

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



**Listing
#4047
#4048**

NOTICE OF LAND SALE

**GAB Timber Holdings LLC
CH11 Tract (#4047) & CH12 (#4048) Land Sale
Bid Date: THURSDAY, July 2, 2009 @ 3:00 P. M.**

—Two Tracts of Timberland in Calhoun County —

GAB Timber Holdings LLC has authorized Kingwood Forestry Services, Inc. to manage the sale of two tracts of land containing 20 + 26.67 acres, more or less, in Calhoun County, Arkansas. Photographs and maps can be viewed at www.kingwoodforestry.com/realestate.htm

CH11 Tract Location and Description: W½ of NE¼ of SW ¼, Section 21, Township 14 South, Range 15 West, containing 20 acres, more or less, Calhoun County, Arkansas. (**#4047**) Tract is located within twelve miles southeast of Camden. See location map for detailed access. Subject contains a 20 acre, 1998 loblolly pine plantation. This stand may be ready for a first merchantable thinning in four to five years. Woods road access to the southwest corner of subject. Soils consist of silt loams and site index for loblolly pine averaging 90 feet (base age fifty years).

CH12 Tract Location and Description: N⅓ of E½ of SW¼, Section 35, Township 14 South, Range 15 West, containing 26.67 acres, more or less, Calhoun County, Arkansas. (**#4048**) Tract is located within twelve miles southeast of Camden. Subject contains 26 acres of mature pine and hardwood. Soils consist of silt loams and site index for loblolly pine averaging 90 feet (base age fifty years). Mayner Branch drains the subject.

Merchantable Timber - CH12 Tract: Kingwood Forestry Services has conducted a 10.77% fixed radius plot cruise of 26 acres. Based on the inventory conducted by Kingwood Forestry in June 2009, estimated tree counts and volumes for the CH12 Tract are as follows:

Pine Sawtimber	1,411 Trees	119,700 Board Feet	1,132 Tons
Red Oak Sawtimber	28 Trees	3,200 Board Feet	29 Tons
Gum/Misc Sawtimber	37 Trees	4,600 Board Feet	36 Tons
Pine Pulpwood	1,040 Trees	66 Cords	175 Tons
Hardwood Pulpwood	929 Trees	76 Cords	227 Tons

Due to variations associated with sampling, utilization standards, and scaling practices, tree count and timber volumes cannot be guaranteed. Stand tables in tons are included in this notice.

— Continued on back of this page —

GAB Timber Holdings LLC
CH11 Tract (#4047) & CH12 (#4048) Land Sale
Bid Date: THURSDAY, July 2, 2009 @ 3:00 P. M.

Method of Sale: Tracts will be sold on the basis of lump sum sealed bids. Offers can be made on either or both tracts. Mailed offers should be addressed to Kingwood Forestry Services, Inc., P.O. Box 65, Arkadelphia, AR 71923 with " **CH11 Tract (#4047) & CH12 (#4048) Land Sale** " 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 the Kingwood Forestry office at #177 Executive Circle, Arkadelphia, Arkansas at **3:00 P.M., THURSDAY, July 2, 2009.** 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 870-246-3341. All faxed offers will be immediately acknowledged. Please await confirmation that your faxed offer has been received. **No verbal telephone offers will be accepted.** 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.
2. Offers submitted will remain valid through 3:00 P.M., Monday, July 6, 2009. Successful bidder(s) 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 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 parcels are being sold in their entirety for single sums 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 or tracts, regardless of acreage. Seller will not provide survey. The attached tract maps are thought to be accurate but should not be considered as a survey plat.
4. Conveyance will be by 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 that are owned by the seller will be conveyed without warranty. It is thought that mineral rights were reserved by previous owner.
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. 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. Questions regarding the land sale should be directed to licensed brokers Terrell Baker or Pete Prutzman or Agent Mark Clark of Kingwood Forestry Services at 870-246-5757.

GAB Timber Holdings LLC
CH11 Tract (#4047) & CH12 (#4048) Land Sale

Bid Date: THURSDAY, July 2, 2009 @ 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. notice for GAB Timber Holdings LLC (CH11 Tract (#4047) & CH12 (#4048) land sale. I submit the following as an offer for the purchase of the following 20 + 26.67-acre tracts located in Calhoun County, Arkansas and further described as: **CH11 Tract (#4047):** W ½ of NE ¼ of SW ¼, Section 21, Township 14 South, Range 15 West, containing 20 acres, more or less, Calhoun County, Arkansas. **CH12 Tract (#4048):** N ⅓ of E ½ of SW ¼, Section 35, Township 14 South, Range 15 West, containing 26.67 acres, more or less, Calhoun County, Arkansas.

My offer will remain valid through 3:00 p.m. Monday, July 6, 2009. Successful bidder(s) will be notified at or before that time by telephone, fax, or e-mail. 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. (Before 3:00 p.m. THURSDAY, July 2, 2009)
P. O. Box 65
Arkadelphia, AR 71923
Or fax to 870-246-3341

CH11 Tract (#4047): (20 acres, more or less): \$ _____

CH12 Tract (#4048): (26.67 acres, more or less): \$ _____

Both tracts combined: (46.67 acres, more or less): \$ _____

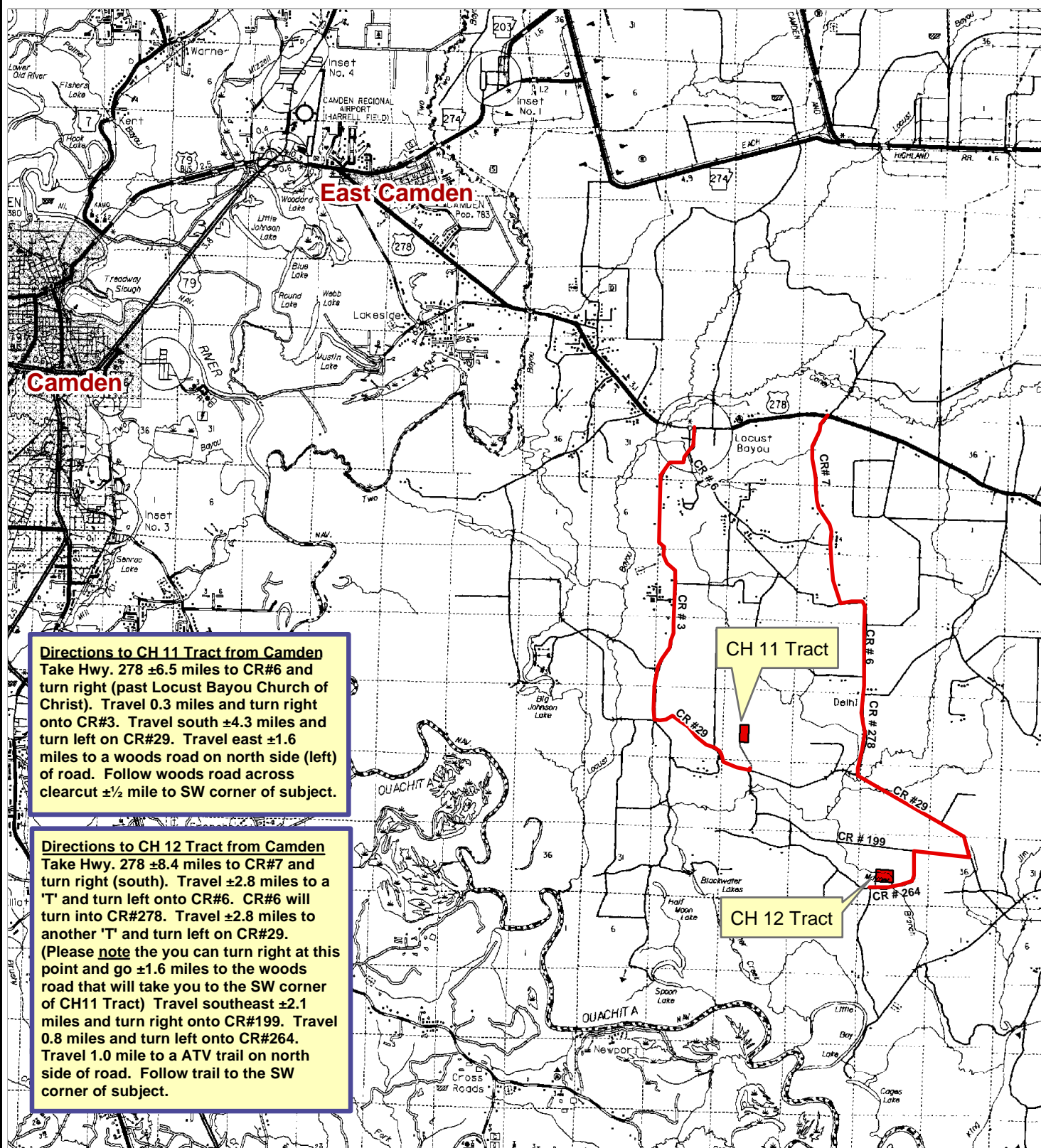
Bidder: _____ Printed _____ Fax No.: _____

Bidder: _____ Signed _____ Phone No.: _____

Address: _____ Email: _____

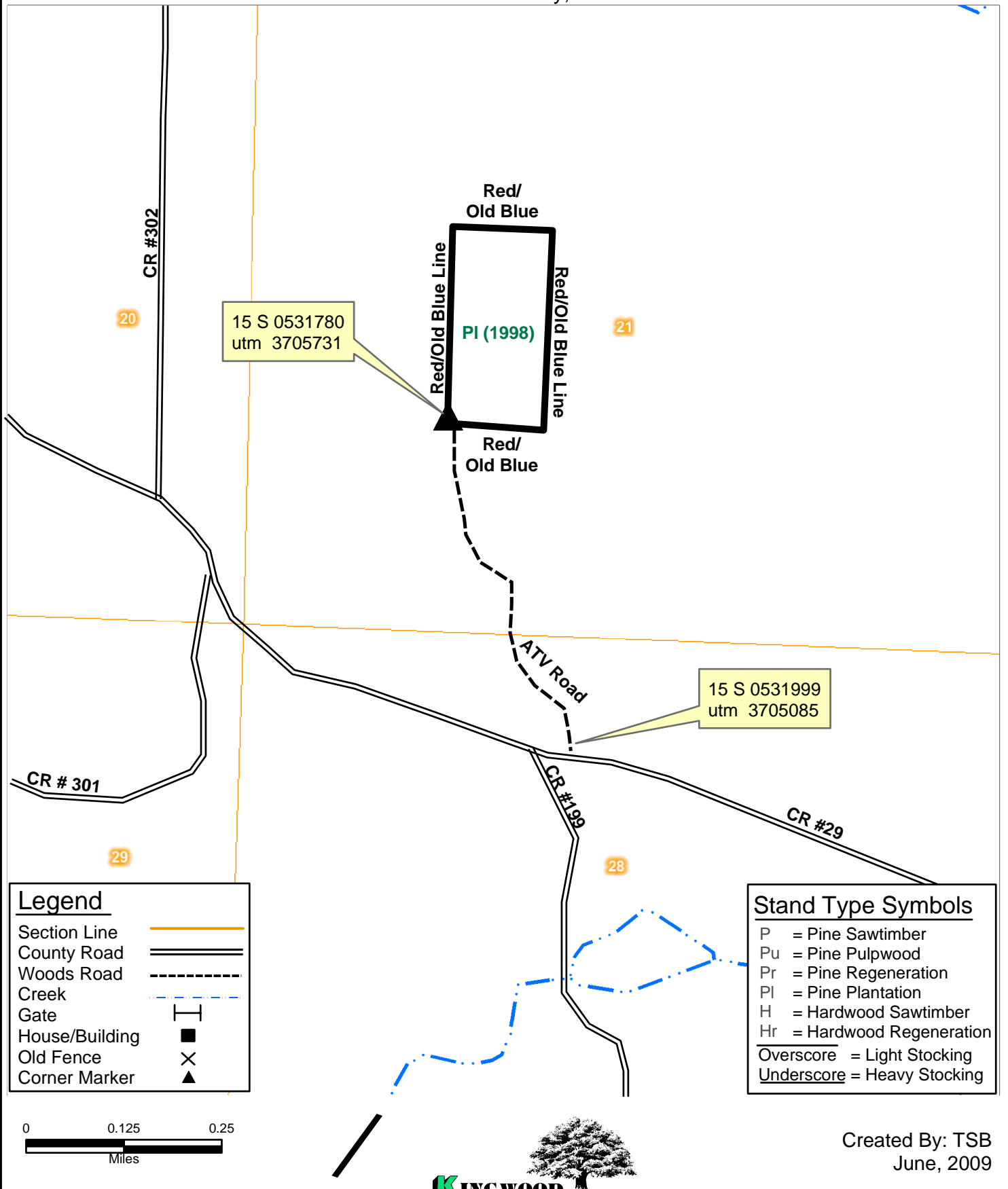
_____ Date: _____

GAB Timber Holdings Location Map Izard County, Arkansas



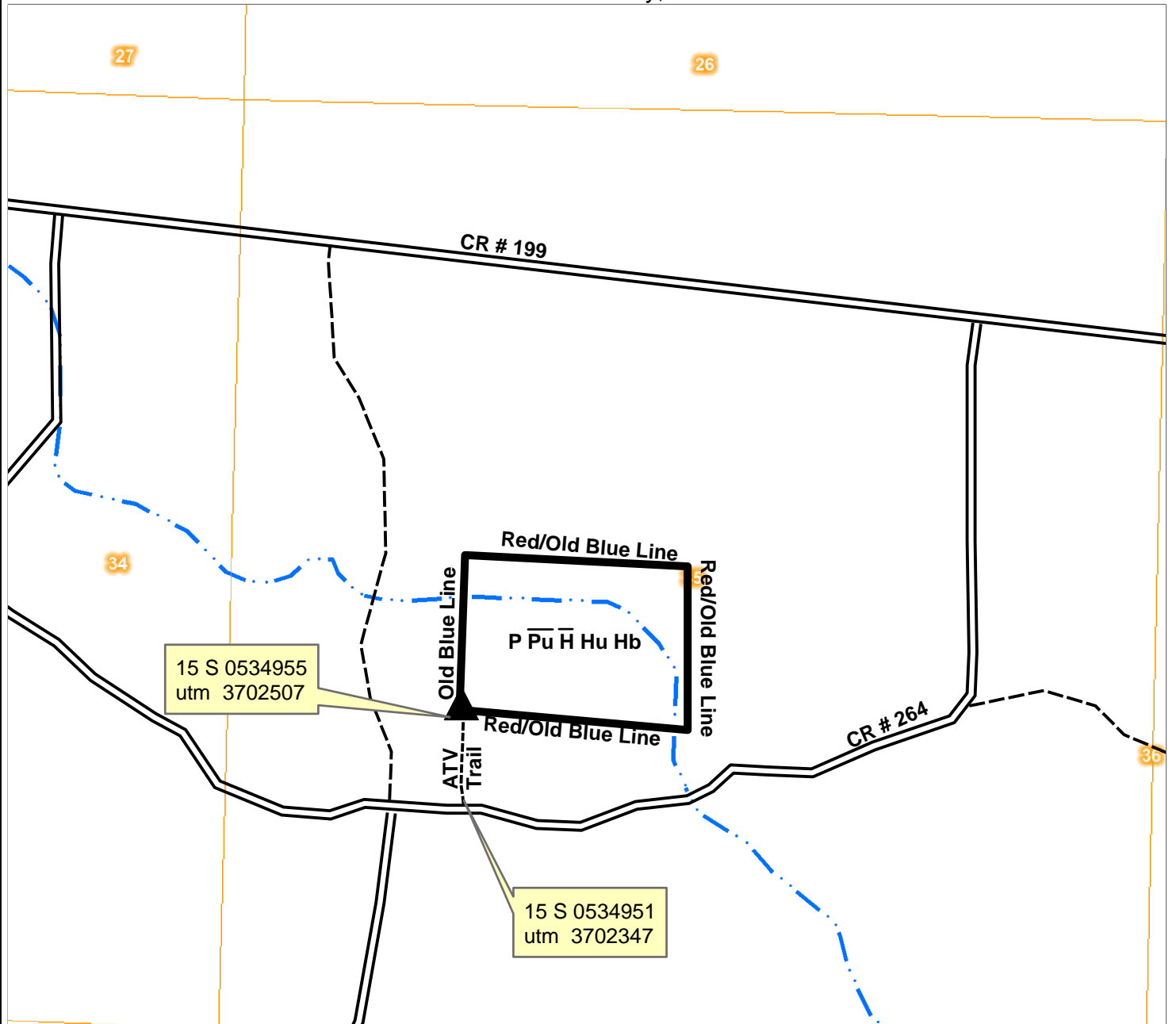
Created By: TSB
June, 2009

GAB Timber Holdings
CH 11 Tract (#4047)
Pt. Sec. 21, T14S, R15W
Calhoun County, Arkansas



Created By: TSB
June, 2009

GAB Timber Holdings
CH 12 Tract (#4048)
Pt. Sec. 35, T14S, R15W
Calhoun County, Arkansas



Legend

Section Line	
County Road	
Woods Road	
Creek	
Gate	
House/Building	
Old Fence	
Corner Marker	

Stand Type Symbols

P	= Pine Sawtimber
Pu	= Pine Pulpwood
Pr	= Pine Regeneration
Pl	= Pine Plantation
H	= Hardwood Sawtimber
Hr	= Hardwood Regeneration
<u>Overscore</u>	= Light Stocking
<u>Underscore</u>	= Heavy Stocking

