

KINGWOOD FORESTRY SERVICES, INC.

LISTING #4548

LAND FOR SALE

Witherspoon East 40

- **±40 Acres in Hot Spring County, AR**
- **2012 Industry-Grade Pine Plantation**
- **Duck & Deer Hunting**

\$45,900.00

See this and other listings at www.kingwoodforestry.com

KINGWOOD FORESTRY SERVICES, INC.

PHONE: (870) 246-5757
FAX: (870) 246-3341

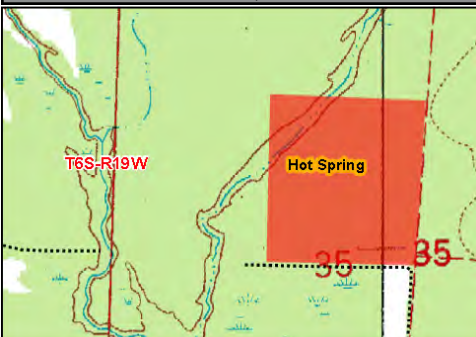
4 EXECUTIVE CIRCLE / P.O. BOX 65
ARKADELPHIA, AR 71923



Kingwood Forestry Services, Inc. has been authorized to manage the sale of the Witherspoon East Tract described as SE¼ of NW¼, Section 35, located in Township 6 South, Range 19 West, containing 40 acres, more or less, Hot Spring County, Arkansas (see attached maps).

The tract is located approximately five (5) miles northeast of Arkadelphia. Access is woods road from Witherspoon Road. Tract was sheared, piled, and in 2012 about 35 acres was planted with 2nd generation loblolly pine seedlings with herbaceous weed control applied. Remaining ±5 acres makes up bottomland area around a branch of Lost Creek which offers potential for duck hunting. Site index for loblolly pine averages 83 feet (base age 50) on silt loam soils. This tract is well-suited for timber investment and offers great hunting and recreational opportunities. The adjoining 40-acre tract on the western boundary (Listing #4542) is also available for purchase (see attached maps).

**Bottomland
Hunting
Opportunity**



Please visit our website
www.kingwoodforestry.com
to view maps and photographs of this tract
and all of our active listings



Notice: Any person receiving this land sale marketing material is considered a prospective buyer for the subject property. Should a prospective buyer or its agents choose to inspect the property, they do so at their own risk and assume all liability and shall indemnify Seller and its agents against any and all claims, demands or causes of action, of every kind, nature and description relating to its access to or presence on the property.

NOTICE OF LAND SALE
WITHERSPOON EAST 40 TRACT (LISTING #4548)
HOT SPRING COUNTY, ARKANSAS

Method of Sale

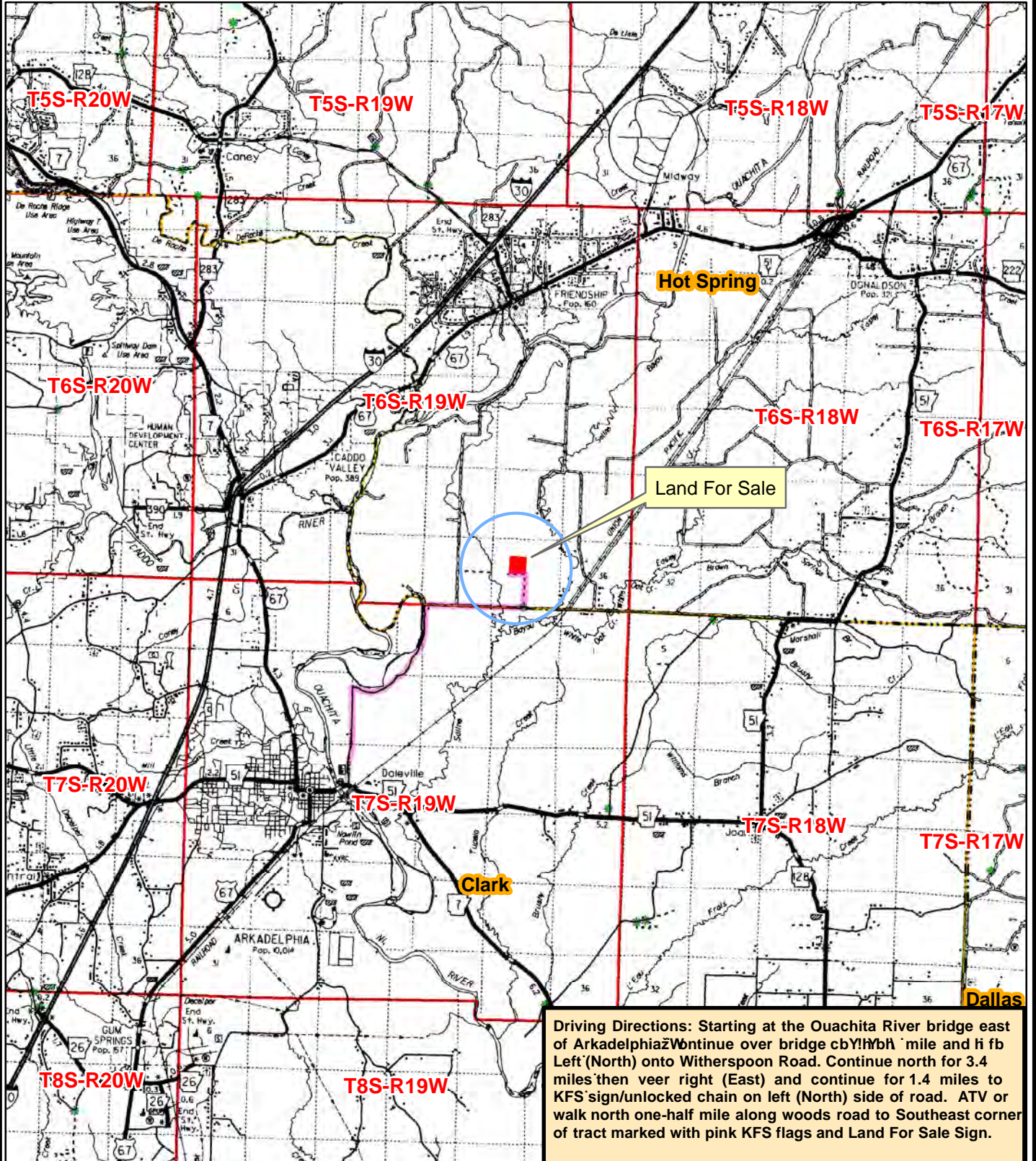
The tract is offered for sale for \$45,900.00. An offer form is attached. Mailed offers should be addressed to Kingwood Forestry Services, Inc., P. O. Box 65, Arkadelphia, Arkansas 71923 with "**Witherspoon East Tract**" clearly marked in the lower left corner of the envelope to protect security of the offer. On mailed offers, please call our office to confirm receipt of offer. Completed offer forms may also be hand-delivered to 4 Executive Circle, Arkadelphia, AR 71923, e-mailed to arkadelphia@kingwoodforestry.com, or sent by fax to **870-246-3341**. All e-mailed / faxed offers will be immediately acknowledged. Please await confirmation that your e-mailed / faxed offer has been received.

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 successful bidder 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 thirty (30) 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 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. Owner will convey, without warranty, any mineral rights they may own on this property.
5. Seller will pay prorated property taxes (to date of closing), deed preparation, and one-half (½) 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 (½) of fees associated with closing services.
7. Property inspections shall be done in daylight hours. Seller and Kingwood Forestry Services, Inc. in no way warrant the conditions of the property, including access routes, and all persons entering upon the property do so at their own risk and accept said property in its existing condition during such inspections. All persons entering upon the property assume all risks and liabilities and agree to indemnify, defend and hold harmless Seller, its managers, agents and employees, from and against any and all claims, demands, causes of action and damages resulting from any accident, incident or occurrence arising out of, incidental to or in any way resulting from his or her inspection or the property or his or her exposure to the conditions of the property.
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 agents Brian Clark or Jimmy Don Thomas of Kingwood Forestry Services at 870-246-5757.

www.kingwoodforestry.com

NOTICE OF LAND SALE
"Witherspoon East 40 Tract" - Listing #4548
SE¼ of NW¼, Sec, 35, T6S, R19W, Hot Spring County, Arkansas
Containing 40 acres, more or less



Driving Directions: Starting at the Ouachita River bridge east of Arkadelphia, continue over bridge about 1 mile and left (North) onto Witherspoon Road. Continue north for 3.4 miles then veer right (East) and continue for 1.4 miles to KFS sign/unlocked chain on left (North) side of road. ATV or walk north one-half mile along woods road to Southeast corner of tract marked with pink KFS flags and Land For Sale Sign.



Created: August, 2016
 Drawn By: BJC



NOTICE OF LAND SALE - Listing #4548
"Witherspoon East 40 Tract"
SE¹/₄ of NW¹/₄, Sec. 35, T6S, R19W
Hot Spring County, Arkansas

Land Sale ±40 acres

-  Creek ±5 acres
-  2012 Pine Plt ±35 acres

Land Sale #4548

Tract #4542
(Also Available)

Hot Spring




T6S-R19W

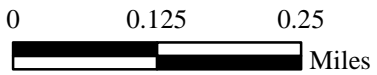
Witherspoon

Clark

T7S-R19W

Legend

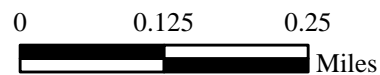
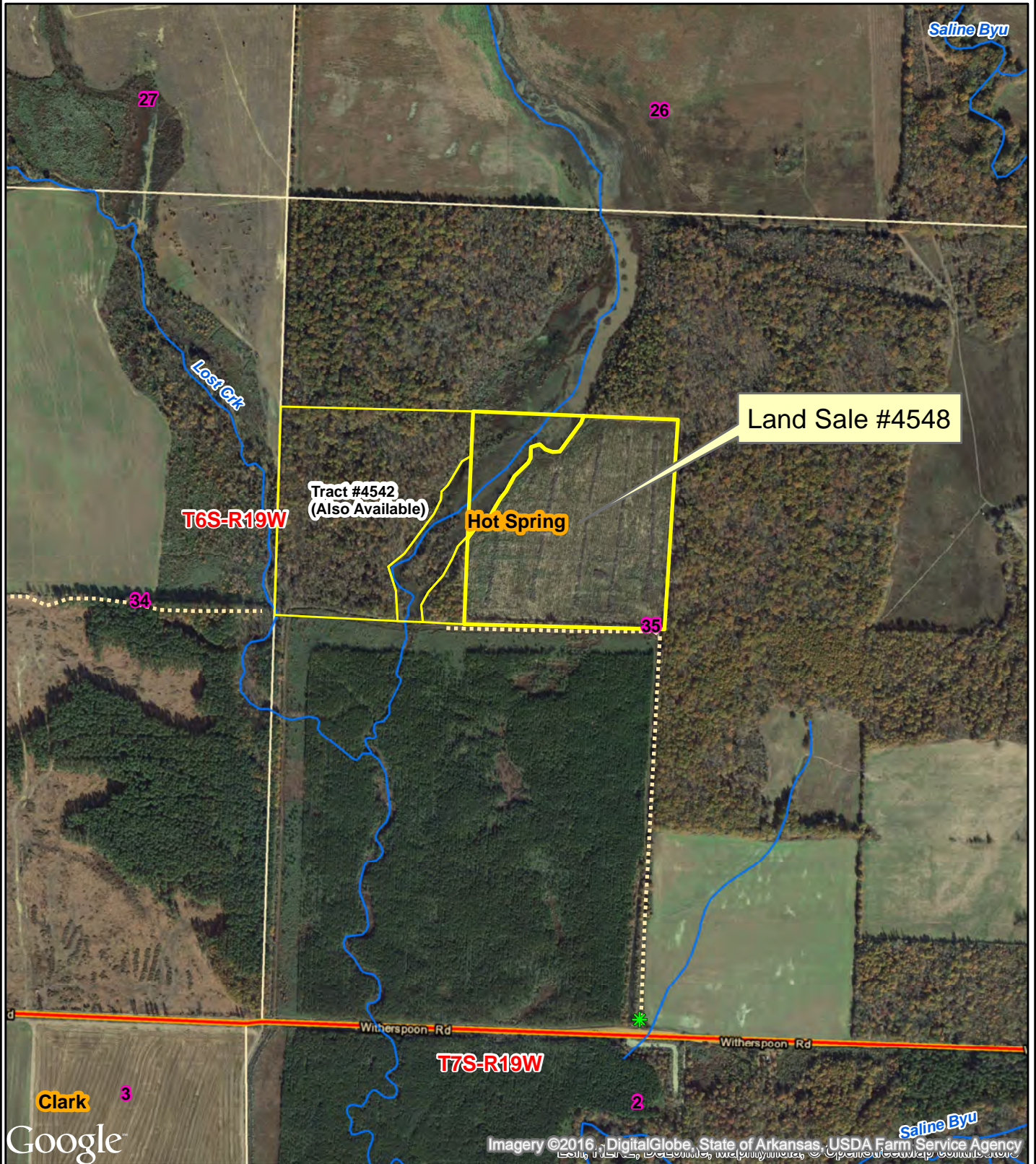
-  Section Line
-  Surface Roads
-  Creeks/Rivers
-  House, Occupied
-  Gate
-  Woods Road



Created: September, 2016
By: BJC

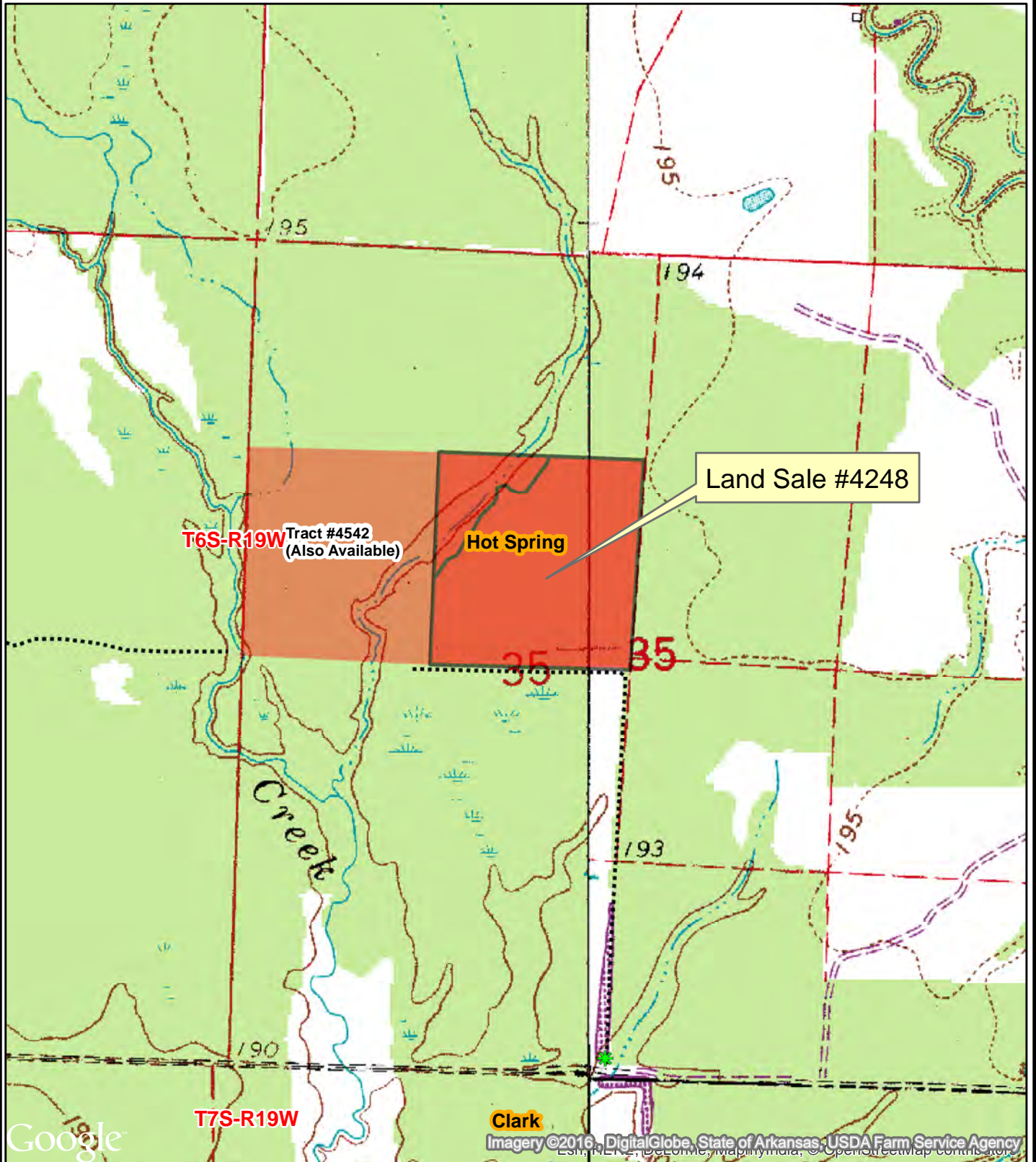


NOTICE OF LAND SALE
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SE¼ of NW¼, Sec. 35, T6S, R19W, Hot Spring County, Arkansas
Containing 40 acres, more or less



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SE¼ of NW¼, Sec. 35, T6S, R19W, Hot Spring County, Arkansas
Containing 40 acres, more or less



0 0.125 0.25
Miles



Created: August, 2016
Drawn By: BJC

LAND SALE OFFER FORM
WITHERSPOON EAST 40 TRACT (LISTING #4548) - HOT SPRING COUNTY, ARKANSAS

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

Reference is made to the Kingwood Forestry Services, Inc. Witherspoon East 40 Tract Land Sale Notice. I submit the following as an offer for the purchase of the property further described as SE $\frac{1}{4}$ of NW $\frac{1}{4}$, Section 35, Township 6 South, Range 19 West, containing 40 acres, more or less, Hot Spring County, Arkansas (see attached maps and Conditions of Sale). The tract is offered for sale at **\$45,900.00**.

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 of owner's acceptance with earnest money in the amount of ten percent (10%) of purchase price. Closing date to occur within thirty (30) days of contract execution. I have read and understand the Method of Sale and Conditions of Sale sections in this notice.

Date of Offer: _____

Tract Name:

WITHERSPOON EAST 40 TRACT (#4548)

Location of Tract:

Hot Spring County, Arkansas

Total Number of Acres in Tract:

40 acres, more or less

Amount of Offer:

\$ _____

Name: _____ Printed Fax No: _____

Name: _____ Signed Phone No: _____

Company: _____

Address: _____ Street City, State, Zip

City, State, Zip: _____

Email: _____

Send offer form to: Kingwood Forestry Services, Inc.
P.O. Box 65
Arkadelphia, AR 71923
Or fax to 870-246-3341

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