

P.O. Box 65  
No. 4 Executive Circle  
**Arkadelphia, AR 71923**  
(870)246-5757  
FAX 1-870-246-3341  
E-mail: [arkadelphia@kingwoodforestry.com](mailto: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 – Gatlin Tract**  
**Bid Date: FRIDAY, February 27, 2009 @ 3:00 P. M.**

**— Pine Plantation Near Gurdon, AR —**

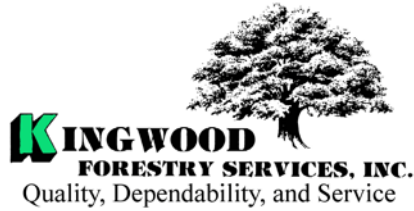
Sugar Orchard Land & Timber Co. has authorized Kingwood Forestry Services, Inc. to manage the sale of a tract of land containing 72 acres, more or less, in Clark County, Arkansas. See attached maps.

**Location:** Land to be sold is described as S ½ of NW ¼, except western 8 acres, Section 29, Township 9 South, Range 21 West, containing 72 acres, more or less, Clark County, AR (Gatlin Tract).

**Tract Description:** Tract is located six miles east of Gurdon, AR. Access is via woods roads. Sixty-two acres of the tract were sprayed and ripped, then planted in March 2008 with Second Generation Loblolly seedlings. Ten acres of the tract contains a mixture of premerchantable pine and pine and hardwood pulpwood and sawtimber (see Tract Map). A 5% cruise (one 1/10<sup>th</sup>-acre circular plot per two acres) conducted in September 2008 suggested the following volumes: Pine Sawtimber: 113 tons; Red Oak Sawtimber: 29 tons; Pine Pulpwood: 9 tons; and Hardwood Pulpwood: 108 tons (volumes not guaranteed). The plantation is well stocked. Soils consist of fine sandy loams and gravelly fine sand loams with site index for loblolly pine averaging 80 feet on fifty year base. Terrain is rolling. Maps and photographs can be viewed at [www.kingwoodforestry.com/realestate](http://www.kingwoodforestry.com/realestate).

**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 "**Gatlin 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, February 27, 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.

**— Continued on back of this page —**



**Sugar Orchard Land & Timber Co. Land Sale – Gatlin Tract**  
**Bid Date: FRIDAY, February 27, 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 1:00 P.M., Monday, March 2, 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 or tracts, 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**  
**GATLIN TRACT - CLARK COUNTY**

**Bid Date: FRIDAY, February 27, 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. (Gatlin Tract) land sale. I submit the following as an offer for the purchase of the following tract located in Clark County, Arkansas and further as the S ½ of NW ¼, except for western 8 acres, Section 29, Township 9 South, Range 21 West, containing 72 acres, more or less.

My offer will remain valid through 1:00 p.m. Monday, March 2, 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.

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**Send offer form to:** Kingwood Forestry Services, Inc. (Before 3:00 p.m. FRIDAY, February 27, 2009)  
P. O. Box 65  
Arkadelphia, AR 71923  
Or fax to 870-246-3341

**Gatlin Tract (72 acres, more or less):** \$ \_\_\_\_\_

Bidder: \_\_\_\_\_ Fax No.: \_\_\_\_\_  
Printed

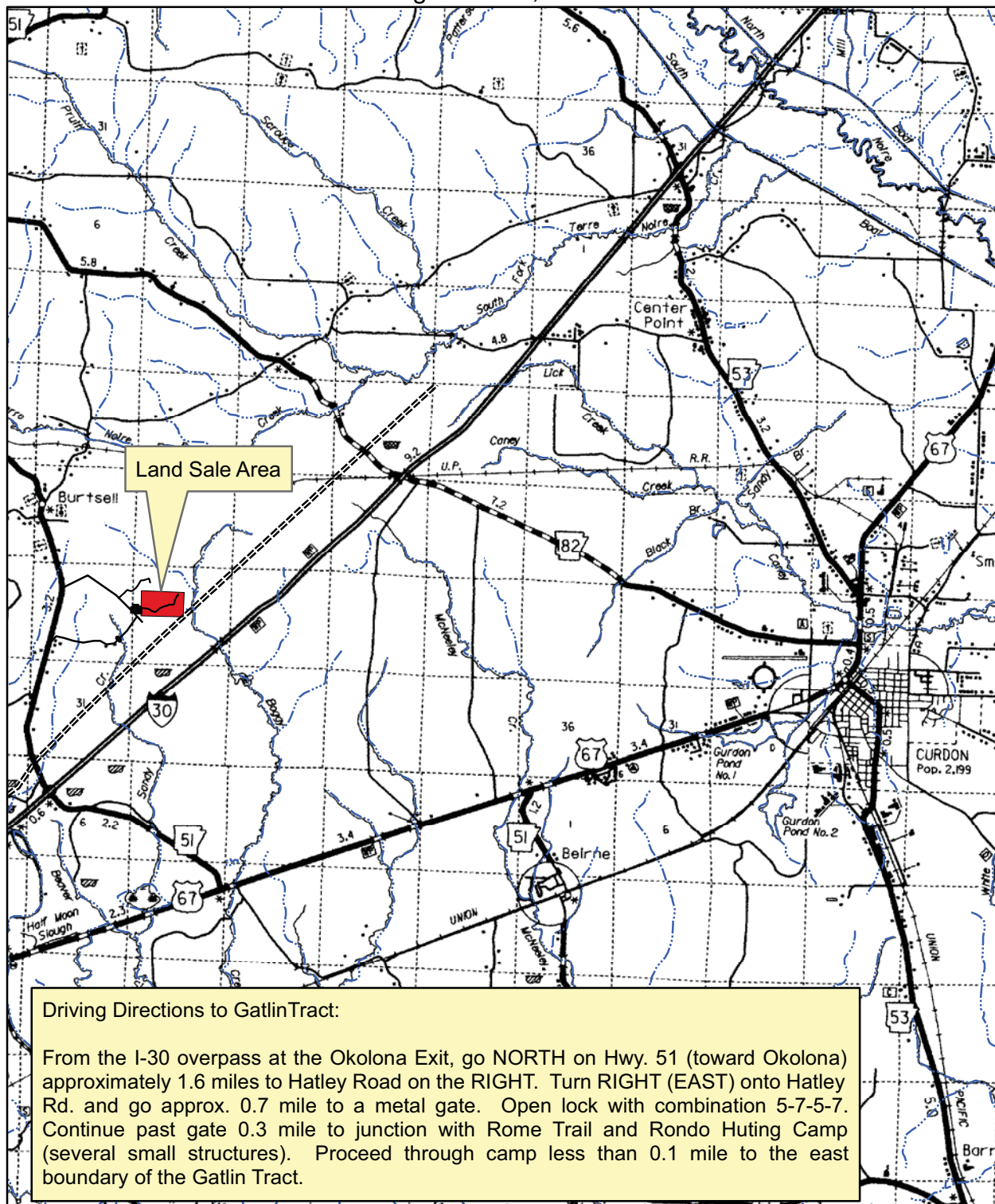
Bidder: \_\_\_\_\_ Phone No.: \_\_\_\_\_  
Signed

Address: \_\_\_\_\_ Email: \_\_\_\_\_

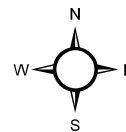
City, State, Zip: \_\_\_\_\_ Date: \_\_\_\_\_

LAND SALE NOTICE  
Sugar Orchard Land & Timber  
Gatlin Tract

S 1/2 of NW 1/4 except wstn. 8 ac., S29, T9S, R21W,  
Clark County, Arkansas  
containing 72 acres, more or less.

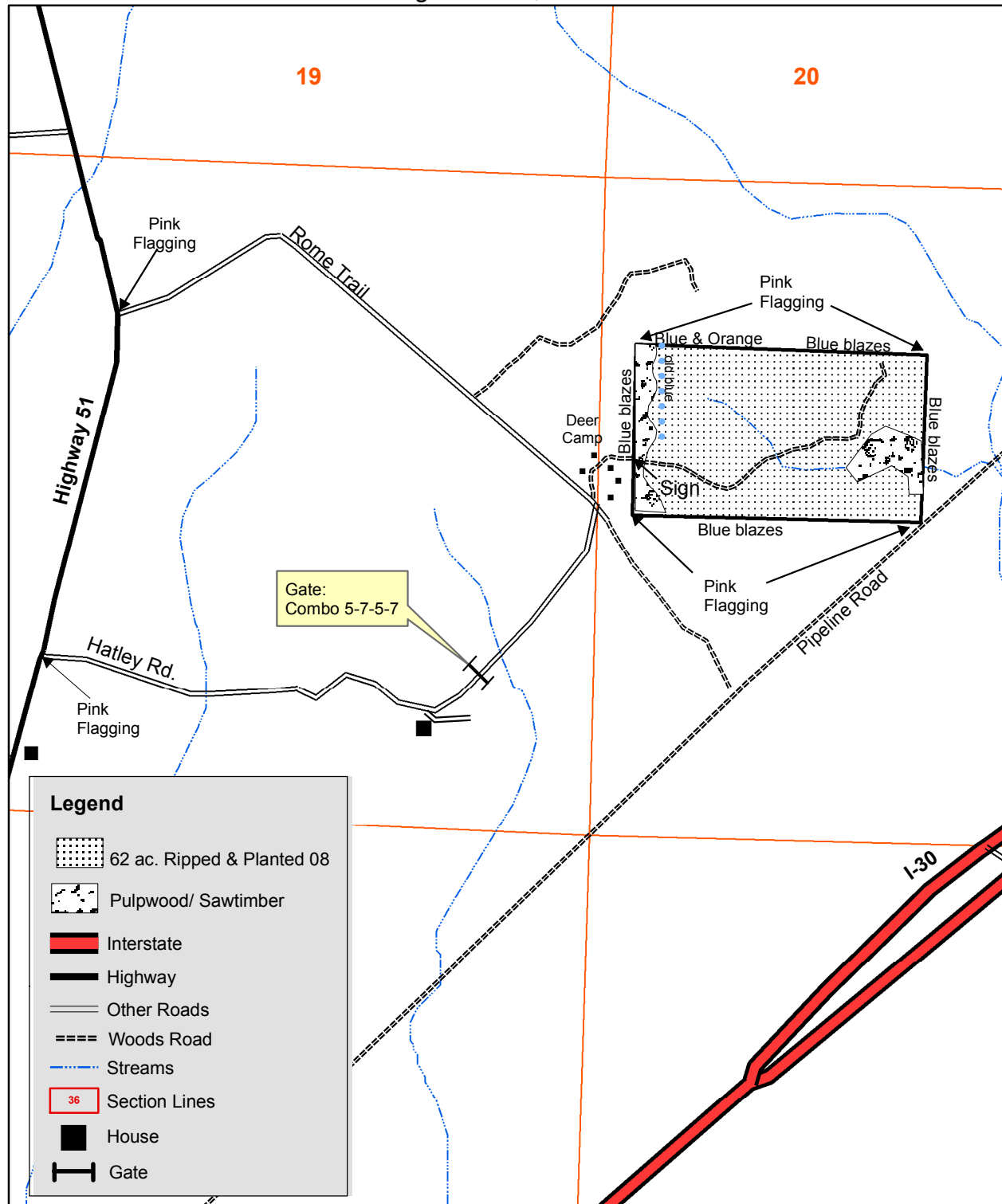


0 1 2  
Miles

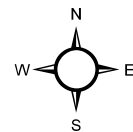


Location Map  
MEC  
Jan 2009

LAND SALE NOTICE  
 Sugar Orchard Land & Timber  
 Gatlin Tract  
 S 1/2 of NW 1/4 except wstn. 8 ac, S29, T9S, R21W,  
 Clark County, Arkansas  
 containing 72 acres, more or less.



0 0.25 Miles



Tract Map  
 Map by MEC  
 Jan 2009

## Sugar Orchard L&T

|            |                        |                 |            |
|------------|------------------------|-----------------|------------|
| Tract Name | Gatlin                 | Stand Number    | 1          |
| Legal      | Pt. Sec. 29, T9S, R21W | Acres           | 10.0       |
| County     | Clark                  | State           | AR         |
| Cruised By | JDT                    | Sample Method   | 1/10 Acre  |
| Form Class | KFS PST Tons           | Date Cruised    | 01/30/2009 |
|            |                        | Percent Cruised | 5.00%      |

| Stand Data              |       |
|-------------------------|-------|
| <u>Average Vol/Acre</u> | 11.28 |
| <u>Average Vol/Tree</u> | 1.88  |
| <u>Average Vol/Log</u>  | 0.63  |
| <u>Avg DBH</u>          | 18.00 |

## Pine Sawtimber

| Inches<br>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            | 20       | 13   |        |      |          |      |        |      |          |      |        |      |          |      |         |      | 20    | 13   |
| 14            |          |      |        |      |          |      |        |      |          |      |        |      |          |      |         |      |       |      |
| 16            |          |      |        |      |          |      |        |      |          |      |        |      |          |      |         |      |       |      |
| 18            |          |      |        |      |          |      |        |      |          |      |        |      |          |      |         |      |       |      |
| 20            |          |      | 20     | 42   |          |      |        |      |          |      |        |      |          |      |         |      | 20    | 42   |
| 22            |          |      |        |      | 20       | 58   |        |      |          |      |        |      |          |      |         |      | 20    | 58   |
| Totals        | 20       | 13   | 20     | 42   | 20       | 58   |        |      |          |      |        |      |          |      |         |      | 60    | 113  |

## Sugar Orchard L&T

|            |                        |                 |            |
|------------|------------------------|-----------------|------------|
| Tract Name | Gatlin                 | Stand Number    | 1          |
| Legal      | Pt. Sec. 29, T9S, R21W | Acres           | 10.0       |
| County     | Clark                  | State           | AR         |
| Cruised By | JDT                    | Sample Method   | 1/10 Acre  |
| Form Class | HH APA sawt            | Date Cruised    | 01/30/2009 |
|            |                        | Percent Cruised | 5.00%      |

| Stand Data              |       |
|-------------------------|-------|
| <u>Average Vol/Acre</u> | 2.92  |
| <u>Average Vol/Tree</u> | 1.46  |
| <u>Average Vol/Log</u>  | 0.97  |
| <u>Avg DBH</u>          | 20.00 |

## Red Oak Sawtimber

| Inches<br>DBH | 1.5 Logs |      | 2 Logs |      | 2.5 Logs |      | 3 Logs |      | 3.5 Logs |      | 4 Logs |      | 4.5 Logs |      | 5 Logs+ |      | Total |      |
|---------------|----------|------|--------|------|----------|------|--------|------|----------|------|--------|------|----------|------|---------|------|-------|------|
|               | Trees    | Tons | Trees  | Tons | Trees    | Tons | Trees  | Tons | Trees    | Tons | Trees  | Tons | Trees    | Tons | Trees   | Tons | Trees | Tons |
| 20            | 20       | 29   |        |      |          |      |        |      |          |      |        |      |          |      |         |      | 20    | 29   |
| Totals        | 20       | 29   |        |      |          |      |        |      |          |      |        |      |          |      |         |      | 20    | 29   |

## Sugar Orchard L&T

|            |                        |               |            |
|------------|------------------------|---------------|------------|
| Tract Name | Gatlin                 | Stand Number  | 1          |
| Legal      | Pt. Sec. 29, T9S, R21W | Acres         | 10.0       |
| County     | Clark                  | State         | AR         |
| Cruised By | JDT                    | Sample Method | 1/10 Acre  |
|            |                        | Date Cruised  | 01/30/2009 |

### Pine Pulpwood

RGO PTons-Logs

| Stand Data              |             |
|-------------------------|-------------|
| <u>Average Vol/Acre</u> | <b>1.0</b>  |
| <u>Average Vol/Tree</u> | <b>0.12</b> |
| <u>Average Vol/Log</u>  | <b>0.12</b> |
| <u>Avg DBH</u>          | <b>7.50</b> |

| DBH          | Trees     | Tons       |
|--------------|-----------|------------|
| 6            | 40        | 3.3        |
| 8            | 20        | 2.5        |
| 10           | 20        | 3.7        |
| <b>Total</b> | <b>80</b> | <b>9.5</b> |

### Hardwood Pulpwood

RGO HTons-Logs

| Stand Data              |             |
|-------------------------|-------------|
| <u>Average Vol/Acre</u> | <b>10.8</b> |
| <u>Average Vol/Tree</u> | <b>0.30</b> |
| <u>Average Vol/Log</u>  | <b>0.18</b> |
| <u>Avg DBH</u>          | <b>8.78</b> |

| DBH          | Trees      | Tons         |
|--------------|------------|--------------|
| 6            | 100        | 9.2          |
| 8            | 100        | 21.2         |
| 10           | 100        | 36.9         |
| 12           | 40         | 29.6         |
| 14           | 20         | 11.1         |
| <b>Total</b> | <b>360</b> | <b>108.0</b> |