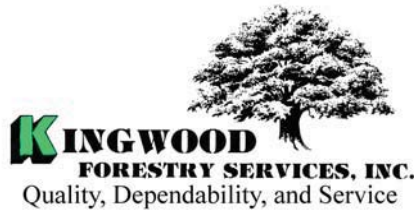


P.O. Box 65  
No. 4 Executive Circle  
**Arkadelphia, AR 71923**  
(870)246-5757  
FAX 1-870-246-3341  
E-mail: [arkadelphia@kingwoodforestry.com](mailto:arkadelphia@kingwoodforestry.com)

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  
#4076**

### **NOTICE OF LAND SALE**

**Red Hill Road Tract Land Sale – (Listing #4076)**

**Bid Date: FRIDAY, JULY 24, 2009 @ 3:00 P. M.**

**— Timberland / Recreational Land on I-30, Arkadelphia, Arkansas —**

The Curran Trust has authorized Kingwood Forestry Services, Inc. to manage the sale of a tract of land containing 121.7 acres, more or less, in Clark County, Arkansas

**Location:** Land to be sold is described as Pt. NE  $\frac{1}{4}$  of SW  $\frac{1}{4}$ , SW  $\frac{1}{4}$  of SW  $\frac{1}{4}$ , W  $\frac{1}{2}$  of SE  $\frac{1}{4}$  of SW  $\frac{1}{4}$ , Pt. of NE  $\frac{1}{4}$  of SW  $\frac{1}{4}$ , Section 25, and Pt. of SE  $\frac{1}{4}$  of SE  $\frac{1}{4}$ , Section 26, Township 7 South, Range 20 West, containing a total of 121.7 acres, more or less, Clark County, Arkansas (Red Hill Road Tract - **Listing #4076**).

**Tract Description:** Red Hill Road Tract (**Listing #4076**) is located two miles southwest of Arkadelphia. Access is a deeded 50' right-of-way easement on gravel road; gate can be opened with 5757 combination. Timbered acres are predominantly a 1986 pine plantation that has been thinned twice. Native pine and hardwood found around Deceiper Creek. Subject includes a 9-acre 1995 pine plantation that is ready to thin. Terrain is flat to gently rolling. Soils consist of fine sands, loamy sands and sandy loams with site index for loblolly pine averaging 80 feet on fifty year base. Maps and photographs can be viewed at [www.kingwoodforestry.com/realestate.htm](http://www.kingwoodforestry.com/realestate.htm)

**Merchantable Timber:** Kingwood Forestry Services has conducted a 9.53% fixed radius plot cruise on 106 acres. Based on the inventory conducted by Kingwood Forestry in January 2009, estimated tree counts and volumes are as follows (106 acres merchantable timber):

Pine Sawtimber	4,502 Trees	305,900 Board Feet	2,823 Tons
Red Oak Sawtimber	21 Trees	4,400 Board Feet	34 Tons
White Oak Sawtimber	21 Trees	1,500 Board Feet	15 Tons
Gum/Misc Sawtimber	136 Trees	17,100 Board Feet	137 Tons
Pine Pulpwood	3,369 Trees	276 Cords	739 Tons
Hardwood Pulpwood	672 Trees	68 Cords	205 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 available upon request.

**— Continued on back of this page —**

**Land Sale**  
**Red Hill Road Tract (Listing #4076) – Clark County**  
**Bid Date: Friday, July 24, 2009 @ 3:00 P.M.**

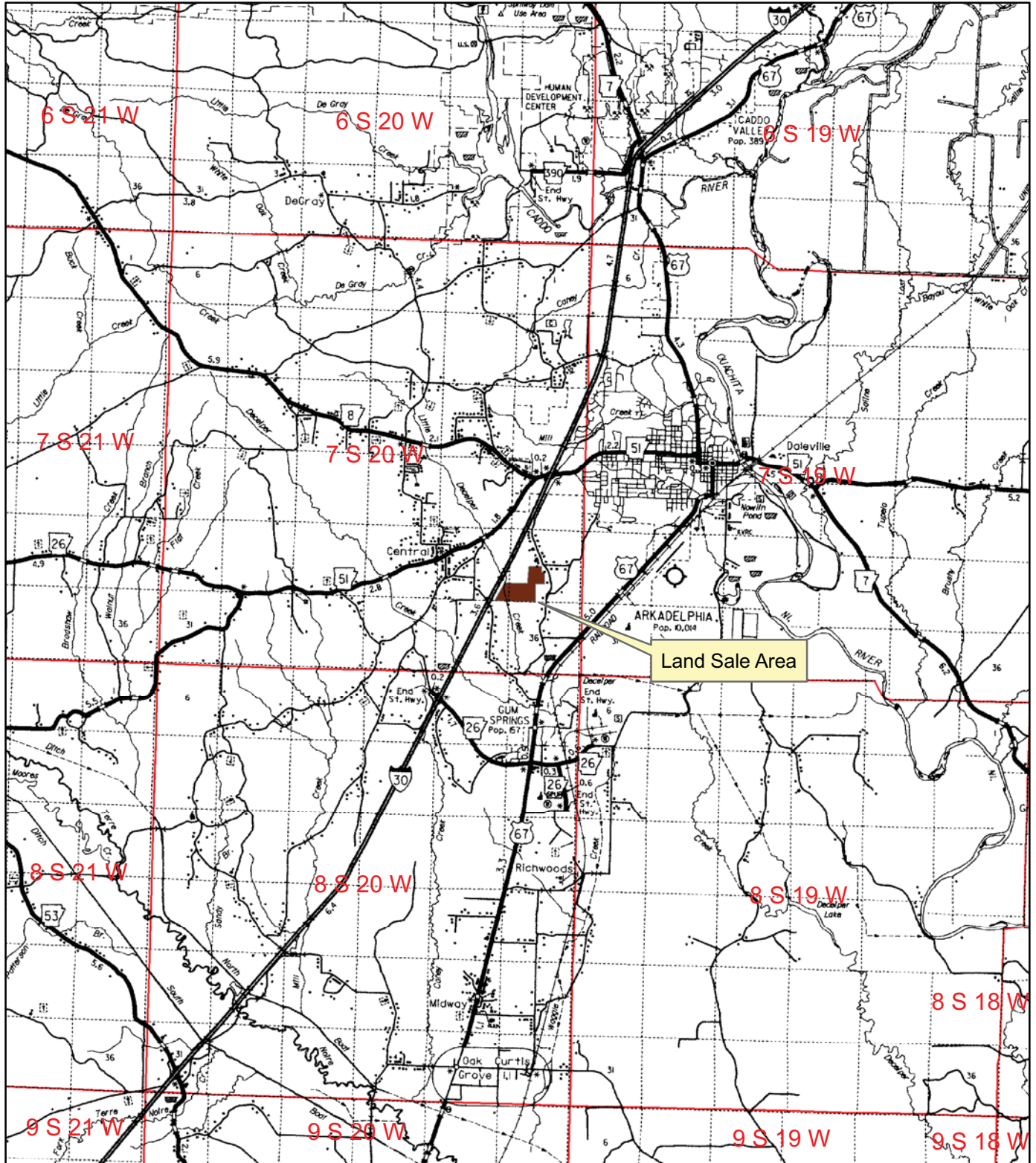
**Method of Sale:** The tract will be sold on the basis of lump sum sealed bids. Mailed offers should be addressed to Kingwood Forestry Services, Inc., P.O. Box 65, Arkadelphia, AR 71923 with "**Red Hill Road Tract (Listing #4076) Land Sale**" clearly marked in the lower left corner of the envelope to 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, July 24, 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.

**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, July 27, 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 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.
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 by previous owners and will not be conveyed.
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. Pioneer Abstract 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. 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.

Date: \_\_\_\_\_

NOTICE OF LAND SALE  
Red Hill Road Tract (Listing #4076)  
Pt. Sec. 25 & 26, T7S, R20W  
Clark County, Arkansas



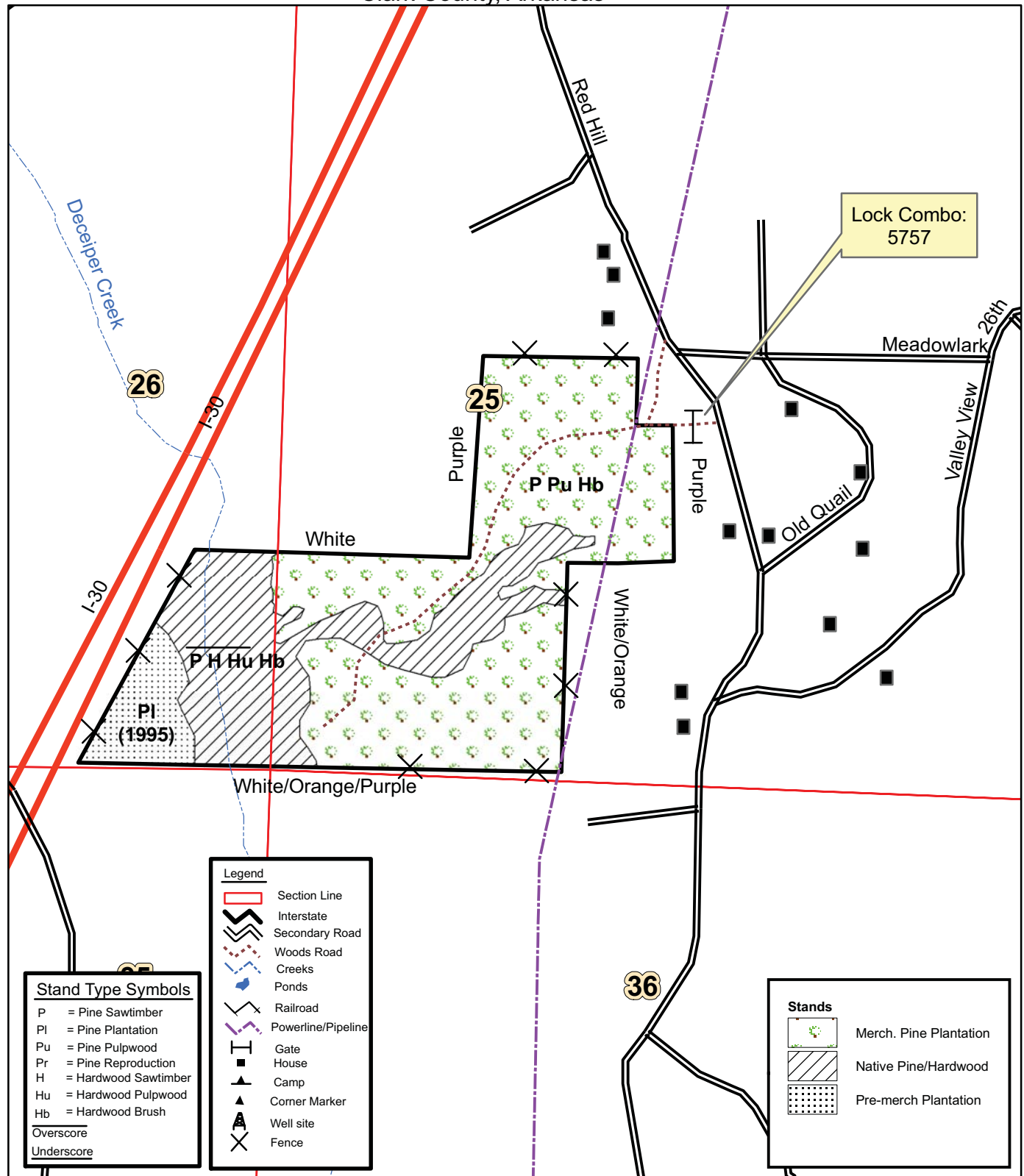
0 0.5 1 2 3  
Miles



Created: January, 2009  
By: JDT



NOTICE OF LAND SALE  
 Red Hill Tract (Listing #4076)  
 Pt. Sec. 25 & 26, T7S, R20W  
 Clark County, Arkansas



0 0.125 0.25  
 Miles



## J. Curran Trust

Tract Name	Red Hill Road	Stand Number	1
Legal	Pt. Sec. 25 & 26, T7S, R20W	Acres	106.0
County	Clark	State	AR
Cruised By	JDT	Sample Method	1/10 Acre
Form Class	KFS PST Tons	Date Cruised	1/26/09
		Percent Cruised	9.53%

Stand Data	
Average Vol/Acre	26.63
Average Vol/Tree	0.63
Average Vol/Log	0.34
Avg DBH	12.77

### 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	Tons
10	210	55	273	98	220	108	31	17	73	60							735	278
12	441	145	472	203	588	341	357	228	241	212	42	50					1,331	978
14	105	46	409	233	409	307	241	212	94	101							1,301	950
16	31	18	73	54	115	113	115	134	73	101	42	65					451	484
18					21	26	21	31	21	36	10	20					73	113
20							10	20									10	20
Totals	787	264	1,228	589	1,354	895	777	642	262	298	94	135					4,502	2,823



## J. Curran Trust

Tract Name	Red Hill Road	Stand Number	1
Legal	Pt. Sec. 25 & 26, T7S, R20W	Acres	106.0
County	Clark	State	AR
Cruised By	JDT	Sample Method	1/10 Acre
Form Class	HH APA sawt	Date Cruised	1/26/09
		Percent Cruised	9.53%

Stand Data	
Average Vol/Acre	0.32
Average Vol/Tree	1.62
Average Vol/Log	0.93
Avg DBH	19.00

### 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
16	10	7															10	7
18																		
20																		
22							10	27									10	27
Totals	10	7					10	27									21	34



## J. Curran Trust

Tract Name	Red Hill Road			Stand Number	1
Legal	Pt. Sec. 25 & 26, T7S, R20W			Acres	106.0
County	Clark	State	AR		
Cruised By	JD	Sample Method	1/10 Acre		
Form Class	HH APA sawt	Date Cruised	1/26/09		
		Percent Cruised	9.53%		

Stand Data	
Average Vol/Acre	0.14
Average Vol/Tree	0.70
Average Vol/Log	0.70
Avg DBH	16.00

### 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
16	21	15															21	15

Totals	21	15															21	15
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## J. Curran Trust

Tract Name	Red Hill Road	Stand Number	1
Legal	Pt. Sec. 25 & 26, T7S, R20W	Acres	106.0
County	Clark	State	AR
Cruised By	JD	Sample Method	1/10 Acre
Form Class	SHWds APA Saw	Date Cruised	1/26/09
		Percent Cruised	9.53%

Stand Data	
Average Vol/Acre	0.28
Average Vol/Tree	0.94
Average Vol/Log	0.47
Avg DBH	15.33

### Gum Sawtimber

Inches DBH	1.5 Logs		2 Logs		2.5 Logs		3 Logs		3.5 Logs		4 Logs		4.5 Logs		5 Logs+		Total	
	Trees	Tons	Trees	Tons	Trees	Tons	Trees	Tons	Trees	Tons	Trees	Tons	Trees	Tons	Trees	Tons	Trees	Tons
14																		
16	10	6	10	8													21	14
18					10	15											10	15

Totals	10	6	10	8	10	15											31	29
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## J. Curran Trust

Tract Name	Red Hill Road	Stand Number	1
Legal	Pt. Sec. 25 & 26, T7S, R20W	Acres	106.0
County	Clark	State	AR
Cruised By	JDT	Sample Method	1/10 Acre
Form Class	APA swtgum sawtmb	Date Cruised	1/26/09
		Percent Cruised	9.53%

Stand Data	
Average Vol/Acre	1.02
Average Vol/Tree	1.03
Average Vol/Log	0.62
Avg DBH	17.00

### 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	7													21	12
16	21	13			10	11											31	23
18	10	8			10	13	21	32									42	54
20																		
22					10	19											10	19
Totals	42	25	10	7	31	44	21	32									105	108

# J. Curran Trust

Tract Name	Red Hill Road	Stand Number	1
Legal	Pt. Sec. 25 & 26, T7S, R20W	Acres	106.0
County	Clark	State	AR
Cruised By	JDT	Sample Method	1/10 Acre
		Date Cruised	1/26/09

## Pine Pulpwood

RGO PTons-Logs

Stand Data	
Average Vol/Acre	7.0
Average Vol/Tree	0.22
Average Vol/Log	0.15
Avg DBH	9.02

DBH	Trees	Tons
6	388	34.3
8	1,175	193.4
10	1,532	418.6
12	252	78.9
14	21	13.7
Total	3,369	738.9

## Hardwood Pulpwood

RGO HTons-Logs

Stand Data	
Average Vol/Acre	1.9
Average Vol/Tree	0.30
Average Vol/Log	0.24
Avg DBH	10.09

DBH	Trees	Tons
6	52	5.2
8	189	26.9
10	252	62.6
12	73	27.8
14	63	42.4
16	42	39.8
Total	672	204.8

