

# LAND FOR SALE

## Terre Noir Boat Ditch Tract

- **±80 Acres Clark County, AR**
- **Merchantable Hardwood**
- **Excellent Hunting**

**\$44,000.00**

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



The Terre Noir Boat Ditch tract (Listing #4437) is offered for sale at \$44,000.00 and described as the NE¼ of SW¼ east of ditch; S½ of SE¼ east of ditch and the NW¼ of SE¼ east of the ditch, all within Section 18, Township 9 South, Range 19 West, containing 80 acres, more or less, Clark County, Arkansas.

Native timber consisting of approximately 37 tons of hardwood sawtimber and 2,200 tons hardwood pulpwood based on owner's 2011 inventory. Excellent deer and duck hunting. Access through adjoining property via woods roads/trails. Soils consists of Marietta fine sandy loam and Urbo silty clay loam; site index averages 95 feet for Cherybark oak.

**±80 Acres**



**KINGWOOD FORESTRY  
SERVICES, INC.**

**PHONE: (870) 246-5757  
FAX: (870) 246-3341**

**4 EXECUTIVE CIRCLE  
P.O. BOX 65**

**Please visit our website  
[www.kingwoodforestry.com](http://www.kingwoodforestry.com)  
to view maps and photographs of this  
tract and all of our active listings**



**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**  
**TERRE NOIR BOAT DITCH TRACT (LISTING # 4437)**  
**CLARK COUNTY, ARKANSAS**

**Method of Sale:** The tract is offered for sale for **\$44,000.00**. Mailed offers should be addressed to Kingwood Forestry Services, Inc., P.O. Box 65, Arkadelphia, AR 71923 with "**Terre Noir Boat Ditch 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.

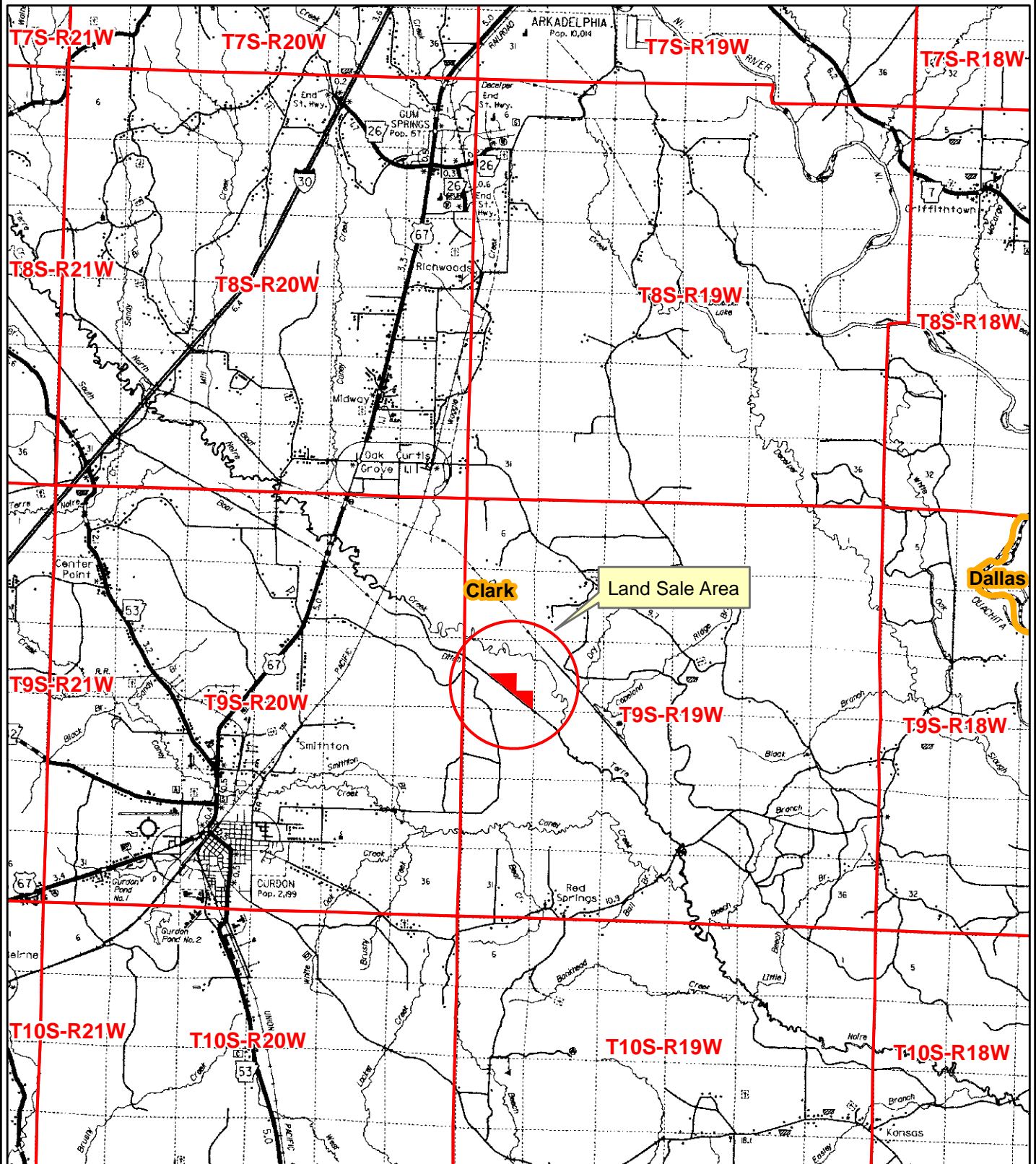
**Conditions of Sale:**

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 five percent (5%) 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 (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. 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.

[www.kingwoodforestry.com](http://www.kingwoodforestry.com)



**NOTICE OF LAND SALE**  
**"Terre Noir Boat Ditch Tract" - Listing #4437**  
**Pt. Sec. 18, T9S, R19W, Clark County, Arkansas**  
**Containing 80 acres, more or less**

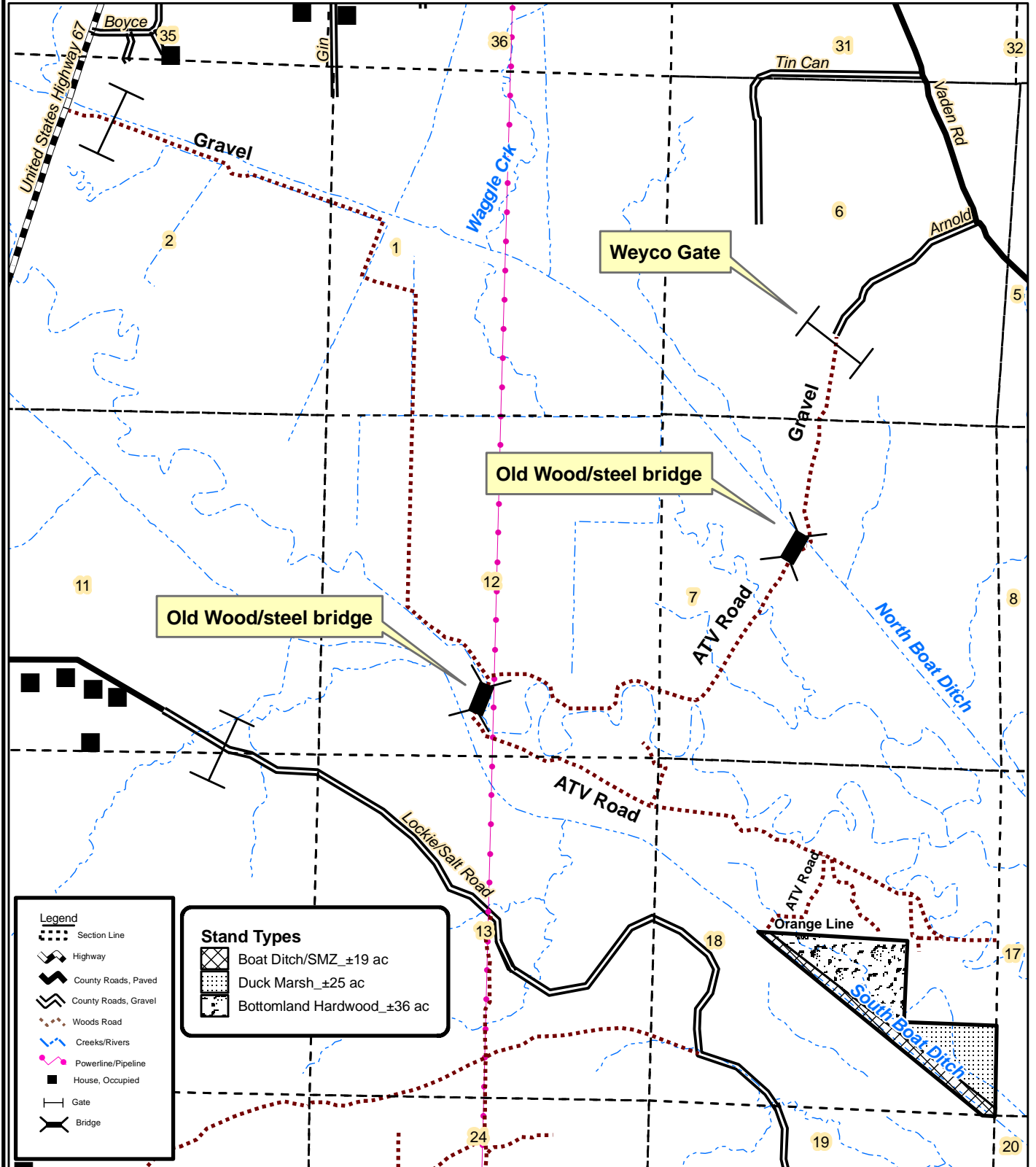


0 0.5 1 2 3 4  
Miles



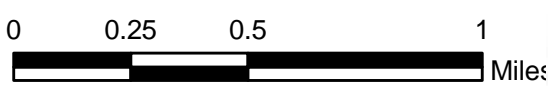
Created: July, 2014  
Drawn By: JBK

**NOTICE OF LAND SALE**  
**"Terre Noir Boat Ditch Tract" - Listing #4437**  
**Pt. Sec. 18, T9S, R19W, Clark County, Arkansas**  
**Containing 80 acres, more or less**



- Legend**
- Section Line
  - Highway
  - County Roads, Paved
  - County Roads, Gravel
  - Woods Road
  - Creeks/Rivers
  - Powerline/Pipeline
  - House, Occupied
  - Gate
  - Bridge

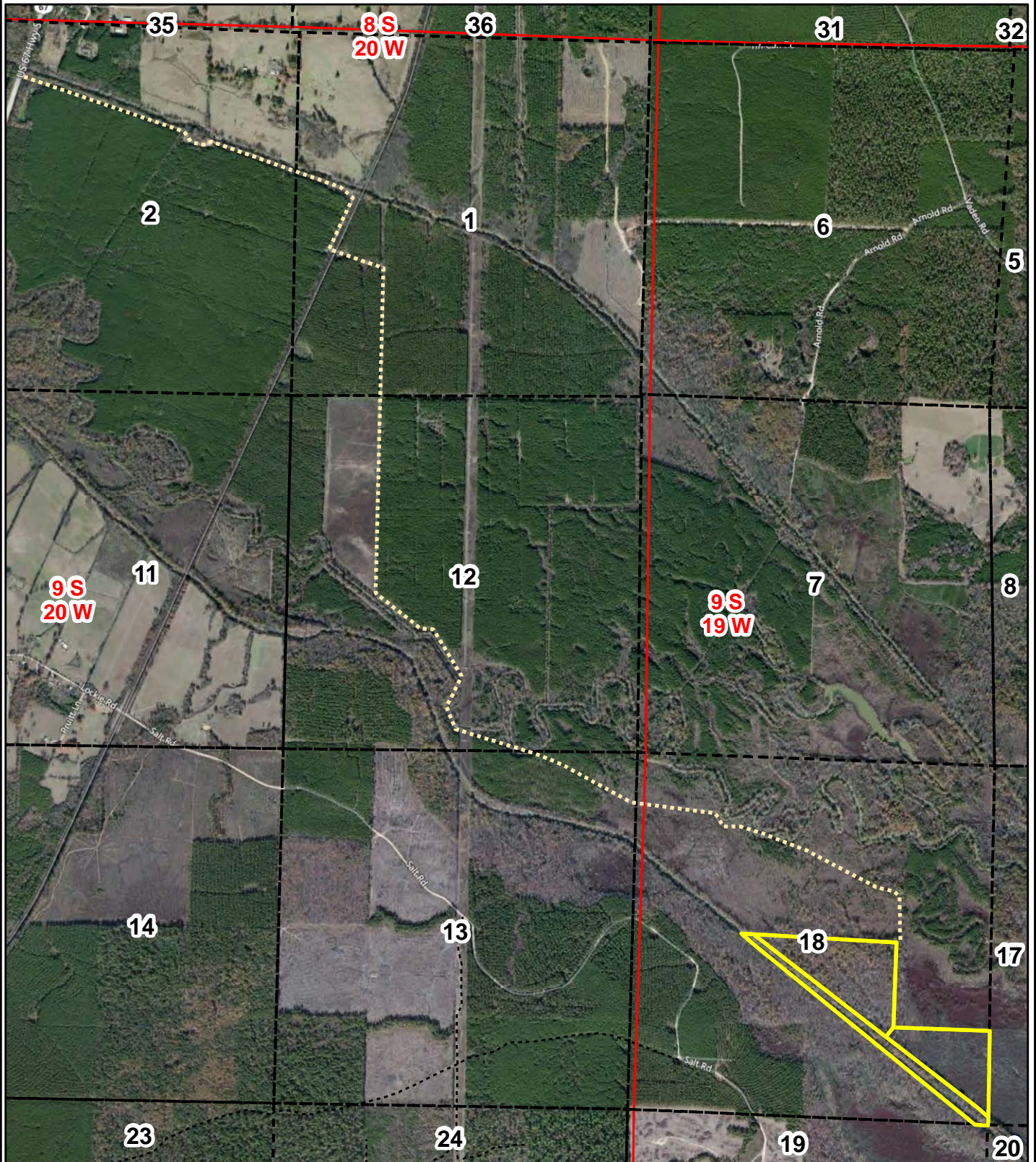
- Stand Types**
- Boat Ditch/SMZ ±19 ac
  - Duck Marsh ±25 ac
  - Bottomland Hardwood ±36 ac



Created: June, 2014  
 By: JDT



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**Pt. Sec. 18, T9S, R19W, Clark County, Arkansas**  
**Containing 80 acres, more or less**



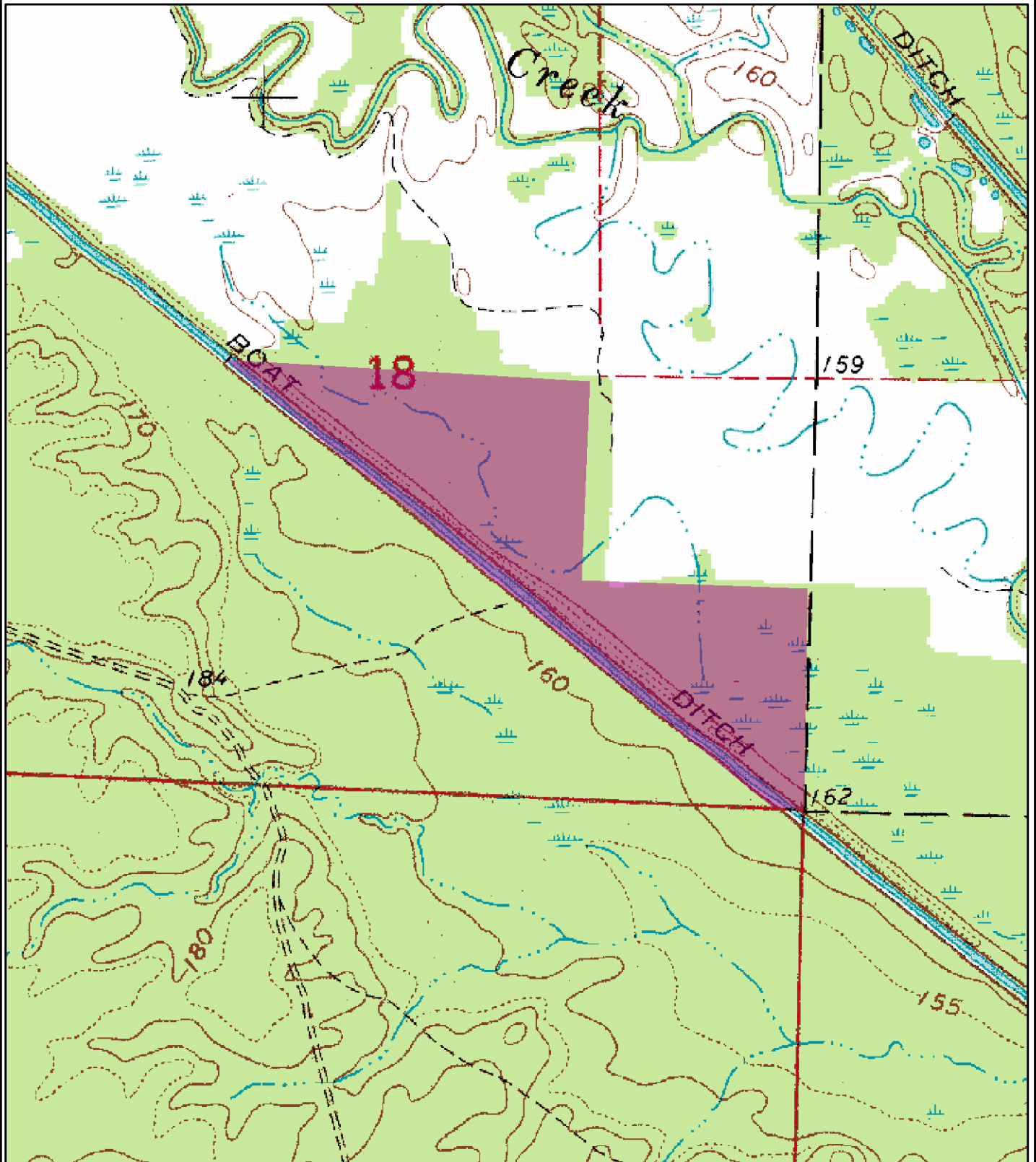
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Miles



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



**NOTICE OF LAND SALE**  
**"Terre Noir Boat Ditch Tract" - Listing #4437**  
**Pt. Sec. 18, T9S, R19W, Clark County, Arkansas**  
**Containing 80 acres, more or less**



0 0.125 0.25  
Miles



Created: May, 2014  
Drawn By: JDT

**LAND SALE**  
**TERRE NOIR BOAT DITCH TRACT (LISTING #4437)**  
**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 summarized below and further described as NE $\frac{1}{4}$  of SW $\frac{1}{4}$  east of ditch; S $\frac{1}{2}$  of SE $\frac{1}{4}$  east of ditch and the NW $\frac{1}{4}$  of SE $\frac{1}{4}$  east of the ditch, all within Section 18, Township 9 South, Range 19 West, containing 80 acres, more or less, Clark County, Arkansas. The tract is offered for sale at \$44,000.00.

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 five percent (5%) of purchase price. Closing date to occur within thirty (30) days of contract execution.

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

**Tract Name:** TERRE NOIR BOAT DITCH TRACT (#4437)

**Location of Tract:** CLARK COUNTY, ARKANSAS

**Total Number of Acres in Tract:** 80 acres, more or less

**Amount of Offer** \$ \_\_\_\_\_

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

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

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.\*