

Land for Sale

Falcon 80 Tract



2008 Pine Plantation

Kingwood Forestry Services, Inc. has been authorized to manage the sale of the Falcon 80 tract in Nevada County, Arkansas. Land to be sold is described as the N $\frac{1}{2}$ of SE $\frac{1}{4}$, Section 26, Township 14 South, Range 22 West, containing 80 acres, more or less, Nevada County, AR. See attached location map for detailed driving directions.

This timberland consists of a well-stocked 2008 improved loblolly pine plantation. Planted pines average 12'-16' tall and two inches (2") dbh. Site preparation included herbicide spray. Property has gated, deeded right-of-way from Nevada County Road 7 via maintained woods road. Copy of right-of-way deed available upon request. Soils are fine sandy loams with site index for loblolly pine averaging 90 feet on 50-year base. The terrain is gently rolling and well drained.

Please visit www.kingwoodforestry.com for maps and photographs of this property and all of our other listings.

\$98,000.00



**KINGWOOD FORESTRY
SERVICES, INC.**

P.O. Box 65 / #4 Executive Circle
Arkadelphia, AR 71923

Phone: 870-246-5757

Fax: 870-246-3341

E-mail:

arkadelphia@kingwoodforestry.com



**Excellent Investment
Property**

*See this and other listings at
www.kingwoodforestry.com*



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
FALCON 80 TRACT (LISTING # 4420)
NEVADA COUNTY, ARKANSAS**

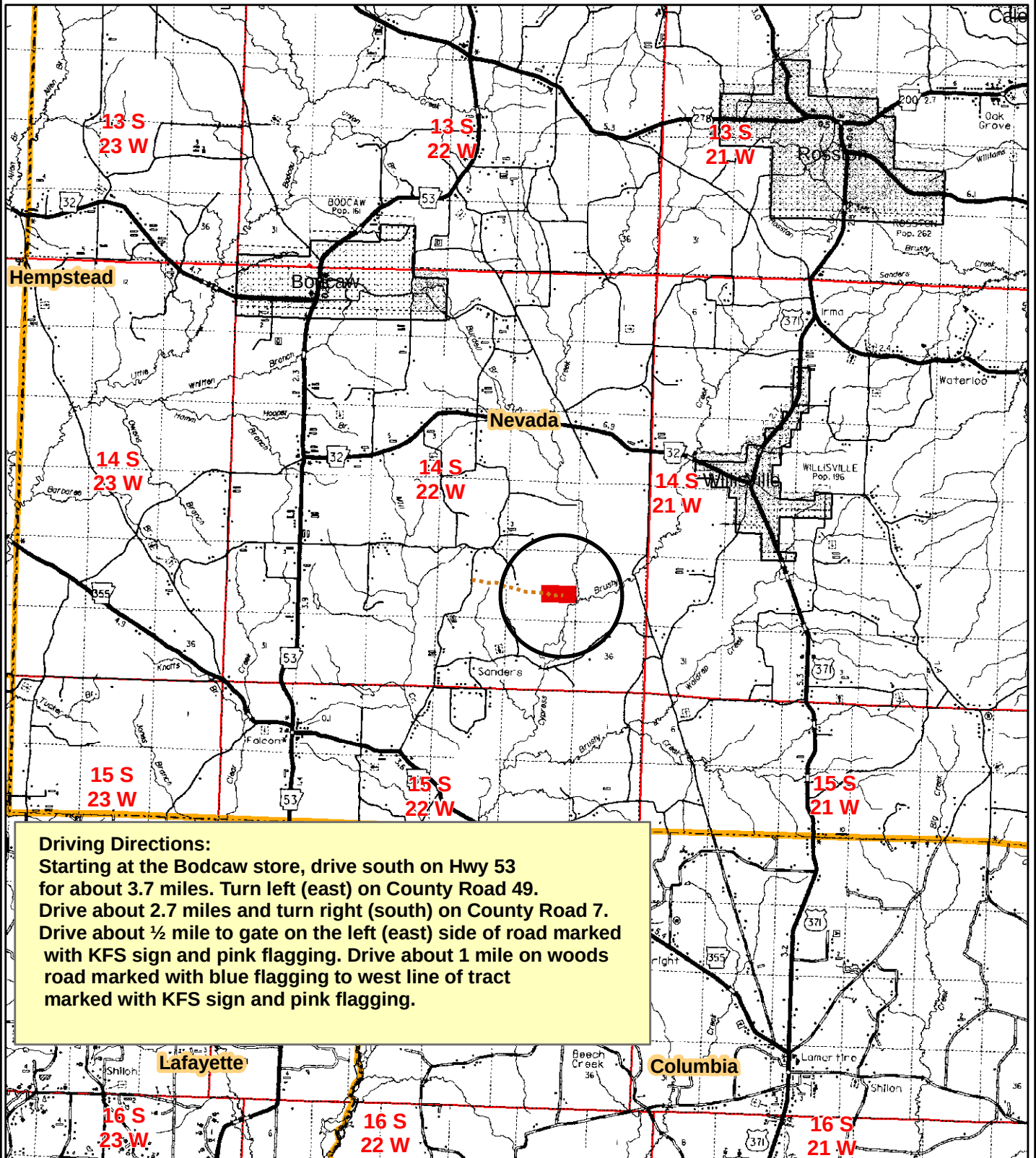
Method of Sale: The Falcon 80 tract is offered for sale for \$98,000.00. Mailed offers should be addressed to Kingwood Forestry Services, Inc., P.O. Box 65, Arkadelphia, AR 71923 with **“Falcon 80 Tract”** clearly marked in the lower left corner of the envelope to protect security of the offer. An offer 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. Successful buyer will be notified on or before that time by telephone, fax, or e-mail. Upon acceptance of an offer a Contract of Sale, with earnest money in the amount of 10% of purchase price, will be executed between the buyer 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 the entire tract, regardless of acreage. Seller will not provide a survey.
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. All mineral rights are previously reserved and will not convey.
5. Seller will pay pro-rated 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. Property is being sold on an “As Is” basis without representations or warranties of any kind or nature. No environmental inspection or representation has been or will be made by Seller or its agents.
7. Kingwood Forestry Services, Inc. is the real estate firm representing the Seller. All information in this notice is provided solely as a courtesy to prospective buyers, but is not guaranteed. Neither Seller nor its agents, nor Kingwood warrant the accuracy of any information contained in this notice. Prospective buyers should make their own timber volume determination. Prospective buyers assume the responsibility for verifying this information to their satisfaction. Kingwood makes no representation for the Buyer.
8. 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.
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. The Conditions of Sale stated herein are a general summary of those aspects more specifically described in the Real Estate Sales Contract. Should there be any variation in wording or conditions the Real Estate Sales Contract takes precedence.
11. Questions regarding the land sale should be directed to licensed broker Pete Prutzman of Kingwood Forestry Services at (870)246-5757.

www.kingwoodforestry.com

NOTICE OF LAND SALE
 "Falcon 80 Tract"
 N½ of SE¼, Sec. 26, T14S, R22W
 Nevada County, Arkansas

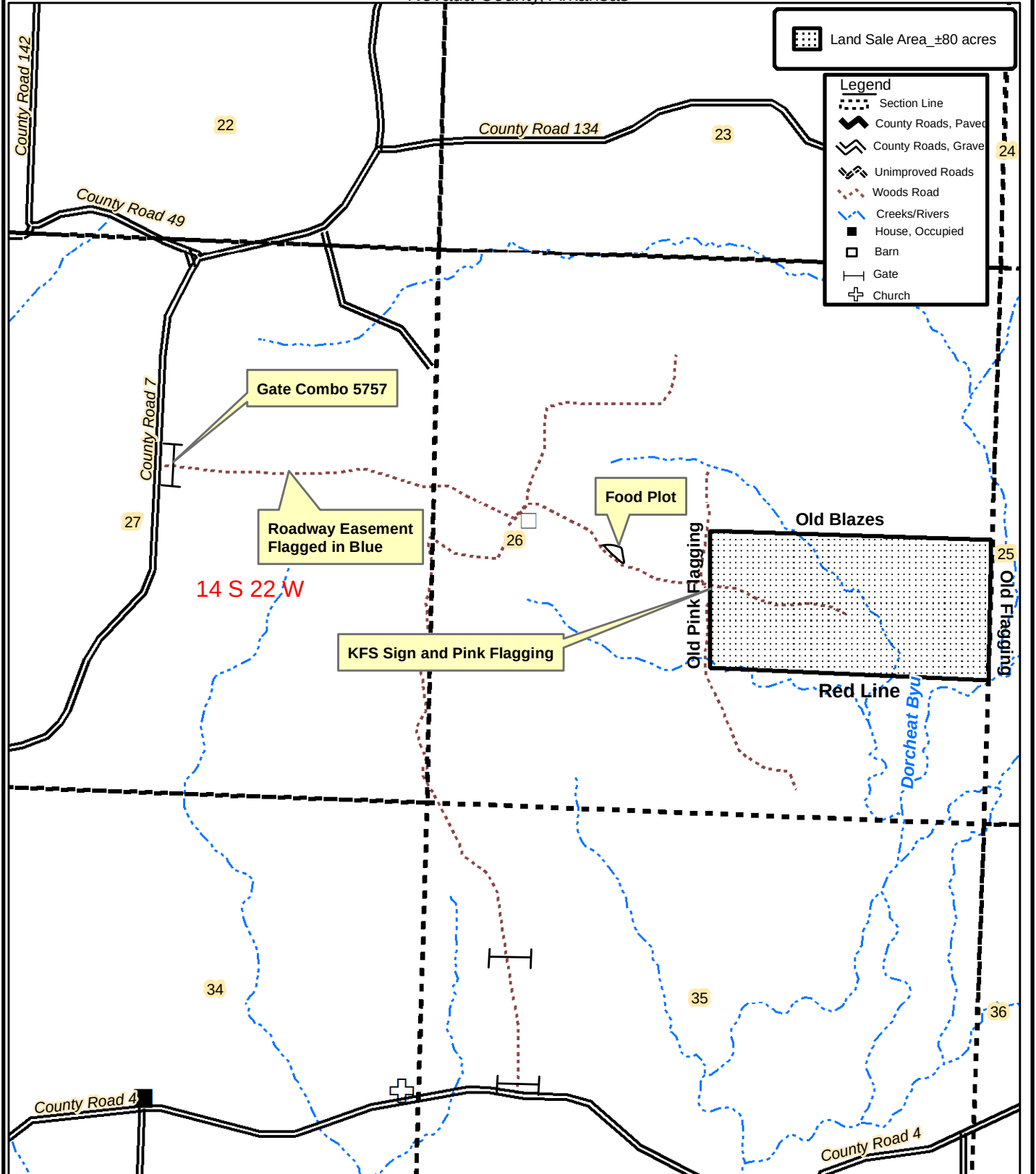


0 0.5 1 2
 Miles



Created: December, 2013
 Location
 Drawn By: BSE

NOTICE OF LAND SALE
"Falcon 80 Tract"
N½ of SE¼, Sec. 26, T14S, R22W
Nevada County, Arkansas

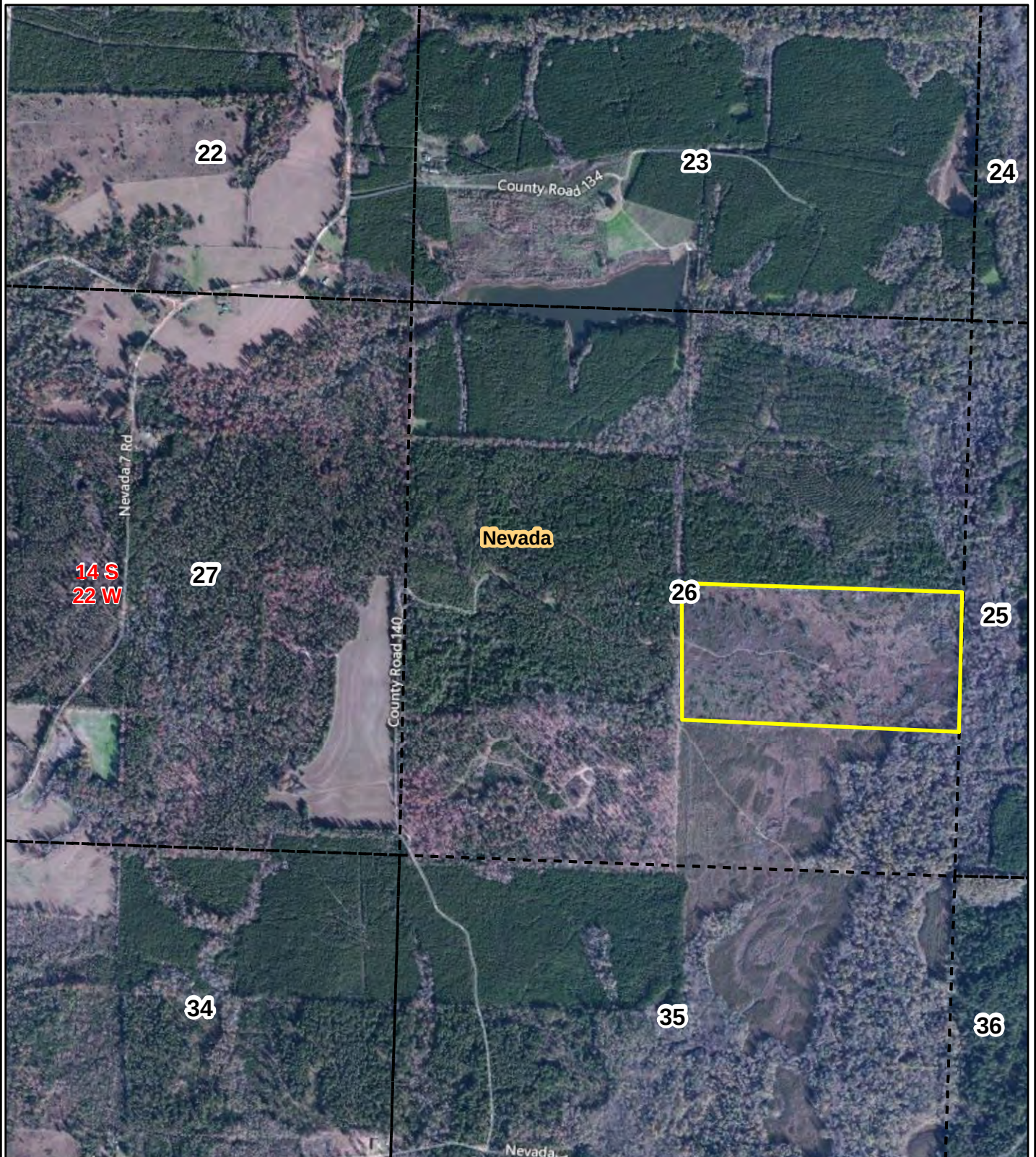


0 0.125 0.25 0.5
Miles



Created: January 2014
Location
By: BSE

NOTICE OF LAND SALE
"Falcon 80 Tract"
N½ of SE¼, Sec. 26, T14S, R22W
Nevada County, Arkansas

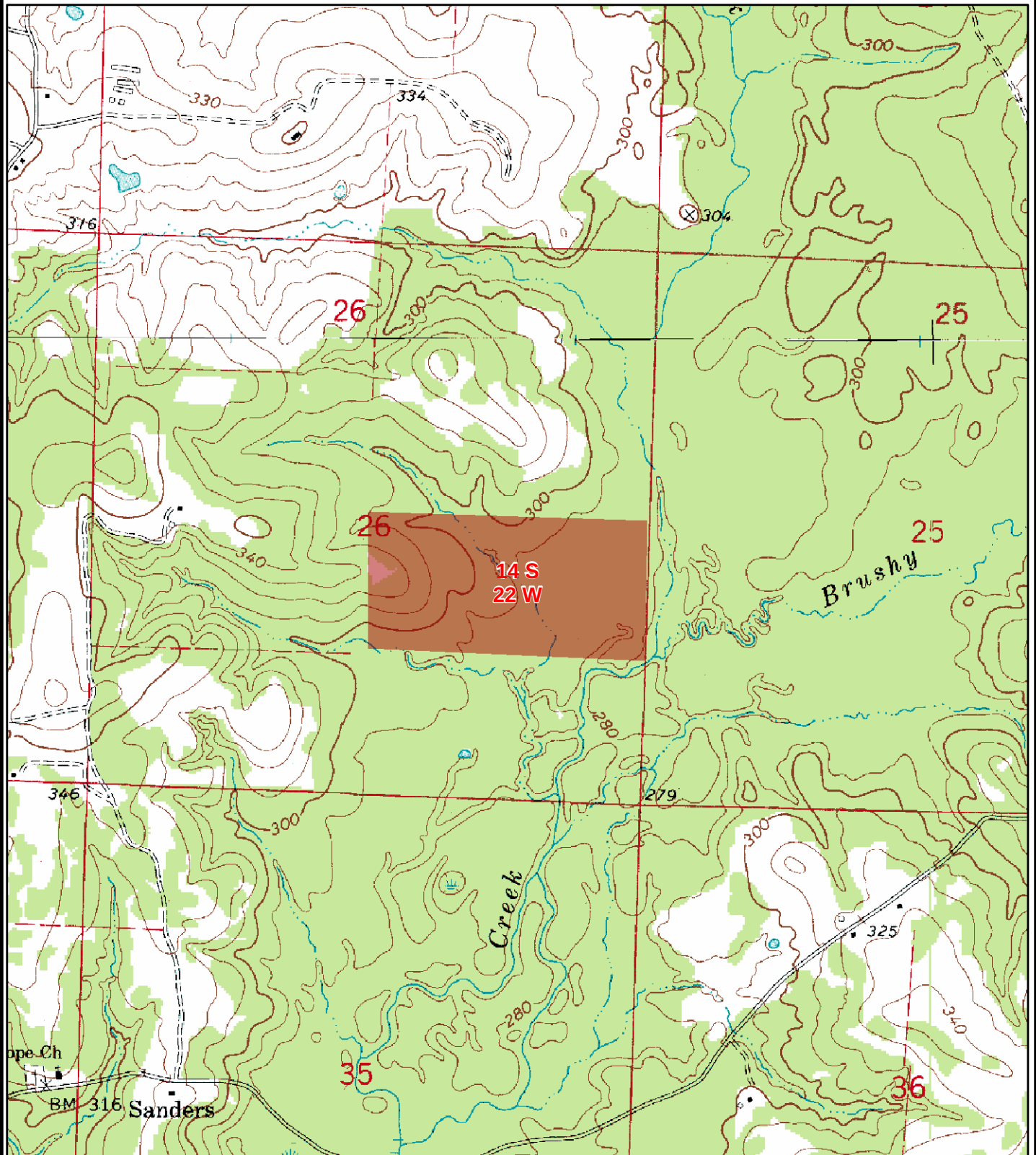


0 0.125 0.25 0.5
Miles



Created: December, 2013
Flown 2011
Drawn By: BSE

NOTICE OF LAND SALE
"Falcon 80 Tract"
N½ of SE¼, Sec. 26, T14S, R22W
Nevada County, Arkansas



0 0.125 0.25 0.5
Miles



Created: December, 2013
Topo
Drawn By: BSE

LAND SALE
FALCON 80 TRACT (LISTING #4420)
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 detailed below and on attached prospectus; the Falcon 80 tract is offered for sale at \$98,000.00.

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

Date of Offer: _____

Tract Name: FALCON 80 TRACT (LISTING # 4420)

Location of Tract: N½ of the SE¼, Section 26, Township 14 South, Range 22 West, containing 80 acres, more or less, Nevada, Arkansas (Falcon 80 Tract – see attached maps).

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

Amount of Offer \$ _____

Name: _____ Printed Fax No: _____

Name: _____ Signed Phone No: _____

Company: _____

Address: _____

Email: _____

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

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