



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 Galleria Oaks  
P.O. Box 5887  
Texarkana, TX 75505  
(903)831-5200  
FAX 1-903-831-9988

**Listing  
#4556**

## NOTICE OF LAND SALE

**Hirst Tract**

**\$35,900.00**

### **-Timberland on County Road-**

Kingwood Forestry Services, Inc. has been authorized to manage the sale of 43.08 acres, more or less, in Nevada County, Arkansas. Please visit our website at [www.kingwoodforestry.com](http://www.kingwoodforestry.com) to view maps and photographs of listing #4556.

**Location:** The **Hirst Tract** (Listing #4556) is located two (2) miles southeast of Rosston at the Waterloo Community on Nevada County Road 171 and is described as the fractional NW $\frac{1}{4}$  of the SE $\frac{1}{4}$ ; North 450' of East 300' of NE $\frac{1}{4}$  of the SW $\frac{1}{4}$ , Section 2, Township 14 South Range 21 West, containing a total of 43.08 acres, more or less, Nevada County, Arkansas.

**Description:** Access is excellent with nearly one-quarter ( $\frac{1}{4}$ ) mile frontage on Nevada County Road 171, plus internal woods roads. Terrain is gently rolling. Site index for loblolly pine averages eighty-three (83) feet (base age 50) on fine sandy loam soils. All merchantable timber was harvested in summer of 2016, and tract is ready to site prep and replant. Electricity is available at county road, making this tract a potential camp site for hunting or a home site. This is an outstanding timberland investment property with development, reforestation, or agricultural opportunities.

**Method of Sale:** The Hirst Tract is offered for sale at \$35,900.00. An offer form is attached. Mailed offers should be addressed to Kingwood Forestry Services, Inc., P.O. Box 65, Arkadelphia, AR 71923 with "**Hirst Land Sale**" clearly marked in the lower left corner of the envelope to protect security of the offer. On mailed offers, please call our office to confirm receipt of offer. Completed offer forms may be delivered by fax to 870-246-3341 or by e-mail to [arkadelphia@kingwoodforestry.com](mailto:arkadelphia@kingwoodforestry.com). All faxed / e-mailed offers will be immediately acknowledged; please await confirmation that your faxed / e-mailed offer has been received. No verbal telephone offers will be accepted.

— Continued on back of this page —

# NOTICE OF LAND SALE

## -Hirst Tract-

### Nevada County, Arkansas

#### Conditions of Sale:

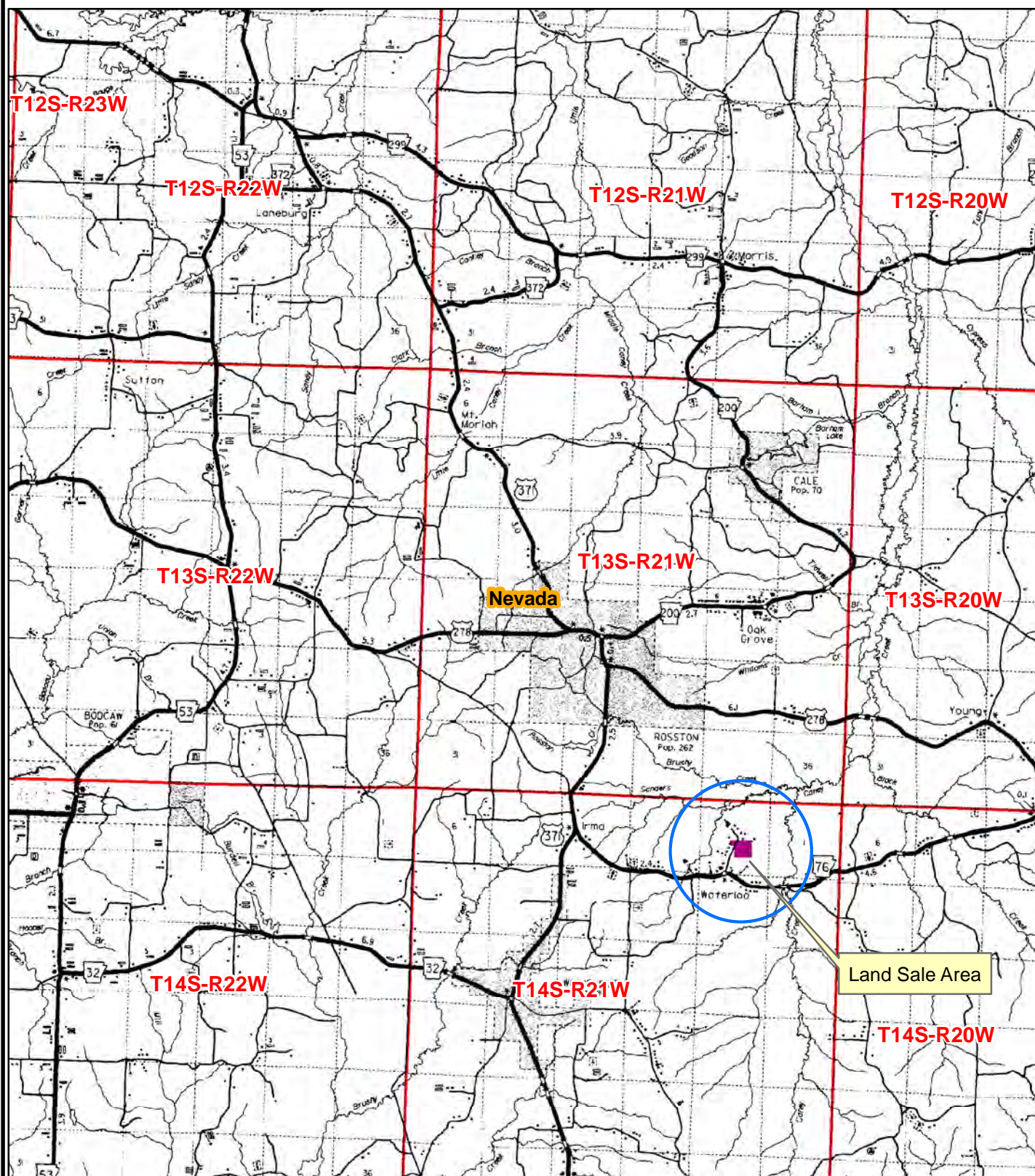
1. The landowner reserves the right to accept or reject any offer or to reject all offers.
2. Offers submitted will remain valid for five (5) business days. Upon acceptance of an offer, a Contract of Sale, with earnest money in the amount of ten percent (10%) of purchase price, will be executed between the buyer and landowner within seven (7) 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 forty-five (45) days of offer acceptance.
3. Only offers for a specific dollar amount will be accepted. The parcel is being sold in its entirety for single sum and not on a per-acre basis. Advertised acreage is believed to be correct, but 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 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. Mineral rights are previously reserved and will not transfer.
5. Seller will pay prorated property taxes (to date of closing), deed preparation, and one-half of deed stamps. Buyer will pay recording fees and one-half (½) of deed stamps.
6. A local title company will conduct the closing with buyer and seller each paying one-half of fees associated with closing services.
7. If prospective buyers or their agents wish to inspect the property, such property inspections shall be done at reasonable times during daylight hours. Prospective buyers and their agents understand and acknowledge that while on the property, prospective buyers and their agents assume all liability and shall indemnify seller and its agents, property managers and Kingwood Forestry Services from and against all claims, demands, or causes of action, of every kind, nature and description relating to its access to or presence on the property. Please use special care and wear blaze orange, if inspecting during deer hunting season.
8. Hunting equipment (such as deer stands, feeders, trail cameras, etc.) and any other man-made items found on the property do not convey unless stated otherwise.
9. 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.
10. Questions regarding the land sale should be directed to licensed broker Pete Prutzman or licensed agents Brian Clark or Jimmy Don Thomas of Kingwood Forestry Services at 870-246-5757.



# NOTICE OF LAND SALE - Listing #4556

## "Hirst Tract"

Frl. NW¼ of SE¼; N 450' of E 300' of NE¼ of SW¼, Sec. 2, T14S, R21W, Nevada County, Arkansas  
Containing 43.08 acres, more or less



0 0.5 1 2 3 4  
Miles



Created: October, 2016  
Drawn By: JDT

NOTICE OF LAND SALE - Listing #4556

"Hirst Tract"

Frl. NW¼ of SE¼; N 450' of E 300' of NE¼ of SW¼, Sec. 2, T14S, R21W, Nevada County, Arkansas

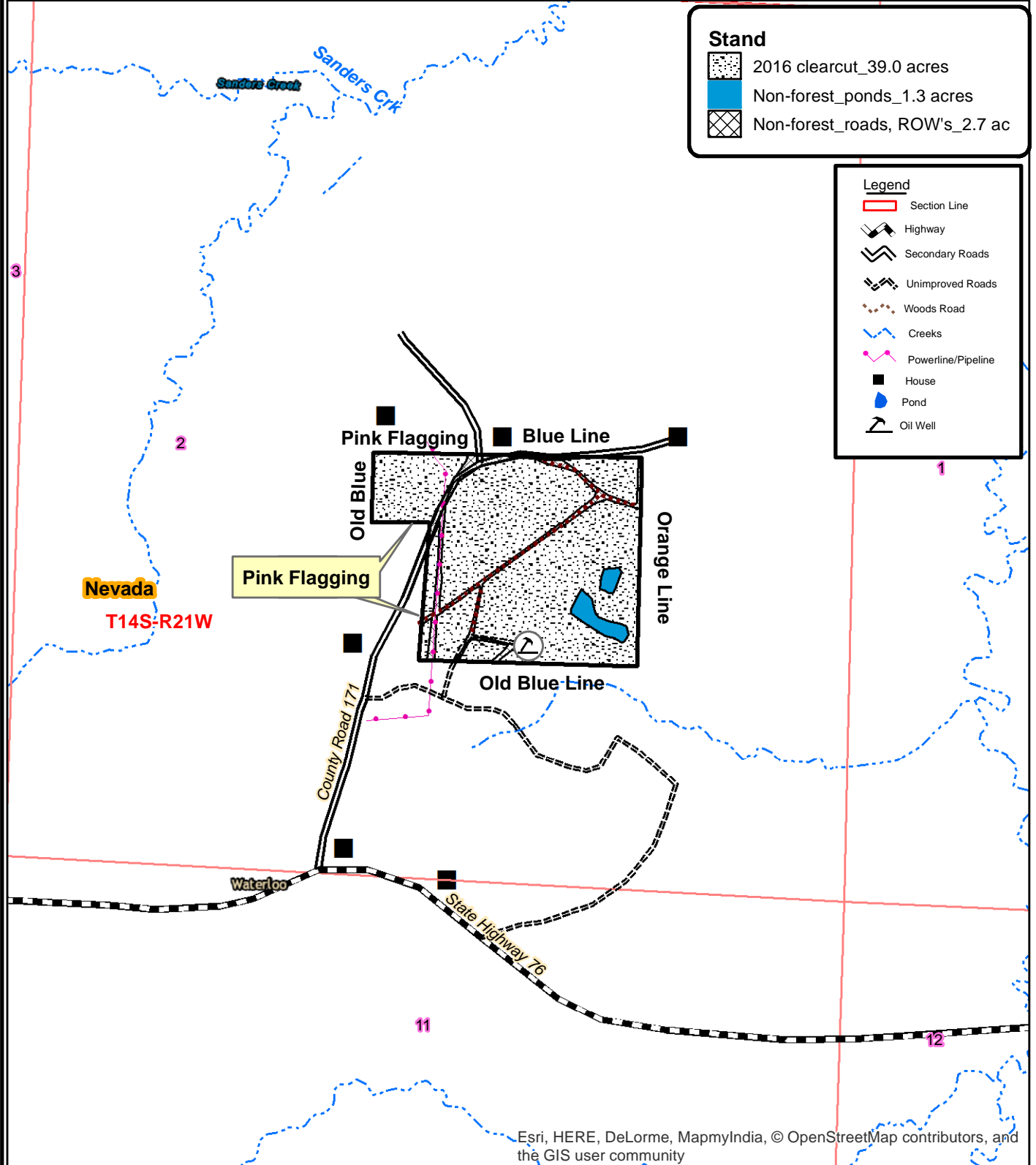
Containing 43.08 acres, more or less

Stand

- 2016 clearcut\_39.0 acres
- Non-forest\_ponds\_1.3 acres
- Non-forest\_roads, ROW's\_2.7 ac

Legend

- Section Line
- Highway
- Secondary Roads
- Unimproved Roads
- Woods Road
- Creeks
- Powerline/Pipeline
- House
- Pond
- Oil Well



Esri, HERE, DeLorme, MapmyIndia, © OpenStreetMap contributors, and the GIS user community

0 0.125 0.25  
Miles



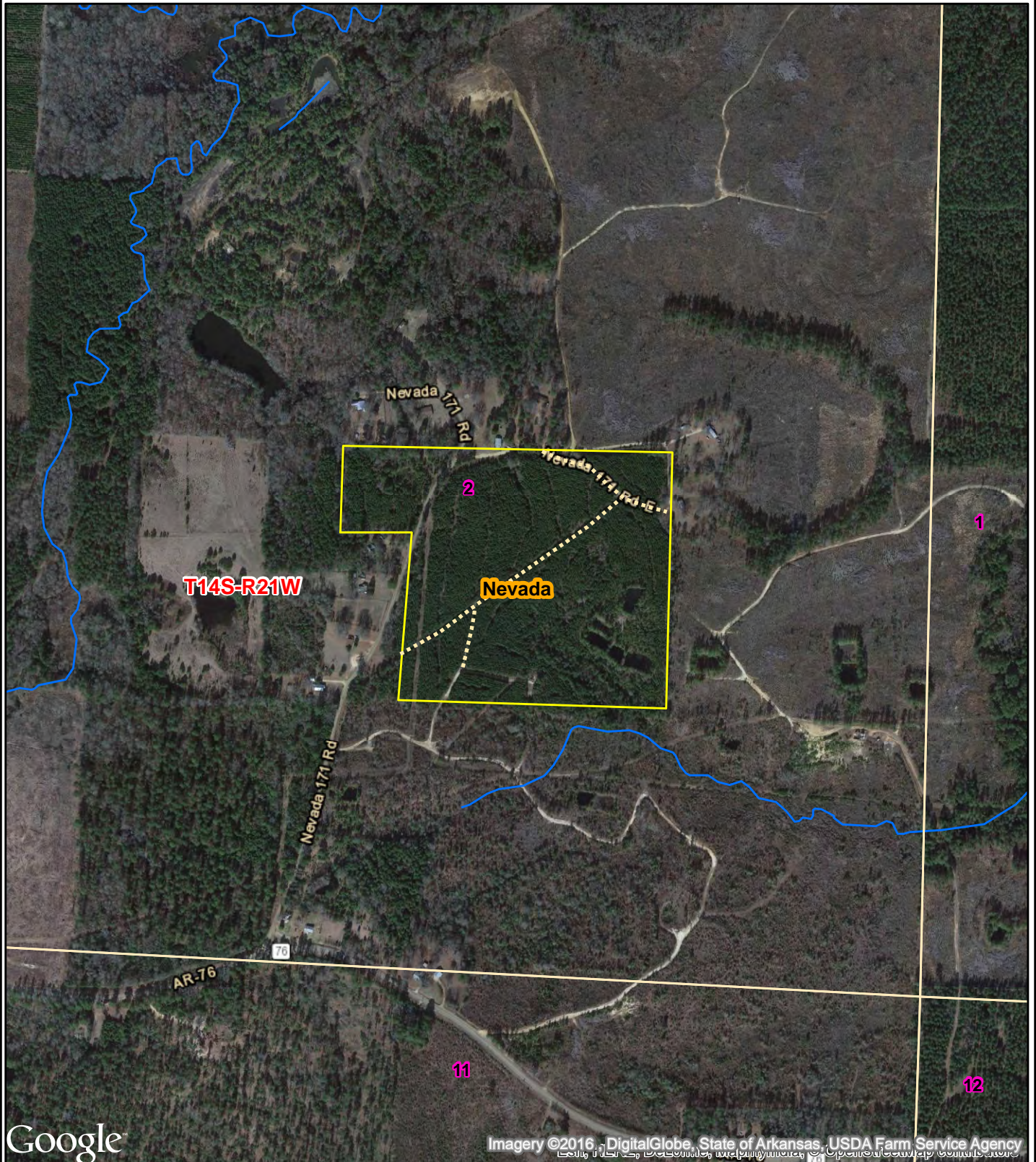
Created: November, 2016  
By: JDT



**NOTICE OF LAND SALE - Listing #4556**

**"Hirst Tract"**

**Frl. NW¼ of SE¼; N 450' of E 300' of NE¼ of SW¼, Sec. 2, T14S, R21W, Nevada County, Arkansas  
Containing 43.08 acres, more or less**



Google

Imagery ©2016, DigitalGlobe, State of Arkansas, USDA Farm Service Agency

0 0.125 0.25  
Miles



Created: October, 2016  
ESRI Aerial Photography  
Drawn By: JDT

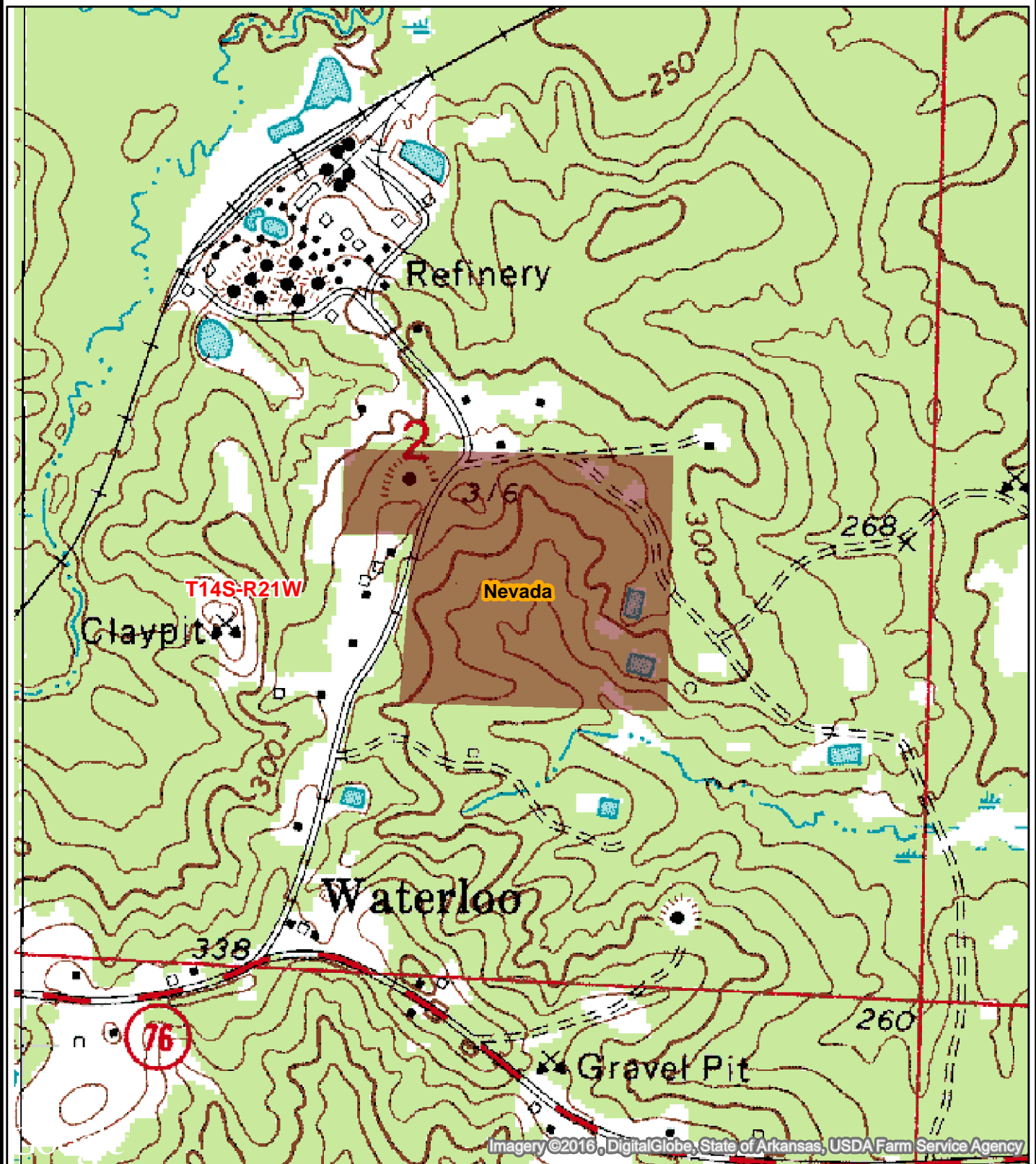


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"Hirst Tract"

Frl. NW¼ of SE¼; N 450' of E 300' of NE¼ of SW¼, Sec. 2, T14S, R21W, Nevada County, Arkansas

Containing 43.08 acres, more or less



0 0.125 0.25  
Miles



Created: October, 2016  
Drawn By: JDT

## OFFER FORM

### -Hirst Tract-

**Send Completed Offer Forms to us:**

**Mail:** P.O. Box 65, Arkadelphia, AR 71923

**Fax:** 870-246-3341

**Hand Deliver:** #4 Executive Circle, Arkadelphia, AR 71923

**E-mail:** [arkadelphia@kingwoodforestry.com](mailto:arkadelphia@kingwoodforestry.com)

Reference is made to the Kingwood Forestry Services, Inc. **Hirst Tract Notice of Land Sale**. I submit the following as offer for the purchase of the tract further described as (see attached maps and Conditions of Sale): the fractional NW¼ of the SE¼; North 450' of East 300' of NE¼ of the SW¼, Section 2, Township 14 South Range 21 West, containing a total of 43.08 acres, more or less, Nevada County, Arkansas. The tract is offered for sale at \$35,900.00.

My offer will remain valid for five (5) business days from this date. If my offer is accepted, I am ready, willing, able, and obligated to execute a Contract of Sale within seven (7) business days with earnest money in the amount of ten percent (10%) of purchase price. Closing is expected to be held within forty-five (45) days of offer acceptance. I have read and understand the Method of Sale and Conditions of Sale sections in this notice.

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**Send offer form to:** Kingwood Forestry Services, Inc.  
P. O. Box 65, Arkadelphia, AR 71923 or fax to 870-246-3341  
E-mail completed Offer Form to [arkadelphia@kingwoodforestry.com](mailto:arkadelphia@kingwoodforestry.com)

**Hirst Tract (Listing #4556: 43.08 acres, more or less):** \$ \_\_\_\_\_

Date: \_\_\_\_\_ Fax No.: \_\_\_\_\_

Name: \_\_\_\_\_ Printed \_\_\_\_\_ Phone No.: \_\_\_\_\_

Name: \_\_\_\_\_ Signed \_\_\_\_\_ Company: \_\_\_\_\_ Printed \_\_\_\_\_

Address: \_\_\_\_\_ Street \_\_\_\_\_ City, State, Zip \_\_\_\_\_

E-mail: \_\_\_\_\_

\*Buyer acknowledges that Kingwood Forestry Services, Inc. is the agent of the seller in this land sale transaction.\*

