

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

**Listing
#4201**

NOTICE OF LAND SALE

DEANN 45 ACRES TRACT (Listing #4201)

HEMPSTEAD COUNTY, ARKANSAS

Bid Date: Friday, October 15, 2010 @ 3:00 P. M.

— Pine Plantation on County Road —

Kingwood Forestry Services, Inc. has been authorized to manage the sale of a tract of timberland containing 45 acres, more or less, in Hempstead County, Arkansas.

Tract Description: Land to be sold is described as part of E ½ of NE ¼ lying NE of county road, Section 19, Township 11 South, Range 24 West, containing 45 acres, more or less, Hempstead County, Arkansas (DeAnn 45 Acres Tract – see attached maps). The property is located less than ten miles North of Hope and Interstate 30. The tract is located approximately four miles northeast of Old Washington State Park and approximately two miles northeast of Hope Wildlife Management Area. Access is one-half mile of frontage on County Road 19. Some utilities are available at road right-of-way. Soils consist of Ora fine sandy loam and Sacul fine sandy loam with site index for loblolly pine averaging 81 feet on fifty year base. Terrain is gently rolling.

This tract was formerly Cabe Family timberland and contains a well-stocked pine plantation established in 1999. A small creek with a hardwood corridor crosses the tract.

In addition to timberland, the tract offers homesite potential and hunting opportunities. Maps and photographs can be viewed at www.kingwoodforestry.com/realestate.htm

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 **“DeAnn 45 Tract (Listing #4201)”** 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 15, 2010.** 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.

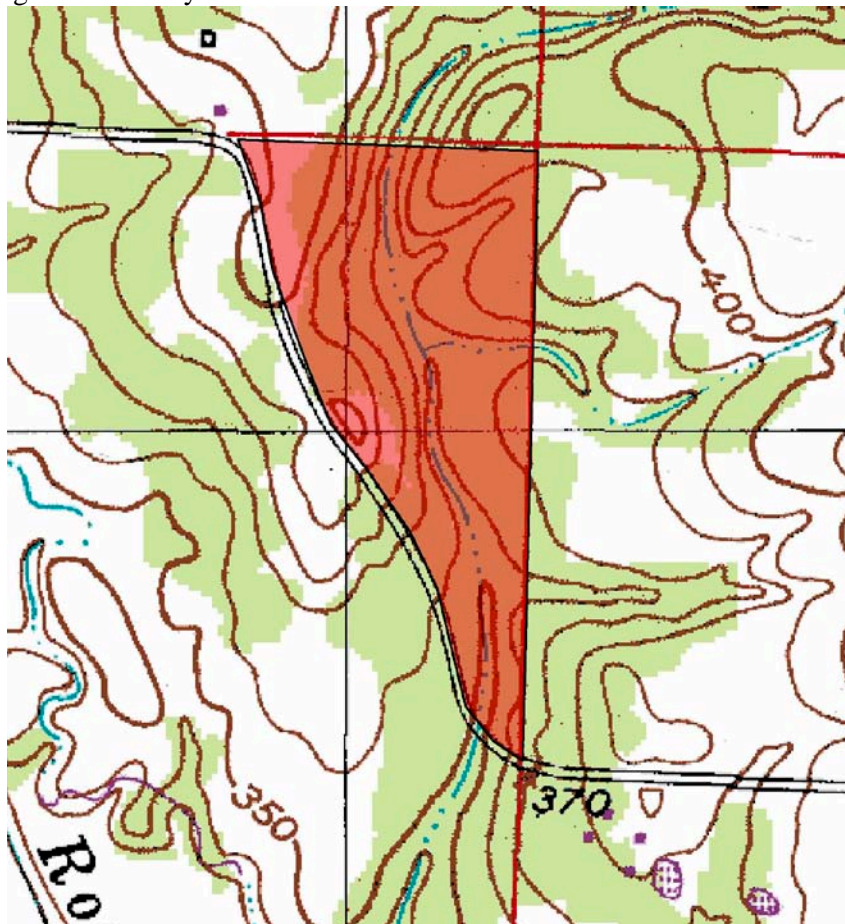
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DEANN 45 ACRES TRACT LAND SALE (LISTING #4201)

Bid Date: Friday, October 15, 2010 @ 3:00 P. M.

Conditions of Sale:

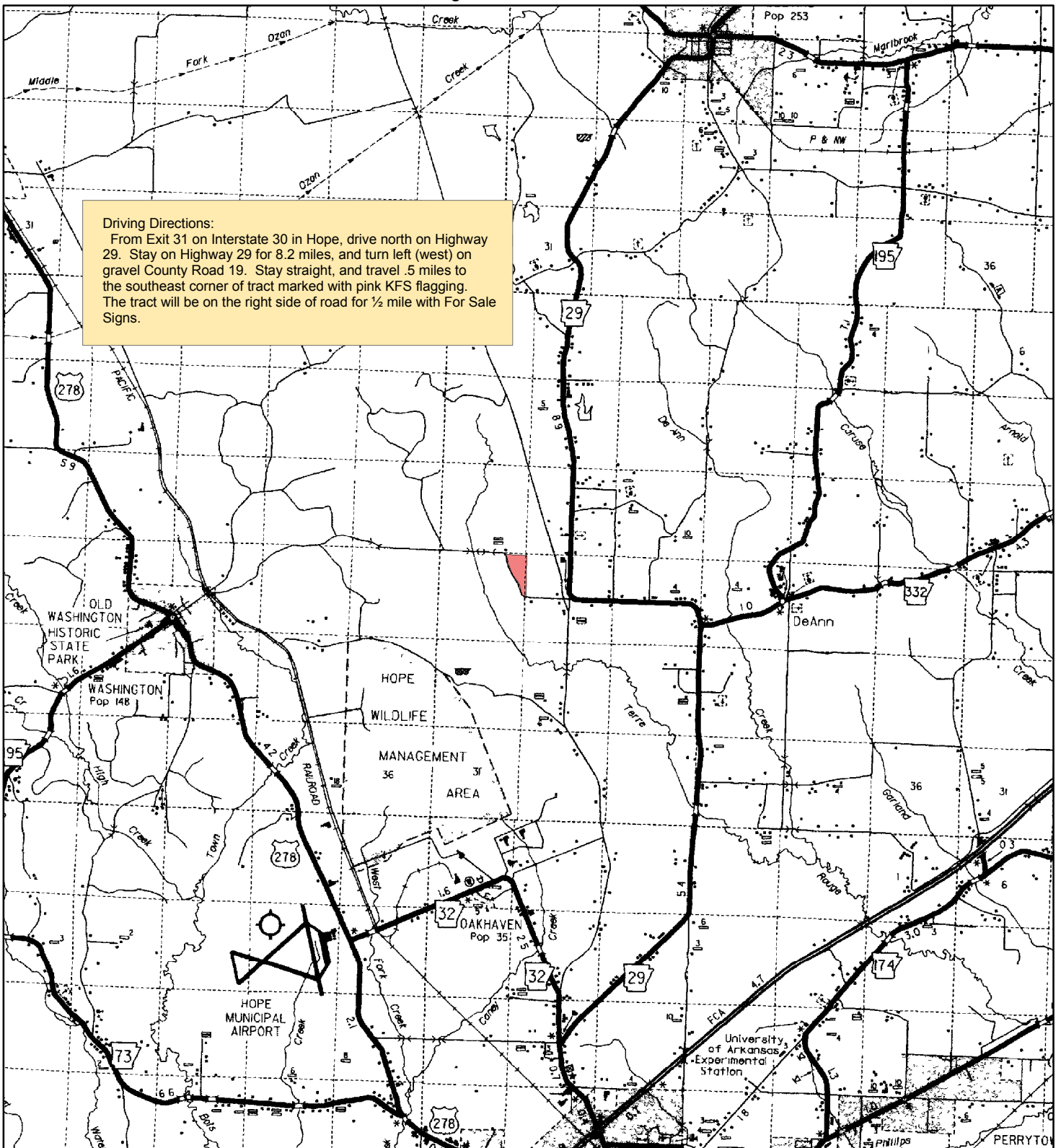
1. The landowner reserves the right to accept or reject any offer or to reject all offers.
2. Offers submitted will remain valid through 3:00 P.M., Wednesday, October 20, 2010. Successful bidder will be notified on or before that time by telephone, fax, or e-mail. Upon acceptance of an offer a more formal 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 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 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. All 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. 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.
8. 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.



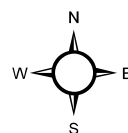
LAND SALE NOTICE
DeAnn 45 Tract
Part of NE 1/4 of Section 19, T11S, R24W,
Hempstead County, Arkansas,
containing 45 acres, more or less.

Driving Directions:

From Exit 31 on Interstate 30 in Hope, drive north on Highway 29. Stay on Highway 29 for 8.2 miles, and turn left (west) on gravel County Road 19. Stay straight, and travel .5 miles to the southeast corner of tract marked with pink KFS flagging. The tract will be on the right side of road for 1/2 mile with For Sale Signs.

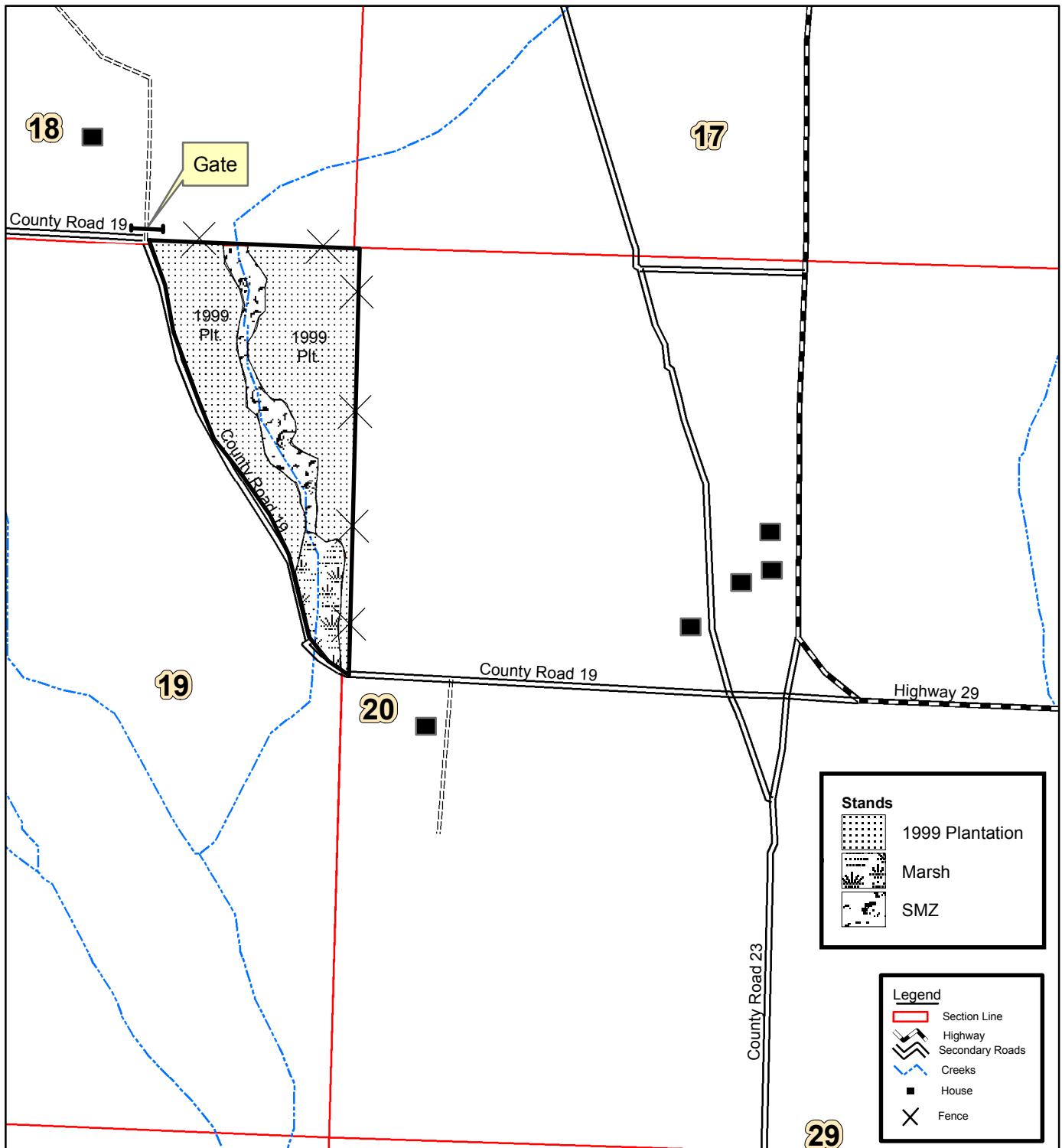


0 1 2 3 Miles



Location Map
MEC

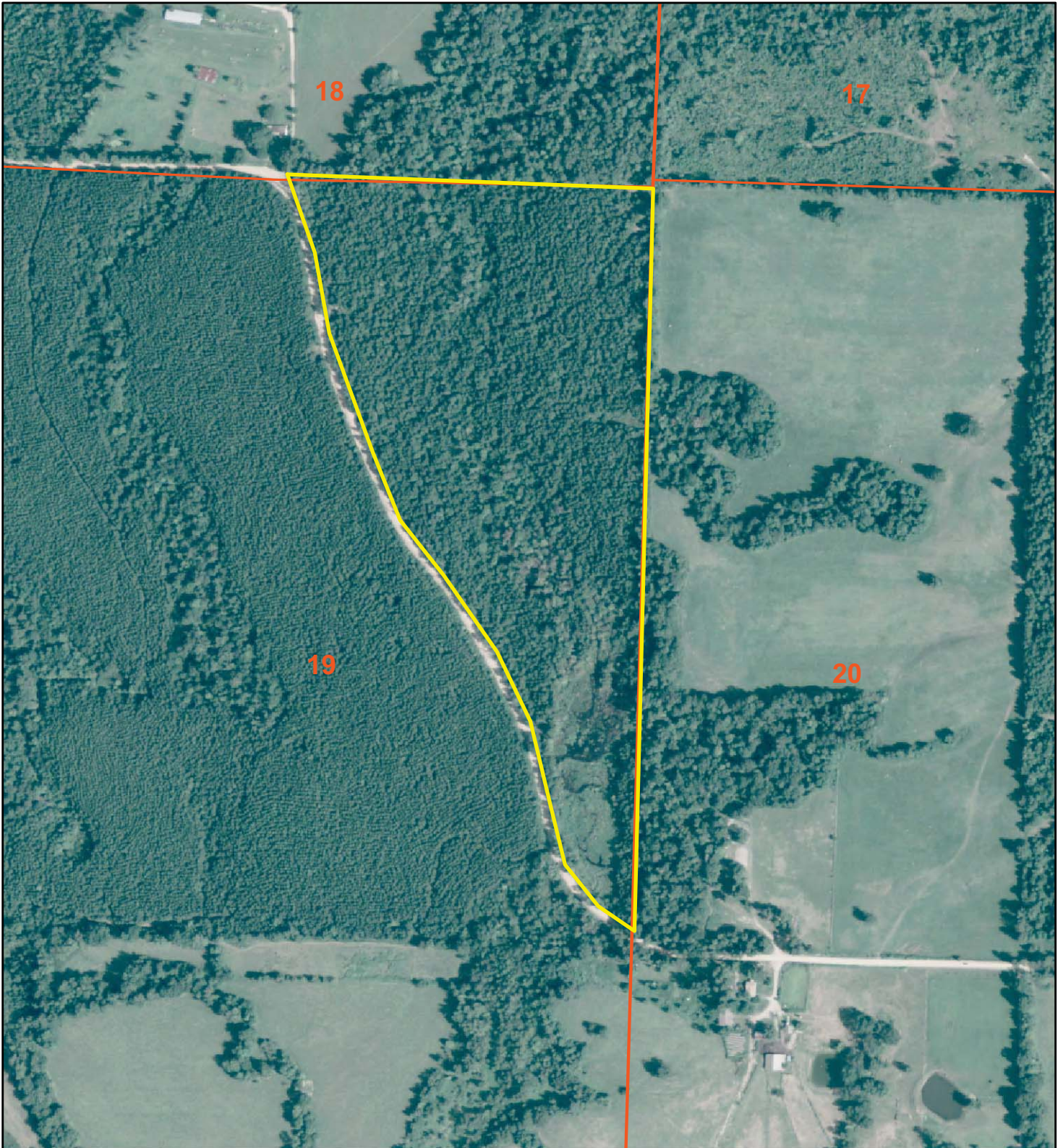
NOTICE OF LAND SALE
DeAnn 45 Acres Tract
Part of E $\frac{1}{2}$ of NE $\frac{1}{4}$ of Section 19, T11S, R24W
Hempstead County, Arkansas
containing 45 acres, more or less.



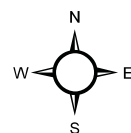
0 0.125 0.25
Miles



LAND SALE NOTICE
DeAnn 45 Tract
Part of NE 1/4 of Section 19, T11S, R24W,
Hempstead County, Arkansas,
containing 45 acres, more or less.



0 0.25 Miles



2009 Aerial
MEC

OFFER FORM
DEANN 45 ACRES LAND SALE (LISTING #4201)

Bid Date: Friday, October 15, 2010 @ 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 DeAnn 45 Acres Tract land sale. I submit the following as an offer for the purchase of the following tract further described as: part of E ½ of NE ¼ lying NE of county road, Section 19, Township 11 South, Range 24 West, containing 45 acres, more or less, Hempstead County, Arkansas (see attached maps).

My offer will remain valid through 3:00 p.m. Wednesday, October 20, 2010. 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 15, 2010**)
P. O. Box 65
Arkadelphia, AR 71923
Or fax to 870-246-3341

DeAnn 45 Acres Tract (Listing #4201): part of E ½ of NE ¼ lying NE of county road, Section 19, Township 11 South, Range 24 West, containing 45 acres, more or less, Hempstead County, Arkansas (DeAnn 45 Acres Tract – see attached maps).

Total Acres: 45 acres, more or less

Offer Amount: \$ _____

Date: _____

Bidder: _____ Fax No.: _____

Printed

Bidder: _____ Phone No.: _____

Signed

Address: _____
City, State, Zip

Email: _____