

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
#4123**

NOTICE OF LAND SALE

Skipper Creek Road Tract (Listing #4123)
Bid Date: Friday, February 19, 2010 @ 3:00 P. M.
—Pine Plantations, Year-Round Creek, Gravel Road Frontage —

Barksdale Family, LLC has authorized Kingwood Forestry Services, Inc. to manage the sale of a tract of land containing 51± acres, more or less, in Clark County, Arkansas.

Location: Land to be sold is described as Pt. SE¼ of SE¼, Section 22, lying south of Matthews Creek and West of Skipper Creek Road, Pt. of NE¼ of NE¼, Section 27, lying North and West of road, Pt. of SW¼ of SW¼, Sec. 23, lying West of road, Pt. of NW¼ of NW¼, Sec. 26, lying North and West of Skipper Creek road, all in Township 6 South, Range 23 West; containing a total of 51± acres, more or less, Clark County, Arkansas (Skipper Creek Road Tract #4123). See attached maps.

Tract Description: Skipper Creek Road Tract (#4123) is located six miles southeast of Amity near the Antoine River. Access is frontage on Skipper Creek Road. Subject contains seven acres of 2000 pine plantation, thirty-two acres of 2003 pine plantation and twelve acres of native pine and hardwood timber. Matthews Creek forms the Northern boundary of the tract. Soils consist of fine sandy loams with site index for loblolly pine averaging 85 feet on fifty year base. Excellent hunting and recreational 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 “**Skipper Creek Road Land Sale (#4123)**” 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, February 19, 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.

— Continued on back of this page —

Skipper Creek Road Tract Land Sale (Listing #4123)
Clark County, AR
Bid Date: Friday, February 19, 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., Monday, February 22, 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. Acreage is estimated using GPS and ArcGIS technology.
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 reserved.
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. 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 warrant the conditions of the property, including access routes, and all persons entering upon the property do so at their own risk and accept said property in its existing condition during such inspection(s). All persons entering upon the property assume all risks and liabilities and agree to indemnify, defend and hold harmless Seller, its managers, agents and employees, from and against any and all claims, demands, causes of action and damages resulting from any accident, incident or occurrence arising out of, incidental to or in any way resulting from his or her inspection or the property or his or her exposure to the conditions of the property.
9. Deer stands, feeders, trail cameras and any other man-made items do not convey unless stated otherwise.
10. 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.

OFFER FORM
SKIPPER CREEK ROAD TRACT LAND SALE (#4123)
CLARK COUNTY, ARKANSAS

BID DATE: FRIDAY, FEBRUARY 19, 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 Barksdale Family, LLC (**Skipper Creek Road Tract**) (**#4123**) land sale. I submit the following as an offer for the purchase of the following tract located in Clark County, Arkansas and further described in the corresponding sale notice.

My offer will remain valid through 3:00 P.M., Monday, February 22, 2010. Successful bidder will be notified at or before that time by telephone, fax, or e-mail. 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, February 19, 2010**)
P. O. Box 65
Arkadelphia, AR 71923
Or fax to 870-246-3341

Skipper Creek Road Tract (Listing #4123) (51± acres, more or less): \$ _____

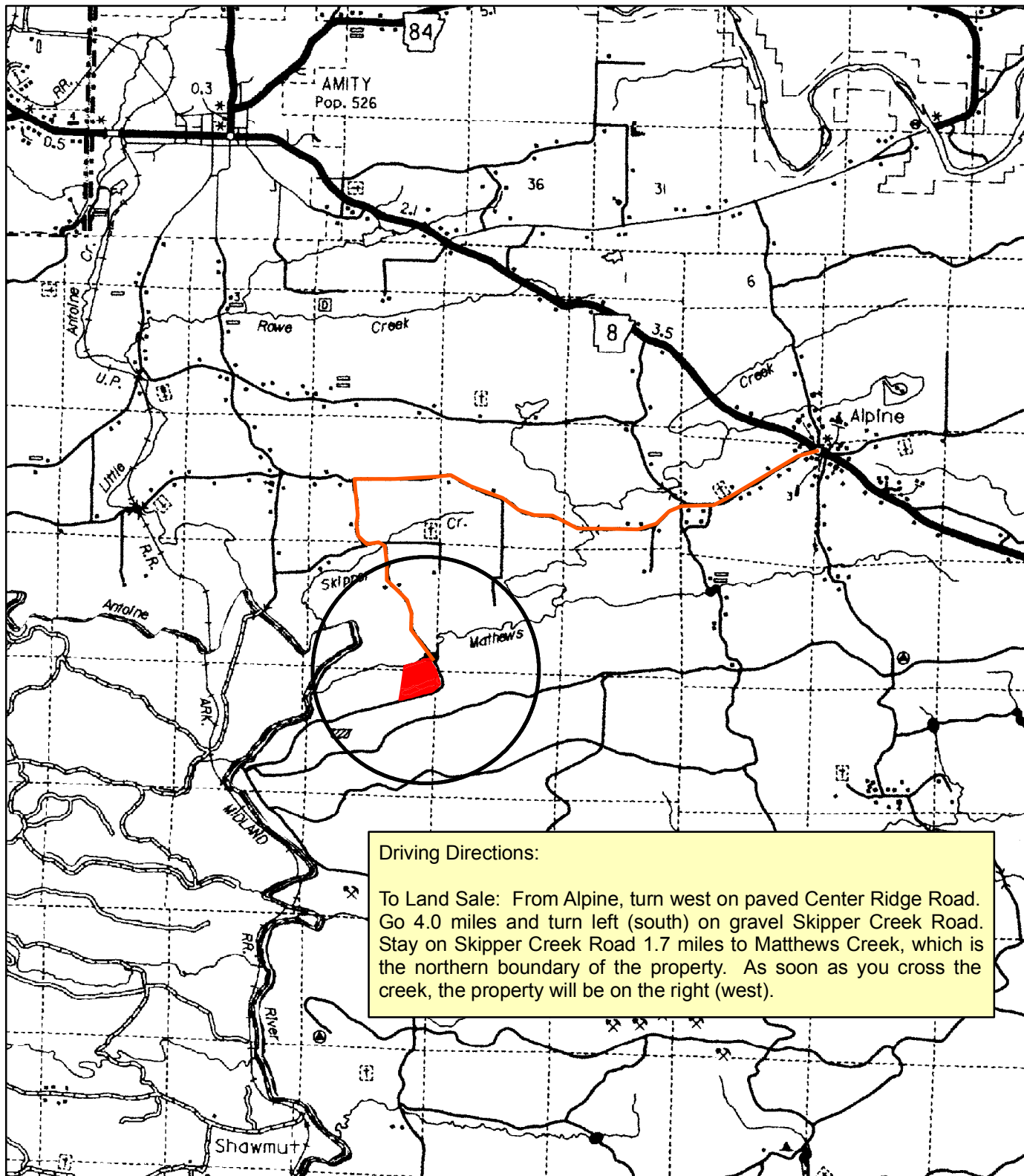
Bidder: _____ Fax No.: _____
Printed

Bidder: _____ Phone No.: _____
Signed

Address: _____ Email: _____

_____ Date: _____

Notice of Land Sale
Skipper Creek Road Tract
Pt. of Sec 22, 23 26, & 27, T6S, R23W
Clark County, Arkansas

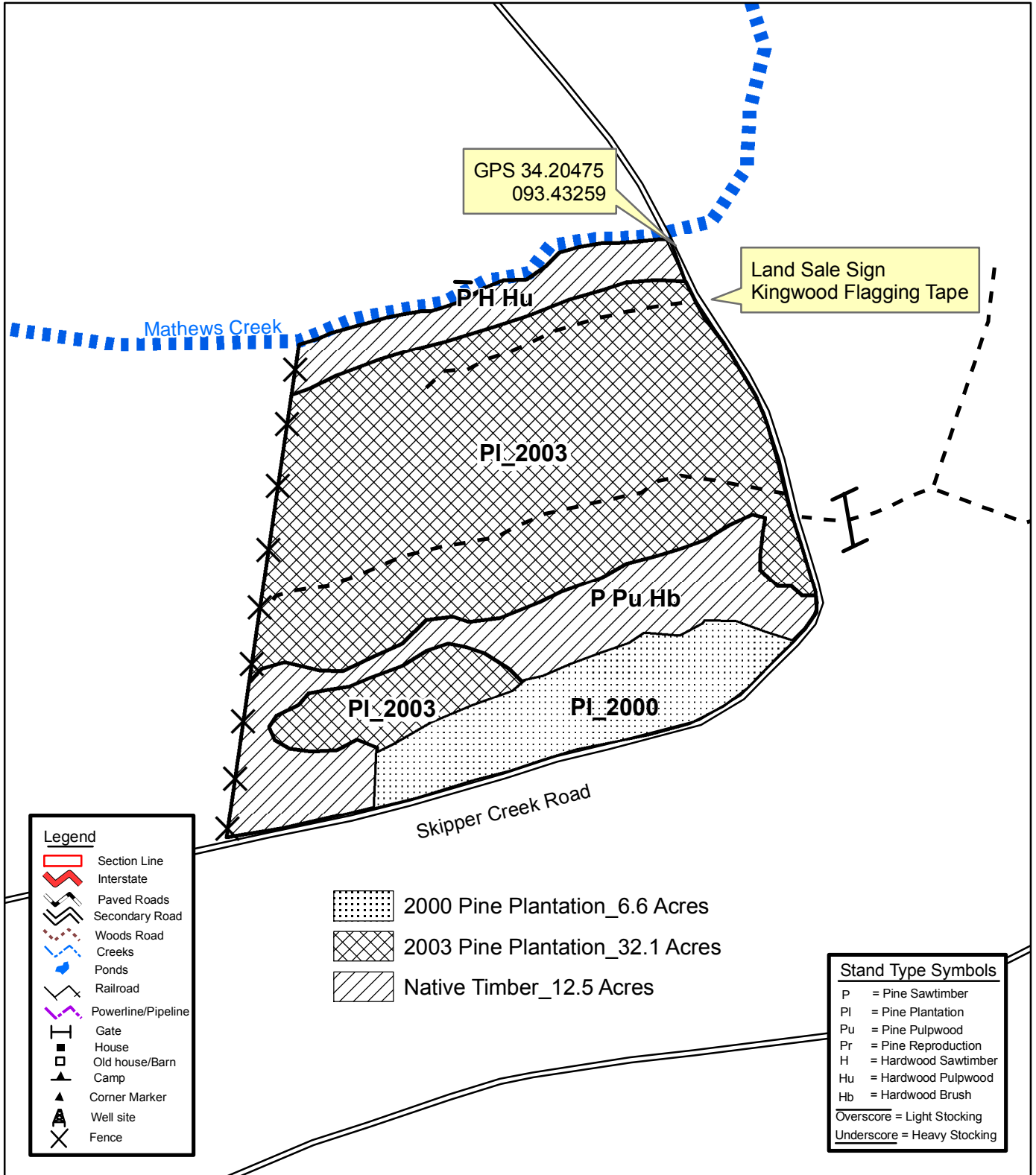


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Miles



Created: January, 2010
By: MGV

Notice of Land Sale
Skipper Creek Road Tract
Pt. of Sec 22, 23 26, & 27, T6S, R23W
Clark County, Arkansas



0 0.05 0.1 0.2
Miles



Created: January, 2010
By: MGV