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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
#4049**

NOTICE OF LAND SALE

**Coco Timber Holdings, I
Key Tract (#4049) Land Sale
Bid Date: THURSDAY, May 28, 2009 @ 3:00 P. M.**

— 28-Acres in Dallas County, Arkansas —

Coco Timber Holdings, I has authorized Kingwood Forestry Services, Inc. to manage the sale of a tract of land containing 28 acres, more or less, in Dallas County, Arkansas.

Location: Land to be sold is described as the Part of W $\frac{1}{2}$ of NE $\frac{1}{4}$ lying south of highway, Section 19, Township 7 South, Range 13 West, containing a total of 28 acres, more or less, Dallas County, Arkansas (Key Tract #4049).

Tract Description: Key Tract is located five miles northeast of Carthage. Highway 48 provides over 1,300 feet of paved frontage. The tract was aerially release sprayed in September 2006 with 16 oz. Arsenal plus 1 oz. Escort per acre. The tract was planted with 2nd generation improved loblolly pine seedlings on an 8' x 10' spacing in January 2007. The planting has produced an excellent, well-stocked stand of pine saplings. Terrain is gently rolling. Soils consist of sandy loams with a site index for loblolly pine averaging 90 feet (base age fifty years). The tract offers hunting opportunities and possible residential development potential. Some utilities are available. Maps and photographs can be viewed at www.kingwoodforestry.com/realestate.htm.

Method of Sale: The tract will be sold on the basis of lump sum sealed bids. Mailed offers should be addressed to Kingwood Forestry Services, Inc., P.O. Box 65, Arkadelphia, AR 71923 with "**Key Tract (#4049) 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 #4 Executive Circle, Arkadelphia, Arkansas at **3:00 P.M., THURSDAY, May 28, 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.

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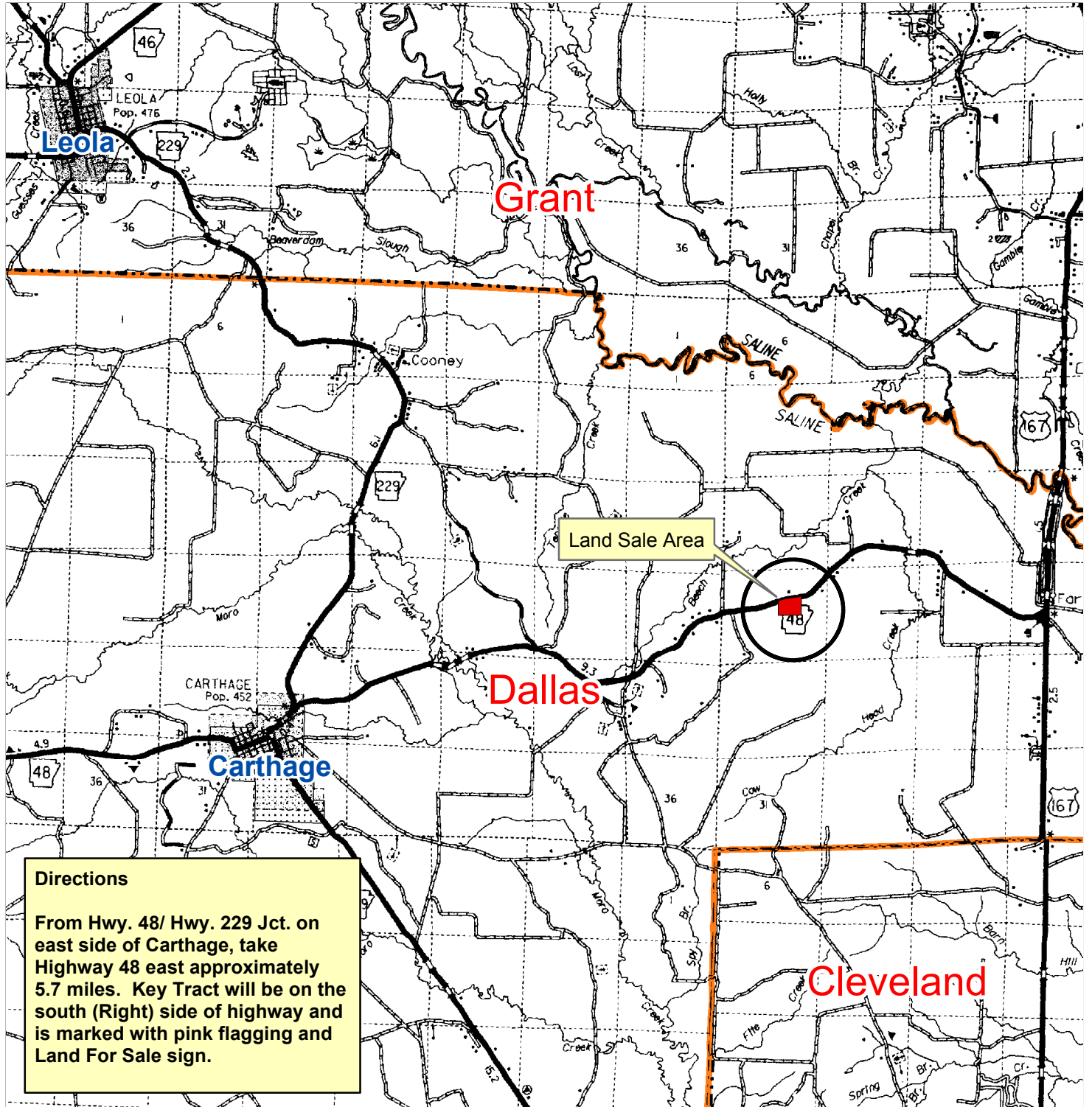
Coco Timber Holdings, I
Key Tract (#4049) - Dallas County
Bid Date: THURSDAY, May 28, 2009 @ 3:00 P.M.

Conditions of Sale:

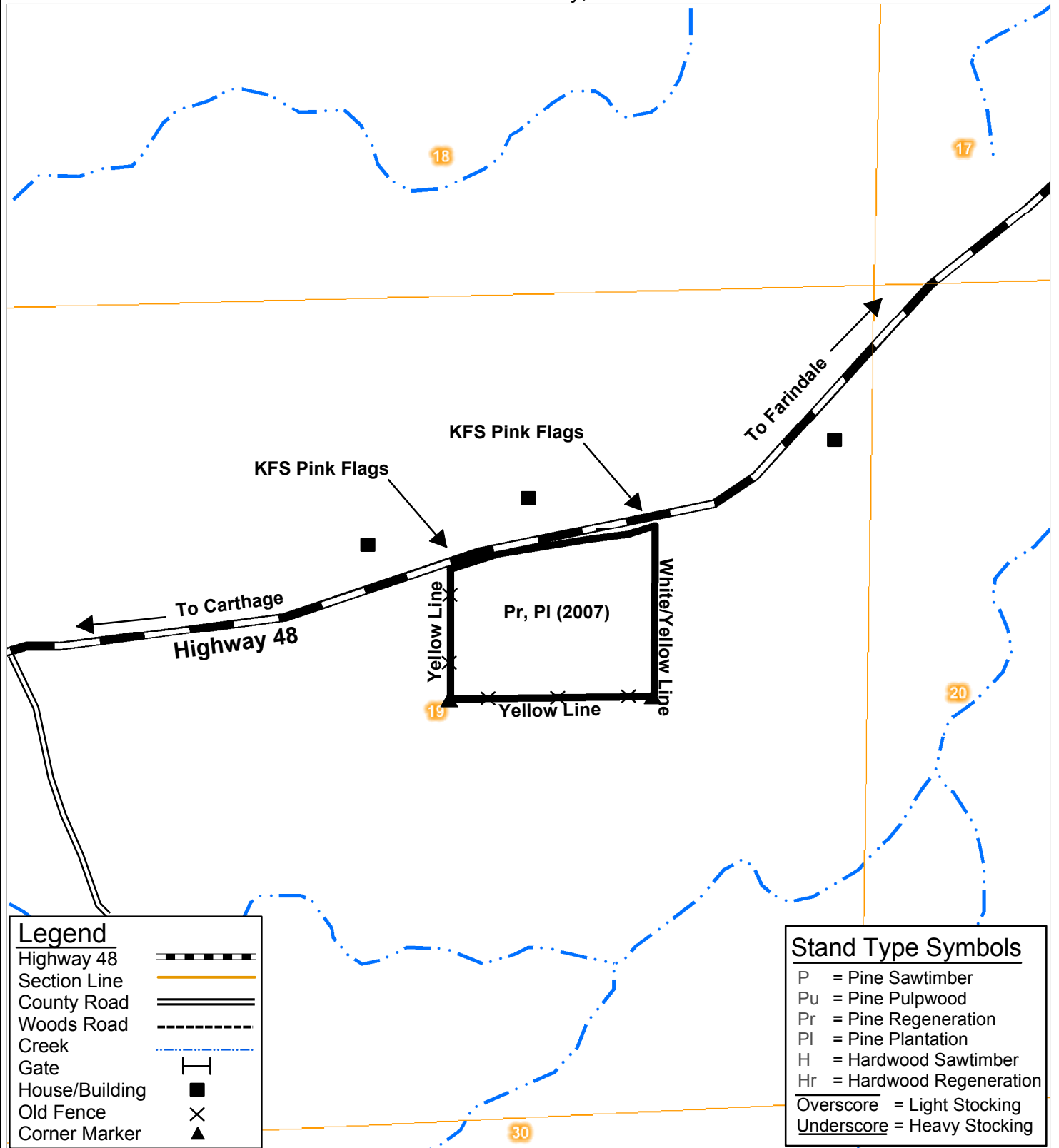
1. The landowner reserves the right to accept or reject any offer or to reject all offers.
2. Offers submitted will remain valid through 3:00 P.M., Monday, June 1, 2009. Successful bidder will be notified on or before that time by telephone, fax, or e-mail. Upon acceptance of an offer a more formal Contract of Sale, with earnest money in the amount of 10% of purchase price, will be executed between the successful bidder 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 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 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 abstract 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 Pete Prutzman or Terrell Baker or licensed agent Mark Clark of Kingwood Forestry Services at 870-246-5757.

City, State, Zip _____ Date: _____

Coco Timber Holdings, I
Key Tract (#4049)
Pt. W 1/2 of NE 1/4, South of Hwy. 48
Sec. 19, T7S, R13W
Dallas County, Arkansas,
containing 28 acres, more or less.



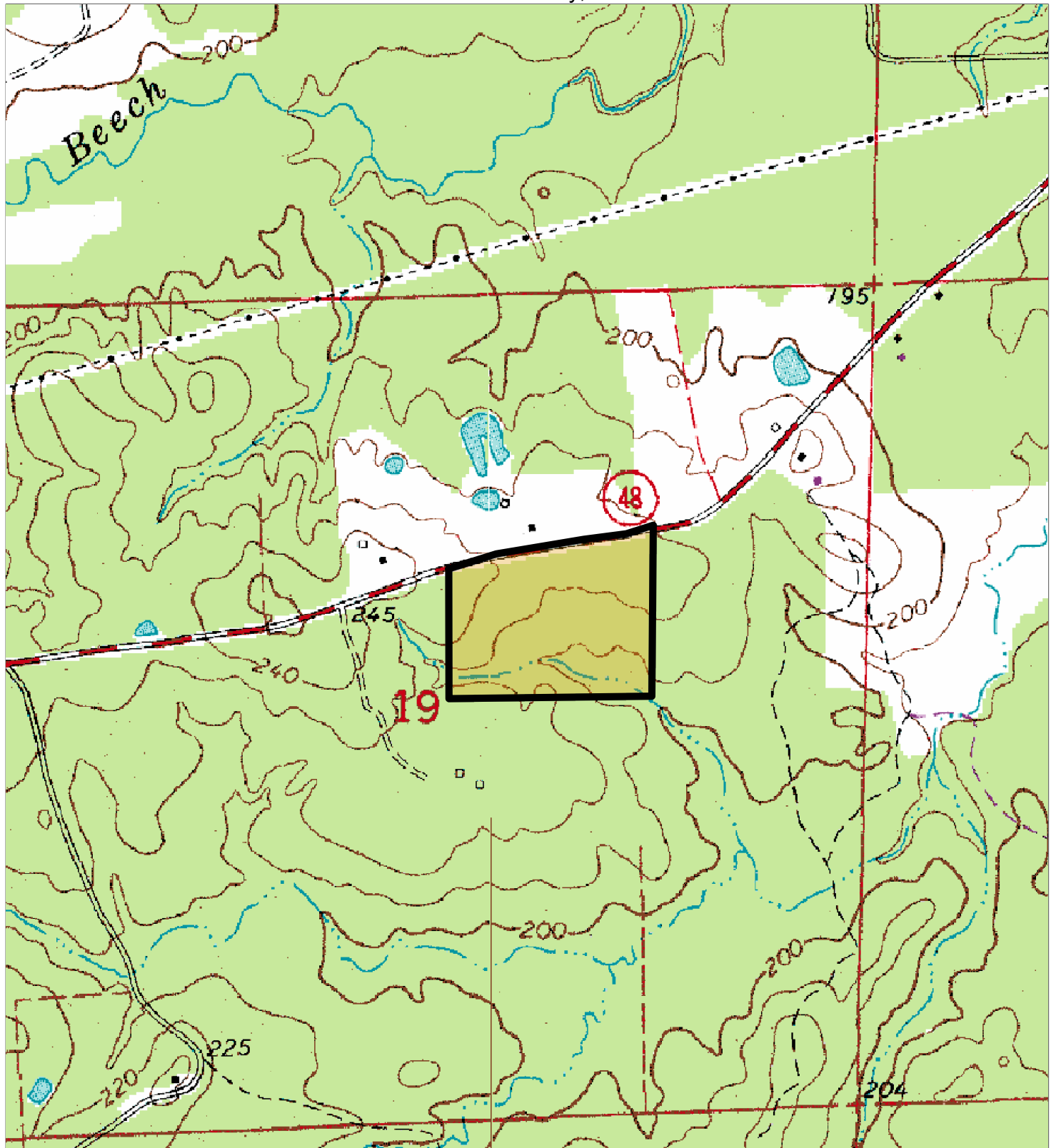
Coco Timber Holdings, I
Key Tract (#4049)
Pt. W 1/2 of NE 1/4, South of Hwy. 48
Sec. 19, T7S, R13W
Dallas County, Arkansas



0 0.125 0.25
Miles



Coco Timber Holding, I
Key Tract
Pt. W½ of NE¼, South of Hwy. 48
Sec. 19, T7S, R13W
Dallas County, Arkansas



0 0.125 0.25
Miles