

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
#4046**

NOTICE OF LAND SALE

MCM Baker Tract (#4046) Land Sale
Bid Date: TUESDAY, May 5, 2009 @ 3:00 P. M.

— High Quality Timberland Near Bodcaw —

Kingwood Forestry Services, Inc. has been authorized to manage the sale of a tract of land containing 42.55 acres, more or less, in Nevada County, Arkansas.

Location: Land to be sold is described as Frl. SW $\frac{1}{4}$ of SW $\frac{1}{4}$, Section 18, Township 13 South, Range 22 West, containing a total of 42.55 acres, more or less, Nevada County, Arkansas (MCM Baker Tract #4046).

Tract Description: Tract is located approximately eight miles west of Rosston. Access is via deeded easement and woods road through adjoining land owners. Timber consists of good quality loblolly pine sawtimber thinned in 2004. There is now an excellent stand of advanced pine regeneration averaging 12 feet in height. Tract was release sprayed in 2005. A small component of hardwood sawtimber and pulpwood is in a Streamside Management Zone (SMZ) that crosses the tract. Soils consist of fine sandy loams with site index for loblolly pine averaging 80 feet on fifty year base. Excellent timber investment and recreational potential. Maps and photographs can be viewed at www.kingwoodforestry.com/realestate.htm

Merchantable Timber: Kingwood Forestry Services has conducted a 5% fixed radius plot cruise of merchantable timber. Based on the inventory conducted by Kingwood Forestry in February 2009, estimated tree counts and volumes are as follows:

Pine Sawtimber	298 Trees	60,900 Board Feet	472 Tons
Gum Sawtimber	21 Trees	2,500 Board Feet	21 Tons
Pine Pulpwood	64 Trees	5 Cords	13 Tons
Hardwood Pulpwood	21 Trees	5 Cords	14 Tons

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

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 **"MCM Baker Tract (#4046)"** 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., TUESDAY, May 5, 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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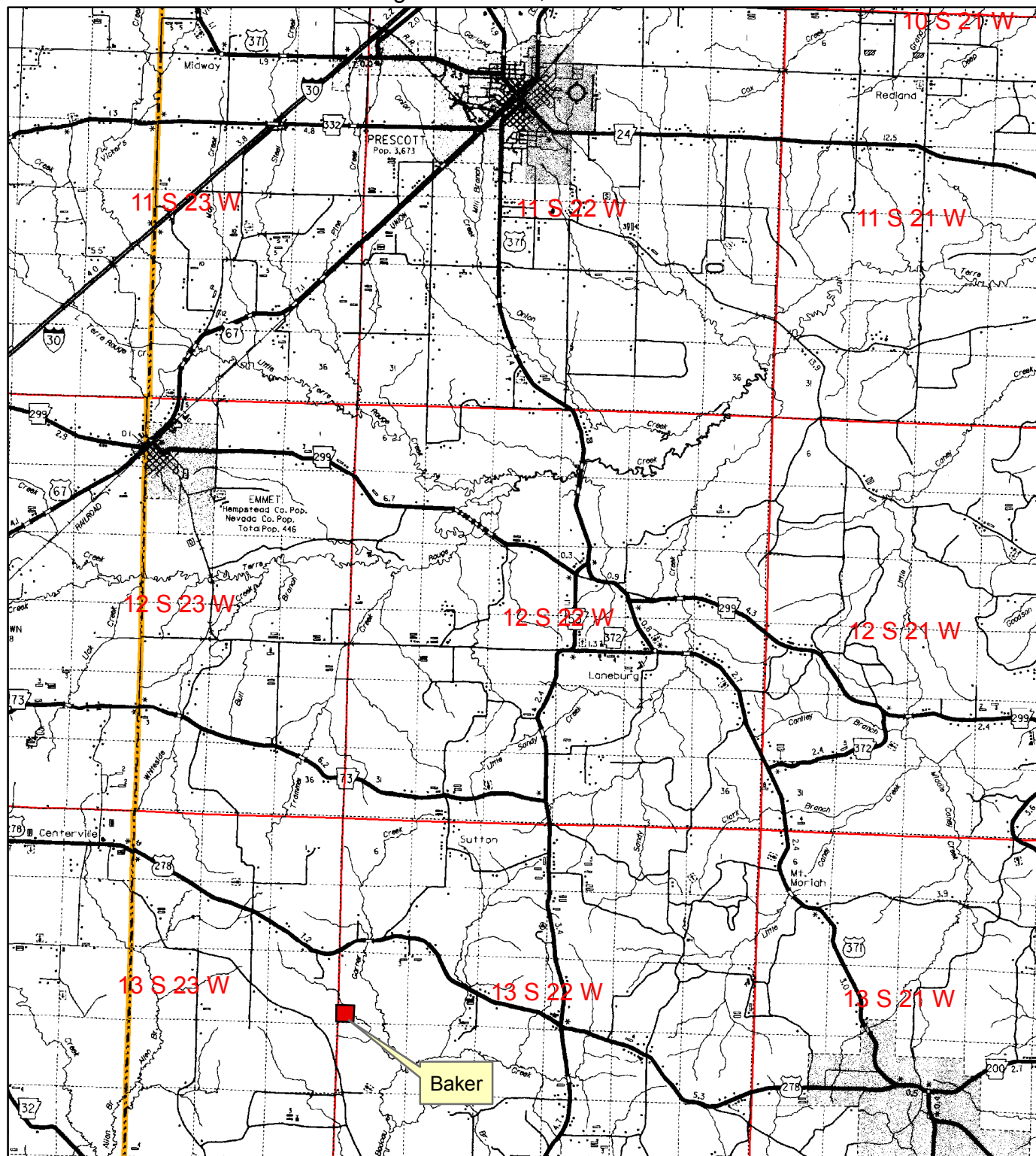
MCM Baker Tract (#4046) - Nevada County
Bid Date: TUESDAY, May 5, 2009 @ 3:00 P.M.

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., Friday, May 8, 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 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. 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.
8. Questions regarding the land sale should be directed to licensed brokers Pete Prutzman or Terrell Baker of Kingwood Forestry Services at 870-246-5757.

Date: _____

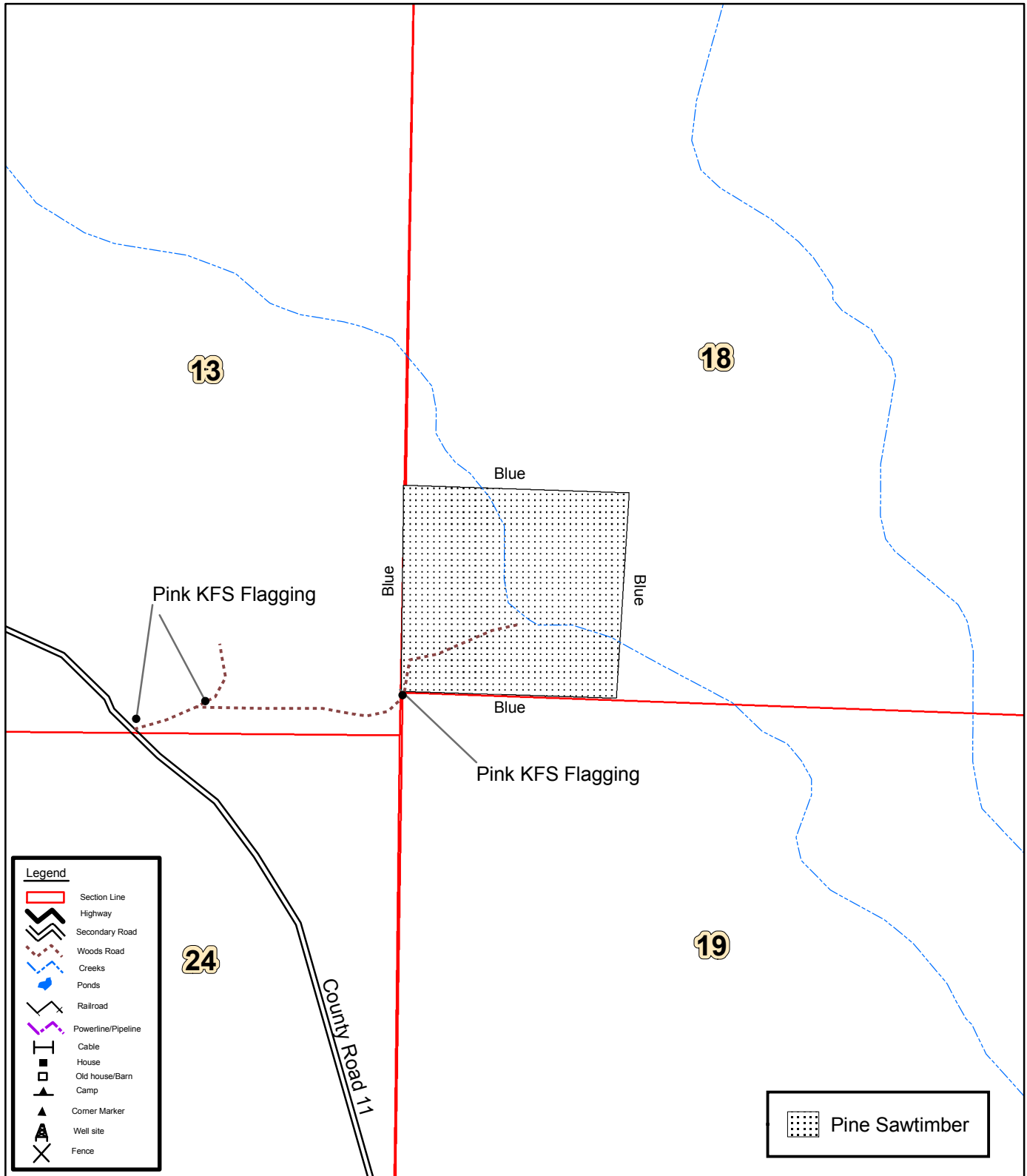
MCM Baker Tract (#4046)
Frl. SW¼ of SW¼, Sec. 18, T13S, R22W
Nevada County, Arkansas,
containing 42.55 acres, more or less.



0 0.5 1 2
Miles



MCM Baker Tract (#4046)
 Frl. SW¼ of SW¼, Sec. 18, T13S, R22W
 Nevada County, Arkansas,
 containing 42.55 acres, more or less.



MCM Timber, LP

Tract Name	Baker	Stand Number	1
Legal	Fr. SW¼, SW¼, Sec. 18, T13S, R22W	Acres	42.6
County	Nevada	State	AR
Cruised By	JDT	Sample Method	1/10 Acre
Form Class	KFS PST Tons	Date Cruised	2/10/2009
		Percent Cruised	4.70%

Stand Data	
<u>Average Vol/Acre</u>	11.08
<u>Average Vol/Tree</u>	1.58
<u>Average Vol/Log</u>	0.45
<u>Avg DBH</u>	15.71

Pine Sawtimber

Inches DBH	2.5 Logs		3 Logs		3.5 Logs		4 Logs		4.5 Logs		5 Logs		5.5 Logs		6 Logs+		Total	
	Trees	Tons	Trees	Tons	Trees	Tons	Trees	Tons	Trees	Tons	Trees	Tons	Trees	Tons	Trees	Tons	Trees	Tons
12	21	14	43	35													64	49
14					64	77											64	77
16			21	29	43	66	21	36									85	130
18							43	90									43	90
20									21	59							21	59
22							21	67									21	67
Totals	21	14	64	64	106	142	85	193	21	59							298	472

MCM Timber, LP

Tract Name	Baker	Stand Number	1
Legal	Fr1. SW¼, SW¼, Sec. 18, T13S, R22W	Acres	42.6
County	Nevada	State	AR
Cruised By	JDT	Sample Method	1/10 Acre
Form Class	SHwds APA Saw	Date Cruised	2/10/2009
		Percent Cruised	4.70%

Stand Data	
<u>Average Vol/Acre</u>	0.49
<u>Average Vol/Tree</u>	0.97
<u>Average Vol/Log</u>	0.49
<u>Avg DBH</u>	16.00

Gum Sawtimber

Inches DBH	2 Logs		2.5 Logs		3 Logs		3.5 Logs		4 Logs		4.5 Logs		5 Logs		5.5 Logs+		Total	
	Trees	Tons	Trees	Tons	Trees	Tons	Trees	Tons	Trees	Tons	Trees	Tons	Trees	Tons	Trees	Tons	Trees	Tons
16	21	21															21	21
Totals	21	21															21	21

MCM Timber, LP

Tract Name	Baker	Stand Number	1
Legal	Fr. SW¼, SW¼, Sec. 18, T13S, R22W	Acres	42.6
County	Nevada	State	AR
Cruised By	JDT	Sample Method	1/10 Acre
Form Class	RGO PTons-Logs	Date Cruised	2/10/2009
		Percent Cruised	4.70%

Stand Data	
<u>Average Vol/Acre</u>	0.31
<u>Average Vol/Tree</u>	0.20
<u>Average Vol/Log</u>	0.15
<u>Avg DBH</u>	8.67

Pine Pulpwood

Inches DBH	1 Logs		1.5 Logs		2 Logs		2.5 Logs		3 Logs		3.5 Logs		4 Logs		4.5 Logs+		Total	
	Trees	Tons	Trees	Tons	Trees	Tons	Trees	Tons	Trees	Tons	Trees	Tons	Trees	Tons	Trees	Tons	Trees	Tons
6	21	2															21	2
8																		
10	21	4			21	7											43	11
Totals	43	6			21	7											64	13

MCM Timber, LP

Tract Name	Baker	Stand Number	1
Legal	Fr1. SW¼, SW¼, Sec. 18, T13S, R22W	Acres	42.6
County	Nevada	State	AR
Cruised By	JDT	Sample Method	1/10 Acre
Form Class	RGO HTons-Logs	Date Cruised	2/10/2009
		Percent Cruised	4.70%

Stand Data	
<u>Average Vol/Acre</u>	0.34
<u>Average Vol/Tree</u>	0.68
<u>Average Vol/Log</u>	0.27
<u>Avg DBH</u>	12.00

Hardwood Pulpwood

Inches DBH	2.5 Logs		3 Logs		3.5 Logs		4 Logs		4.5 Logs		5 Logs		5.5 Logs		6 Logs+		Total	
	Trees	Tons	Trees	Tons	Trees	Tons	Trees	Tons	Trees	Tons	Trees	Tons	Trees	Tons	Trees	Tons	Trees	Tons
12	21	14															21	14
Totals	21	14															21	14