

Land for Sale

Poyen
Highway 229
Tract

± 124.25 Acres**Grant County, AR****Big Timber**

Kingwood Forestry Services, Inc. has been authorized to manage the sale of the Poyen Highway 229 Tract. Land to be sold is described as the SE 1/4 of SW 1/4; NW 1/4 of SW 1/4; SW 1/4 of NW 1/4, Section 28; Part of E 1/2 of SE 1/4, Section 29, Township 4 South, Range 15 West, containing a total of 124.25 acres, more or less, Grant County, AR. See attached maps.

\$425,000.00**Over 1/2 Mile of Frontage on Highway 229**

Tract is located one mile north of Poyen, AR. Terrain is flat to gently rolling. The timber consist of stands of good quality pine and hardwood saw-timber. Soils consist of silt loams and fine sandy loams with a high site index for loblolly pine ranging from 90 feet to 100 feet on 50-year base.

**www.kingwoodforestry.com**

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.

870-246-5757



Merchantable Timber

Kingwood Forestry Services conducted a 10% fixed radius plot cruise of all merchantable timber in **2008**. Based on the 2008 inventory conducted by Kingwood Forestry, estimated volumes and tree counts are as follows (volumes have NOT been adjusted to reflect growth since cruise):

Pine Sawtimber	5,978 Trees	930,985 Board Feet	7,785 Tons
Red Oak Sawtimber	529 Trees	102,510 Board Feet	800 Tons
White Oak Sawtimber	118 Trees	1,400 Board Feet	171 Tons
Gum/Misc Sawtimber	470 Trees	94,415 Board Feet	646 Tons
Pine Pulpwood	1,333 Trees	139 Cords	376 Tons
Hardwood Pulpwood	3,988 Trees	430 Cords	1,290 Tons

**KINGWOOD
FORESTRY
SERVICES, INC.**

P.O. Box 65 / #4 Executive Circle
Arkadelphia, AR 71923

Phone: 870-246-5757

Fax: 870-246-3341

E-mail:

arkadelphia@kingwoodforestry.com



www.kingwoodforestry.com

NOTICE OF LAND SALE
POYEN HIGHWAY 229 TRACT (LISTING # 4209)
GRANT COUNTY, ARKANSAS

Method of Sale

The Poyen Highway 229 Tract is offered for sale for \$425,000.00. Mailed offers should be addressed to Kingwood Forestry Services, Inc., P.O. Box 65, Arkadelphia, AR 71923 with **“Poyen Highway 229 Tract”** clearly marked in the lower left corner of the envelope to protect security of the offer. An offer form is attached. On mailed offers please call our office to confirm receipt of offer. Offers also may be hand-delivered or sent by fax to 870-246-3341. All faxed offers will be immediately acknowledged. Please await confirmation that your faxed offer has been received.

Conditions of Sale

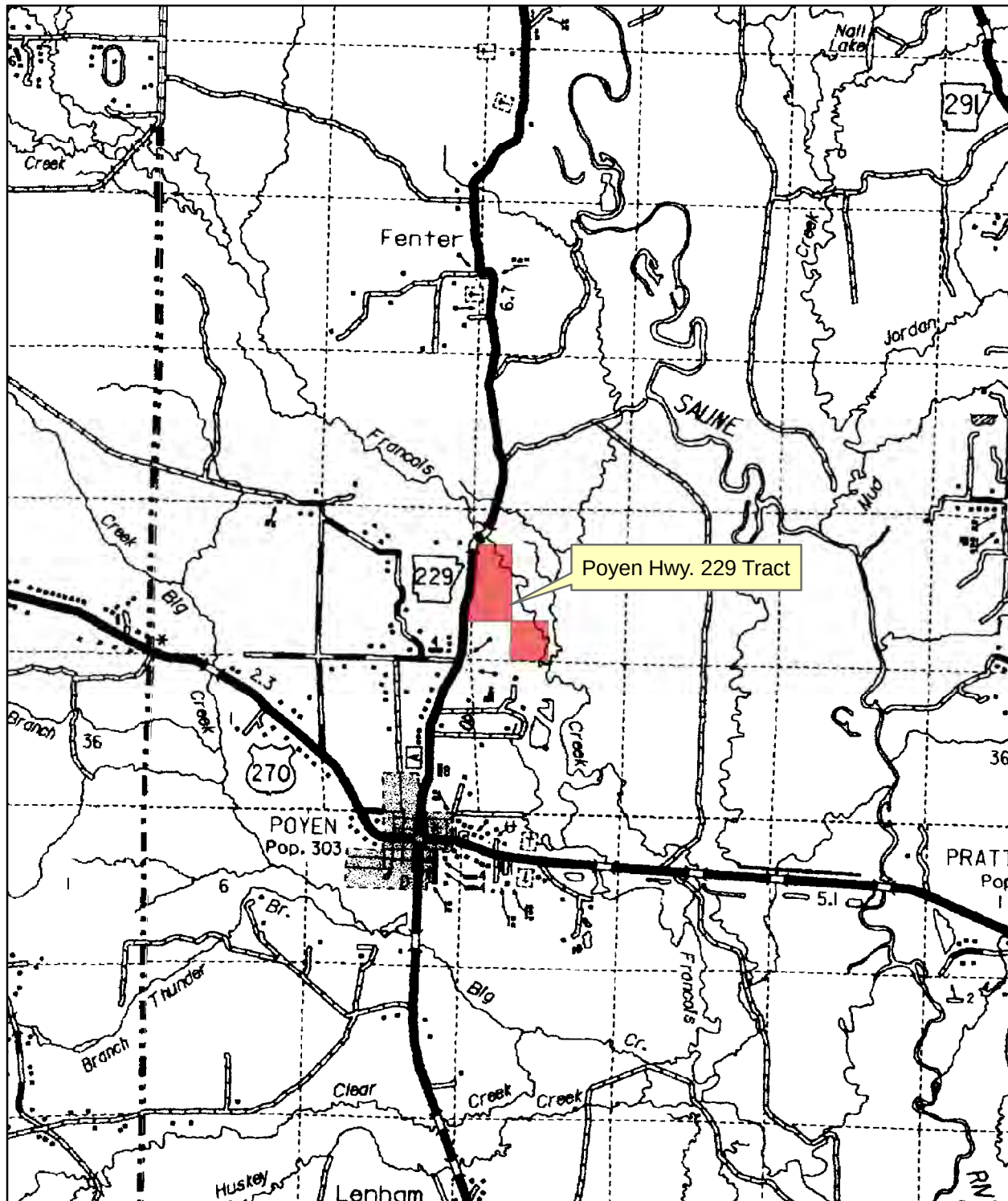
1. The landowner reserves the right to accept or reject any offer.
2. Offers submitted will remain valid for five business days. Successful bidder will be notified on or before that time by telephone, fax, or e-mail. Upon acceptance of an offer a more formal Contract of Sale, with earnest money in the 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 are being sold in their 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 (1/2) 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. Deer stands, feeders, trail cameras 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.

www.kingwoodforestry.com

LAND SALE NOTICE

Poyen Highway 229 Tract

SE 1/4 of SW1/4 ;NW 1/4 of SW1/4; SW 1/4 of NW 1/4, Section 28; pt. E 1/2 of SE 1/4 of Section 29,
T4S, R15W, Grant County, AR,
containing a total of 124.25 acres, more or less.



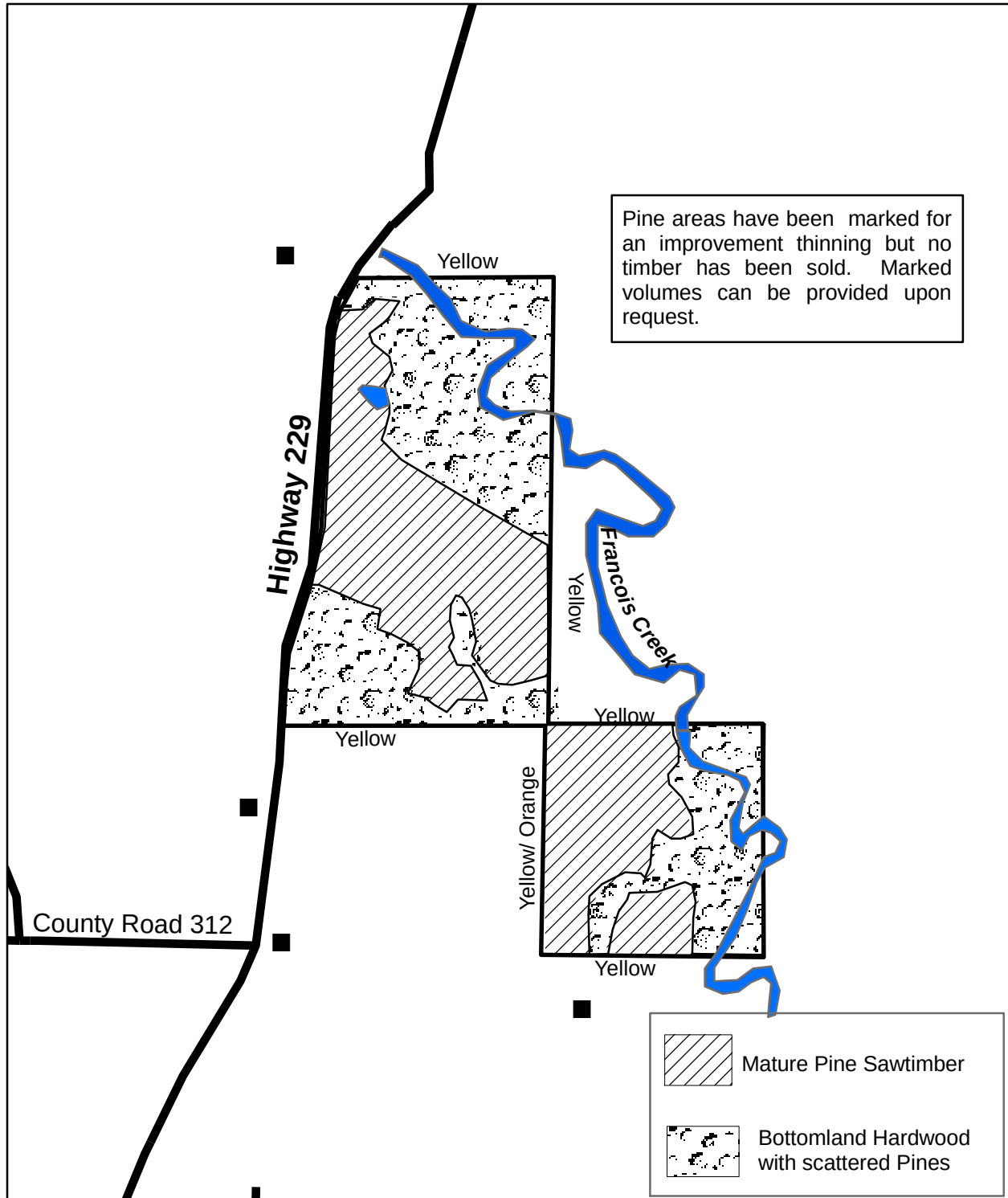
(870) 246-5757
www.kingwoodforestry.com



Location Map
MEC

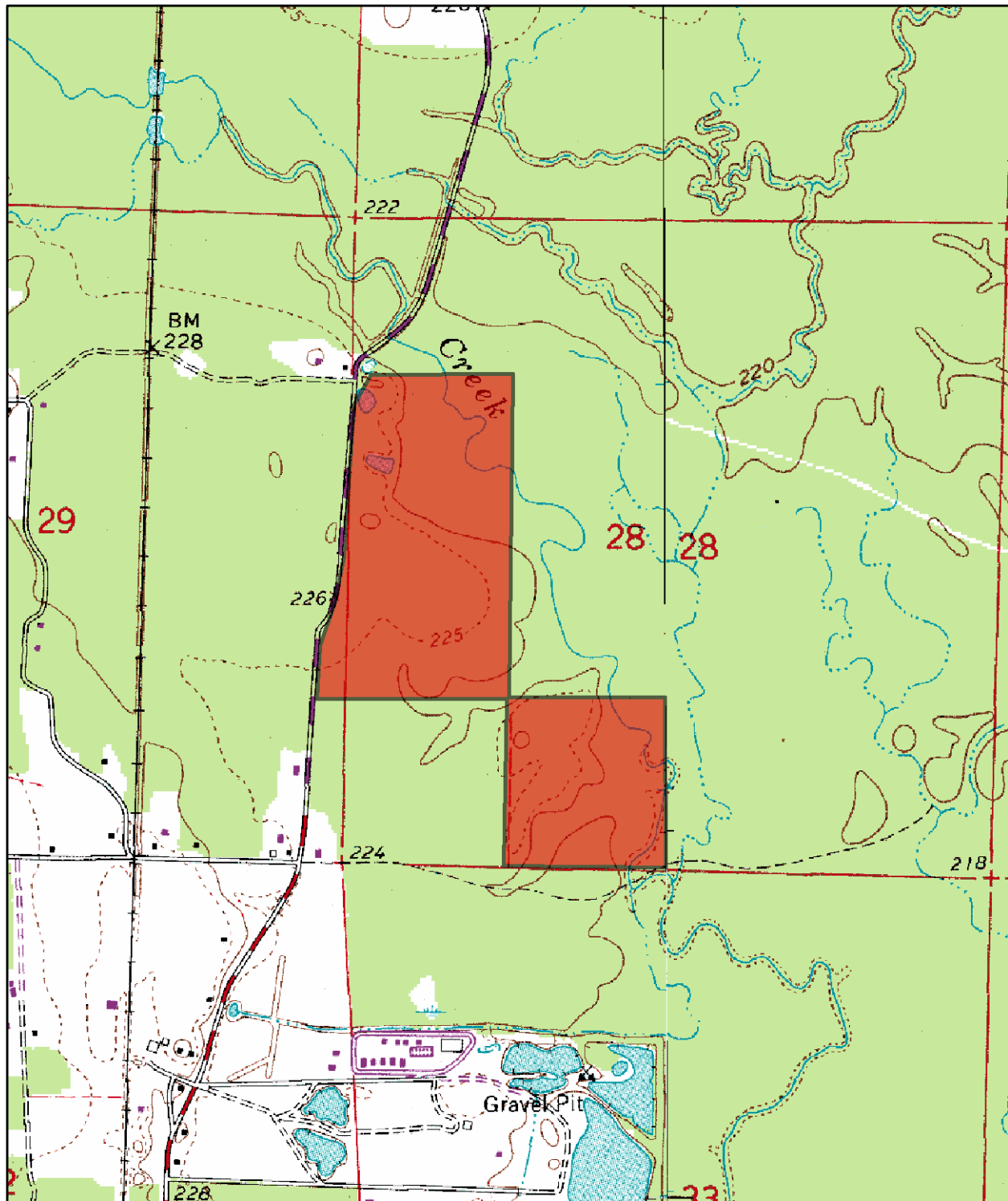
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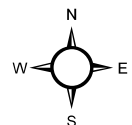


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0 0.25
Miles



(870) 246-5757
www.kingwoodforestry.com



USGS Topo
MEC

LAND SALE

POYEN HIGHWAY 229 TRACT (LISTING #4209)

OFFER FORM

-Please fax offer to 870-246-3341 or mail to P.O. Box 65, Arkadelphia, AR 71923-

I submit the following as an offer for the purchase of the following tract (land & timber) as detailed on land sale notice and below; the tract is offered for sale at \$425,000.00.

My offer will remain valid for five business days from this date. If my offer is accepted, I am ready, willing, able and obligated to execute a more formal Contract of Sale within seven business days of owner's acceptance with earnest money in the amount of 10% of purchase price. Closing date to occur approximately 30 days after contract execution.

Date of Offer: _____

Tract Name:

POYEN HIGHWAY 229 TRACT

Location of Tract:

SE 1/4 of SW 1/4; NW 1/4 of SW 1/4; SW 1/4 of NW 1/4, Section 28; Part of E 1/2 of SE 1/4, Section 29, Township 4 South, Range 15 West, containing a total of 124.25 acres, more or less, Grant County, AR. See attached maps.

Total Number of Acres in Tract:

124.25 acres, more or less.

Amount of Offer

\$ _____

Name: _____ Printed Fax No: _____

Name: _____ Signed Phone No: _____

Address: _____ Email: _____

City, State, Zip: _____

Send offer form to: Kingwood Forestry Services, Inc.
P.O. Box 65
Arkadelphia, AR 71923

Or fax to 870-246-3341