

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

LAKE ERLING EAST 3 TRACT (#7075) LAKE ERLING EAST 6 TRACT (#7076)

--- Property on Bodcau Creek in Lafayette County ---

Kingwood Forestry Services, Inc. has been authorized to manage the sale of three tracts of land: Lake Erling East 3 Tract, +/- 24 acres; Lake Erling East 6 Tract, +/- 25 Acres; Lafayette County, Arkansas.

Locations: The lands to be sold are described as:

Lake Erling East 3, part of the NW $\frac{1}{4}$, Section 3, containing +/-24 acres;

Lake Erling East 6, part of the SW $\frac{1}{4}$, Section 3, containing +/-25 acres;

Township 18 South, Range 24 West, Lafayette County, Arkansas. See attached maps.

Tract Descriptions:

1. The Lake Erling East 3 Tract consists of +/- 24 acres of premerchantable natural pine and hardwood. The western boundary line borders Bodcau Creek and backwater sloughs. Topography on the tract is gently rolling to flat. Access is provided by a $\frac{1}{4}$ of a mile woods road from a private maintained gravel road from Lafayette County Road 248.

2. The Lake Erling East 6 Tract consists of +/- 25 acres of natural, maturing pine and hardwood. Topography on the tract is gently rolling to flat. The south boundary line has excellent frontage on Arkansas State Highway 360, which provides access with a maintained, gravel road.

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

Method of Sale: **Lake Erling East 3 Tract (#7075) is offered for sale at \$29,400.00.**
 Lake Erling East 6 Tract (#7076) is offered for sale at \$47,700.00.

All offers should be submitted on the attached offer form. Mailed offers should be addressed to Kingwood Forestry Services, Inc., P. O. Box 5887, Texarkana, TX 75505, with the corresponding tract name(s) clearly marked in lower left corner of the envelope to protect the security of the offer. On mailed offers, please call our office to confirm receipt of offer. Offers may be delivered by fax to 903-831-9988. **All faxed offers will be immediately acknowledged. Please await confirmation that your faxed offer has been received.** Hand delivered offers should be brought to 4414 Morris Lane, Texarkana, Texas 75503. **No verbal telephone offers will be accepted.**

Conditions of Sale on back of this page

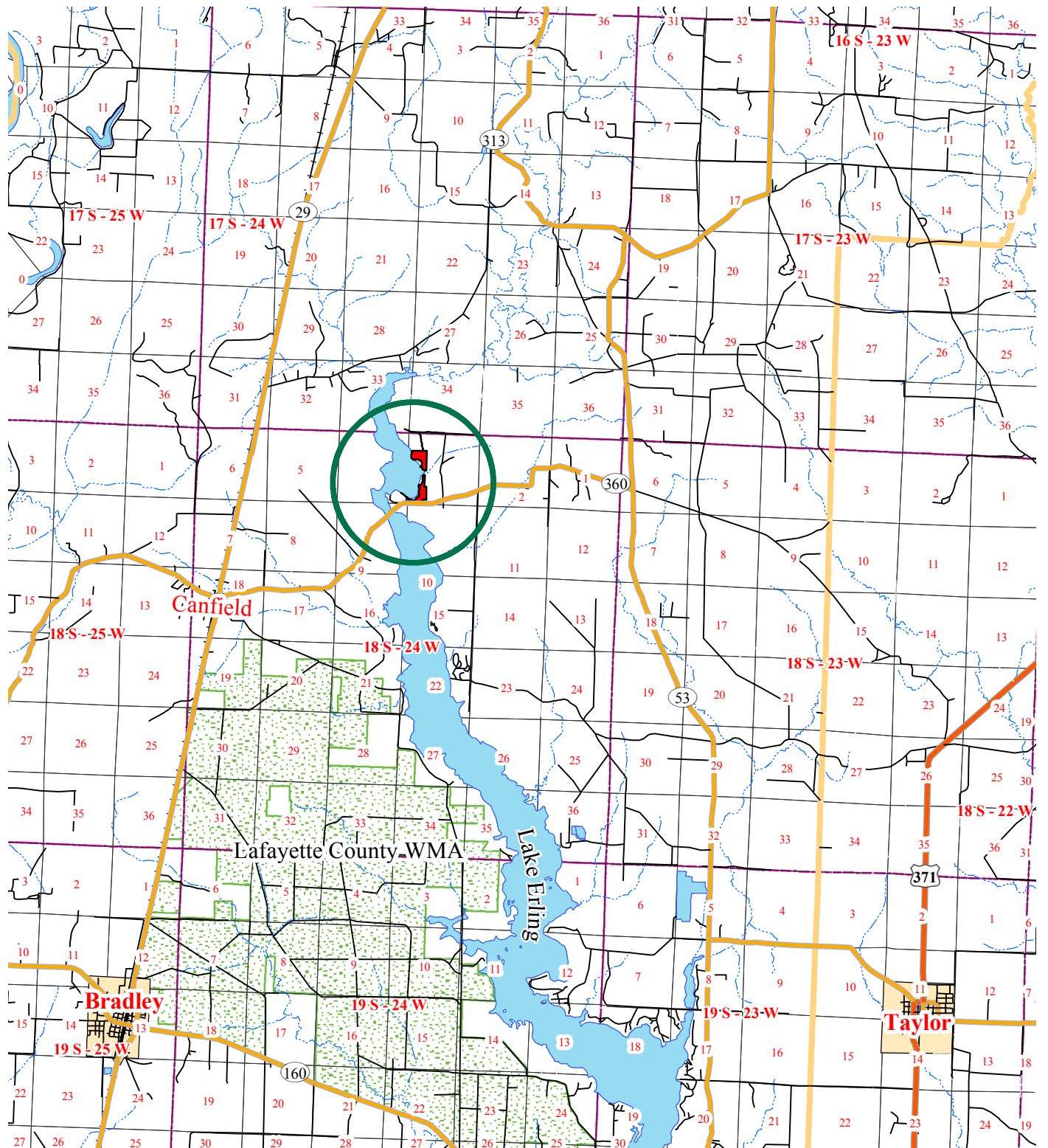


Lake Erling East 3 Tract (#7075)
Lake Erling East 6 Tract (#7076)

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 the offer or reject the offer.
2. Upon acceptance of an offer, a more formal Contract of Sale will be executed between Buyer and Seller with Buyer depositing earnest money of 10% of purchase price with title company. A sample Contract of Sale may be provided upon request. Terms are cash at closing. Closing is to be scheduled within 45 days on a predetermined date.
3. Only offers for a specific dollar amount will be accepted. Each 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 entire tract(s), regardless of acreage. Seller will not provide a survey.
4. Conveyance will be by Special (Limited) Warranty Deed, subject to all 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(ies). Seller's conveyance will except and/or reserve all oil, gas, lignite and other minerals of similar or dissimilar nature.
5. No environmental inspection or representation has been or will be made by Seller.
6. Seller will pay pro-rated property taxes (to date of closing), deed preparation and one-half of the real estate transfer tax (deed stamps). Buyer will pay recording fees and one-half of the real estate transfer tax (deed stamps). **Seller will not provide a title search or 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 Buyer.
7. A local title company selected by Buyer will be used to conduct closing between Buyer and Seller, with Buyer paying for any fees associated with closing services.
8. Kingwood Forestry Services, Inc. is the real estate firm representing the seller in this transaction. Kingwood makes no representation for the Buyer.
9. All information in this brochure is believed to be correct. Buyers assume the responsibility for verifying this information to their satisfaction.
10. Hunting equipment (such as Deer stands, feeders, trail cameras, etc.) and any other man-made items found on the property(ies) do not convey unless stated otherwise.
11. Property(ies) inspections shall be done in daylight hours. Seller and Kingwood Forestry Services, Inc. in no way warrant the conditions of the property(ies), including access routes, and all persons entering upon the property(ies) assume all risk and accept said property(ies) in its/their existing condition(s) during such inspection(s) and assume all liability and shall indemnify Seller and its agents from and against all damages to property(ies), claims, demands, or causes of action of every kind, nature and description relating to its access to or presence on the property(ies).
12. Questions regarding the land sale should be directed to Roger Hooper, licensed sales agent, of Kingwood Forestry Services office at 903-831-5200.

Land For Sale
Lake Erling East 3, +/-24 Acres (#7075),
Lake Erling East 6, +/-25 Acres (#7076),
Pt. of Secs. 3 & 10, T18S, R24W
Lafayette County, Arkansas

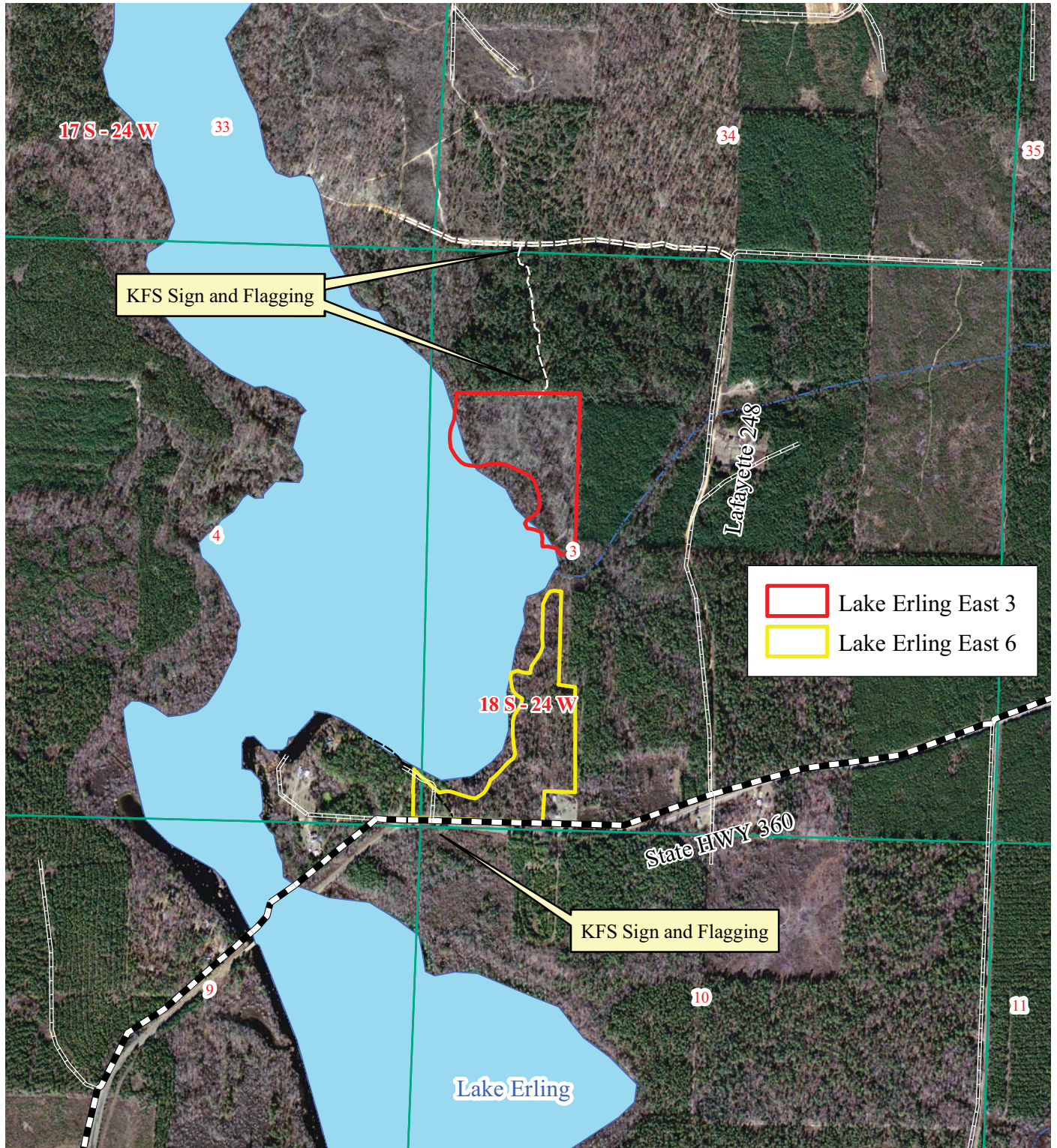


0 1 2 3 4
Miles



StreetMap USA
August 2010
Printed By: RDH

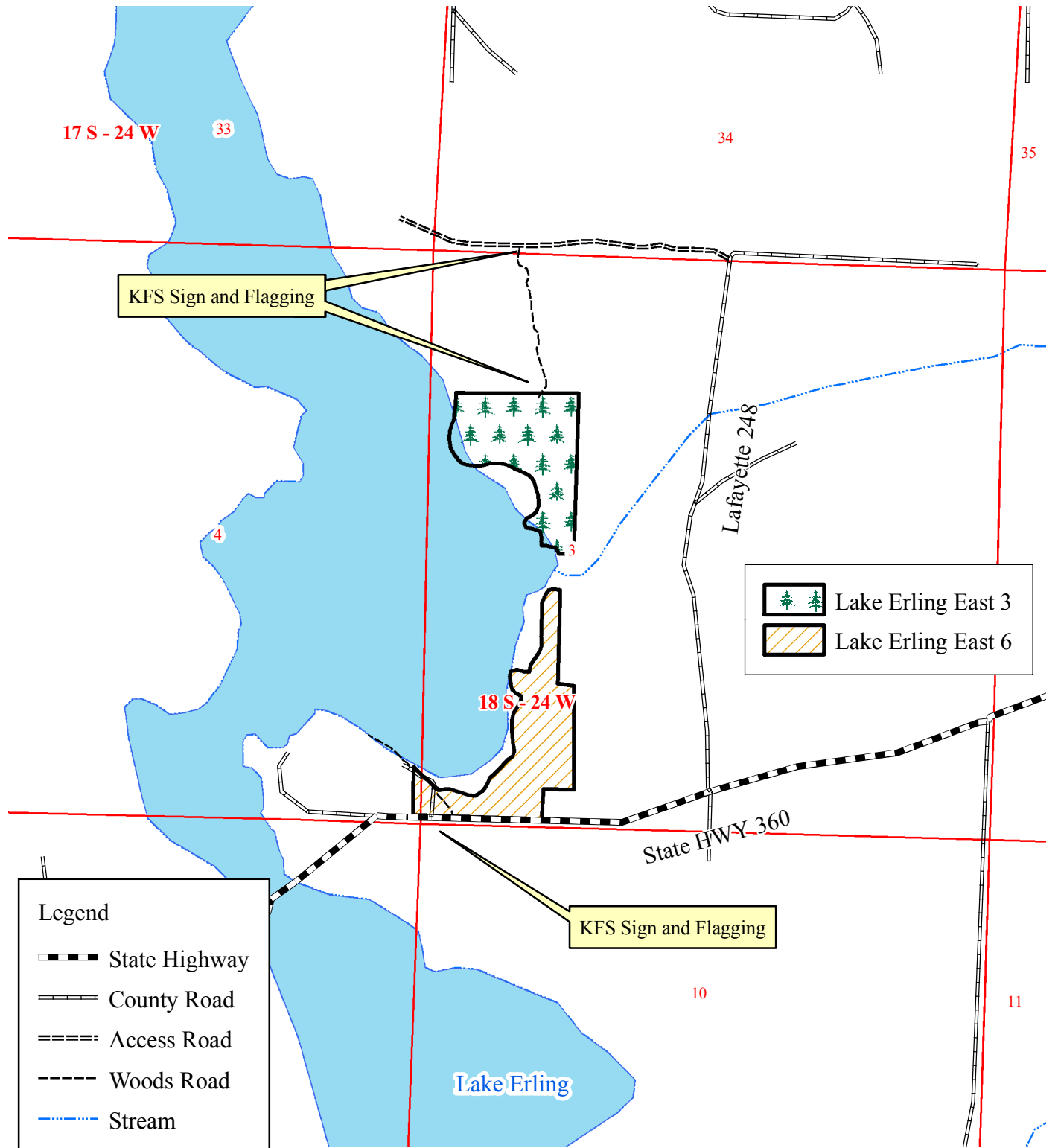
Land For Sale
Lake Erling East 3, +/-24 Acres (#7075),
Lake Erling East 6, +/-25 Acres (#7076),
Pt. of Secs. 3 & 10, T18S, R24W
Lafayette County, Arkansas



0 0.25
Miles



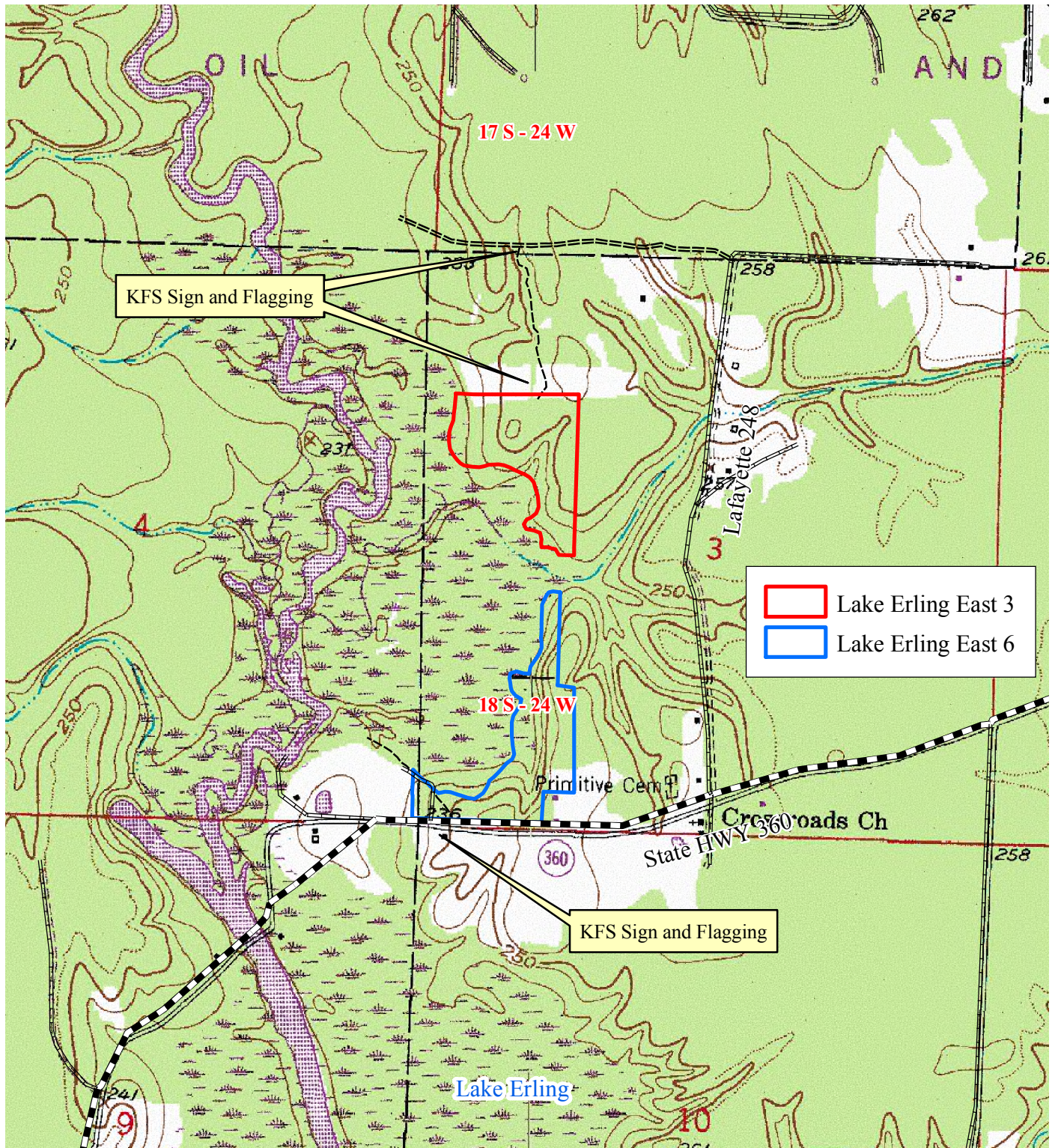
Land For Sale
Lake Erling East 3, +/-24 Acres (#7075),
Lake Erling East 6, +/-25 Acres (#7076),
Pt. of Secs. 3 & 10, T18S, R24W
Lafayette County, Arkansas



0 0.25
Miles



Land For Sale
Lake Erling East 3, +/-24 Acres (#7075),
Lake Erling East 6, +/-25 Acres (#7076),
Pt. of Secs. 3 & 10, T18S, R24W
Lafayette County, Arkansas



0 0.25
Miles



OFFER FORM

LAKE ERLING EAST 3 TRACT LAND SALE (#7075)

LAKE ERLING EAST 6 TRACT LAND SALE (#7076)

---Please fax offer to 903-831-9988 or mail to P. O. Box 5887, Texarkana, TX 75505 ---

Or hand deliver to 4414 Morris Lane, Texarkana, TX 75503

Reference is made to the Kingwood Forestry Services, Inc. notice for the Lake Erling East 3 Tract (#7075), Lake Erling East 6 (#7076) Land Sale(s).

I submit the following as an offer(s) for the purchase of the following tract(s) located in Lafayette County, Arkansas and further described in the corresponding land sale notice.

My offer (s) will remain valid through five business days following the day of submitted offer. If my offer(s) is/are 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 on a predetermined date.

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

Lake Erling East 3 Tract (#7075), 24 acres, more or less: \$ _____

Lake Erling East 6 Tract (#7076), 25 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