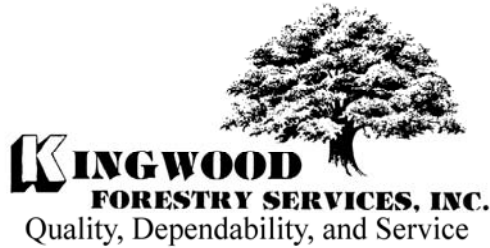




P.O. Box 1290
145 Greenfield Drive
Monticello, AR 71657
(870)367-8567
FAX 1-870-367-8424
E-mail: monticello@kingwoodforestry.com



Other Kingwood Locations:
P.O. Box 65
No. 4 Executive Circle
Arkadelphia, AR 71923
(870)246-5757
FAX 1-870-246-3341
Centre West Office Complex
4414 Morris Lane
P.O. Box 5887
Texarkana, TX 75505
(903)831-5200
FAX 1-903-831-9988

Listing#
1130

NOTICE OF LAND SALE

HENSLEY 80 TRACT

Bid Date: Friday, October 8, 2010 @ 3:00 P.M.

- 80 Acre Timberland Investment-
- 9 Yr Old Pine Plantation with Hardwood and Pine Buffers-
- Saline County, Arkansas -

Kingwood Forestry Services, Inc. has been authorized to manage the sale of +/-80 acres, more or less, located just west of I-530 in the south east corner of Saline County, Arkansas. The **Hensley 80 Tract** is being sold on a basis of lump sum sealed bids on Friday, October 8, 2010.

Land and Timber Description: The tract is described as the E ½ of the SE ¼ Section 36, Township 2 South, Range 12 West, Saline County, Arkansas, containing 80 acres, more or less. The timber on the tract consists primarily of a 9 Year Old Pine Plantation and some small areas of hardwood and pine timber. The 9 Year Old Pine Plantation covers approximately 71 acres of the property. Trees average around 20-25 feet in height and appear to be adequately stocked. This pine plantation offers good long term timber growth potential for the investor. The remaining area on the tract consists of about 5.5 acres of large hardwood and pine timber in a stream buffer along a creek flowing through the tract and a 3.5 acre patch of natural pine pulpwood and small logs near the northeast corner of the tract.

The topography of the tract is gently rolling with primarily Savannah fine sandy loam soils with some Caddo-Messer variant soils. The NRCS Web Soil Survey reports an average native site index for Loblolly Pine of 82-83 Feet (base age 50). The property offers great hunting and recreation opportunity for the buyer. The upland pine plantation offers great cover habitat and forage for wildlife, while the oak hardwood timber in the stream buffer and the creek provides food and water for wildlife.

The tract is accessed across managed timberlands owned by other landowners. There is no written easement to the property, but verbal permission was gained from the managing forester to show the access route for this land sale and install the temporary gate lock. The property can be accessed from both the north and south boundaries by woods roads. Driving instructions are found on the following page.

Hensley 80 Tract

Driving Directions: From Little Rock, travel South on Interstate 530 for about 15 miles to Exit 15 (Hensley Exit). Take the exit and turn right (West) onto Hensley Road and go about 0.2 miles to W Hensley Road on the right. Turn right (North) onto W Hensley Road and continue westerly, following the road around multiple turns for about 2.3 miles to the gated road on the left (south) side of the road. A temporary combination lock has been installed with Combo 8-5-6-7. Enter the gate and follow the gravel road south for about 0.25 miles to a fork in the road. To access the north side of the tract, take the left fork and go about 0.25 miles to the end of the gravel and then continue on the woods road to the right for another 200 yards to the north boundary of the tract. To access the south side of the tract, take the right fork and go about 1 mile to a "T" in the road. Turn left (East) and go about 0.5 miles to a woods road on the left. Follow this woods road for about 350 yards to the southwest corner of the tract.

South and North boundary lines are marked with Orange/Red paint. The southwest corner has a government survey marker at the property corner. Approximate locations of all corners have been flagged with pink Kingwood flagging. Kingwood Land For Sale signs mark the property as you enter from each access route.

Method of Sale: The land and timber will be sold on the basis of lump sum sealed bids. An offer form is attached. Bids will be opened at the Kingwood Forestry office at 145 Greenfield Drive, Monticello, Arkansas at **3:00 P.M., Friday, October 8, 2010**. Mailed offers should be addressed to Kingwood Forestry Services, Inc., P.O. Box 1290, Monticello, Arkansas 71657 with **"Hensley 80 Tract"** clearly marked in the lower left corner of the envelope to protect security of the offer. 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 870-367-8424. 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 and to sell in the manner they determine will be most advantageous to them.
2. Offers submitted will remain valid through 5:00 P.M., Tuesday October 12, 2010. 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 single sum and not on a per acre basis. Advertised acreage is believed to be correct, but is not guaranteed. Offer price is for entire tract, regardless of acreage. Seller will not provide survey. The attached tract maps are thought to be accurate, but should not be considered as survey plats.

- Conditions of Sale Continued on the Following Page -

Hensley 80 Tract
Conditions of Sale Continued

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. Any mineral rights which are owned by the seller will be conveyed to the buyer without warranty of any kind.
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. Should Buyer be required by a lender to purchase a lenders title insurance policy the Buyer will pay any fees for such policy.
6. A local title company selected by Seller 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 warrants the conditions of the property, including access routes, and all persons entering upon the property assumes all risk and accept said property in its existing conditions during such inspection and assume all liability and shall indemnify Seller and its agents from and against all damages to property, claims, demands, or causes of action of every kind, nature and description relating to its access to or presence on the property. Access routes provided in this notice are for inspecting purposes only and do not represent legal easements to the property.
9. 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.
10. Questions regarding this land sale should be directed to licensed sales agent Ben Ballard or licensed broker John McAlpine of Kingwood Forestry Services at 870-367-8567.

Aerial Photographs, Topographic Maps, Tract Pictures

Available at:

www.kingwoodforestry.com

LAND FOR SALE
Hensley 80 Tract
+/-80 Acres - Sec. 36, T2S, R12W
Saline County, Arkansas

Listing #
1130

Gate
Temp Combo
8-5-6-7

25

30

Mint

Leopard

Hensley Mail Route

Hensley Mail Route
X--X

Pecan

Capps

T2S-R12W

KFS Sign

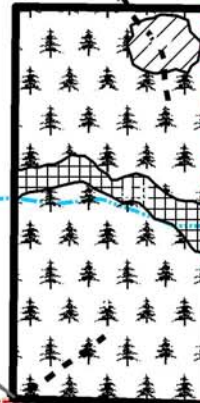
T2S-R11W

35

36

31

Orange Paint



Orange Paint

Campbell Bayou

Forestry Road 9944

Forestry Road 9943

KFS Sign

Dukes Branch

2

1

T3S-R12W

6

T3S-R11W

Dukes Branch

Forestry Road 9940

Legend

Forest Type

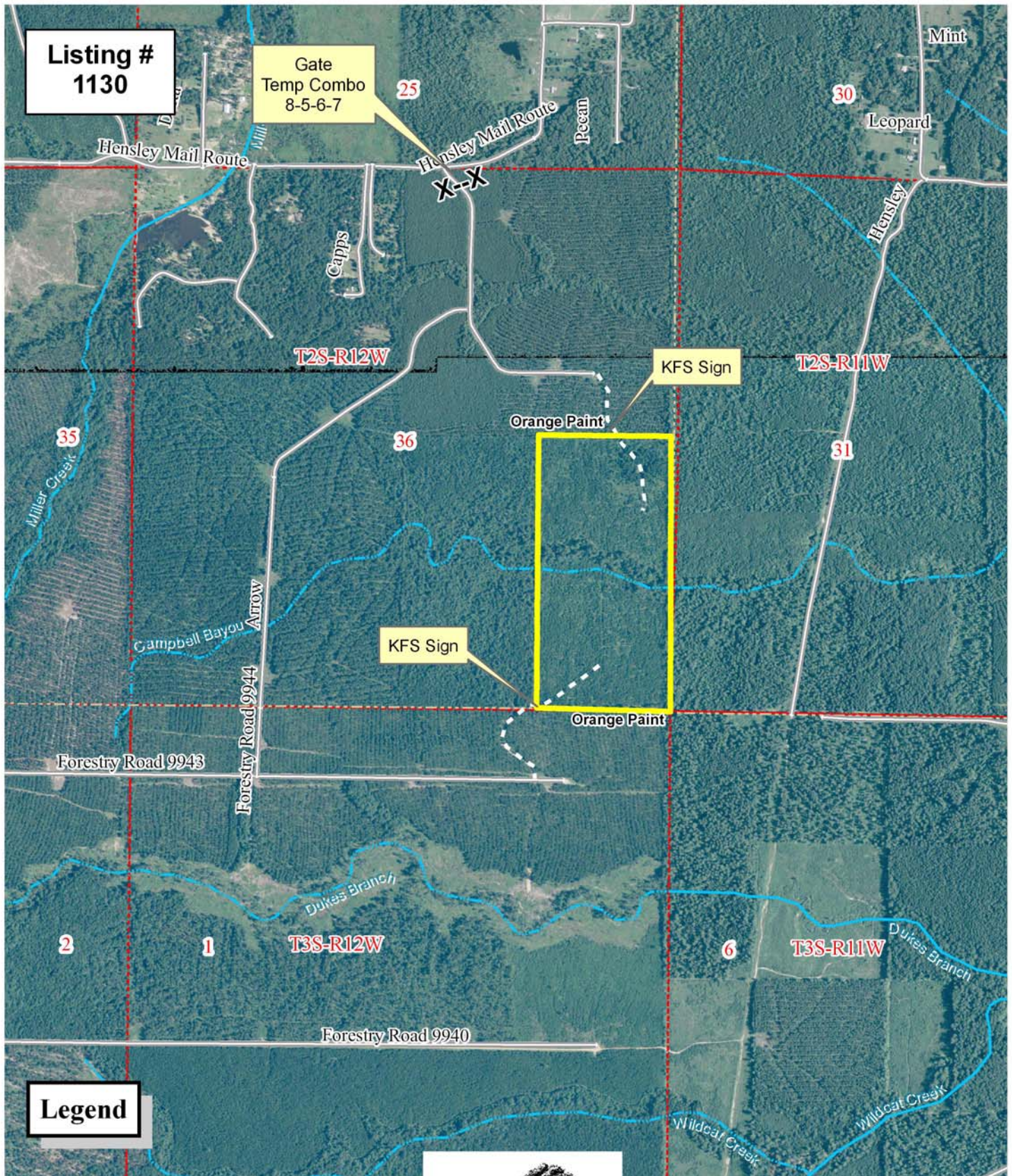
- 9 Year Plantation
- Hardwood-Pine Buffer
- Natural Pine

0 0.125 0.25 0.5 Miles



Created By: BDB
Printed Date: 9-13-10

LAND FOR SALE
Hensley 80 Tract
+/-80 Acres - Sec. 36, T2S, R12W
Saline County, Arkansas



Listing #
1130

Gate
Temp Combo
8-5-6-7

KFS Sign

KFS Sign

Legend

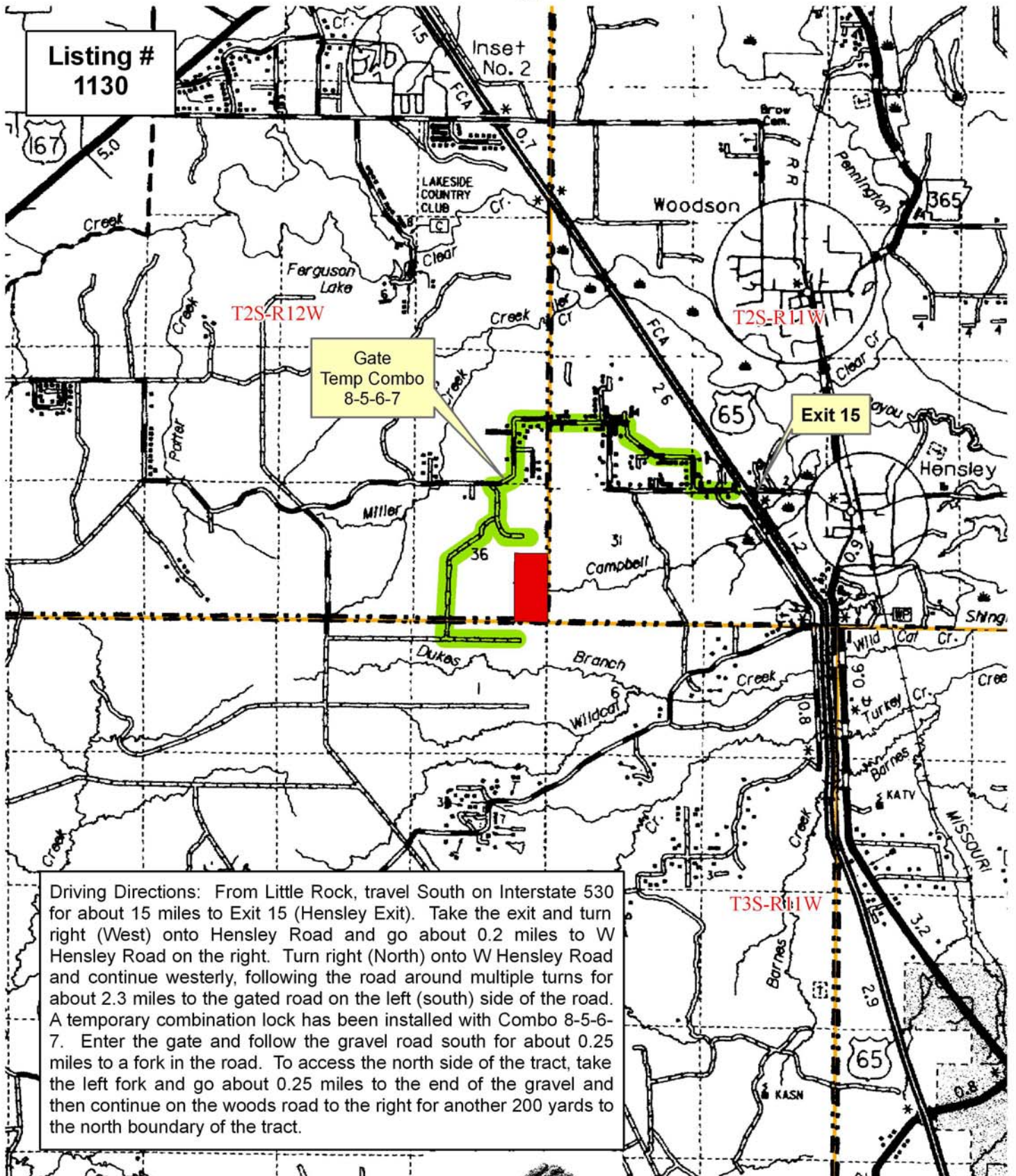
0 0.125 0.25 0.5
Miles



Created By: BDB
Printed Date: 9-13-10

LAND FOR SALE
Hensley 80 Tract
+/-80 Acres - Sec. 36, T2S, R12W
Saline County, Arkansas

Listing #
1130



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0 0.5 1 2 Miles



OFFER FORM

HENSLEY 80 TRACT

KFS# 11305

Bid Date: Friday, October 8, 2010 @ 3:00 P.M.

-- Please fax offer to **870-367-8424** or mail to **P.O. Box 1290, Monticello, AR 71655** --

Reference is made to the Kingwood Forestry Services, Inc. Notice of Land Sale for the Hensley 80 Tract (KFS# 1130).

I submit the following offer for the purchase the Hensley 80 Tract (KFS#1130), Saline County, Arkansas, containing 80 acres, more or less.

My offer will remain valid through 5:00 p.m., Tuesday, October 12, 2010. If my offer is accepted, I am ready, willing, able and hereby obligated to execute a Contract of Sale within seven business days, with deposit of earnest money in the amount of 10% of the purchase price. **Closing is expected to be held within Thirty (30) days after execution of Contract of Sale.**

Send Offer Form to: Kingwood Forestry Services, Inc. (**Before 3:00 p.m., October 8, 2010**)
P.O. Box 1290
Monticello, AR 71655
Or Fax to 870-367-8424

**** Clearly write "HENSLEY 80 TRACT" on lower left corner of mailed envelopes ****

Hensley 80 Tract

KFS# 1130

E 1/2 of SE 1/4 of Sec 36, T2S, R12W

Saline County, Arkansas

\$ _____

*** Please clearly complete all information below ***

Bidder: _____
Printed

Fax No: _____

Bidder: _____
Signed

Phone No: _____

Address: _____

E-mail: _____

Date: _____

* Buyer acknowledges that Kingwood Forestry Services, Inc. is the agent of the seller in this land sale transaction *