

P.O. Box 65
No. 4 Executive Circle
Arkadelphia, AR 71923
(870)246-5757
FAX 1-870-246-3341
E-mail: 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

Listings

#4203

#4204

#4205

#4206

#4207

#4208

NOTICE OF LAND SALE

Calhoun East Block Tracts A - F

Bid Date: WEDNESDAY, September 29, 2010 @ 3:00 P. M.

— Intensively Managed Timberland Investment Opportunity —

Kingwood Forestry Services, Inc. has been authorized to manage the sale of six outstanding tracts of managed timberland containing 57.32 + 31.4 + 153.4 + 69.1 + 1,354 + 35.7 acres, more or less, in Calhoun County, Arkansas.

Location: All six tracts are located from one to three miles south of Hampton, Arkansas in Sections 7, 8, 9, 16, 17, 18, 19, 20 & 21, Township 14 South, Range 13 West, containing a total 1,700.92 acres (according to GIS data), more or less, Calhoun County, Arkansas (Calhoun East Tract, Tracts A – F. See attached maps). Parcel cards indicate higher total acreage. Maps and photographs can be viewed at www.kingwoodforestry.com/realestate.htm

Property Description:

These tracts (formerly International Paper Company lands) have been professionally managed for many years and are outstanding timberland investment opportunities. Access is excellent with almost two miles of frontage on U.S. Highway 167 plus gravel road system. Due to an improved road system, much of the property can be logged during a good portion of the year. Soil site index for loblolly pine is high. These tracts are also located close to wood-using mills. The diversity of stand types and ages will provide investors future opportunities in various markets. Kingwood Forestry conducted a 2.5% cruise of merchantable timber in August, 2010. Detailed volume tables for each tract are available at www.kingwoodforestry.com or by calling (870) 246-5757. Tracts include pine plantations age four to thirty-seven years plus mature native timber, providing opportunity for immediate income. Plantation age averages over 20 years. In addition to being excellent timberland investment properties, these tracts offer prime hunting for deer, turkey and small game. Utilities are available at highway right-of-way. Boundary lines are painted blue. The tracts are being offered by lump sum sealed bids to be opened **3:00 p.m. Wednesday, September 29, 2010.** Prospective buyers are invited to make offers on any or all tracts. Maps and descriptions of the tracts are included in this notice.

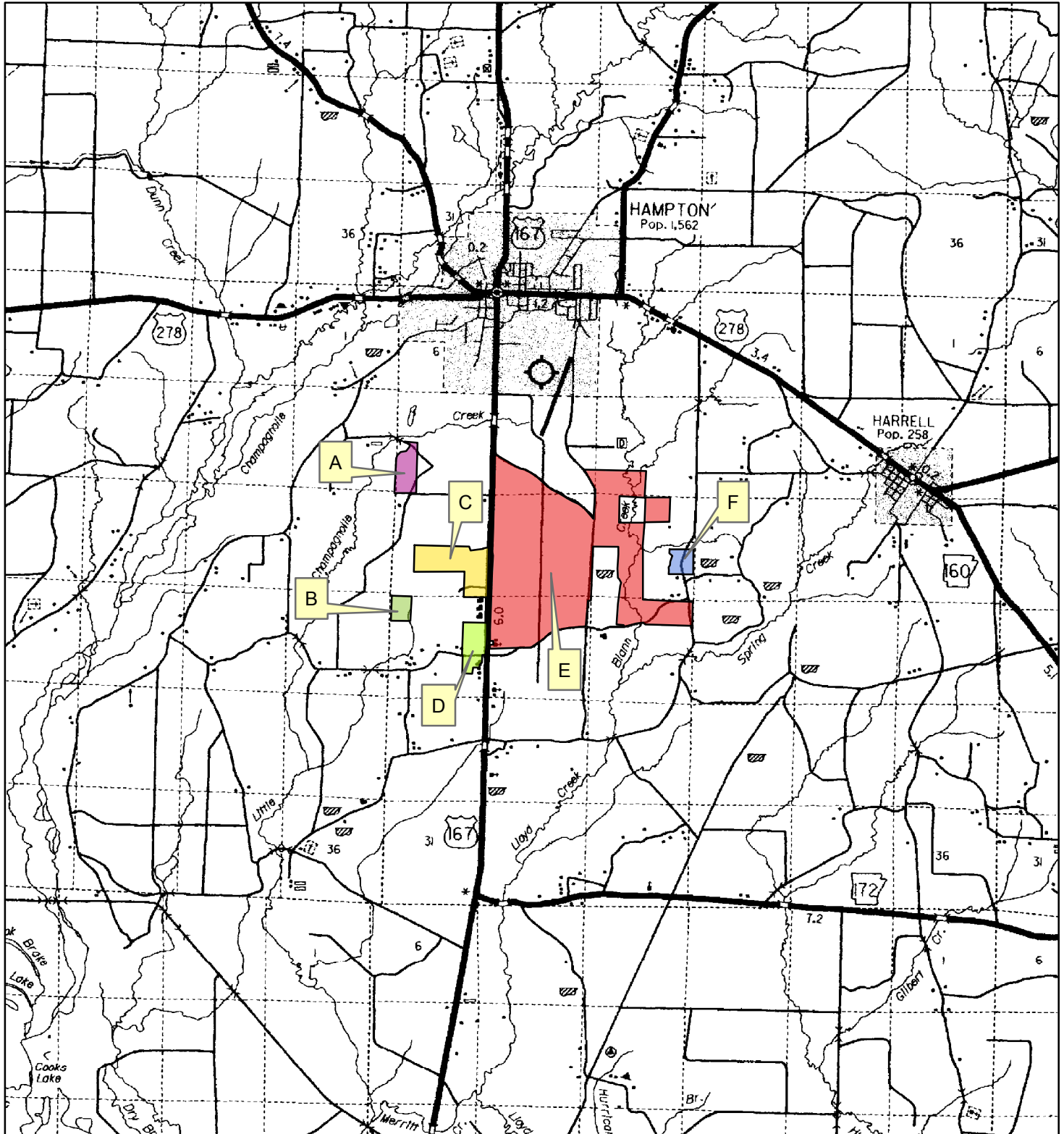
Calhoun East
Tracts A - F
Listings #4203 - #4204 - #4205 - #4206 - #4207 - #4208
Bid Date: Wednesday, September 29, 2010 @ 3:00 P.M.

Method of Sale: The tracts will be sold on the basis of lump sum sealed bids. **Bids may be submitted for any and/or all tracts.** Mailed offers should be addressed to Kingwood Forestry Services, Inc., P.O. Box 65, Arkadelphia, AR 71923 with "**Calhoun East Land Sales**" 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 **3:00 P.M., Wednesday, September 29, 2010.** On mailed offers please call our office prior to bid opening to confirm receipt of offer. 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. Bid opening will be held in private with Seller. Bid results will not be published.**

Conditions of Sale:

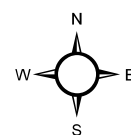
1. The landowner reserves the right to accept or reject any offer or to reject all offers.
2. Offers submitted will remain valid through 5:00 P.M., Friday, October 1, 2010. Successful bidder will be notified on or before that time by telephone, fax, or e-mail. Upon acceptance of an offer a more formal Contract of Sale, with earnest money in the amount of 10% of purchase price, will be executed between the successful bidder(s) and landowner within seven business days. A sample Contract of Sale may be provided in advance upon request. Terms are cash at closing. Closing must take place on or before October 22, 2010. A title report is being prepared by Ouachita Abstract and Title Company and will be available upon request prior to bid opening.
3. Only offers for a specific dollar amount will be accepted. The parcels are being sold in their entirety for single sums and not on a per acre basis. Advertised acreages are believed to be correct, but are not guaranteed. Offer price is for entire tract(s), 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 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. Mineral rights are previously reserved and will not convey.
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. Two-thirds of 2010 hunting lease fees will be reimbursed to new owner.
7. Ouachita Abstract & Title Company will conduct the closing with buyer and seller each paying one-half of fees associated with closing services.
8. 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.
9. 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 warrant the conditions of the property, including access routes, and all persons entering upon the property do so at their own risk and accept said property in its existing condition during such inspection (s). All persons entering upon the property assume all risks and liabilities and agree to indemnify, defend, and hold harmless Seller, its managers, agents and employees, from and against any and all claims, demands, causes of action and damages resulting from any accident, incident or occurrence arising out of, incidental to or in any way resulting from his or her inspection or the property or his or her exposure to the conditions of the property.
10. Deer stands, feeders, trail cameras and any other man-made items do not convey unless stated otherwise.
11. Questions regarding the land sale should be directed to licensed broker Pete Prutzman or licensed agent Mark Clark of Kingwood Forestry Services at 870-246-5757.

LAND SALE NOTICE
Calhoun East Tracts
Part Sections 7, 8, 9, 16, 17, 18, 19, 20 & 21, T14S, R13W,
Calhoun County, Arkansas.



0 1 2
Miles

(870) 246-5757
www.kingwoodforestry.com



Location
MEC

TRACT DESCRIPTIONS

Tract A: Described as fractional part of W ½ of SW ¼ of Section 7, Township 14 South, Range 13 West, containing 57.32 acres, more or less, Calhoun County, Arkansas.

The entire tract contains an industrial-grade pine plantation established in 1985. The plantation is ready for a second thinning as it contains predominantly chip n' saw-sized trees. Access is excellent with County Road 197 crossing the northeast and southeast sections of the property. County Road 23 junctions with CR 197 near the southeast corner. Pine site index averages 89 feet (base age 50) on fine sandy loams.

Merchantable Timber: Based on the inventory conducted by Kingwood Forestry Services in August, 2010, estimated tree counts and volumes are as follows:

Pine Sawtimber	76 Trees	5 MBF	38 Tons
Pine Chip-N-Saw	5,440 Trees	140 MBF	1,656 Tons
Pine Pulpwood	4,301 Trees	400 Cords	1,070 Tons
Hardwood Pulpwood	208 Trees	9 Cords	26 Tons

Tract B: Described as fractional NW ¼ of NW ¼ Section 19, Township 14 South, Range 13 West, containing 31.4 acres, more or less, Calhoun County, Arkansas.

The entire acreage contains an industrial-grade pine plantation established in 1986. The plantation will soon be ready for second thinning. Access is by woods road from powerline right of way from County Road 197. Pine site index averages 90 feet (base age 50) on silt loam soils.

Merchantable Timber: Based on the inventory conducted by Kingwood Forestry Services in August, 2010, estimated tree counts and volumes are as follows:

Pine Sawtimber	79 Trees	6 MBF	52 Tons
Pine Chip-N-Saw	2,550 Trees	76 MBF	858 Tons
Pine Pulpwood	2,679 Trees	234 Cords	625 Tons

Tract C: Described as Part of N ½ of SE ¼, NE ¼ of SW ¼, SE ¼ of SE ¼ lying West of highway of Section 18, Township 14 South, Range 13 West, containing a total of 153.4 acres, more or less, Calhoun County, Arkansas.

This tract contains industrial-grade pine plantations established in 1984 (30 acres), 1988 (103 acres) and 2001(12 acres). Access is outstanding with approximately one half mile of Highway 167 frontage. Pine site index averages 90 feet (base age 50) on fine sandy loams. 1984 and 1988 plantations have been thinned. 2001 plantation is well stocked and free to grow.

Merchantable Timber: Based on the inventory conducted by Kingwood Forestry Services in August, 2010, estimated tree counts and volumes are as follows:

Pine Sawtimber	59 Trees	6 MBF	42 Tons
Pine Chip-N-Saw	4,850 Trees	114 MBF	1,285 Tons
Pine Pulpwood	19,435 Trees	1,266 Cords	3,384 Tons
Red Oak Sawtimber	37 Trees	2 MBF	26 Tons
Gum Sawtimber	28 Trees	3 MBF	22 Tons
Hardwood Pulpwood	757 Trees	59 Cords	177 Tons

Tract D: Described as Part of NE ¼ of SE ¼, SE ¼ of NE ¼ lying West of Highway, Section 19, Township 14 South, Range 13 West, containing 69.1 acres, more or less, Calhoun County, Arkansas.

This tract contains industrial-grade pine plantations established in 1986 (36 acres), 1997 (17 acres) and 2001 (11 acres). Access is excellent with over ¼ mile of frontage on Highway 167 and ¼ mile frontage on County Road 24. Pine site index averages 90 feet (base age 50) on silt loams and fine sandy loams. Utilities (electricity and rural water) available at road right-of-way.

Merchantable Timber: Based on the inventory conducted by Kingwood Forestry Services in August, 2010, estimated tree counts and volumes are as follows:

Pine Sawtimber	177 Trees	19 MBF	154 Tons
Pine Chip-N-Saw	3,020 Trees	96 MBF	1,102 Tons
Pine Pulpwood	9,770 Trees	565 Cords	1,509 Tons
Hardwood Pulpwood	316 Trees	12 Cords	35 Tons

Tract E: Described as Parts of Sections 8, 9, 16, 17, 20, 21, Township 14 South, Range 13 West, containing a total of 1,354 acres, more or less, Calhoun County, Arkansas.

This is the big one. This is an outstanding timberland investment with several ages of industrial-grade pine plantations with some natural stands of mature pine and hardwood timber along Blann Creek and smaller drainages. Pine plantations were established in 1973, 1975, 1982, 1985, 1989, 1991, 1993, 1998 (95 acres), 2003 (182 acres) and 2004 (140 acres). Blann Creek and the natural timber stands, as well as the thinned plantations, provide excellent wildlife habitat and hunting opportunity. Access is incredible with almost 2 miles of Highway 167 frontage plus about 5 ½ miles of private gated road and County Road frontage. Soils are excellent for timber production. Pine site index averages 90 feet (base age 50) on silt loams and fine sandy loams. If there ever was a well-sized tract that served the purpose of investment and outdoor recreation, this is it.

Merchantable Timber: Based on the inventory conducted by Kingwood Forestry Services in August, 2010, estimated tree counts and volumes are as follows:

Pine Sawtimber	9,244 Trees	1,144 MBF	8,988 Tons
Pine Chip-N-Saw	34,628 Trees	981 MBF	11,416 Tons
Pine Pulpwood	163,022 Trees	13,689 Cords	36,598 Tons
Red Oak Sawtimber	1,160 Trees	146 MBF	1,310 Tons
White Oak Sawtimber	606 Trees	75 MBF	696 Tons
Gum Sawtimber	700 Trees	105 MBF	780 Tons
Misc. Sawtimber	328 Trees	28 MBF	249 Tons
Hardwood Pulpwood	14,828 Trees	1,656 Cords	4,968 Tons

Tract F: Described as Part of NE ¼ of SE ¼ of Section 16, Township 14 South, Range 13 West, containing 35.7 acres, more or less, Calhoun County, Arkansas.

This tract is made up entirely of an industrial-grade pine plantation established in 1987. Plantation will soon be ready for second thinning. Access is excellent with over ¼ mile of County Road 26 frontage, and additional improved road to adjoining gravel operation. Soils are excellent for timber production. Pine site index averages 90 feet (base age 50) on silt loams and fine sandy loams.

Merchantable Timber: Based on the inventory conducted by Kingwood Forestry Services in August, 2010, estimated tree counts and volumes are as follows:

Pine Sawtimber	146 Trees	13 MBF	103 Tons
Pine Chip-N-Saw	1,566 Trees	44 MBF	495 Tons
Pine Pulpwood	4,074 Trees	262 Cords	701 Tons
Hardwood Pulpwood	566 Trees	28 Cords	84 Tons

Due to variations associated with sampling, utilization standards, and scaling practices, all of the above tree counts and timber volumes advertised in this notice cannot be guaranteed. Chip n' saw includes pines 9.0" through 12.9" dbh. Stand tables in tons are available at www.kingwoodforestry.com/realestate.htm

Tracts

Blue	A
Yellow	B
Red	C
Green	D
Purple	E
Black	F

Legend

- Section Line
- Highway
- Secondary Roads
- Woods Road
- Creeks
- Powerline/Pipeline
- Gate

Map Labels:

- Tract A #4203** (Blue)
- Tract B #4204** (Yellow)
- Tract C #4205** (Red)
- Tract D #4206** (Green)
- Tract E #4207** (Purple)
- Tract F #4208** (Black)

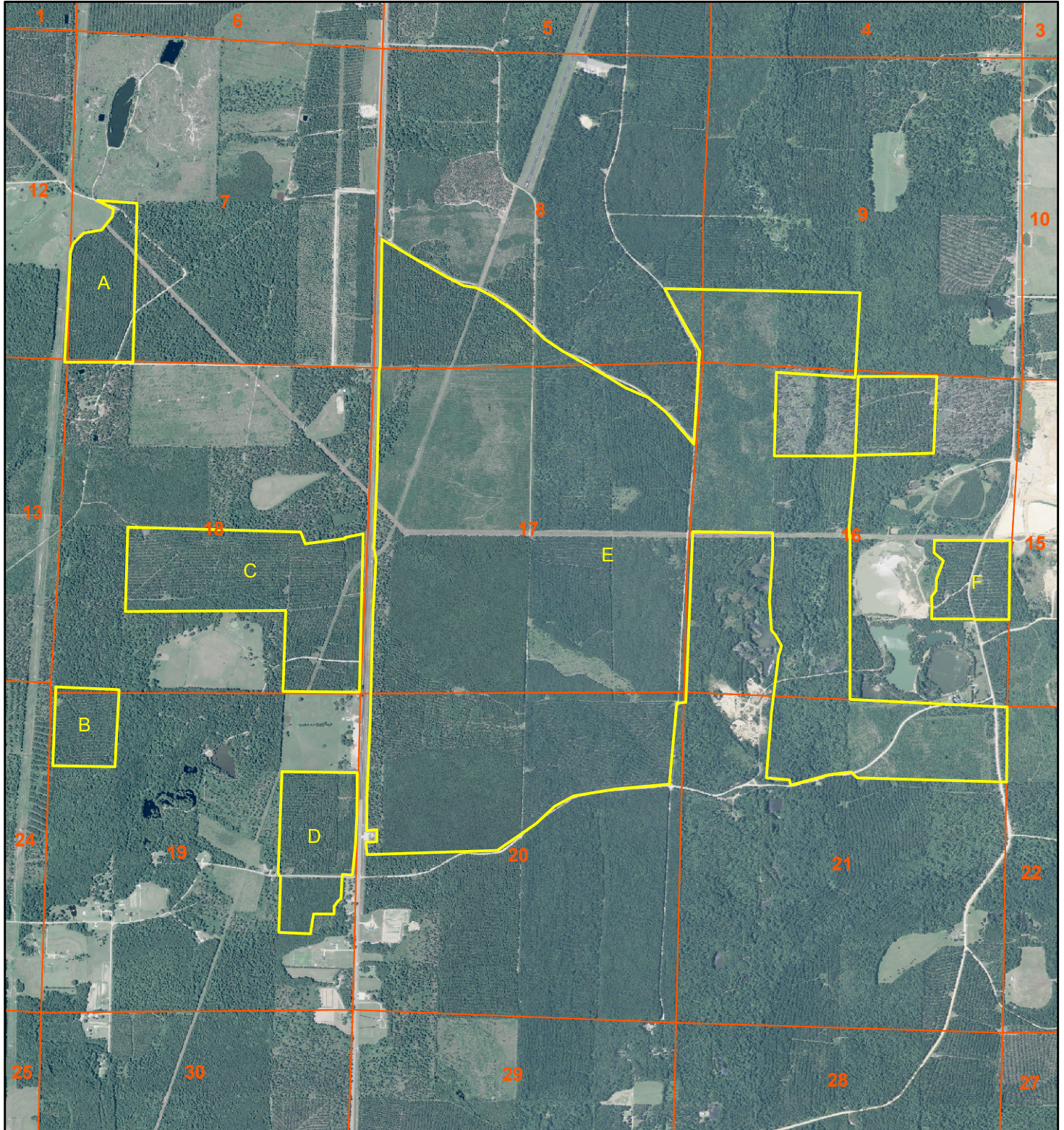
Other Labels:

- 5-7-5-7 Combo
- United States Highway 167
- County Road 23
- County Road 197
- County Road 128
- County Road 139
- County Road 24
- County Road 26
- Blann Creek
- Nat Hwd-1940
- NAT-1935
- NAT-1936
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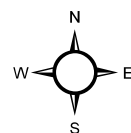
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By: JDT

LAND SALE NOTICE
Calhoun East Tracts
Part Sections 7, 8, 9, 16, 17, 18, 19, 20 & 21, T14S, R13W,
Calhoun County, Arkansas.



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Miles

(870) 246-5757
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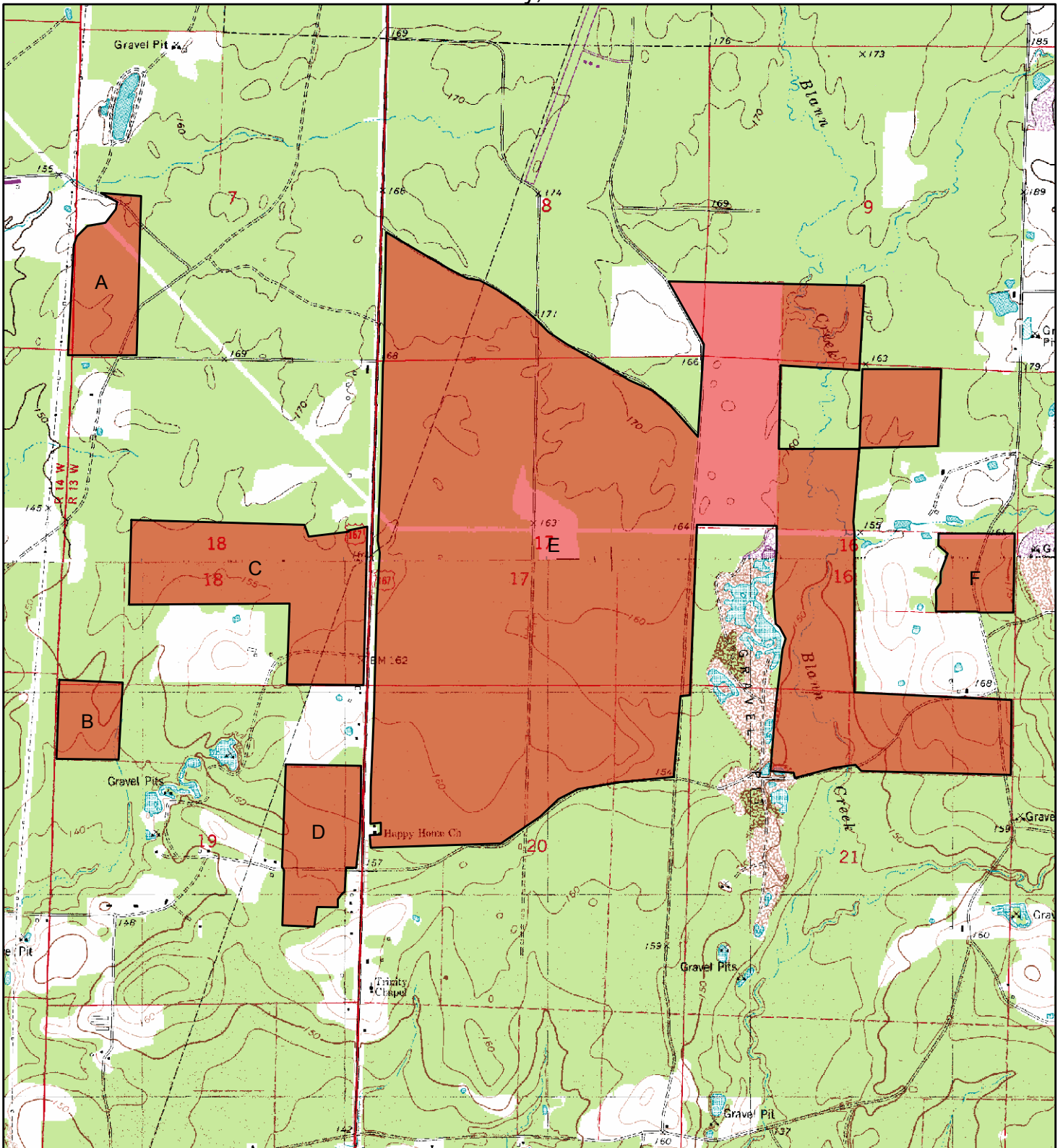


2009 Aerial
MEC

LAND SALE NOTICE

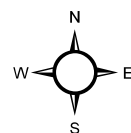
Calhoun East Tracts

Part Sections 7, 8, 9, 16, 17, 18, 19, 20 & 21, T14S, R13W,
Calhoun County, Arkansas.



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Miles

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www.kingwoodforestry.com



USGS Topo
MEC

OFFER FORM
Calhoun East Tract
Tracts A - F
Listings #4203 - #4204 - #4205 - #4206 - #4207 - #4208
Bid Date: Wednesday, September 29, 2010 @ 3:00 P.M.

— Please fax offer to 870-246-3341 or mail to P. O. Box 65, Arkadelphia, AR 71923 —

Reference is made to the Kingwood Forestry Services, Inc. **Calhoun East Land Sales Notice**. I submit the following as an offer for the purchase one or more of the following tract(s) located in Calhoun County, Arkansas and further described on the attached bid notice.

My offer(s) will remain valid through 5:00 P.M., Friday, October 1, 2010. Successful bidder(s) will be notified at or before that time by telephone, fax, or e-mail. If any of my offers are 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 on or before October 22, 2010. 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. (**Before 3:00 p.m., Wednesday, September 29, 2010**)
P. O. Box 65, Arkadelphia, AR 71923 or fax to 870-246-3341

Tract A (Listing #4203: 57.32 acres, more or less)..... \$_____

Tract B (Listing #4204: 31.4 acres, more or less)..... \$_____

Tract C (Listing #4205: 153.4 acres, more or less)..... \$_____

Tract D (Listing #4206: 69.1 acres, more or less)..... \$_____

Tract E (Listing #4207: 1,354 acres, more or less)..... \$_____

Tract F (Listing #4208: 35.7 acres, more or less) \$_____

All Tracts (Tracts A - F) Combined \$_____

Date: _____ Email: _____

Bidder: _____ Fax No.: _____
Printed

Bidder: _____ Phone No.: _____
Signed

Address: _____
City, State, Zip