

LAND FOR SALE

Delight 20 Tract

- **±20.9 acres, Pike County, AR**
- **Frontage on AR Highway 19**
- **PremERCHANTABLE Pine Plantation**

\$49,888.00

*See this and other listings at
www.kingwoodforestry.com*



The Delight 20 Tract (Listing #4454) is located approximately one mile southeast of Delight and is described as Part of NW¼ of SW¼, Section 29; That part of NE¼ of SE¼ lying East of Highway 19, Section 30; all located in Township 8 South, Range 23 West, containing a total of 20.9 acres, more or less, Pike County, Arkansas (see attached maps). Excellent access with nearly 700 feet of paved frontage on Arkansas Highway 19. Terrain is rolling.

The tract contains ±9.7 acres that was cutover in 2015 and is ready for site preparation and planting, plus ±8 acres of 2004 pine plantation that is almost ready to thin. There is also ±3 acres in an Streamside Management Zone around Dry Branch Creek. Utilities available.

Homesite Potential



KINGWOOD FORESTRY SERVICES, INC.

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

E-mail us at
arkadelphia@kingwoodforestry.com

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
DELIGHT 20 TRACT (LISTING # 4454)
PIKE COUNTY, ARKANSAS

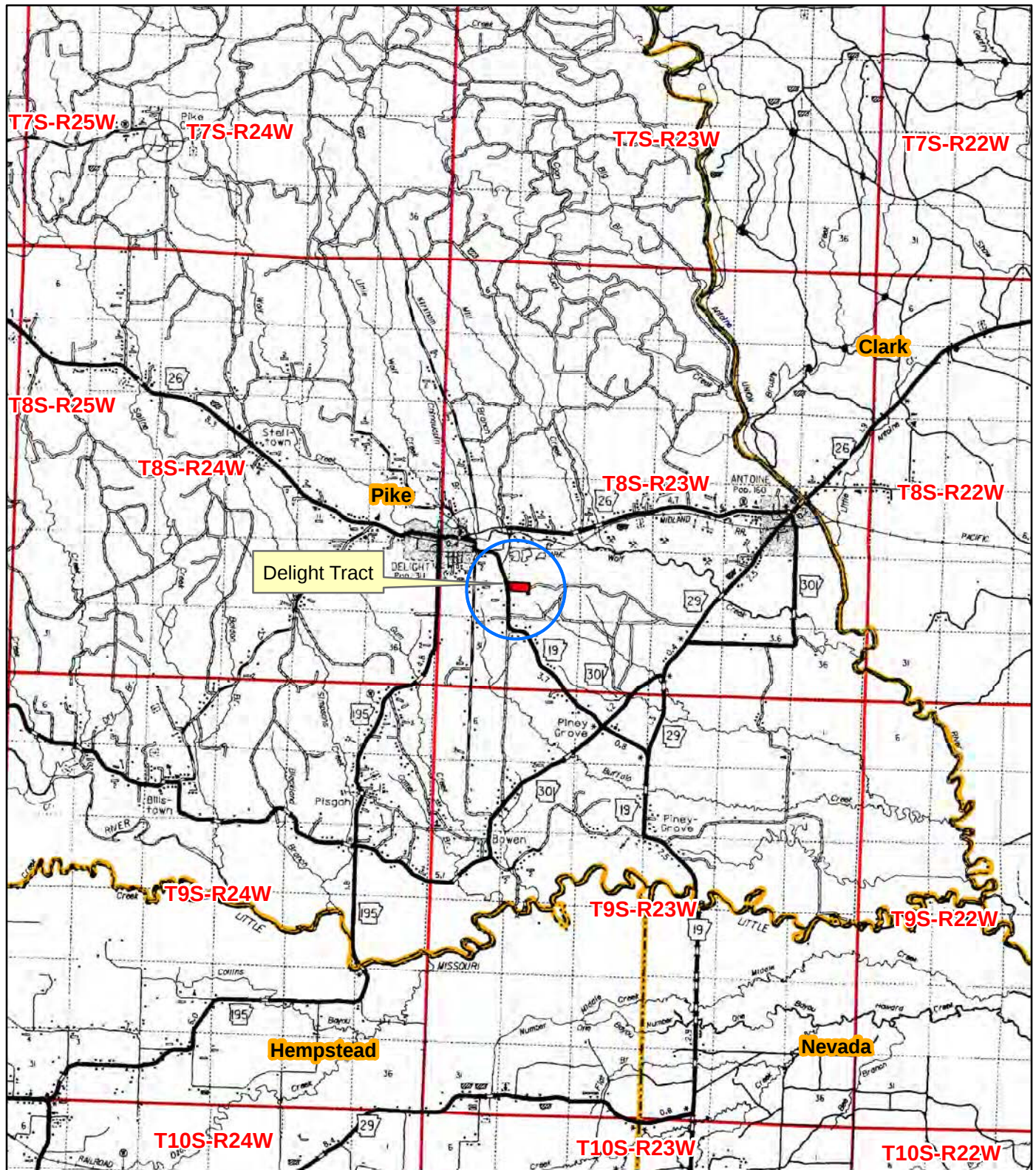
Method of Sale: The tract is offered for sale for **\$49,888.00**. Mailed offers should be addressed to Kingwood Forestry Services, Inc., P.O. Box 65, Arkadelphia, AR 71923 with “**Delight 20 Tract**” clearly marked in the lower left corner of the envelope to protect security of the offer. An offer form is attached. On mailed offers please call our office to confirm receipt of offer. Offers also may be hand-delivered or sent by fax to 870-246-3341. All faxed offers will be immediately acknowledged. Please await confirmation that your faxed offer has been received.

Conditions of Sale:

1. All offers will be presented to Seller for consideration. Offers must remain valid for a minimum of five (5) business days for Seller to consider. Seller reserves the right to either accept, counter or reject the offer.
2. Upon acceptance of an offer, a formal Agreement of Sale will be executed between Buyer and Seller, with Buyer depositing earnest money of ten percent (10%) of purchase price with Broker or Title Company. A sample Contract of Sale may be provided upon request. Terms are cash at closing. Closing date to be determined by seller, but will be no sooner than twenty (20) days after 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 a survey.
4. Conveyance will be by Special (Limited) 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. Seller's conveyance will except and/or reserve all oil, gas, lignite and other minerals of similar or dissimilar nature.
5. No environmental inspection or representation has been or will be made by Seller.
6. Seller will pay pro-rated property taxes (to date of closing) and deed preparation. Buyer will pay recording fees and one-half of real estate transfer tax (deed stamps). Seller will provide title insurance policy and one-half of transfer tax.
7. Martin Abstract in Warren, AR will be used to conduct closing between Buyer and Seller, with Buyer and seller sharing cost of fees associated with closing services.
8. Kingwood Forestry Services, Inc. is the real estate firm representing the seller. All information provided is believed to be accurate. Prospective buyers assume the responsibility for verifying this information to their satisfaction. Kingwood makes no representation for the Buyer.
9. Property inspections shall be done in daylight hours. Seller and Kingwood Forestry Services, Inc. in no way warrants the conditions of the property, including access routes, and all persons entering upon the property assumes all risk and accept said property in its existing conditions during such inspection and assume all liability and shall indemnify Seller and its agents from and against all damages to property, claims, demands, or causes of action of every kind, nature and description relating to its access to or presence on the property.
10. 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.
11. Questions regarding the land sale should be directed to licensed broker Pete Prutzman, or licensed sales agents J. D. Thomas or Brian Clark, of Kingwood Forestry Services at 870-246-5757.

www.kingwoodforestry.com

NOTICE OF LANDSALE
"Delight Tract" - #4454
Pt. Sec. 29 & 30, T8S, R23W, Pike County, Arkansas

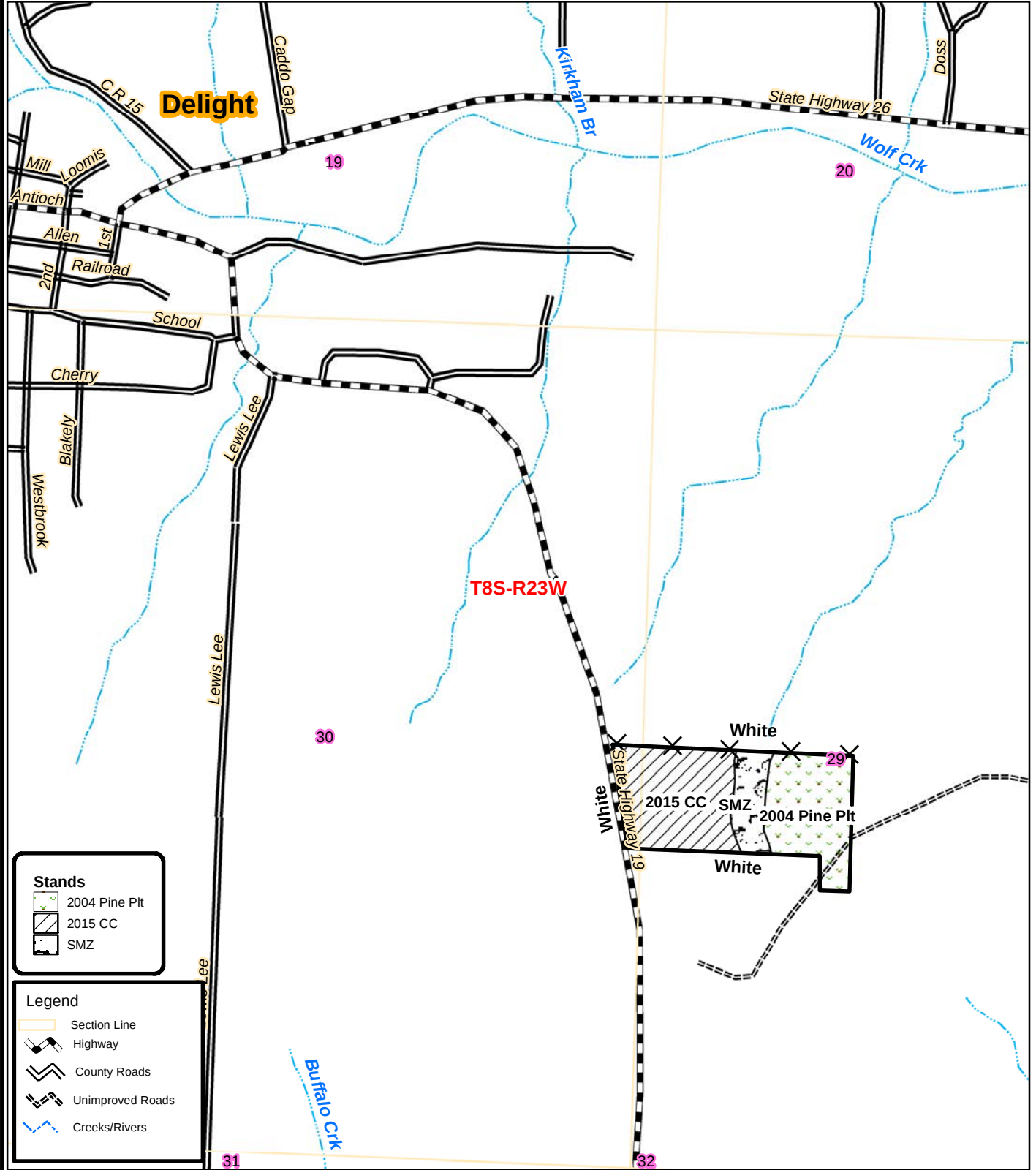


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Miles



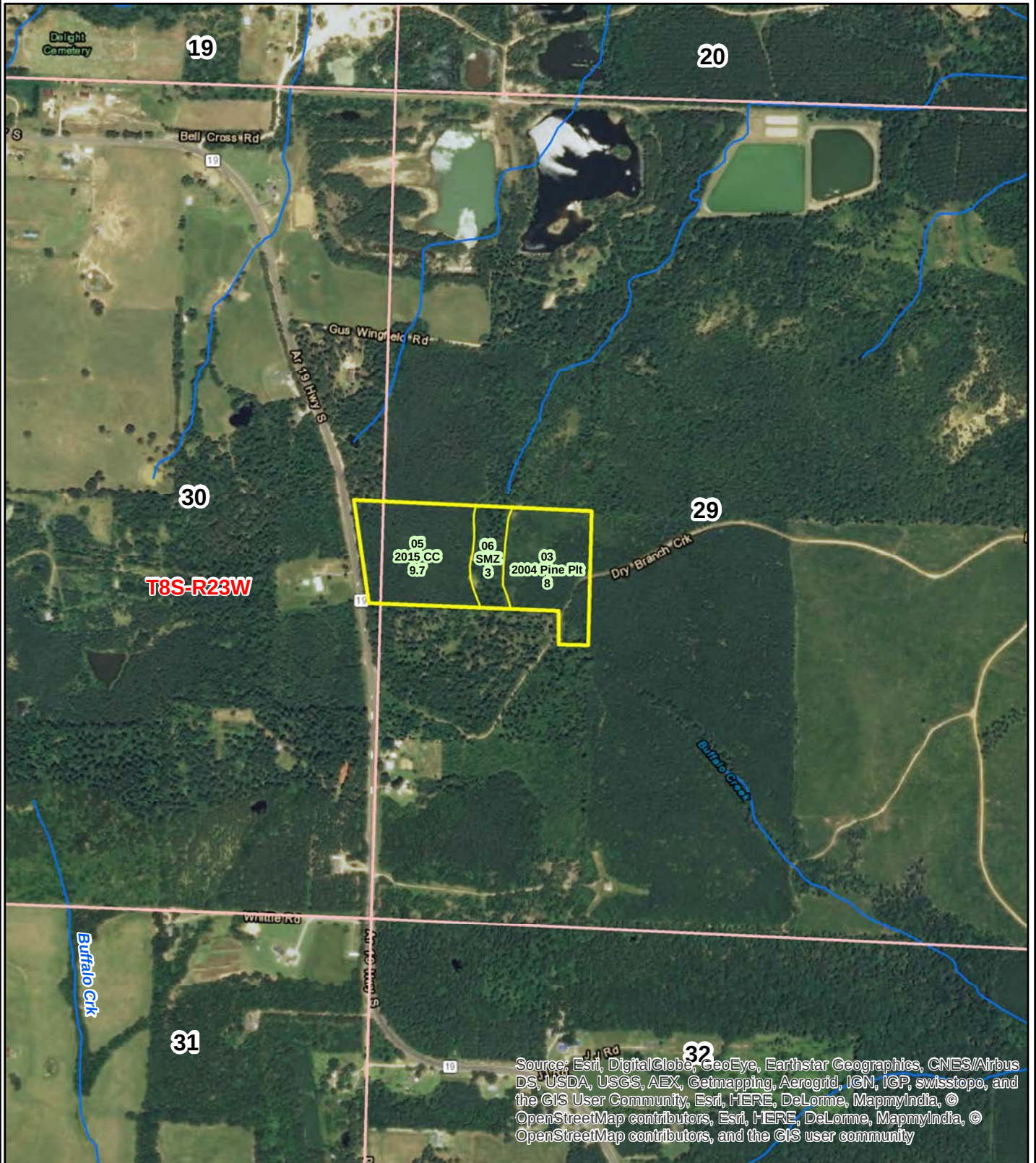
Created: September, 2015
Drawn By: ATG

NOTICE OF LAND SALE
"Delight Tract" - #4454
Pt. Sec. 29 & 30, T8S, R23W
Pike County, Arkansas

[illegible]

Created: October, 2015
By: ATG

Potlatch
"Delight Tract" - Part of 01-083
Pt. Sec. 29 & 30, T8S, R23W, Pike County, Arkansas
Containing 20.9 acres, more or less

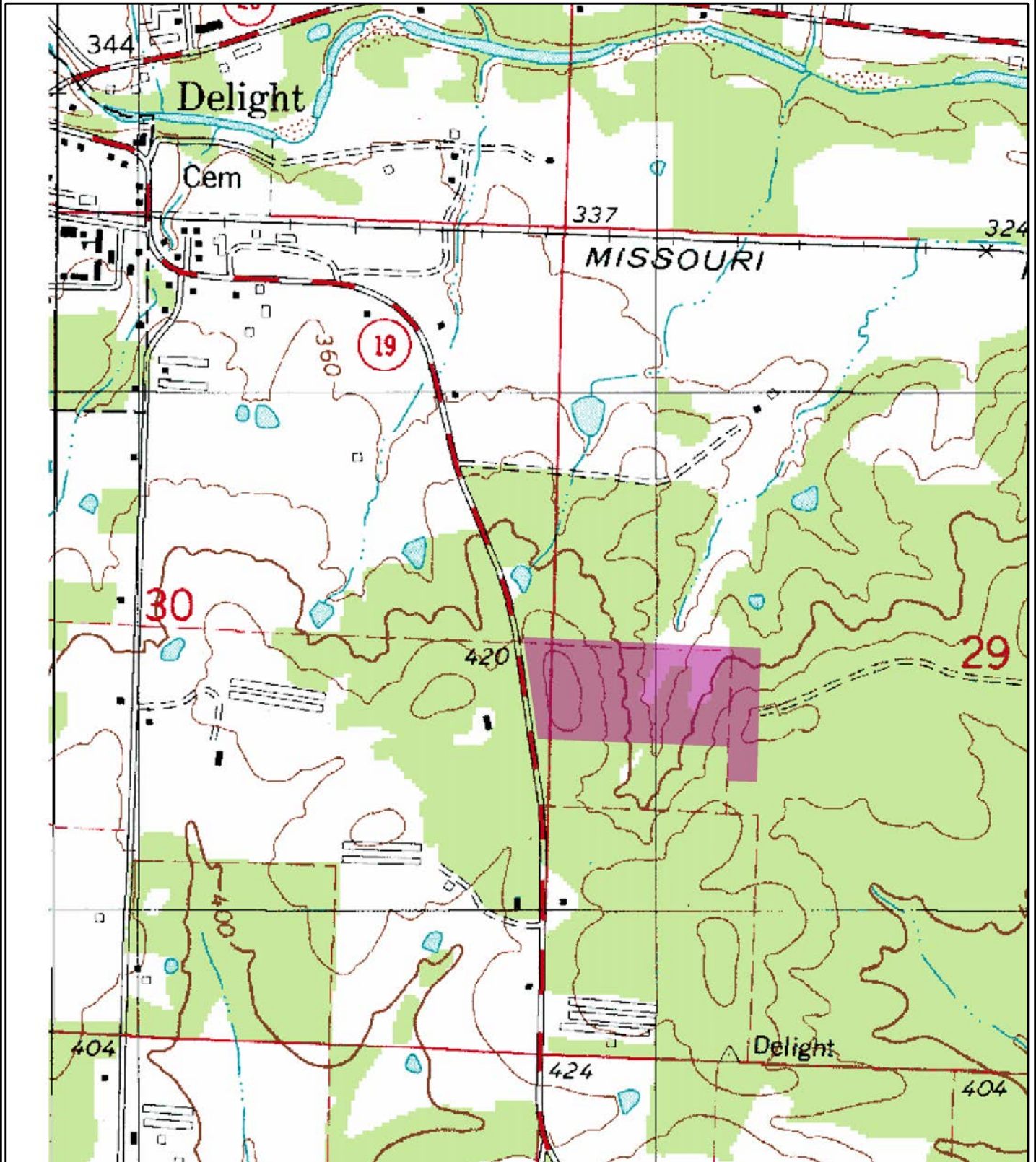


0 0.125 0.25
 Miles



Created: September, 2015
Drawn By: ATG

NOTICE OF LANDSALE
"Delight Tract" - #4454
Pt. Sec. 29 & 30, T8S, R23W, Pike County, Arkansas



0 0.125 0.25
Miles



Created: Sept, 2015
Drawn By: ATG

OFFER FORM

DELIGHT 20 TRACT (LISTING #4454)

-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. Delight 20 Tract Land Sale Notice. The tract is offered for sale at \$49,888.00. I submit the following as an offer for the purchase of the tract described as Part of NW¼ of SW¼, Section 29; That part of NE¼ of SE¼ lying East of Highway 19, Section 30, Township 8 South, Range 23 West, containing a total of 20.9 acres, more or less, Pike County, Arkansas.

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 is expected to be held within forty-five (45) 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: DELIGHT 20 TRACT (#4454)

Location of Tract: PIKE COUNTY, ARKANSAS

Total Number of Acres in Tract: 20.9 acres, more or less

Amount of Offer \$ _____

Name: _____ Printed Fax No: _____

Name: _____ Signed Phone No: _____

Company: _____

Address: _____
Street 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.*