

P.O. Box 5887
4414 Morris Ln.
Texarkana, TX 75505
(903)831-5200
FAX 1-903-831-9988
E-mail: texarkana@kingwoodforestry.com



Other Kingwood Locations:
P.O. Box 1290
145 Greenfield Drive
Monticello, AR 71657
(870)367-8567
FAX 1-870-367-8424

P.O. Box 64
No. 4 Executive Circle
Arkadelphia, AR 71923
(870)246-5757
FAX 1-870-246-3341

NOTICE OF LAND SALE

BEECH TRACT (#7081)

--- Excellent Development Potential with Paved County Road Frontage On Two Sides ---

Kingwood Forestry Services, Inc. has been authorized to manage the sale of the Beech Tract, 120 acres, more or less, in Miller County, Arkansas.

Location: The land to be sold is described as the N $\frac{1}{2}$ of the SE $\frac{1}{4}$ & the SE $\frac{1}{4}$ of the SE $\frac{1}{4}$, Section 17, Township 17 South, Range 27 West, Miller County, Arkansas, containing 120 acres, more or less. See attached maps.

Tract Description: This tract is comprised of +/- 77 acres of 1994 pine plantation that has been thinned and is in excellent condition and +/- 26 acres of streamside zones consisting of hardwood and mixed pine. The remaining acres consist of oil well locations, powerline/pipeline rights-of-way, and internal roads. The tract has excellent access with Miller County Road 41 on the east boundary line and Miller County Road 42 on the north boundary line. Internal access is provided by gravel oil well roads. Terrain is gently rolling to flat. Photographs and maps can be viewed at www.kingwoodforestry.com/realestate.htm

Notice: Any person receiving this land sale marketing material is considered a prospective buyer for the subject property. Should a prospective buyer or its agent(s) 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.

Method of Sale: The Beech Tract is offered for sale at **\$220,000.00**

Offers may be mailed, faxed, or hand delivered. An offer form is attached. Mailed offers should be addressed to Kingwood Forestry Services, Inc., P.O. Box 5887, Texarkana, Texas 75505 with **"Beech Tract Land Sale"** clearly marked in the lower left corner of the envelope to protect the security of the offer. Offers may be delivered by fax to 903-831-9988. All faxed offers will be acknowledged upon receipt. Offers may be hand delivered to Kingwood Forestry Office at 4414 Morris Lane, Texarkana, Texas 75503. **No verbal offers will be accepted.**

--Conditions of Sale on back of this page--



Beech Tract (#7081)

Conditions of Sale:

1. All offers will be presented to Seller for consideration. Offers must remain valid for a minimum of 5 business days for Seller to consider. Seller reserves the right to either counter or reject any offer.
2. Upon acceptance of an offer, a Real Estate Sales Contract will be executed between Buyer and Seller, with Buyer depositing earnest money in the amount of 10% of the purchase price to the escrow account of the attorney for the Seller. All earnest money deposit checks should be made out in the name of Adams and Reese Escrow Account. A sample of the Real Estate Sales Contract will be provided upon request. Terms are cash at closing. Closing is to occur within 45 days of contract execution.
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. Seller will not provide a survey.
4. Conveyance will be by Special Warranty Deed, subject to encumbrances of record; current and subsequent taxes; leases or rights of any tenants or lessees, parties in possession; all outstanding mineral rights or reservations, oil, gas, or mineral leases; water districts, water rights; restrictions or reservations; roadways, rights-of-way, easements; any contracts purporting to limit or regulate the use, occupancy or enjoyment of said premises and all other matters which an accurate survey would show applicable to or affecting the Property.
5. Property is being sold on an "As Is" basis without representations or warranties of any kind or nature. No environmental inspection or representation has been or will be made by Seller or its agents.
6. Mineral rights have previously been reserved by International Paper Company and its successors. A summary of such mineral reservation will be provided upon request.
7. Property taxes will be pro-rated as of closing. Seller will pay for deed preparation. Buyer will pay recording fees and real estate transfer tax (deed stamps). **Seller will not provide a title insurance policy.** If Buyer wishes to acquire a title search or title insurance policy, the cost of any such title search or title insurance policy will be paid by the Buyer.
8. The attorney for the Seller will serve in the dual capacity of Escrow Agent and counsel for the Seller. Should the Buyer choose to have a local title company or attorney conduct a title search, provide title insurance or serve as their closing agent or escrow agent, all costs associated with such services will be paid by the Buyer.
9. Kingwood Forestry Services, Inc. is the real estate firm representing the Seller. All information in this notice is provided solely as a courtesy to prospective buyers, but is not guaranteed. Neither Seller nor its agents, nor Kingwood warrant the accuracy of any information contained in this notice. Prospective buyers should make their own timber volume determination. Prospective buyers assume the responsibility for verifying this information to their satisfaction. Kingwood makes no representation for the Buyer.

--Conditions of Sale continued on next page--

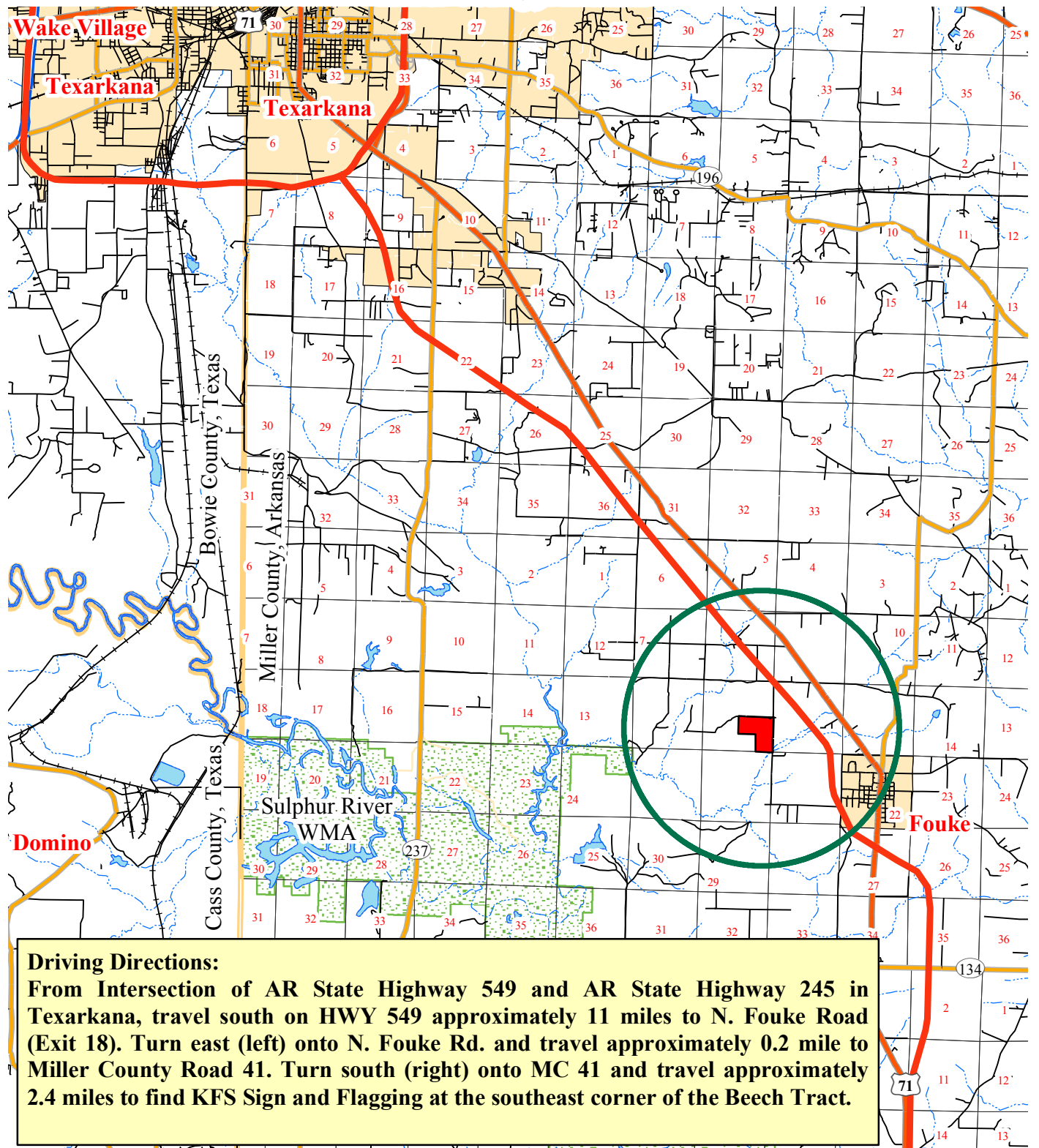


Beech Tract (#7081)

10. If prospective buyers or their agents wish to inspect the property, such property inspections shall be done at reasonable times 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.
11. 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.
12. The Conditions of Sale stated herein are a general summary of those aspects more specifically described in the Real Estate Sales Contract. Should there be any variation in wording or conditions the Real Estate Sales Contract takes precedence.
13. Questions regarding the land sale should be directed to licensed agent Roger Hooper at (903)-831-5200 or licensed broker Pete Prutzman of (870) 246-5757.

Photographs and maps can be viewed at
www.kingwoodforestry.com/realestate.htm

Land For Sale
Beech Tract (#7081)
+/-120 Acres
N1/2 of SE1/4 & SE1/4 of SE1/4, Sec. 17, T17S, R27W
Miller County, Arkansas



0 1 2 3 4 Miles



StreetMap USA
April 2010
Printed By: RDH

Land For Sale
Beech Tract (#7081)
+/-120 Acres
N1/2 of SE1/4 & SE1/4 of SE1/4, Sec. 17, T17S, R27W
Miller County, Arkansas

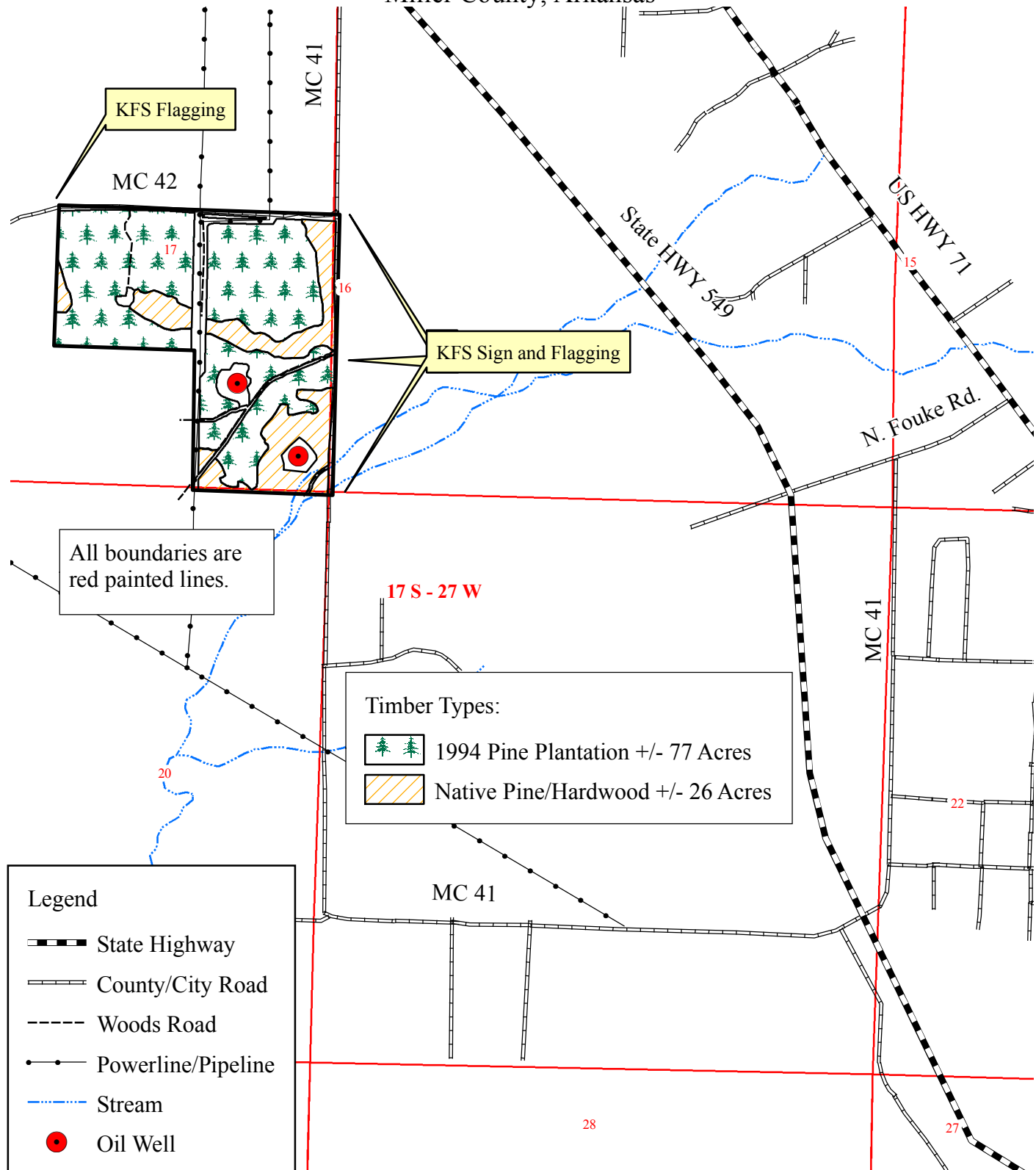


0 0.25
Miles

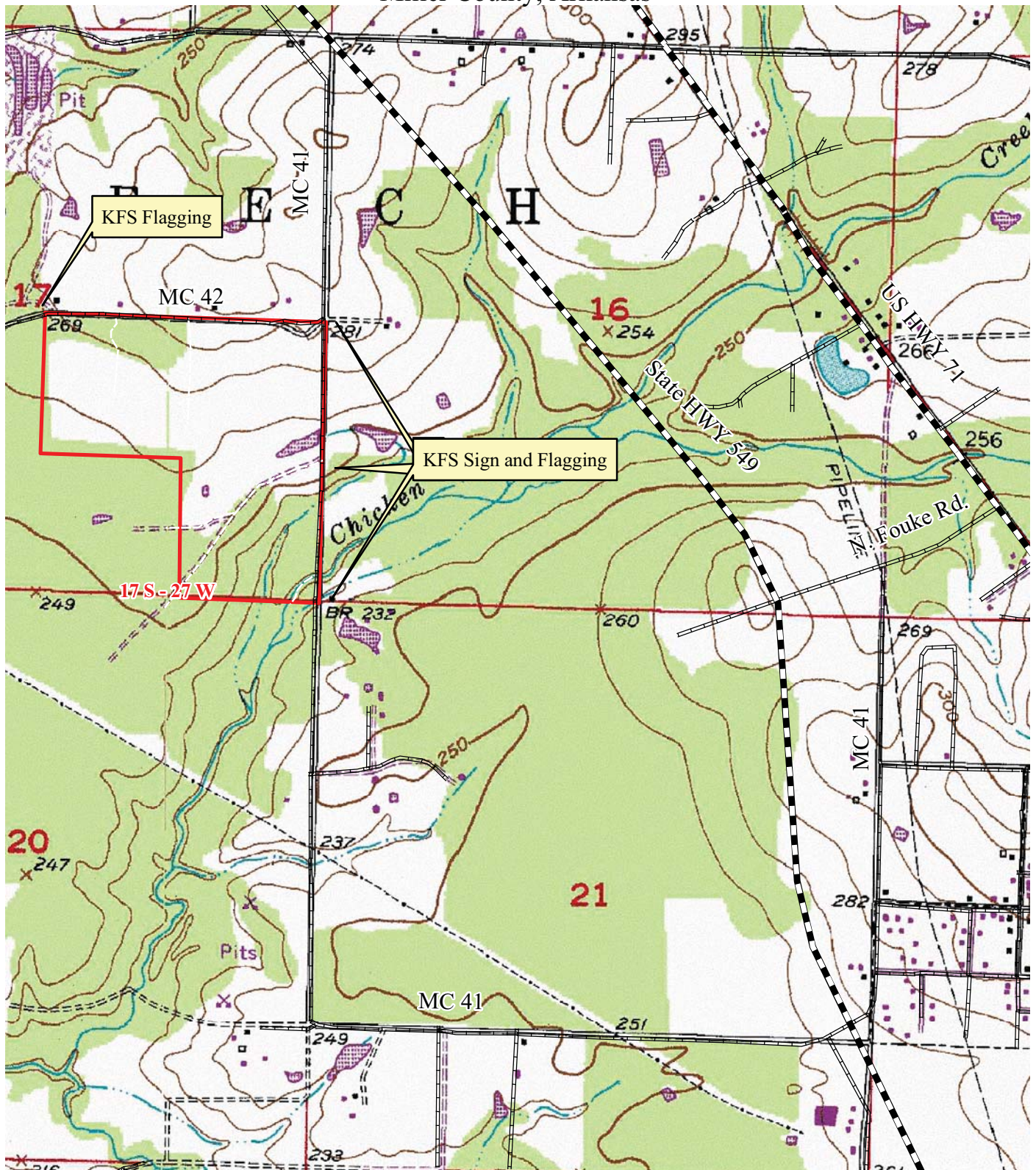


Land For Sale
Beech Tract (#7081)
+/-120 Acres

N1/2 of SE1/4 & SE1/4 of SE1/4, Sec. 17, T17S, R27W
Miller County, Arkansas



Land For Sale
Beech Tract (#7081)
+/-120 Acres
N1/2 of SE1/4 & SE1/4 of SE1/4, Sec. 17, T17S, R27W
Miller County, Arkansas



0 0.25
Miles



AR DRG
April 2010
Printed By: RDH

OFFER FORM

BEECH TRACT LAND SALE (#7081)

*Please fax offer to 903-831-9988 or mail to P.O. Box 5887, Texarkana, Texas 75505
or hand deliver to 4414 Morris Lane, Texarkana, Texas 75503

Reference is made to the Kingwood Forestry Services, Inc. notice for the Beech Tract (#7081) Land Sale.

I submit the following as an offer for the purchase of the following tract located in Miller County, Arkansas and further described as the N½ of the SE¼ & the SE¼ of the SE¼, Section 17, Township 17 South, Range 27 West, Miller County, Arkansas, containing 120 acres, more or less.

My offer will remain valid for five business days after submitted. 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 forty-five days of offer acceptance.

Send offer form to: Kingwood Forestry Services, Inc.
P. O. Box 5887
Texarkana, TX 75505
Or fax to 903-831-9988
Or 4414 Morris Lane
Texarkana, TX 75503

****Clearly write "Beech Tract Land Sale" in lower left corner of envelope****

Beech Tract (#7081), 120 acres, more or less:

\$ _____

Name: _____
Printed

Fax No.: _____

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