

KINGWOOD FORESTRY SERVICES, INC.

LISTING #4471

LAND FOR SALE

INGALLS TRACT

- **±20 Acres**
- **2013 Pine Plantation**
- **Public Road Frontage**

\$29,500.00

*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. is managing the sale of the Ingalls Tract described as the W $\frac{1}{2}$ of SE $\frac{1}{4}$ of SW $\frac{1}{4}$, Section 22, Township 15 South, Range 10 West, containing 20 acres, more or less, in Bradley County, Arkansas.

The Ingalls tract is located approximately six (6) miles south of Hermitage and one mile northeast of Ingalls. Access is excellent with frontage on gravel Bradley County Road #64. Tract contains well-stocked pine plantation established in 2013 plus merchantable hardwood in Streamside Management Zone along Halfway Creek. Loblolly pine site index averages 90 feet (base age 50 years) on fine sandy and silt loam soils. Excellent timberland investment with hunting potential.

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

**Timberland
Investment &
Recreation**



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
INGALLS TRACT (LISTING #4471)
BRADLEY COUNTY, ARKANSAS**

Method of Sale: The tract is offered for sale for \$29,500.00. Mailed offers should be addressed to Kingwood Forestry Services, Inc., P. O. Box 65, Arkadelphia, Arkansas 71923 with “**Ingalls 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 sales agents Jimmy Don Thomas or Brian Clark, of Kingwood Forestry Services at 870-246-5757.

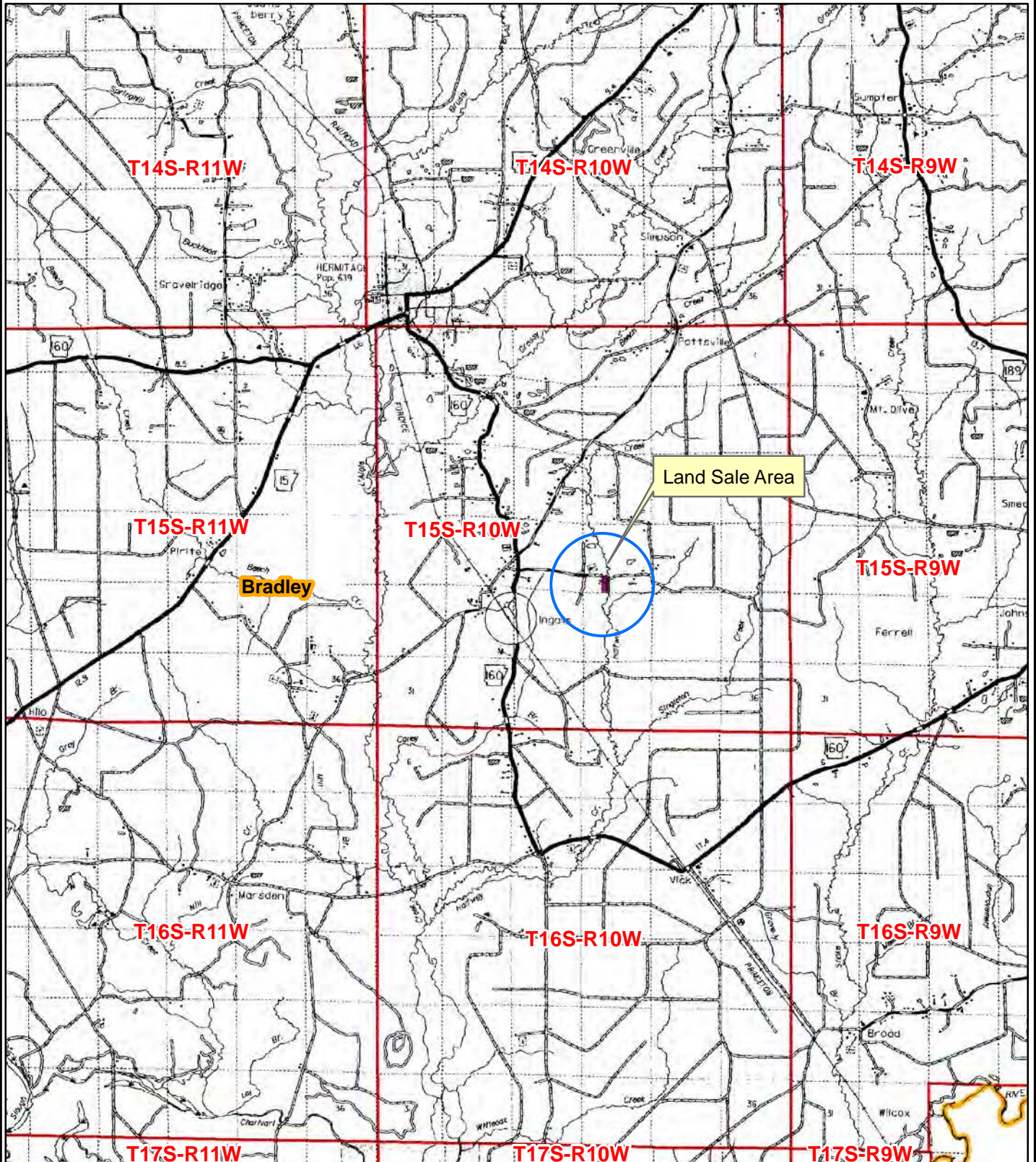
www.kingwoodforestry.com

NOTICE OF LAND SALE

"Ingalls 20 Tract" - Listing #4471

W $\frac{1}{2}$ of SE $\frac{1}{4}$ of SW $\frac{1}{4}$, Sec. 22, T15S, R10W, Bradley County, Arkansas

Containing 20 acres, more or less



0 0.5 1 2 3
Miles



Created: May, 2015
Drawn By: JDT

The map displays a section of land with various features and boundaries. A central rectangular area is divided into two stands: a stippled area labeled '2013 Pine Plantation_±13 acres' and a cross-hatched area labeled 'Native Timber & Road_±7 acres'. This area is bounded by a 'Yellow Line' on the left and a 'White Line' on the right and bottom. Surrounding this are section lines for sections 21, 22, 27, and 28. A road, 'Bradley 123', runs diagonally from the bottom left. Another road, 'Bradley 64', runs horizontally across the middle. A creek, 'Halfway Crk', flows from the top center towards the bottom right. Several blue areas represent water bodies. Black squares indicate occupied houses, and a small church icon is present. The text 'T15S-R10W' is in the upper left. A legend in the bottom right explains the symbols. A title box in the bottom left identifies the stands. A footer at the bottom reads 'Pulaski Area GIS, State of Arkansas, U.S. Geological S'.

Stands

- 2013 Pine Plantation_±13 acres
- Native Timber & Road_±7 acres

Legend

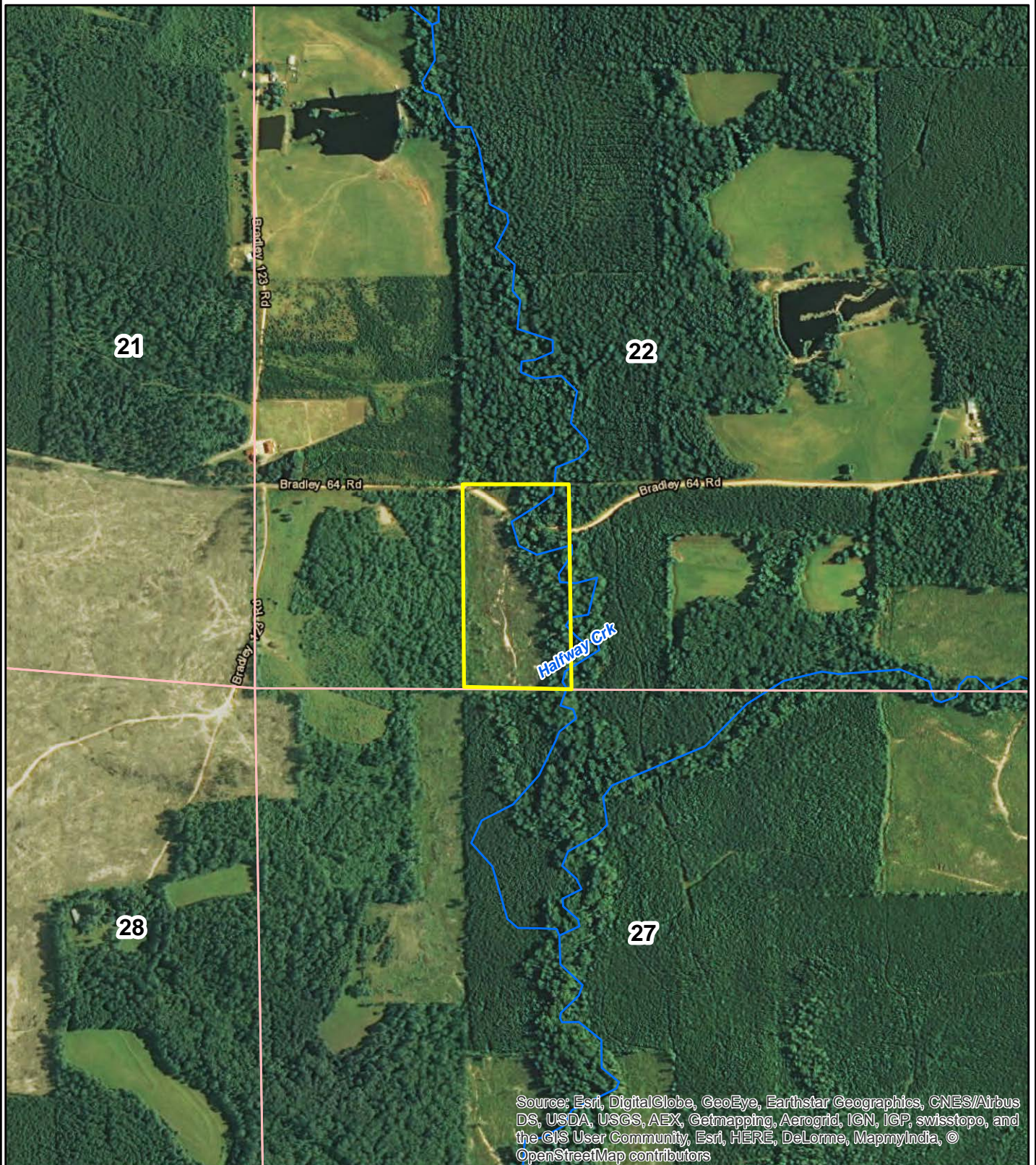
- Corner
- Section Lines
- Creeks/Rivers
- Water Bodies
- County Road
- Church
- House_occupied

Pulaski Area GIS, State of Arkansas, U.S. Geological S



Created: May, 2015
By: BJC

NOTICE OF LAND SALE
"Ingalls 20 Tract" - Listing #4471
W½ of SE¼ of SW¼, Sec. 22, T15S, R10W, Bradley County, Arkansas
Containing 20 acres, more or less



0 0.125 0.25
Miles



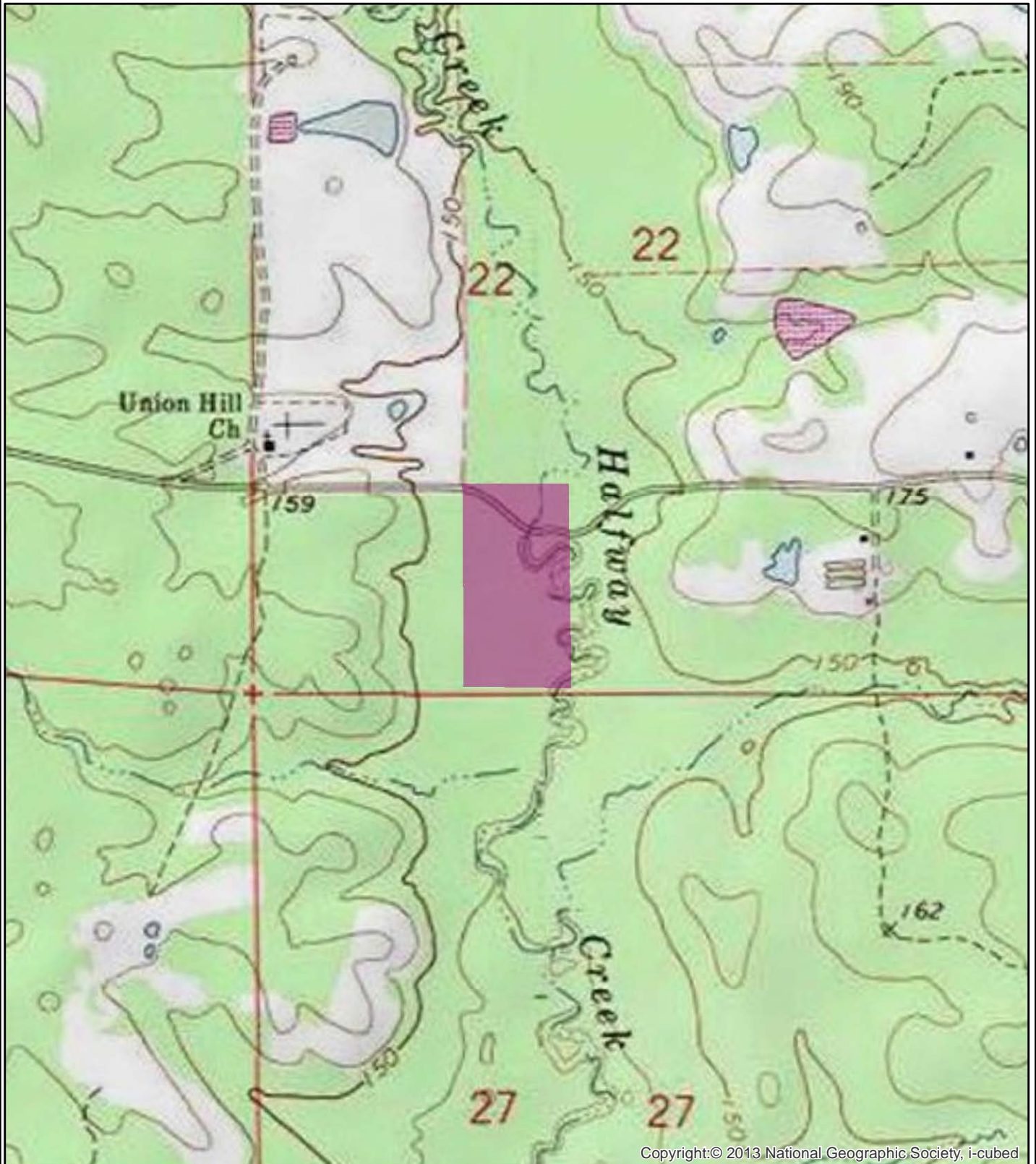
Created: May, 2015
ESRI Aerial Photography
Drawn By: JDT

NOTICE OF LAND SALE

"Ingalls 20 Tract" - Listing #4471

W $\frac{1}{2}$ of SE $\frac{1}{4}$ of SW $\frac{1}{4}$, Sec. 22, T15S, R10W, Bradley County, Arkansas

Containing 20 acres, more or less



0 0.125 0.25
Miles



Created: May, 2015
Drawn By: JDT

OFFER FORM

INGALLS TRACT (LISTING #4471)

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 Ingalls tract described as W½ of SE¼ of SW¼, Section 22, Township 15 South, Range 10 West, Bradley County, Arkansas and summarized in this notice. The tract is offered for sale at \$29,500.00.

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.

Date of Offer:

Tract Name:

INGALLS TRACT (#4471)

Location of Tract:

BRADLEY COUNTY, ARKANSAS

Total Number of Acres in Tract:

20 acres, more or less

Amount of Offer:

\$ _____

Send offer form to:

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

Name:

Printed

Fax No.:

Name:

Signed

Phone No.:

Company:

Address:

Street

City, State, Zip

Email:

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