

P.O. Box 65
No. 4 Executive Circle
Arkadelphia, AR 71923
(870)246-5757
FAX 1-870-246-3341
E-mail: arkadelphia@kingwoodforestry.com



Other Kingwood Locations:
P.O. Box 1290
145 Greenfield Drive
Monticello, AR 71657
(870)367-8567
FAX 1-870-367-8424

4414 Morris Lane
P.O. Box 5887
Texarkana, TX 75505
(903)831-5200

NOTICE OF LAND SALE

Listing #4323

THE ROSS FOUNDATION'S MT. FRIENDSHIP ROAD TRACT

Bid Date: Friday, April 13, 2012 @ 3:00 P. M.

—Quality Pine Sawtimber with Paved Road Frontage near Arkadelphia, Arkansas—

Kingwood Forestry Services, Inc. has been authorized by The Ross Foundation to manage the sale of an outstanding property containing 70 acres, more or less, in Clark County, Arkansas.

Location: The Mt. Friendship Road tract is located just north of Curtis, approximately seven miles south of Arkadelphia and approximately six miles north of Gurdon, and is further described as the W $\frac{3}{4}$ of N $\frac{1}{2}$ of N $\frac{1}{2}$ of SW $\frac{1}{4}$; and the S $\frac{1}{2}$ of N $\frac{1}{2}$ of SW $\frac{1}{4}$, Section 25, Township 8 South, Range 20 West, containing a total of 70 acres, more or less, Clark County, Arkansas. Please visit our website at www.kingwoodforestry.com to view maps and photographs of listing #4323.

Tract Description: The Mt. Friendship Road tract has been owned and managed by The Ross Foundation for many years. Access is excellent with $\frac{1}{2}$ mile Mt. Friendship Road frontage and $\frac{1}{8}$ mile Hudman Road frontage. Timber consists of mature native pine sawtimber with advanced natural pine regeneration. Terrain is flat to gently rolling. Pine site index averages 80 feet (base age 50) on fine sandy loam and silt loam soils. A small pond is located on the property. The property offers excellent deer hunting. Utilities are available along Mt. Friendship Road and Hudman Road. The tract is within a half mile of Highway 67 and is within minutes of Interstate 30, Arkadelphia and Gurdon.

Merchantable Timber: Based on the inventory conducted by Kingwood Forestry Services in March, 2012, estimated tree counts and volumes are as follows:

Pine Sawtimber	1,060 Trees	287,700 Board Feet	1,998 Tons
Pine Pulpwood	206 Trees	12 Cords	33 Tons

Kingwood performed a variable radius line point cruise (one point per 2 acres) on the tract in March, 2012. Six cruise lines ran north and south. Due to variations associated with sampling, utilization standards, and scaling practices, the above tree counts and timber volumes advertised in this notice cannot be guaranteed. Pine sawtimber is of excellent quality, averaging 271 board feet per tree.

Method of Sale: The tract will be sold on the basis of lump sum sealed bids. Mailed offers should be addressed to Kingwood Forestry Services, Inc., P.O. Box 65, Arkadelphia, AR 71923 with **"Mt. Friendship Tract Land Sale"** clearly marked in the lower left corner of the envelope to protect security of the offer. An offer form is attached. Bids will be opened at the Kingwood Forestry office at #4 Executive Circle, Arkadelphia, Arkansas at **3:00 P.M., Friday, April 13, 2012.** On mailed offers please call our office prior to bid opening to confirm receipt of offer. Buyers submitting offers are welcome to attend the bid opening. Offers may be delivered by fax to 870-246-3341. All faxed offers will be immediately acknowledged. Please await confirmation that your faxed offer has been received. No verbal telephone offers will be accepted. Anyone submitting an offer for the purchase of the property will be provided with a summary of bid results.

— Continued on back of this page —

The Ross Foundation's Mt. Friendship Road Tract Land Sale

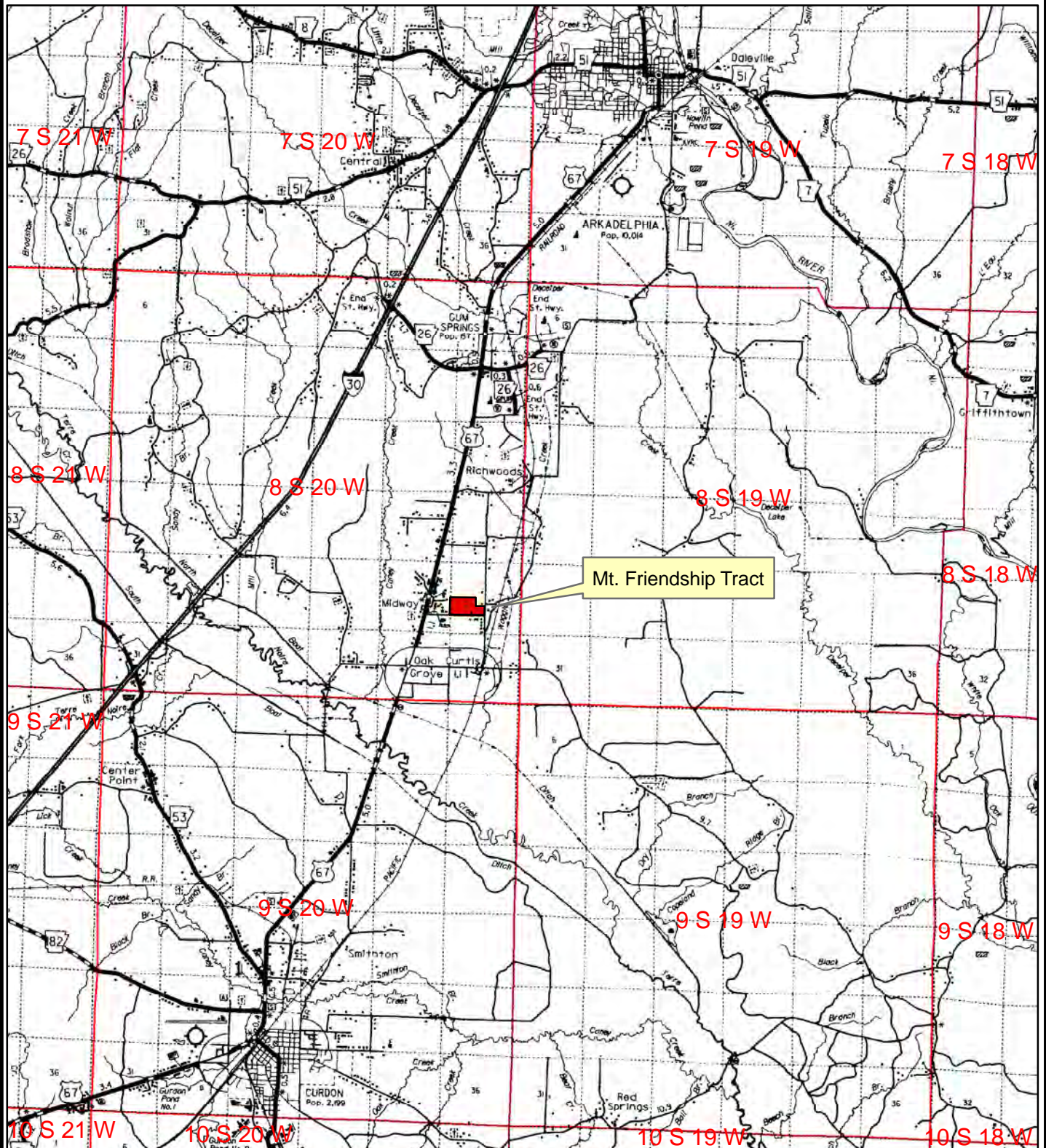
Listing #4323

Bid Date: Friday, April 13, 2012 @ 3:00 P.M.

Conditions of Sale:

1. The landowner reserves the right to accept or reject any offer or to reject all offers.
2. Offers submitted will remain valid through 3:00 P.M., Wednesday, April 18, 2012. Successful bidder will be notified on or before that time by telephone, fax, or e-mail. Upon acceptance of an offer a more formal Contract of Sale, with earnest money in the amount of 10% of purchase price, will be executed between the successful bidder and landowner within seven business days. A sample Contract of Sale may be provided in advance upon request. Terms are cash at closing. Closing is expected to be held within thirty days of offer acceptance.
3. Only offers for a specific dollar amount will be accepted. The parcel is being sold in its entirety for a single sum and not on a per acre basis. Advertised acreage is believed to be correct, but is not guaranteed. Offer price is for entire tract, regardless of acreage. Seller will not provide survey. The attached tract map is thought to be accurate but should not be considered as a survey plat.
4. Conveyance will be by Special Warranty Deed, subject to all previous mineral conveyances, reservations and exceptions, to any valid rights-of-way, easements, leaseholds, and to any protective covenants or restrictions, which may have been recorded affecting the property, with title assured through seller-provided title insurance policy. No environmental inspection or representation has been or will be made by seller. Seller will convey one-half (½) of any owned mineral rights (on the property advertised in this notice) without warranty.
5. Seller will pay pro-rated property taxes (to date of closing), deed preparation, and one-half of deed stamps. Buyer will pay recording fees and one-half (½) of deed stamps.
6. Capstone – Pioneer Title Company will conduct the closing with buyer and seller each paying one-half of fees associated with closing services.
7. If prospective buyers or their agents wish to inspect the property, such property inspections shall be done at reasonable times during daylight hours. Prospective buyers and their agents understand and acknowledge that while on the property, prospective buyers and their agents assume all liability and shall indemnify Seller and its agents, property managers and Kingwood Forestry Services from and against all claims, demands, or causes of action, of every kind, nature and description relating to its access to or presence on the property.
8. Hunting equipment (such as deer stands, feeders, trail cameras, etc.) and any other man-made items found on the property do not convey unless stated otherwise.
9. Kingwood Forestry is the real estate firm acting as agent for the seller. All information presented in this prospectus is believed to be accurate. Prospective buyers are advised to verify information presented in this sale notice.
10. Questions regarding the land sale should be directed to licensed broker Pete Prutzman or licensed agent Mark Clark of Kingwood Forestry Services at 870-246-5757.

LAND SALE NOTICE
Mt. Friendship Tract, Listing #4323
W3/4 of N1/2 of N1/2 of SW1/4,
S1/2 of N1/2 of SW1/4, Sec. 25, T8S, R20W
Clark County, Arkansas
Containing 70 acres, more or less

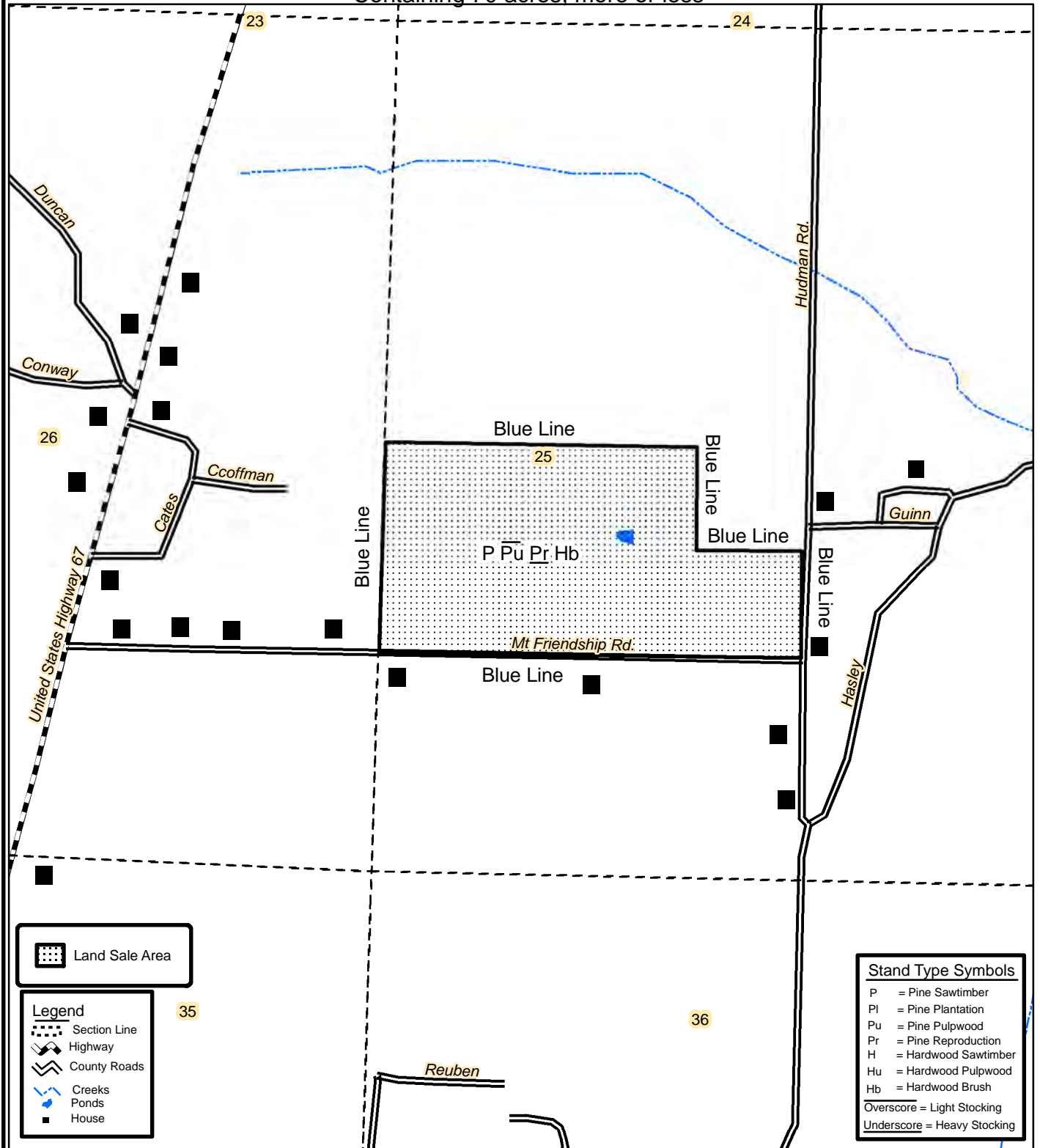


0 0.5 1 2 3
Miles



Created: February, 2012
Drawn By: JDT

NOTICE OF LAND SALE
 Mt. Friendship Tract, Listing #4323
 W3/4 of N1/2 of N1/2 of SW1/4, S1/2 of N1/2 of SW1/4, Sec. 25, T8S, R20W
 Clark County, Arkansas
 Containing 70 acres, more or less

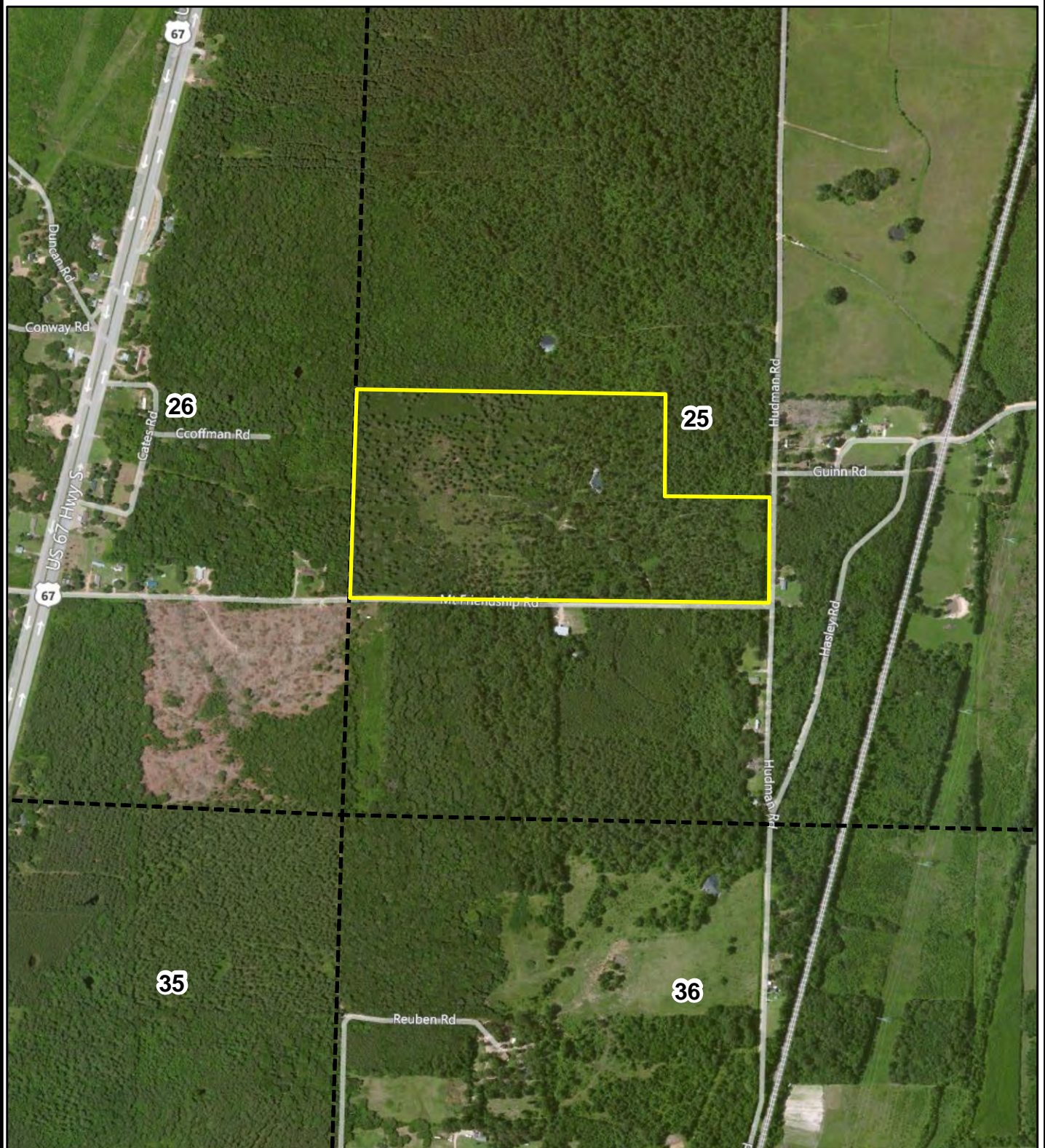


0 0.125 0.25
 Miles



Created: March, 2012
 By: JDT

NOTICE OF LAND SALE
Mt. Friendship Tract, Listing #4323
W3/4 of N1/2 of N1/2 of SW1/4, S1/2 of N1/2 of SW1/4, Sec. 25, T8S, R20W
Clark County, Arkansas
Containing 70 acres, more or less

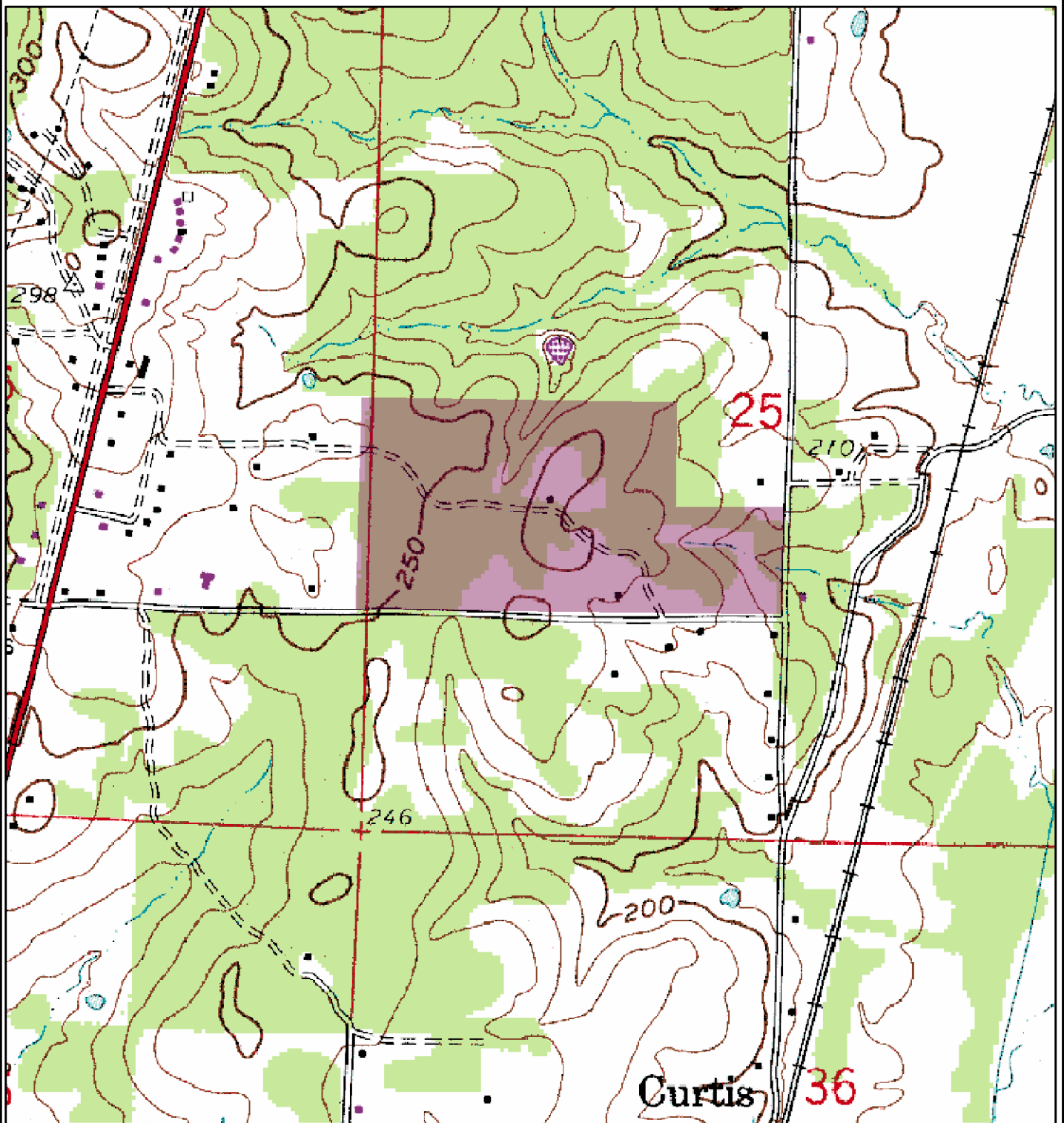


0 0.125 0.25
Miles



Created: February, 2012
Flown: 2011
Drawn By: JDT

NOTICE OF LAND SALE
Mt. Friendship Tract, Listing #4323
W3/4 of N1/2 of N1/2 of SW1/4, S1/2 of N1/2 of SW1/4, Sec. 25, T8S, R20W
Clark County, Arkansas
Containing 70 acres, more or less



0 0.125 0.25
Miles



Created: February, 2012
Drawn By: JDT

The Ross Foundation

Tract Name	Mt. Friendship Rd.	Stand Number	1
Legal	Pt. N½, SW¼, Sec. 25, T8S, R20W	Acres	70.0
County	Clark	State	AR
Cruised By	JDT	Sample Method	10 BAF
Form Class	KFS PST Tons	Date Cruised	3/16/2012
		Percent Cruised	

Stand Data	
<u>Average Vol/Acre</u>	28.54
<u>Average Vol/Tree</u>	1.89
<u>Average Vol/Log</u>	0.55
<u>Avg DBH</u>	17.30

Pine Sawtimber

Inches DBH	2 Logs		2.5 Logs		3 Logs		3.5 Logs		4 Logs		4.5 Logs		5 Logs		5.5 Logs+		Total	
	Trees	Tons	Trees	Tons	Trees	Tons	Trees	Tons	Trees	Tons	Trees	Tons	Trees	Tons	Trees	Tons	Trees	Tons
10	18	9															18	9
12			13	8	76	63	25	24									115	94
14			19	16	28	30	84	101	9	12							140	160
16	7	7	21	25	72	98	107	165	29	48							236	344
18	6	7	17	25	17	29	74	142	113	239							226	442
20			14	26	23	48	41	99	69	180	23	64					170	417
22			4	8	15	38	27	77	27	84	27	97					98	304
24			3	9	6	20	19	73	6	26							35	129
26					3	11	5	23	3	12	5	28					16	74
28									2	13							2	13
30							2	12									2	12
Totals	31	23	91	118	240	337	366	643	271	662	61	215					1,060	1,998

Stand Data	
<u>Average Vol/Acre</u>	0.47
<u>Average Vol/Tree</u>	0.16
<u>Average Vol/Log</u>	0.12
<u>Avg DBH</u>	7.19

Pine Pulpwood

Inches DBH	1 Logs		1.5 Logs		2 Logs		2.5 Logs		3 Logs		3.5 Logs		4 Logs		4.5 Logs+		Total	
	Trees	Tons	Trees	Tons	Trees	Tons	Trees	Tons	Trees	Tons	Trees	Tons	Trees	Tons	Trees	Tons	Trees	Tons
6	102	8															102	8
8	29	4	57	10													86	14
10											18	11					18	11
Totals	131	12	57	10							18	11					206	33



OFFER FORM

Ross Foundation's Mt. Friendship Road Tract Land Sale

Listing #4323

Bid Date: Friday, April 13, 2012 @ 3:00 P.M.

— Please fax offer to 870-246-3341 or mail to P. O. Box 65, Arkadelphia, AR 71923 —

Reference is made to the Kingwood Forestry Services, Inc. **Mt. Friendship Road Land Sale Notice**. I submit the following as offer for the purchase of the following tract located in Clark County, Arkansas and further described as:

MT. FRIENDSHIP ROAD TRACT (Listing #4323): W $\frac{3}{4}$ of N $\frac{1}{2}$ of N $\frac{1}{2}$ of SW $\frac{1}{4}$; S $\frac{1}{2}$ of N $\frac{1}{2}$ of SW $\frac{1}{4}$, Section 25, Township 8 South, Range 20 West, containing a total of 70 acres, more or less, Clark County, Arkansas (see attached maps).

My offer will remain valid through 3:00 P.M., Wednesday, April 18, 2012. Successful bidder will be notified at or before that time by telephone, fax, or e-mail. If my offer is accepted, I am ready, willing, able, and obligated to execute a more formal Contract of Sale within seven business days with earnest money in the amount of 10% of purchase price. Closing is expected to be held within thirty days of offer acceptance. I have read and understand the Method of Sale and Conditions of Sale sections in this notice.

Send offer form to: Kingwood Forestry Services, Inc. (**Before 3:00 p.m., Friday, April 13, 2012**)
P. O. Box 65, Arkadelphia, AR 71923 or fax to 870-246-3341

MT. FRIENDSHIP ROAD TRACT (Listing #4323: 70 acres, more or less): \$ _____

Date: _____

Bidder: _____ Fax No.: _____
Printed

Bidder: _____ Phone No.: _____
Signed

Address: _____
Street City, State, Zip

E-mail: _____