

TERRE NOIR RANCH TRACT

LAND FOR SALE

CLARK COUNTY

- ± 200.06 Total Acres
- ± 154 Acres of Pasture Land enclosed with new 5 strand barbed wire fence
- Graysonia Road Frontage
- Terre Noir Creek crosses tract with nice SMZ
- Ponds
- Native pine and hardwood
- Electricity available



\$440,000.00



Kingwood Forestry Services, Inc.

Phone: (870) 246-5757

Fax: (870) 246-3341

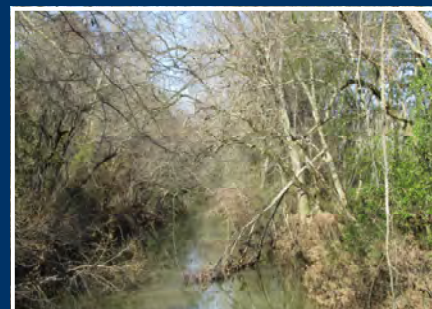
P.O. Box 65

4 Executive Circle

Arkadelphia, AR 71923

The Terre Noir Ranch tract (Listing #4416) is located approximately 5 miles southeast of Alpine with one-half-mile of Graysonia Road frontage. Property has been cleared and has ± 154 acres converted into pasture ready for a livestock ranch. Lots of potential uses including home-site and hunting!

For more information call
(870) 246-5757
or visit our website at
www.kingwoodforestry.com



www.kingwoodforestry.com


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

Kingwood Forestry Services, Inc.

Listing #4416

Terre Noir Ranch Tract



±154 acres Fenced Pastureland - Ready for livestock!



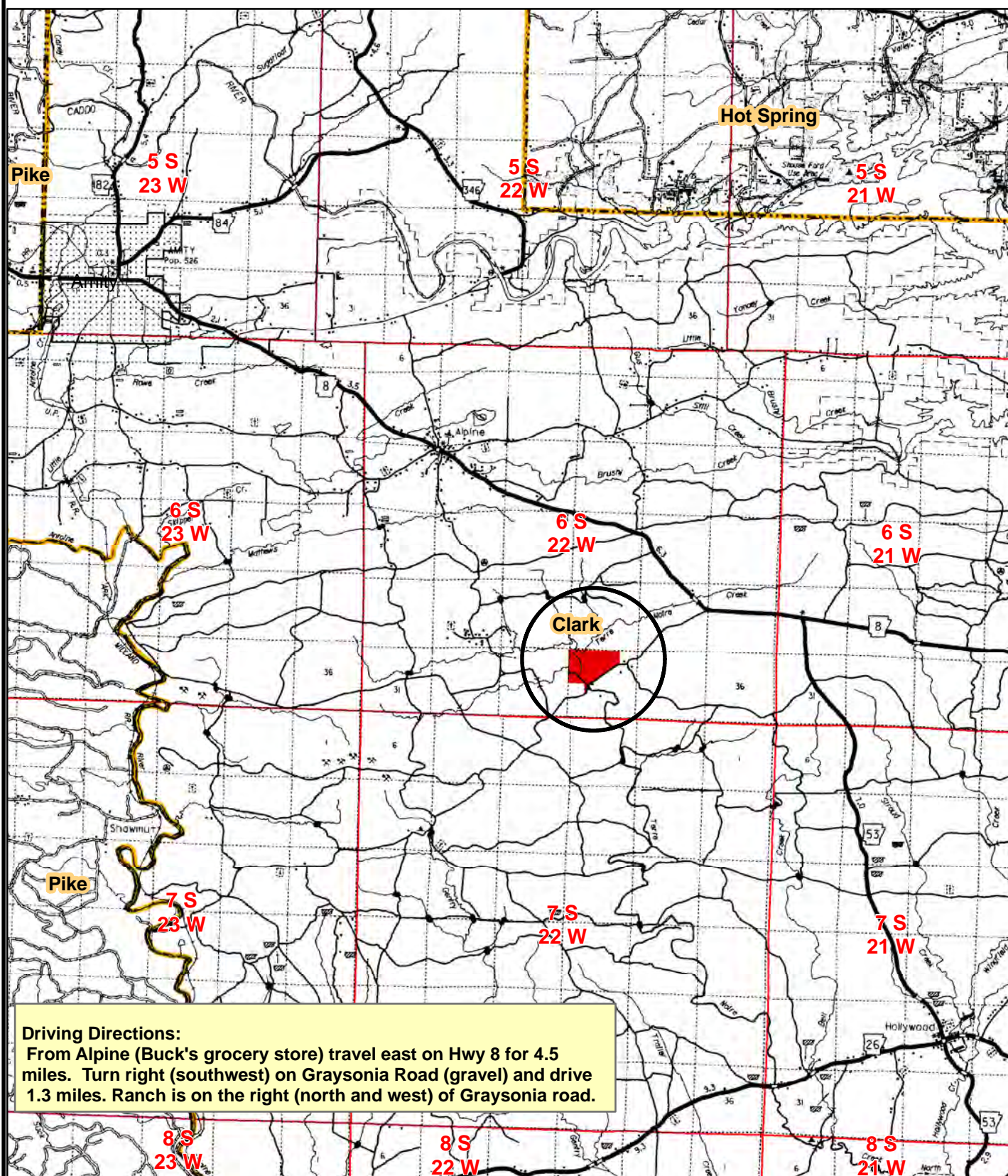
Ponds and year-round creek



Potential Home or Cabin Site

www.kingwoodforestry.com

NOTICE OF LAND SALE
"Terre Noir Ranch Tract" - Listing #4416
Pt. Sec. 34, T6S, R22W, Clark County, Arkansas
Containing 200.06 acres, more or less



Driving Directions:

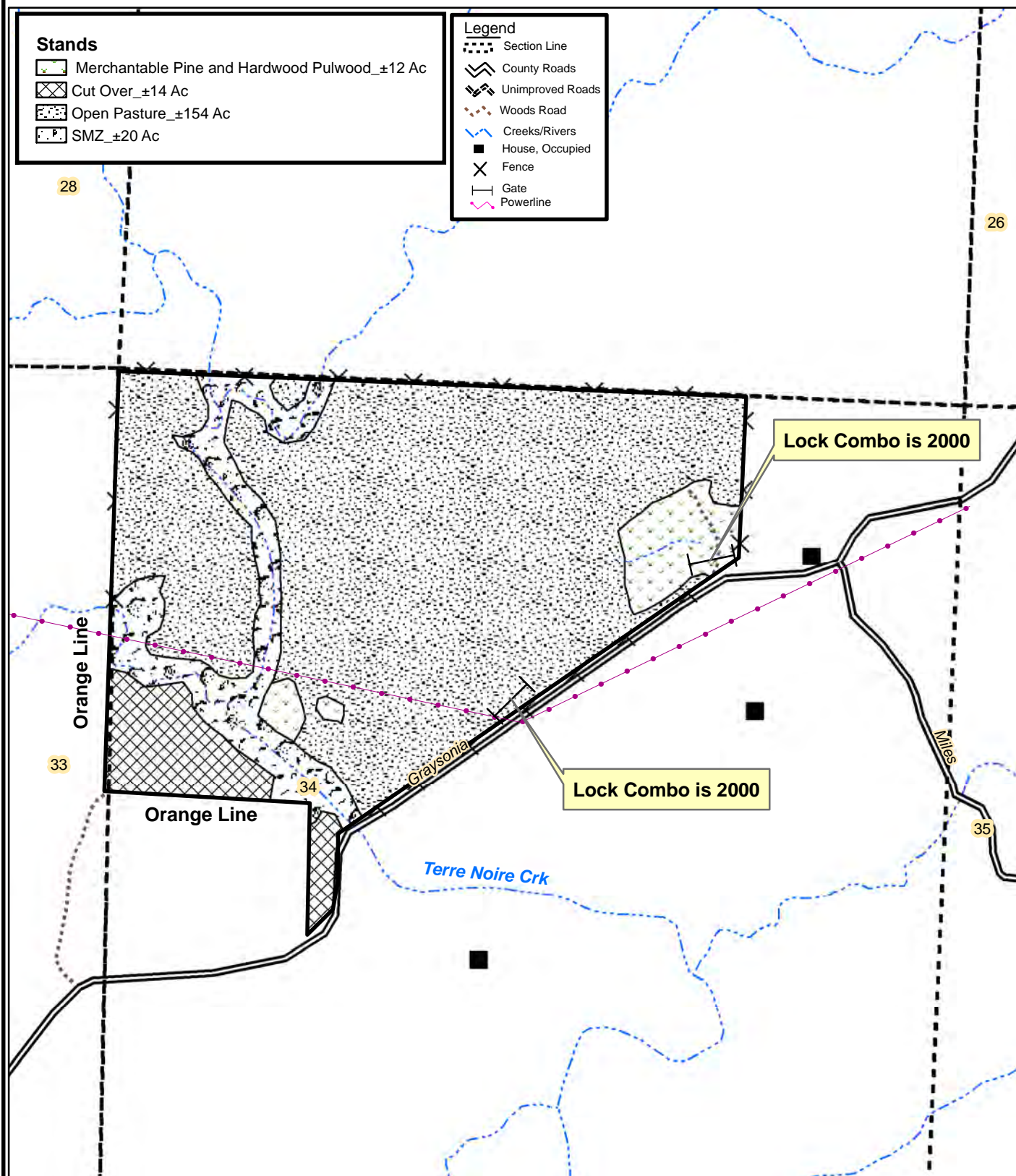
From Alpine (Buck's grocery store) travel east on Hwy 8 for 4.5 miles. Turn right (southwest) on Graysonia Road (gravel) and drive 1.3 miles. Ranch is on the right (north and west) of Graysonia road.

0 0.5 1 2
Miles



Created: December, 2013
Drawn By: BSE

NOTICE OF LAND SALE
 "Terre Noir Ranch Tract" - Listing #4416
 Pt. Sec. 34, T6S, R22W, Clark County, Arkansas
 Containing 200.06 acres, more or less

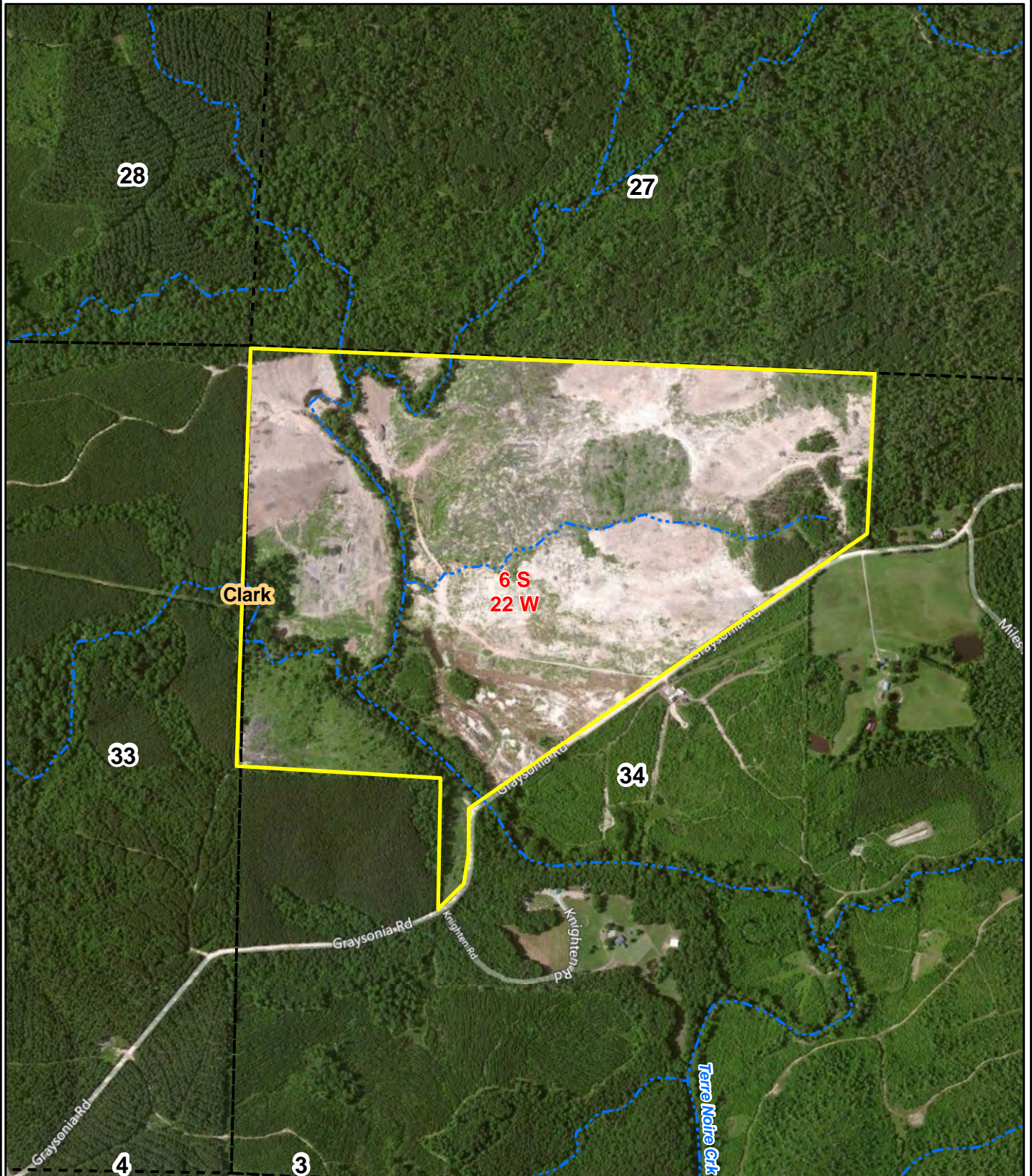


0 0.125 0.25
 Miles



Created: December, 2013
 By: BSE

NOTICE OF LAND SALE
"Terre Noir Ranch Tract" - Listing #4416
Pt. Sec. 34, T6S, R22W, Clark County, Arkansas
Containing 200.06 acres, more or less



0 0.125 0.25
Miles



Created: December, 2013
Flown: 2011
Drawn By: BSE

NOTICE OF LAND SALE

Terre Noir Ranch Tract (Listing #4416)

Clark County, Arkansas

Method of Sale: The property is offered for sale for \$440,000.00. Mailed offers should be addressed to Kingwood Forestry Services, Inc., P.O. Box 65, Arkadelphia, AR 71923 with "**Terre Noir Ranch Tract 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 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.

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 a minimum of five (5) business days for Seller to consider. 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. 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. Seller will convey, without warranty, fifty percent (50%) of any mineral rights that he owns.
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 of Kingwood Forestry Services at 870-246-5757 or emailed to arkadelphia@kingwoodforestry.com.

OFFER FORM

Terre Noir Ranch Tract Listing #4416

— 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. **Terre Noir Ranch Tract Land Sale Notice**. The tract is offered for sale at \$440,000.00. I submit the following as an offer for the purchase of the following tract described as:

Terre Noir Ranch Tract (Listing #4416) Pt. NW $\frac{1}{4}$ of NE $\frac{1}{4}$ north of road, pt. SW $\frac{1}{4}$ of NE $\frac{1}{4}$ north of road, NE $\frac{1}{4}$ of NW $\frac{1}{4}$, pt. SE $\frac{1}{4}$ of NW $\frac{1}{4}$ north of road, pt. NE $\frac{1}{4}$ of SW $\frac{1}{4}$ north of road; Section 34, Township 6 South, Range 22 West; containing a total of 200.06 acres, more or less; Clark County, Arkansas (see attached maps).

My offer will remain valid for five (5) business days from today's date. If my offer is accepted, I am ready, willing, able, and obligated to execute a 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.

DATE OF OFFER: _____

TRACT NAME: TERRE NOIR RANCH TRACT (Listing #4416)

TOTAL # OF ACRES IN TRACT: \pm 200.06 Acres

AMOUNT OF OFFER: \$ _____

Name: _____ Fax No: _____
Printed

Name: _____ Phone No: _____
Signed

Company: _____

Address: _____
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