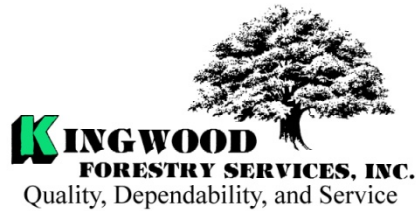


P.O. Box 5887
4414 Morris Ln.
Texarkana, TX 75505
(903)831-5200
FAX 1-903-831-9988
E-mail: texarkana@kingwoodforestry.com



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

WHITE OAK CREEK TRACT (#7097)

---Ranch Property with Excellent Potential for Timber Production and Recreational Activities ---

Kingwood Forestry Services, Inc. has been authorized to manage the sale of the White Oak Creek Tract, 2,855 acres, more or less, in Titus County, Texas.

Location: The land to be sold is located in the Allen Samuel Survey, A-2, Henry Banks Survey, A-13, Vard Evans Survey, A-689, W.A. Dundas Survey, A-181, Titus County School Land Survey, A-562, Aaron Stephens Survey, A-552, W.F. Savage Survey, A-542, W.C. Batte Survey, A-82 & A-83, all north of White Oak Creek and south of Farm to Market Road 71, containing 2,855 acres, more or less, Titus County, Texas. See attached maps.

Tract Description: With over 4 miles of frontage on White Oak Creek, this tract offers great potential for enjoying numerous hunting and recreational activities along with timber and livestock production. Lacy Creek runs through the property for approximately 1 mile also. The tract has excellent access with approximately 2.8 miles of frontage along Farm to Market Road 71. The tract consists of +/- 1,343 of native bottomland hardwoods along White Oak Creek, +/-496 acres of native hardwoods along Lacy Creek, +/-939 acres of open field, 5 ponds comprising +/-41 acres combined, +/-2.2 acres of pipeline right-of-way, and +/-0.5 acres of designated campsite that is located at one of the ponds. Photographs and maps can be viewed at www.kingwoodforestry.com/realestate.htm

Method of Sale: The White Oak Creek Tract (#7097) is offered for sale at \$2,250,000.00.

All offers should be submitted on the attached offer form. Mailed offers should be addressed to Kingwood Forestry Services, Inc., P. O. Box 5887, Texarkana, TX 75505, with "White Oak Creek 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. Hand delivered offers should be brought to 4414 Morris Lane, Texarkana, Texas 75503. **No verbal telephone offers will be accepted.**

Conditions of Sale on back of this page

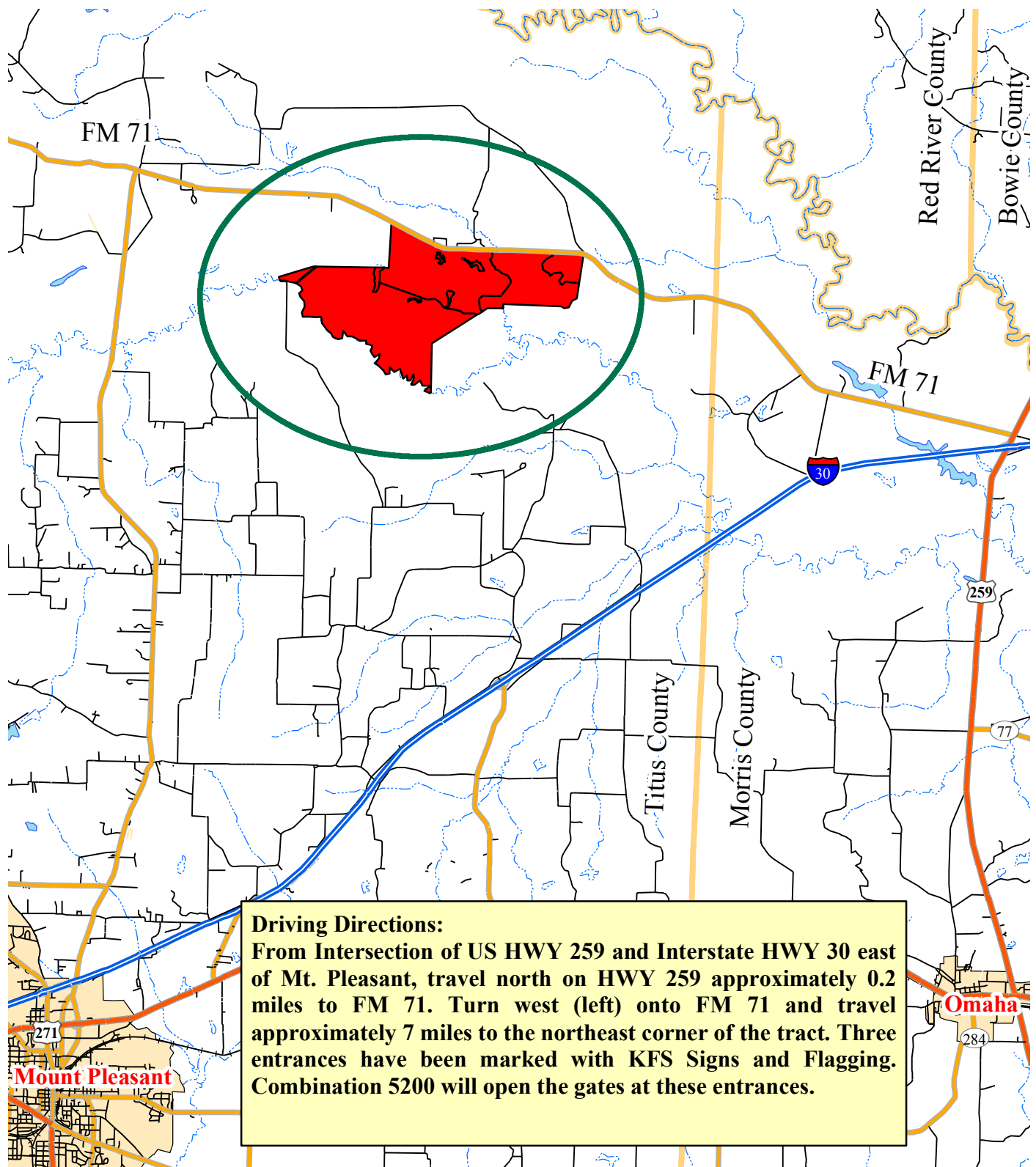


White Oak Creek Tract (#7097)

Conditions of Sale:

1. All offers will be presented to Seller for consideration. Offers must remain valid for a minimum of 5 business days for Seller to consider. Seller reserves the right to either counter offer or reject the offer.
2. Upon acceptance of an offer a more formal Contract of Sale will be executed between Buyer and Seller, with Buyer depositing earnest money of 10% of purchase price with Title Company. A sample Contract of Sale may be provided upon request. Terms are cash at closing. Closing is to be at the soonest practical time on a date mutually agreed upon by Buyer and Seller.
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.
4. Conveyance will be by Special (Limited) Warranty Deed, subject to all 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. Seller's conveyance will except and/or reserve all oil, gas, lignite and other minerals of similar or dissimilar nature.
5. No environmental inspection or representation has been or will be made by Seller or Seller's agents.
6. Seller will pay pro-rated property taxes (to date of closing), deed preparation. Buyer will pay recording fees. **Seller will not provide a title search or title insurance policy.** If Buyer wishes to acquire a title search or title insurance policy, the cost of any such title search or title insurance policy will be paid by Buyer.
7. A local title company selected by Buyer will be used to conduct closing between Buyer and Seller, with Seller paying one-half and Buyer paying one-half of any fees associated with closing services.
8. Kingwood Forestry Services, Inc. is the real estate firm representing the seller in this transaction. Kingwood makes no representation for the Buyer.
9. All information in this brochure is believed to be correct. Buyer assumes the responsibility for verifying this information to his/her satisfaction.
10. 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.
11. Property inspections shall be done in daylight hours. 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 assumes all risk and accept said property in its existing conditions during such inspection(s) 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.
12. Questions regarding the land sale should be directed to Roger Hooper, licensed sales agent, of Kingwood Forestry Services office at 903-831-5200.

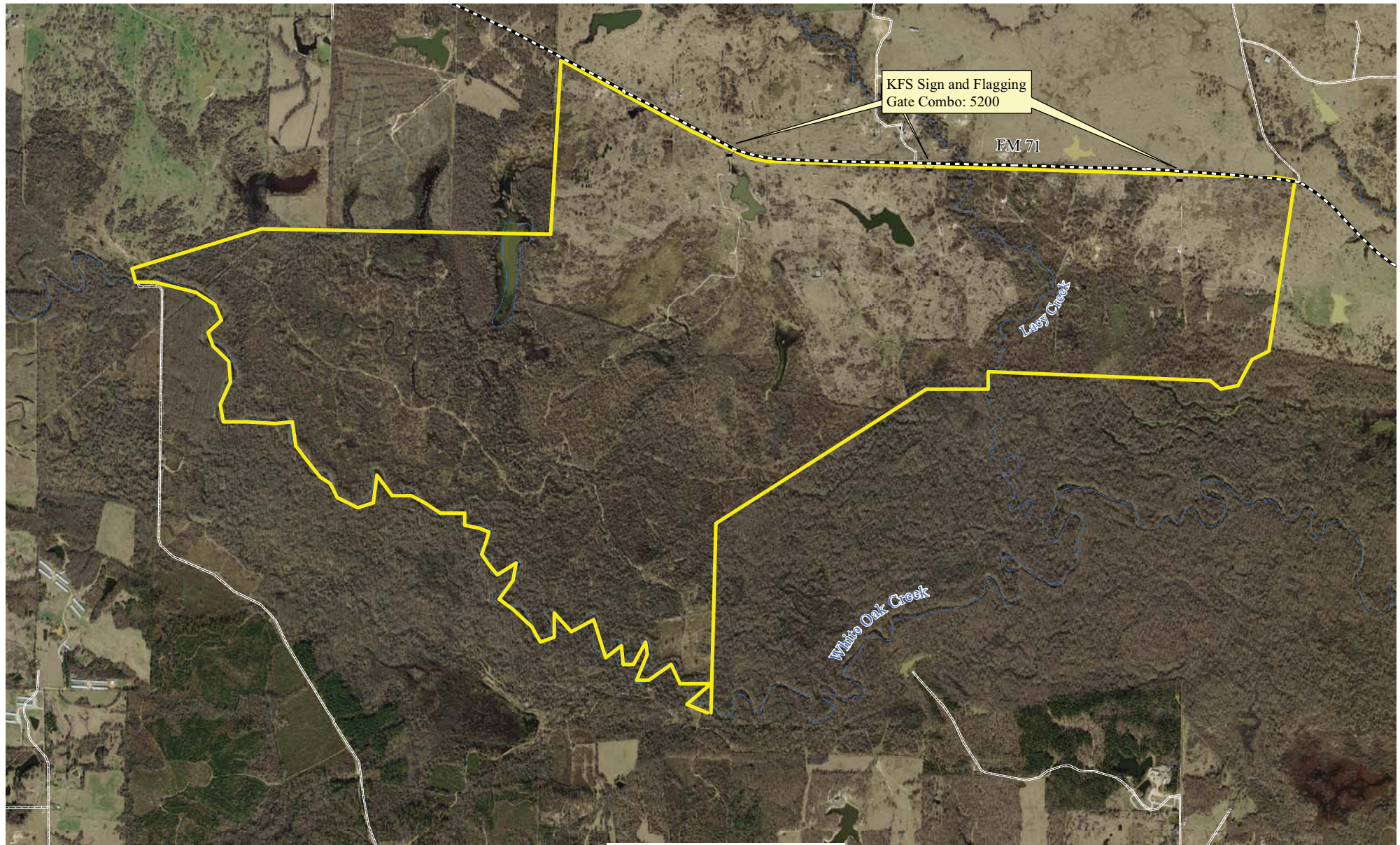
Land For Sale
White Oak Creek Tract (#7097)
+/-2,855 Acres
Titus County, Texas



0 1 2 3 4 Miles



Land For Sale
White Oak Creek Tract (#7097)
+/-2,855 Acres
Titus County, Texas

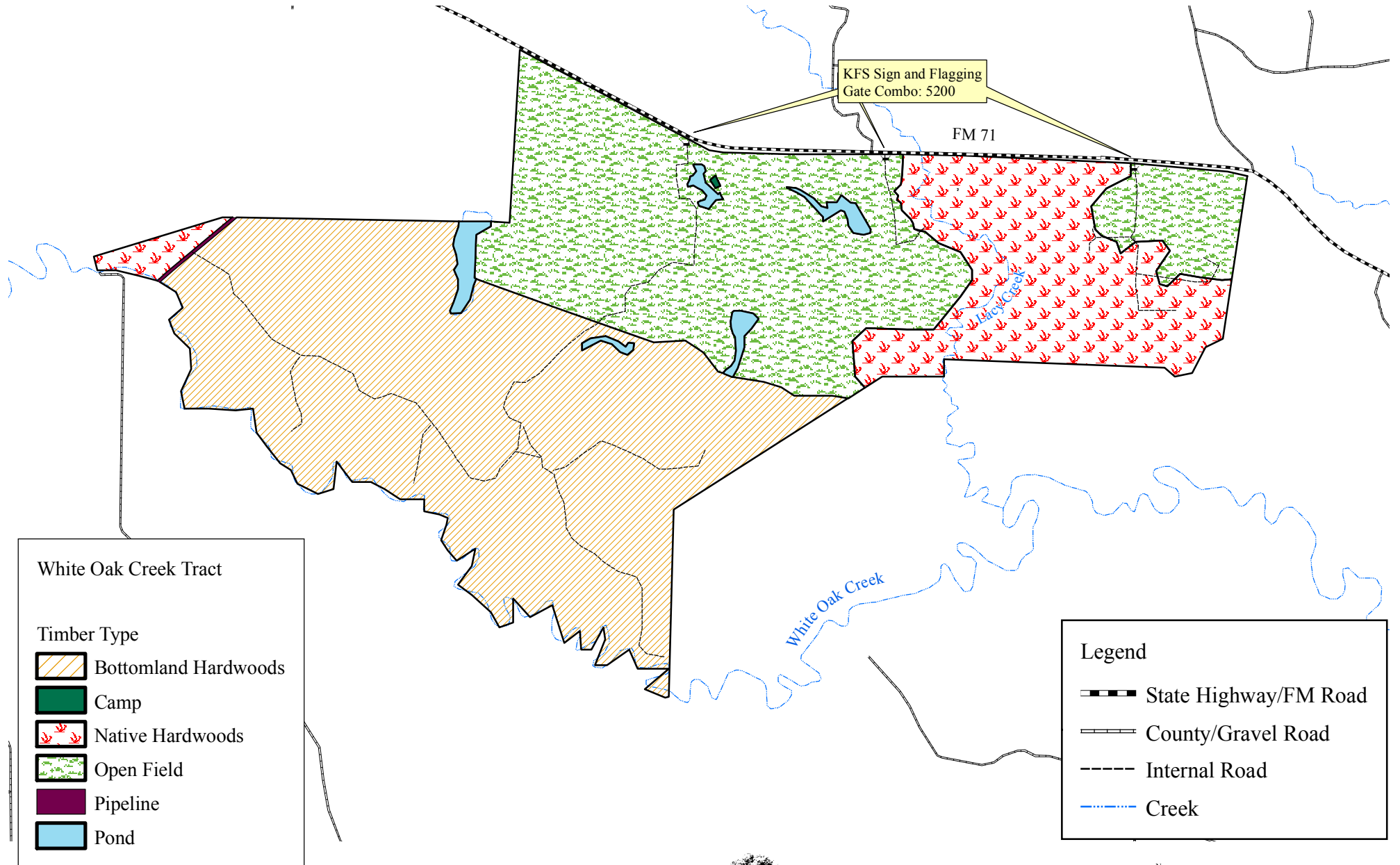


0 0.5
Miles



2009 TX DOQQ
October 2010
Printed By: RDH

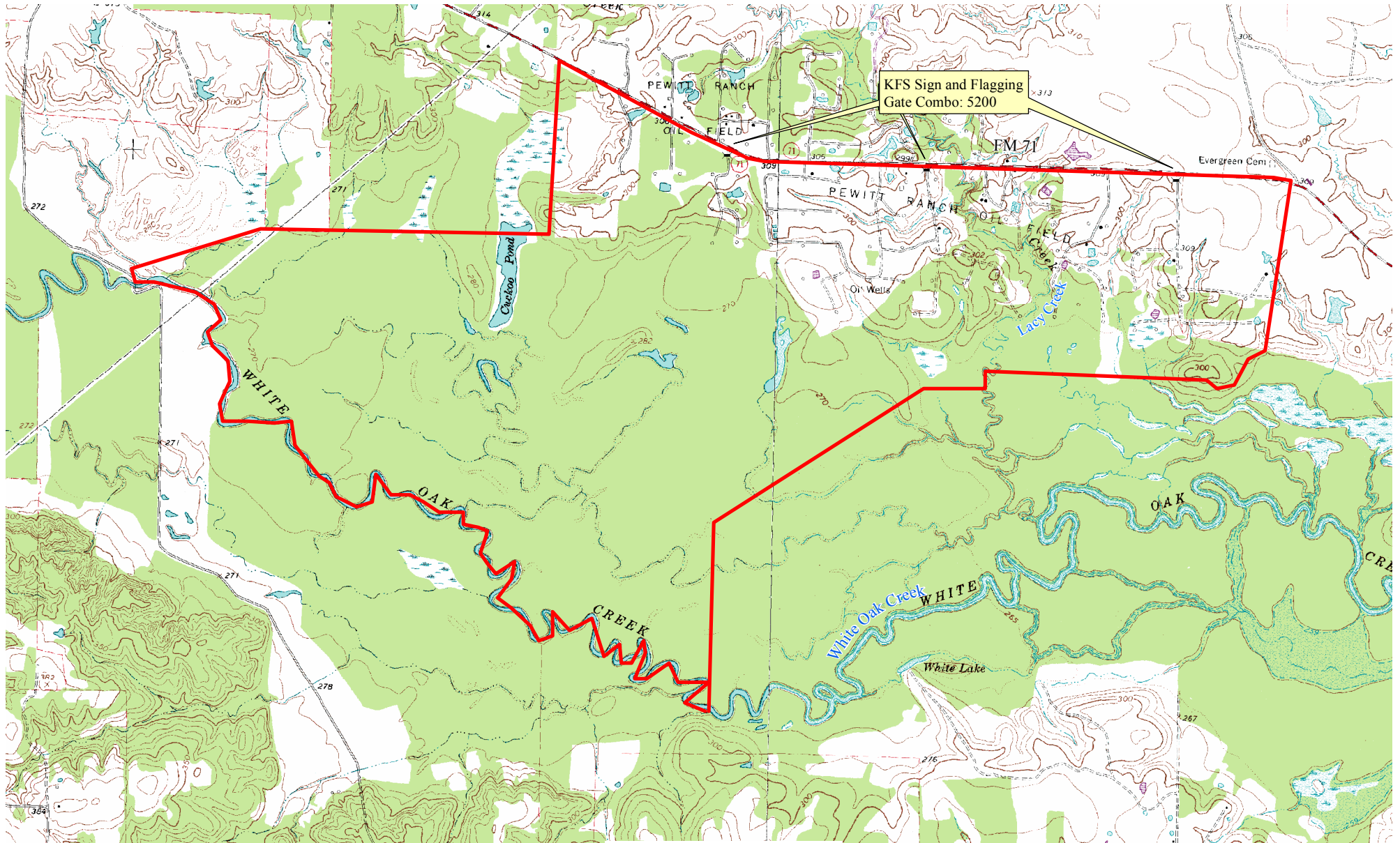
Land For Sale
White Oak Creek Tract (#7097)
+/-2,855 Acres
Titus County, Texas



0 0.5
Miles



Land For Sale
White Oak Creek Tract (#7097)
+/-2,855 Acres
Titus County, Texas



0 0.5
Miles



TX DRG
October 2010
Printed By: RDH

OFFER FORM

WHITE OAK CREEK TRACT LAND SALE (#7097)

Please fax offer to 903-831-9988 or mail to P.O. Box 5887, Texarkana, Texas 75505
or hand deliver to 4414 Morris Lane, Texarkana, Texas 75503

Reference is made to the Kingwood Forestry Services, Inc. notice for the White Oak Creek Tract (#7097) Land Sale.

I submit the following as an offer for the purchase of the following tract located in Titus County, Texas and further described as part of the Allen Samuel Survey, A-2, Henry Banks Survey, A-13, Vard Evans Survey, A-689, W.A. Dundas Survey, A-181, Titus County School Land Survey, A-562, Aaron Stephens Survey, A-552, W.F. Savage Survey, A-542, W.C. Batte Survey, A-82 & A-83, all north of White Oak Creek and south of Farm to Market Road 71, containing 2,855 acres, more or less, Titus County, Texas.

My offer will remain valid for five business days after submitted. 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 at the soonest practical time on a date mutually agreed upon by Buyer and Seller.

Send offer form to: Kingwood Forestry Services, Inc.
P. O. Box 5887
Texarkana, TX 75505
Or fax to 903-831-9988
Or 4414 Morris Lane
Texarkana, TX 75503

White Oak Creek Tract (#7097), 2,855 acres, more or less: \$ _____

Name: _____
Printed

Fax No.: _____

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