4414 Morris Lane
P.O. Box 5887
Texarkana, TX 75505
(903)831-5200
FAX (903)831-9988

Other Kingwood Locations:
P.O. Box 1290
145 Greenfield Drive
Monticello, AR 71657
(870)367-8567
FAX 1-870-367-8424

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

KINGWOOD
FORESTRY SERVICES, INC.
Quality, Dependability, and Service

NOTICE OF LAND SALE

Buick Tract Land Sale (#7038)
-Timberland/ Recreational property on Bodcaw Creek-

Kingwood Forestry Services, Inc. has been authorized to manage the sale of a tract of land containing 91.26 acres, more or less, in Lafayette County, Arkansas.

Location: Land to be sold is described as NE¼ of SE¼, and all that lying East of Bodcaw Creek in the E½ of NE¼, Section 30, Township 16 South, Range 23 West, containing a total of 91.26 acres, more or less, Lafayette County, Arkansas.

Tract Description: The Buick Tract offers duck and deer hunting opportunities as well as timber production on the property. Property is located approximately two miles southwest of Stamps adjacent to Bodcaw Creek. The tract is comprised of approximately 18 acres of mature pine sawtimber on the southern portion and the remainder of the property was planted in 2004 with pine and mixed oak for wildlife purposes. The property adjoins Bodcaw Creek which floods frequently, offering excellent duck hunting opportunities. The creek can be accessed by ATV. A small boat ramp is located southwest of the property. Primary access to this tract is via four wheel drive vehicle or ATV. Soils consist of well drained loamy soils with site index for loblolly pine averaging 80 feet on a fifty year base age. Excellent timber investment and recreational potential. Maps and photographs can be viewed at **www.kingwoodforestry.com/realestate.htm**

BUICK TRACT IS OFFERED SALE AT $121,670.00

Merchantable Timber: Kingwood Forestry Services has conducted a 10% fixed radius plot cruise of merchantable timber. Based on the inventory conducted by Kingwood Forestry in June 2009, estimated tree counts and volumes are as follows (18 timberland acres):

Pine Sawtimber	470 Trees	121,700 BF	870 Tons

Due to variations associated with sampling, utilization standards, and scaling practices, tree count and timber volumes cannot be guaranteed. Volume tables in tons and board feet are available upon request.

Method of Sale: The tract will be sold on the basis of lump sum. Offers may be hand delivered, mailed, or faxed. Mailed offers should be addressed to Kingwood Forestry Services, Inc., P.O. Box 5887, Texarkana, Texas 75505 with **"Buick Tract (#7038)"** clearly marked in the lower left corner of the envelope to protect security of the offer. An offer form is attached. On mailed offers please call our office prior to bid opening 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. **No verbal telephone offers will be accepted.**

— Continued on back of this page —

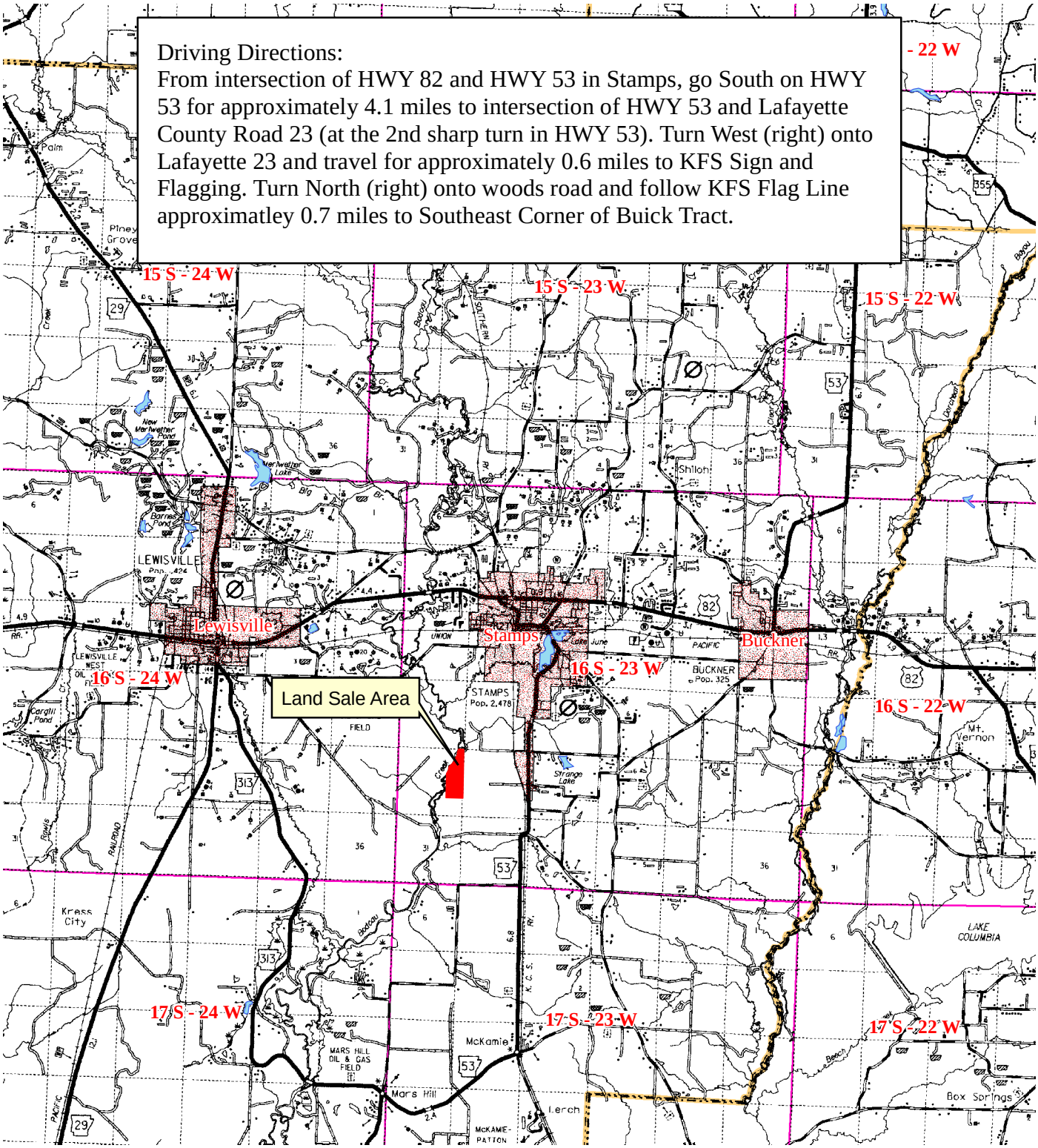
Buick Tract (#7038) - Lafayette County, Arkansas

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 for five (5) business days after date of submittal. 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 a single sum and not on a per acre basis. Advertised acreage is believed to be correct, but it is not guaranteed. Offer price is for entire tract, 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. All mineral rights are previously reserved.
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. Local title company will conduct the closing with buyer and seller each paying one-half of fees associated with closing services.
7. 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 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.
8. Deer stands, feeders, trail cameras and any other man-made items 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 Carl Herberg or Roger Hooper of Kingwood Forestry Services at 903-831-5200.

Land For Sale
Buick Tract
#7038
Pt. Sec. 30, T16S, R23W
91 +/- Acres
Lafayette County, Arkansas

Driving Directions:
From intersection of HWY 82 and HWY 53 in Stamps, go South on HWY 53 for approximately 4.1 miles to intersection of HWY 53 and Lafayette County Road 23 (at the 2nd sharp turn in HWY 53). Turn West (right) onto Lafayette 23 and travel for approximately 0.6 miles to KFS Sign and Flagging. Turn North (right) onto woods road and follow KFS Flag Line approximatley 0.7 miles to Southeast Corner of Buick Tract.



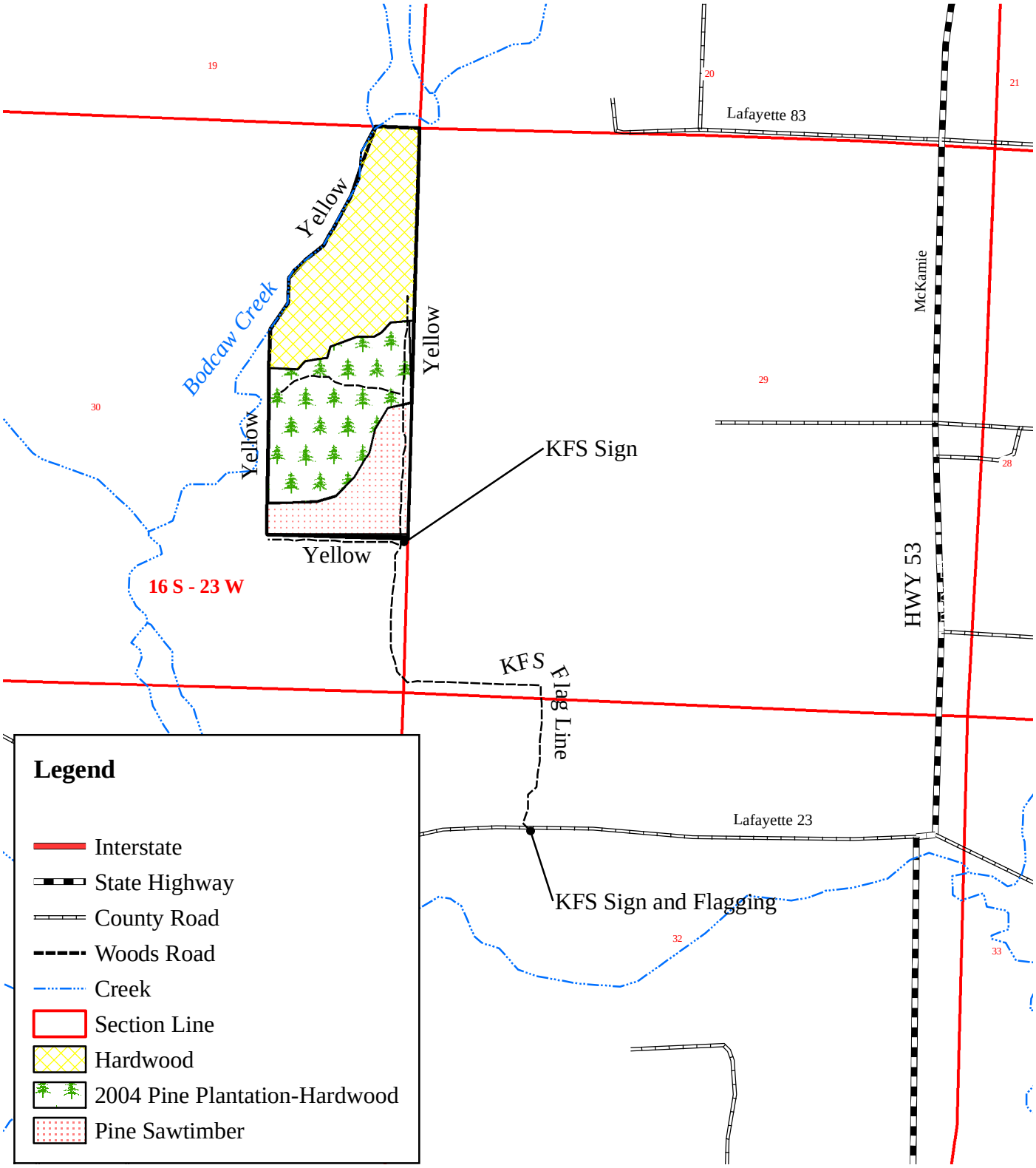
0 1 2
Miles

KINGWOOD FORESTRY SERVICES, INC.
Quality, Dependability, and Service

®

July 2009
Printed By: RDH

Land For Sale
Buick Tract
#7038
Pt. Sec. 30, T16S, R23W
91 +/- Acres
Lafayette County, Arkansas



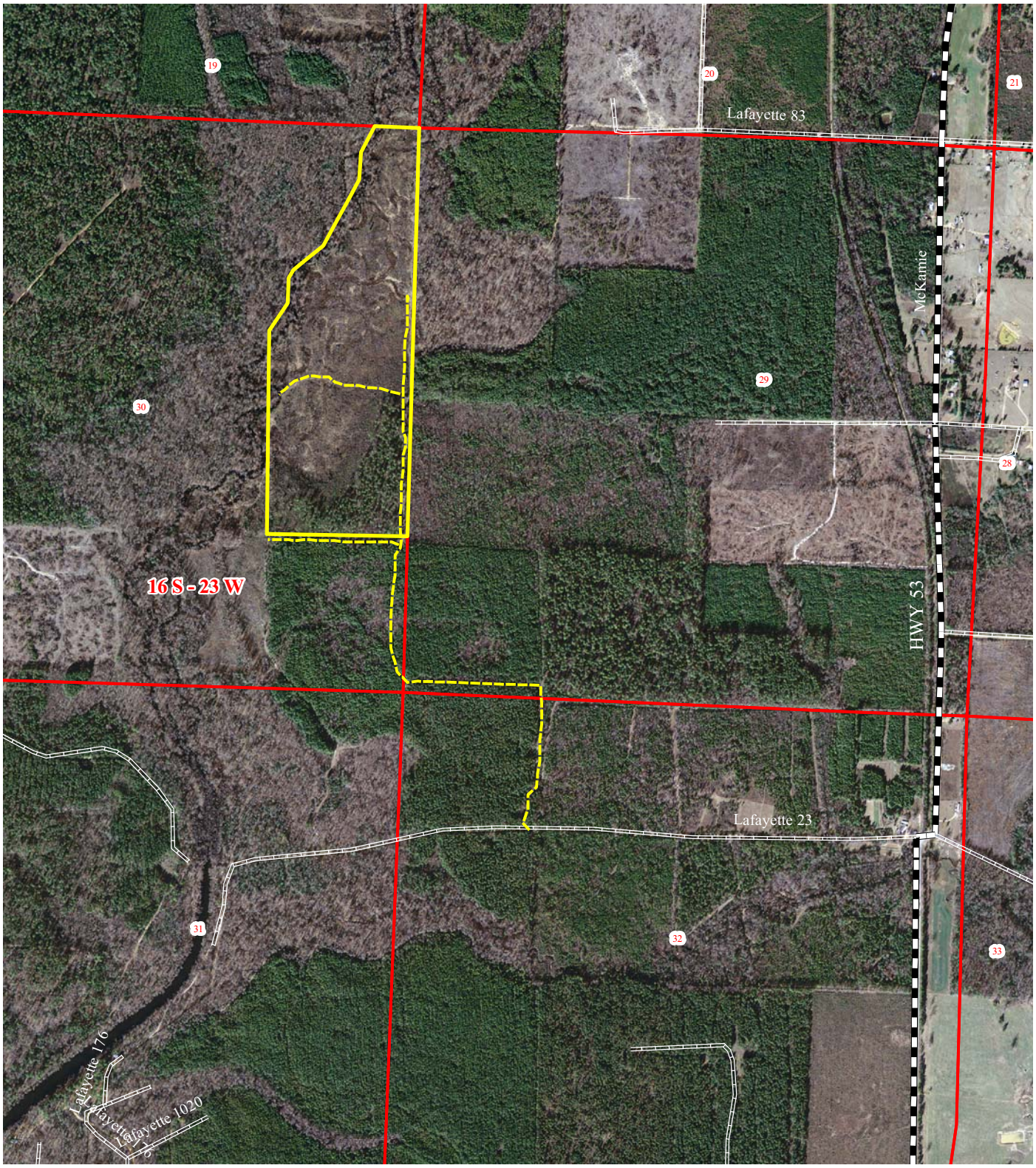
0 0.25
Miles

KINGWOOD
FORESTRY SERVICES, INC.
Quality, Dependability, and Service

®

June 2009
Printed By: RDH

Land For Sale
Buick Tract
#7038
Pt. Sec. 30, T16S, R23W
91 +/- Acres
Lafayette County, Arkansas

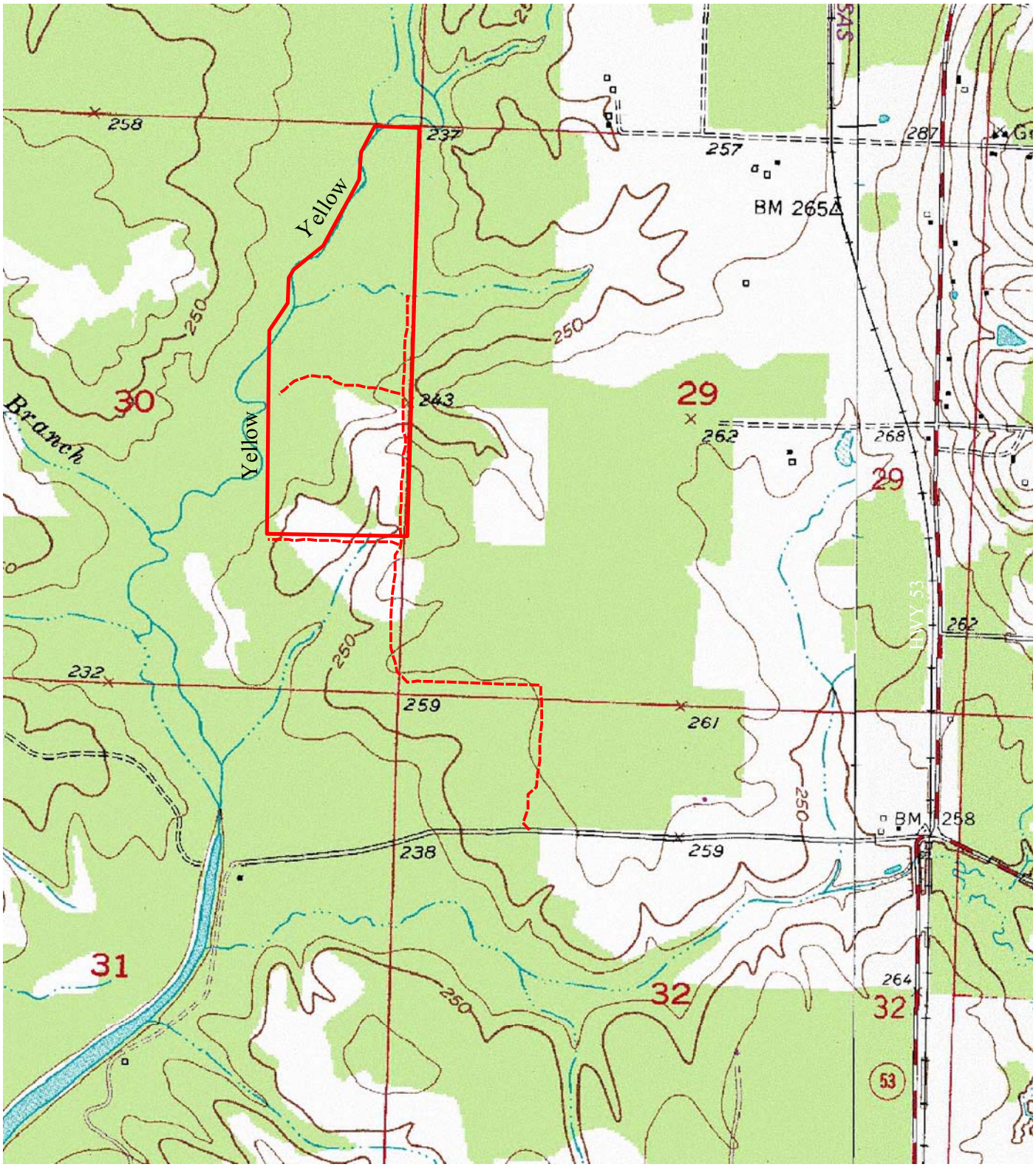


0 0.25
Miles

KINGWOOD
FORESTRY SERVICES, INC.
Quality, Dependability, and Service

June 2009
Printed By: RDH

Land For Sale
Buick Tract
#7038
Pt. Sec. 30, T16S, R23W
91 +/- Acres
Lafayette County, Arkansas



0 0.25
Miles

KINGWOOD
FORESTRY SERVICES, INC.
Quality, Dependability, and Service

June 2009
Printed By: RDH

OFFER FORM
BUICK TRACT (#7038) - LAFAYETTE COUNTY, ARKANSAS
LAND SALE

— Please fax offer to 903-831-9988 or mail to P. O. Box 5887, Texarkana, TX 75505 —

Reference is made to the Kingwood Forestry Services, Inc. notice for **Buick Tract (#7038)** land sale. I submit the following as an offer for the purchase of the following tract located in Lafayette County, Arkansas and further described as NE¼ of SE¼, and all that lying East of Bodcaw Creek in the E½ of NE¼, Section 30, Township 16 South, Range 23 West, containing a total of 91.26 acres, more or less, Lafayette County, Arkansas (Buick Tract #7038).

My offer will remain valid for five (5) business days after date of submittal. 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 held within thirty days of offer acceptance.

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

Buick Tract (#7038) (91.26 acres, more or less): **$_____**

Bidder: _____ Fax No.: _____
Printed

Bidder: _____ Phone No.: _____
Signed

Address: _____ Email: _____

_____ Date: _____