

KINGWOOD FORESTRY SERVICES, INC.

LISTING #4654

LAND FOR SALE

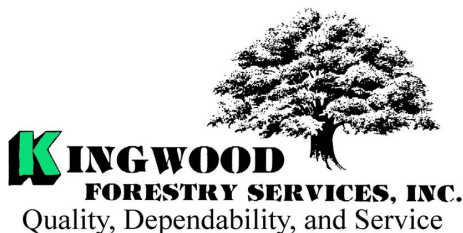
Round Tree Road

- Near Lake Greeson
- 11 Acres, more or less
- Great for Homestead
- Utilities Available
- Native Hardwood and Pine

\$36,500.00



**Please visit our website
www.kingwoodforestry.com
to view maps and
photographs of this tract
and all of our active listings.**



Kingwood Forestry Services, Inc. has been authorized to manage the sale of the Round Tree Road Tract described as Part of N½ of SW¼, Section 3, Township 7 South, Range 25 West, containing 11 acres, more or less, Pike County, Arkansas (see attached maps and detailed legal description on back of Offer Form).

The tract is located about seven (7) miles north of Murfreesboro. Access is public frontage on Chaney Trace Road with Round Tree Road bisecting the tract. Timber consists of native hardwood and shortleaf pine on rolling terrain. Small creek flows along the south boundary. The property offers excellent development potential; less than one (1) mile from Lake Greeson, just southeast of Cowhide Cove Recreation Area.

Kingwood performed a timber inventory in February, 2019; volume estimates are included in this Notice of Land Sale.

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.

**NOTICE OF LAND SALE
ROUND TREE ROAD TRACT (LISTING #4654)
PIKE COUNTY, ARKANSAS**

Method of Sale: The tract is offered for sale for \$36,500.00. An Offer Form is attached. Mailed offers should be addressed to Kingwood Forestry Services, Inc., P. O. Box 65, Arkadelphia, Arkansas 71923 with "**Round Tree Road Tract**" clearly marked in the lower left corner of the envelope to protect security of the offer. On mailed offers, please call our office to confirm receipt of offer. Offers may also be delivered by fax to 870-246-3341, by e-mail to Arkadelphia@kingwoodforestry.com or hand-delivered to #4 Executive Circle, Arkadelphia, AR. All faxed / e-mailed offers will be immediately acknowledged. Please await confirmation that your faxed / e-mailed offer has been received.

Conditions of Sale

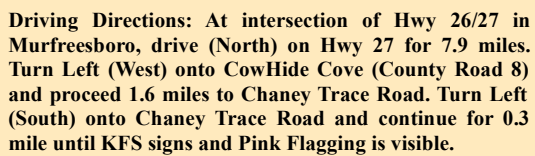
1. The landowner reserves the right to accept or reject any offer or to reject all offers and to sell in the manner most advantageous to them.
2. Offers submitted will remain valid for five (5) business days. Upon acceptance of an offer, a Contract of Sale, with earnest money in the amount of ten percent (10%) of purchase price, will be executed between the buyer and landowner within seven (7) business days. A sample Contract of Sale may be provided in advance upon request. Terms are cash at closing. Closing is to be scheduled within forty-five (45) 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 survey plats.
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. Seller will convey, without warranty, any mineral rights they may own on the property advertised in this notice.
5. Seller will pay prorated property taxes (to date of closing), deed preparation, and one-half (½) of deed stamps. Buyer will pay recording fees and one-half (½) of deed stamps.
6. A local title company will conduct closing between Buyer and Seller with each paying one-half (½) of settlement / closing fee.
7. 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.
8. 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.
9. 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.
10. Questions regarding the land sale should be directed to licensed agents Brian Clark, Drew Griffin, Jimmy Don Thomas or broker Pete Prutzman of Kingwood Forestry Services at 870-246-5757 or by e-mail at Arkadelphia@kingwoodforestry.com

Kingwood Forestry Services, Inc. represents the interests of the Seller of this property. All information presented in this flyer is believed to be accurate. Buyers are responsible for verifying information on this tract for themselves.

Kingwood makes no representation for the Buyer.

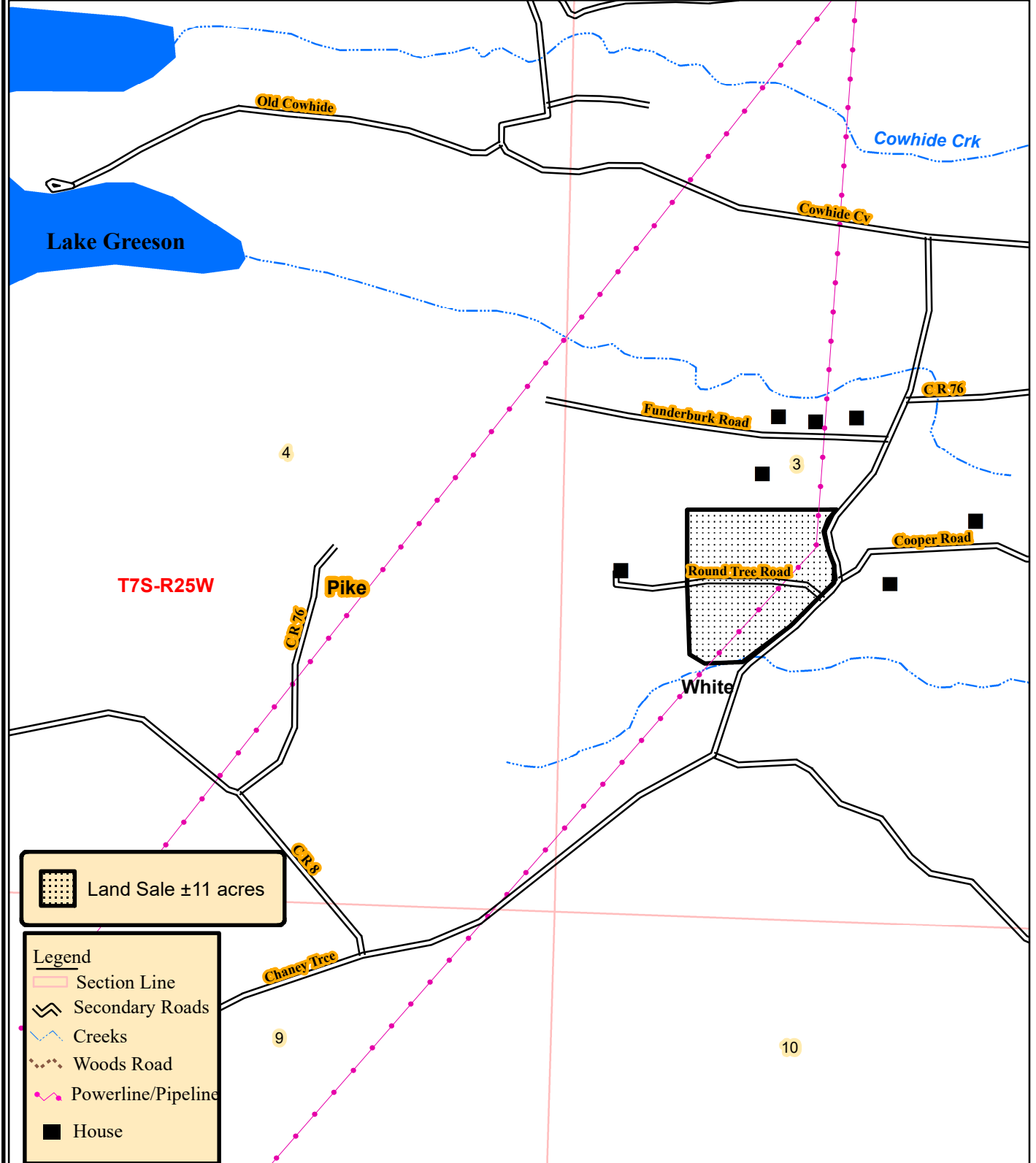
www.kingwoodforestry.com

Pt. N½ of SW¼, Sec. 3, T7S, R25W, Pike County, Arkansas
Containing 11.01 acres, more or less



Date: 3/14/2019
Drawn By: JDT

NOTICE OF LAND SALE - Listing #4654
"Round Tree Road Tract"
Pt. N½ of SW¼, Sec. 3, T7S, R25W, Pike County, Arkansas
containing 11.01 acres, more or less



0 0.125 0.25
Miles



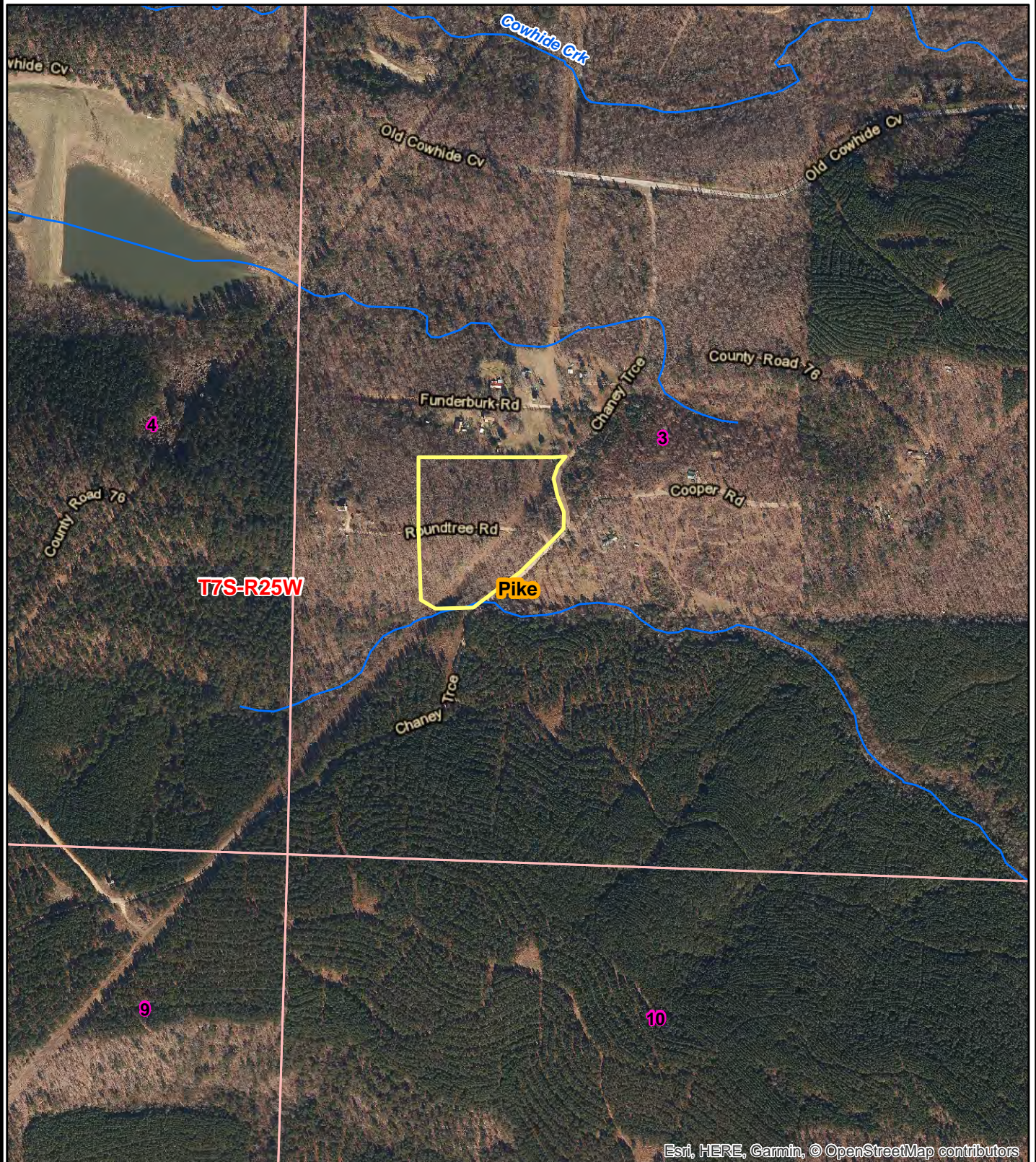
Date: 3/13/2019
ESRI GIS Mapping
Drawn By: BJC

NOTICE OF LAND SALE - Listing #4654

"Round Tree Road Tract"

Pt. N½ of SW¼, Sec. 3, T7S, R25W, Pike County, Arkansas

Containing 11.01 acres, more or less



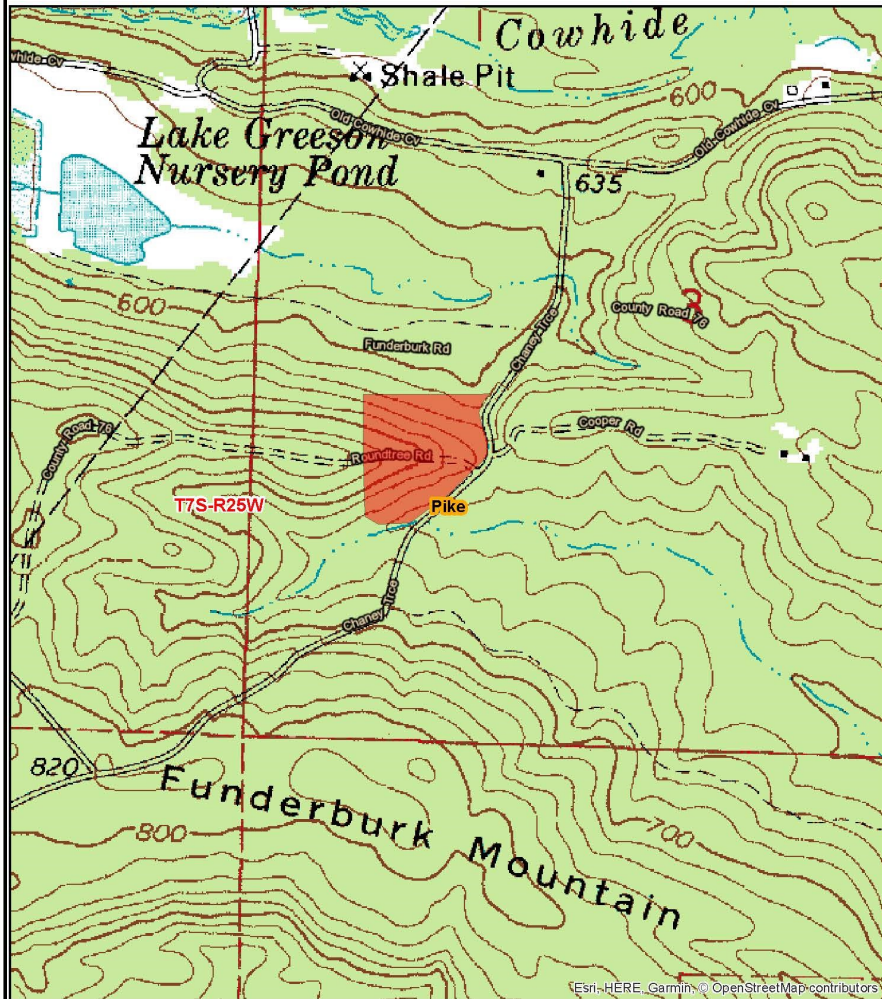
Esri, HERE, Garmin, © OpenStreetMap contributors

0 0.125 0.25
Miles



Date: 3/11/2019
ESRI Aerial Photography
Drawn By: JDT

NOTICE OF LAND SALE - Listing #4654
 "Round Tree Road Tract"
 Pt. N½ of SW¼, Sec. 3, T7S, R25W, Pike County, Arkansas
 Containing 11.01 acres, more or less



0 0.125 0.25
 Miles



Date: 3/11/2019
 Drawn By: JDT

Kingwood Forestry Services, Inc.
 PO Box 65
 Arkadelphia, AR 71923

Phone: (870) 246-5757
 Fax: (870) 246-3341
 Email: arkadelphia@kingwoodforestry.com
 Website: kingwoodforestry.com

Timber Volume Estimates - Round Tree Road Tract

Stratum: Native timber
 Acres: 8
 Plots: 10
 Cruiser: BJC

Cruise Date: 03/11/2019
 Cruise Type: Point
 Plot Size/BAF: 15.00

White oak

Product	Stratum Total				Per Acre				Average Tree	
	Trees	Tons	Doyle BF	BA	Trees	Tons	Doyle BF	BA	DBH	Height
Sawtimber	71	53	5,725	12.0	9	6.7	715.6	15.7	21.2	
Pulpwood	420	132	0	22.5	52	16.5	0.0	8.7	30.0	
Class Total	490	185	5,725	34.5	61	23.1	715.6	9.7	28.8	

Red oak

Product	Stratum Total				Per Acre				Average Tree	
	Trees	Tons	Doyle BF	BA	Trees	Tons	Doyle BF	BA	DBH	Height
Sawtimber	18	15	1,531	3.0	2	1.8	191.4	15.5	24.5	
Pulpwood	33	21	0	3.0	4	2.7	0.0	11.5	43.2	
Class Total	52	36	1,531	6.0	6	4.5	191.4	12.9	36.6	

Pine

Product	Stratum Total				Per Acre				Average Tree	
	Trees	Tons	Doyle BF	BA	Trees	Tons	Doyle BF	BA	DBH	Height
Sawtimber	22	24	2,426	3.0	3	3.0	303.2	14.0	48.5	
Topwood	0	2	0	0.0	0	0.2	0.0	0.0	0.0	
Class Total	22	26	2,426	3.0	3	3.3	303.2	14.0	48.5	

Gum & Miscellaneous

Product	Stratum Total				Per Acre				Average Tree	
	Trees	Tons	Doyle BF	BA	Trees	Tons	Doyle BF	BA	DBH	Height
Sawtimber	46	42	5,270	9.0	6	5.2	658.8	16.6	22.2	
Pulpwood	587	142	0	27.0	73	17.8	0.0	8.0	30.0	
Class Total	632	184	5,270	36.0	79	23.0	658.8	8.6	29.5	
Stratum Total	1,197	431	14,952	79.5	150	53.9	1,869.0	9.3	29.8	

Monday, March 11, 2019

Due to variations in cruising methods, utilization standards, and scaling practices, tree counts and volumes cannot be guaranteed. Additional timber volume reports (tree counts by species, diameter, height) are available on our website at: <http://www.kingwoodforestry.com/round-tree-road.html>

ADDITIONAL TIMBER VOLUME REPORT



Kingwood Forestry Services, Inc.
PO Box 65
Arkadelphia, AR 71923

Phone: (870) 246-5757
Fax: (870) 246-3341
Email: arkadelphia@kingwoodforestry.com
Website: kingwoodforestry.com

Timber Volume Estimates - Round Tree Road Tract

Stratum: Native timber

Acres: 8

Plots: 10

Cruiser: BJC

Cruise Date: 03/11/2019

Cruise Type: Point

Plot Size/BAF: 15.00

White oak

	Stratum Total			Per Acre				Average Tree	
Product	Trees	Tons	Doyle BF	BA	Trees	Tons	Doyle BF	DBH	Height
White Oak Spp.									
Sawtimber	71	53	5,725	12.0	9	6.7	715.6	15.7	21.2
Pulpwood	420	132	0	22.5	52	16.5	0.0	8.7	30.0
Group Total	490	185	5,725	34.5	61	23.1	715.6	9.7	28.8
Class Total	490	185	5,725	34.5	61	23.1	715.6	9.7	28.8

Red oak

	Stratum Total			Per Acre				Average Tree	
Product	Trees	Tons	Doyle BF	BA	Trees	Tons	Doyle BF	DBH	Height
Red Oak Spp.									
Sawtimber	18	15	1,531	3.0	2	1.8	191.4	15.5	24.5
Pulpwood	33	21	0	3.0	4	2.7	0.0	11.5	43.2
Group Total	52	36	1,531	6.0	6	4.5	191.4	12.9	36.6
Class Total	52	36	1,531	6.0	6	4.5	191.4	12.9	36.6

Pine

	Stratum Total			Per Acre				Average Tree	
Product	Trees	Tons	Doyle BF	BA	Trees	Tons	Doyle BF	DBH	Height
Shortleaf Pine									
Sawtimber	22	24	2,426	3.0	3	3.0	303.2	14.0	48.5
Topwood	0	2	0	0.0	0	0.2	0.0	0.0	0.0
Group Total	22	26	2,426	3.0	3	3.3	303.2	14.0	48.5
Class Total	22	26	2,426	3.0	3	3.3	303.2	14.0	48.5

Gum & Miscellaneous

	Stratum Total			Per Acre				Average Tree	
Product	Trees	Tons	Doyle BF	BA	Trees	Tons	Doyle BF	DBH	Height
Misc. Hardwood									
Sawtimber	41	32	3,844	7.5	5	3.9	480.4	16.1	19.9
Pulpwood	414	97	0	19.5	52	12.1	0.0	8.0	27.9
Group Total	455	128	3,844	27.0	57	16.0	480.4	8.8	27.2

Timber Volume Estimates - Round Tree Road Tract

Stratum: Native timber

Acres: 8

Plots: 10

Cruiser: BJC

Cruise Date: 03/11/2019

Cruise Type: Point

Plot Size/BAF: 15.00

Gum & Miscellaneous

Product	Stratum Total			Per Acre				Average Tree	
	Trees	Tons	Doyle BF	BA	Trees	Tons	Doyle BF	DBH	Height
Sweetgum									
Sawtimber	5	10	1,427	1.5	1	1.3	178.3	21.0	40.5
Pulpwood	172	45	0	7.5	22	5.7	0.0	7.8	35.2
Group Total	177	55	1,427	9.0	22	6.9	178.3	8.2	35.4
Class Total	632	184	5,270	36.0	79	23.0	658.8	8.6	29.5
Stratum Total	1,197	431	14,952	79.5	150	53.9	1,869.0	9.3	29.8

ADDITIONAL TIMBER VOLUME REPORT



Kingwood Forestry Services, Inc.
PO Box 65
Arkadelphia, AR 71923

Phone: (870) 246-5757
Fax: (870) 246-3341
Email: arkadelphia@kingwoodforestry.com
Website: kingwoodforestry.com

Timber Volume Estimates - Round Tree Road Tract

Stratum: Native timber
Acres: 8
Plots: 10.00
Cruiser: BJC

Cruise Date: 03/11/2019
Cruise Type: Point
Plot Size/BAF: 15.00

White oak

White Oak Spp.			Stratum Total				Per Acre				Average Tree	
Sawtimber	DBH	Trees	Tons	Doyle BF	Cu. Ft. IB	BA	Trees	Tons	Doyle BF	Cu. Ft. IB	SL CFT/Ft	Height
	14	22	11	1,018	296	3.0	3	1.4	127.3	37.0	0.80	16.5
	15	10	7	739	195	1.5	1	0.9	92.4	24.4	0.82	24.5
	16	17	15	1,589	391	3.0	2	1.8	198.6	48.9	0.93	24.5
	17	8	7	841	195	1.5	1	0.9	105.1	24.4	1.05	24.5
	18	14	13	1,538	343	3.0	2	1.6	192.2	42.9	1.23	20.5
Sawtimber Total	15.7	71	53	5,725	1,422	12.0	9	6.7	715.6	177.7	0.95	21.2
Pulpwood	DBH	Trees	Tons	Doyle BF	Cu. Ft. IB	BA	Trees	Tons	Doyle BF	Cu. Ft. IB	SL CFT/Ft	Height
	6	61	7	0	173	1.5	8	0.8	0.0	21.6	0.00	20.5
	8	138	32	0	853	6.0	17	4.0	0.0	106.6	0.00	28.0
	9	81	24	0	626	4.5	10	2.9	0.0	78.2	0.00	27.2
	10	88	39	0	1,031	6.0	11	4.8	0.0	128.9	0.00	36.8
	11	36	19	0	506	3.0	5	2.4	0.0	63.3	0.00	35.5
	12	15	12	0	319	1.5	2	1.5	0.0	39.8	0.00	50.5
Pulpwood Total	8.7	420	132	0	3,508	22.5	52	16.5	0.0	438.5	0.00	30.0
White Oak Spp. Total	9.7	490	185	5,725	4,929	34.5	61	23.1	715.6	616.2	0.95	28.8
White oak Total	9.7	490	185	5,725	4,929	34.5	61	23.1	715.6	616.2	0.95	28.8

Red oak

Red Oak Spp. **Stratum Total** **Per Acre** **Average Tree**

Timber Volume Estimates - Round Tree Road Tract

Stratum: Native timber

Acres: 8

Plots: 10.00

Cruiser: BJC

Cruise Date: 03/11/2019

Cruise Type: Point

Plot Size/BAF: 15.00

Red oak

Red Oak Spp.

Stratum Total							Per Acre				Average Tree	
Sawtimber	DBH	Trees	Tons	Doyle BF	Cu. Ft. IB	BA	Trees	Tons	Doyle BF	Cu. Ft. IB	SL CFT/Ft	Height
	15	10	7	739	195	1.5	1	0.9	92.4	24.4	0.82	24.5
	16	9	7	792	195	1.5	1	0.9	99.0	24.4	0.93	24.5
Sawtimber Total	15.5	18	15	1,531	391	3.0	2	1.8	191.4	48.9	0.87	24.5
Pulpwood	DBH	Trees	Tons	Doyle BF	Cu. Ft. IB	BA	Trees	Tons	Doyle BF	Cu. Ft. IB	SL CFT/Ft	Height
	11	18	12	0	317	1.5	2	1.5	0.0	39.6	0.00	50.4
	12	15	9	0	249	1.5	2	1.2	0.0	31.2	0.00	34.6
Pulpwood Total	11.5	33	21	0	566	3.0	4	2.7	0.0	70.8	0.00	43.2
Red Oak Spp. Total	12.9	52	36	1,531	957	6.0	6	4.5	191.4	119.6	0.87	36.6
Red oak Total	12.9	52	36	1,531	957	6.0	6	4.5	191.4	119.6	0.87	36.6

Pine

Shortleaf Pine

Stratum Total							Per Acre				Average Tree	
Sawtimber	DBH	Trees	Tons	Doyle BF	Cu. Ft. IB	BA	Trees	Tons	Doyle BF	Cu. Ft. IB	SL CFT/Ft	Height
	14	22	24	2,426	686	3.0	3	3.0	303.2	85.8	0.63	48.5
Sawtimber Total	14.0	22	24	2,426	686	3.0	3	3.0	303.2	85.8	0.63	48.5
Topwood	DBH	Trees	Tons	Doyle BF	Cu. Ft. IB	BA	Trees	Tons	Doyle BF	Cu. Ft. IB	SL CFT/Ft	Height
Topwood Total	0.0	0	2	0	61	0.0	0	0.2	0.0	7.6	0.00	0.0
Shortleaf Pine Total	14.0	22	26	2,426	747	3.0	3	3.3	303.2	93.4	0.63	48.5
Pine Total	14.0	22	26	2,426	747	3.0	3	3.3	303.2	93.4	0.63	48.5

Timber Volume Estimates - Round Tree Road Tract

Stratum: Native timber

Acres: 8

Plots: 10.00

Cruiser: BJC

Cruise Date: 03/11/2019

Cruise Type: Point

Plot Size/BAF: 15.00

Gum & Miscellaneous

Misc. Hardwood

Stratum Total

Per Acre

Average Tree

Sawtimber	DBH	Trees	Tons	Doyle BF	Cu. Ft. IB	BA	Trees	Tons	Doyle BF	Cu. Ft. IB	SL CFT/Ft	Height
	14	22	11	1,018	296	3.0	3	1.3	127.3	37.0	0.80	16.5
	15	10	7	739	195	1.5	1	0.9	92.4	24.4	0.82	24.5
	22	5	5	753	148	1.5	1	0.7	94.1	18.5	1.97	16.5
	24	4	9	1,333	240	1.5	0	1.1	166.7	30.0	1.93	32.5
Sawtimber Total	16.1	41	32	3,844	880	7.5	5	3.9	480.4	109.9	1.09	19.9

Pulpwood	DBH	Trees	Tons	Doyle BF	Cu. Ft. IB	BA	Trees	Tons	Doyle BF	Cu. Ft. IB	SL CFT/Ft	Height
	6	183	16	0	490	4.5	23	2.1	0.0	61.2	0.00	18.9
	8	69	17	0	514	3.0	9	2.2	0.0	64.2	0.00	37.3
	9	54	20	0	584	3.0	7	2.4	0.0	73.0	0.00	45.1
	10	44	15	0	445	3.0	6	1.9	0.0	55.6	0.00	29.4
	11	18	6	0	193	1.5	2	0.8	0.0	24.2	0.00	24.1
	12	46	22	0	665	4.5	6	2.8	0.0	83.1	0.00	29.4
Pulpwood Total	8.0	414	97	0	2,890	19.5	52	12.1	0.0	361.3	0.00	27.9

Misc. Hardwood Total	8.8	455	128	3,844	3,770	27.0	57	16.0	480.4	471.3	1.09	27.2
----------------------	-----	-----	-----	-------	-------	------	----	------	-------	-------	------	------

Sweetgum

Stratum Total

Per Acre

Average Tree

Sawtimber	DBH	Trees	Tons	Doyle BF	Cu. Ft. IB	BA	Trees	Tons	Doyle BF	Cu. Ft. IB	SL CFT/Ft	Height
	21	5	10	1,427	281	1.5	1	1.3	178.3	35.1	1.39	40.5
Sawtimber Total	21.0	5	10	1,427	281	1.5	1	1.3	178.3	35.1	1.39	40.5

Pulpwood	DBH	Trees	Tons	Doyle BF	Cu. Ft. IB	BA	Trees	Tons	Doyle BF	Cu. Ft. IB	SL CFT/Ft	Height
	6	61	7	0	194	1.5	8	0.8	0.0	24.3	0.00	24.1
	8	69	18	0	542	3.0	9	2.3	0.0	67.8	0.00	39.9
	9	27	9	0	272	1.5	3	1.2	0.0	34.0	0.00	39.9
	12	15	11	0	318	1.5	2	1.4	0.0	39.8	0.00	50.4
Pulpwood Total	7.8	172	45	0	1,327	7.5	22	5.7	0.0	165.9	0.00	35.2

Timber Volume Estimates - Round Tree Road Tract

Stratum: Native timber

Acres: 8

Plots: 10.00

Cruiser: BJC

Cruise Date: 03/11/2019

Cruise Type: Point

Plot Size/BAF: 15.00

Gum & Miscellaneous

Sweetgum Total	8.2	177	55	1,427	1,608	9.0	22	6.9	178.3	201.0	1.39	35.4
Gum & Miscellaneous	8.6	632	184	5,270	5,378	36.0	79	23.0	658.8	672.3	1.15	29.5
Stratum Total	9.3	1,197	431	14,952	12,011	79.5	150	53.9	1,869.0	1,501.4	0.90	29.8

OFFER FORM

ROUND TREE ROAD TRACT—LISTING #4654

Send Completed Offer Forms to us:

Mail: P.O. Box 65, Arkadelphia, AR 71923

Fax: 870-246-3341

Hand Deliver: #4 Executive Circle, Arkadelphia, AR 71923

E-mail: arkadelphia@kingwoodforestry.com

Reference is made to the Kingwood Forestry Services, Inc. Round Tree Road Tract Land Sale Notice. I submit the following as an offer for the purchase of the property further described as Part of N½ of SW¼, Section 3, Township 7 South, Range 25 West, containing 11 acres, more or less, Pike County, Arkansas (see attached maps). The tract is offered for sale at **\$36,500.00**.

My offer will remain valid for five (5) business days from this date. If my offer is accepted, I am ready, willing, able and obligated to execute a Contract of Sale within seven (7) business days of owner's acceptance with earnest money in the amount of five percent (5%) of purchase price. Closing date to occur within forty-five (45) days of offer acceptance. I have read and understand the Method of Sale and Conditions of Sale sections in this notice.

Send offer form to: Kingwood Forestry Services, Inc.
P.O. Box 65, Arkadelphia, AR 71923 or fax to 870-246-3341
E-mail completed offer form to: Arkadelphia@kingwoodforestry.com

Round Tree Road Tract (Listing #4654, ±11 acres): \$ _____

Date: _____ Fax No.: _____

Name: _____ Printed Phone No.: _____

Name: _____ Signed Email: _____

Address: _____ Street City, State, Zip

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

AREA BELOW FOR KINGWOOD USE ONLY

Offer Acknowledged by Agent / Broker: _____ Name Date



NOTICE OF LAND SALE
ROUND TREE ROAD TRACT (LISTING #4654)
PIKE COUNTY, ARKANSAS

COMPLETE LEGAL DESCRIPTION

Extended Legal: PT N1/2 SW Exhibit 'B' Property #3 (Tract 12) Being the metes and bounds description of a certain 3.35 acre tract of land out of the North 1/2 of the Southwest 1/4 of Section 3, T-7-S, R-25W, Pike County, Arkansas; Beginning at a U.S. Government Reservation Monument #442 for the Northeast corner of the Northwest 1/4 of Southwest 1/4 of Section 3, T-7-S, R-25-W, Pike County, Arkansas, Being also the Northwest corner of the Northeast 1/4 Southwest 1/4 Section 3; Thence South 0 degrees 48 minutes West 568.0 feet along the West line of said Northeast 1/4 of Southwest 1/4 of Section 3 to a point in the North line of said 3.35 acre tract for the place of beginning of hereinafter described tract; Thence North 89 degrees 12 minutes West 329.29 feet to a point for the Northwest corner of this tract; Thence South 0 degrees 48 minutes West 337.33 feet to a point in the North line of a 40 foot road to a point for the Southwest corner of this tract; Thence Easterly with the meanders of the North line of said 40 foot road as follows; Thence North 81 degrees 42 minutes East 45.0 feet to a point for corner; Thence South 86 degrees 33 minutes East 294.62 feet to a point for corner; . Thence South 46 degrees 23 minutes East 90.71 feet to a point in the Northwest line of a 40 foot County road for the most Southerly corner of this 3.35 acre tract; Thence Northerly with the meanders of the West line of said 40 foot County road as follows; Thence North 46 degrees 59 minutes East 43.27 feet to a point for the P.C. of a curve to the left having a radius of 80 feet, l angle of 63 degrees 39 minutes Tangent of 49.60 feet, and a length of 88.87, a distance of 88.87 feet to the P.T. of said curve to a point for corner; Thence North 16 degrees 40 minutes West 154.30 feet to a point for the P.C. of a curve to the right, having a radius of 155 feet, l angle 50 degrees 10 minutes, Tangent of 72.55 feet, and a length of 135.70 feet, a distance of 135.70 feet to the P.T. of said curve to a point for corner; Thence North 33 degrees 30 minutes East 11.08 feet to a point for the Northeast corner of this tract; Thence North 89 degrees 12 minutes West 102.01 feet to the PLACE OF BEGINNING and containing 3.35 acres, more or less. Property #3 (Tract 13): Being the metes and bounds description of a certain 2.59 acre tract of land out of the Northwest 1/4 of the Southwest 1/4 of Section 3, T-7-S, R-25-W, Pike County, Arkansas; Beginning at a U.S. Government Reservation Monument #442 for the Northeast corner of the Northwest 1/4 of the Southwest 1/4 of Section 3, T-7-S, R-25-W, Pike County, Arkansas; Thence South 0 degrees 48 minutes West 568.0 feet along the East line of said Northwest 1/4 of the Southwest 1/4 of section 3 to a point; Thence North 89 degrees 12 minutes West 329.29 feet to a point for the Northeast corner and place of beginning of hereinafter described 2.59 acre tract; Thence South 0 degrees 48 minutes West 337.83 feet to a point in the North line of a 40 foot road to a point for the Southeast corner of this tract' Thence with the meanders of the North line of said 40 foot road as follows; Thence South 81 degrees 42 minutes West 46.69 feet to a point for corner; Thence North 81 degrees 48 minutes West 102.84 feet to a point for corner; Thence South 74 degrees 25 minutes West 98.84 feet to a point for corner; Thence South 80 degrees 45 minutes West 82.77 feet to a point for the Southwest corner of this 2,59 acre tract; BOOK D248 PAGE 346 Thence North 0 degrees 48 minutes East 374.14 feet to a point for the Northwest corner of this tract; Thence South 89 degrees 12 minutes East 324.42 feet to the PLACE OF BEGINNING and containing 2.59 acres, more or less. Property #3 (Tract 18):

Commencing at the SW coner of the N 1/2 SW 1/4 in Section 3 Township 7 South and Range 25 West and run thence S. 89 degrees 48 minutes E. 591.30 feet to the Point of Beginning; Thence N. 0 degrees 54 minutes E. 354.75 feet to the South R/W of a 40 feet R/W Road; thence N. 80 degrees 45 minutes E. along Road 95.59 feet; thence N. 74 degrees 25 minutes E. along Road 92.56 feet; Thence S. 81 degrees 48 minutes E. along road 100.16 feet; thence N. 81 degrees 42 minutes E. along road 93.5 feet; Thence S. 86 degrees 55 minutes E. along road 128.65 feet to Middle of Power -line; Thence S. 39 degrees 52 minutes W. along said Power-Line 505.41 feet; Thence N. 69 degrees 48 minutes W. 185 feet to the Point of Beginning. 3.01 Acres. more or less. Property #3 (Tract 19): Commencing at the sw Comer of the NW1/4-SW1/4 in Section 3 Township 7 South and Range 25 West and run thence S 89 48'E 776.30 feet to the Point of Beginning; thence N. 39 degrees 52'E. along the Middle of Power line 505.44 feet; thence S.86 degrees 55'E. along the South line of 40 feet Road 144.53 feet; thence S-46 degrees 23'E. along said Road 71-89 feet; thence S.11 degrees 08'28"E, 43.24 feet to the middle of County Road; thence S-49degrees 32'46" W along Road 445.13 feet; thence N. 89 degrees 48'W. 190 feet to the Point of Beginning. 2.062 Aaes more or less.