

KINGWOOD FORESTRY SERVICES, INC.

LISTING #4477

# LAND FOR SALE

## REDFIELD 20 TRACT

- 20 acres, more or less, Jefferson County, AR
- 2008 Pine Plantation
- One mile south of Redfield

**\$26,900.00**

*See this and other listings at  
[www.kingwoodforestry.com](http://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 Redfield 20 Tract. Land to be sold is described as W $\frac{1}{2}$  of NW $\frac{1}{4}$  of SW $\frac{1}{4}$ , Section 36, Township 3 South, Range 11 West, containing 20 acres, more or less, Jefferson County, Arkansas (see attached maps).

The Redfield 20 Tract is located approximately one mile south of Redfield. Access is woods road through adjoining property from the north. Well-stocked 2008 improved loblolly pine plantation. Terrain is gently rolling. Pipeline right-of-way runs east-west through tract. Pine site index averages 80 feet (base age 50 years) on fine sandy loam soils.

Please visit our website  
[www.kingwoodforestry.com](http://www.kingwoodforestry.com)  
to view maps and photographs of this tract  
and all of our active listings

## Excellent Hunting



**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**  
**REDFIELD 20 TRACT (LISTING #4477)**  
**JEFFERSON COUNTY, ARKANSAS**

**Method of Sale:** The tract is offered for sale for \$26,900.00. Mailed offers should be addressed to Kingwood Forestry Services, Inc., P. O. Box 65, Arkadelphia, Arkansas 71923 with "**Redfield 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. 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. Mineral rights that are owned by the seller will be conveyed without warranty.
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 broker Pete Prutzman of Kingwood Forestry Services at 870-246-5757.

[www.kingwoodforestry.com](http://www.kingwoodforestry.com)

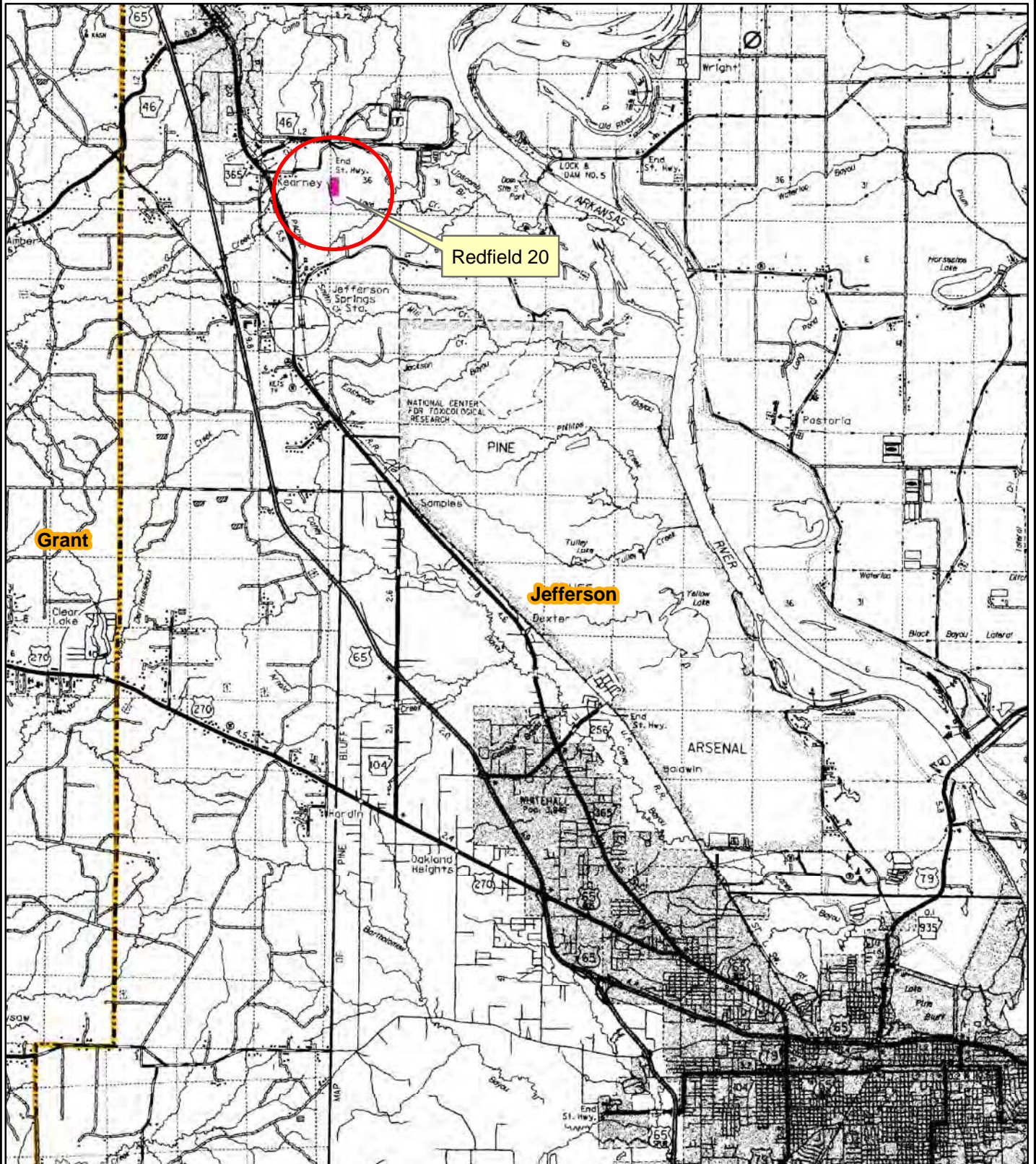


# NOTICE OF LAND SALE

## "Redfield 20 Tract"

W½ of NW¼ of SW¼, Sec. 36, T3S, R11W, Jefferson County, Arkansas

Containing 20 acres, more or less



0 0.5 1 2 3 4  
Miles



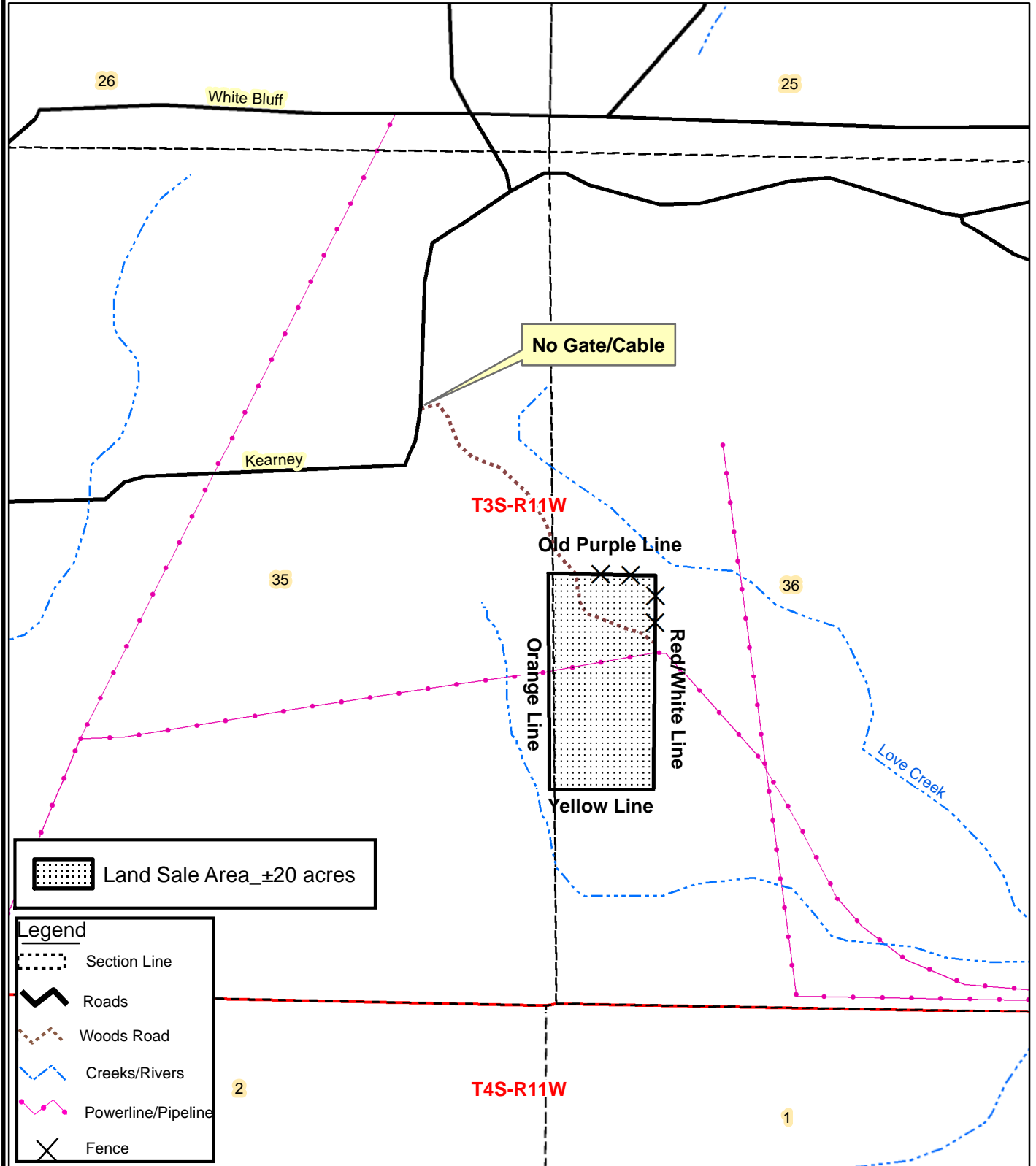
Created: December, 2014  
Drawn By: JDT

# NOTICE OF LAND SALE

## "Redfield 20 Tract"

W $\frac{1}{2}$  of NW $\frac{1}{4}$  of SW $\frac{1}{4}$ , Sec. 36, T3S, R11W, Jefferson County, Arkansas

Containing 20 acres, more or less





NOTICE OF LAND SALE

"Redfield 20 Tract"

W½ of NW¼ of SW¼, Sec. 36, T3S, R11W, Jefferson County, Arkansas

Containing 20 acres, more or less



0 0.125 0.25  
Miles



Created: December, 2014  
Flown: 2011  
Drawn By: JDT

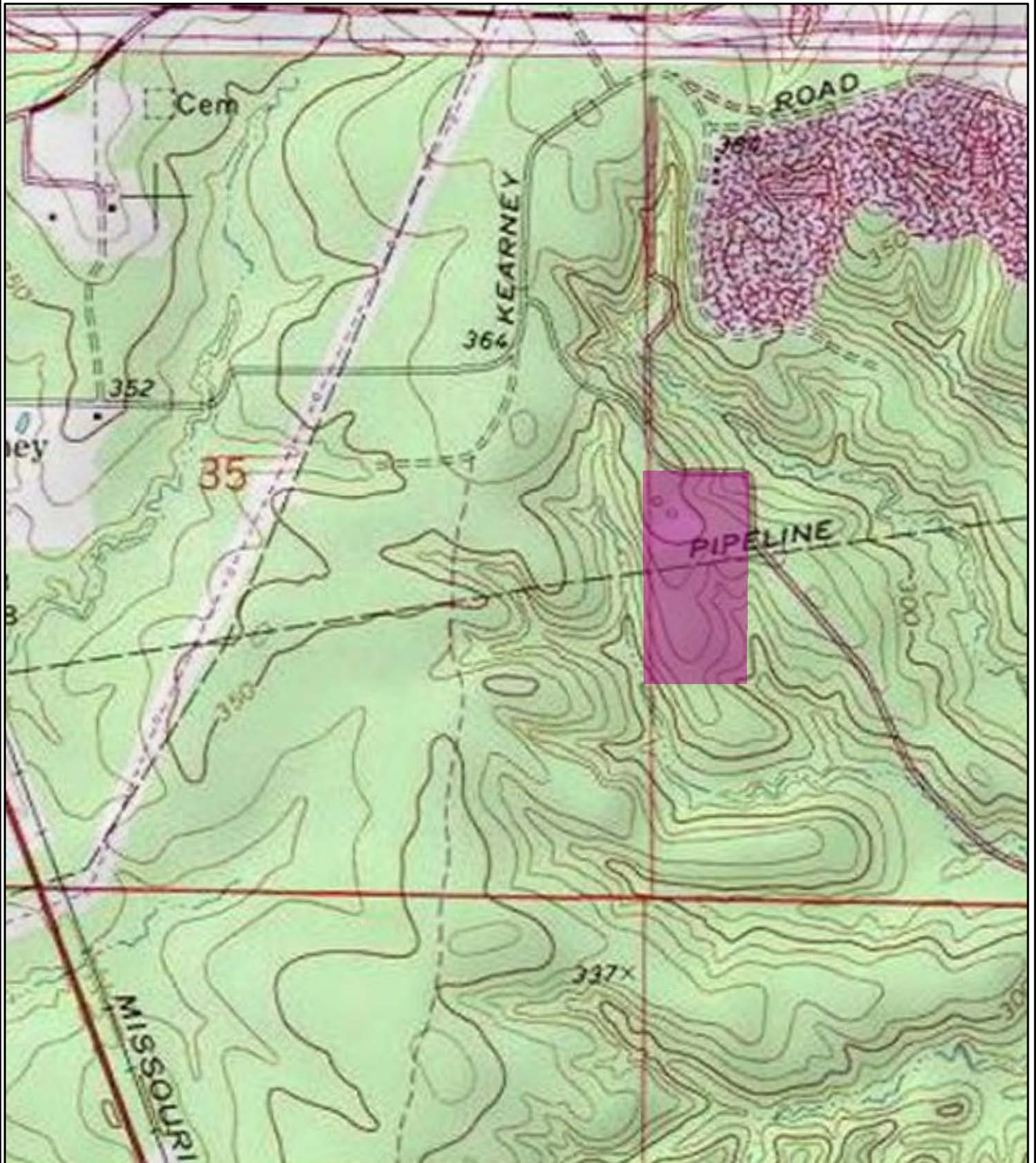


**NOTICE OF LAND SALE**

**"Redfield 20 Tract"**

**W½ of NW¼ of SW¼, Sec. 36, T3S, R11W, Jefferson County, Arkansas**

**Containing 20 acres, more or less**



0 0.125 0.25  
Miles



Created: December, 2014  
Drawn By: JDT

**LAND SALE**  
**REDFIELD 20 TRACT (LISTING #4477)**  
**OFFER FORM**

**-Please fax offer to 870-246-3341 or mail to P.O. Box 65, Arkadelphia, AR 71923-**

I submit the following as an offer for the purchase of the following tract summarized below and further described as the W½ of NW¼ of SW¼, Section 36, Township 3 South, Range 11 West, containing 20 acres, more or less, Jefferson County, Arkansas (see attached maps). The tract is offered for sale at \$26,900.00.

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.

**Date of Offer:** \_\_\_\_\_

**Tract Name:**

REDFIELD 20 TRACT (#4477)

**Location of Tract:**

JEFFERSON COUNTY, ARKANSAS

**Total Number of Acres in Tract:**

20 acres, more or less

**Amount of Offer:**

\$ \_\_\_\_\_

Name: \_\_\_\_\_ Fax No: \_\_\_\_\_

Printed

Name: \_\_\_\_\_ Phone No: \_\_\_\_\_

Signed

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.\*