

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
#4268**

Riverbank Tract Pike County, Arkansas

Bid Date: Friday, July 22, 2011 @ 3:00 P. M.

-Pine timberland with over 1/2 Mile Upper Antoine River Frontage-

Kingwood Forestry Services, Inc. has been authorized to manage the sale of a tract of land containing 60 acres, more or less, in Pike County, Arkansas (Listing # 4268).

Tract Description: Land to be sold is described as: All of the Fractional SE ¼ of SE ¼, Section 20, and all that part of the SW ¼ of SW ¼ Section 21 lying South of River and West of the Missouri Pacific Railroad, Township 6 South, Range 23 West, containing a total of 60 acres, more or less, Pike County, Arkansas (see attached map). Access is woods road across Potlatch from Bare Rock Road. Timber consists of 17-20 year old pine plantation, thinned about two years ago. There is native hardwood along the river. The tract offers excellent timberland investment potential and outdoor recreation opportunities. Terrain is mostly flat. Soils are well-suited for commercial pine production. Site index for loblolly pine averages 86 feet (base age 50). The northern boundary of the property is the upper Antoine River, providing over one-half-mile of stream frontage. The upper Antoine is clear upland stream with a rocky bottom. Please visit our website at www.kingwoodforestry.com for maps and photographs.

Merchantable Timber: Kingwood Forestry Services has conducted a variable radius 10 basal area factor prism inventory (one point / 2 acres) with 4 cruise lines running North and South. Based on the inventory conducted by Kingwood Forestry in June 2011, tree counts and volumes are estimated as follows:

Pine Sawtimber	1,205 Trees	47,900 Board Feet	620 Tons
Pine Pulpwood	6,401 Trees	556 Cords	1,485 Tons
Hardwood Sawtimber	35 Trees	5,100 Board Feet	38 Tons
Hardwood Pulpwood	1,658 Trees	125 Cords	375 Tons

Due to variations associated with sampling, utilization standards, and scaling practices, tree count and timber volumes cannot be guaranteed. Volume tables in tons are included in this bid notice. Board foot tables are available upon request.

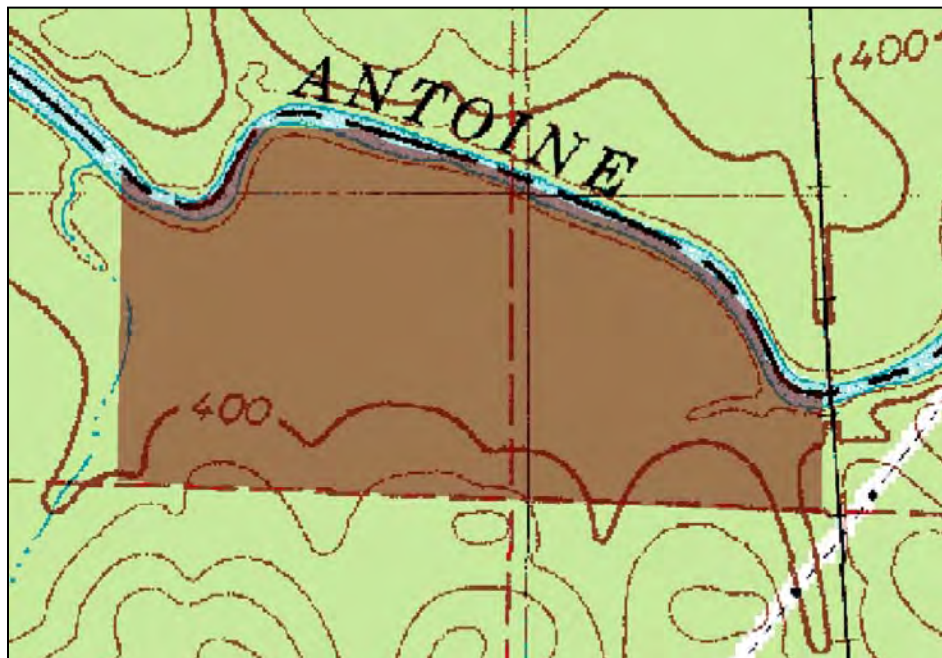
Method of Sale: The tract will be sold on the basis of lump sum sealed bids. Mailed offers should be addressed to Kingwood Forestry Services, Inc., P.O. Box 65, Arkadelphia, AR 71923 with **"Riverbank Tract (Listing #4268)"** clearly marked in the lower left corner of the envelope to protect security 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, July 22, 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.

RIVERBANK TRACT LAND SALE (LISTING #4268)

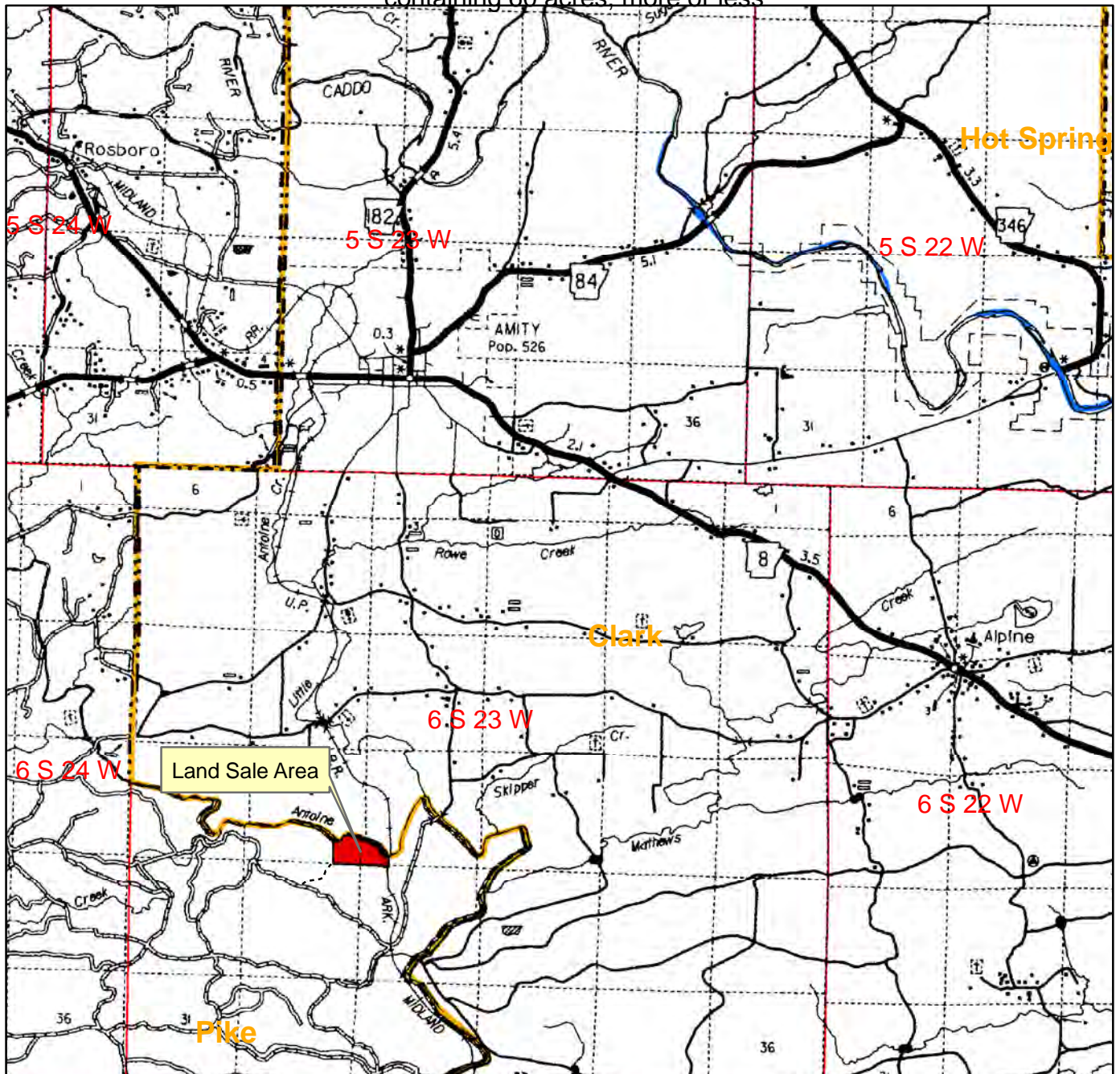
Bid Date: Friday, July 22, 2011 @ 3:00 P. M.

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, July 25, 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 reserved by seller 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. Pioneer Abstract 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
Riverbank Tract - Listing #4268
Pt. Sec. 20 & 21, T6S, R23W, Pike County, Arkansas
containing 60 acres, more or less



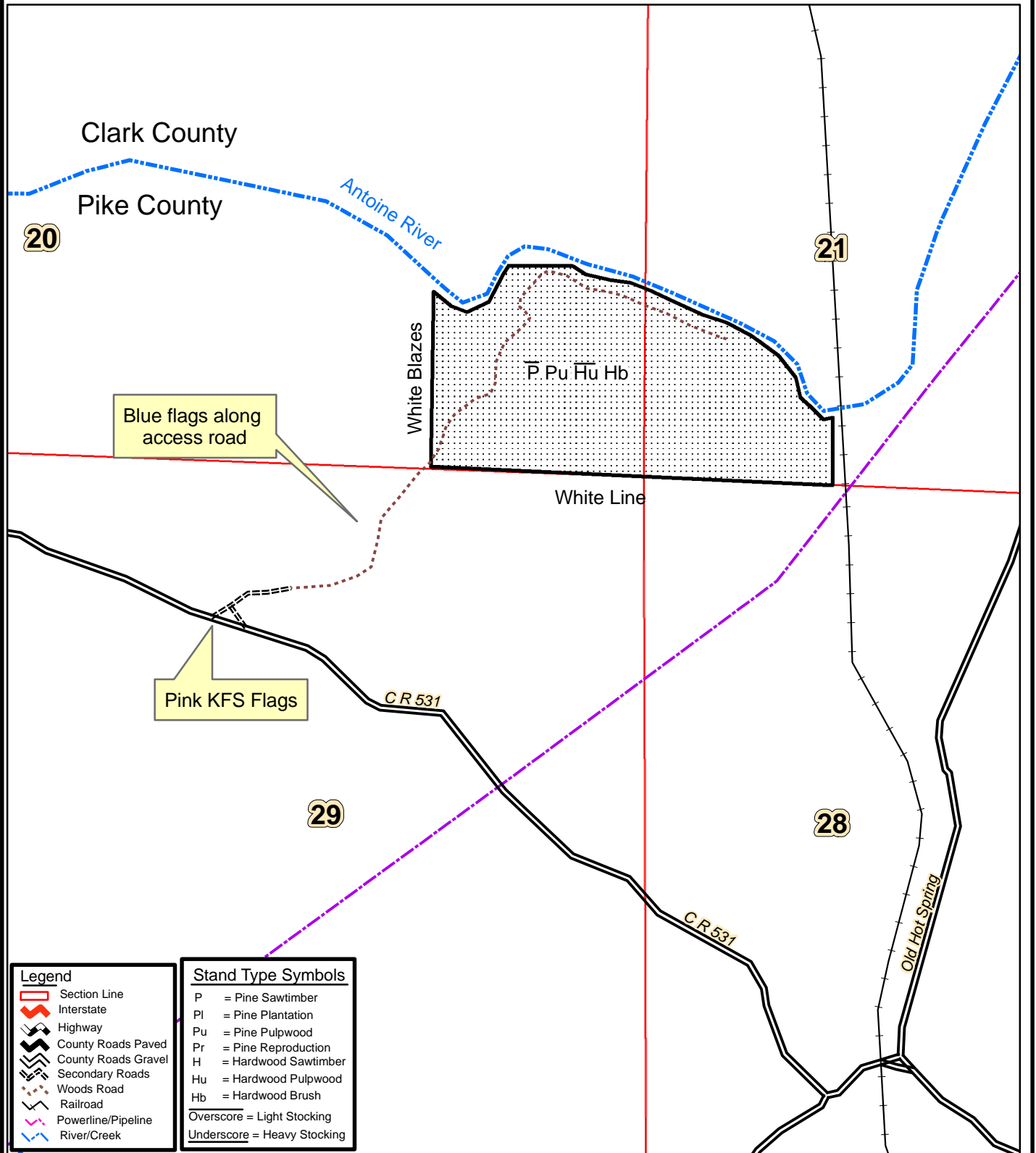
Driving Directions

From Alpine, turn on Center Ridge Road (west) and drive 4.6 miles. Turn left (south) on Antoine River Road and drive 2.5 miles, crossing Antoine River. Turn right (northwest) on Bare Rock Road and drive 1.0 mile. Turn right (northeast) at pink KFS flags and follow blue flags along woods road for .3 mile to southwest corner of tract.



Created: June, 2011
Drawn By: JDT

NOTICE OF LAND SALE
Riverbank Tract - Listing #4268
Pt. Sec. 20 & 21, T6S, R23W, Pike County, Arkansas
containing 60 acres, more or less



Legend		Stand Type Symbols	
	Section Line	P	= Pine Sawtimber
	Interstate	Pl	= Pine Plantation
	Highway	Pu	= Pine Pulpwood
	County Roads Paved	Pr	= Pine Reproduction
	County Roads Gravel	H	= Hardwood Sawtimber
	Secondary Roads	Hu	= Hardwood Pulpwood
	Woods Road	Hb	= Hardwood Brush
	Railroad		
	Powerline/Pipeline		
	River/Creek		
		Overscore	= Light Stocking
		Underscore	= Heavy Stocking

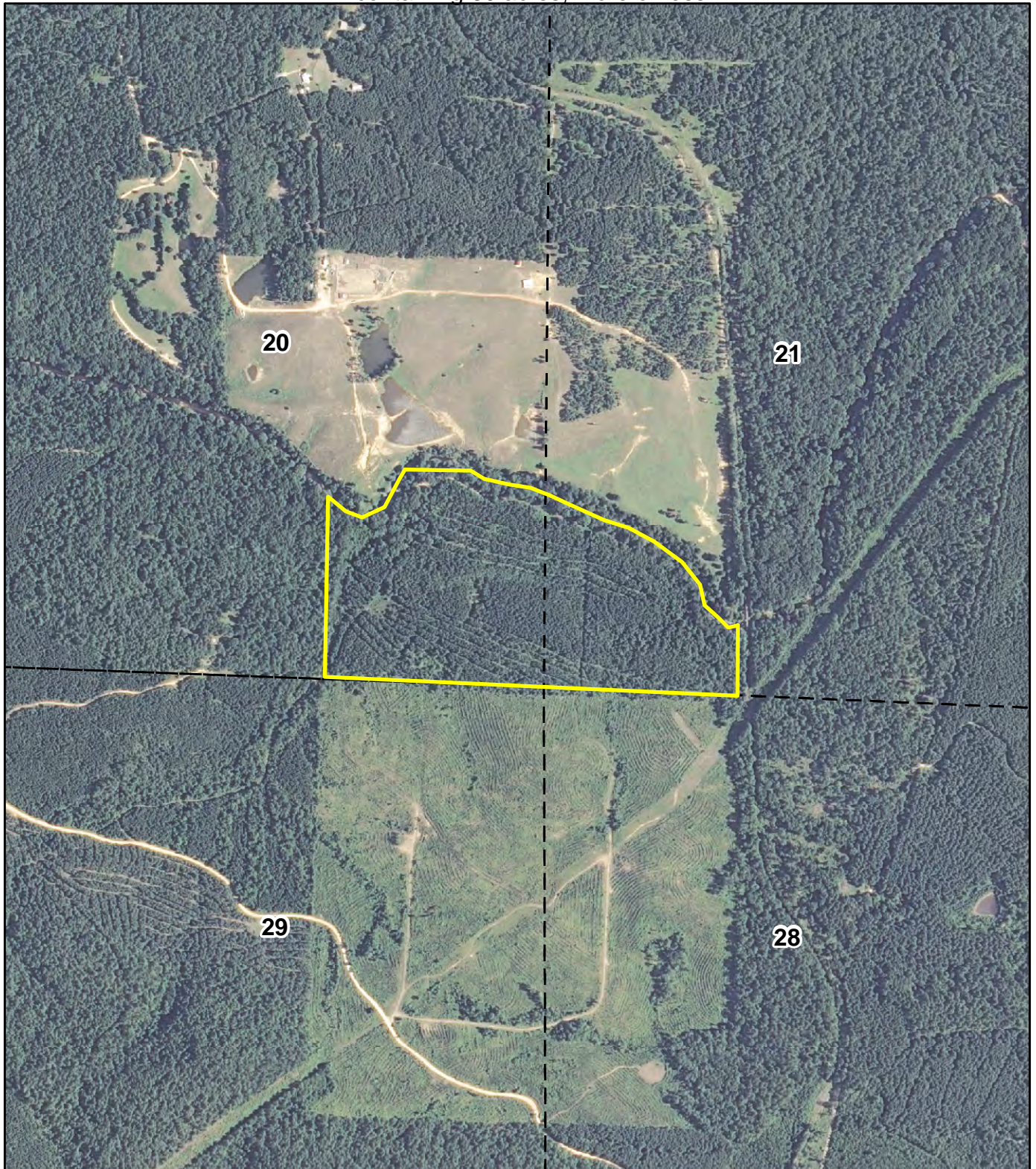
0 0.125 0.25

Miles



Created: June, 2011
By: JDT

NOTICE OF LAND SALE
Riverbank Tract - Listing #4268
Pt. Sec. 20 & 21, T6S, R23W, Pike County, Arkansas
containing 60 acres, more or less



0 0.125 0.25
Miles



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

RIVERBANK TRACT LAND SALE (LISTING #4268)

Bid Date: Friday, July 22, 2011 @ 3:00 P. M.

Tract Name	River Bank 60	Stand Number	1
Legal	Pt. Sec. 20 & 21, T6S, R23W	Acres	60.0
County	Pike	State	AR
Cruised By	JDT	Sample Method	10 BAF
Form Class	RGO HTons-Logs	Date Cruised	6/24/11
		Percent Cruised	

Pine Sawtimber

[illegible]

Red Oak Sawtimber

[illegible]

Misc. Sawtimber

[illegible]

OFFER FORM
RIVERBANK TRACT LAND SALE (LISTING #4268)

Bid Date: Friday, July 22, 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 Riverbank Tract land sale. I submit the following as an offer for the purchase of the following tract further described as: All of the Fractional SE $\frac{1}{4}$ of SE $\frac{1}{4}$, Section 20, and all that part of the SW $\frac{1}{4}$ of SW $\frac{1}{4}$ Section 21 lying South of River and West of the Missouri Pacific Railroad, Township 6 South, Range 23 West, containing a total of 60 acres, more or less, Pike County, Arkansas (see attached map).

My offer will remain valid through 3:00 p.m. Monday, July 25, 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, July 22, 2011**)
P. O. Box 65
Arkadelphia, AR 71923
Or fax to 870-246-3341

Riverbank Tract: All of the Fractional SE $\frac{1}{4}$ of SE $\frac{1}{4}$, Section 20, and all that part of the SW $\frac{1}{4}$ of SW $\frac{1}{4}$ Section 21 lying South of River and West of the Missouri Pacific Railroad, Township 6 South, Range 23 West, containing a total of 60 acres, more or less, Pike County, Arkansas.

Total Acres: **60 acres, more or less**

Offer Amount: \$ _____

Date: _____

Bidder: _____ Fax No.: _____
Printed

Bidder: _____ Phone No.: _____
Signed

Address: _____
City, State, Zip

Email: _____