

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

Listings
#4273
#4274

NOTICE OF LAND SALE

Ross Foundation Clark County Timberland Tracts

Bid Date: Friday, August 19, 2011 @ 3:00 P. M.

— Two Tracts Near Arkadelphia with Pine and Hardwood Timber —

Kingwood Forestry Services, Inc. has been authorized by The Ross Foundation to manage the sale of two tracts of managed timberland containing 38 + 40 acres, more or less, in Clark County, Arkansas.

Tract Descriptions: Both tracts are owned and managed by The Ross Foundation and are outstanding timberland properties. **Tract RF #7** (Listing # 4273) is located approximately four miles east of Arkadelphia and is described as Pt. SW $\frac{1}{4}$ of SE $\frac{1}{4}$, Section 13, Township 7 South, Range 19 West, containing 38 acres, more or less, Clark County, Arkansas. **RF #2** (Listing # 4274) is located approximately ten miles southeast of Arkadelphia and is described as the NE $\frac{1}{4}$ of NW $\frac{1}{4}$, Section 14, Township 8 South, Range 18 West, containing 40 acres, more or less, Clark County, Arkansas. Please visit our website at www.kingwoodforestry.com to view maps and photographs. The tracts are being offered by lump sum sealed bid. Prospective buyers are invited to make offers on either or both tracts.

RF #7 (Listing #4273): Timber consists of moderately stocked medium-sized pine sawtimber with patches of hardwood bottomland. Pine site index averages 81 feet (base age 50) on silt loams. Access is excellent with Highway 51 frontage making up the south boundary of tract.

Merchantable Timber: Kingwood Forestry performed a 10% fixed plot inventory (38 plots with four transects running east and west) on RF #7 in July, 2011. Based on the inventory conducted by Kingwood Forestry in July, 2011, estimated tree counts and volumes are as follows:

Pine Sawtimber	1,640 Trees	175,400 Board Feet	1,570 Tons
Red Oak Sawtimber	20 Trees	1,900 Board Feet	18 Tons
Misc. Sawtimber	30 Trees	4,500 Board Feet	31 Tons
Pine Pulpwood	1,800 Trees	176 Cords	471 Tons
Hardwood Pulpwood	980 Trees	110 Cords	330 Tons

RF #2 (Listing #4274): Timber consists of well-stocked 1984 pine plantation that has been thinned once. Average pine diameter is over 12" dbh and trees are free to grow. Pine site index averages 80 feet (base age 50) on fine sandy loams. Access is via woods roads from Jones Road.

Merchantable Timber: Kingwood Forestry performed a 10 basal area factor prism inventory (40 points with four transects running east and west) on RF #2 in July, 2011. Based on the inventory conducted by Kingwood Forestry in July, 2011, estimated tree counts and volumes are as follows:

Pine Sawtimber	2,505 Trees	146,700 Board Feet	1,515 Tons
Red Oak Sawtimber	17 Trees	2,300 Board Feet	20 Tons
White Oak Sawtimber	25 Trees	2,900 Board Feet	26 Tons
Gum & Misc. Sawtimber	37 Trees	2,900 Board Feet	29 Tons
Pine Pulpwood	3,155 Trees	283 Cords	756 Tons
Hardwood Pulpwood	1,555 Trees	122 Cords	366 Tons

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.

The Ross Foundation Clark County Land Sales
RF #7 (Listing #4273) and RF #2 (Listing #4274)
Bid Date: Friday, August 19, 2011 @ 3:00 P.M.

Method of Sale: The tracts will be sold on the basis of lump sum sealed bids. **Bids may be submitted for either or both tracts.** Mailed offers should be addressed to Kingwood Forestry Services, Inc., P.O. Box 65, Arkadelphia, AR 71923 with **"Clark County Land Sales"** 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, August 19, 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.

Conditions of Sale:

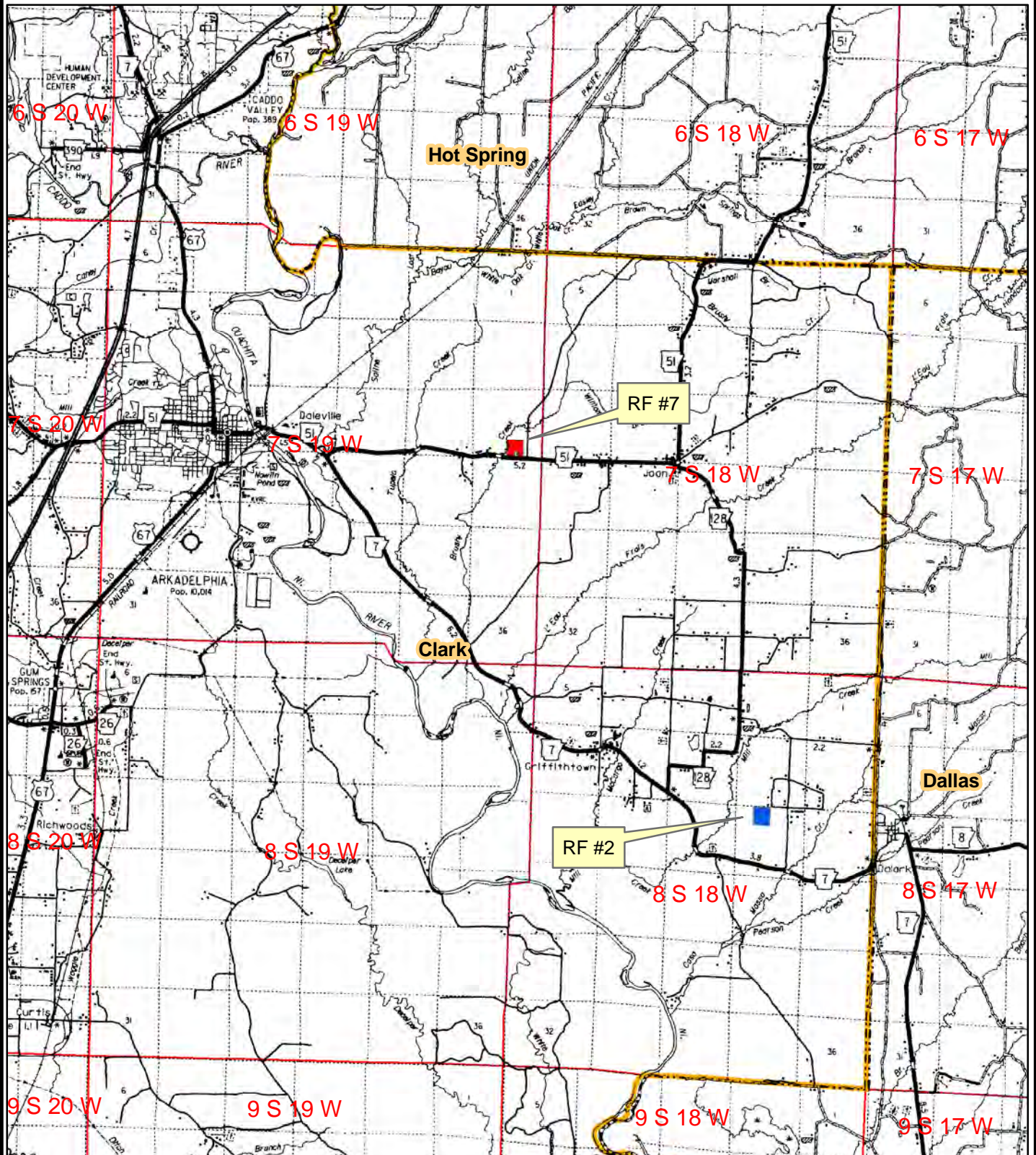
1. The landowner reserves the right to accept or reject any offer or to reject all offers.
2. Offers submitted will remain valid through 3:00 P.M., Monday, August 22, 2011. Successful bidder(s) will be notified at or before that time by telephone, fax or e-mail. Upon acceptance of an offer, a more formal 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 parcels are being sold in their entirety, for single sum(s) 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, or tracts, regardless of acreage.
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 ½ of any owned mineral rights (on the properties 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 of deed stamps. Local title company will conduct the closing with buyer and seller each paying one-half of fees associated with closing services.
6. Property is being sold on as "As Is" basis without representations or warranties of any kind or nature. No environmental inspection or representation has been or will be made by Seller or its agents.
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. The Conditions of Sale stated herein are a general summary of those aspects more specifically described in the Real Estate Sales Contract. Should there be any variation in wording or conditions, the Real Estate Sales Contract takes precedence.
11. 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

RF #7 Tract (Listing #4273): Pt. SW¼ of SE¼, Sec. 13, T7S, R19W, containing 38 acres, more or less

RF #2 Tract (Listing #4274): NE¼ of NW¼, Sec. 14, T8S, R18W, containing 40 acres, more or less

Clark County, Arkansas

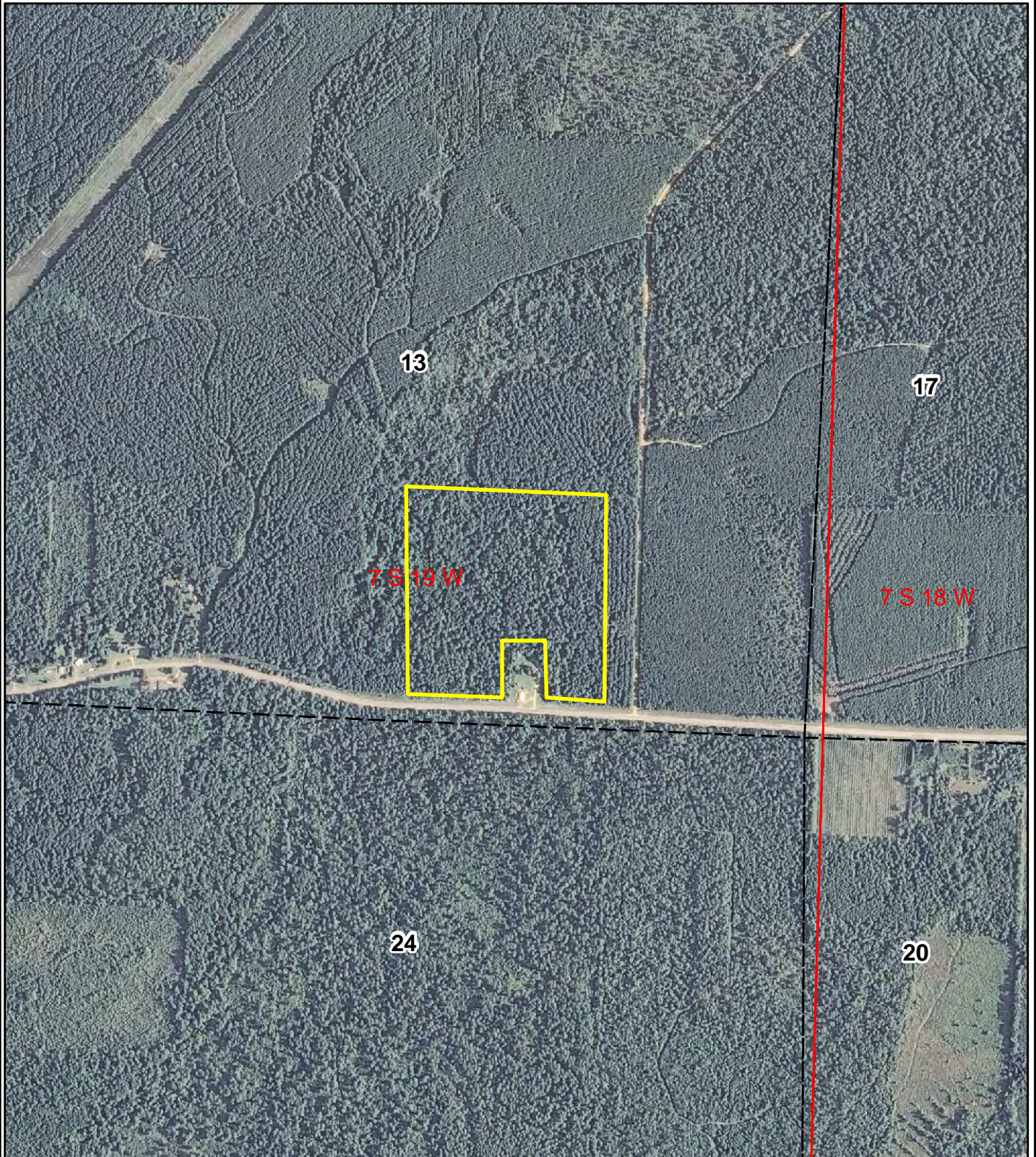


0 0.5 1 2 3
Miles



Created: July, 2011
Drawn By: JDT

NOTICE OF LAND SALE
RF #7 Tract (Listing #4273)
Pt. SW¼ of SE¼, Sec. 13, T7S, R19W, Clark County, Arkansas
Containing 38 acres, more or less

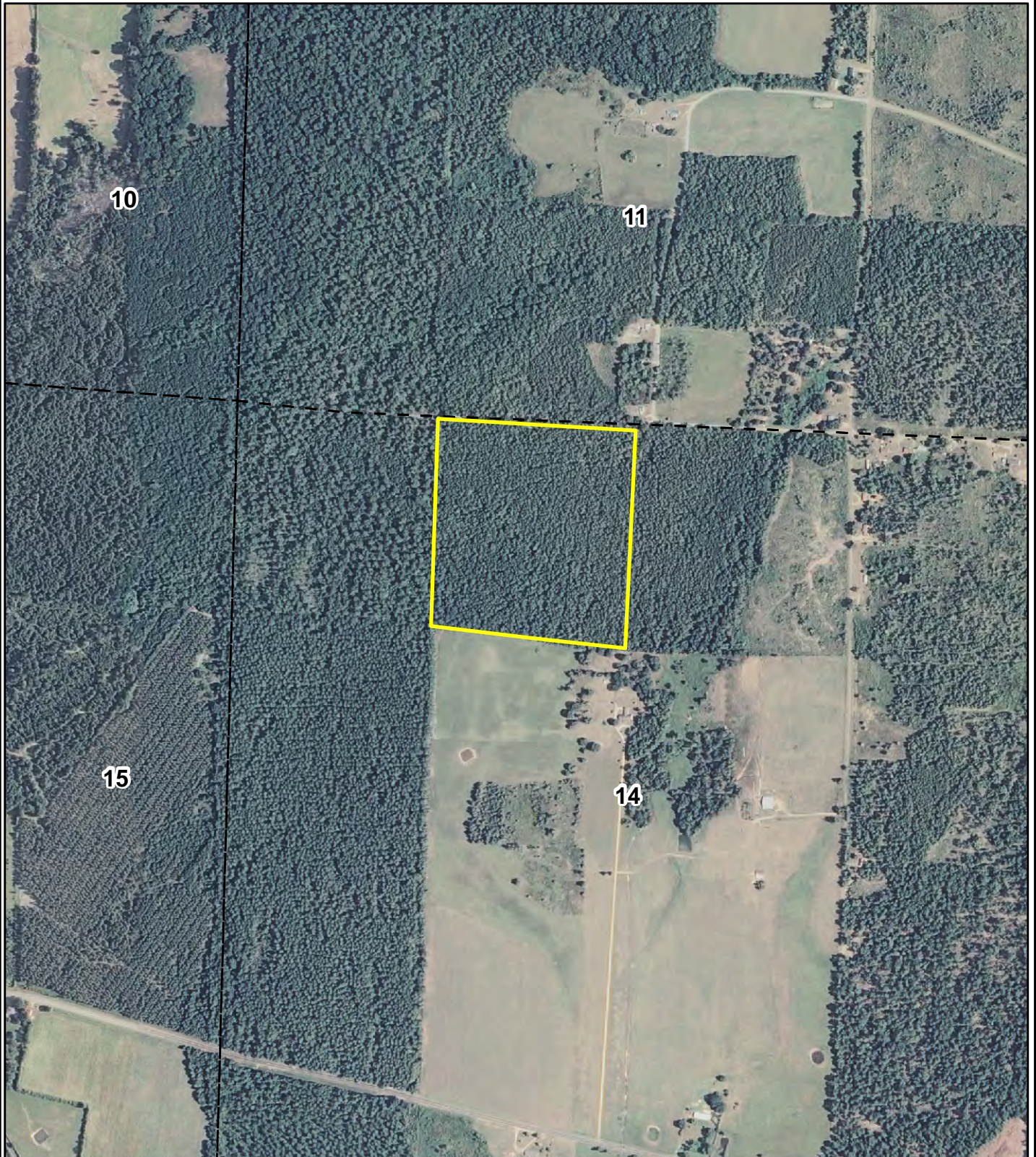


0 0.125 0.25
Miles



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

NOTICE OF LAND SALE
RF #2 Tract (Listing #4274)
NE $\frac{1}{4}$ of NW $\frac{1}{4}$, Sec. 14, T8S, R18W, Clark County, Arkansas
Containing 40 acres, more or less

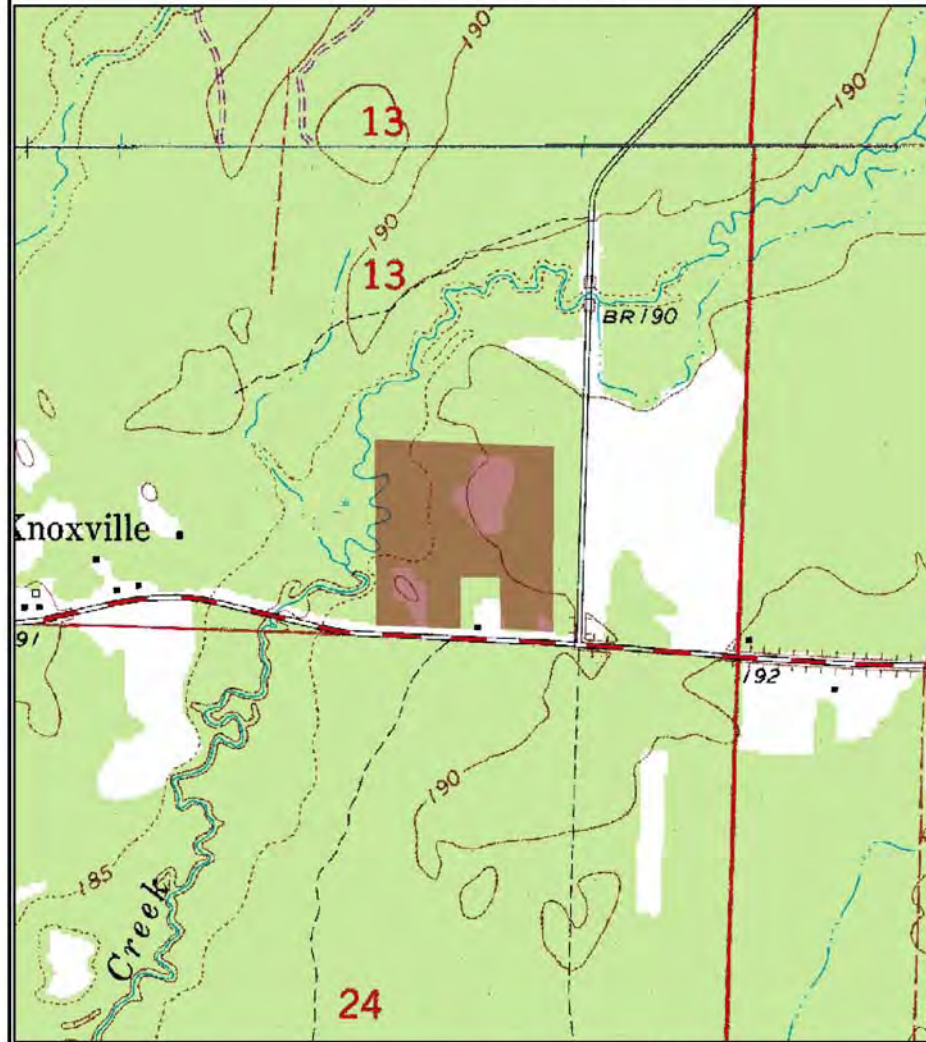


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Created: July, 2011
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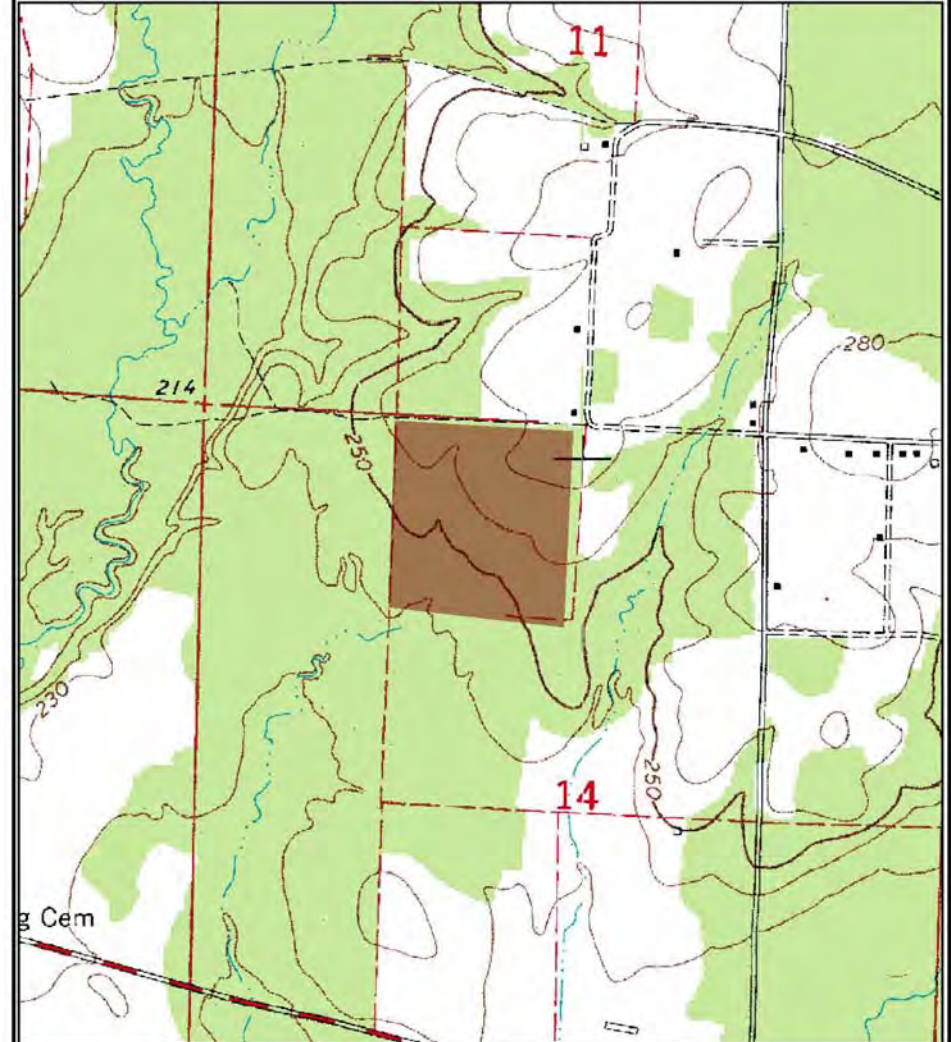


0 0.125 0.25
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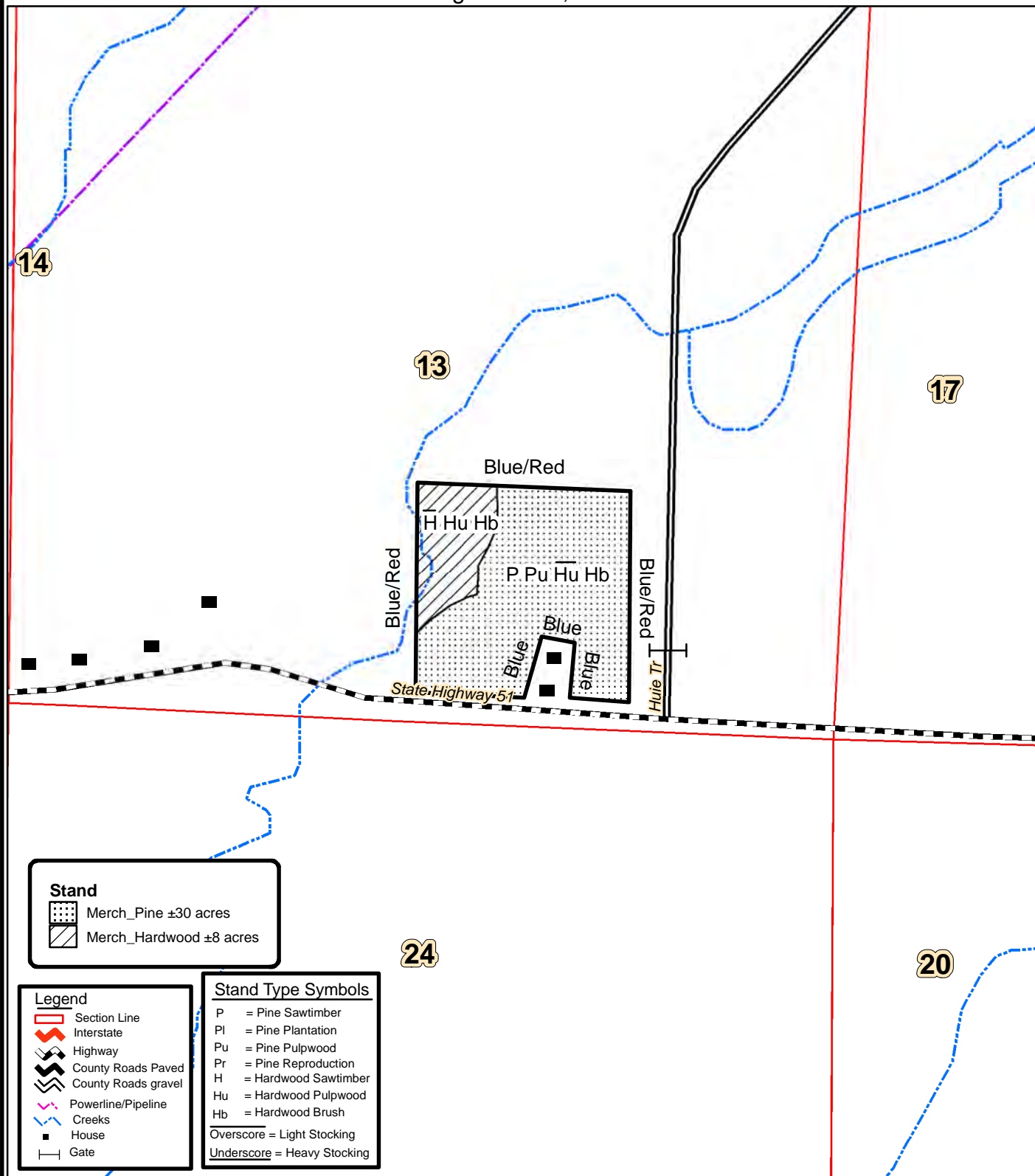


0 0.125 0.25
 Miles



Created: July, 2011
 Drawn By: JDT

NOTICE OF LAND SALE
 RF #7 Tract (Listing #4273)
 Pt. SW¼ of SE¼, Sec. 13, T7S, R19W, Clark County, Arkansas
 Containing 38 acres, more or less



0 0.125 0.25
 Miles



Created: July, 2011
 By: JDT

The Ross Foundation – RF #7 – Clark County

Tract Name	RF #7	Stand Number	1
Legal	Pt. SW¼ of SE¼, Sec. 13, T7S, R19W	Acres	38.0
County	Clark	State	AR
Cruised By	JDT	Sample Method	1/10 Acre
Form Class	KFS PST Tons	Date Cruised	7/14/2011
		Percent Cruised	10.00%

Stand Data	
<u>Average Vol/Acre</u>	41.31
<u>Average Vol/Tree</u>	0.96
<u>Average Vol/Log</u>	0.36
<u>Avg DBH</u>	13.34

Pine 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
10	10	3	50	18	90	44	160	86	30	19							340	170
12			70	30	100	58	200	128	160	131	30	28					560	375
14			10	6	20	15	130	114	110	118	70	84					340	337
16							10	12	80	110	120	185	10	17			220	323
18					10	12	10	15	40	69	50	97					110	193
20					10	16	10	19	20	42	10	24					50	101
22																		
24							10	29									10	29
26											10	43					10	43
Totals	10	3	130	54	230	145	530	403	440	489	290	460	10	17			1,640	1,570

Red Oak 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			10	9													10	9
18	10	9															10	9
Totals	10	9	10	9													20	18

Misc. Sawtimber

Inches DBH	1.5 Logs		2 Logs		2.5 Logs		3 Logs		3.5 Logs		4 Logs		4.5 Logs		5 Logs+		Total	
	Trees	Tons	Trees	Tons	Trees	Tons	Trees	Tons	Trees	Tons	Trees	Tons	Trees	Tons	Trees	Tons	Trees	Tons
16	10	8															10	8
18																		
20	20	24															20	24
Totals	30	31															30	31

The Ross Foundation – RF #7 – Clark County

Pine Pulpwood

RGO PTons-Logs

Stand Data	
<u>Average Vol/Acre</u>	12.4
<u>Average Vol/Tree</u>	0.26
<u>Average Vol/Log</u>	0.12
<u>Avg DBH</u>	7.82

DBH	Trees	Tons
6	580	66.3
8	810	210.1
10	400	187.0
12	10	7.2
Total		1,800 470.7

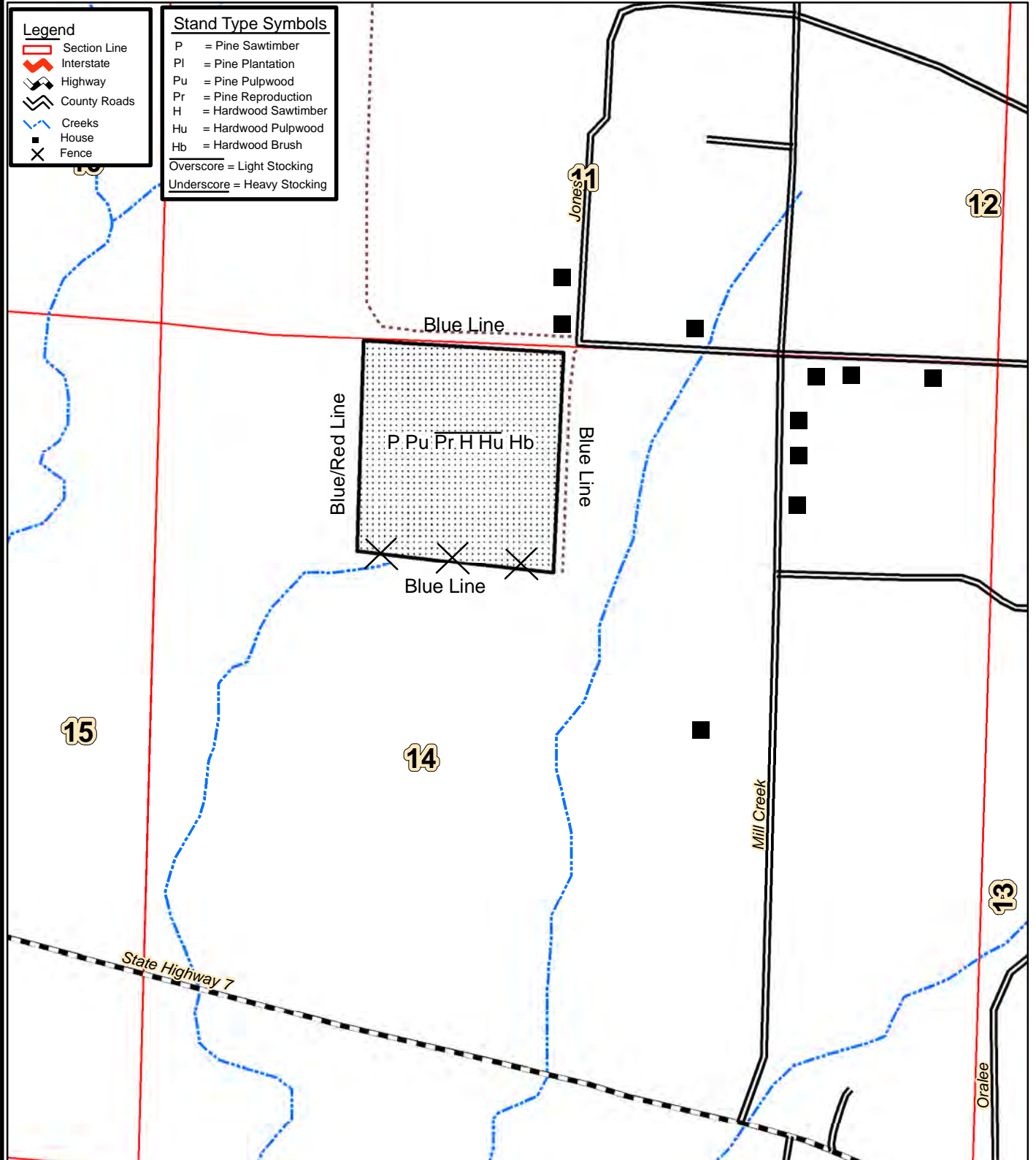
Hardwood Pulpwood

RGO HTons-Logs

Stand Data	
<u>Average Vol/Acre</u>	8.7
<u>Average Vol/Tree</u>	0.34
<u>Average Vol/Log</u>	0.21
<u>Avg DBH</u>	9.69

DBH	Trees	Tons
6	180	18.2
8	270	54.0
10	270	86.5
12	120	61.6
14	90	71.2
16	30	21.6
18	10	6.1
20	10	11.1
Total		980 330.3

NOTICE OF LAND SALE
 RF #2 Tract (Listing #4274)
 NE¼ of NW¼, Sec. 14, T8S, R18W, Clark County, Arkansas
 Containing 40 acres, more or less



0 0.125 0.25
 Miles



Created: July, 2011
 By: JDT

The Ross Foundation – RF #2 – Clark County

Tract Name	RF #2	Stand Number	1
Legal	NE¼ of NW¼, Sec. 14, T8S, R18W	Acres	40.0
County	Clark	State	AR
Cruised By	JDT	Sample Method	10 BAF
Form Class	KFS PST Tons	Date Cruised	7/15/2011
		Percent Cruised	

Stand Data	
Average Vol/Acre	37.87
Average Vol/Tree	0.60
Average Vol/Log	0.30
Avg DBH	12.10

Pine 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
10	37	10	275	99	257	126	92	50									660	284
12	13	4	306	131	624	362	267	171	25	21							1,235	689
14	9	4	65	37	178	133	187	165	19	20							458	359
16					36	35	86	100	14	20							136	154
18							6	8	6	10							11	18
20									5	10							5	10
Totals	59	18	646	268	1,094	656	638	493	69	80							2,505	1,515

Red Oak Sawtimber

Inches DBH	1.5 Logs		2 Logs		2.5 Logs		3 Logs		3.5 Logs		4 Logs		4.5 Logs		5 Logs+		Total	
	Trees	Tons	Trees	Tons	Trees	Tons	Trees	Tons	Trees	Tons	Trees	Tons	Trees	Tons	Trees	Tons	Trees	Tons
16	7	7															7	7
18	6	7															6	7
20																		
22	4	7															4	7
Totals	17	20															17	20

White Oak 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			9	7													9	7
16																		
18	6	5			6	8											11	13
20			5	7													5	7
Totals	6	5	14	13	6	8											25	26

The Ross Foundation – RF #2 – Clark County

Gum 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
14	19	15															19	15
Totals	19	15															19	15

Misc. 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
14	19	14															19	14
Totals	19	14															19	14

Pine Pulpwood

RGO PTons-Logs

Stand Data	
<u>Average Vol/Acre</u>	18.9
<u>Average Vol/Tree</u>	0.24
<u>Average Vol/Log</u>	0.13
<u>Avg DBH</u>	8.21

DBH	Trees	Tons
6	713	68.8
8	1,432	303.9
10	972	362.0
12	38	21.5
Total	3,155	756.1

Hardwood Pulpwood

RGO HTons-Logs

Stand Data	
<u>Average Vol/Acre</u>	9.1
<u>Average Vol/Tree</u>	0.24
<u>Average Vol/Log</u>	0.16
<u>Avg DBH</u>	8.18

DBH	Trees	Tons
6	611	61.2
8	516	101.5
10	238	90.6
12	115	60.9
14	37	20.8
16	21	17.1
18	11	8.6
20	5	5.1
Total	1,555	365.7

OFFER FORM

The Ross Foundation Clark County Land Sales

RF # 7 (Listing #4273) and RF #2 (Listing #4274)

Bid Date: Friday, August 19, 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. **Ross Foundation Clark County Land Sales Notice**. I submit the following as an offer for the purchase one or both of the following tract(s) located in Clark County, Arkansas and further described as:

RF #7 (Listing #4273): Pt. SW $\frac{1}{4}$ of SE $\frac{1}{4}$, Section 13, Township 7 South, Range 19 West, containing 38 acres, more or less, Clark County, Arkansas

RF #2 (Listing #4274): NE $\frac{1}{4}$ of NW $\frac{1}{4}$, Section 14, Township 8 South, Range 18 West, containing 40 acres, more or less, Clark County, Arkansas

My offer(s) will remain valid through 3:00 P.M., Monday, August 22, 2011. Successful bidder(s) will be notified at or before that time by telephone, fax, or e-mail. If any of my offers are 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, August 19, 2011)**
P. O. Box 65, Arkadelphia, AR 71923 or fax to 870-246-3341

RF #7 (Listing #4273 – 38 acres, more or less): \$ _____

RF #2 (Listing #4274 – 40 acres, more or less): \$ _____

Both Tracts Combined (78 acres, more or less): \$ _____

Date: _____ Email: _____

Bidder: _____ Fax No.: _____
Printed

Bidder: _____ Phone No.: _____
Signed

Address: _____
City, State, Zip