

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

P.O. Box 5887  
4414 Galleria Oaks  
Texarkana, TX 75505  
(903) 831-5200  
FAX 1-903-831-9988

Listing  
#4498

## NOTICE OF LAND SALE

### JOAN – EAST TRACT

— Recreational / Investment Potential —

**\$49,000.00**

Kingwood Forestry Services, Inc. has been authorized to manage the sale of 40 acres, more or less, in Clark County, Arkansas (see attached maps).

**Location:** The Joan – East Tract is located approximately eight (8) miles east of Arkadelphia and is described as NW¼ of NW¼, Section 23, Township 7 South, Range 18 West, containing 40 acres, more or less, Clark County, Arkansas (see attached maps). Please visit our website at [www.kingwoodforestry.com](http://www.kingwoodforestry.com) to view maps and photographs of listing #4498.

**Tract Description:** Tract is accessed on woods roads through adjoining land. Timber consists of primarily native pine and hardwood pulpwood. Pine sawtimber site index averages 88 feet (base age 50 years) on predominantly silty and fine sandy loam soils. Tract has a large network of ATV trails, providing full access to all portions of tract. Native wildlife includes deer, squirrel, turkey, and hogs. Surrounded by former industry timberland, this tract offers great hunting opportunities.

**Merchantable Timber:** Kingwood Forestry staff performed an inventory of merchantable timber in August, 2015. Volume estimates are based on a 10 basal area factor prism inventory (1 point per 2 acres). Estimated tree counts and volumes are as follows:

<b>Pine Sawtimber</b>	<b>262 Trees</b>	<b>16,269 Bd. Ft.</b>	<b>149 Tons</b>
<b>Pine Chip n' Saw</b>	<b>97 Trees</b>	<b>4,184 Bd. Ft.</b>	<b>45 Tons</b>
<b>Pine Pulpwood</b>	<b>4,869 Trees</b>		<b>1,237 Tons</b>
<b>Hardwood Pulpwood</b>	<b>2,583 Trees</b>		<b>488 Tons</b>

*Due to variations in cruising methods, utilization standards, and scaling practices, tree counts and timber volumes cannot be guaranteed. Volume summary in tons and Board Feet are included.*

**Method of Sale:** The land is offered for sale for \$49,000.00. Mailed offers should be addressed to Kingwood Forestry Services, Inc., P.O. Box 65, Arkadelphia, AR 71923 with “**Joan – East Land Sale**” 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 may also 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.

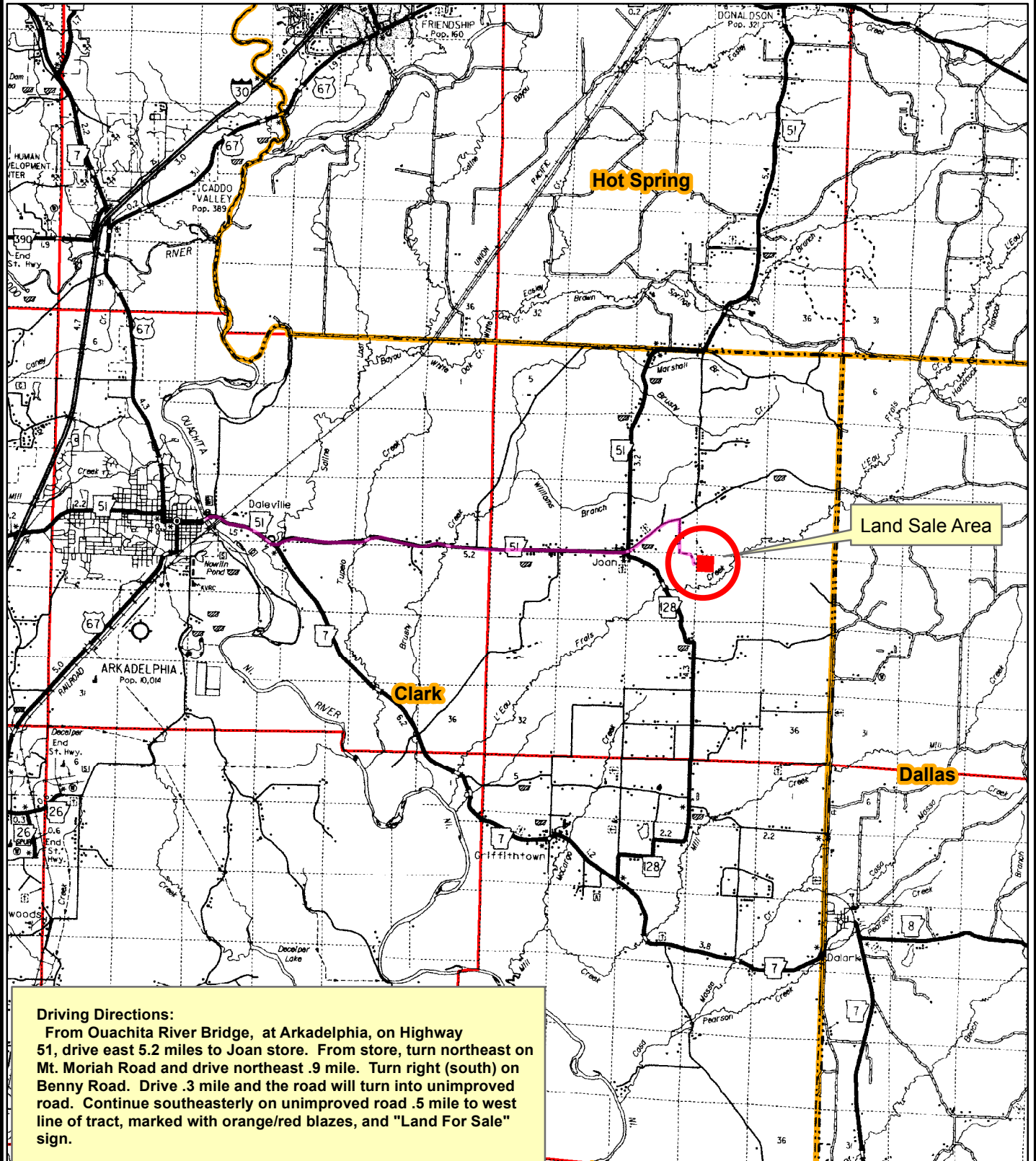
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**NOTICE OF LAND SALE**  
**-Joan – East Tract Land Sale -**  
**Listing # 4498 – Clark County, Arkansas**  
**\$49,000.00**

**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 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 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. 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 pro-rated 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. 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.
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 sales agents Brian Clark and Jimmy Don Thomas of Kingwood Forestry Services at 870-246-5757.

**NOTICE OF LAND SALE**  
**"Joan-East Tract" - Listing #4498**  
**NW¼ of NW¼, Sec. 23, T7S, R18W, Clark County, Arkansas**  
**Containing 40 acres, more or less**



0 0.5 1 2 3 4  
Miles



Williams Br

Green

Mt Morriah

15

14

Benny

Holt

Stoker

Clark

T7S-R18W

22

23

State Highway 128

L Eau Frais Crk

Orange/Red Line

Red Line

Turquoise Line

Cable

Land Sale Area, ±40 acres

Legend

- Section Line
- Highway
- County Roads
- Woods Road
- Creeks
- House
- Fence
- Cable

Imagery ©2015, DigitalGlobe, State of Arkansas, USDA Farm Service Agency



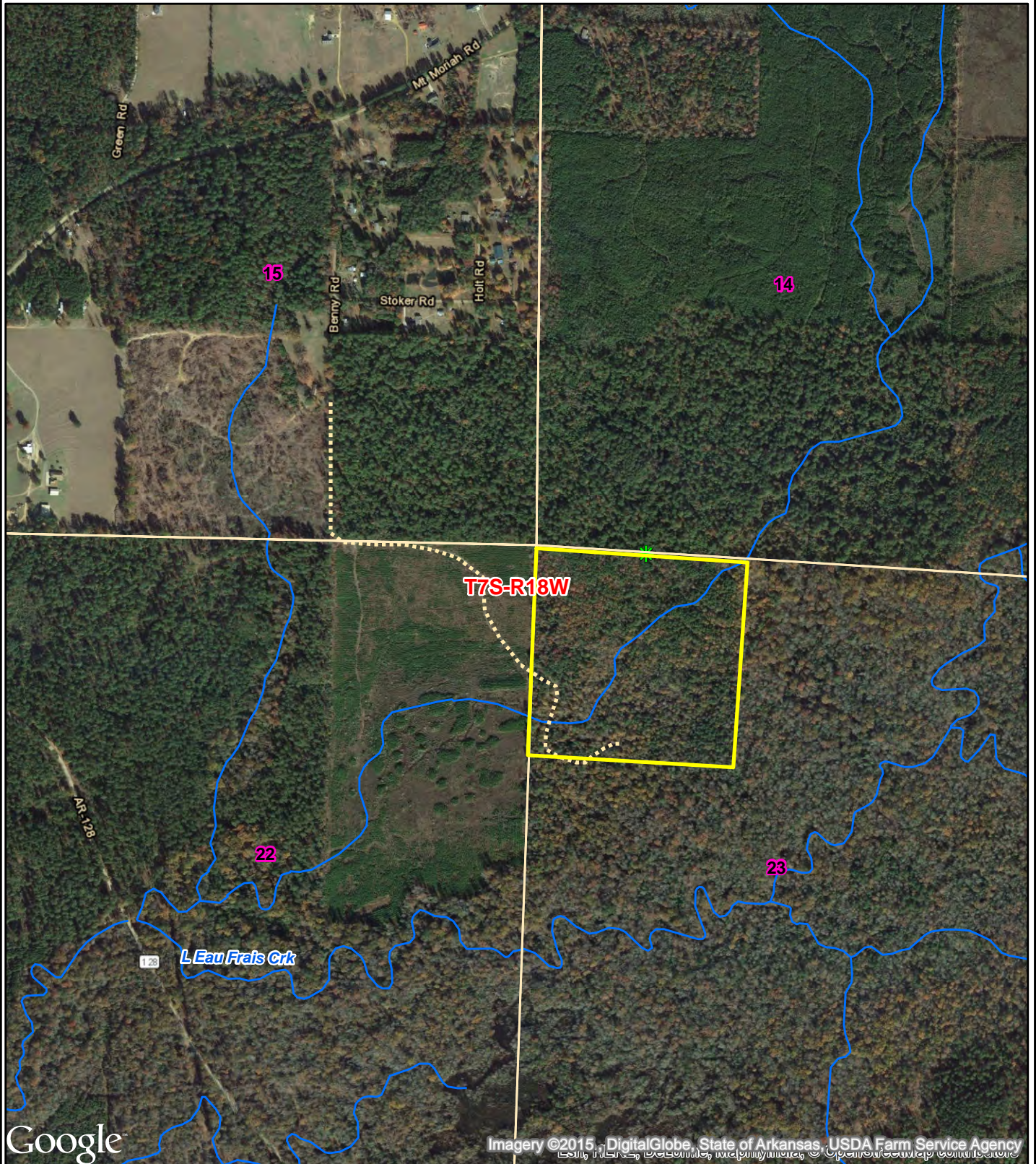
**KINGWOOD**  
FORESTRY SERVICES, INC.  
Quality, Dependability, and Service



**Created: August, 2015**  
**By: JDT**



**NOTICE OF LAND SALE**  
**"Joan-East Tract" - Listing #4498**  
**NW¼ of NW¼, Sec. 23, T7S, R18W, Clark County, Arkansas**  
**Containing 40 acres, more or less**



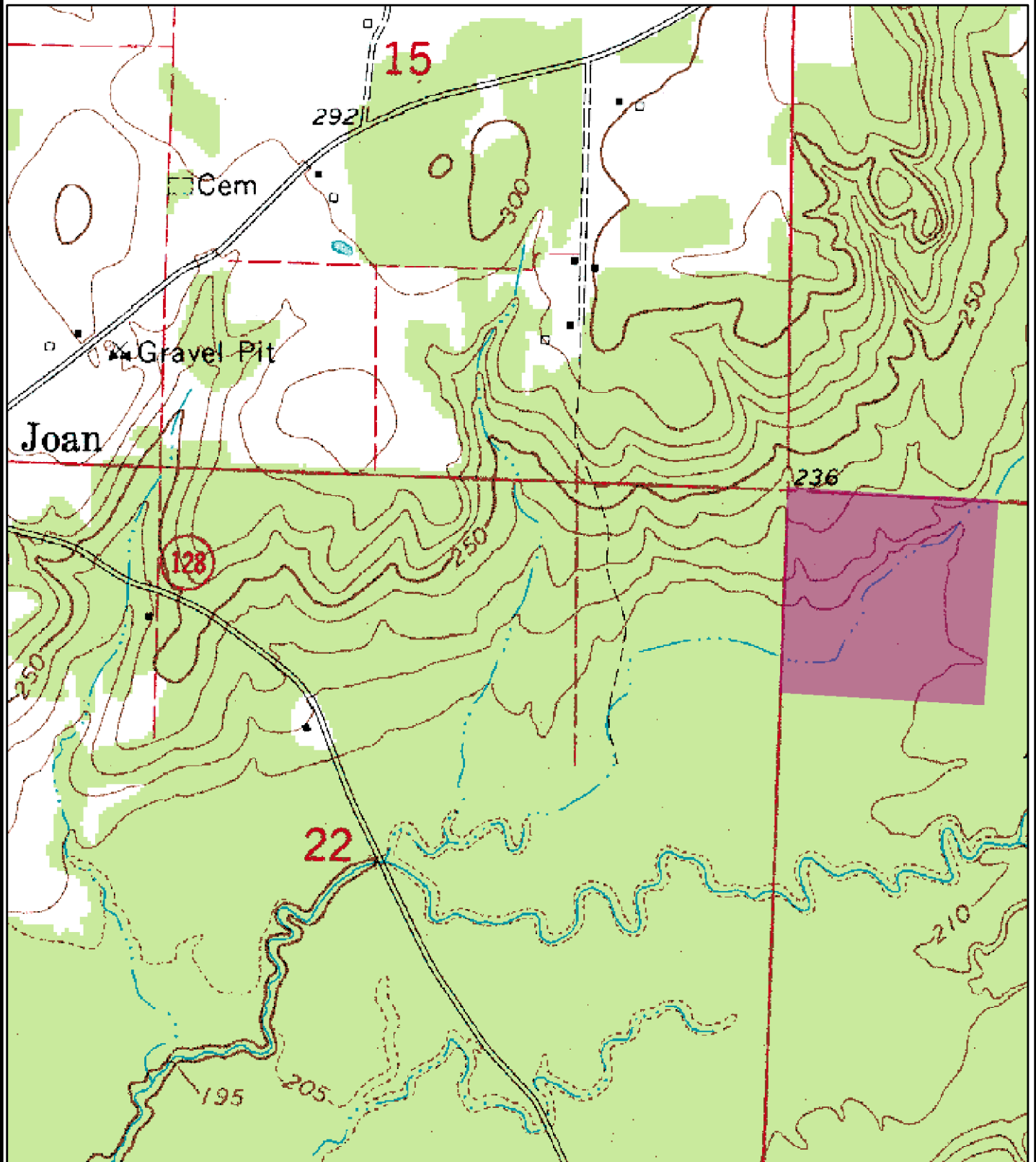
0 0.125 0.25  
Miles



Created: July, 2015  
ESRI Aerial Photography  
Drawn By: JDT



**NOTICE OF LAND SALE**  
**"Joan-East Tract" - Listing #4498**  
**NW¼ of NW¼, Sec. 23, T7S, R18W, Clark County, Arkansas**  
**Containing 40 acres, more or less**



0 0.125 0.25  
Miles



Created: July, 2015  
Drawn By: JDT



**Kingwood Forestry Services**  
**No. 4 Executive Circle**  
**Arkadelphia, AR 71923**

**Phone: 870-246-5757**  
**Fax: 870-246-3341**  
**Email: arkadelphia@kingwoodforestry.com**  
**Website: www.kingwoodforestry.com**

## ***NOTICE OF LAND SALE***

**Stratum:** Joan East 40  
**Acres:** 40  
**Plots:** 20  
**Cruiser:** JDThomas

**Cruise Date:** 08/04/2015  
**Cruise Type:** Point  
**Plot Size/BAF:** 10.00

### **Pine**

<i>Product</i>	<i>Stratum Total</i>			<i>Per Acre</i>				<i>Average Tree</i>	
	<i>Trees</i>	<i>Tons</i>	<i>Doyle BF</i>	<i>BA</i>	<i>Trees</i>	<i>Tons</i>	<i>Doyle BF</i>	<i>DBH</i>	<i>Height</i>
Sawtimber	262	149	16,269	6.0	7	3.7	406.7	12.9	29.5
Chip-N-Saw	97	45	4,184	1.5	2	1.1	104.6	10.6	38.0
Pulpwood	4,869	1,237	0	40.5	122	30.9	0.0	7.6	41.1
Topwood	0	46	0	0.0	0	1.2	0.0	0.0	0.0
<b>Class Total</b>	<b>5,228</b>	<b>1,477</b>	<b>20,453</b>	<b>48.0</b>	<b>131</b>	<b>36.9</b>	<b>511.3</b>	<b>7.9</b>	<b>40.5</b>

### **Misc. Hardwood**

<i>Product</i>	<i>Stratum Total</i>			<i>Per Acre</i>				<i>Average Tree</i>	
	<i>Trees</i>	<i>Tons</i>	<i>Doyle BF</i>	<i>BA</i>	<i>Trees</i>	<i>Tons</i>	<i>Doyle BF</i>	<i>DBH</i>	<i>Height</i>
Pulpwood	2,583	488	0	24.0	65	12.2	0.0	8.0	24.0
<b>Class Total</b>	<b>2,583</b>	<b>488</b>	<b>0</b>	<b>24.0</b>	<b>65</b>	<b>12.2</b>	<b>0.0</b>	<b>8.0</b>	<b>24.0</b>
<b>StratumTotal</b>	<b>7,812</b>	<b>1,965</b>	<b>20,453</b>	<b>72.0</b>	<b>195</b>	<b>49.1</b>	<b>511.3</b>	<b>7.9</b>	<b>35.0</b>

## OFFER FORM

### Joan – East 40 Tract Land Sale

### Listing #4498 – Clark County, Arkansas

**\$49,000.00**

— 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. **Joan – East Tract Land Sale Notice**. I submit the following as offer for the purchase of the tract described as NW¼ of NW¼, Section 23, Township 7 South, Range 18 West, containing 40 acres, more or less, Clark County, Arkansas (see attached maps). The tract is offered for sale at \$49,000.00.

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 thirty (30) 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

**Joan – East Tract (Listing #4498, ±40 Acres):** \$ \_\_\_\_\_

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

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

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

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

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