

# LAND FOR SALE

± 226 Acres

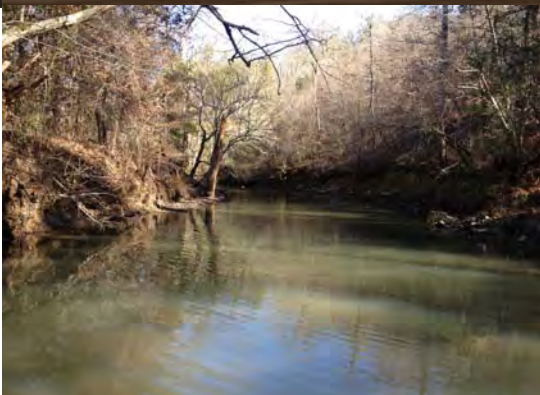
\$339,000.00

Listing #4260

- Gravel Road Frontage
- Merchantable Pine and Hardwood
- Pine Plantations
- Matthews Creek Frontage



## Matthews Creek West Tract Clark County, Arkansas



### LEGAL DESCRIPTION:

That part of NE $\frac{1}{4}$  of NE $\frac{1}{4}$ , lying South of gravel road, Section 27; That part of N $\frac{1}{2}$  of NW $\frac{1}{4}$ , lying east and south of gravel road, Section 26; That part of SE $\frac{1}{4}$  of SE $\frac{1}{4}$ , lying east of gravel road and south of Matthews Creek, Section 22; That part of S $\frac{1}{2}$  of SW  $\frac{1}{4}$  and that part of N $\frac{1}{2}$  of SW $\frac{1}{4}$ , and that part of W $\frac{1}{2}$  of SE $\frac{1}{4}$ , all lying south and east of Matthews Creek, Section 23; all in Township 6 South, Range 23 West, containing in aggregate 226 acres, more or less, Clark County, Arkansas. (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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**Merchantable Timber:** Kingwood Forestry Services conducted 10 basal area factor prism inventory of merchantable timber (one point / 2 acres) with cruise lines running north and south (2 chains x 10 chains). Based on the inventory conducted by Kingwood Forestry in June, 2013, tree counts and volumes are estimated as follows:

**Inventory of 184 acres of merchantable timber;**

	Trees	Board Ft/Cords	Tons
Pine Sawtimber	4,349	213,700	2,829
White Oak Sawtimber	100	7,300	77
Pine Pulpwood	14,705	946	2,528
Hardwood Pulpwood	3,062	210	630

*Due to variations associated with sampling, utilization standards, and scaling practices, tree count and timber volumes cannot be guaranteed. Volume tables in tons are included in this bid notice.*

- Gravel Road Frontage - ½ mile on Skipper Creek Road, plus Skyline Drive frontage
- Beautiful Vistas and Gently Rolling Terrain
- Hunter's Paradise - Good roads and ATV trails
- 5 Miles Southeast of Amity - 22 miles West of Arkadelphia
- Pine Plantations: ±22 acres (2000), ±18 acres (2003) & ±19 acres (2007)

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

**NOTICE OF LAND SALE**  
**Matthews Creek West Tract**  
**Listing # 4260 - 226 Acres**

**Method of Sale:** The tract is offered for sale at \$339,000.00. Mailed offers should be addressed to Kingwood Forestry Services, Inc., P.O. Box 65, Arkadelphia, AR 71923 with "**Matthews Creek West 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.

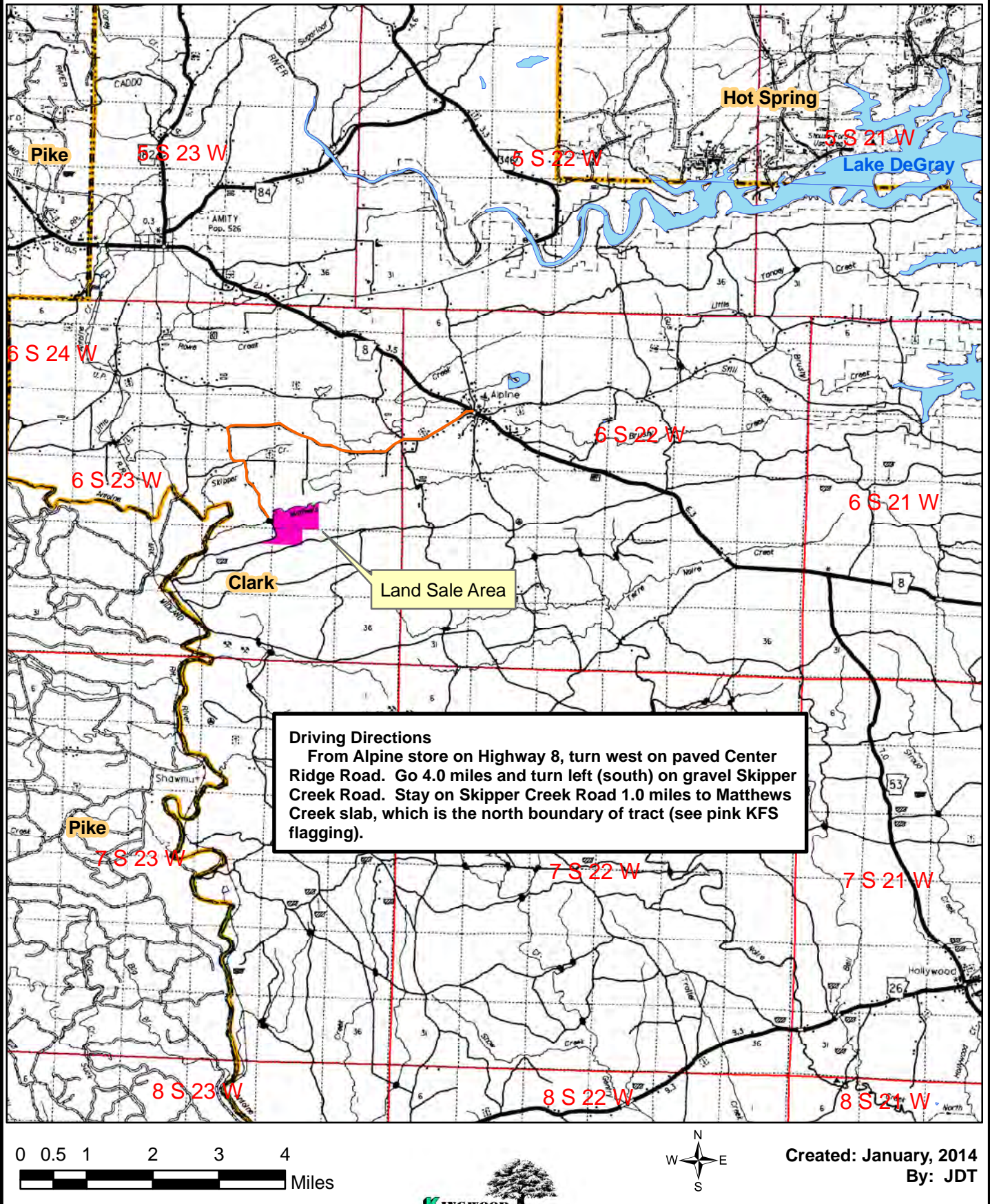
**Conditions of Sale:**

1. The landowner reserves the right to accept or reject any offer.
2. Offers submitted will remain valid for five business days. Upon acceptance of an offer a more 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 (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 single sum and not on a per acre basis. Advertised acreage is believed to be correct, but it is not guaranteed. Offer price is for entire tract regardless of acreage. Seller will not provide survey. The attached tract maps are 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. One-half (½) of mineral rights that are owned by the seller will be conveyed without warranty.
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 of deed stamps.
6. Local title company will conduct the closing with buyer and seller each paying one-half (½) of fees associated with closing services.
7. 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. Each prospective buyer should make their own timber volume determination.
8. Property inspections shall be done in daylight hours prior to the bid date stated in this notice. 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 inspection(s). 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.
9. Farm equipment, deer stands, feeders and any other man-made items do not convey unless stated otherwise.
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**  
**"Matthews Creek West Tract" - Listing #4260**  
**Pt. Sec. 22, 23, 26, 27, T6S, R23W, Clark County, Arkansas**  
**Containing 226 acres, more or less**





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**Containing 226 acres, more or less**

**Stands**

- Thinned Pine (Merch)\_±123 ac
- Native Timber (Merch)\_±39 ac
- ±2000 Plantation (Merch)\_±22 ac
- ±2003 Plantation (Pre-Merch)\_±18 ac
- ±2007 Plantation (Pre-Merch)\_±19 ac
- Pine & Hardwood Repro (Pre-Merch)\_±4 ac

**Legend**

- Section Line
- Gravel Road
- Woods Road
- Creeks
- Gate
- Corner Marker
- Fence
- Bridge

**Stand Type Symbols**

- P = Pine Sawtimber
- Pl = Pine Plantation
- Pu = Pine Pulpwood
- Pr = Pine Reproduction
- H = Hardwood Sawtimber
- Hu = Hardwood Pulpwood
- Hb = Hardwood Brush

Overscore  
Underscore

**Concrete Slab**

**Gate with 5-7-5-7 combo**

**Mathews Crk**

**Skipper Creek Rd.**

**Skyline Dr.**

**Orange**

**White**

**Yellow**

**23**

**26**

**27**

**2000 Pl**

**2007 Pl**

**2003 Pl**

**2007 Pl**

**P Pu Hu Hb**

**Pr Hb**

**Orange**

**Orange**

**White**

**Orange**

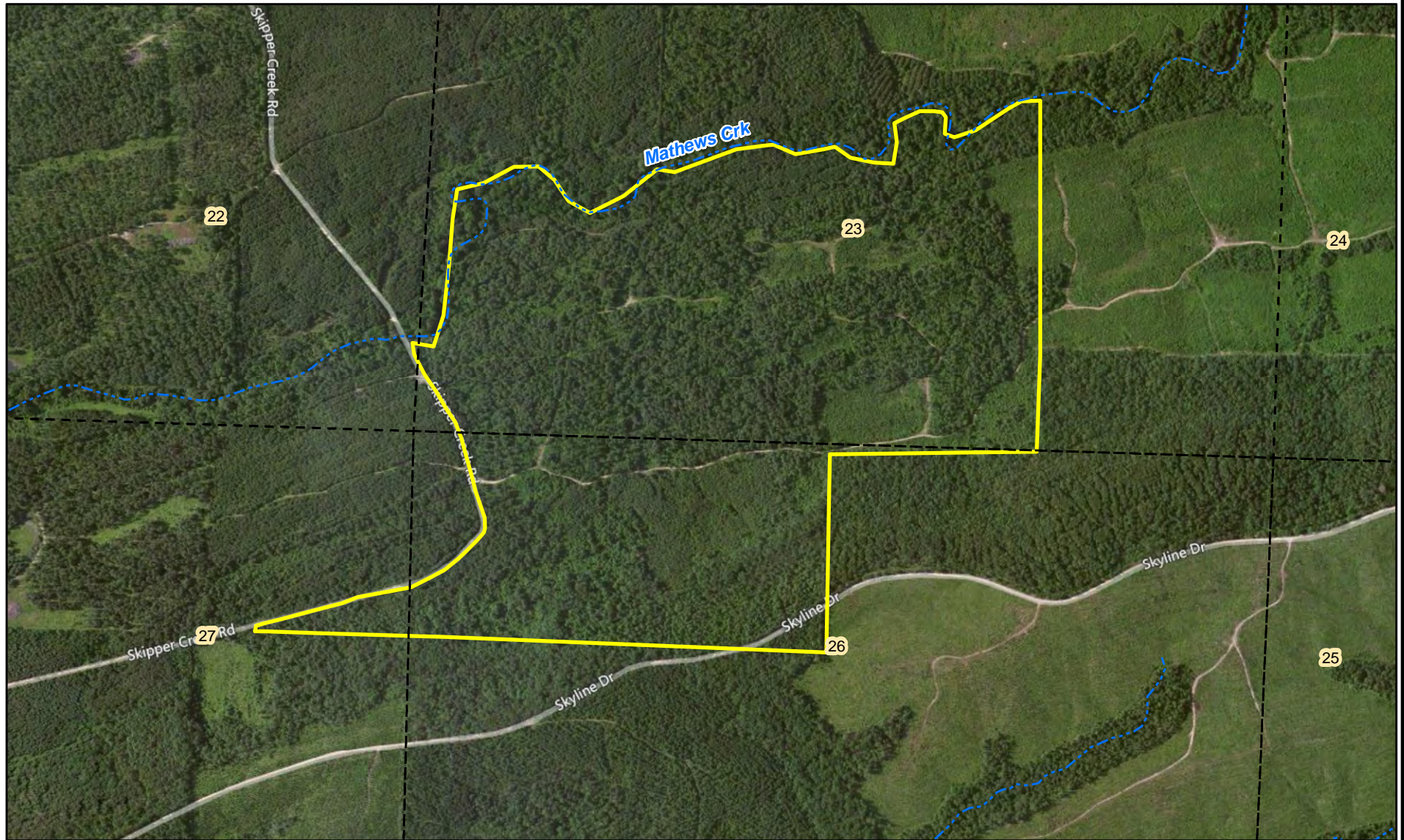
**0 0.125 0.25 Miles**

**N E S W**

**Created: January, 2014 By: JDT**



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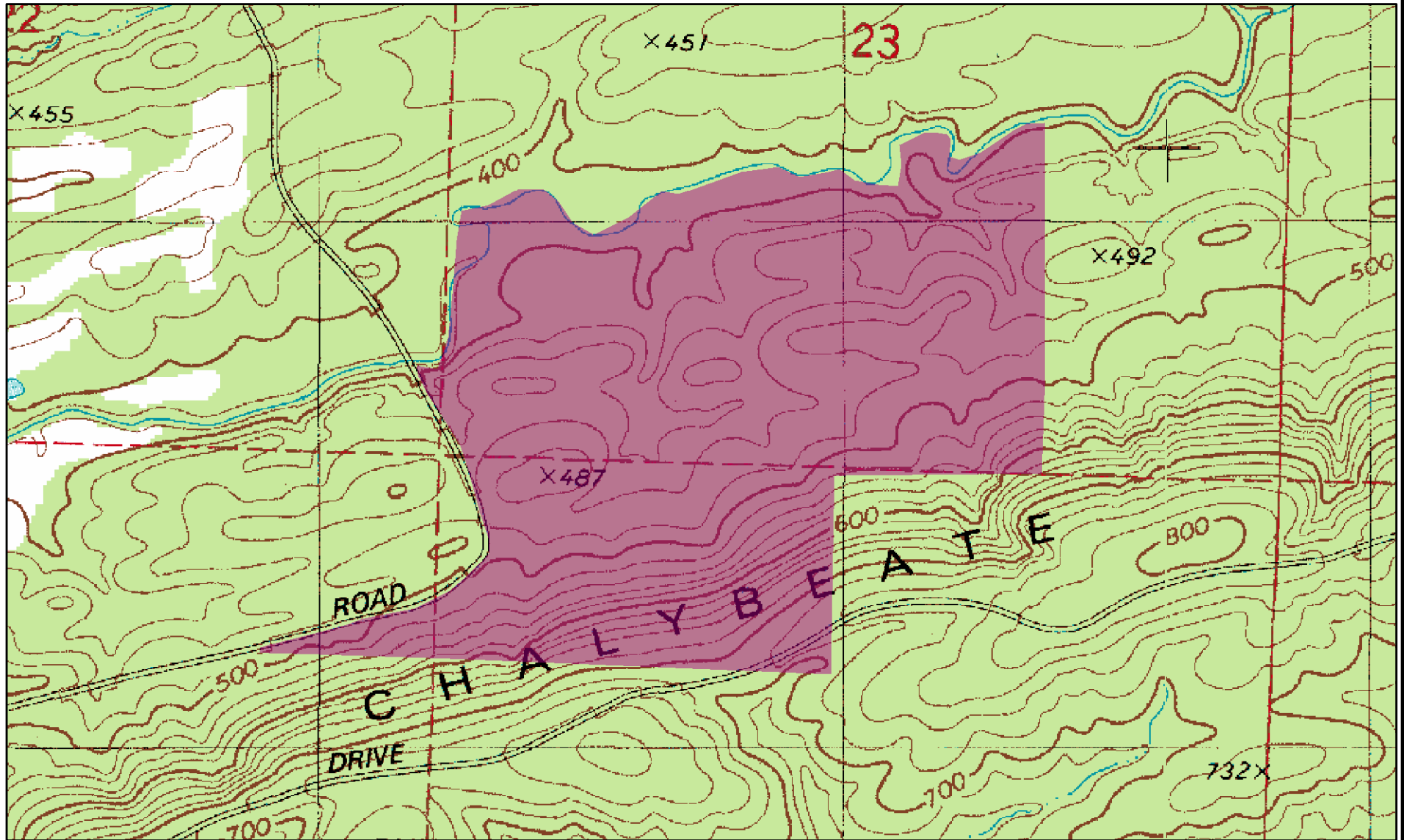
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Miles



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



NOTICE OF LAND SALE  
"Matthews Creek West Tract" - Listing #4260  
Pt. Sec. 22, 23, 26, 27, T6S, R23W, Clark County, Arkansas  
Containing 226 acres, more or less



0 0.125 0.25  
Miles



Created: January, 2014  
Drawn By: JDT

## NOTICE OF LANDSALE

Tract Name	Matthews Creek West (#4260)	Stand Number	1
Legal	Pt. Sec. 23, 24, 26, 27, T6S, R23W	Acres	184.0
County	Clark	State	AR
Cruised By	JDT, CC	Sample Method	10 BAF
Form Class	KFS PST Tons	Date Cruised	6/5/2013
		Percent Cruised	

Stand Data	
<u>Average Vol/Acre</u>	15.37
<u>Average Vol/Tree</u>	0.65
<u>Average Vol/Log</u>	0.26
<u>Avg DBH</u>	11.24

### Pine Sawtimber

Inches DBH	1 Logs		1.5 Logs		2 Logs		2.5 Logs		3 Logs		3.5 Logs		4 Logs		4.5 Logs+		Total	
	Trees	Tons	Trees	Tons	Trees	Tons	Trees	Tons	Trees	Tons	Trees	Tons	Trees	Tons	Trees	Tons	Trees	Tons
10	37	10	37	13	482	236	853	460	927	575							2,336	1,294
12	26	8	129	55	206	119	592	379	489	401	26	24					1,467	987
14	19	8			95	71	227	200	132	142	19	23					492	443
16					29	28	14	17	14	20	14	22					72	87
18							11	17									11	17
Totals	82	26	166	69	811	455	1,698	1,073	1,563	1,137	59	69					4,379	2,829

Stand Data	
<u>Average Vol/Acre</u>	0.42
<u>Average Vol/Tree</u>	0.77
<u>Average Vol/Log</u>	0.55
<u>Avg DBH</u>	14.87

### White Oak Sawtimber

Inches DBH	1 Logs		1.5 Logs		2 Logs		2.5 Logs		3 Logs		3.5 Logs		4 Logs		4.5 Logs+		Total	
	Trees	Tons	Trees	Tons	Trees	Tons	Trees	Tons	Trees	Tons	Trees	Tons	Trees	Tons	Trees	Tons	Trees	Tons
14	38	20			19	16											57	37
16			43	40													43	40
Totals	38	20	43	40	19	16											100	77



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Legal	Pt. Sec. 23, 24, 26, 27, T6S, R23W	Acres	184.0
County	Clark	State	AR
Cruised By	JDT, CC	Sample Method	10 BAF
		Date Cruised	6/5/2013

## Pine Pulpwood

RGO PTons-Logs

Stand Data	
<u>Average Vol/Acre</u>	13.7
<u>Average Vol/Tree</u>	0.17
<u>Average Vol/Log</u>	0.09
<u>Avg DBH</u>	6.61

DBH	Trees	Tons
6	10,298	1,317.6
8	4,344	1,194.0
10	37	6.8
12	26	9.5
Total	14,705	2,528.0

## Hardwood Pulpwood

RGO HTons-Logs

Stand Data	
<u>Average Vol/Acre</u>	3.4
<u>Average Vol/Tree</u>	0.21
<u>Average Vol/Log</u>	0.15
<u>Avg DBH</u>	8.24

DBH	Trees	Tons
6	1,030	128.1
8	1,159	221.7
10	482	123.2
12	283	107.8
14	95	42.6
16	14	7.1
Total	3,062	630.5

## OFFER FORM

### MATTHEWS CREEK WEST TRACT

LISTING # 4260

**-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 summarized below I have read, understand and agree to the Conditions of Sale section of this notice. 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 more formal 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 approximately thirty (30) days after contract execution.

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

**Tract Name:** MATTHEWS CREEK WEST TRACT

**Location of Tract:** Pt. Sections 22, 23, 26, 27, Township 6 South, Range 23 West, containing a total of 226 acres, more or less, Clark County, Arkansas (Matthews Creek West tract—see attached maps).

**Total Number of Acres in Tract:** Two Hundred Twenty-Six Acres (226) acres, more or less.

**List Price** **\$339,000.00**

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

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

Fax No: \_\_\_\_\_

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

Phone No: \_\_\_\_\_

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

Address: \_\_\_\_\_  
City State Zip

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

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

