

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
#4083**

**NOTICE OF LAND SALE
Railroad Tract (Listing #4083)**

Bid Date: FRIDAY, August 21, 2009 @ 3:00 P. M.

— Mature Sawtimber on High Quality Timberland in Grant County, Arkansas —

Simonson Family, LLC has authorized Kingwood Forestry Services, Inc. to manage the sale of a tract of land containing a total of 120 acres, more or less, in Grant County, Arkansas (Railroad Tract).

Location: Land to be sold is described as the SW¹/₄ of NE¹/₄, SE¹/₄ of NW¹/₄, NE¹/₄ of SW¹/₄, Section 5, Township 4 South, Range 15 West, Grant County, Arkansas. Assessor records indicate 120 acres, although former railroad right-of-way (±3 acres) is not owned by Simonson Family.

Tract Descriptions: Railroad Tract (#4083) is located 2 miles south of Traskwood, six miles north of Poyen and ten miles southwest of Benton. Access is via gated woods road (old railroad tram) off Highway 229. Gate can be opened with 5757 combo. Terrain is flat. Timber consists of good quality pine sawtimber with scattered hardwood sawtimber. Soils consist of silt loams and fine sandy loams with site index for loblolly pine averaging 90 feet on fifty year base. Maps and photographs can be viewed at www.kingwoodforestry.com/realestate.htm

Merchantable Timber: Kingwood Forestry Services has conducted a 10% fixed radius plot cruise of native timber (117 acres, more or less). Based on the inventory conducted by Kingwood Forestry in April 2009, estimated tree counts are as follows:

Pine Sawtimber	3,750 Trees	962,800 Board Feet	6,756 Tons
Red Oak Sawtimber	320 Trees	39,400 Board Feet	366 Tons
White Oak Sawtimber	10 Trees	1,400 Board Feet	11 Tons
Gum/Misc Sawtimber	50 Trees	5,200 Board Feet	44 Tons
Pine Pulpwood	2,020 Trees	150 Cords	402 Tons
Hardwood Pulpwood	4,130 Trees	387 Cords	1,161 Tons

Due to variations associated with sampling, utilization standards, and scaling practices, tree count and timber volumes cannot be guaranteed. Stand tables in tons are included: board feet tables are available upon request.

Method of Sale: The land 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 "**Railroad Tract Land Sale**" 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, August 21, 2009**. 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 —

Railroad Tract (Listing # 4083)
Grant County, Arkansas
Bid Date: Friday, August 21, 2009 @ 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, August 24, 2009. 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 parcels are being sold in their 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.
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 that are owned by the seller will be conveyed without warranty.
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 brokers Pete Prutzman or Terrell Baker or Licensed Agent Mark Clark of Kingwood Forestry Services at 870-246-5757.

OFFER FORM
RAILROAD TRACT (Listing #4083)
GRANT COUNTY, ARKANSAS

Bid Date: Friday, August 21, 2009 @ 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 Simonson Family, LLC (**Railroad Tract (Listing #4083)**) land sale. I submit the following as an offer for the purchase of the following tract located in Grant County, Arkansas and further described as the SW $\frac{1}{4}$ of NE $\frac{1}{4}$, SE $\frac{1}{4}$ of NW $\frac{1}{4}$, NE $\frac{1}{4}$ of SW $\frac{1}{4}$, Section 5, Township 4 South, Range 15 West, containing a total of 120 acres, more or less.

My offer will remain valid through 3:00 p.m. Monday, August 24, 2009. 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, August 21, 2009**)
P. O. Box 65
Arkadelphia, AR 71923
Or fax to 870-246-3341

Railroad Tract (Listing #4083) (120 acres, more or less): \$ _____

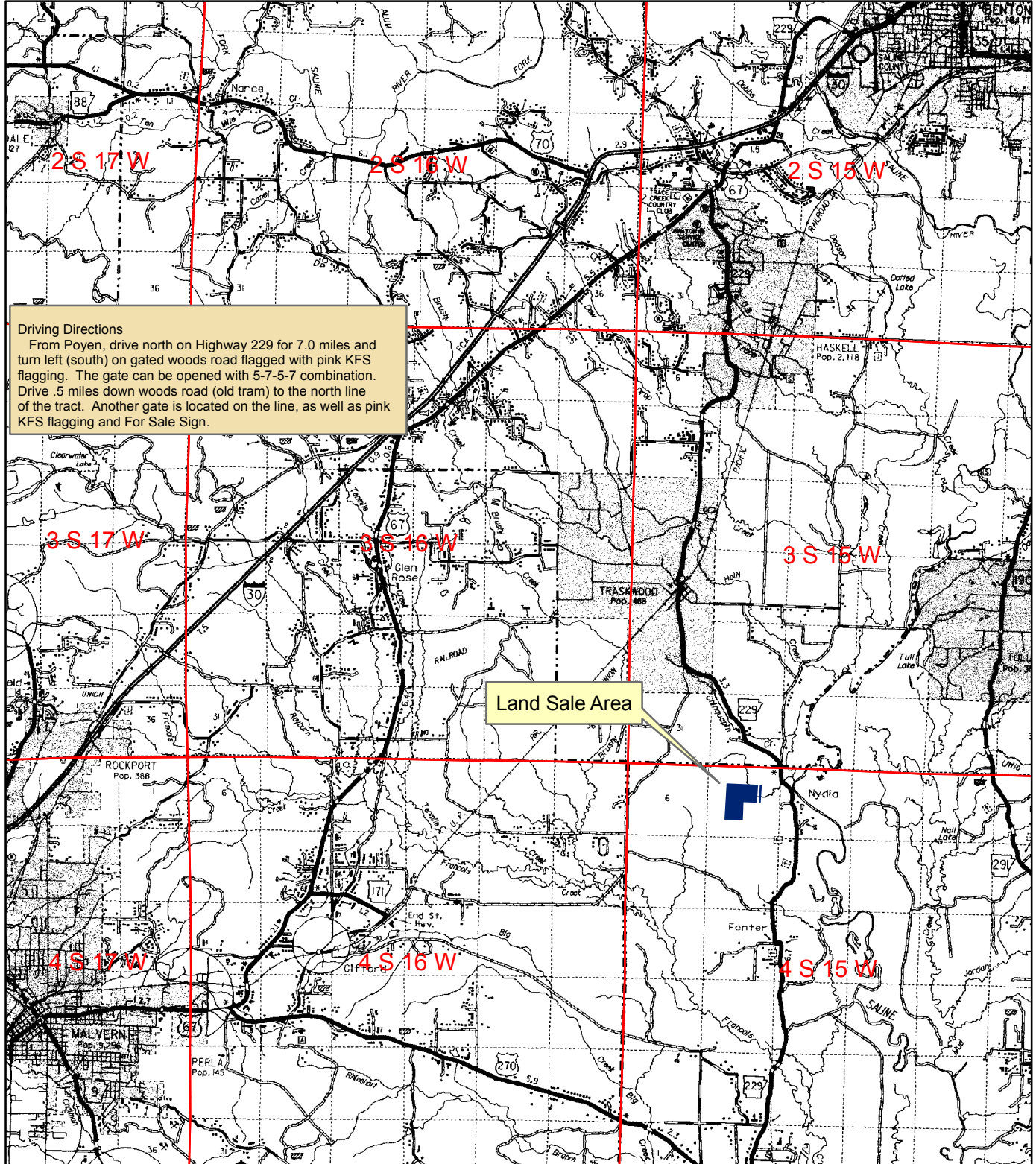
Bidder: _____ Fax No.: _____
Printed

Bidder: _____ Phone No.: _____
Signed

Address: _____ Email: _____

City, State, Zip _____ Date: _____

NOTICE OF LAND SALE
Railroad Tract (Listing #4083)
Pt. Sec. 5, T4S, R15W
Grant County, Arkansas

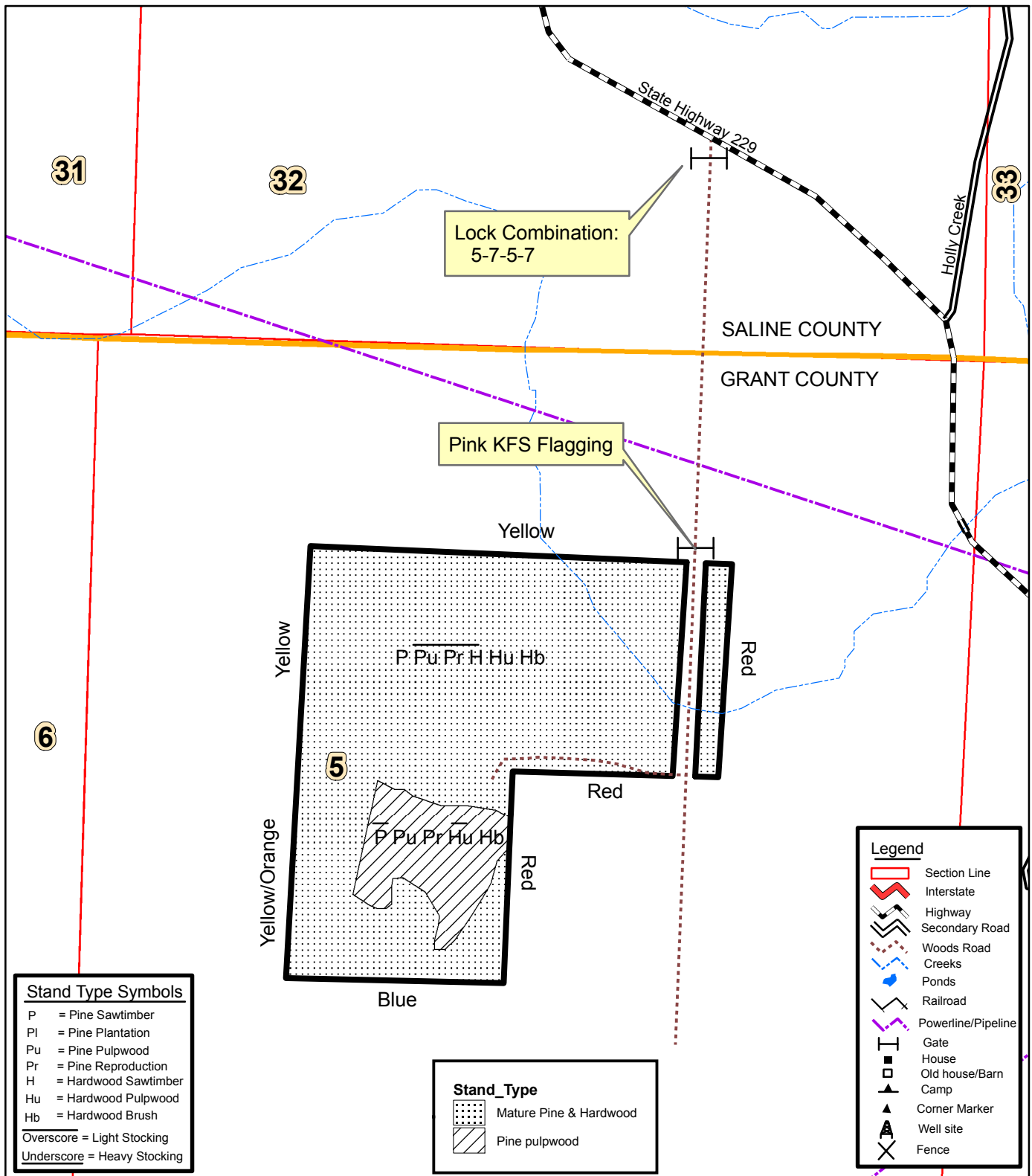


0 0.5 1 2 3
Miles



Created: July, 2009
By: JDT

NOTICE OF LAND SALE
 Railroad Tract (Listing #4083)
 Pt. Sec. 5, T4S, R15W
 Grant County, Arkansas



Tract Name	Railroad	Stand Number	1
Legal	Pt. Sec. 5, T4S, R15W	Acres	117.0
County	Grant	State	AR
Cruised By	JDT	Sample Method	1/10 Acre
Form Class	KFS PST Tons	Date Cruised	4/22/2009
		Percent Cruised	10.00%

Stand Data	
<u>Average Vol/Acre</u>	57.74
<u>Average Vol/Tree</u>	1.80
<u>Average Vol/Log</u>	0.53
<u>Avg DBH</u>	16.82

Pine Sawtimber

Inches DBH	1 Logs		1.5 Logs		2 Logs		2.5 Logs		3 Logs		3.5 Logs		4 Logs		4.5 Logs+		Total	
	Trees	Tons	Trees	Tons	Trees	Tons	Trees	Tons	Trees	Tons	Trees	Tons	Trees	Tons	Trees	Tons	Trees	
10	30	8	100	36	50	25	10	5	10	6							200	80
12	60	20	40	17	60	35	60	38	50	41	140	130					410	281
14	30	13	20	11	60	45	10	9	80	86	130	156	360	472			690	792
16	10	6	10	7	40	39	20	23	70	96	150	231	370	622			670	1,024
18	20	14	10	10			20	29	60	104	220	425	430	907			760	1,489
20							10	19	30	63	160	384	230	603	70	195	500	1,263
22									10	25	120	347	150	474	20	73	300	919
24									10	31	60	211	40	154	30	126	140	522
26											20	86	20	91	20	102	60	279
28											10	51	10	56			20	107
Totals	150	61	180	82	210	144	130	124	320	452	1,010	2,021	1,610	3,377	140	496	3,750	6,756

Tract Name	Railroad	Stand Number	1
Legal	Pt. Sec. 5, T4S, R15W	Acres	117.0
County	Grant	State	AR
Cruised By	JDT	Sample Method	1/10 Acre
Form Class	HH APA sawt	Date Cruised	4/22/2009
		Percent Cruised	10.00%

Stand Data	
<u>Average Vol/Acre</u>	3.12
<u>Average Vol/Tree</u>	1.14
<u>Average Vol/Log</u>	0.64
<u>Avg DBH</u>	16.50

Red Oak Sawtimber

Inches DBH	1 Logs		1.5 Logs		2 Logs		2.5 Logs		3 Logs		3.5 Logs		4 Logs		4.5 Logs+		Total	
	Trees	Tons	Trees	Tons	Trees	Tons	Trees	Tons	Trees	Tons	Trees	Tons	Trees	Tons	Trees	Tons	Trees	Tons
14	20	11	40	28	60	52	10	10									130	101
16	10	7	20	19	40	46	10	13									80	84
18	10	9			20	29	10	17									40	55
20	10	11			10	18	30	63									50	92
22			10	18													10	18
24	10	16															10	16
Totals	60	53	70	65	130	144	60	103									320	366

Tract Name	Railroad	Stand Number	1
Legal	Pt. Sec. 5, T4S, R15W	Acres	117.0
County	Grant	State	AR
Cruised By	JDT	Sample Method	1/10 Acre
Form Class	HH APA sawt	Date Cruised	4/22/2009
		Percent Cruised	10.00%

Stand Data	
<u>Average Vol/Acre</u>	0.09
<u>Average Vol/Tree</u>	1.10
<u>Average Vol/Log</u>	1.10
<u>Avg DBH</u>	20.00

White Oak Sawtimber

Inches DBH	1 Logs		1.5 Logs		2 Logs		2.5 Logs		3 Logs		3.5 Logs		4 Logs		4.5 Logs+		Total	
	Trees	Tons	Trees	Tons	Trees	Tons	Trees	Tons	Trees	Tons	Trees	Tons	Trees	Tons	Trees	Tons	Trees	Tons
20	10	11															10	11

Totals	10	11															10	11
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Tract Name	Railroad	Stand Number	1
Legal	Pt. Sec. 5, T4S, R15W	Acres	117.0
County	Grant	State	AR
Cruised By	JDT	Sample Method	1/10 Acre
Form Class	SHwds APA Saw	Date Cruised	4/22/2009
		Percent Cruised	10.00%

Stand Data	
<u>Average Vol/Acre</u>	0.25
<u>Average Vol/Tree</u>	0.98
<u>Average Vol/Log</u>	0.49
<u>Avg DBH</u>	16.00

Gum Sawtimber

Inches DBH	2 Logs		2.5 Logs		3 Logs		3.5 Logs		4 Logs		4.5 Logs		5 Logs		5.5 Logs+		Total	
	Trees	Tons	Trees	Tons	Trees	Tons	Trees	Tons	Trees	Tons	Trees	Tons	Trees	Tons	Trees	Tons	Trees	Tons
14	10	8															10	8
16	10	10															10	10
18	10	12															10	12
Totals	30	29															30	29

Tract Name	Railroad	Stand Number	1
Legal	Pt. Sec. 5, T4S, R15W	Acres	117.0
County	Grant	State	AR
Cruised By	JDT	Sample Method	1/10 Acre
Form Class	APA swtgum sawtmb	Date Cruised	4/22/2009
		Percent Cruised	10.00%

Stand Data	
<u>Average Vol/Acre</u>	0.13
<u>Average Vol/Tree</u>	0.75
<u>Average Vol/Log</u>	0.50
<u>Avg DBH</u>	15.00

Misc. Sawtimber

Inches DBH	1 Logs		1.5 Logs		2 Logs		2.5 Logs		3 Logs		3.5 Logs		4 Logs		4.5 Logs+		Total	
	Trees	Tons	Trees	Tons	Trees	Tons	Trees	Tons	Trees	Tons	Trees	Tons	Trees	Tons	Trees	Tons	Trees	Tons
14	10	5															10	5
16					10	10											10	10
Totals	10	5			10	10											20	15

Tract Name	Railroad	Stand Number	1
Legal	Pt. Sec. 5, T4S, R15W	Acres	117.0
County	Grant	State	AR
Cruised By	JDT	Sample Method	1/10 Acre
		Date Cruised	4/22/2009

Pine Pulpwood

RGO PTons-Logs

Stand Data	
<u>Average Vol/Acre</u>	3.4
<u>Average Vol/Tree</u>	0.20
<u>Average Vol/Log</u>	0.14
<u>Avg DBH</u>	8.21

DBH	Trees	Tons
6	570	52.5
8	810	138.2
10	550	168.2
12	50	19.7
14	30	16.5
16	10	6.4
Total	2,020	401.5

Hardwood Pulpwood

RGO HTons-Logs

Stand Data	
<u>Average Vol/Acre</u>	9.9
<u>Average Vol/Tree</u>	0.28
<u>Average Vol/Log</u>	0.21
<u>Avg DBH</u>	9.70

DBH	Trees	Tons
6	410	38.4
8	1,170	183.3
10	1,540	434.3
12	690	313.0
14	280	166.4
16	30	19.2
18	10	6.1
Total	4,130	1,160.7