

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
FAX 1-903-831-9988

NOTICE OF LAND SALE

Listing
#4281

Chalybeate Valley Tract (Listing #4281)

Bid Date: Friday, February 24, 2012 @ 3:00 P. M.

- Pine Plantation and Great Hunting near DeGray Lake -

Kingwood Forestry Services, Inc. has been authorized by owner to manage the sale of a tract of timberland containing 110 acres, more or less, in Clark County, Arkansas.

Location: Land to be sold is described as part of the E ½ of SW ¼, pt. NW ¼ of SE ¼, Section 28, Township 6 South, Range 22 West, containing 110 acres, more or less, Clark County, Arkansas (Chalybeate Valley Tract). See attached maps. Please visit our website at www.kingwoodforestry.com to view maps and photographs.

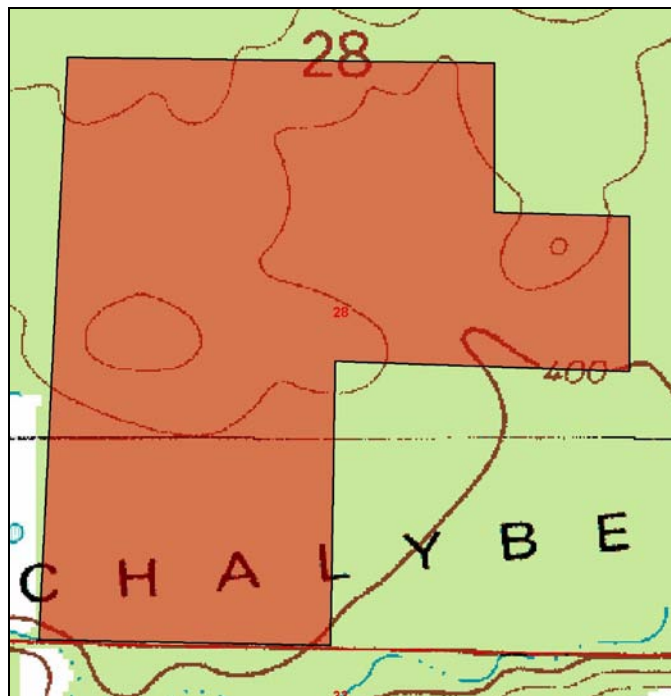
Tract Description: Great potential as hunting property and long-term timber investment. Chalybeate Valley Tract (Listing #4281) is located approximately fifteen miles west of Arkadelphia and about five miles south of DeGray Lake. Access is by permission on woods road from gated timber company road (Hill Trail). Lock combination is 5-7-5-7. Terrain is gently rolling. Approximately twenty-six acres of the property is 2001 pine plantation, which should be merchantable and ready to thin within the next five years. Average pine height is 30 feet with five inch diameter. The remaining acreage is pine and hardwood regeneration which could be site prepped for replanting or release sprayed. Pine site index averages 80 feet (base age 50) on soils consisting of fine sandy loam and Pirum-Zafra-Clebit complex. Property adjoins Potlatch and Hancock (formerly IP) timberland.

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 **“Chalybeate Valley Tract (Listing #4281)”** 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, FEBRUARY 24, 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.

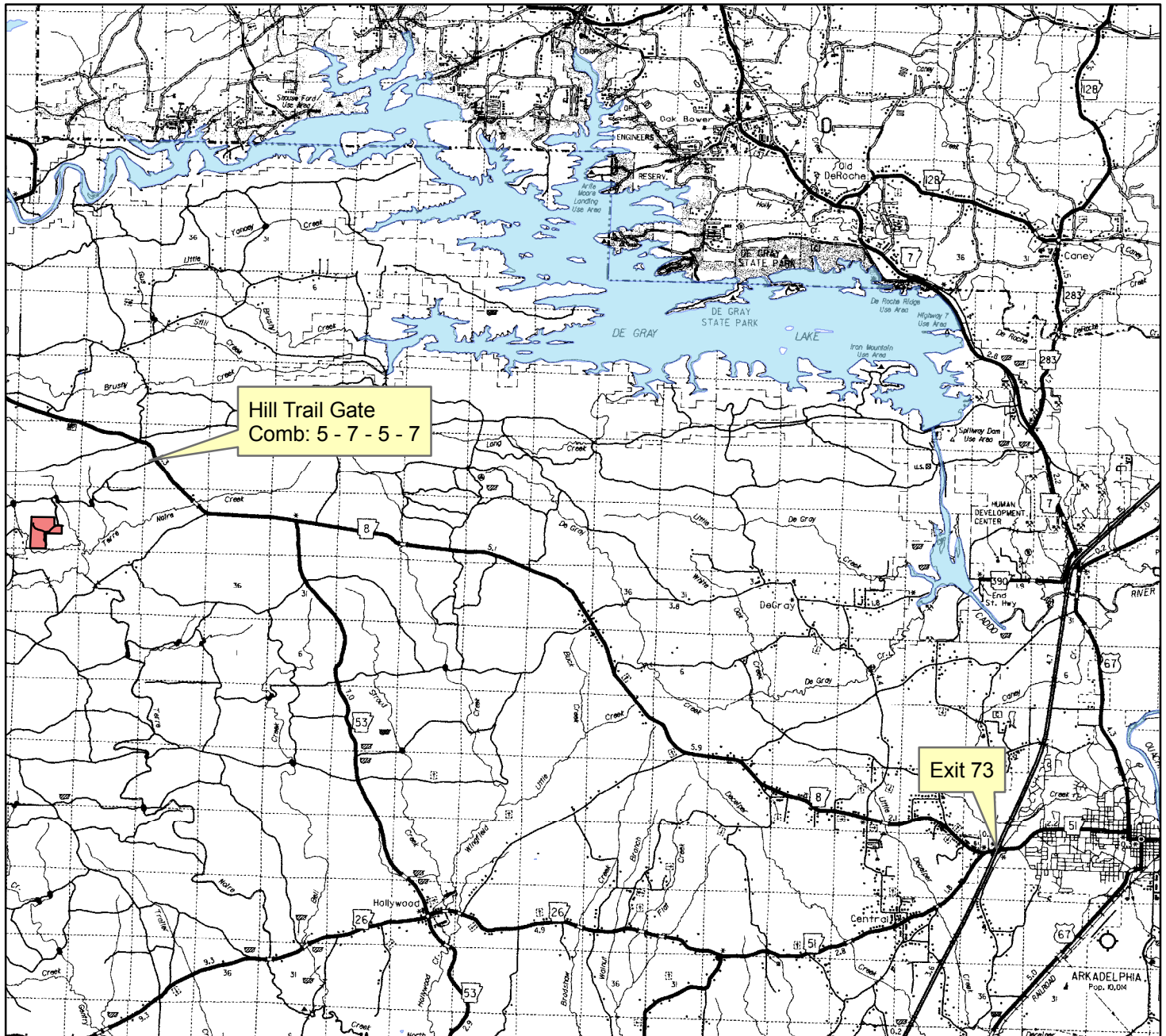
Notice of Land Sale
Chalybeate Valley Tract (Listing #4281) – Clark County, Arkansas
Bid Date: Friday, February 24, 2012 @ 3:00 P.M.

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., Tuesday, February 28, 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 it 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 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. Copy of deed is available upon request. No environmental inspection or representation has been or will be made by seller. All mineral rights owned by seller are reserved and will not convey.
5. Seller will pay pro-rated property taxes (to date of closing), deed preparation, title insurance policy and one-half of deed stamps. Buyer will pay recording fees and one-half of deed stamps.
6. Local title company will prepare title insurance policy and conduct the closing with buyer and seller each paying one-half of fees associated with closing services.
7. 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.
8. Property inspections shall be done in daylight hours prior to the bid date stated in this notice. Seller and Kingwood Forestry Services, Inc. in no way warrant the conditions of the property, including access routes, and all persons entering upon the property do so at their own risk and accept said property in its existing condition during such inspection(s). All persons entering upon the property assume all risks and liabilities and agree to indemnify, defend and hold harmless Seller, its managers, agents and employees, from and against any and all claims, demands, causes of action and damages resulting from any accident, incident or occurrence arising out of, incidental to or in any way resulting from his or her inspection or the property or his or her exposure to the conditions of the property.
9. Deer stands, feeders, trail cameras and any other man-made items do not convey unless stated otherwise.
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.

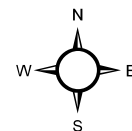


Chalybeate Valley Tract (Listing # 4281)
 Part Section 28, T6S, R22W,
 Clark County, AR
 containing 110 acres, more or less.



Driving Directions: From Interstate 30 Overpass in Arkadelphia (Exit 73) go west on Highway 8 for approximately 15.5 miles. Turn LEFT (WEST) onto Hill Trail. If gate is closed, open gate with temporary combination of 5 - 7 - 5 - 7. Close gate behind you if it was closed when you got there. Go approximately 2 miles on Hill Trail, then turn LEFT (SOUTH) onto a woods road (across from Fire Dept. Deer Campsite) and go approximately 0.5 mile to property boundary, marked with pink flagging and Land For Sale sign.

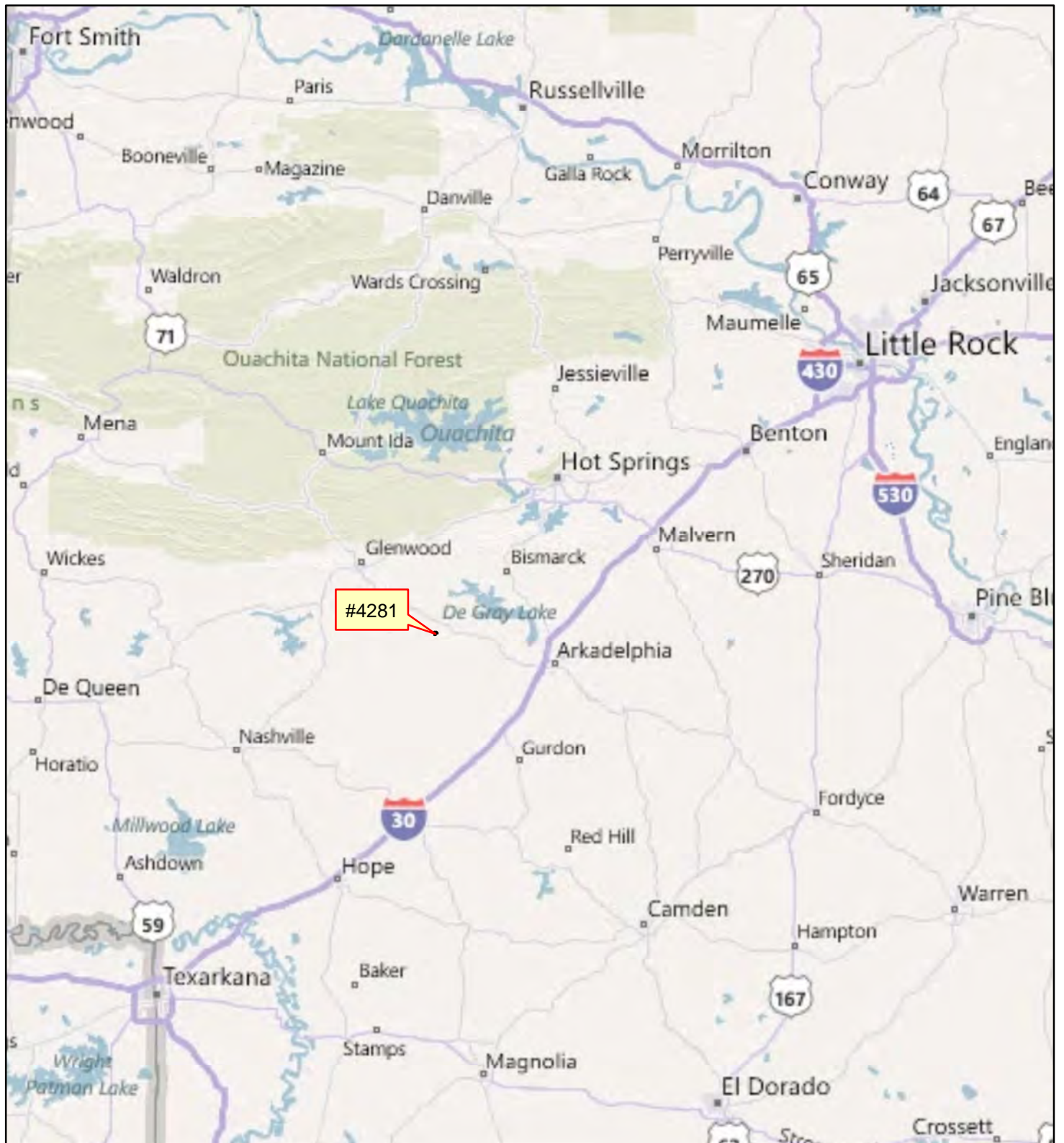
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 Miles



Location
 MEC

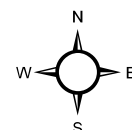
(870) 246-5757
www.kingwoodforestry.com

Chalybeate Valley Tract (Listing # 4281)
Part Section 28, T6S, R22W,
Clark County, AR
containing 110 acres, more or less.



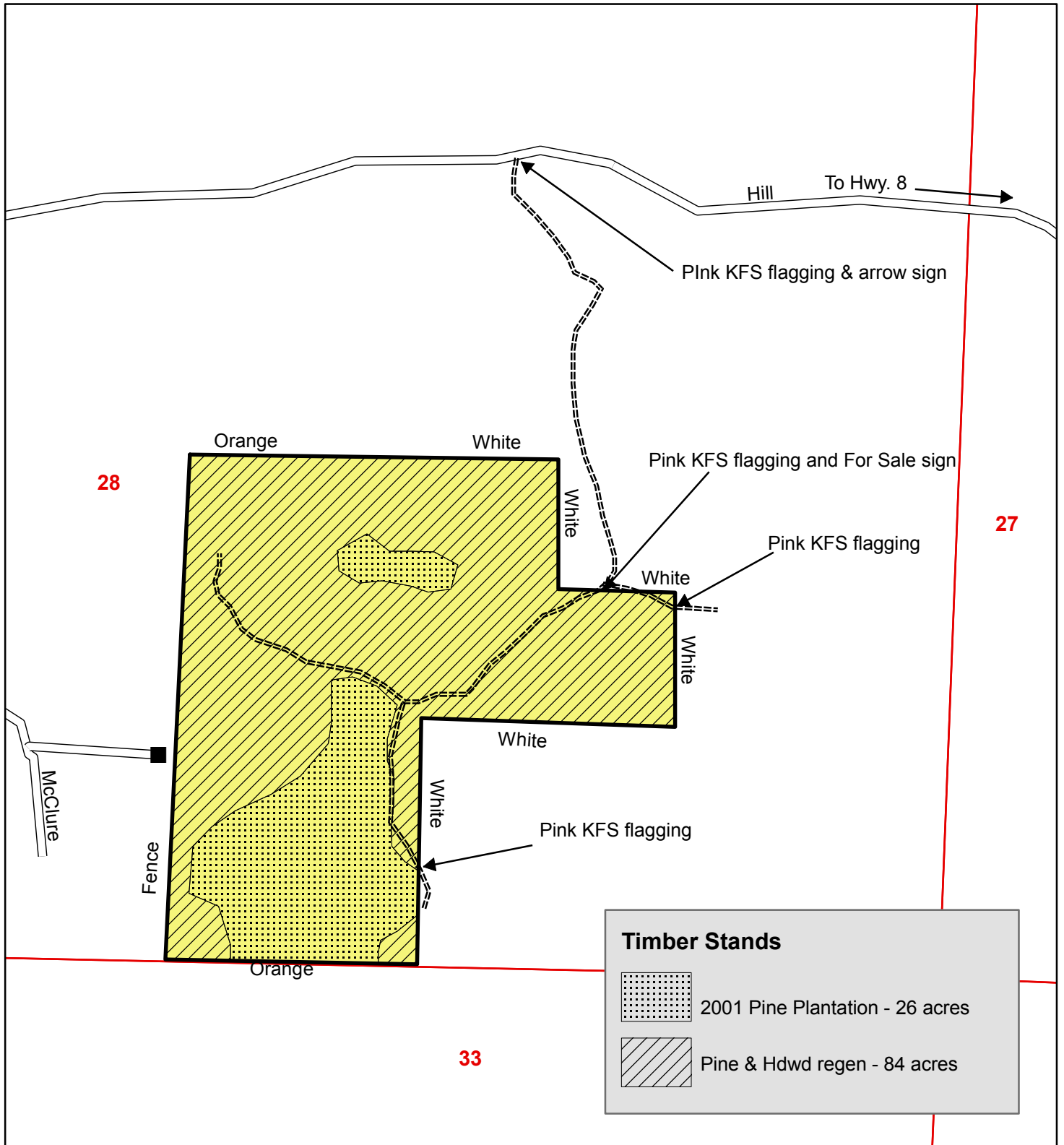
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Miles

(870) 246-5757
www.kingwoodforestry.com



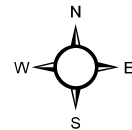
Location Map
MEC

Chalybeate Valley Tract
Part S 1/2 Section 28, T6S, R22W,
Clark County, AR
containing 110 acres, more or less.

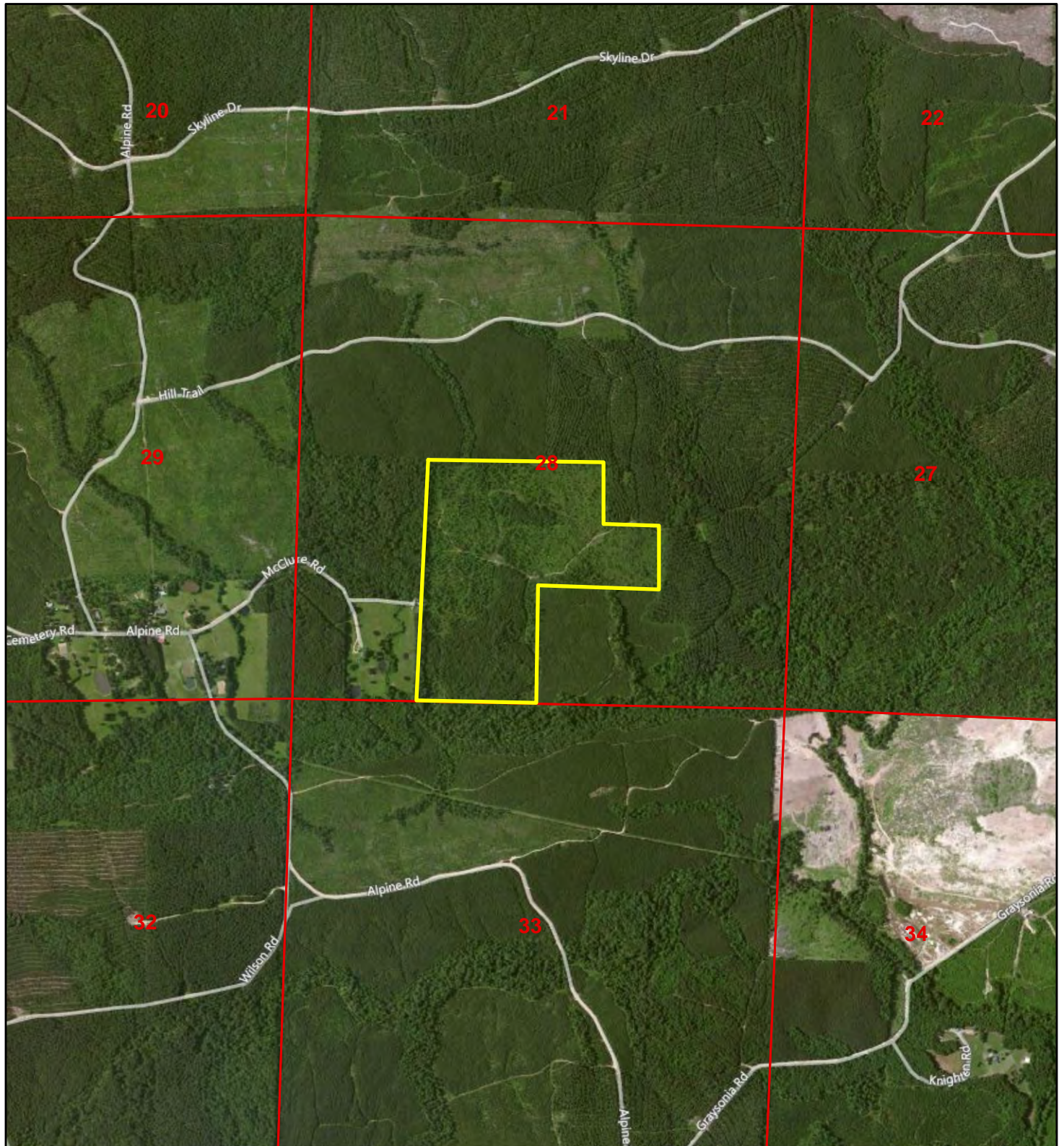


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www.kingwoodforestry.com

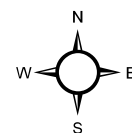
Tract Map
MEC

Chalybeate Valley Tract
Part Section 28, T6S, R22W,
Clark County, AR
containing 110 acres, more or less.



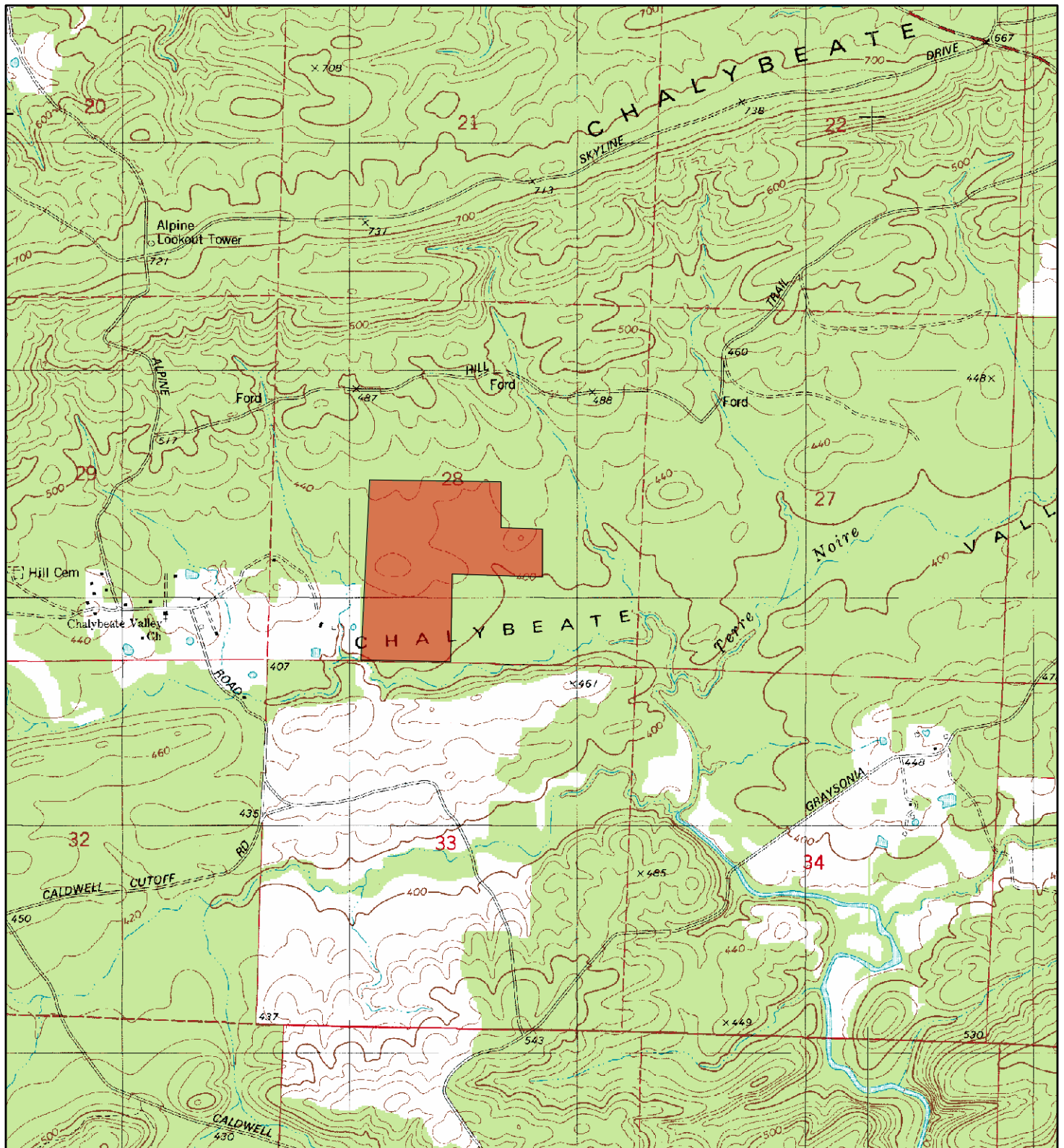
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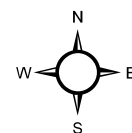
2011 Aerial
MEC

Chalybeate Valley Tract
Part Section 28, T6S, R22W,
Clark County, AR
containing 110 acres, more or less.



0 0.5
Miles

(870) 246-5757
www.kingwoodforestry.com



USGS Topo
MEC

OFFER FORM

CHALYBEATE VALLEY TRACT (Listing #4281) – CLARK COUNTY

Bid Date: FRIDAY, FEBRUARY 24, 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. notice for Chalybeate Valley Tract (**Listing #4281**) land sale. I submit the following as an offer for the purchase of the following tract further described as E ½ of SW ¼, pt. NW ¼ of SE ¼, Section 28, Township 6 South, Range 22 West, containing 110 acres, more or less, Clark County, Arkansas (Chalybeate Valley Tract). See attached maps.

My offer will remain valid through 3:00 P.M., Tuesday, February 28, 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 of this notice.

Send offer form to: Kingwood Forestry Services, Inc. (**Before 3:00 p.m. FRIDAY, FEB. 24, 2012**)
P. O. Box 65
Arkadelphia, AR 71923
Or fax to 870-246-3341

Chalybeate Valley Tract (110 acres, more or less):
(Listing #4281)

\$ _____

Date: _____

Bidder: _____ Fax No.: _____
Printed

Bidder: _____ Phone No.: _____
Signed

Address: _____

City, State, Zip: _____

Email: _____