

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

NOTICE OF LAND SALE

Sugar Orchard Land & Timber Co. Land Sale – Couch 120 Tract **Bid Date: FRIDAY, March 20, 2009 @ 3:00 P. M.**

—2000 Pine Plantation in Columbia County —

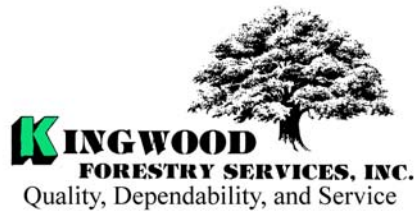
Sugar Orchard Land & Timber Co. has authorized Kingwood Forestry Services, Inc. to manage the sale of a tract of land containing 120 acres, more or less, in Columbia County, Arkansas. See attached maps.

Location: Land to be sold is described as the N½ of SE¼; SW¼ of SE¼, Section 6, Township 18 South, Range 18 West, containing 120 acres, more or less, Columbia County, AR (Couch 120 Tract).

Tract Description: Tract is located three miles southwest of Marysville and five miles southeast of Village Junction (see location map). Access is via woods road from gated gravel road (gate combination 5757). Subject contains 105 acres of well stocked pine plantation established in March of 2000 with 2nd Generation IP loblolly seedlings. Ten acres of native hardwood around Slow Motion and Hurricane Creeks; SMZ contains an estimated 130 tons of hardwood sawtimber and 130 tons of hardwood pulpwood. Residual acreage is in powerline and pipeline. Soils consist of fine sandy loams with site index for loblolly pine averaging 80 feet on fifty year base. Excellent hunting and timber investment. 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 "**Couch 120 Tract**" 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., Friday, March 20, 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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Sugar Orchard Land & Timber Co. Land Sale – Couch 120 Tract
Bid Date: FRIDAY, March 20, 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, March 23, 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 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 Pete Prutzman or Terrell Baker or licensed agent Mark Clark of Kingwood Forestry Services at 870-246-5757.

OFFER FORM
SUGAR ORCHARD LAND & TIMBER CO. LAND SALE
COUCH 120 TRACT - COLUMBIA COUNTY

Bid Date: FRIDAY, March 20, 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 Sugar Orchard Land & Timber Co. (Couch 120 Tract) land sale. I submit the following as an offer for the purchase of the following tract located in Columbia County, Arkansas, containing 120 acres, more or less.

My offer will remain valid through 3:00 p.m. Monday, March 23, 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. FRIDAY, March 20, 2009)
P. O. Box 65
Arkadelphia, AR 71923
Or fax to 870-246-3341

Couch 120 Tract (120 acres, more or less): \$ _____

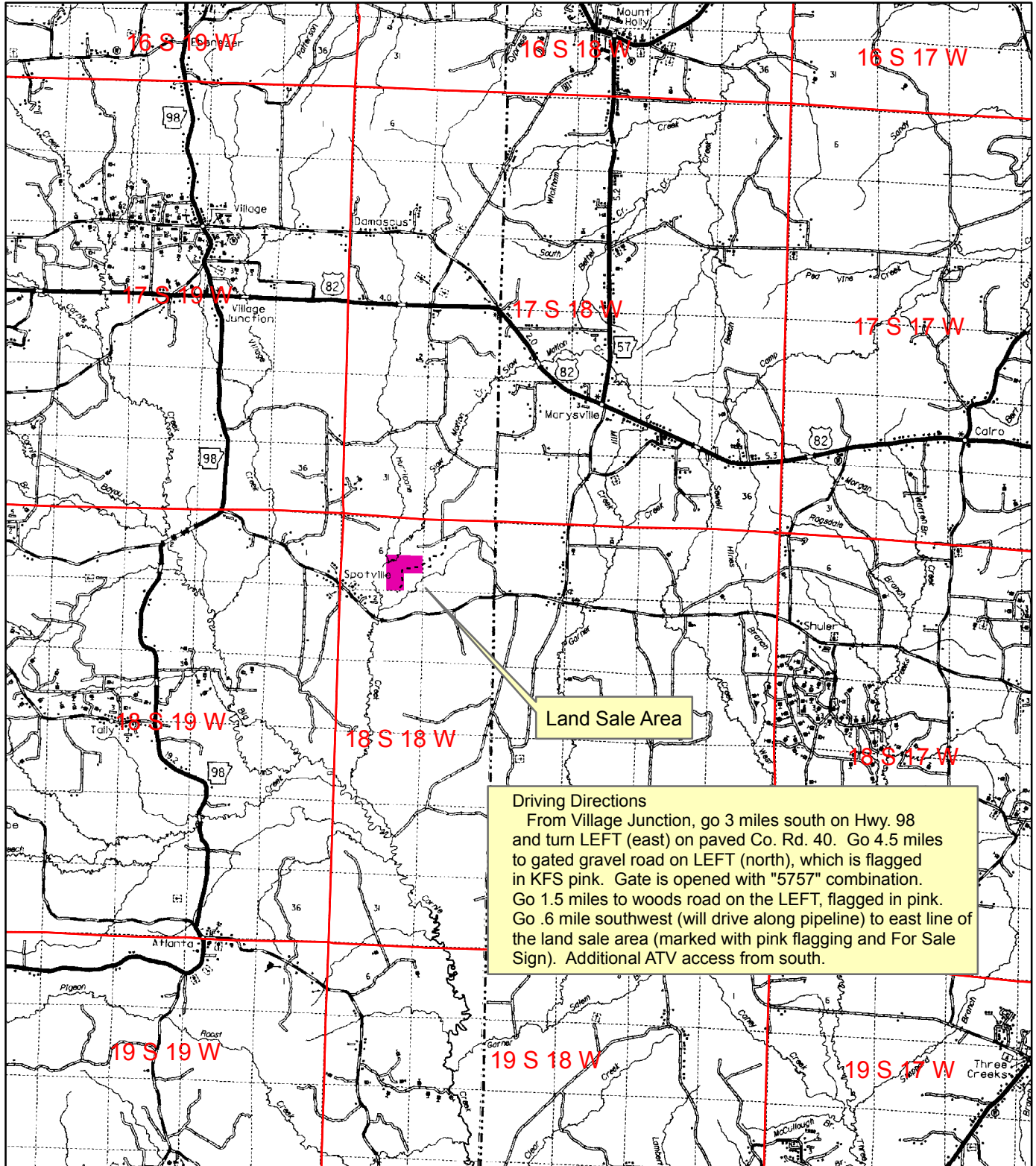
Bidder: _____ Fax No.: _____
Printed

Bidder: _____ Phone No.: _____
Signed

Address: _____ Email: _____

City, State, Zip: _____ Date: _____

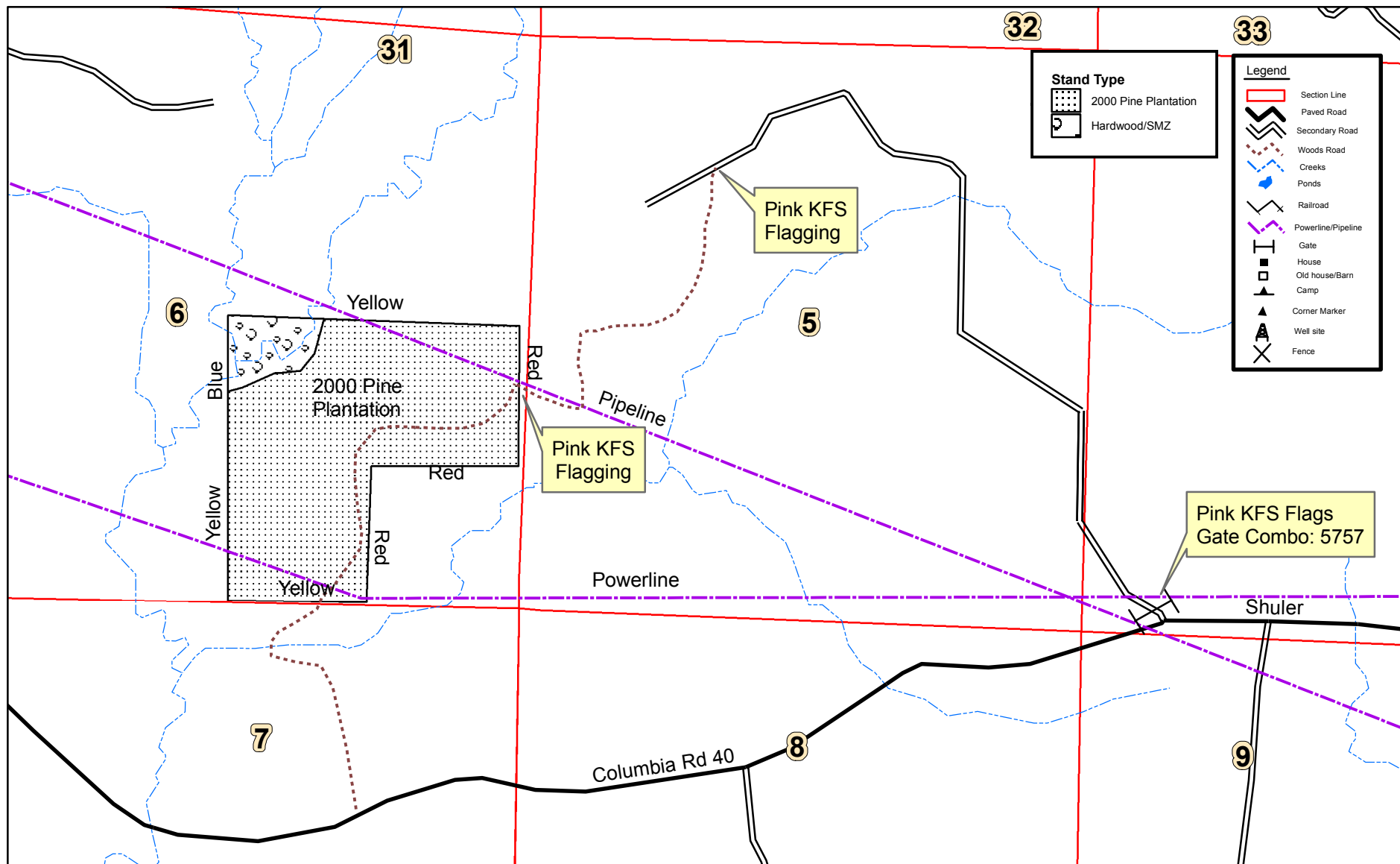
Couch 120 Tract
Pt. Sec. 6, T18S, R18W
Columbia County, Arkansas



0 0.5 1 2
Miles



"Couch 120 Tract"
 Pt. Sec. 6, T18S, R18W
 Columbia County, Arkansas



0 0.125 0.25 0.5
 Miles

