

KINGWOOD FORESTRY SERVICES, INC.

LISTING #4542

LAND FOR SALE

Witherspoon 40 Tract

- **40 Acres in Hot Spring County, AR**
- **Mature Hardwood Timber**
- **Recreational Property**
- **Mineral Rights will Convey**



\$59,500.00

*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 Tract described as SW $\frac{1}{4}$ of NW $\frac{1}{4}$, 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 Countess Road. Site index for oak averages 96 feet (base age 50) on silt loam soils. Tract contains native hardwood timber; 2014 inventory conducted by current owner estimates over 900 total tons of hardwood sawtimber and pulpwood. Well-suited for hunting and recreational opportunities.

Great Hunting



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 40 TRACT (LISTING #4542)
HOT SPRING COUNTY, ARKANSAS

Method of Sale

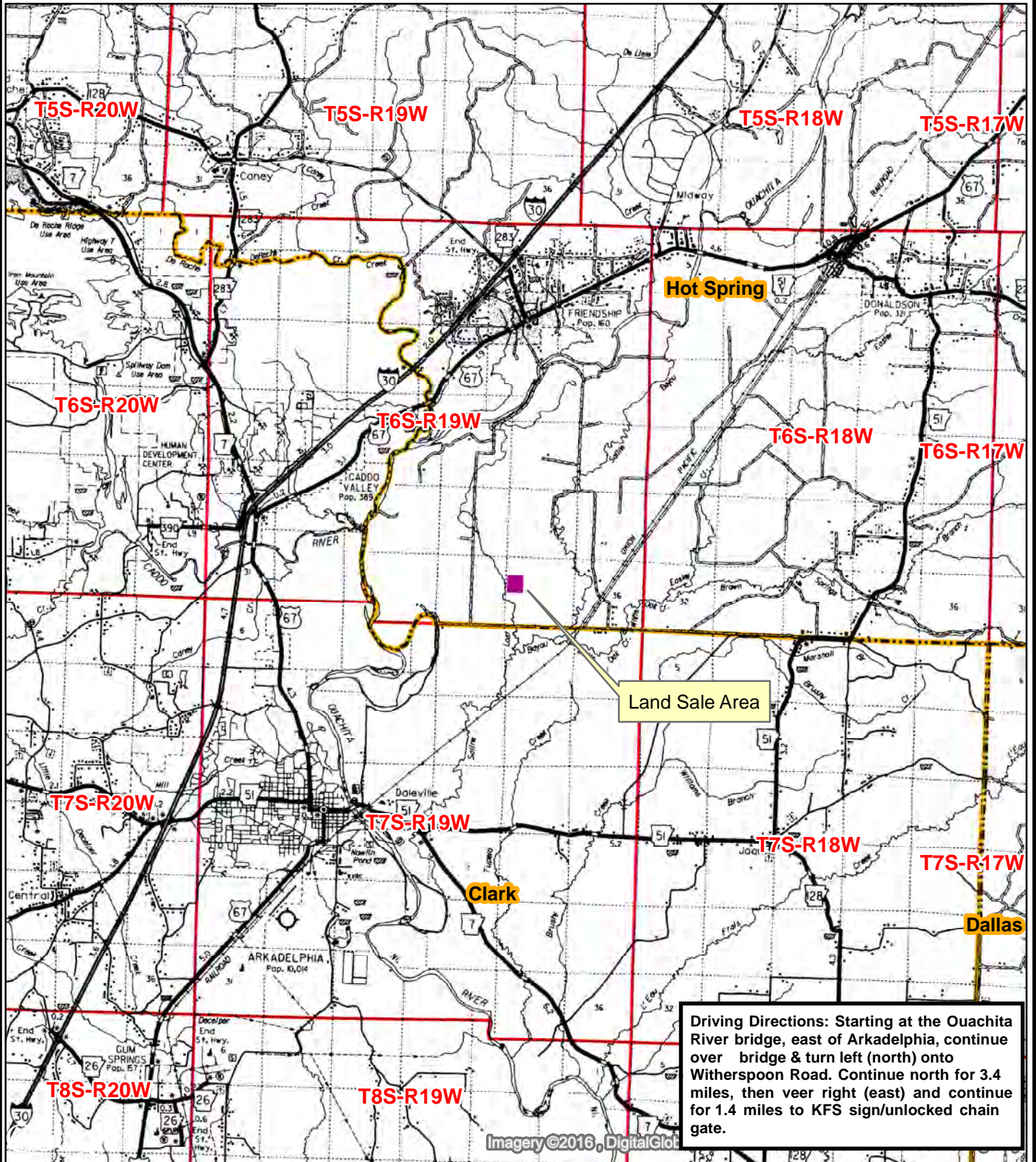
The tract is offered for sale for \$59,500.00. Mailed offers should be addressed to Kingwood Forestry Services, Inc., P. O. Box 65, Arkadelphia, Arkansas 71923 with "**Witherspoon Tract**" clearly marked in the lower left corner of the envelope to protect security of the offer. An offer form is attached. 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 40 Tract" - Listing #4542
SW¼ of NW¼, Sec. 35, T6S, R19W, Hot Spring County, Arkansas
Containing 40 acres, more or less








Created: July, 2016
 Drawn By: JDT

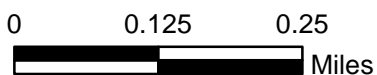
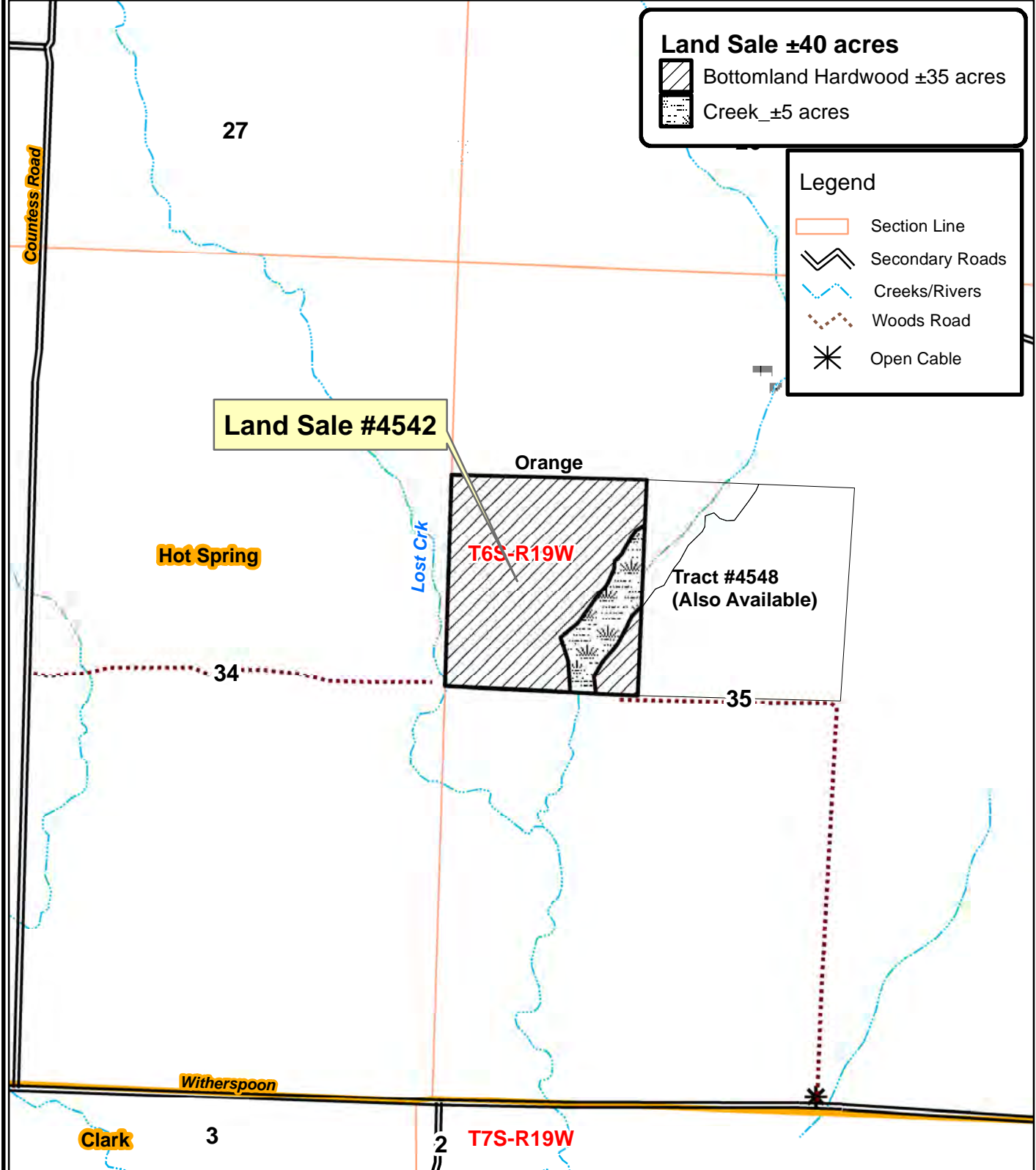
NOTICE OF LAND SALE
"Witherspoon 40 Tract" - Listing #4542
 SW¼ of NW¼, Sec. 35, T6S, R19W, Hot Spring County, Arkansas
 Containing 40 acres, more or less

Land Sale ±40 acres

-  Bottomland Hardwood ±35 acres
-  Creek_±5 acres

Legend

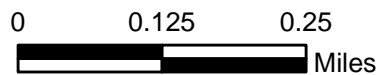
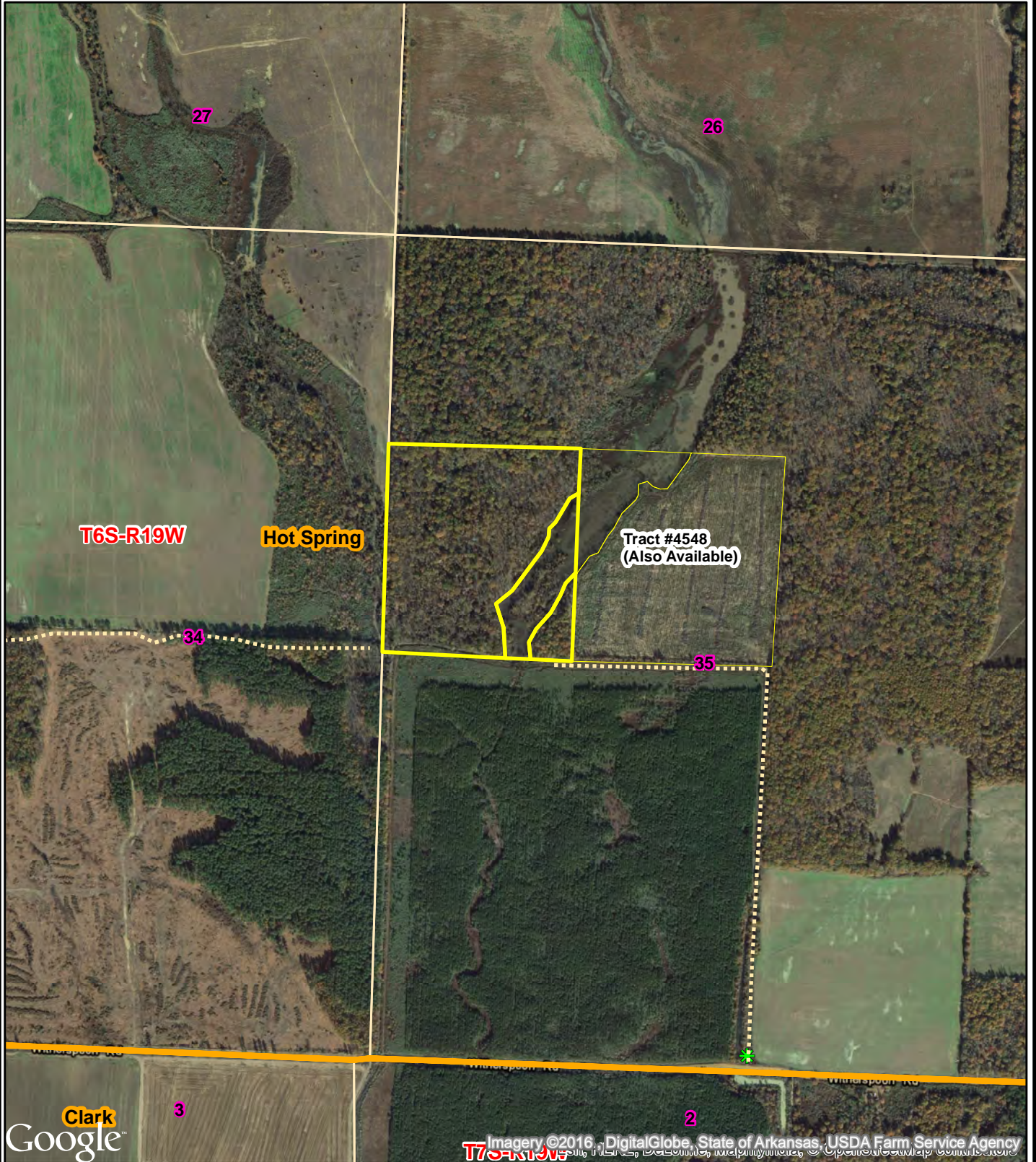
-  Section Line
-  Secondary Roads
-  Creeks/Rivers
-  Woods Road
-  Open Cable



Created: September, 2016
 Drawn By: ATG

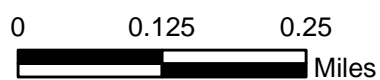
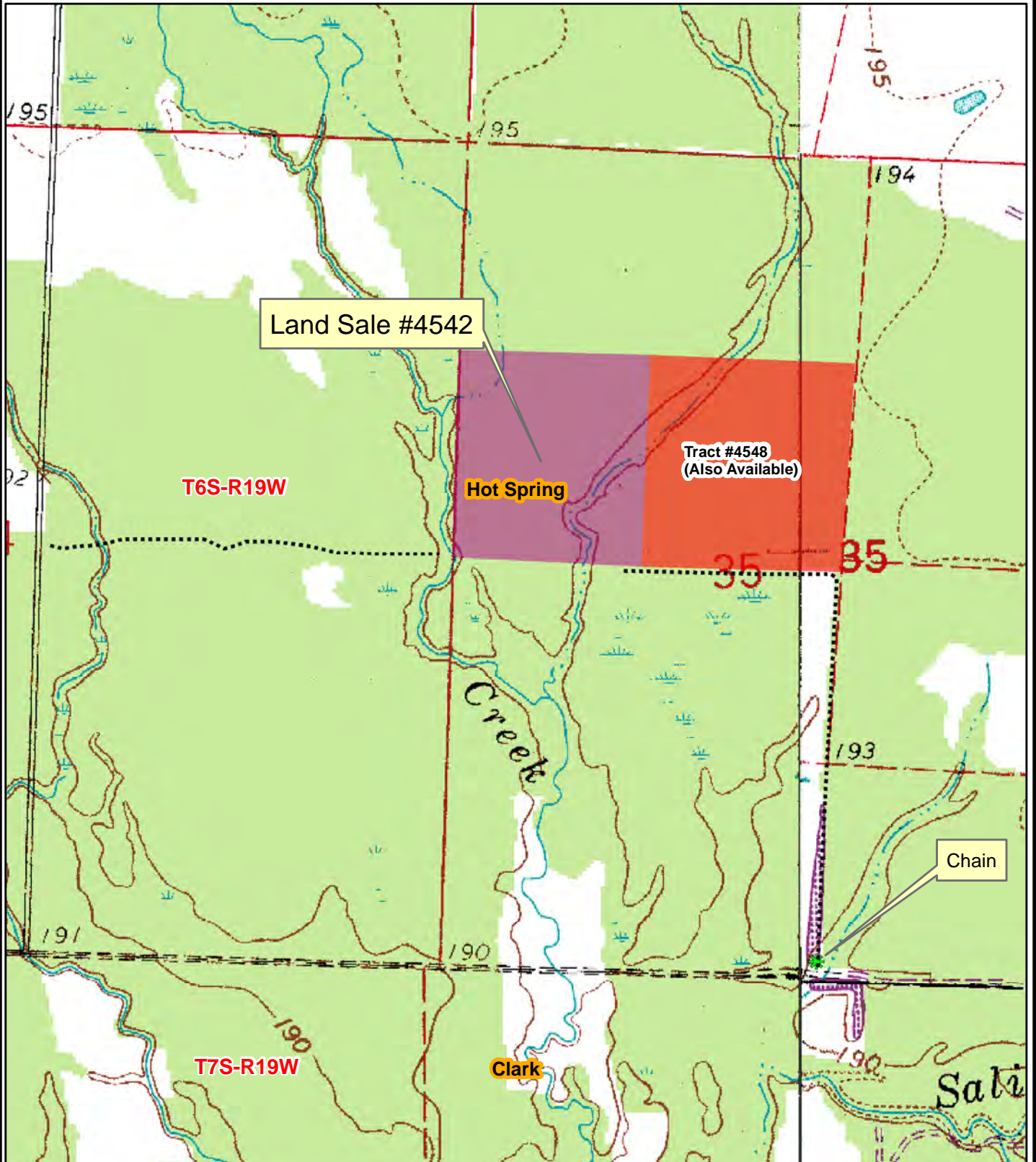


NOTICE OF LAND SALE
"Witherspoon 40 Tract" - Listing #4542
SW¼ of NW¼, Sec, 35, T6S, R19W, Hot Spring County, Arkansas
Containing 40 acres, more or less



Created: September, 2016
Drawn By: JDT

NOTICE OF LAND SALE
"Witherspoon 40 Tract" - Listing #4542
SW¼ of NW¼, Sec, 35, T6S, R19W, Hot Spring County, Arkansas
Containing 40 acres, more or less



Created: August, 2016
Drawn By: JDT

LAND SALE OFFER FORM
WITHERSPOON 40 TRACT (LISTING #4542) - 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 40 Tract Land Sale Notice. I submit the following as an offer for the purchase of the property further described as SW¹/₄ of NW¹/₄, 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 **\$59,500.00**.

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 40 TRACT (#4542)

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.*