

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

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

**Listing  
#4465**

## NOTICE OF LAND SALE

### -SARATOGA 20 TRACT-

**Bid Date: Thursday, December 11, 2014 @ 3:00 P. M.**

**— 2010 Pine Plantation with Gravel Road Frontage —**

Kingwood Forestry Services, Inc. has been authorized to manage the sale of 20 acres, more or less, in Hempstead County, Arkansas (see attached maps). Please visit our website at [www.kingwoodforestry.com](http://www.kingwoodforestry.com) to view maps and photographs of listing #4465.

**Location:** The Saratoga 20 tract is located approximately four (4) miles east of Saratoga and Lake Millwood, is within five (5) miles of Grandview Prairie Wildlife Management Area / Conservation Education Center, and is described as N $\frac{1}{2}$  of SW $\frac{1}{4}$  of SE $\frac{1}{4}$ , Section 1, Township 12 South, Range 27 West, containing 20 acres, more or less, Hempstead County, Arkansas.

**Tract Description:** The Saratoga 20 tract is former Potlatch Company land with about twenty (20) acres of plantation established in 2010 using improved loblolly pine seedlings and planted on 8' x 10' spacing. The tract was site-prep sprayed prior to planting. Access is good with 660 feet of frontage on gated gravel road. Terrain is gently rolling. Loblolly pine site index averages 80 feet (base age 50 years) on fine sandy loam soils. Property is within one-eighth mile of Nacatoch Ravines Natural Area (The Nature Conservancy and Arkansas Natural Heritage Commission area). Tract offers great potential as hunting property and timber investment.

**Method of Sale:** The tract will be sold on the basis of lump sum sealed bids. Bids will be opened at the Kingwood Forestry office at #4 Executive Circle, Arkadelphia, Arkansas at **3:00 P.M., Thursday, December 11, 2014.** Mailed offers should be addressed to Kingwood Forestry Services, Inc., P.O. Box 65, Arkadelphia, AR 71923 with "**Saratoga 20 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. Anyone submitting an offer for the purchase of the property will be provided with a summary of bid results.

**-Continued on back of this page-**

## NOTICE OF LAND SALE

-Saratoga 20 Tract-

**Bid Date: Thursday, December 11, 2014 @ 3:00 P. M.**

### **Conditions of Sale:**

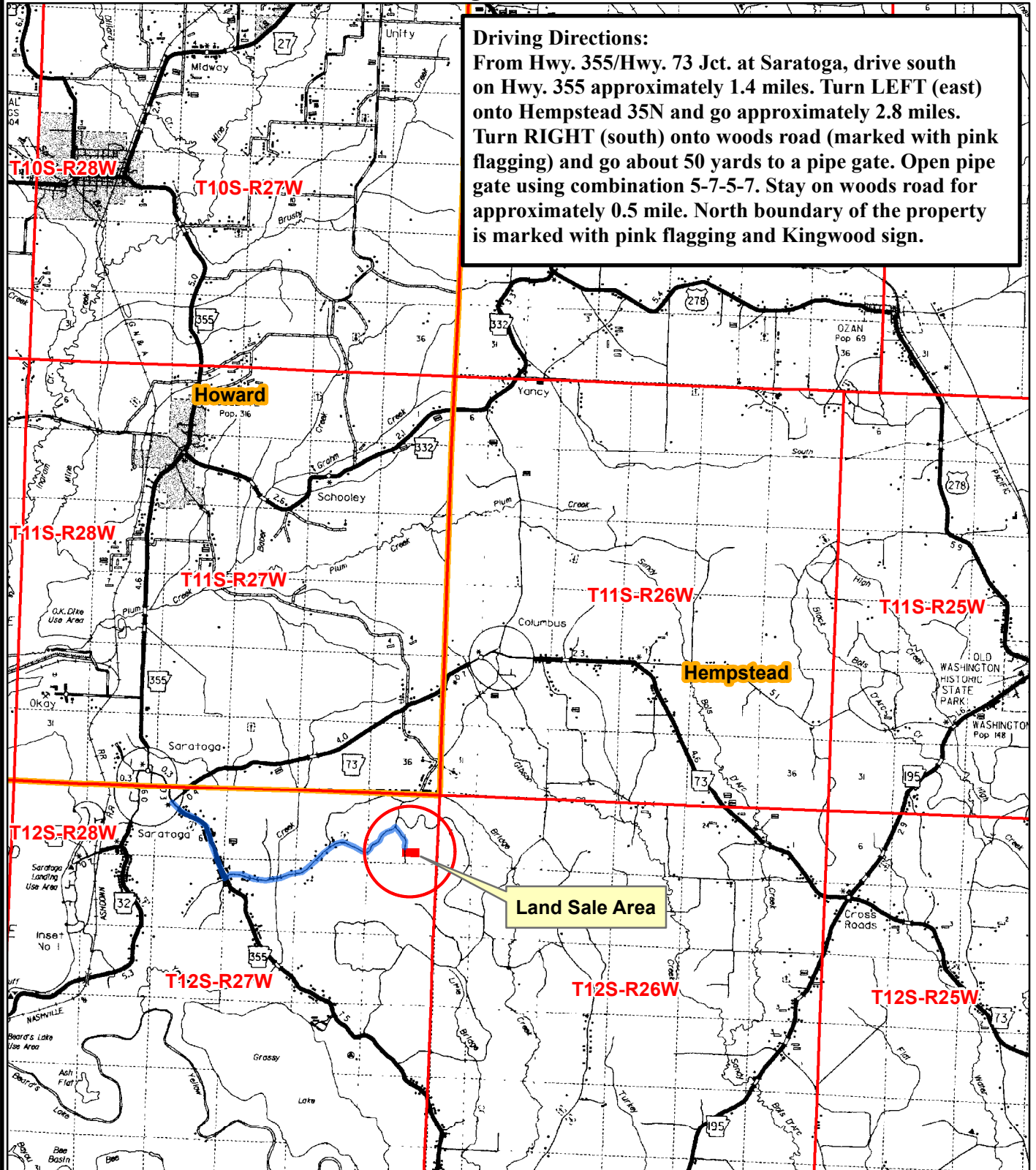
1. The landowner reserves the right to accept or reject any offer or to reject all offers.
2. Offers submitted will remain valid through 3:00 P.M., Monday, December 15, 2014. Successful bidder will be notified on or before that time by telephone, fax, or e-mail. Upon acceptance of an offer a formal Contract of Sale, with earnest money in the amount of 10% of purchase price, will be executed between the successful bidder and landowner within seven (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. Mineral rights are thought to be reserved by prior owner, but current 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 (1/2) of deed stamps. Buyer will pay recording fees and one-half (1/2) of deed stamps.
6. A local title company will conduct the closing with buyer and seller each paying one-half (1/2) 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 of Kingwood Forestry Services at 870-246-5757.

# NOTICE OF LAND SALE

"Saratoga 20 Tract" - Listing #4465

N½ of SW¼ of SE¼, Sec. 1, T12S, R27W, Hempstead County, Arkansas

Containing 20 acres, more or less



## Driving Directions:

From Hwy. 355/Hwy. 73 Jct. at Saratoga, drive south on Hwy. 355 approximately 1.4 miles. Turn LEFT (east) onto Hempstead 35N and go approximately 2.8 miles. Turn RIGHT (south) onto woods road (marked with pink flagging) and go about 50 yards to a pipe gate. Open pipe gate using combination 5-7-5-7. Stay on woods road for approximately 0.5 mile. North boundary of the property is marked with pink flagging and Kingwood sign.

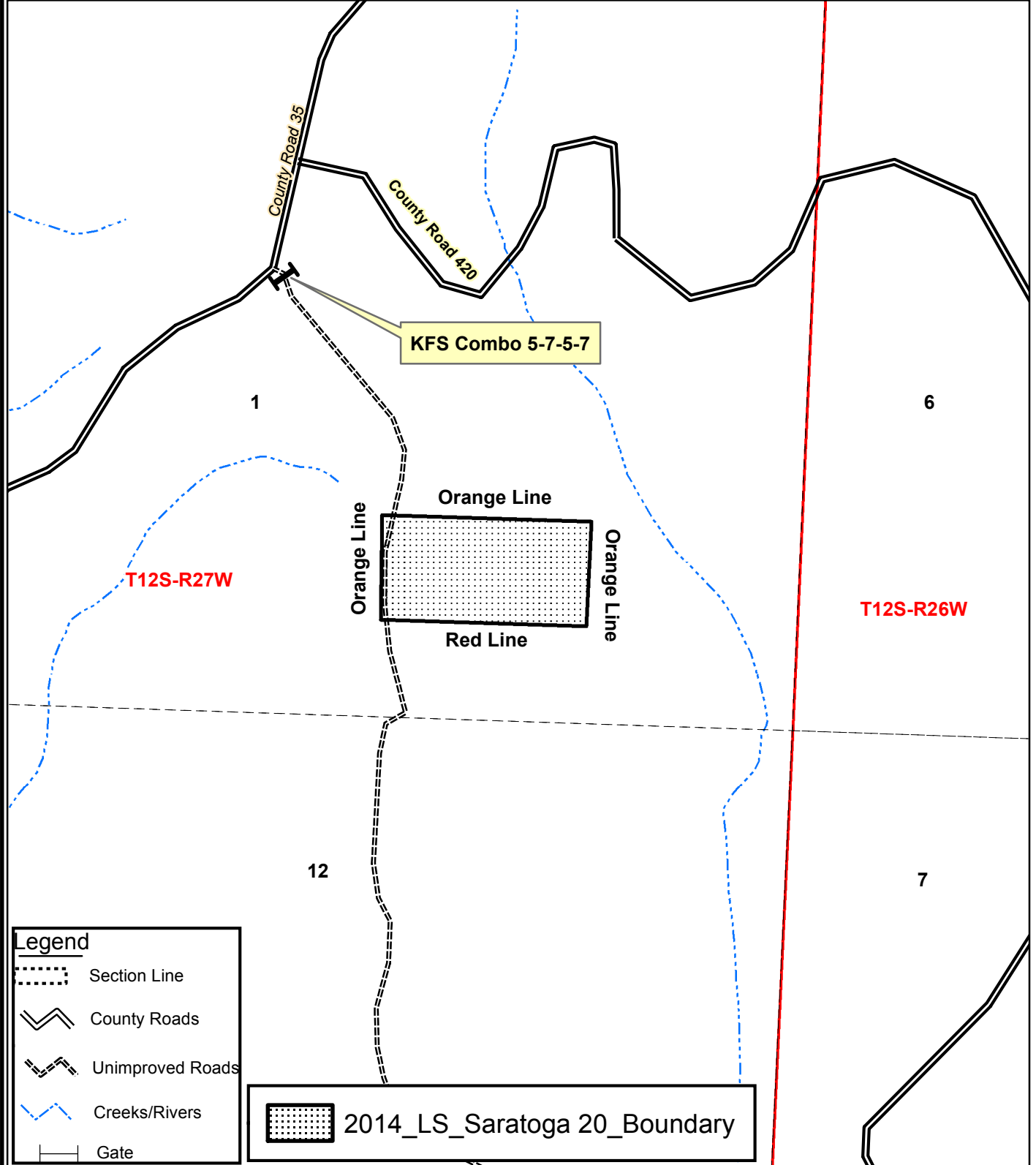
Land Sale Area

0 0.5 1 2 3  
Miles



Created: October, 2014  
By: JBK

**NOTICE OF LAND SALE**  
**"Saratoga 20 Tract" - Listing #4465**  
**N½ of SW¼ of SE¼, Sec. 1, T12S, R27W, Hempstead County, Arkansas**  
**Containing 20 acres, more or less**



0 0.125 0.25  
Miles



Created: October, 2014  
By: JBK

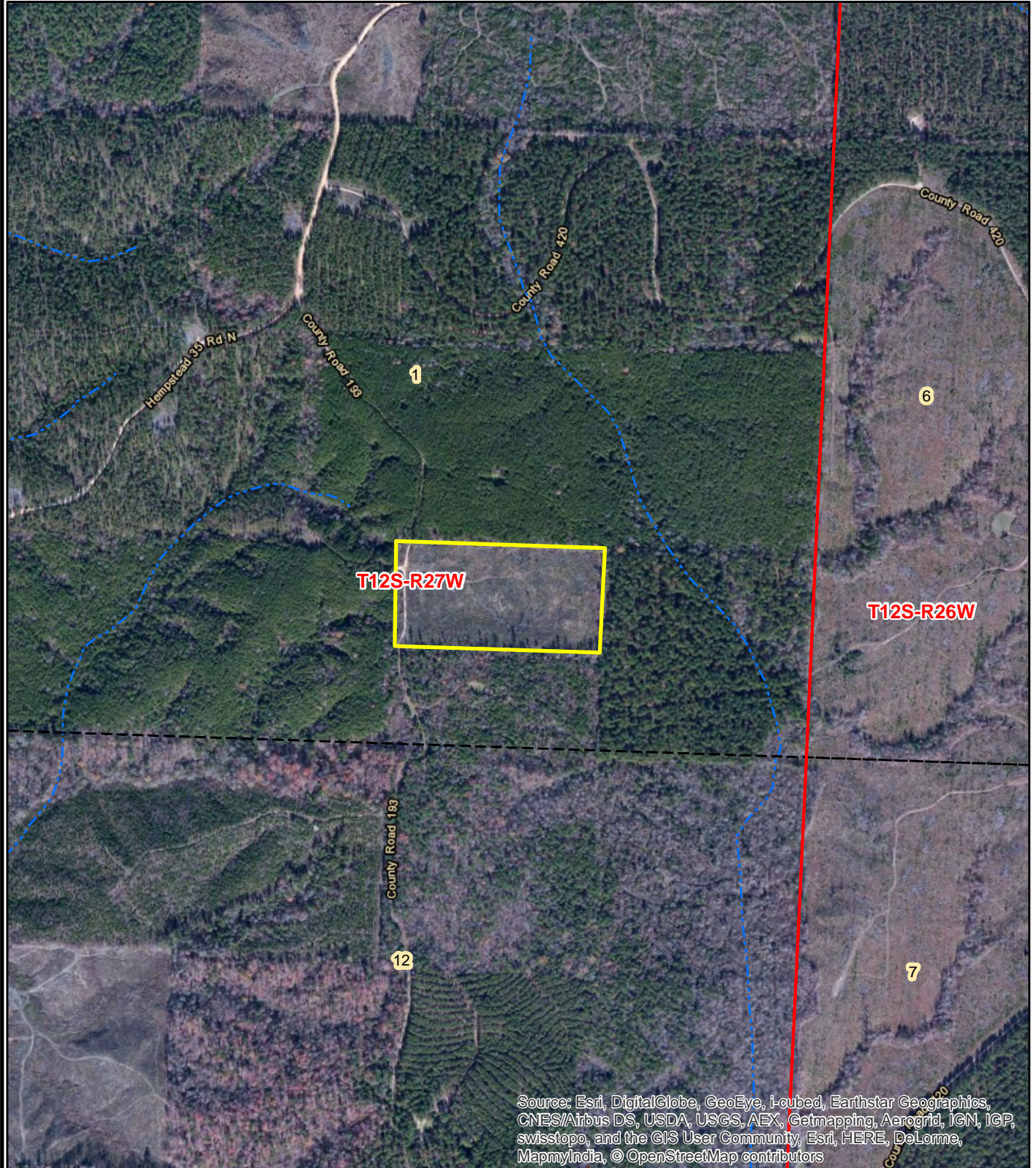


**NOTICE OF LAND SALE**

**"Saratoga 20 Tract" - Listing #4465**

**N½ of SW¼ of SE¼, Sec. 1, T12S, R27W, Hempstead County, Arkansas**

**Containing 20 acres, more or less**



Source: Esri, DigitalGlobe, GeoEye, i-cubed, Earthstar Geographics, CNES/Airbus DS, USDA, USGS, AEX, Getmapping, Aerogrid, IGN, IGP, swisstopo, and the GIS User Community, Esri, HERE, DeLorme, MapmyIndia, © OpenStreetMap contributors

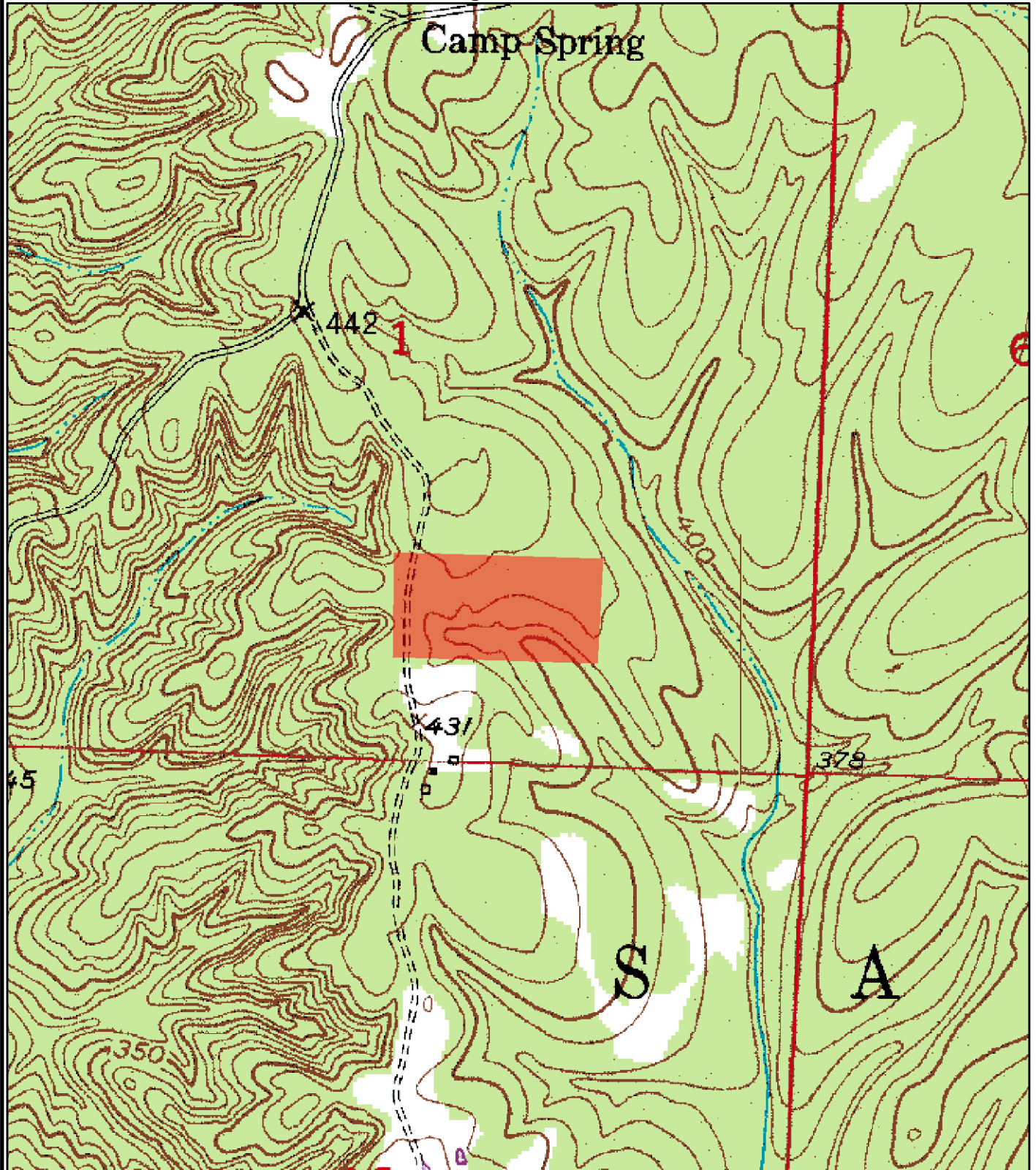
0 0.125 0.25  
Miles



**Created: October, 2014**  
**2011 ESRI Aerial Photography**  
**By: JBK**



**NOTICE OF LAND SALE**  
**"Saratoga 20 Tract" - Listing #4465**  
**N½ of SW¼ of SE¼, Sec. 1, T12S, R27W, Hempstead County, Arkansas**  
**Containing 20 acres, more or less**



0 0.125 0.25  
Miles



Created: October, 2014  
By: JBK

## OFFER FORM

### SARATOGA 20 TRACT

**Bid Date: Thursday, December 11, 2014 @ 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. **Saratoga 20 Tract Land Sale Notice**. I submit the following as offer for the purchase of the following tract described as N ½ of SW ¼ of SE ¼, Section 1, Township 12 South, Range 27 West, containing 20 acres, more or less, Hempstead County, Arkansas.

My offer will remain valid through 3:00 P.M., Monday, December 15, 2014. Successful bidder will be notified at or before that time by telephone, fax, or e-mail. 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 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. (**Before 3:00 p.m., Thursday, Dec. 11, 2014**)  
P. O. Box 65, Arkadelphia, AR 71923 or fax to 870-246-3341

**Saratoga 20 Tract (Listing #4465, ±20Acres):** \$ \_\_\_\_\_

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

Bidder: \_\_\_\_\_ Phone No.: \_\_\_\_\_  
Printed

Bidder: \_\_\_\_\_ Company: \_\_\_\_\_  
Signed Printed

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

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

