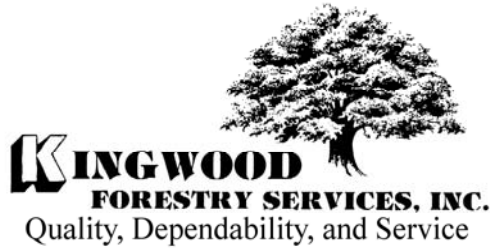




P.O. Box 1290
145 Greenfield Drive
Monticello, AR 71657
(870)367-8567
FAX 1-870-367-8424
E-mail: monticello@kingwoodforestry.com



Other Kingwood Locations:
P.O. Box 65
No. 4 Executive Circle
Arkadelphia, AR 71923
(870)246-5757
FAX 1-870-246-3341
Centre West Office Complex
4414 Morris Lane
P.O. Box 5887
Texarkana, TX 75505
(903)831-5200
FAX 1-903-831-9988

**Listing#
1125**

NOTICE OF LAND SALE

MATTHEWS TRACT

Sealed Bid: November 5th, 2010

+/-559 Acres Total

2009 Pine Plantation (+/- 265 Acres)

2010 Pine Plantation (+/- 193 Acres)

Hardwood Stream Buffers (+/- 101 Acres)

Great Long Term Timber Investment

Kingwood Forestry Services, Inc. has been authorized to manage the sale of 559 acres, more or less, in Lincoln County, Arkansas. The **Matthews Tract** is a pine timberland and hunting property located just north of Star City, Arkansas, west of Highway 425 and east of Armstead Road.

Timber and Land Description: The tract is described as the **E ½ of SE ¼, Section 23; W ½ of SW ¼, SE ¼ of SW ¼, Section 24; N ½ of NW ¼, Section 25; E ½ of E ½, NW ¼ of NE ¼, Pt. of SW ¼ of NE ¼, less 1 acre along the west line, Section 26; NE ¼ of NE ¼, Section 35; all in T8S, R8W, Lincoln County, Arkansas**, containing 559 acres, more or less. The property consists of 2 pine plantations planted in 2009 and 2010, and offers a great long term timber investment.

The topography of the tract is gently rolling across most of the tract, with a steep bluff dropping into the flat farmlands along Bayou Bartholomew on the north end of the tract. The majority of the property consists of Grenada, Amy, Calloway and Ouachita silt loam soils, and Sacul/Savannah fine sandy loam soils. Portland Clay soil is found on the north end near the adjoining farmland. The reported site index for Loblolly Pine averages 85 to 90 feet (base age 50) per the NRCS Web Soil Survey on the upland areas. The tract is located in the heart of timber country. The property has great access by public road to the southwest corner and has had recent extensive road improvements through the property.

The timber stands on the property consist primarily of juvenile pine plantations across the majority of the tract, with hardwood stream buffers meandering through the property. About 265 acres of the pine plantation was planted in 2009, with an additional 193 acres established in 2010. About 101 acres of the tract is comprised of hardwood stream buffers that offer great habitat for wildlife as well as hunting opportunities for the sportsman. A small cemetery exists in the center of the property, just east of the main road as shown on the attached maps.

Matthews Tract Land Sale

NOTE: The Matthews Tract has recently exited from a long term timber lease agreement with The Campbell Group from a lease initiated by Weyerhaeuser in 1977 and expired in June of 2010. As the expiration of the lease approached, the standing timber was harvested. The sites were chemically site prepared and replanted by The Campbell Group. Both Kingwood and The Campbell Group conducted survival checks on the 2009 pine plantation. Results showed that this stand has from 390-450 trees per acre. J-root trees were found in the 2009 plantation. A formal survival check has not been completed on the 2010 plantations yet.

Driving Directions: From the main intersection of Highway 425 and 114 in Star City, travel north on Highway 425 towards Pine Bluff for about 0.8 miles to Church Street. Turn left (West) onto Church and go to the "T" intersection with Armstead. Turn right (North) onto Armstead and continue about 2.6 miles to the intersection with Alco Road. At this intersection, turn right (Northwest) and go about 0.3 miles to the southwest corner of the property. A Kingwood Land For Sale sign marks the entrance to the property.

Method of Sale: The land and timber will be sold on the basis of lump sum sealed bids. An offer form is attached. Bids will be opened at the Kingwood Forestry office at 145 Greenfield Drive, Monticello, Arkansas at **3:00 P.M., Friday, November 5, 2010.** Mailed offers should be addressed to Kingwood Forestry Services, Inc., P.O. Box 1290, Monticello, Arkansas 71657 with "**Matthews Tract**" clearly marked in the lower left corner of the envelope to protect security of the offer. 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 870-367-8424. 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 and to sell in the manner they determine will be most advantageous to them.
2. Offers submitted will remain valid through 5:00 P.M., Tuesday, November 9, 2010. Successful bidder will be notified at 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 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 survey. The attached tract maps are thought to be accurate, but should not be considered as survey plats.

Conditions of Sale Continued on Next Page

Matthews Tract Land Sale
Conditions of Sale Continued

4. Conveyance will be by Special 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 mineral rights which are owned by the seller will not be conveyed to the buyer.
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. Should Buyer be required by a lender to purchase a lenders title insurance policy the Buyer will pay any fees for such policy.
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. 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 warrants the conditions of the property, including access routes, and all persons entering upon the property assumes all risk and accept said property in its existing conditions during such inspection and assume all liability and shall indemnify Seller and its agents from and against all damages to property, claims, demands, or causes of action of every kind, nature and description relating to its access to or presence on the property. Access routes provided in this notice are for inspecting purposes only and do not represent legal easements to the property.
9. 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. The property is currently leased by a hunting club until October 31, 2011 with a 30 day written notice to terminate.
10. Questions regarding this land sale should be directed to licensed sales agent Sam Denison or Ben Ballard or licensed broker John McAlpine of Kingwood Forestry Services at 870-367-8567.

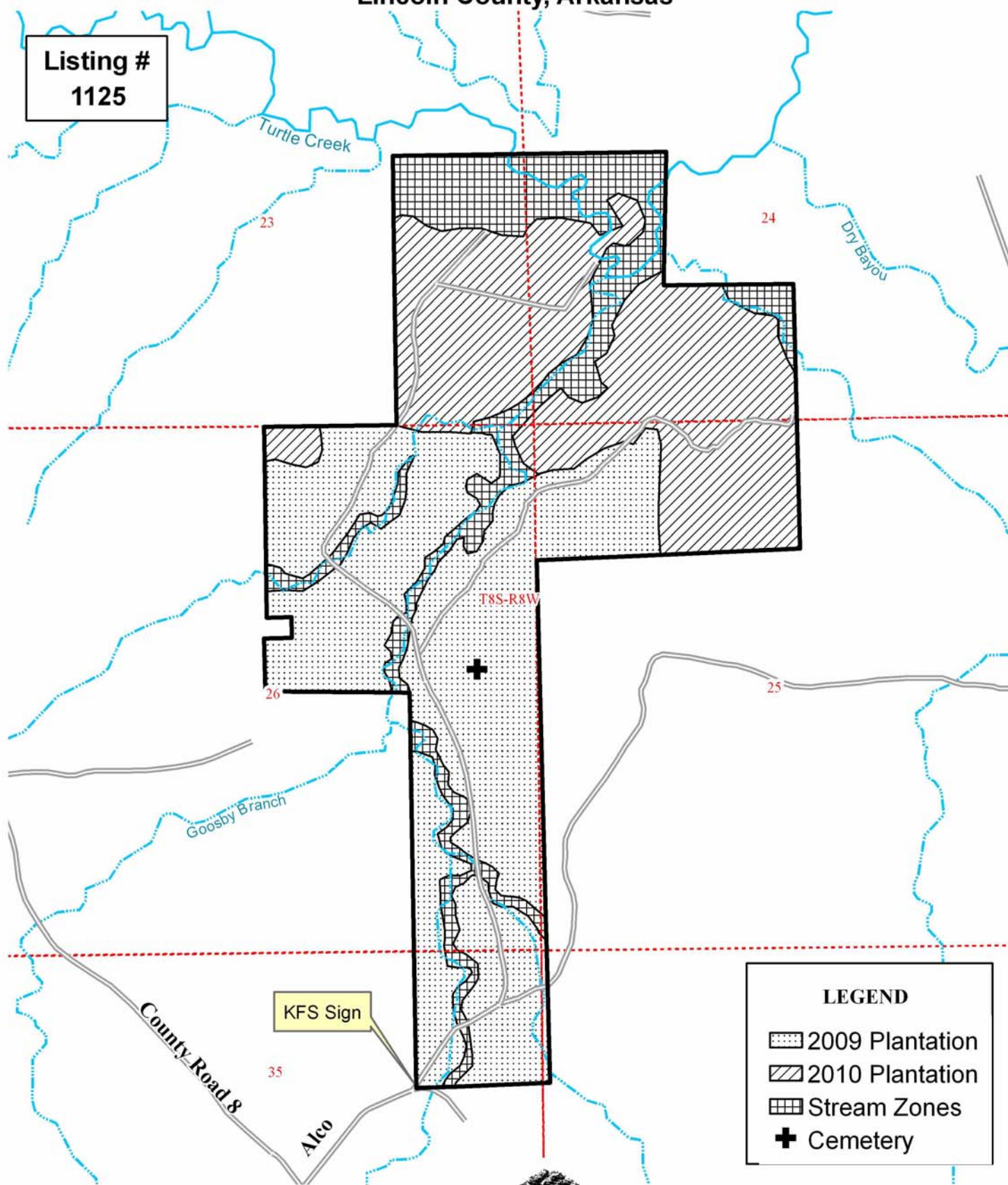
Aerial Photographs, Topographic Maps, Tract Pictures

Available at:

www.kingwoodforestry.com

LAND FOR SALE
Matthews Tract - +/-559 Acres
Township 8 South, Range 8 West
Lincoln County, Arkansas

Listing #
1125



LEGEND

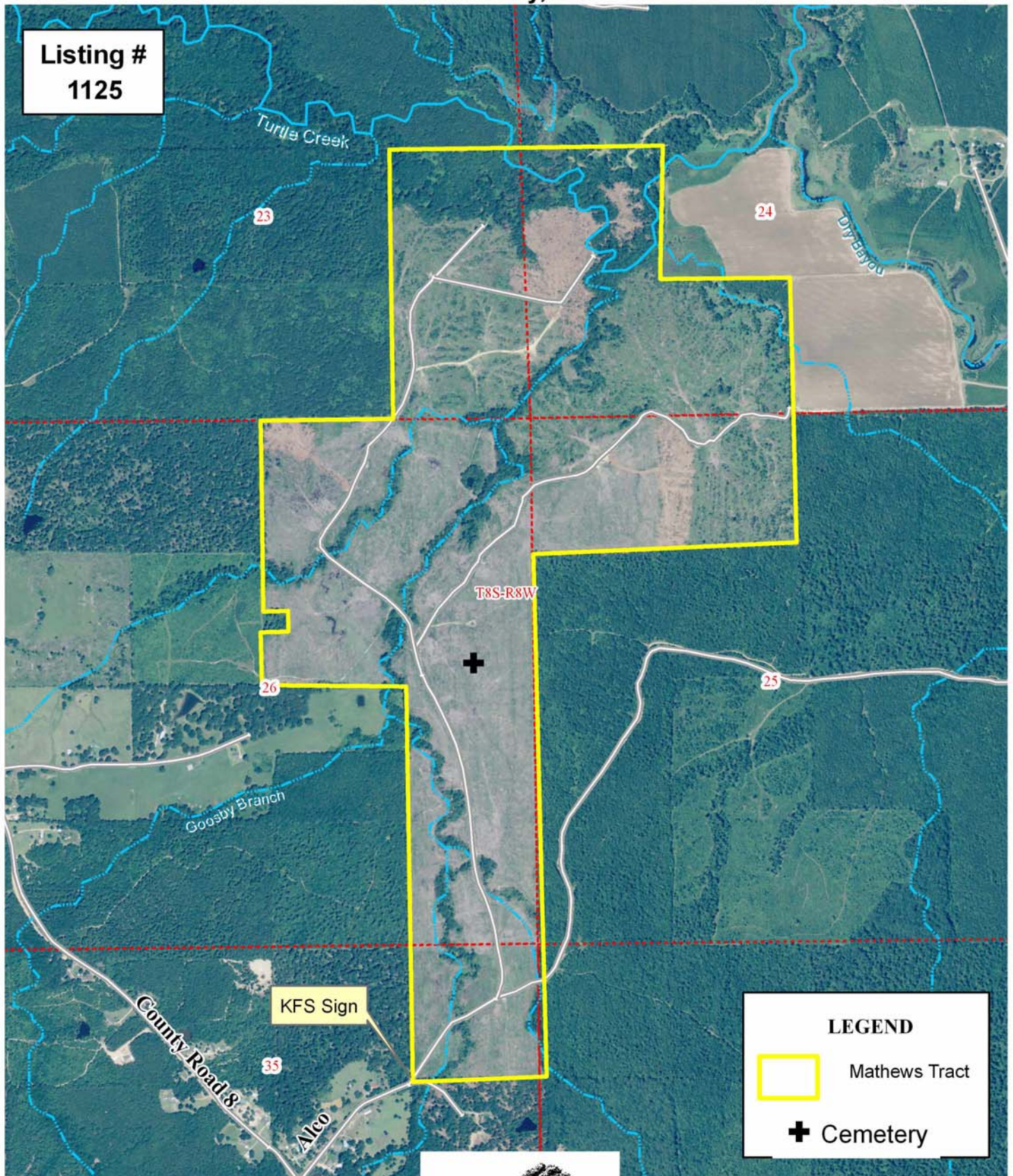
- 2009 Plantation
- 2010 Plantation
- Stream Zones
- Cemetery

0 0.125 0.25 0.5 Miles



LAND FOR SALE
Matthews Tract - +/-559 Acres
Township 8 South, Range 8 West
Lincoln County, Arkansas

Listing #
1125

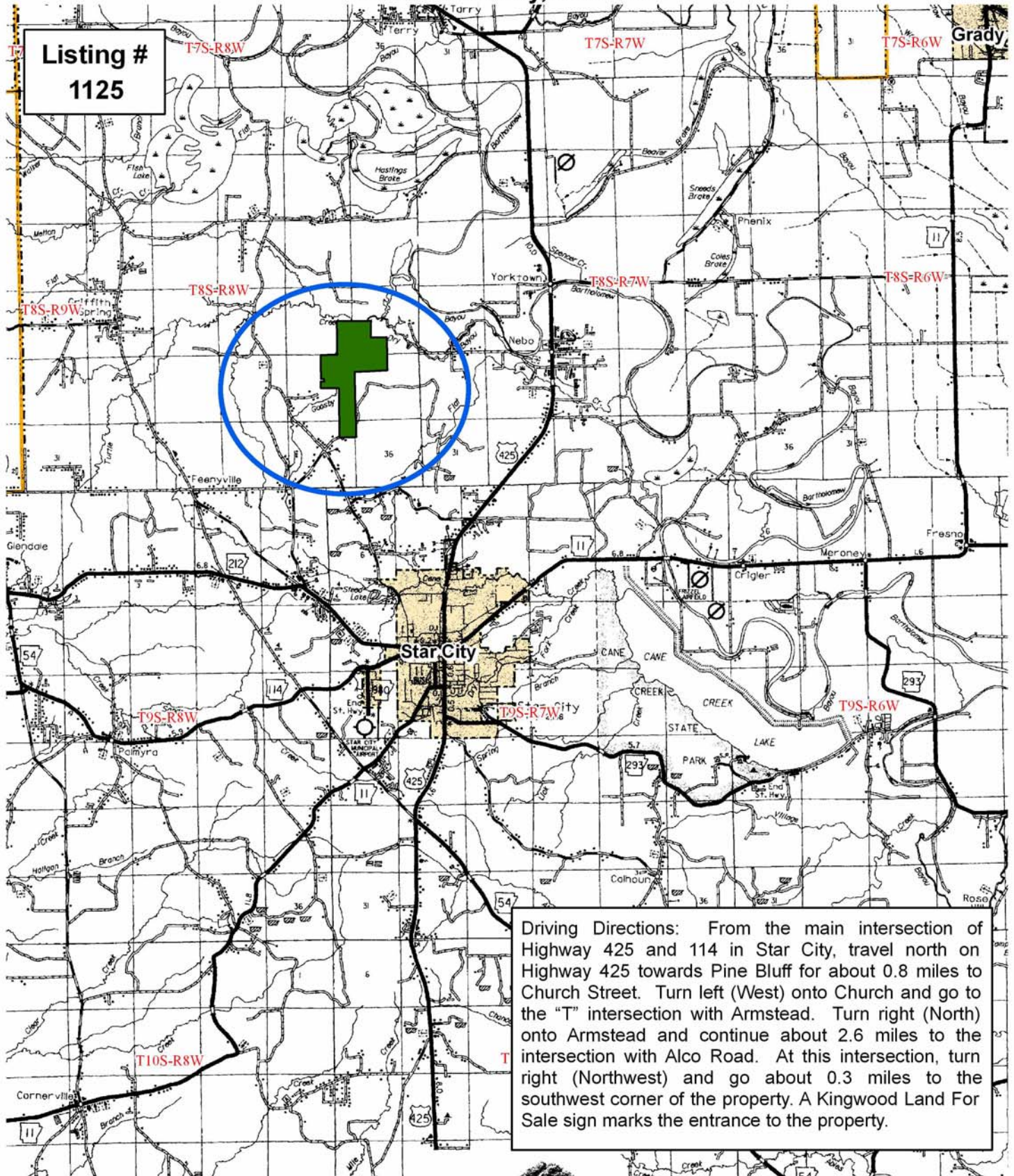


0 0.125 0.25 0.5
Miles



LAND FOR SALE
Matthews Tract - +/-559 Acres
Township 8 South, Range 8 West
Lincoln County, Arkansas

Listing #
1125



Driving Directions: From the main intersection of Highway 425 and 114 in Star City, travel north on Highway 425 towards Pine Bluff for about 0.8 miles to Church Street. Turn left (West) onto Church and go to the "T" intersection with Armstead. Turn right (North) onto Armstead and continue about 2.6 miles to the intersection with Alco Road. At this intersection, turn right (Northwest) and go about 0.3 miles to the southwest corner of the property. A Kingwood Land For Sale sign marks the entrance to the property.

0 1 2 4 Miles



OFFER FORM

MATTHEWS TRACT

KFS# 1125

Bid Date: Friday, November 5, 2010 @ 3:00 P.M.

-- Please fax offer to **870-367-8424** or mail to **P.O. Box 1290, Monticello, AR 71655** --

Reference is made to the Kingwood Forestry Services, Inc. Notice of Land Sale for the Matthews Tract (KFS# 1125).

I submit the following offer for the purchase the Matthews Tract (KFS#1125), Lincoln County, Arkansas, containing 559 acres, more or less.

My offer will remain valid through 5:00 p.m., Tuesday, November 9, 2010. If my offer is accepted, I am ready, willing, able and hereby obligated to execute a Contract of Sale within seven business days, with deposit of earnest money in the amount of 10% of the purchase price. **Closing is expected to be held within Thirty (30) days after execution of Contract of Sale.**

Send Offer Form to: Kingwood Forestry Services, Inc. **(Before 3:00 p.m., November 5, 2010)**
P.O. Box 1290
Monticello, AR 71655
Or Fax to 870-367-8424

**** Clearly write "MATTHEWS TRACT" on lower left corner of mailed envelopes ****

Matthews Tract

KFS# 1125

+/- 559 Acres in Section 23, 24, 25, 26 & 35, T8S, R8W

Lincoln County, Arkansas

\$ _____

*** Please clearly complete all information below ***

Bidder: _____
Printed

Fax No: _____

Bidder: _____
Signed

Phone No: _____

Address: _____

E-mail: _____

Date: _____

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