



P.O. Box 1290
145 Greenfield Drive
Monticello, AR 71657
(870)367-8567
FAX 1-870-367-8424
E-mail: monticello@kingwoodforestry.com



Other Kingwood Locations:
P.O. Box 65
No. 4 Executive Circle
Arkadelphia, AR 71923
(870)246-5757
FAX 1-870-246-3341
Centre West Office Complex
4414 Morris Lane
P.O. Box 5887
Texarkana, TX 75505
(903)831-5200
FAX 1-903-831-9988

Listing#
1184

NOTICE OF LAND SALE

LACEY TRACT

Bid Date: Friday, February 17, 2012 @ 3:00 P.M.

- 118.8 Acres of Pine and Hardwood Timberland

- Drew County, Arkansas -

Kingwood Forestry Services, Inc. has been authorized to manage the sale of +/-118.8 acres, more or less, in Drew County, Arkansas. The **Lacey Tract** is located southwest of Lacey, Arkansas and is accessed by a forestry woods road off of OZ Simpson (gravel) road which is off of Highway 425. The property is being sold on a basis of lump sum sealed bids on Friday, February 17, 2012.

Tract Description: The tract is described as the fractional E ½ of the NW ¼ and the NE ¼ of the fractional SW ¼, Section 7, Township 15 South, Range 7, Drew County, Arkansas, containing 118.8 acres, more or less. The timber on the property consists of a mix of hardwood sawtimber and pulpwood and pine sawtimber and pulpwood across about 95 acres with the remaining 24 acres of the property consisting of predominately young hardwood and pine saplings. Kingwood Forestry Services, Inc., conducted a timber inventory in January of 2012 using a conventional 10BAF variable radius sampling method with one sample point per acre tallied on the +/-95 timbered acres. Below is a summary of estimated tree counts and timber volumes. Detailed timber reports are included in this notice.

Pine Sawtimber	944	Trees	61,100	BdFt	577	Tons
Red Oak Sawtimber	649	Trees	101,000	BdFt	843	Tons
White Oak Sawtimber	273	Trees	36,600	BdFt	305	Tons
Gum Sawtimber	17	Trees	2,500	BdFt	17	Tons
Misc. Sawtimber	104	Trees	13,500	BdFt	112	Tons
Pine Pulpwood	1,950	Trees	215	Cords	574	Tons
Hardwood Pulpwood	5,959	Trees	651	Cords	1,952	Tons
Total	9,896	Trees			4,380	Tons

Due to variations associated with sampling utilization standards and practices, the above tree count and timber volumes cannot be guaranteed.

Topography and Soils: The topography of the tract is generally flat to slightly rolling with primarily Ouachita and Amy silt soils and a small area of Savannah fine sandy loam soils on the north end of the property. The NRCS Web Soil Survey reports the average site index for Loblolly Pine at 90 to 95 feet (base age 50). The good soils make this an excellent site for long term timber investment. In addition to timber, the property offers great hunting and recreation potential with the mixed timber and a small pond.

Lacey Tract
Sealed Bid Sale: February 17, 2012

The tract is surrounded by other properties managed for commercial timber production. The access route shown is a woods road across adjoining industrial and private timberland properties and has been historically used by the current owner of the Lacey Tract for timber harvesting and forest management activities; however, no formal easement exists for this access route.

Driving Directions: From the intersection of Hwy. 425 and Hwy. 278 at Monticello, travel south on Hwy. 425 for 14.2 miles through Lacey to OZ Simpson road. Turn west (right) and go 0.9 miles to the intersection of a woods road going south (left). A Kingwood "To Land For Sale" sign and pink flags are located at this intersection. Turn south (left) and continue for 0.2 miles to the north boundary of the property. A Kingwood "Land For Sale" sign and pink flags are located at the north line of the property.

Method of Sale: The land and timber will be sold on the basis of lump sum sealed bids. An offer form is attached. Bids will be opened at the Kingwood Forestry office at 145 Greenfield Drive, Monticello, Arkansas at **3:00 P.M., Friday, February 17, 2012**. Mailed offers should be addressed to Kingwood Forestry Services, Inc., P.O. Box 1290, Monticello, Arkansas 71657 with **"Lacey Tract"** clearly marked in the lower left corner of the envelope to protect security of the offer. 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 870-367-8424. 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.

Conditions of Sale:

1. The landowner reserves the right to accept or reject any offer or to reject all offers and to sell in the manner they determine will be most advantageous to them.
2. Offers submitted will remain valid through 5:00 P.M., Tuesday, February 21, 2012. The successful bidder will be notified at 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 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 maps are thought to be accurate, but should not be considered as survey plats.
4. Conveyance will be by General 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. Any mineral rights which are owned by the seller will be conveyed to the buyer without warranty of any kind.
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 of deed stamps. Should Buyer be required by a lender to purchase a lender's title insurance policy the Buyer will pay any fees for such policy.

- Conditions of Sale Continued on Next Page -

Lacey Tract
Sealed Bid Sale: February 17, 2012

Conditions of Sale Continued

6. A local title company selected by Seller will conduct the closing with Buyer and Seller, each paying one-half of fees associated with closing services.
7. Kingwood Forestry Services, Inc. is the real estate firm acting only 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. Each bidder should make their own timber volume assessment.
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 warrants the conditions of the property, including access routes, and all persons entering upon the property assumes all risk and accept said property in its existing conditions during such inspection and assume all liability and shall indemnify Seller and its agents from and against all damages to property, claims, demands, or causes of action of every kind, nature and description relating to its access to or presence on the property. Access routes provided in this notice are for inspecting purposes only and do not represent legal easements to the property.
9. 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.
10. Questions regarding this land sale should be directed to licensed sales agent Sam Denison or licensed brokers Ben Ballard or John McAlpine of Kingwood Forestry Services at 870-367-8567.

Color Aerial Photograph, Topographic Map, Location Map and Tract Pictures

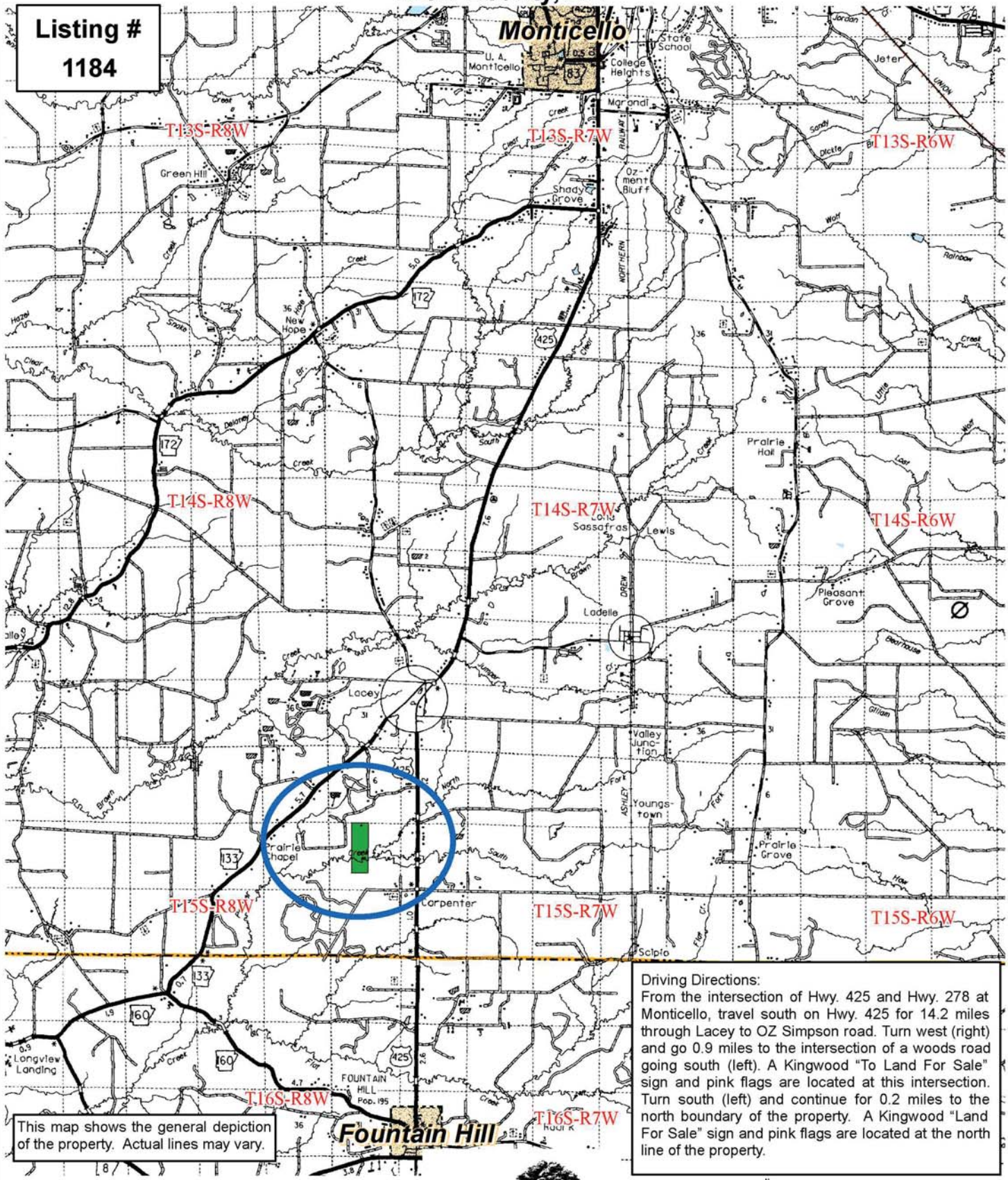
Are Available at:

www.kingwoodforestry.com

LAND FOR SALE

Lacey Tract 118.8 +/- Acres
Section 7, Township 15 South, Range 7 West
Drew County, AR

Listing #
1184



Driving Directions:
From the intersection of Hwy. 425 and Hwy. 278 at Monticello, travel south on Hwy. 425 for 14.2 miles through Lacey to OZ Simpson road. Turn west (right) and go 0.9 miles to the intersection of a woods road going south (left). A Kingwood "To Land For Sale" sign and pink flags are located at this intersection. Turn south (left) and continue for 0.2 miles to the north boundary of the property. A Kingwood "Land For Sale" sign and pink flags are located at the north line of the property.

This map shows the general depiction of the property. Actual lines may vary.



Created By: BDB
Printed Date: January 25, 2012

LAND FOR SALE
Lacey Tract 118.8 +/- Acres
Section 7, Township 15 South, Range 7 West
Drew County, AR

Listing #
1184

TO Land for Sale

KFS Sign

T15S-R8W

T15S-R7W

Panther Creek

North Fork Panther Creek

Van Horn

South Fork Panther Creek

Friendship

County Road 318

Highway 425

Goose Hollow

This map shows the general depiction
of the property. Actual lines may vary.

0 0.125 0.25 0.5
Miles



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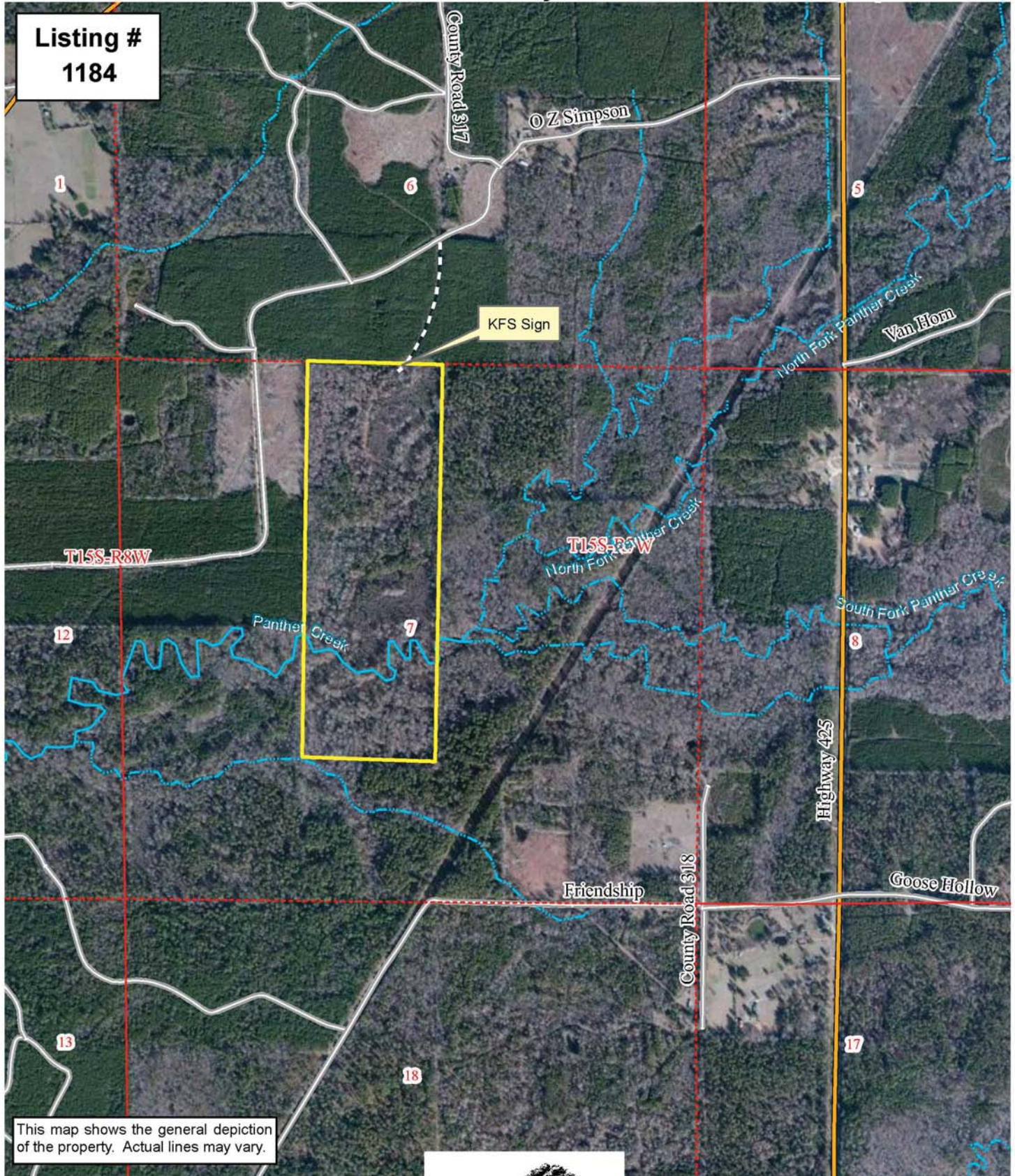
Legend

- 1184-LaceyTract
- Forest Type**
 - Hardwood/Pine
 - Young Saplings
 - Pond

LAND FOR SALE
Lacey Tract 118.8 +/- Acres
Section 7, Township 15 South, Range 7 West
Drew County, AR

Bing Maps - Aerial Photo

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0 0.125 0.25 0.5
Miles

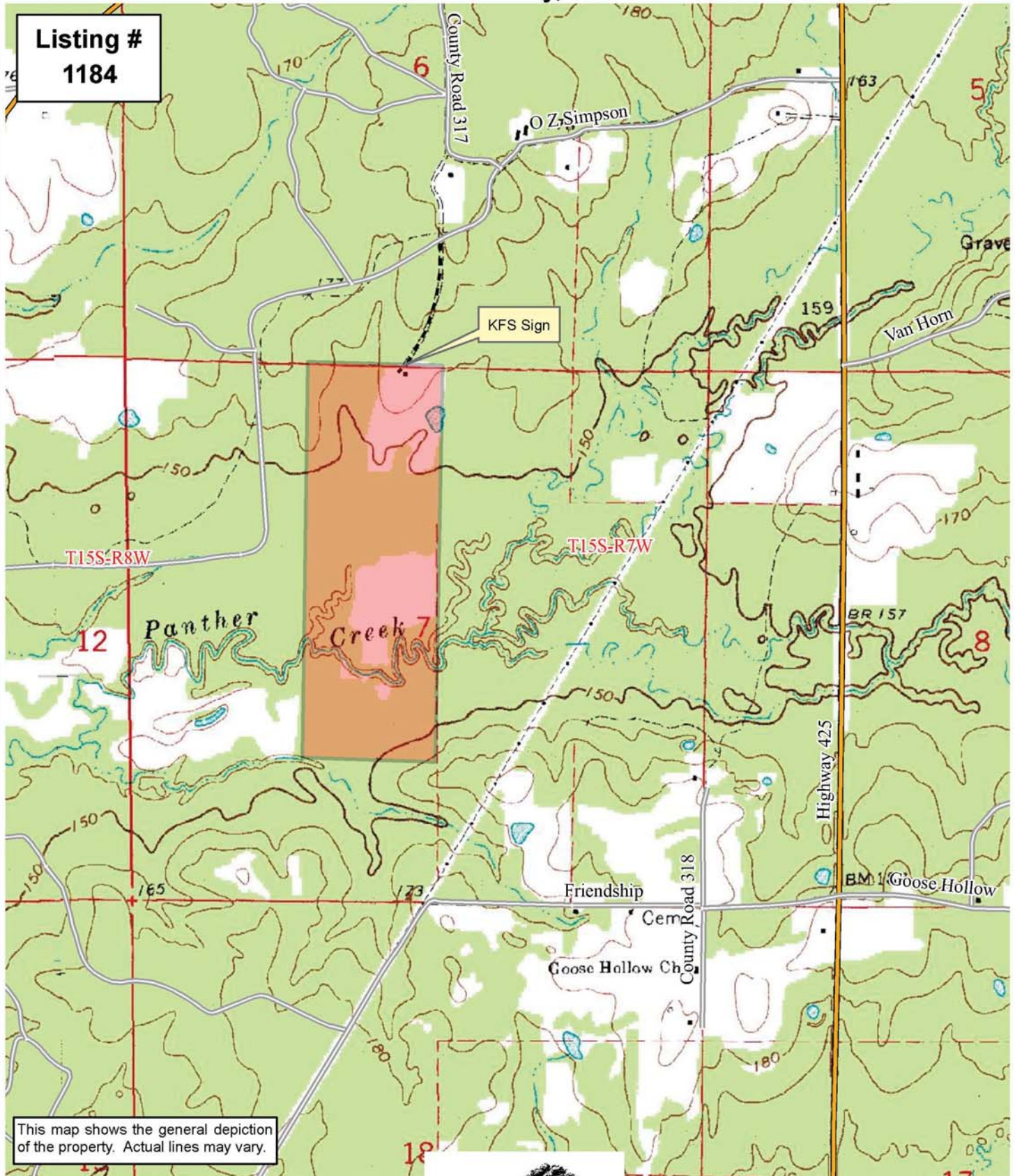


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LAND FOR SALE
Lacey Tract 118.8 +/- Acres
Section 7, Township 15 South, Range 7 West
Drew County, AR

USGS Topographic

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0 0.125 0.25 0.5
Miles



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Pine Sawtimber

[illegible]

Totals	235	79	167	76	291	188	169	133	74	90	7	11			944	577
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Red Oak Sawtimber

[illegible]

Totals	224	188	158	189	202	331	66	136					649	843
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White Oak Sawtimber

[illegible]

Totals	173	137	47	68	48	91	6	10					273	305
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Lacey Tract

Gum Sawtimber

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
16	7	4															7	4
18					6	7											6	7
20																		
22			4	6													4	6
Totals	7	4	4	6	6	7											17	17

Misc. Sawtimber

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
14	19	10															19	10
16	22	14															22	14
18	17	14	6	7	17	25	6	10									46	55
20					9	15											9	15
22					4	8											4	8
24	3	4															3	4
26																		
28																		
30																		
32	2	5															2	5
Totals	63	48	6	7	30	48	6	10									104	112

Pine Pulpwood

RGO PTons-Logs

Stand Data	
<u>Average Vol/Acre</u>	6.0
<u>Average Vol/Tree</u>	0.29
<u>Average Vol/Log</u>	0.12
<u>Avg DBH</u>	7.74

DBH	Trees	Tons
6	926	128.0
8	579	173.1
10	296	145.5
12	103	81.3
14	19	16.8
16	22	21.3
18	0	0.0
20	5	7.5
Total	1,950	573.6

Hardwood Pulpwood

RGO HTons-Logs

Stand Data	
<u>Average Vol/Acre</u>	20.5
<u>Average Vol/Tree</u>	0.33
<u>Average Vol/Log</u>	0.20
<u>Avg DBH</u>	8.75

DBH	Trees	Tons
6	2,316	236.4
8	1,274	266.5
10	945	349.2
12	914	571.8
14	350	306.4
16	80	87.2
18	57	86.6
20	23	47.3
Total	5,959	1,951.5

OFFER FORM

LACEY TRACT

KFS# 1184

Bid Date: Friday, February 17, 2012 @ 3:00 P.M.

-- Please fax offer to **870-367-8424** or mail to **P.O. Box 1290, Monticello, AR 71655** --

Reference is made to the Kingwood Forestry Services, Inc. Notice of Land Sale for the Lacey Tract (KFS# 1184).

I submit the following offer for the purchase the Lacey Tract (KFS#1184), Drew County, Arkansas, containing 118.8 acres, more or less.

My offer will remain valid through 5:00 p.m., Tuesday, February 21, 2012. If my offer is accepted, I am ready, willing, able and hereby obligated to execute a Contract of Sale within seven business days, with deposit of earnest money in the amount of 10% of the purchase price. **Closing is expected to be held within Thirty (30) days after execution of Contract of Sale.**

Send Offer Form to: Kingwood Forestry Services, Inc. (**Before 3:00 p.m., Friday, February 17, 2012**)
P.O. Box 1290
Monticello, AR 71655
Or Fax to 870-367-8424

**** Clearly write "LACEY TRACT" on lower left corner of mailed envelopes ****

Lacey Tract

KFS# 1184

+/-118.8 Acres in Sec. 7, Township 15 South, Range 7 West

Drew County, Arkansas

\$ _____

*** Please clearly complete all information below ***

Bidder: _____
Printed

Fax No: _____

Bidder: _____
Signed

Phone No: _____

Address: _____

E-mail: _____

Date: _____

*** Buyer acknowledges that Kingwood Forestry Services, Inc. is the agent of the seller in this land sale transaction ***