

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
#4263**

Prescott Land & Timber's Robey Tract

Nevada County, Arkansas

Bid Date: Friday, October 7, 2011 @ 3:00 P. M.

-Three-year-old Pine Plantation on County Road in Nevada County, AR-

Kingwood Forestry Services, Inc. has been authorized by Prescott Land & Timber to manage the sale of a tract of land containing 70 acres, more or less, in Nevada County, Arkansas (Listing # 4263).

Tract Description: Land to be sold is described as NW $\frac{1}{4}$ of NE $\frac{1}{4}$; N $\frac{3}{4}$ of NE $\frac{1}{4}$ of NW $\frac{1}{4}$, Section 35, Township 13 South, Range 22 West, containing a total of 70 acres, more or less, Nevada County, Arkansas (see attached maps). Tract is located between Bodcaw and Rosston. Access is excellent with Nevada County Road #131 frontage intersecting with Nevada County Road #130 at South boundary of tract. Timber consists of a 2008 pine plantation (2nd generation improved loblolly) planted on 8'X10' spacing after spray, burn and rip site prep. The plantation is well-stocked with pines 4 – 8 feet tall. Electricity is available at road right-of-way. The tract offers excellent timberland investment potential, hunting opportunities, and possibility for rural home site. The tract is well drained with flat to gently rolling terrain, offering excellent logging conditions during most of the year. Soils are well-suited for commercial pine production. Site index for loblolly pine is about 91 feet (base age 50). Please visit our website at www.kingwoodforestry.com for maps and photographs.

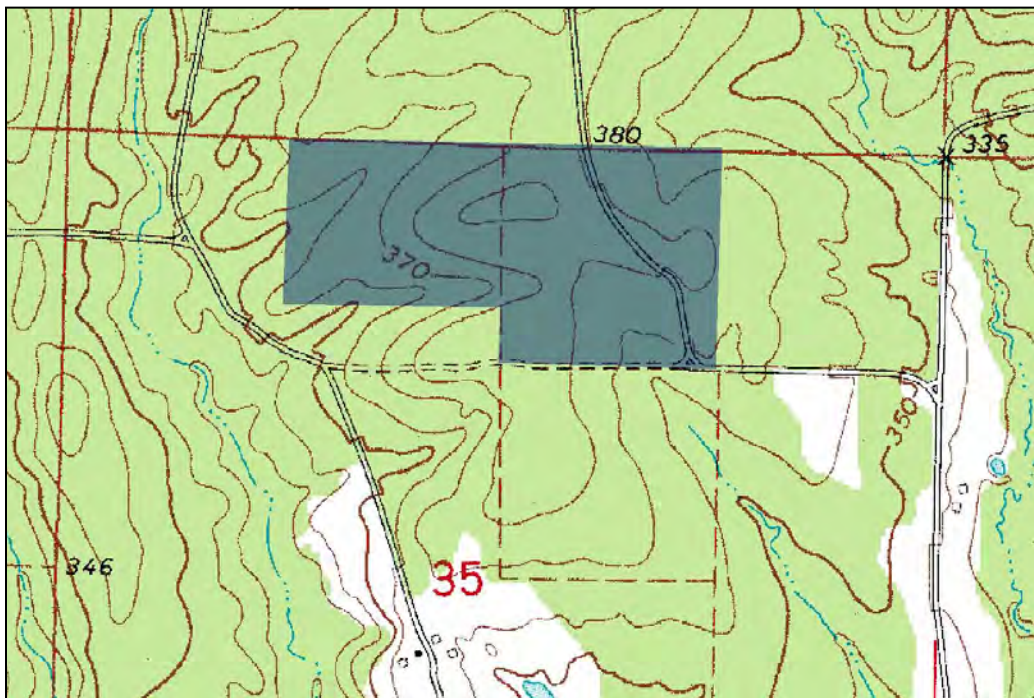
Method of Sale: The tract will be sold on the basis of lump sum sealed bids. Mailed offers should be addressed to Kingwood Forestry Services, Inc., P.O. Box 65, Arkadelphia, AR 71923 with "**Robey Tract (Listing #4263)**" clearly marked in the lower left corner of the envelope to protect security of 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, October 7, 2011.** 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.

ROBEY TRACT LAND SALE (LISTING #4263)

Bid Date: Friday, October 7, 2011 @ 3:00 P. M.

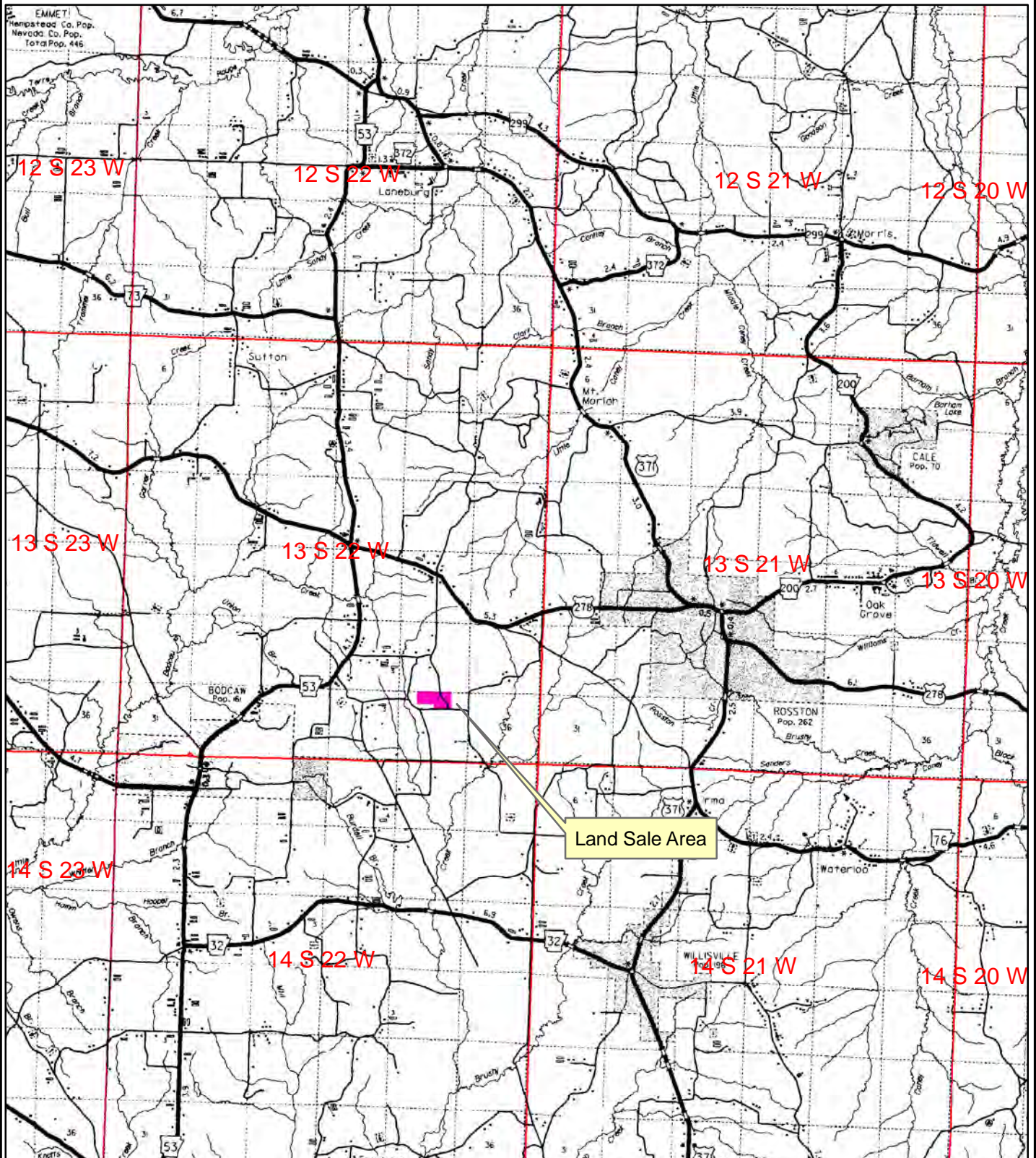
Conditions of Sale:

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., Monday, October 10, 2011. 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 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 the entire tract, regardless of acreage.
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, with title assured through seller-provided title insurance policy. No environmental inspection or representation has been or will be made by seller. Mineral rights are previously reserved and will not convey.
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.
6. Local 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 conducted 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 agent Mark Clark or licensed broker Pete Prutzman of Kingwood Forestry Services at (870)246-5757.



NOTICE OF LAND SALE
Robey Tract - Listing #4263

NW¼ of NE¼, and N3/4 of NE¼ of NW¼, Sec. 35, T13S, R22W, Nevada County, Arkansas
Containing 70 acres, more or less

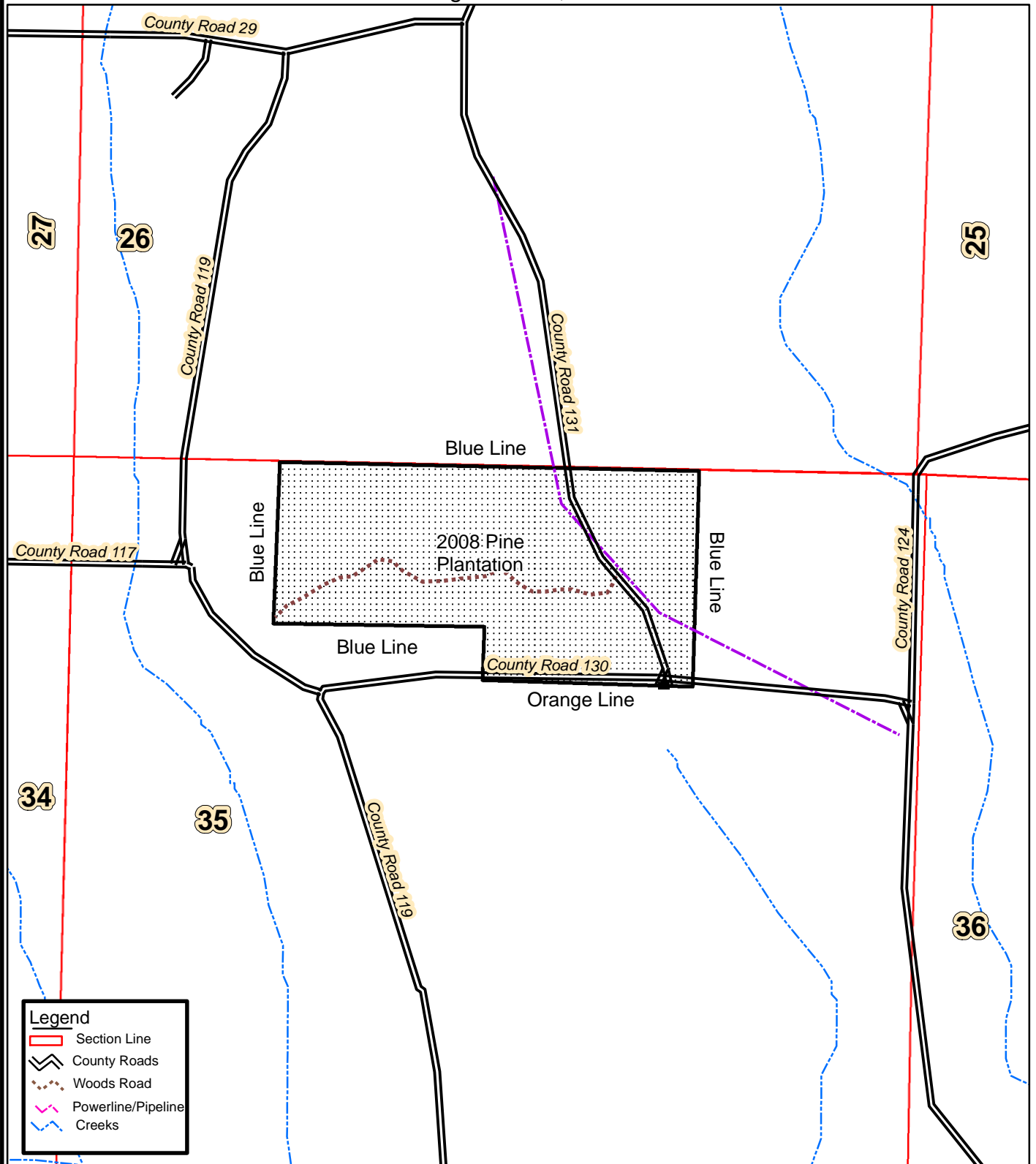


0 0.5 1 2 3
Miles



Created: June, 2011
Drawn By: JDT

NOTICE OF LAND SALE
Robey Tract - Listing #4263
NW¼ of NE¼, and N3/4 of NE¼ of NW¼, Sec. 35, T13S, R22W, Nevada County, Arkansas
Containing 70 acres, more or less



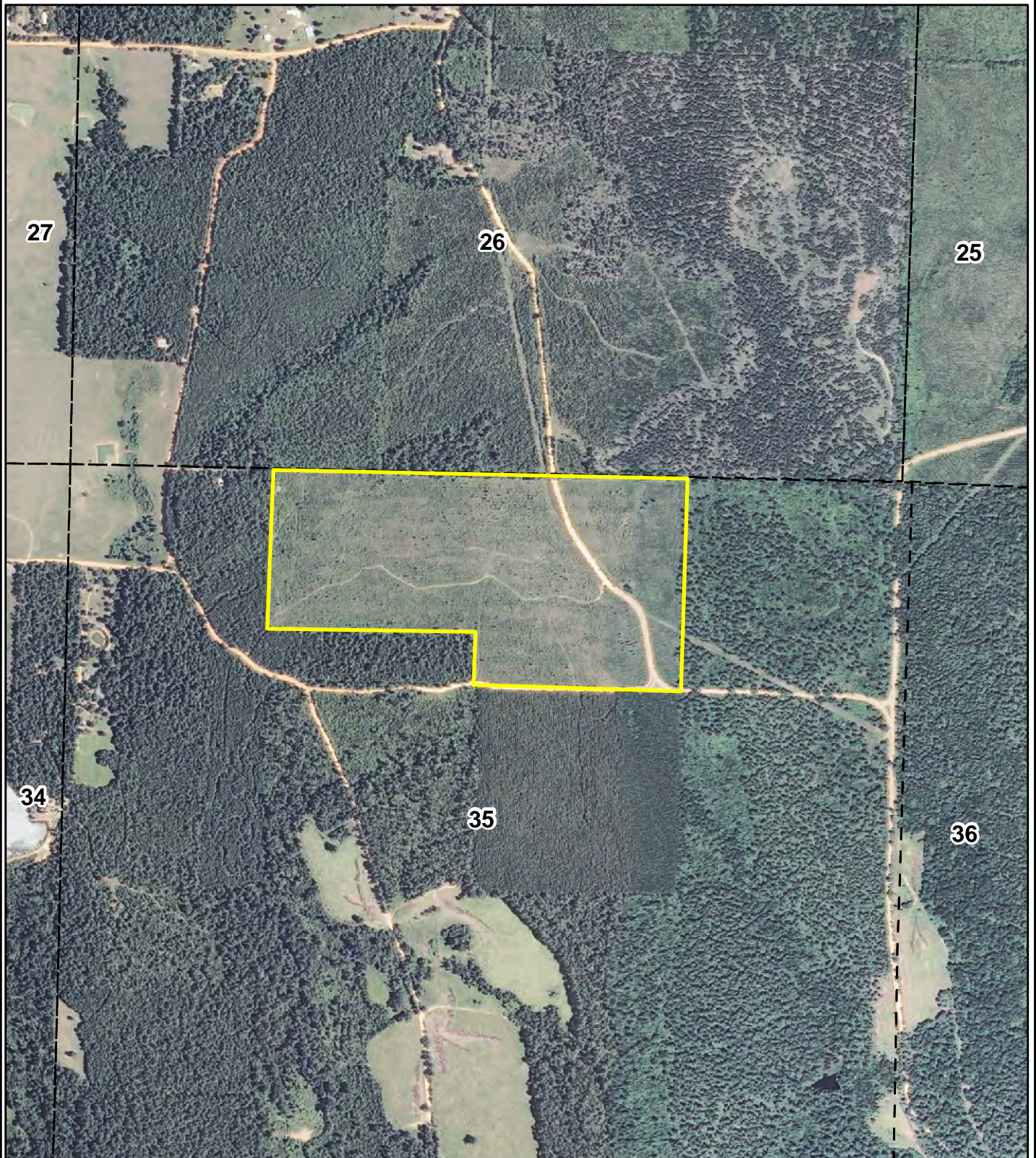
Created: June, 2011
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NOTICE OF LAND SALE

Robey Tract - Listing #4263

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Containing 70 acres, more or less



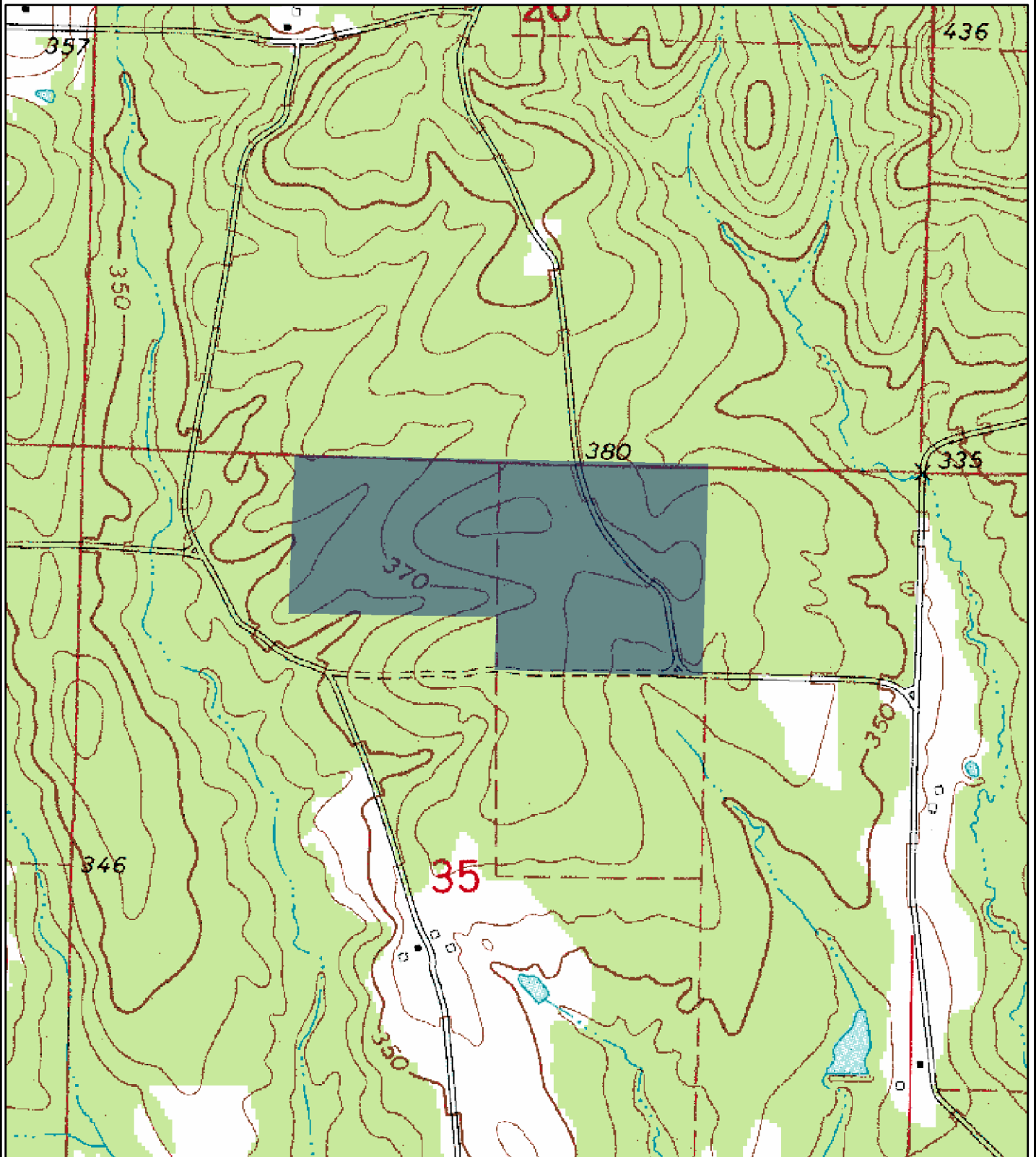
0 0.125 0.25
Miles



Created: June, 2011
Flown: 2010
Drawn By: JDT

NOTICE OF LAND SALE
Robey Tract - Listing #4263

NW¼ of NE¼, and N3/4 of NE¼ of NW¼, Sec. 35, T13S, R22W, Nevada County, Arkansas
Containing 70 acres, more or less



0 0.125 0.25
Miles



Created: June, 2011
Drawn By: JDT

OFFER FORM
ROBEY TRACT LAND SALE (LISTING #4263)

Bid Date: Friday, October 7, 2011 @ 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 the Robey Tract land sale. I submit the following as an offer for the purchase of the following tract further described as: NW $\frac{1}{4}$ of NE $\frac{1}{4}$; N $\frac{3}{4}$ of NE $\frac{1}{4}$ of NW $\frac{1}{4}$, Section 35, Township 13 South, Range 22 West, containing a total of 70 acres, more or less, Nevada County, Arkansas (see attached maps). My offer will remain valid through 3:00 p.m. Monday, October 10, 2011. Successful bidder will be notified at or before that time by telephone, fax, or e-mail. I have read and understand the Method of Sale and Conditions of Sale sections in this notice. 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.

Send offer form to: Kingwood Forestry Services, Inc. (Before 3:00 p.m. Friday, October 7, 2011)
P. O. Box 65
Arkadelphia, AR 71923
Or fax to 870-246-3341

Robey Tract: NW $\frac{1}{4}$ of NE $\frac{1}{4}$; N $\frac{3}{4}$ of NE $\frac{1}{4}$ of NW $\frac{1}{4}$, Section 35, Township 13 South, Range 22 West, containing a total of 70 acres, more or less, Nevada County, Arkansas (see attached maps).

Total Acres: 70 acres, more or less

Offer Amount: \$ _____

Date: _____

Bidder: _____ Fax No.: _____

Printed

Bidder: _____ Phone No.: _____

Signed

Address: _____

City, State, Zip

Email: _____