

SEALED BID LAND SALE



Boone's Little Missouri River Farm Pike County, Arkansas

**± 180 Acres
Listing # 4236**

BID OPENING AT 3:00 PM, FRIDAY, MAY 20, 2011

Offered by
Kingwood Forestry Services, Inc.
(870) 246-5757
www.kingwoodforestry.com

Boone's Little Missouri River Farm Tract

180 acres, more or less

Listing #4236



Over One Mile of Little Missouri River Frontage!!!

This property is within minutes of 7,000-acre Lake Greeson and offers great trout and smallmouth fishing on the Little Missouri River between Narrows Dam and the property. Also near Crater of Diamonds State Park.



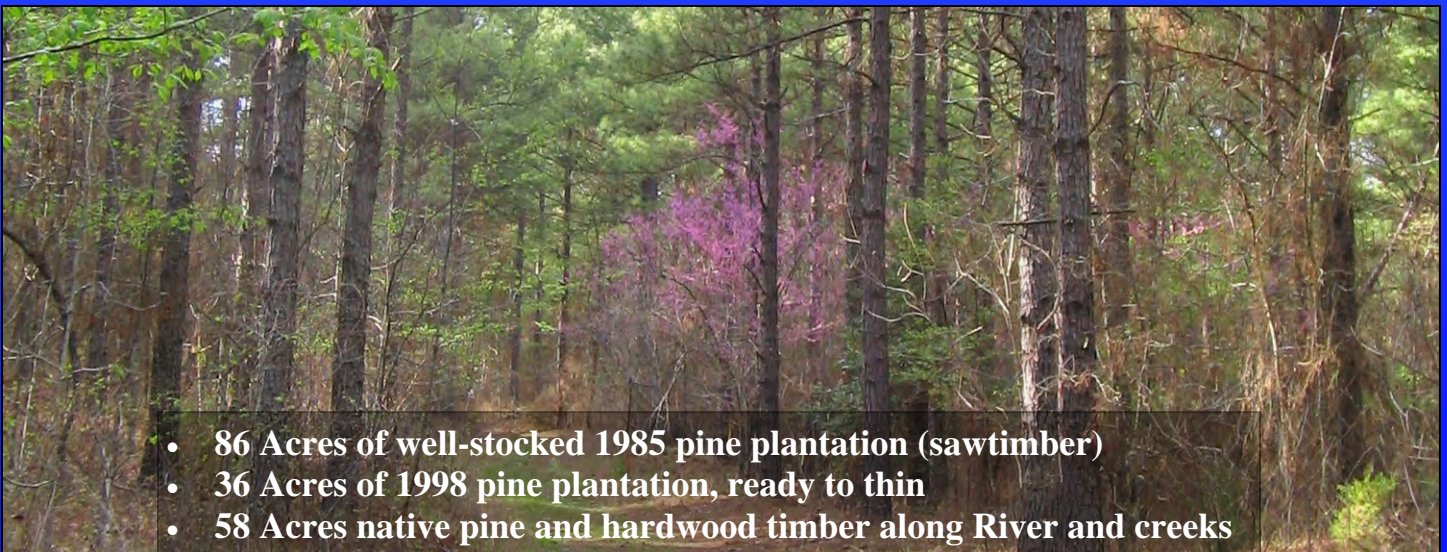
Outstanding Hunting!



Narrows Dam, Lake Greeson



Great Fishing!



- 86 Acres of well-stocked 1985 pine plantation (sawtimber)
- 36 Acres of 1998 pine plantation, ready to thin
- 58 Acres native pine and hardwood timber along River and creeks

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NOTICE OF LAND SALE
Boone's Little Missouri River Farm Tract
Listing # 4236—180 Acres
Bid Date: FRIDAY, MAY 20, 2011 @ 3:00 P. M.

Method of Sale: The tract (see attached maps and legal description on offer form) 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 "**Boone's Little Missouri River Farm Land Sale**" 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, May 20, 2011.** On mailed offers, please call our office prior to bid opening to confirm receipt of offer. 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.**

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 5:00 P.M., Monday, May 23, 2011. 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 parcels 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, with title assured through seller-provided title insurance policy. No environmental inspection or representation has been or will be made by seller. One-half of mineral rights that are owned by the seller will be conveyed 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.
6. Local title company will 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. Each bidder should make their own timber volume determination.
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. Cabin / hunting camp, deer stands, feeders 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.

Notice: Any person receiving this land sale marketing material is considered a prospective buyer for the subject property. Should a prospective buyer or its agents choose to inspect the property, they do so at their own risk and assume all liability and shall indemnify Seller and its agents against any and all claims, demands or causes of action, of every kind, nature and description relating to its access to or presence on the property.



Boone's Little Missouri River Farm Tract

180 acres, more or less

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Merchantable Timber: Kingwood Forestry Services conducted 10 basal area variable radius point cruise (one point / 2 acres) with cruise lines running east and west (2 chains x 10 chains). Based on the inventory conducted by Kingwood Forestry in January, 2011, tree counts and volumes are estimated as follows:

Inventory of 86 acres of merchantable timber; does not include SMZs

Pine Sawtimber	6,461 Trees	531,000 Board Feet	4,813 Tons
Pine Chip n' Saw	2,313 Trees	42,700 Board Feet	996 Tons
Pine Pulpwood	4,121 Trees	415 Cords	1,109 Tons
Hardwood Pulpwood	935 Trees	42 Cords	126 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.



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BOONE'S LITTLE MISSOURI RIVER FARM WEST TRACT

Tract Name	Boone's River Farm - West	Stand Number	1
Legal	Pt. Sec. 19,20,29,30,T7S,R25W	Acres	86.0
County	Pike	State	AR
Cruised By	JDT	Sample Method	10 BAF
Form Class	KFS PST Tons	Date Cruised	1/25/2011
		Percent Cruised	

Stand Data	
<u>Average Vol/Acre</u>	55.97
<u>Average Vol/Tree</u>	0.75
<u>Average Vol/Log</u>	0.34
<u>Avg DBH</u>	13.28

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
12	195	64	1,046	450	1,144	663	681	436	292	239	49	45					3,407	1,898
14	54	24	375	214	661	496	518	456	411	440	161	193					2,181	1,823
16	27	15	27	20	137	134	205	238	205	281	82	126					684	816
18			22	21	43	53	43	63	32	56	22	42					162	235
20					26	42											26	42
22																		
Totals	276	103	1,471	705	2,012	1,389	1,448	1,194	941	1,017	313	407					6,461	4,814

Stand Data	
<u>Average Vol/Acre</u>	10.77
<u>Average Vol/Tree</u>	0.46
<u>Average Vol/Log</u>	0.23
<u>Avg DBH</u>	10.00

Pine Chip N Saw

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	385	100	631	227	736	361	491	265	70	43							2,313	996
Totals	385	100	631	227	736	361	491	265	70	43							2,313	996

Pine Pulpwood

RGO PTons-Logs

Stand Data	
<u>Average Vol/Acre</u>	12.9
<u>Average Vol/Tree</u>	0.27
<u>Average Vol/Log</u>	0.13
<u>Avg DBH</u>	8.29

DBH	Trees	Tons
6	779	86.4
8	2,190	561.9
10	981	375.3
12	122	62.0
14	36	17.7
16	14	6.0
Total	4,121	1,109.2

Hardwood Pulpwood

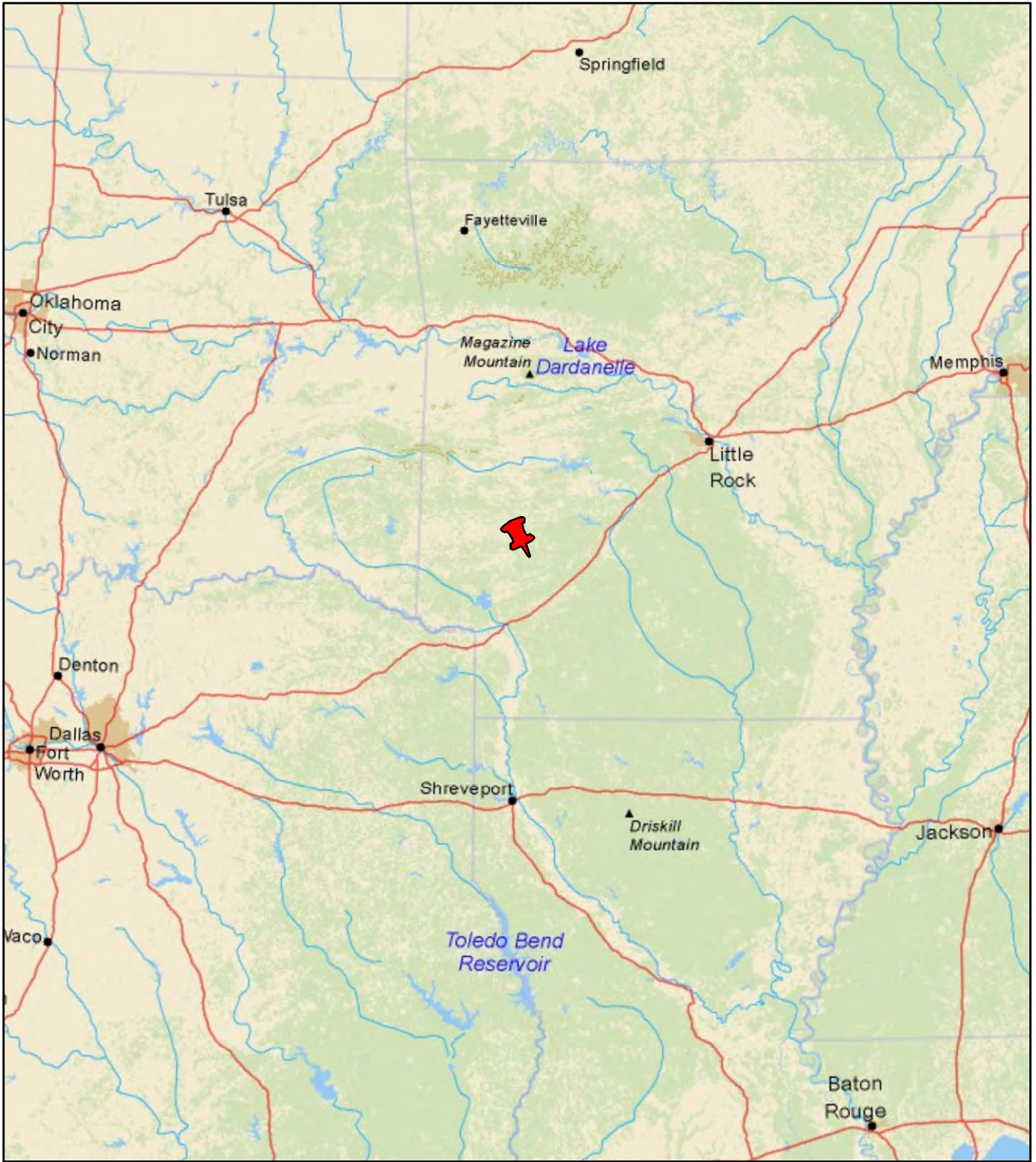
RGO HTons-Logs

Stand Data	
<u>Average Vol/Acre</u>	1.5
<u>Average Vol/Tree</u>	0.14
<u>Average Vol/Log</u>	0.11
<u>Avg DBH</u>	6.62

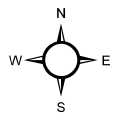
DBH	Trees	Tons
6	681	72.1
8	219	37.5
10	35	16.7
Total	935	126.4



Boone's Little Missouri River Farm Regional Location



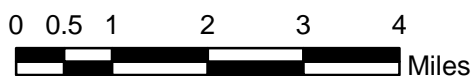
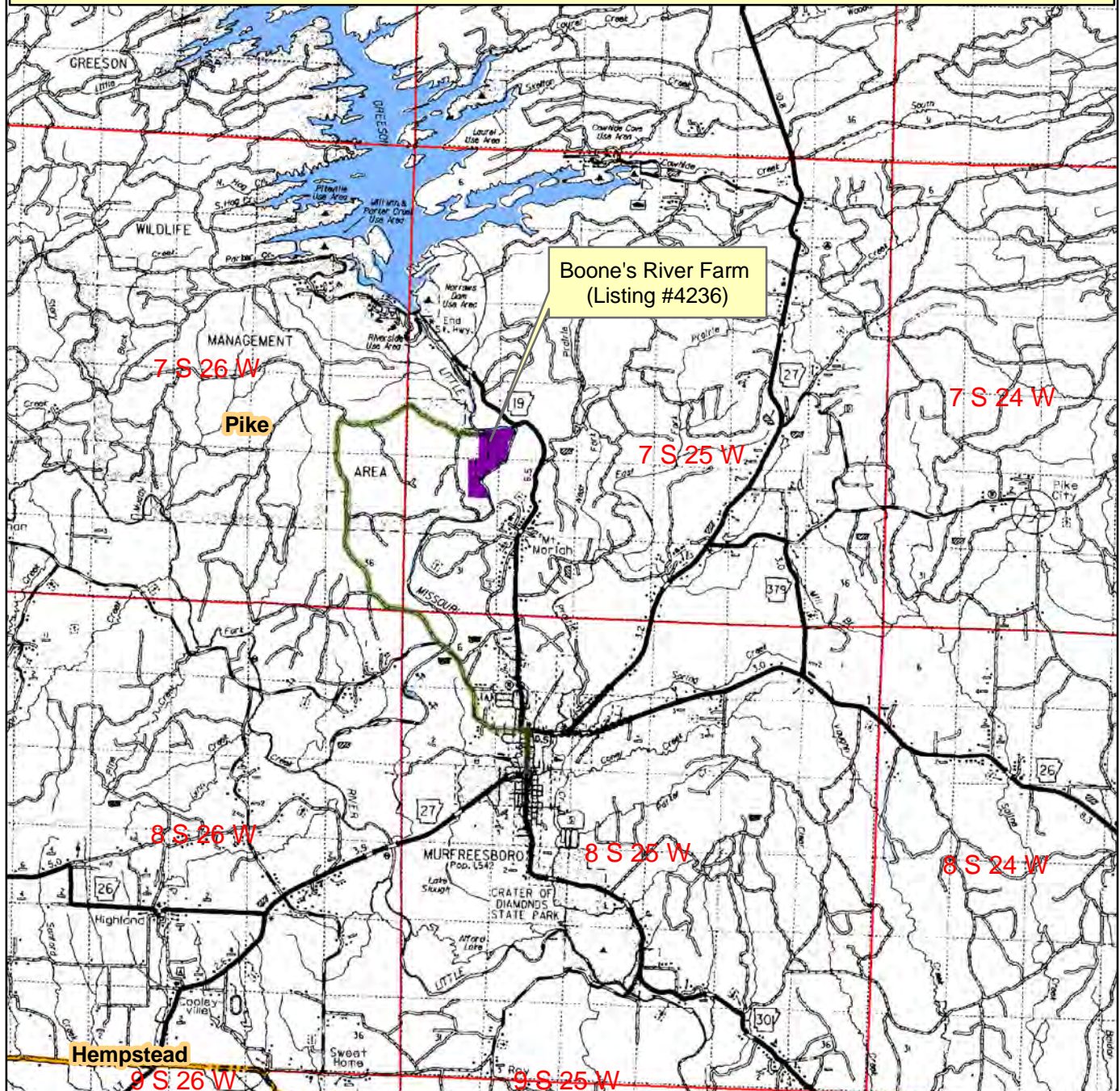
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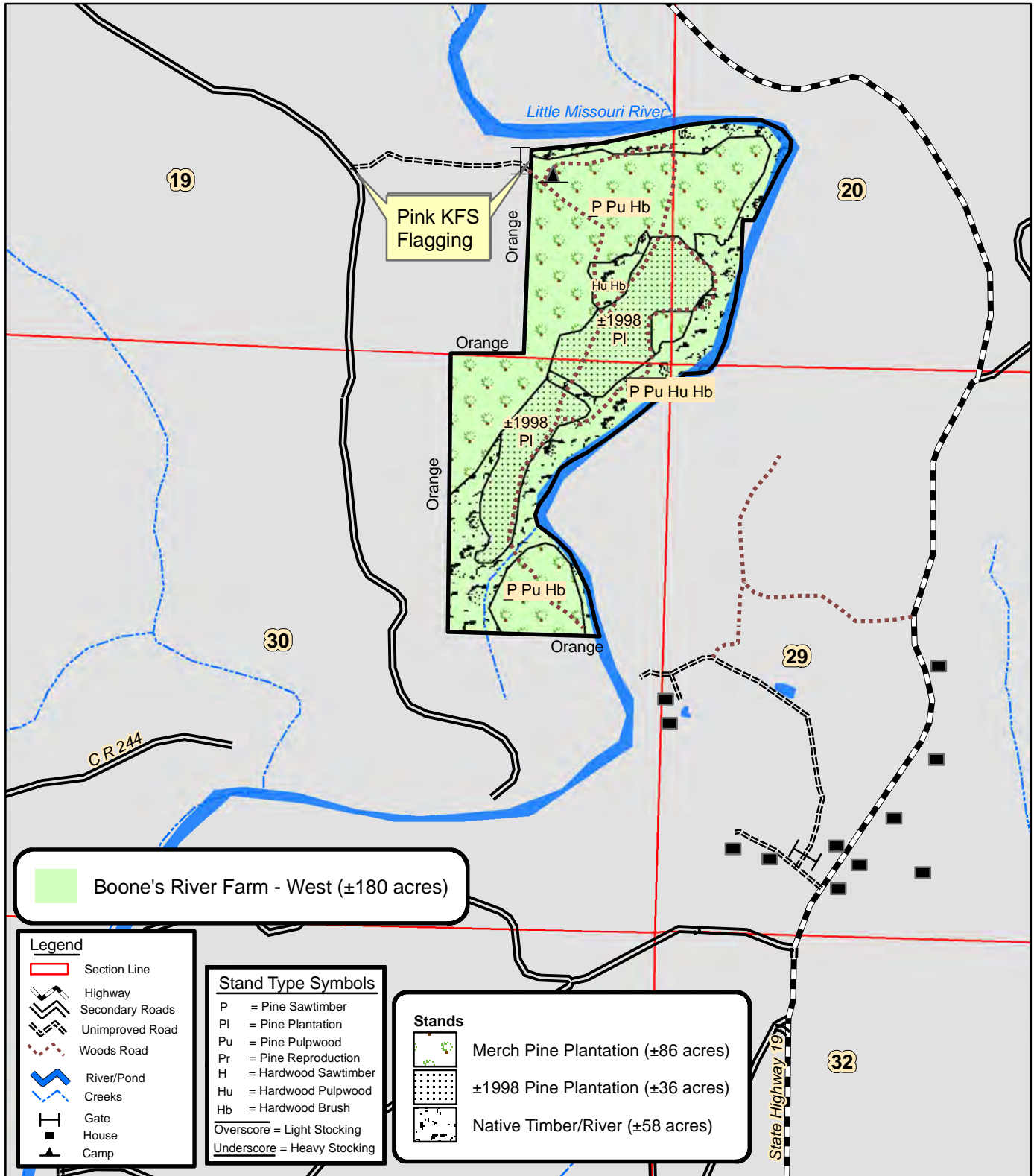
Location Map and Driving Directions

Driving Directions to Boone's River Farm:

From junction of Highways 27 and 301 in Murfreesboro, go north approximately 0.5 mile to curve. Turn left on Highway 19 across from Los Agaves Restaurant. At 4-way stop, go straight and drive west/ northwest on paved road 1.6 miles. Turn RIGHT (NORTH) onto Sour Springs Road (first road to right after crossing Little Missouri River bridge) and drive northwest 1.1 mile. Turn RIGHT (North) at intersection and continue on gravel Sour Springs Road 2.5 miles north to gated road on right (east) White gate can be opened with combination of 5-7-5-7. Proceed east from gate 1.7 mile to KFS pink flagging at road, then turn left (East) 0.3 mile on unimproved road to purple gate at entrance of Boone tract.



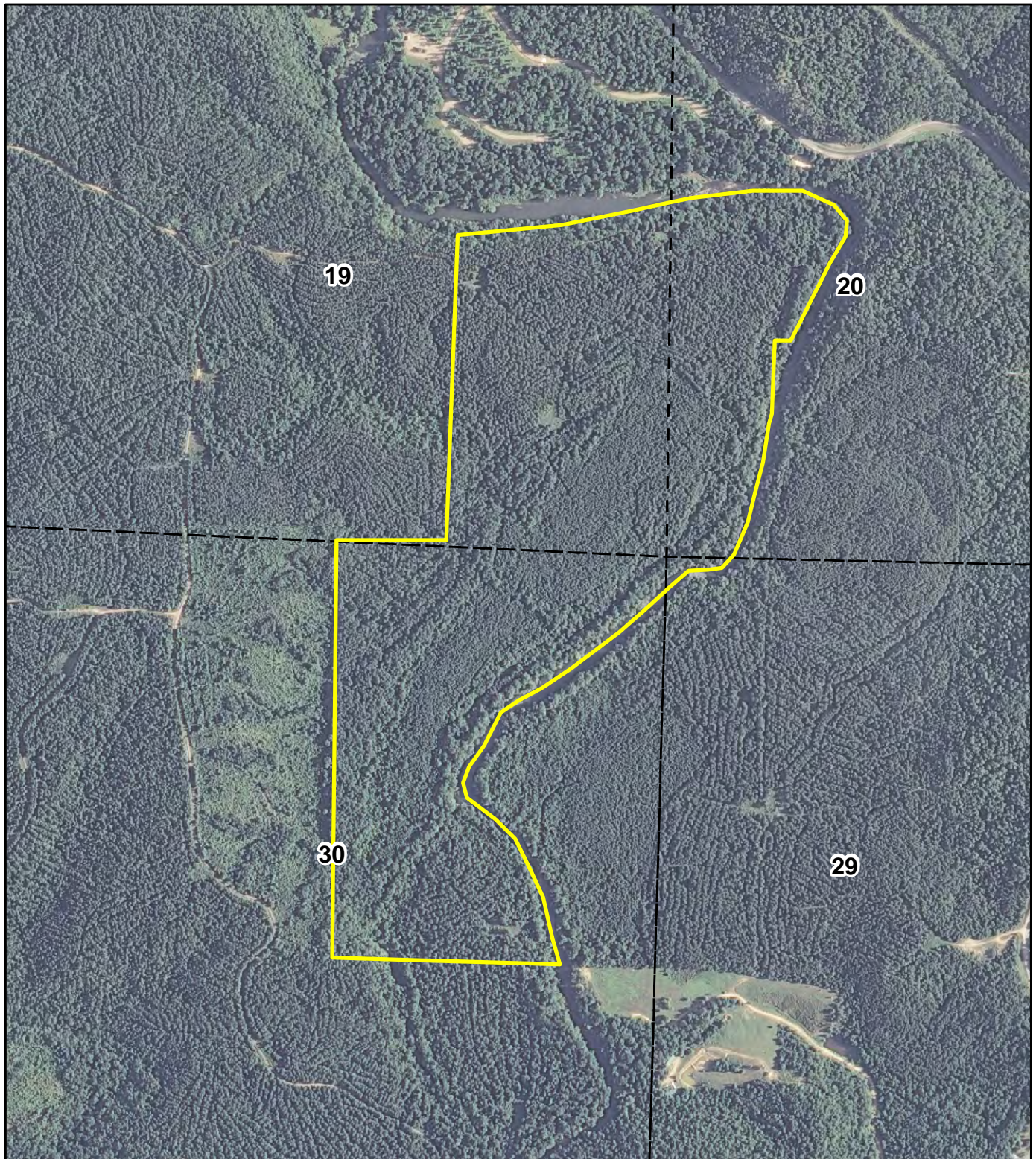
NOTICE OF LAND SALE
"Boone's River Farm Tract" Listing #4236
 Pt. Sec. 19, 20, 29, 30, T7S, R25W, Pike County, Arkansas
 Containing 180 acres, more or less



0 0.125 0.25 0.5
 Miles



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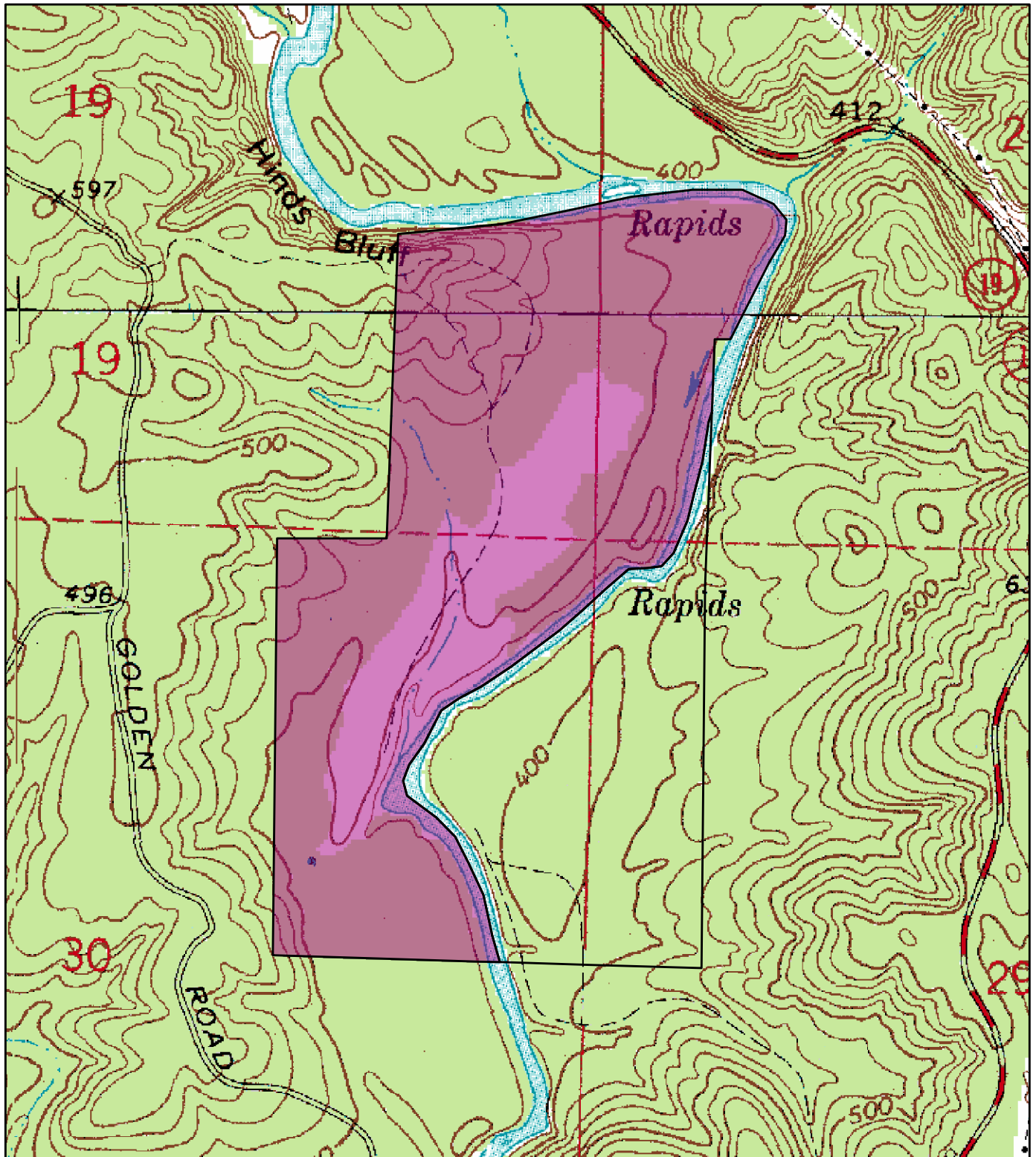


0 0.125 0.25
Miles



2010 Aerial

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Pt. Sec. 19, 20, 29, 30, T7S, R25W, Pike County, Arkansas
Containing 180 acres, more or less



0 0.125 0.25
Miles



Created: April, 2011
Drawn By: JDT

OFFER FORM
BOONE'S LITTLE MISSOURI RIVER FARM TRACT

BID OPENING AT 3:00 PM, FRIDAY, MAY 20, 2011

-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. **BOONE'S LITTLE MISSOURI RIVER LAND SALE NOTICE**. I submit the following as an offer for the purchase of the following tract located in Pike county, Arkansas and further described as:

Boone's Little Missouri River Farm Tract (#4236): Described as part of E 1/2 of SE 1/4 south of river, Section 19; part of NW 1/4 of SW 1/4, south of river, and part of the W 1/2 of SW 1/4 of SW 1/4, west of river, Section 20; part of NW 1/4 of NW 1/4 north of river, Section 29; and part of E 3/4 of NE 1/4 west of river, Section 30, T7S, R25W, Pike County, Arkansas, containing a total of 180 acres, more or less.

My offer will remain valid through 5:00pm, Monday, May 23, 2011. I understand 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. I understand closing is expected to be held within 30 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 3:00p.m., Friday, May 20, 2011)
P.O. Box 65, Arkadelphia, AR 71923 or FAX to (870) 246-3341

Little Missouri River Farm Tract (Listing # 4236: ± 180 Acres) \$_____

Date: _____

Bidder Printed Name: _____

Bidder Signature: _____

Address: _____
Street City, State, Zip

Phone No.: _____ Fax No.: _____

Email Address: _____

