

# HIGHWAY 57 TRACT

## LAND FOR SALE Ouachita County

- $\pm$  20 acres
- Near White Oak Lake and Poison Springs WMA
- 2000 Pine Plantation & Hardwoods
- Paved Road Frontage

## \$37,800.00

See this and other listings at  
[www.kingwoodforestry.com](http://www.kingwoodforestry.com)

### KINGWOOD FORESTRY SERVICES, INC.

P.O. Box 65  
No. 4 Executive Circle  
Arkadelphia, AR 71923

Phone: 870-246-5757  
Fax: 870-246-3341



The Highway 57 Tract is described as W $\frac{1}{2}$  of NW $\frac{1}{4}$  of SE $\frac{1}{4}$ , Section 16, Township 13 South, Range 19 West, containing 20 acres, more or less, Ouachita County, Arkansas (see attached maps).

The tract is located approximately eight (8) miles south of Chidester, Arkansas and within six (6) miles of public boat ramps on White Oak Lake. The tract is located near the 20,000-acre Poison Springs Wildlife Management Area (WMA) which offers excellent public hunting opportunities for deer, turkey and small game.

Access is Highway 57 frontage at the southeast corner of the tract. The terrain is rolling and soils consist of fine sandy loams with a site index for loblolly pine averaging eighty-seven (87) feet at a base of fifty (50) years. Electricity available at highway.

The tract contains a 9.3-acre pine plantation that was planted in February, 2000 with second generation seedlings. It was chemically treated to control herbaceous competition in March of 2000, resulting in a well-stocked, industry-grade plantation that is ready for a first thinning. The remaining acreage contains a hardwood bottom along a branch of Lewis Bayou.

Based on owner's timber volume estimates, the pine plantation includes approximately 126 tons of chip-n-saw and 358 tons of pulpwood. The creek bottom includes 78 tons of hardwood sawtimber and 150 tons of hardwood pulpwood.

- Hardwood Bottom
- Hunting Opportunities
- Development Potential
- Great Investment



**NOTICE OF LAND SALE  
HIGHWAY 57 TRACT (#4438)  
OUACHITA COUNTY, ARKANSAS**

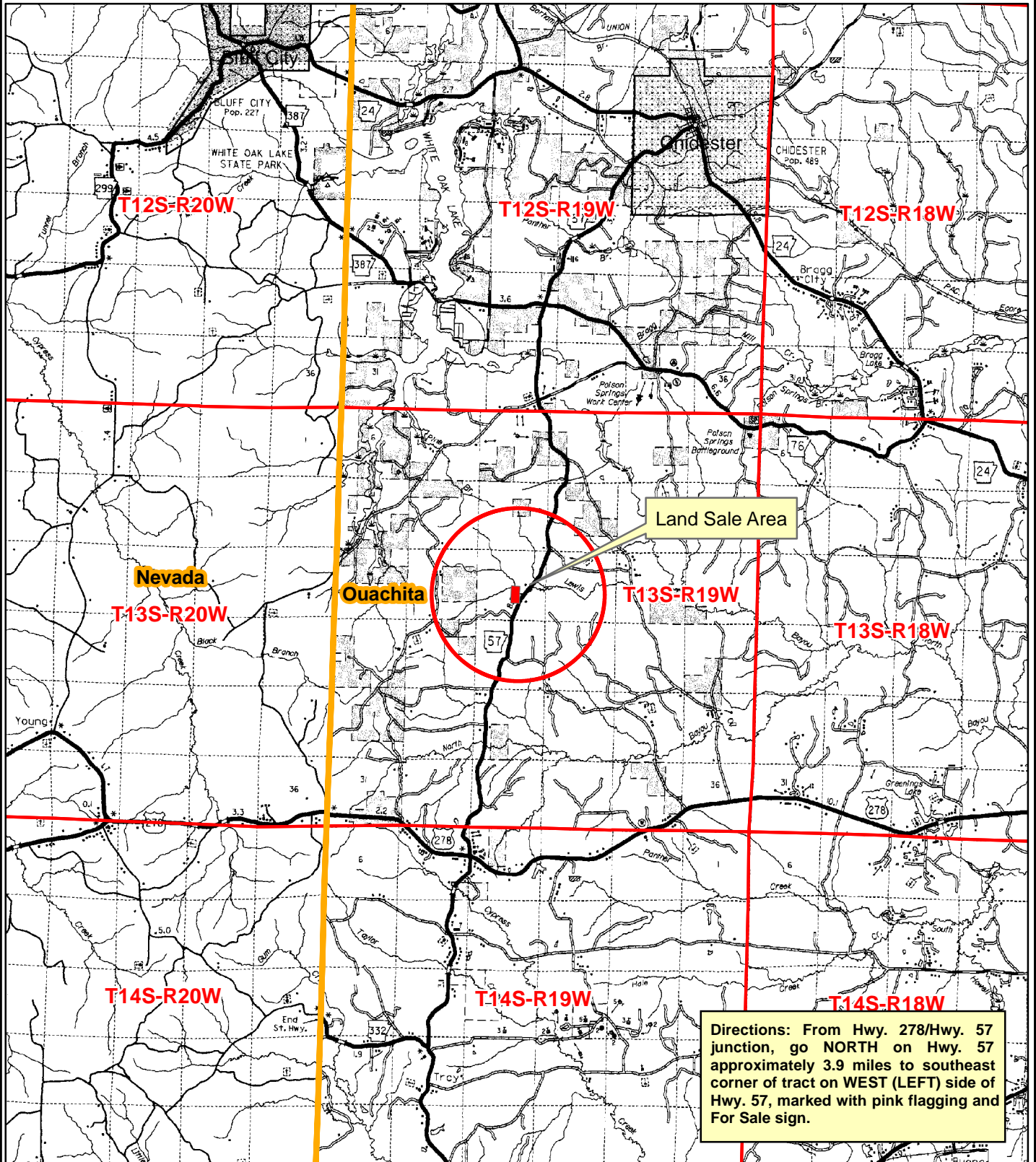
**Method of Sale:** The tract is offered for sale for **\$37,800.00**. Mailed offers should be addressed to Kingwood Forestry Services, Inc., P.O. Box 65, Arkadelphia, AR 71923 with "**Hwy. 57 Tract**" clearly marked in the lower left corner of the envelope to protect security of the offer. An offer 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 Special 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 previously reserved.
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 broker Pete Prutzman of Kingwood Forestry Services at 870-246-5757.

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**NOTICE OF LAND SALE**  
**"Highway 57 Tract" - Listing #4438**  
**W½ of NW¼ of SE¼, Sec. 16, T13S, R19W, Ouachita County, Arkansas**  
**Containing 20 acres, more or less**



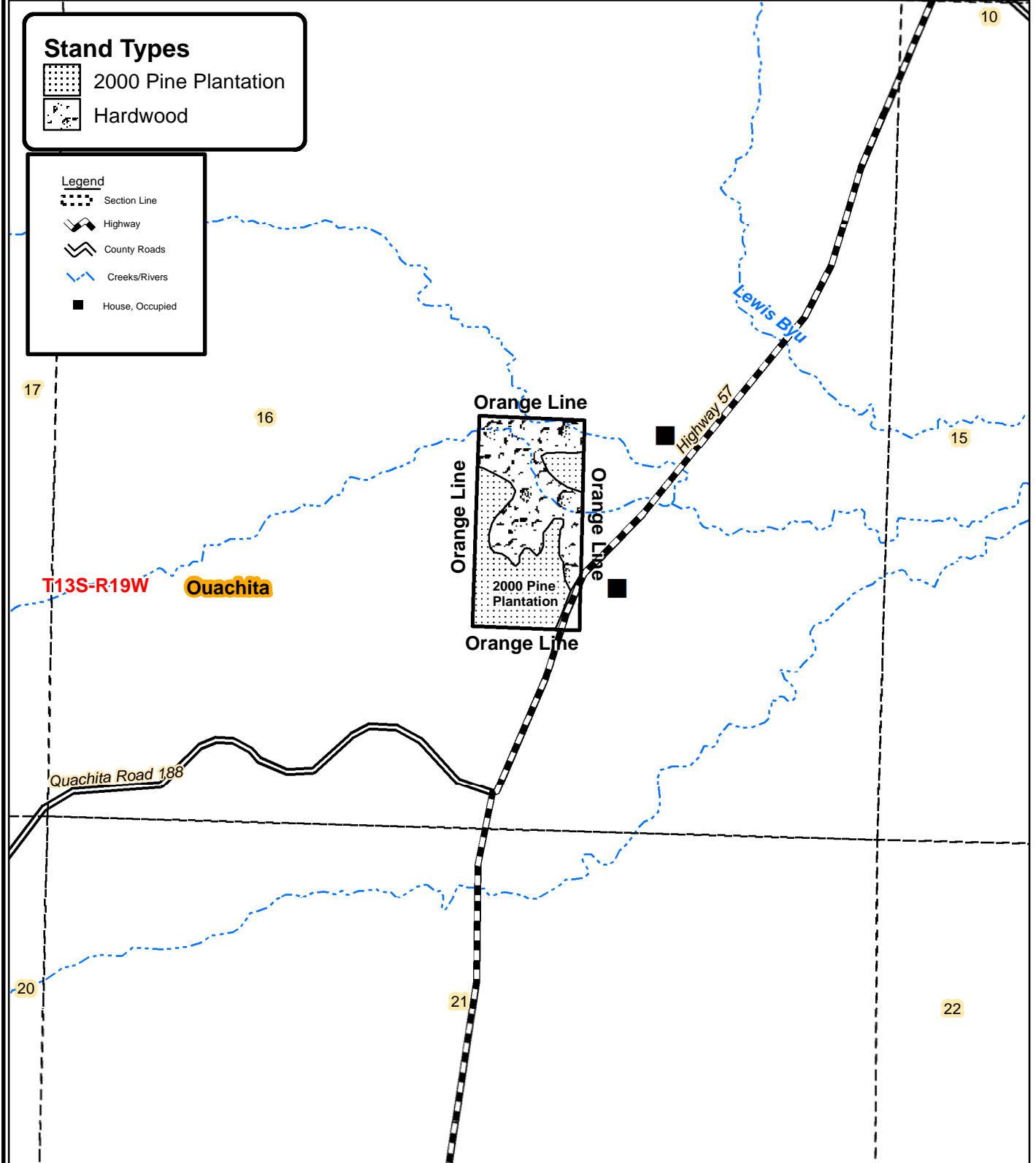
Directions: From Hwy. 278/Hwy. 57 junction, go NORTH on Hwy. 57 approximately 3.9 miles to southeast corner of tract on WEST (LEFT) side of Hwy. 57, marked with pink flagging and For Sale sign.

0 1 2 4  
Miles





**NOTICE OF LAND SALE**  
**"Highway 57 Tract" - Listing #4438**  
**W½ of NW¼ of SE¼ of Section 16, T13S, R19W, Ouachita County, Arkansas**  
**Containing 20 acres, more or less**



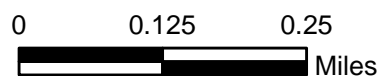
0 0.125 0.25  
 Miles



Created: June, 2014  
 By: JBK



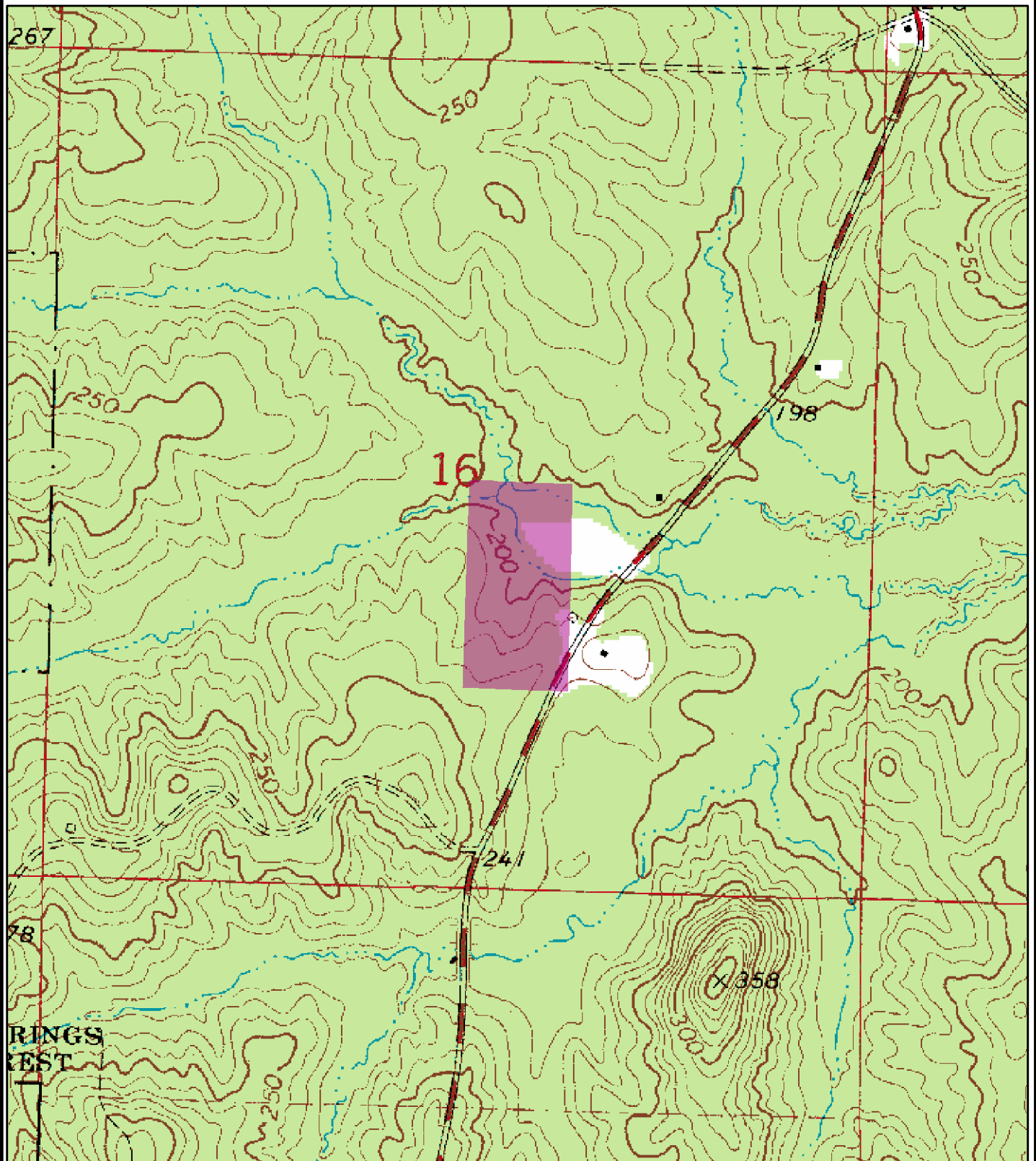
**W<sup>1</sup>/<sub>2</sub> of NW<sup>1</sup>/<sub>4</sub> of SE<sup>1</sup>/<sub>4</sub>, Sec. 16, T13S, R19W, Ouachita County, Arkansas**  
**Containing 20 acres, more or less**



Created: May, 2014  
Flown: 2011  
Drawn By: JDT



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**W½ of NW¼ of SE¼, Sec. 16, T13S, R19W, Ouachita County, Arkansas**  
**Containing 20 acres, more or less**



0 0.125 0.25  
Miles



Drawn By: JDT

## LAND SALE

### HIGHWAY 57 TRACT (LISTING #4438)

### 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 tract summarized below and further described as the W $\frac{1}{2}$  of NW $\frac{1}{4}$  of SE $\frac{1}{4}$ , Section 16, Township 13 South, Range 19 West, containing 20 acres, more or less, Ouachita County, Arkansas (see attached maps). The tract is offered for sale at \$37,800.00.

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 10% of purchase price. Closing date to occur within thirty (30) days of contract execution.

**Date of Offer:**

\_\_\_\_\_

**Tract Name:**

HIGHWAY 57 TRACT (#4438)

**Location of Tract:**

OUACHITA COUNTY, ARKANSAS

**Total Number of Acres in Tract:**

20 acres, more or less

**Amount of Offer**

\$\_\_\_\_\_

Name: \_\_\_\_\_ Printed Fax No: \_\_\_\_\_

Name: \_\_\_\_\_ Signed Phone No: \_\_\_\_\_

Company: \_\_\_\_\_

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

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

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