

# LAND FOR SALE



## River Powerline Tract Clark County, Arkansas

**±132.46 Acres  
Listing #4402**

**\$139,000.00**



Offered by  
**Kingwood Forestry Services, Inc.**  
**(870) 246-5757**  
**[www.kingwoodforestry.com](http://www.kingwoodforestry.com)**





# River Powerline Tract

±132.46 Acres

\$139,000.00

Listing #4402

- Over  $\frac{3}{4}$  mile frontage on Little Missouri River
- Hardwood bottomland
- Excellent hunting and fishing



**LEGAL DESCRIPTION:** Pt. of FRL SW  $\frac{1}{4}$  of Section 18, Township 11 South, Range 19 West; Pt. of FRL E $\frac{1}{2}$  of Section 13, Township 11 South, Range 20 West, containing a total of 132.46 acres, more or less, Clark County, Arkansas (**River Powerline Tract** – see attached maps).

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.



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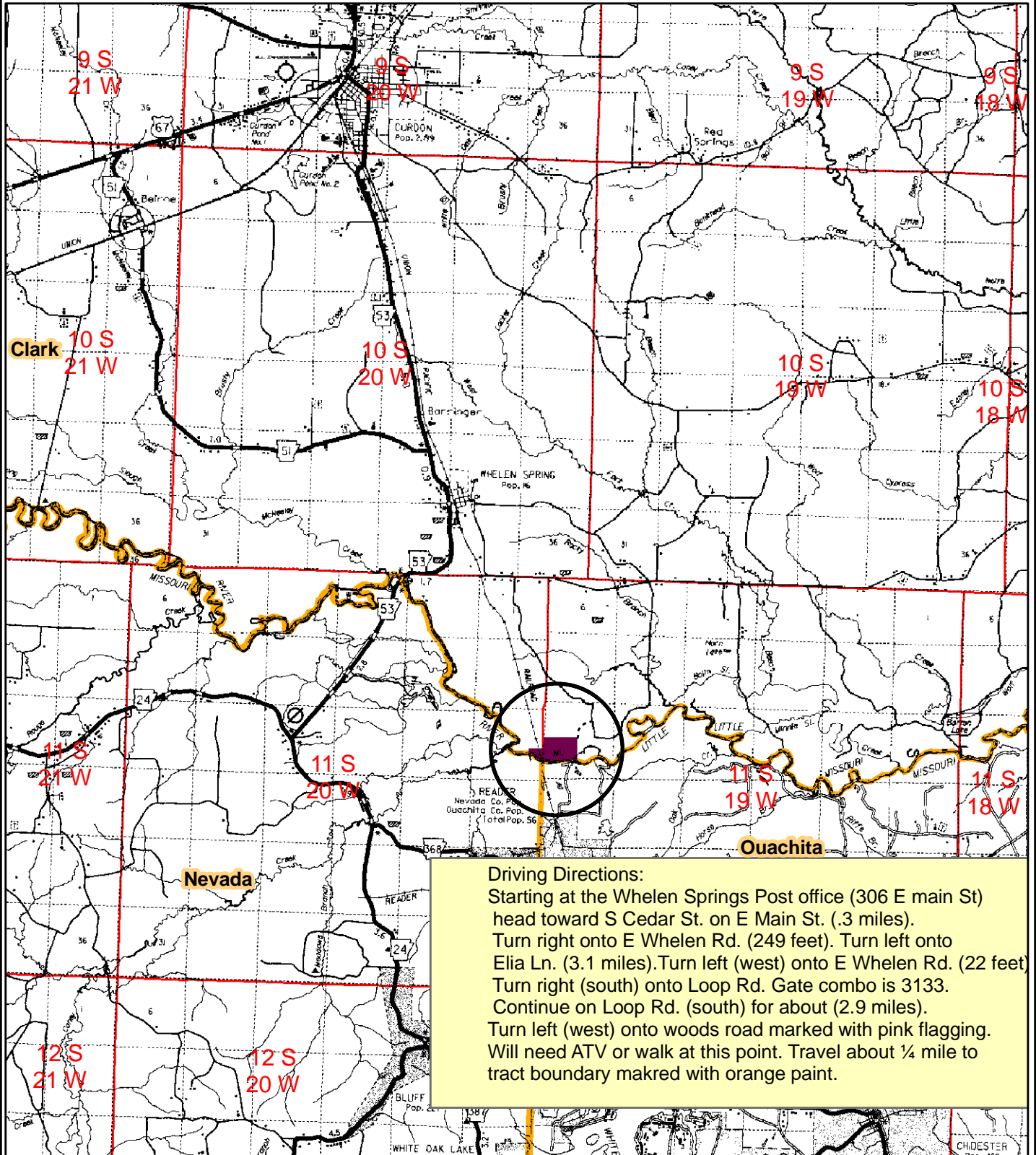
**NOTICE OF LAND SALE**  
**River Powerline Tract**  
**± 132.46 Acres (Listing #4402 )**

**Method of Sale:** The tract is offered for sale at \$139,000.00. Mailed offers should be addressed to Kingwood Forestry Services, Inc., P.O. Box 65, Arkadelphia, AR 71923 with "**River Powerline 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. No verbal telephone offers will be accepted.

**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 business days. 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 buyer and seller 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 days of offer acceptance.
3. Only offers for a specific dollar amount will be accepted. The parcel is being sold in its entirety, for single sum and not on a per acre basis. Advertised acreage is believed to be correct, but is not guaranteed. Offer price is for the entire tract regardless of acreage.
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 or its agents.
5. Seller will pay pro-rated 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. Property is being sold on an "As Is" basis without representations or warranties of any kind or nature.
8. If prospective buyers or their agents wish to inspect the property, such property inspections shall be conducted 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.
9. 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.
10. 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.
11. 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  
 "River Powerline Tract" - Listing #4402  
 Pt. of FRL SW¼ of Section 18, T11S, R19W  
 South Pt. of FRL NE¼ of SE¼, Section 13, T11S, R20W, Clark County, Arkansas  
 Containing 132.46 acres, more or less



**Driving Directions:**

Starting at the Whelen Springs Post office (306 E main St) head toward S Cedar St. on E Main St. (.3 miles). Turn right onto E Whelen Rd. (249 feet). Turn left onto Elia Ln. (3.1 miles). Turn left (west) onto E Whelen Rd. (22 feet). Turn right (south) onto Loop Rd. Gate combo is 3133. Continue on Loop Rd. (south) for about (2.9 miles). Turn left (west) onto woods road marked with pink flagging. Will need ATV or walk at this point. Travel about ¼ mile to tract boundary marked with orange paint.

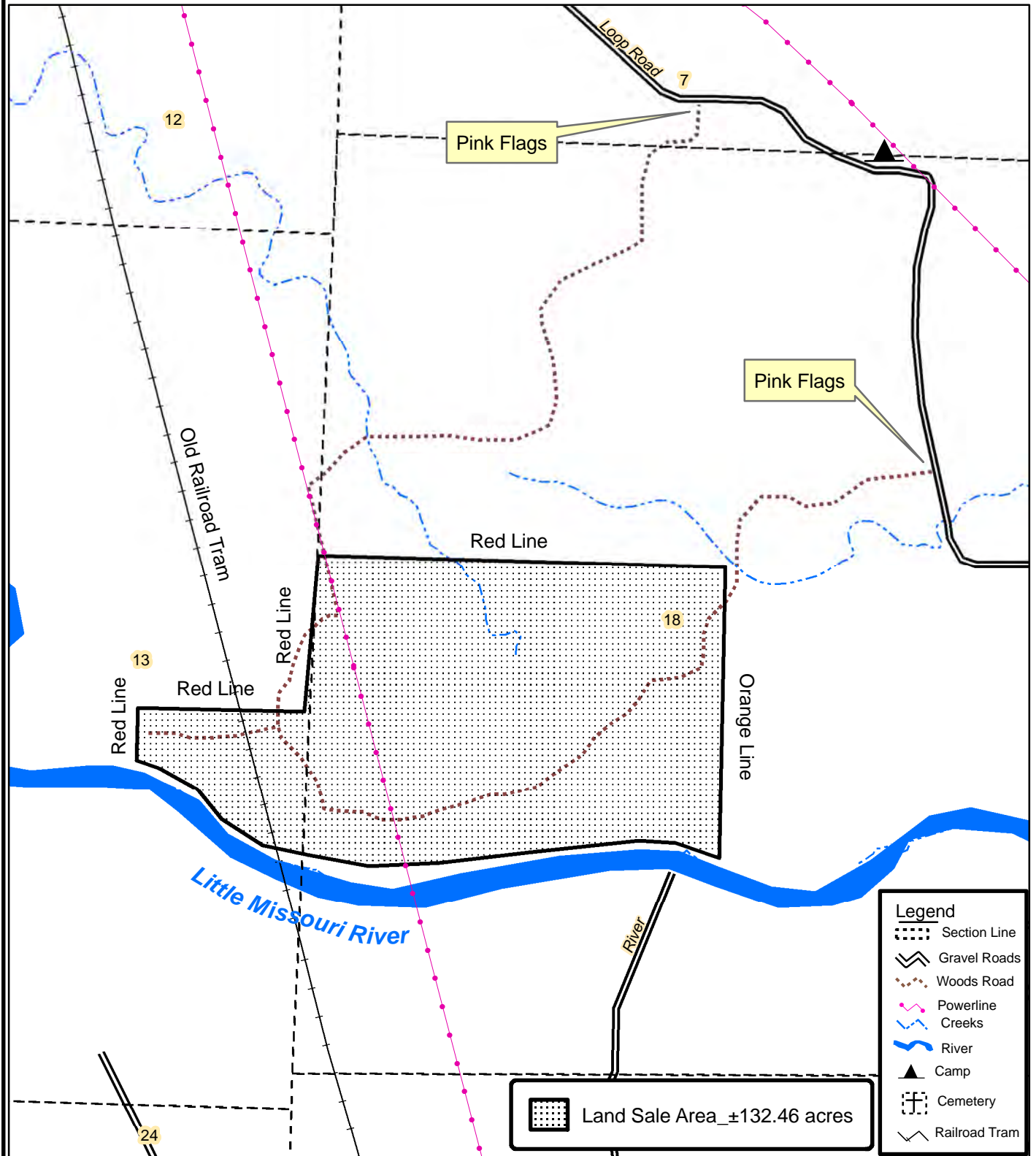
0 0.5 1 2  
 Miles



Created: January, 2014  
 Location  
 Drawn By: BSE



NOTICE OF LAND SALE  
 "River Powerline Tract" - Listing #4402  
 Pt. of FRL SW¼ of Section 18, T11S, R19W  
 South Pt. of FRL NE¼ of SE¼, Section 13, T11S, R20W, Clark County, Arkansas  
 Containing 132.46 acres, more or less



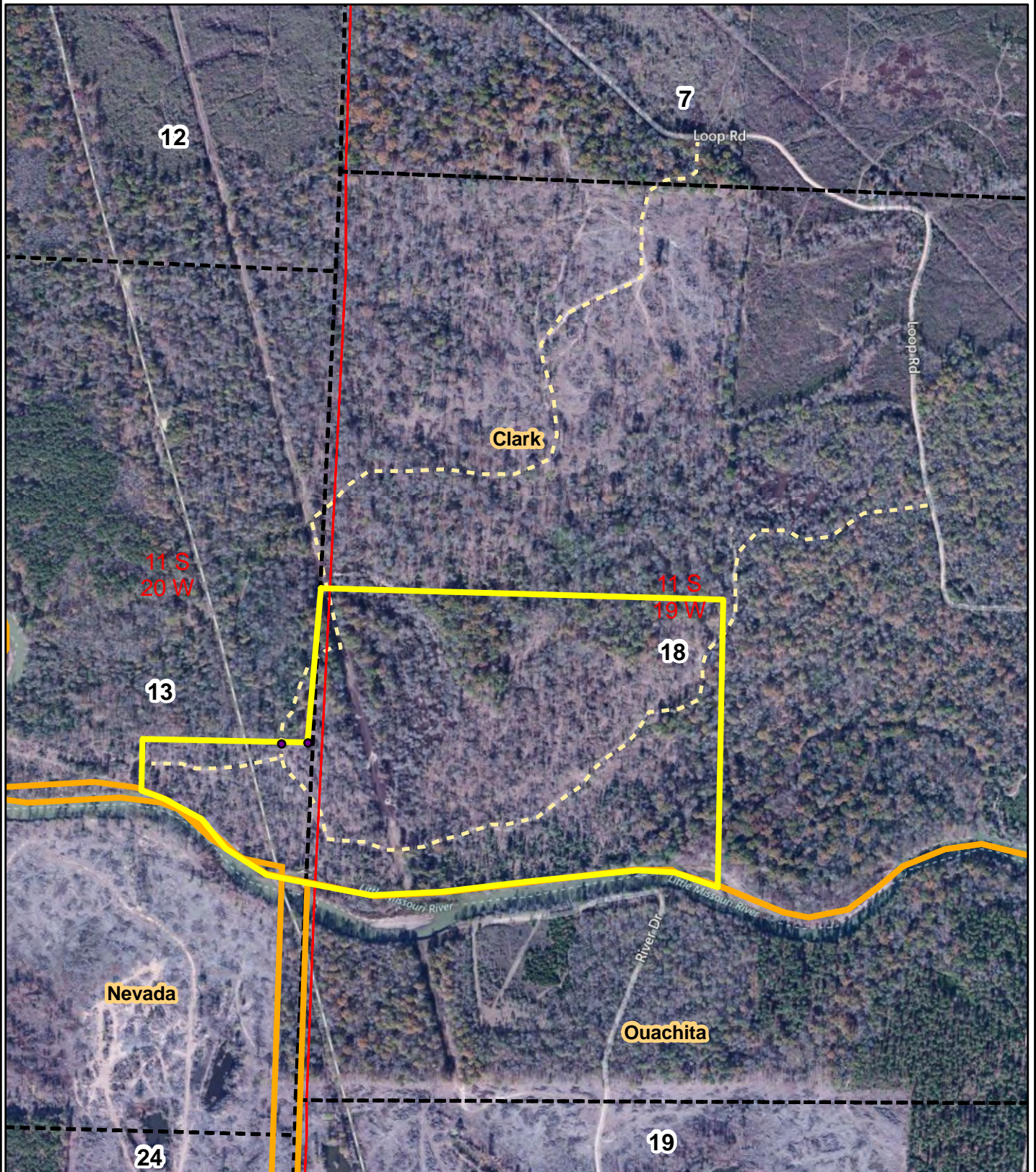
0 0.125 0.25  
 Miles



Created: March, 2013  
 By: JDT



NOTICE OF LAND SALE  
"River Powerline Tract" - Listing #4402  
Pt. of FRL SW $\frac{1}{4}$  of Section 18, T11S, R19W  
South Pt. of FRL NE $\frac{1}{4}$  of SE $\frac{1}{4}$ , Section 13, T11S, R20W, Clark County, Arkansas  
Containing 132.46 acres, more or less



0 0.125 0.25  
Miles



Created: March, 2013  
Flown: 2011  
Drawn By: AGF



NOTICE OF LAND SALE  
Pt. of FRL SW 1/4 of Section 18, T11S, R19W  
Pt. of FRL E 1/2 of Section 13, T11S, R20W  
Clark County, Arkansas  
Containing 132.46 acres, more or less



0 0.125 0.25  
Miles



Created: March, 2013  
Drawn By: AGF

## LAND SALE

### RIVER POWERLINE TRACT (LISTING #4402)

#### 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 as described below and in corresponding sale notice; the tract is offered for sale at \$139,000.00.

My offer will remain valid for five 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 business days of owner's acceptance with earnest money in the 10% of purchase price. Closing is expected to be held within thirty (30) days of offer acceptance. Buyer acknowledges that Kingwood Forestry is the agent of the seller in this land sale.

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

Tract Name: **RIVER POWERLINE TRACT (#4402)**

Location of Tract: Pt. of FRL SW $\frac{1}{4}$  of Section 18, Township 11 South, Range 19 West; Pt. of FRL E $\frac{1}{2}$  of Section 13, Township 11 South, Range 20 West, containing a total of 132.46 acres, more or less, Clark County, Arkansas (**River Powerline Tract** – see attached maps).

Total Acres in Tract: 132.46 acres, more or less

Amount of Offer: \_\_\_\_\_

Name: \_\_\_\_\_  
Printed

Fax: \_\_\_\_\_

Name: \_\_\_\_\_  
Signed

Phone: \_\_\_\_\_

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

E-mail: \_\_\_\_\_

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