

JEA LANDS, LP

PT. SEC. 26 & 35, TOWNSHIP 14 SOUTH, RANGE 22 WEST
X-23 TRACT

TIMBERLAND & RECREATIONAL PROPERTY
IN NEVADA COUNTY, ARKANSAS

±110 ACRES IN 2008 PINE PLANTATION
±130 ACRES IN BOTTOMLAND HARDWOOD

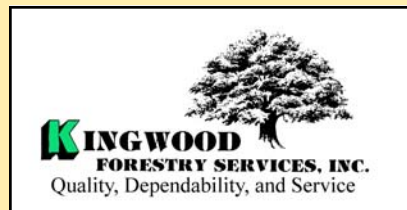
240 ACRES FOR SALE AT \$367,650.00

Arkadelphia, Arkansas

No. 4 Executive Circle
P.O. Box 65
Arkadelphia, Arkansas 71923

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

Offered By



Other Kingwood Locations

Monticello, Arkansas
145 Greenfield Drive
Monticello, Arkansas 71655
Phone: 870-367-8567

Texarkana, Texas
4414 Morris Lane
Texarkana, Texas 75505
Phone: 903-831-5200

www.kingwoodforestry.com/realestate.htm

JEA X-23 Tract
For sale at \$367,650.00

Recreation opportunities and timberland investment. Located near the Bodcaw and Willisville communities.



Hardwood Area



2008 Pine Plantation

Woods road access off of Nevada County Road #4 from the south. Additional woods road access from the northwest. The subject is located approximately 15 miles northwest of Magnolia and 20 miles southeast of Hope in rural Nevada County. Topography is generally flat. Cypress creek drains the subject.

Approximately 110 acres in a well-stocked 2008 loblolly pine plantation. Site preparation included shearing, piling, bedding and herbaceous weed control. Loblolly seedlings are second generation Weyerhaeuser Atlantic Coastal.

The residual 130 acres is mature bottomland hardwood. Owner conducted an inventory of merchantable timber in February 2007. Based on the inventory, estimated hardwood volumes are as follows:

Red Oak Sawtimber	137,373 Board Feet
White Oak Sawtimber	29,659 Board Feet
Overcup Oak Sawtimber	19,597 Board Feet
Gum & Misc. Sawtimber	79,726 Board Feet
Cypress Sawtimber	67,786 Board Feet
Hardwood Pulpwood	2,765 Tons

Directions to Subject:

From Magnolia, take Highway 371 north approximately 7 miles to the community of Lamartine and turn west (left) onto Highway 371. Immediately turn right (north) onto Nevada County #17 and travel approximately 6 miles. Turn left (west) onto Nevada County #4 and travel approximately 1.5 miles. Two woods roads will provide access to the southern part of the subject.

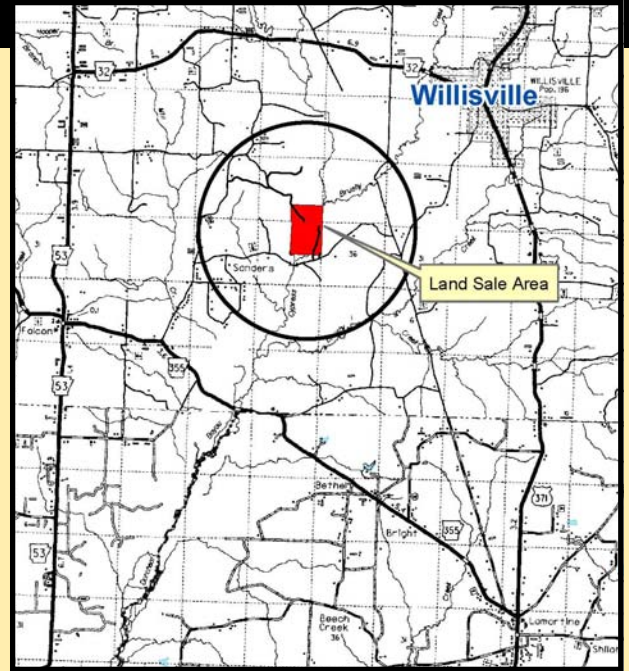
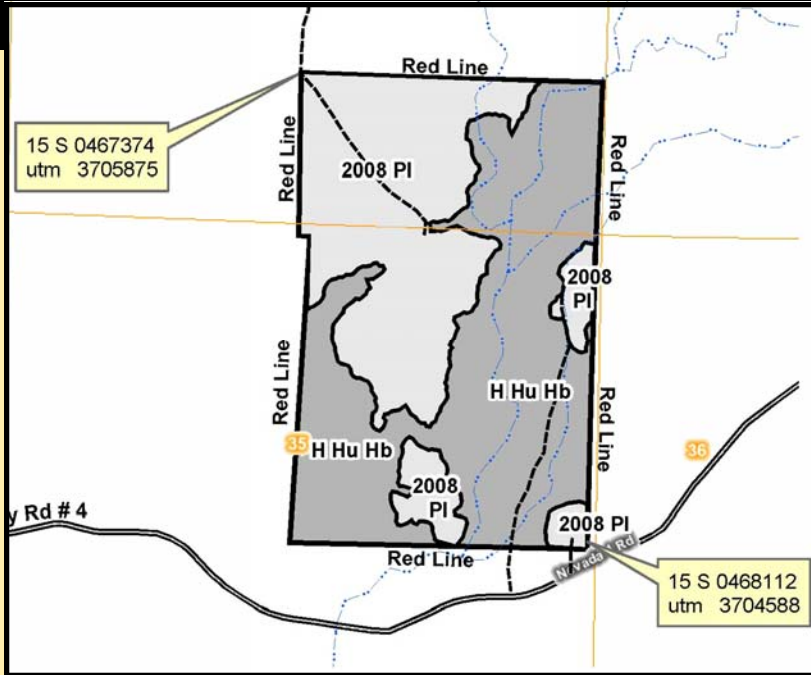
www.kingwoodforestry.com/realestate.htm

Contact Pete Prutzman or Terrell Baker for more information: (870) 246-5757

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.**

JEA X-23 TRACT

PT. SECTION 26 & 35, TOWNSHIP 14 SOUTH, RANGE 22 WEST
NEVADA COUNTY, ARKANSAS



Conditions of Sale:

-More information on our website: www.kingwoodforestry.com/realestate.htm

-Upon acceptance of an offer a more formal Contract of Sale, with earnest money of 10% of purchase price, will be executed between the successful offerer (or buyers) and landowner within seven days. A sample Contract of Sale may be provided in advance upon request. Terms are cash at closing.

-Only offers for a specific dollar amount will be accepted. The parcel is being sold in its entirety for 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. Advertised maps are thought to be accurate but should not be considered as survey plats.

-Conveyance will be by General 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. Any minerals owned by the seller will be reserved.

-Seller will pay pro-rated property taxes (to date of closing), and deed preparation, and one-half of deed stamps. Buyer will pay recording fees and one-half of deed stamps.

-Ouachita Abstract will conduct the closing with buyer and seller each paying one-half of fees associated with closing services.

-Kingwood Forestry is the real estate firm acting as agent for the seller. All information presented in the 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.

-Questions regarding the land sale should be directed to licensed brokers Terrell Baker or Pete Prutzman of Kingwood Forestry Services at (870) 246-5757; email tbaker@kingwoodforestry.com