

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

RICHMOND TRACT ("North" & "South") (#7061)

-- Excellent Recreational and Timber Investment with State Highway and Paved County Road Frontage --

Kingwood Forestry Services, Inc. has been authorized to manage the sale of two tracts of land containing a total of 295 acres, more or less, in Little River County, Arkansas (Richmond Tract).

Location: The Richmond Tract "North" is described as part of the SE¼, Section 4 and the W½ of the NW¼, Section 10, Township 13 South, Range 30 West, Little River County, Arkansas, containing 215 acres, more or less; the Richmond Tract "South" is described as the W½ of the SW¼, Section 10, Township 13 South, Range 30 West, Little River County, Arkansas, containing 80 acres, more or less. See attached maps.

Tract Description: The Richmond Tract "North" is +/-215 acres with excellent access with approximately 2,100 feet of Little River County Road 21 frontage and consists of +/-206 acres currently in timber deed that is scheduled to expire March 30, 2020 and +/-1 acre of mature, native pine sawtimber with approximately 132 feet of Arkansas State Highway 32 frontage. The remaining +/-8 acres consists of a powerline right-of-way and internal roads. Land only will convey on the +/-206 acre timber deed area on the Richmond Tract "North", the land and timber will convey on the +/-1 acre portion that fronts AR Highway 32. In the event the Richmond Tract "North" sells separately from the Richmond Tract "South", Seller will retain a right-of-way easement on the existing internal woods road that will convey to the buyer of the Richmond Tract "South".

The Richmond Tract "South" is +/-80 acres that consists of +/-46 acres of a well stocked, bedded 1997 (Age 13) loblolly pine plantation that is in excellent condition. The stand is quickly approaching a first thinning which will provide near future timber income to the buyer. In addition, +/-24 acres is comprised of a 1988 (Age 22) loblolly pine plantation that has been thinned once and approaching the need for a second thinning, offering near future timber income as well. Also, +/-9 acres of the tract consists of native hardwood timber. In the event the Richmond Tract "South" sells separately from the Richmond Tract "North", Seller will grant a right-of-way easement on the existing internal woods road to the buyer of the Richmond Tract "South".

According to the soil survey for Little River County done by the USDA, Soil Conservation Service, soils types on the tract consist of Acadia, Gore, and Wrightsville with site indices ranging from 76-83 (base age 50 years) and loblolly pine as the recommended tree species to be planted.

--Continued on back of this page--

**Richmond Tract (“North” & “South”)
(#7061)**

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.

Method of Sale:

**Richmond Tract “North” (+/-215 Acres) is offered for sale at \$128,000.00
Richmond Tract “South” (+/- 80 Acres) is offered for sale at \$168,000.00**

All offers should be submitted on the attached offer form. **Offers may be submitted for either the Richmond Tract “North” or the Richmond Tract “South” or both “North” and “South” combined.** Mailed offers should be addressed to Kingwood Forestry Services, Inc., P. O. Box 5887, Texarkana, TX 75505, with “Richmond Tract Land Sale” clearly marked in lower left corner of the envelope to protect the security of the offer. Kingwood Forestry Service will confirm receipt of mailed offers. 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. Offers may be hand delivered to 4414 Morris Lane, Texarkana, Texas 75503. **No verbal telephone offers will be accepted.**

Conditions of Sale:

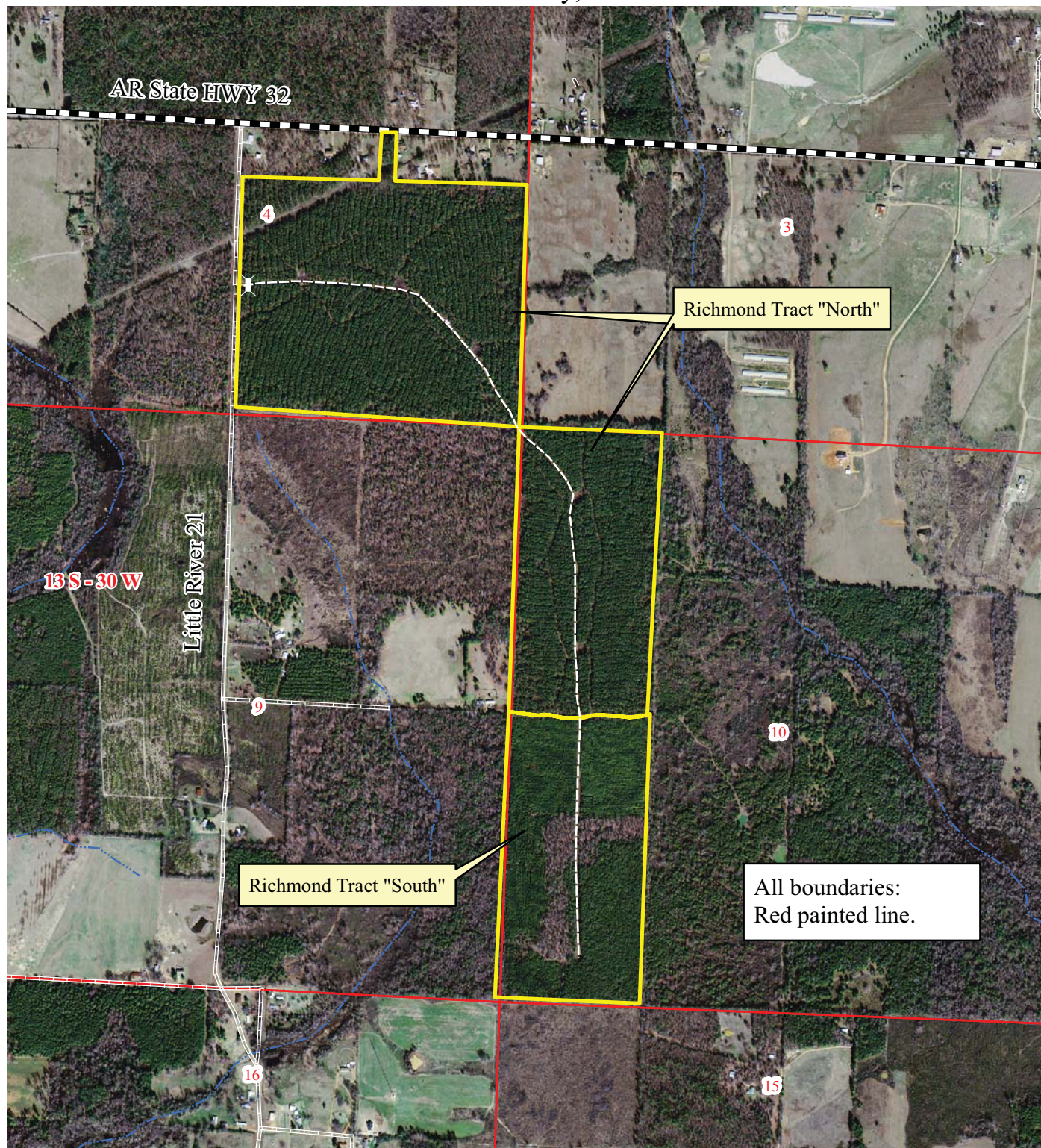
1. All offers will be presented to Seller for consideration. Offers must remain valid for a minimum of 5 business days for Seller to consider. Seller reserves the right to either counter or reject any offer.
2. Upon acceptance of an offer, a Real Estate Sales Contract will be executed between Buyer and 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.

--Conditions of sale continued on next page--

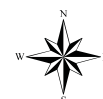
**Richmond Tract (“North” & “South”)
(#7061)**

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.
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 or licensed broker Pete Prutzman of Kingwood Forestry Services at (903)831-5200.

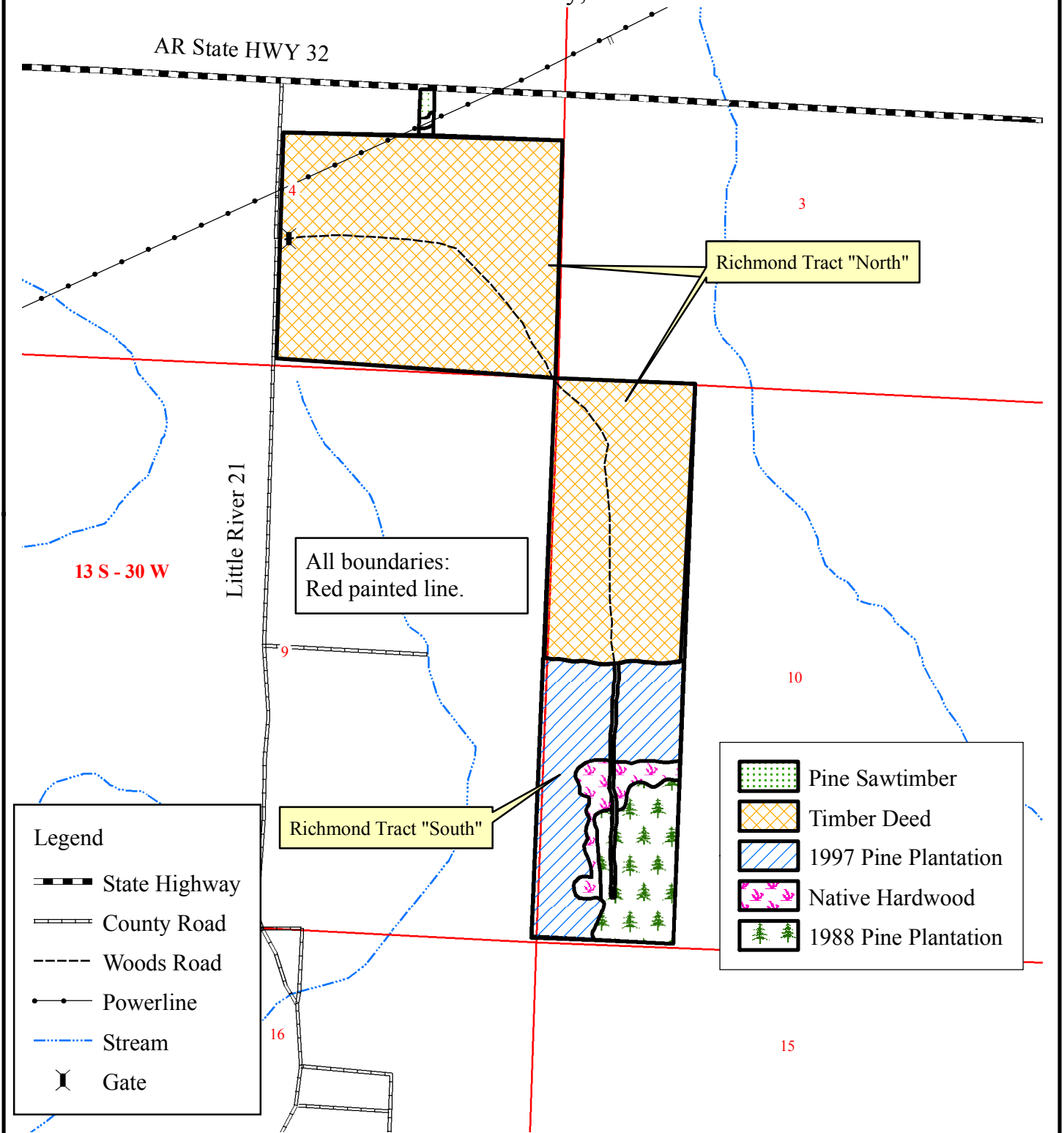
Land for Sale
Richmond Tract "North & "South" (#7061)
Pt. of SE1/4, Sec.4, & W1/2 of NW1/4, Sec. 10 (North), +/-215 Acres;
W1/2 of SW1/4, Sec. 10 (South), +/-80 Acres;
all in T13S, R30W
Little River County, Arkansas



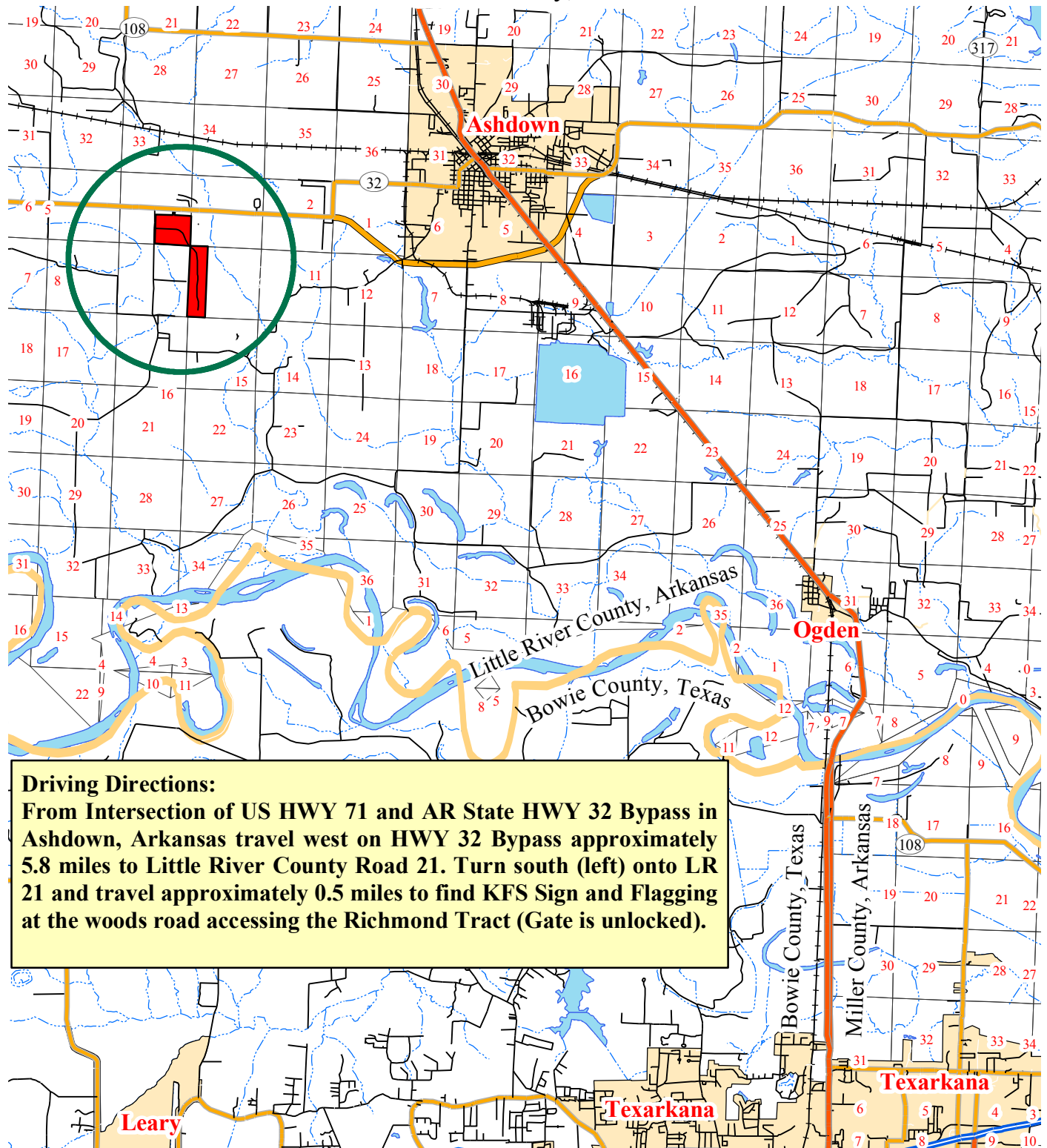
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 Pt. of SE1/4, Sec.4, & W1/2 of NW1/4, Sec. 10 (North), +/-215 Acres;
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Richmond Tract "North" & "South" (#7061)
Pt. of SE1/4, Sec. 4 & W1/2 of NW1/4 Sec. 10 (North), +/-215 Acres;
W1/2 of SW1/4, Sec. 10 (South), +/-80 Acres;
all in T13S, R30W
Little River County, Arkansas



0 1 2 3 4 Miles



StreetMap USA
January 2010
Printed By: RDH

Little River County, Arkansas



Richmond Tract "South"

Richmond Tract "North"

Little River 21

Richmond

Richmond



AR DRG
March 2010
Printed By: RDH

OFFER FORM

RICHMOND TRACT ("NORTH" & "SOUTH") LAND SALE (#7060)

**---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 Richmond Tract (#7060) Land Sale.

I submit the following as an offer for the purchase of the following tract located in Little River County, Arkansas and further described as: **Richmond Tract "North"**, part of the SE $\frac{1}{4}$, Section 4 and the W $\frac{1}{2}$ of the NW $\frac{1}{4}$, Section 10, Township 13 South, Range 30 West, Little River County, Arkansas, containing 215 acres, more or less; **Richmond Tract "South"**, the W $\frac{1}{2}$ of the SW $\frac{1}{4}$, Section 10, Township 13 South, Range 30 West, Little River County, Arkansas, containing 80 acres, more or less.

My offer will remain valid through five business days following the day of submitted offer. 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

Richmond Tract "North", 215 acres, more or less: \$ _____

Richmond Tract "South", 80 acres, more or less: \$ _____

Richmond Tract combined, 295 acres, more or less: \$ _____

Name: _____
Printed

Fax No.: _____

Signed

Phone No.: _____

Address: _____

E-mail: _____

Date: _____

Buyer acknowledges that Kingwood Forestry Services, Inc. is the real estate agent for the seller in this land sale transaction