

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

HIGHWAY 29 NORTH & SOUTH TRACTS (#7000 & #7001)

--- Pine Plantations with Highway 29 Frontage in Hempstead County ---

Kingwood Forestry Services, Inc. has been authorized to manage the sale of two tracts (Highway 29 North Tract, 60 acres and Highway 29 South Tract, 51 acres) totaling 111 acres, more or less, in Hempstead County, Arkansas.

Location: The land to be sold is described as part of the NW ¼ and part of the NE ¼, Section 20, Township 14 South, Range 24 West, Hempstead County, Arkansas, containing 111 acres, more or less. See attached maps.

Tract Description: Access to these tracts is excellent with frontage on two county roads and on Hwy. 29. The tracts are located 9 miles south of Hope and 10.5 miles north of Lewisville. Topography is gently rolling to flat. The tracts would make an excellent timber investment with immediate timber income available. The Highway 29 North Tract consists of a thinned pine plantation approximately 22 years old and is bordered on the north and south by county roads. The Highway 29 South Tract consists of two effective ages (approximately 14 and 17) of un-thinned pine plantations divided by Highway 29. Approximately 3 acres from this tract on the east side of Hwy. 29 has been cleared in preparation for home-site development. Photographs and maps can be viewed at www.kingwoodforestry.com/realestate.htm

Method of Sale:

The Highway 29 North Tract (#7000), (60 acres), is offered for sale at \$126,000.00.

The Highway 29 South Tract (#7001), (51 acres), is offered for sale at \$114,000.00.

All offers should be submitted on the attached offer form. **Offers may be submitted for either tract or both tracts.** The owners desire to sell in the manner which will be most advantageous to them. Mailed offers should be addressed to Kingwood Forestry Services, Inc., P. O. Box 5887, Texarkana, TX 75505, with "Highway 29 Tract Land Sale" 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. No verbal telephone offers will be accepted.**

— **Conditions of Sale on back of this page**

**Highway 29 North & South Tracts
(#7000 & #7001)**

Merchantable Timber: Kingwood Forestry Services has conducted a 5.45% cruise of the Highway 29 North Tract (1/10th acre fixed area plots). Based on the inventory conducted by Kingwood Forestry in December, 2008, estimated tree counts and volumes are as follows:

Pine Sawtimber	3,135 Trees	1,682 Tons
Pine Pulpwood	1,008 Trees	250 Tons
Hardwood Pulpwood	257 Trees	70 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 in this bid notice.

The Highway 29 North Tract (#7000), (60 acres), is offered for sale at \$126,000.00.

The Highway 29 South Tract (#7001), (51 acres), is offered for sale at \$114,000.00.

Conditions of Sale:

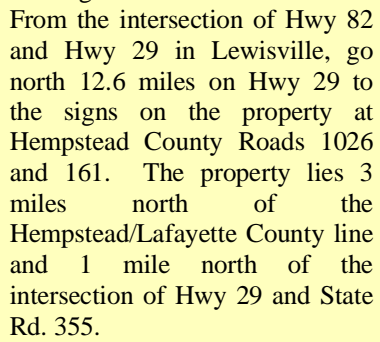
1. The landowners reserve the right to accept or reject any offer or to reject all offers.
2. Offers submitted will remain valid for five (5) business days after the day of submittal. Upon acceptance of an offer a more formal Contract of Sale, with earnest money in amount of 10% of purchase price, will be executed between the successful buyer 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 is not guaranteed. Offer price is for entire tract, regardless of acreage. Seller will not provide a survey. The attached maps are thought to be accurate but should not be considered as survey plats.
4. Conveyance will be by Special Warranty Deed, subject to all previous mineral conveyances, reservations and exceptions, to any valid right-of-way, easements, leaseholds, and to any protective covenants or restrictions, which may have been recorded affecting the property. No environmental inspection or representation has been or will be made by seller. All mineral rights that are owned by the seller are being reserved.
5. Seller will pay pro-rated property taxes (to date of closing), deed preparation, and one-half of deed stamps. Buyer will pay the cost of title insurance if desired, recording fees and one-half of deed stamps.
6. A local title company selected by Seller 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, John McAlpine licensed broker. All information presented in this notice 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 Carl Herberg, licensed sales agent, of Kingwood Forestry Services office at 903-831-5200.

Hwy. 29 North Pictures (#7000)

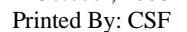




Hempstead County, Arkansas





Miles



Highway 29 Tracts
+/- 111 Acres
Part of NW1/4 & Part of NE1/4, Sec. 20, T14S, R24W
Hempstead County, Arkansas

Legend

 State Highway

 County Road

 Creek

 Section Line

 Gate

All boundaries
orange painted line.

Highway 29 North
+/- 60 Acres #7000

Highway 29 South
+/- 51 Acres #7001

 Pine Plantation

State Highway 355

State Highway 29

County Road 1026

County Road 161

County Road 161

KFS Flagging

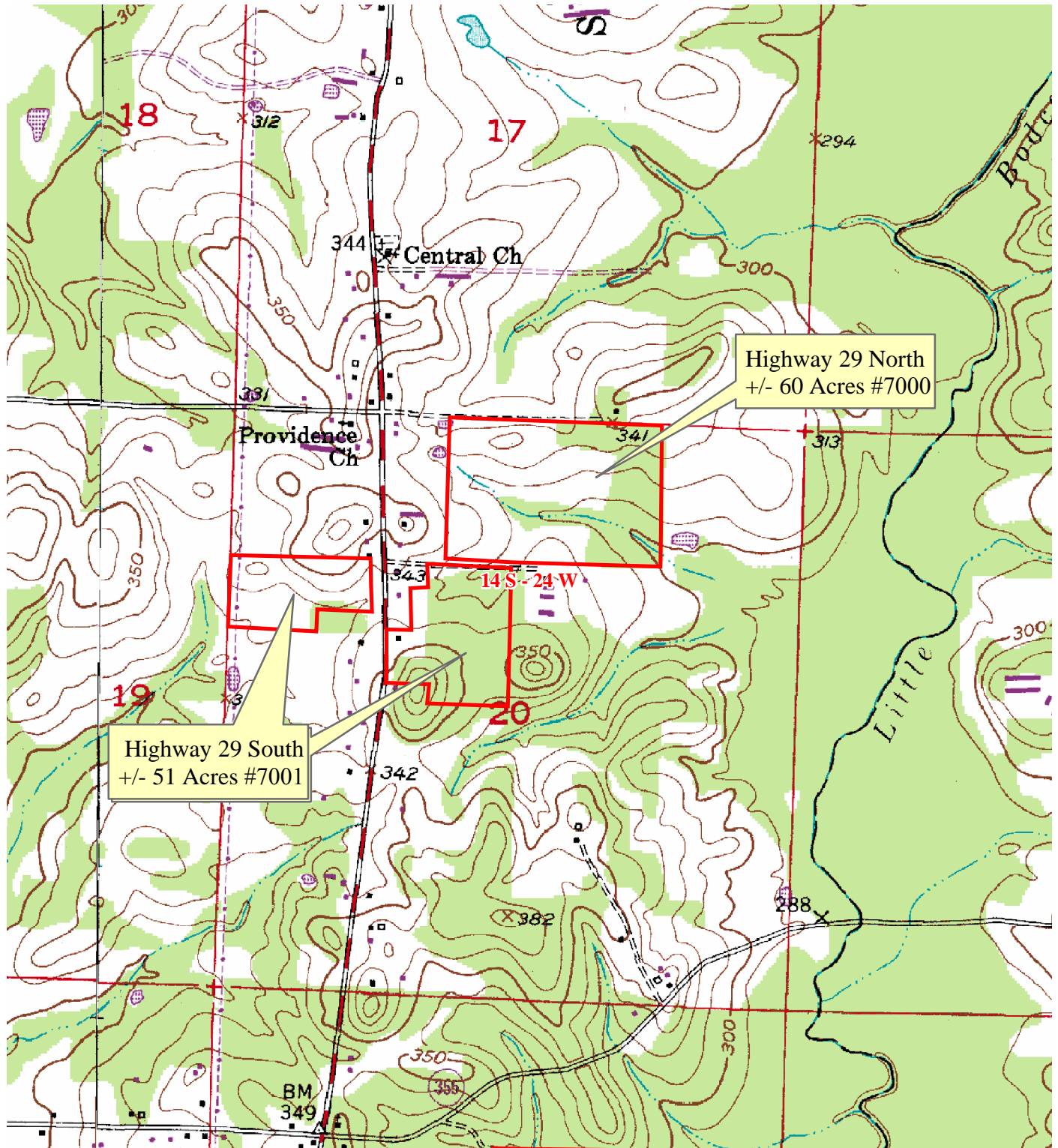
14S - 24W

0 0.25
Miles



Oct, 2008
Printed By: CSF

Highway 29 Tracts
+/- 111 Acres
Part of NW1/4 & Part of NE1/4, Sec. 20, T14S, R24W
Hempstead County, Arkansas



0 0.25
Miles

Tract Name	HWY 29 NORTH	Stand Number	1
Legal	SEE NOTICE	Acres	60.0
County	Hempstead	State	AR
Cruised By	CSF	Sample Method	1/10 Acre
Form Class	KFS PST Tons	Date Cruised	December
		Percent Cruised	5.45%

Stand Data	
<u>Average Vol/Acre</u>	30.59
<u>Average Vol/Tree</u>	0.54
<u>Average Vol/Log</u>	0.32
<u>Avg DBH</u>	12.22

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	220	57	495	178	183	90											898	325
12	110	36	458	197	550	319											1,118	552
14	37	16	293	167	587	440	73	65									990	688
16			37	27	92	90											128	117
Totals	367	110	1,283	570	1,412	939	73	65									3,135	1,682

Tract Name	HWY 29 NORTH	Stand Number	1
Legal	SEE NOTICE	Acres	60.0
County	Hempstead	State	AR
Cruised By	CSF	Sample Method	1/10 Acre
Form Class	RG0 PTons-Logs	Date Cruised	December
		Percent Cruised	5.45%

Stand Data	
<u>Average Vol/Acre</u>	4.54
<u>Average Vol/Tree</u>	0.25
<u>Average Vol/Log</u>	0.15
<u>Avg DBH</u>	8.73

Pine Pulpwood

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
6	73	6	110	12													183	18
8	73	9	293	52	55	13											422	74
10	18	3	110	29	92	32	55	23									275	88
12			18	7	37	18	55	33									110	58
14					18	12											18	12
Totals	165	19	532	100	202	74	110	57									1,008	250

Tract Name	HWY 29 NORTH	Stand Number	1
Legal	SEE NOTICE	Acres	60.0
County	Hempstead	State	AR
Cruised By	CSF	Sample Method	1/10 Acre
Form Class	RGO HTons-Logs	Date Cruised	December
		Percent Cruised	5.45%

Stand Data	
<u>Average Vol/Acre</u>	1.26
<u>Average Vol/Tree</u>	0.27
<u>Average Vol/Log</u>	0.22
<u>Avg DBH</u>	10.00

Hardwood Pulpwood

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
8	73	10	37	7													110	18
10	37	8	37	11													73	18
12	18	5	18	8													37	13
14			37	20													37	20
Totals	128	23	128	46													257	70

OFFER FORM
Highway 29 North & South Tracts Land Sale

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

Reference is made to the Kingwood Forestry Services, Inc. notice for the Highway 29 Tracts Land Sale. **Offers may be submitted for either tract or both tracts.**

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

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 thirty days of offer acceptance.

Send bid form to: Kingwood Forestry Services, Inc.
P. O. Box 5887
Texarkana, TX 75505
Or fax to 903-831-9988

Highway 29 North Tract (#7000), 60 acres, more or less: \$_____

Highway 29 South Tract (#7001), 51 acres, more or less:\$_____

Both Tracts Combined, 111 acres, more or less: \$_____

Name: _____

Printed

Fax No.: _____

Signed

Phone No.: _____

Address: _____

E-mail: _____

Date: _____