

Kingwood Forestry Services, Inc.

Listing # 4492

- **2002 Pine Plantation on Little DeGray Creek**
- **4 Miles West of Caddo Valley**
- **Timber Investment Property**



Creek Frontage



2002 Pine Plantation



SEALED BID LAND SALE DEGRAY CREEK TRACT Clark County, Arkansas

Kingwood Forestry Services has been authorized to manage the sale of 80 acres, more or less, in Clark County, Arkansas by sealed bid. **Bid opening at 3:00 p.m. Friday, May 15, 2015.**

The DeGray Creek Tract is located six (6) miles north of Arkadelphia. Access to the tract is at the end of Trimble Road. Road access was purchased by current owner, then deeded to Clark County for future county road. Timber consists of ± 76 acres of 2002 pine plantation. Loblolly pine tree site index averages 80 feet (base age 50 years) on Bonnerdale fine sandy loam. Gently rolling terrain may allow all weather logging. Little DeGray Creek crosses southwest corner of the tract.

DEGRAY CREEK TRACT: E $\frac{1}{2}$ of SW $\frac{1}{4}$, Section 27, Township 6 South, Range 20 West, containing 80 acres, more or less, Clark County, Arkansas (see attached maps).

www.kingwoodforestry.com



**SUBMIT BIDS BY 3:00 PM,
FRIDAY, MAY 15, 2015**
See conditions of sale on the back of this page.

NOTICE OF LAND SALE
DEGRAY CREEK TRACT (Listing #4492)

SUBMIT BIDS BY 3:00 PM, FRIDAY, MAY 15, 2015

Method of Sale: The property will be sold on the basis of lump sum sealed bids. Mailed offers should be addressed to Kingwood Forestry Services, Inc., P.O. Box 65, Arkadelphia, AR 71923 with **"DeGray Creek 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 prior to bid opening to confirm receipt of offer. Buyers submitting offers are welcome to attend the bid opening. Offers may 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. **No verbal telephone offers will be accepted.** Bids will be opened at the Kingwood Forestry office at #4 Executive Circle, Arkadelphia, Arkansas at **3:00 P.M., Friday, May 15, 2015.**

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 through 3:00 P.M., Monday, May 18, 2015. Successful bidder will be notified on or before that time by telephone, fax, or e-mail. 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 successful bidder and landowner within seven 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 reserved by prior owner (Potlatch).
5. Seller will pay prorated property taxes (to date of closing), deed preparation, and one-half of deed stamps. Buyer will pay recording fees and one-half of deed stamps.
6. Local title company will conduct the closing with buyer and seller each paying one-half 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 licensed sales agents Brian Clark or Jimmy Don Thomas, of Kingwood Forestry Services at 870-246-5757.

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 - #4492

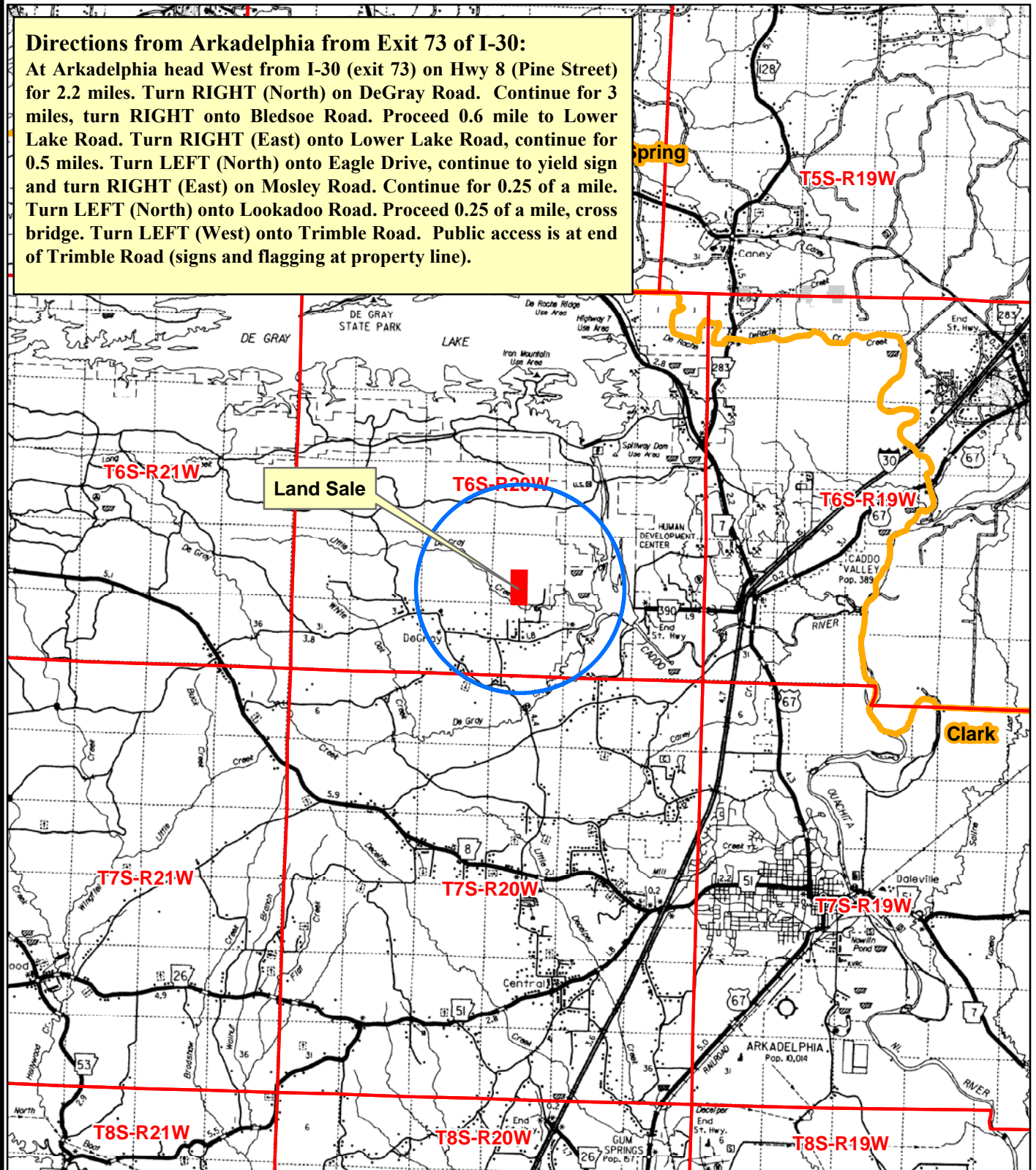
"DeGray Creek Tract"

E½ of SW¼, Sec. 27, T6S, R20W

Clark County, Arkansas

Directions from Arkadelphia from Exit 73 of I-30:

At Arkadelphia head West from I-30 (exit 73) on Hwy 8 (Pine Street) for 2.2 miles. Turn RIGHT (North) on DeGray Road. Continue for 3 miles, turn RIGHT onto Bledsoe Road. Proceed 0.6 mile to Lower Lake Road. Turn RIGHT (East) onto Lower Lake Road, continue for 0.5 miles. Turn LEFT (North) onto Eagle Drive, continue to yield sign and turn RIGHT (East) on Mosley Road. Continue for 0.25 of a mile. Turn LEFT (North) onto Lookadoo Road. Proceed 0.25 of a mile, cross bridge. Turn LEFT (West) onto Trimble Road. Public access is at end of Trimble Road (signs and flagging at property line).

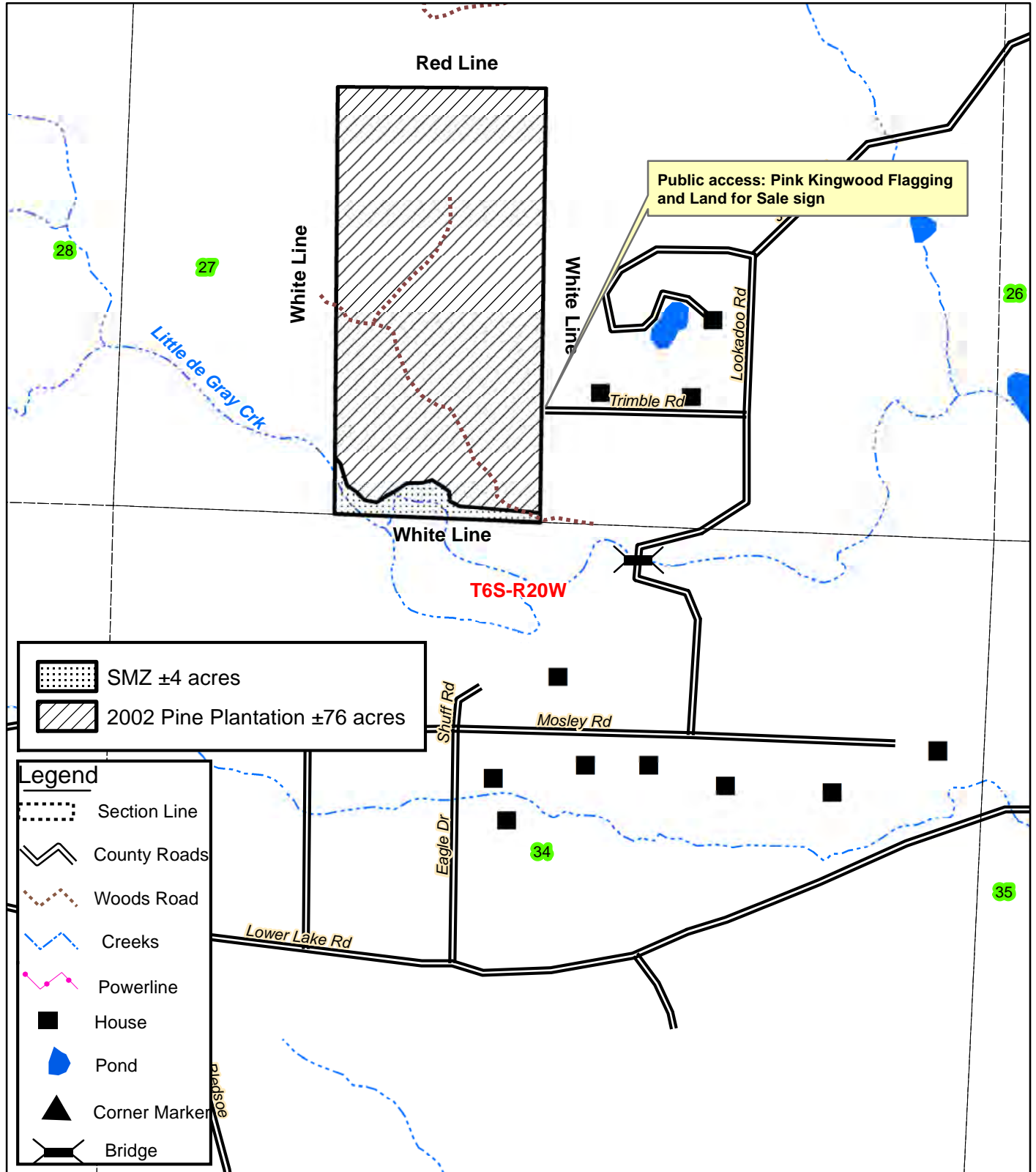


0 0.5 1 2 3 4
Miles



Created: March, 2015
ESRI Aerial Photography
By: JBK

NOTICE OF LAND SALE - #4492
"Degray 80 Tract"
E½ of SW¼, Sec. 27, T6S, R20W
Clark County, Arkansas

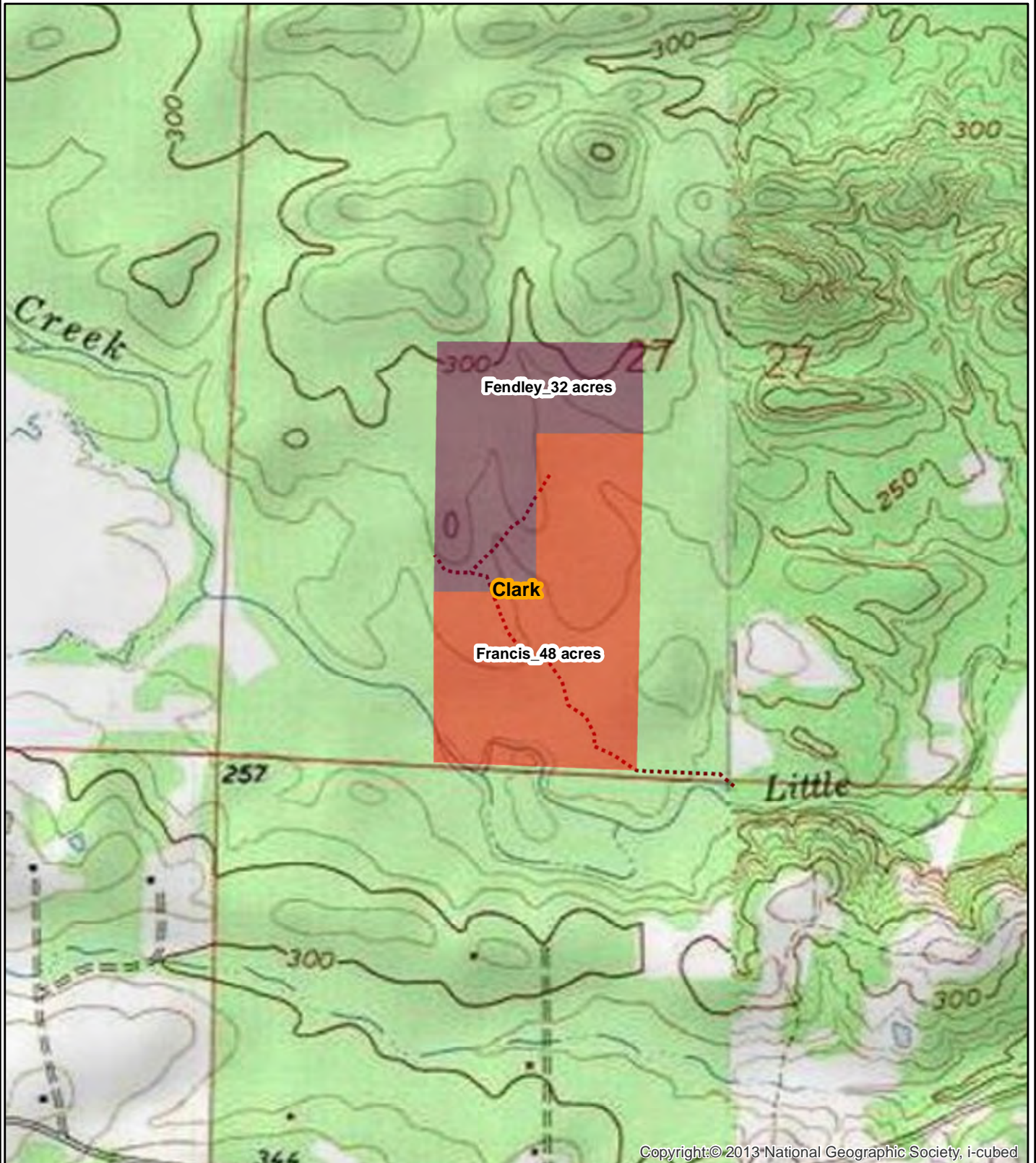


0 0.125 0.25
 Miles



Created: March, 2015
By: JBK

NOTICE OF LAND SALE
"Fendley & Francis"
E½ of SW¼, Sec. 27, T6S, R20W, Clark County, Arkansas



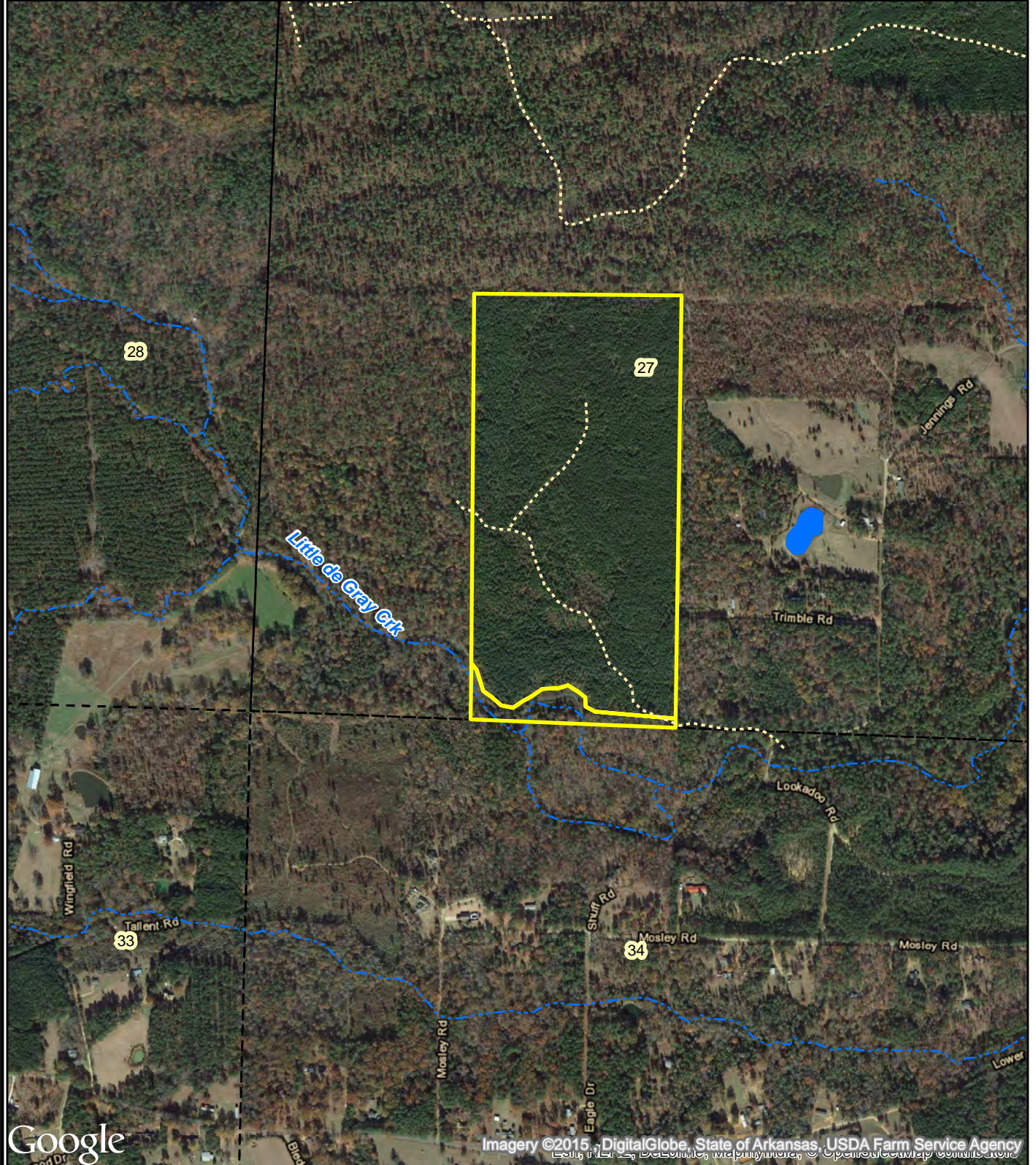
Copyright:© 2013 National Geographic Society, i-cubed

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Miles



Created: March, 2015
ESRI Aerial Photography
Drawn By: BJC

NOTICE OF LAND SALE - #4492
"DeGray Creek Tract"
E½ of SW¼, Sec. 27, T6S, R20W
Clark County, Arkansas



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Miles



Created: March, 2015
ESRI Aerial Photography
By: JBK

OFFER FORM

DEGRAY CREEK TRACT

Listing #4492

Bid Date: Friday, MAY 15, 2015 @ 3:00 P.M.

— 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. **DeGray Creek Tract Land Sale Notice**. I submit the following as an offer for the purchase of the following tract located in Clark County, Arkansas and further described as:

DEGRAY CREEK TRACT (Listing #4492): E½ of SW¼, Section 27, Township 6 South, Range 20 West, containing 80 acres, more or less, Clark County, Arkansas (see attached maps).

My offer will remain valid through 3:00 P.M., Monday, May 18, 2015. Successful bidder will be notified at or before that time by telephone, fax, or e-mail. If any of my offers are accepted, I am ready, willing, able, and obligated to execute a more formal 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.

Send offer form to: Kingwood Forestry Services, Inc. **(Before 3:00 p.m., Friday, May 15, 2015)**
P. O. Box 65, Arkadelphia, AR 71923 or fax to 870-246-3341

DEGRAY CREEK TRACT: \$ _____
(Listing #4492: 80 acres, more or less)

Date: _____

Bidder: _____ Fax No.: _____
Printed

Bidder: _____ Phone No.: _____
Signed

Company: _____

Address: _____
Street City, State, Zip

E-mail: _____

