



SEALED BID LAND SALE
Centerville Tract
Hempstead County, Arkansas

County Road #108 Frontage



Six Miles East of Hope, Arkansas



2001 Pine Plantation



www.kingwoodforestry.com

CENTERVILLE TRACT
LISTING # 4409-HEMPSTEAD COUNTY, AR
BID DATE: FRIDAY, OCTOBER 25, 2013

Centerville Tract: pt. S $\frac{1}{2}$ of SW $\frac{1}{4}$, Section 33, Township 12 South, Range 23 West, containing 72 acres, more or less, Hempstead County, Arkansas (see attached maps).

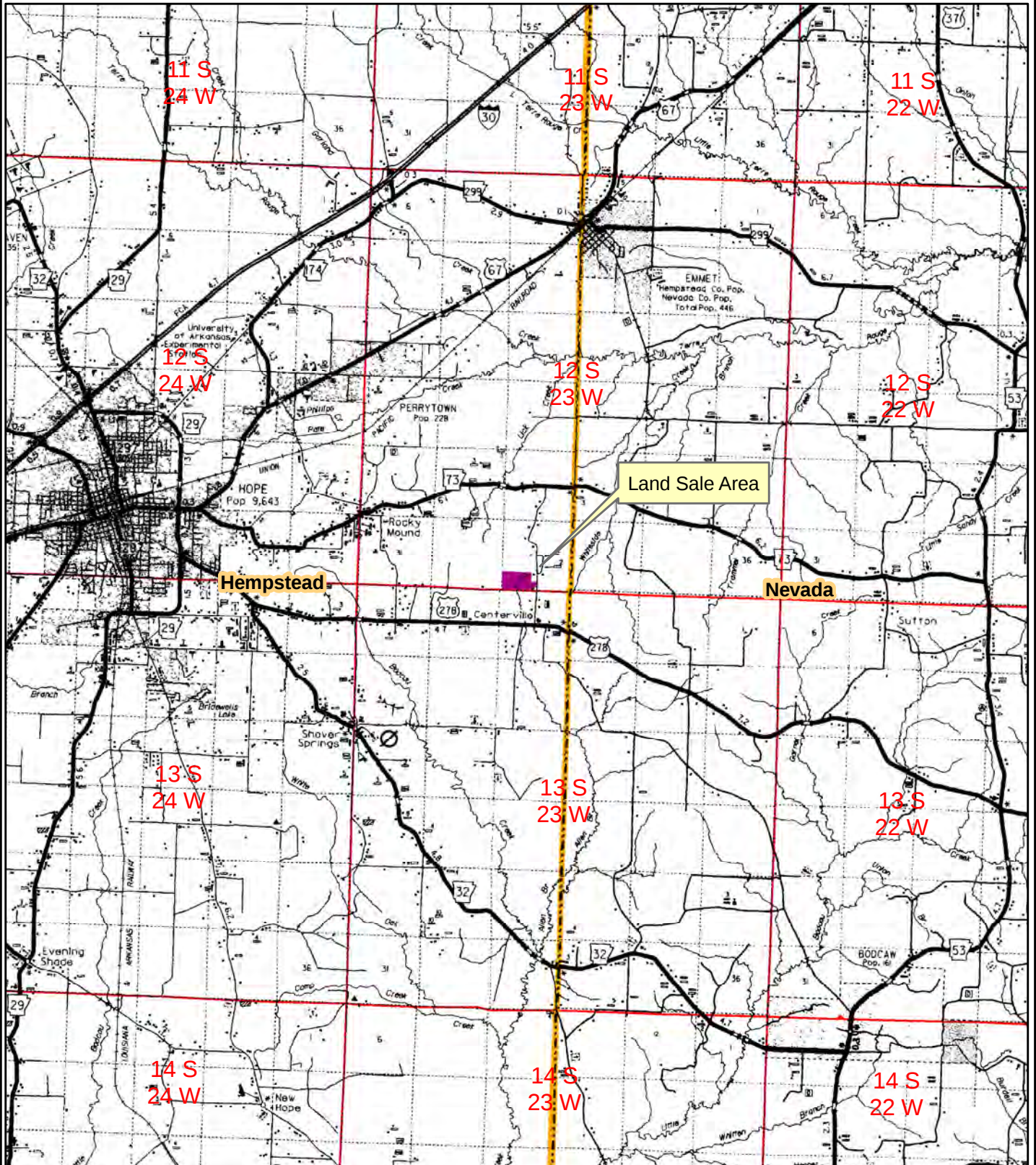
- **Nearly 300 feet of Frontage on County Road #108**
- **Electricity Available at road right-of-way**
- **2001 Pine Plantation on ± 47 Acres (fine sandy loam soils)**
- **± 14 Acres of Hay fields**
- **Excellent Hunting**



See Method of Sale and Conditions of Sale sections

www.kingwoodforestry.com

NOTICE OF LAND SALE
"Centerville Tract"
Pt. S½ of SW¼, Sec. 33, T12S, R23W, Hempstead County, Arkansas
Containing 72 acres, more or less

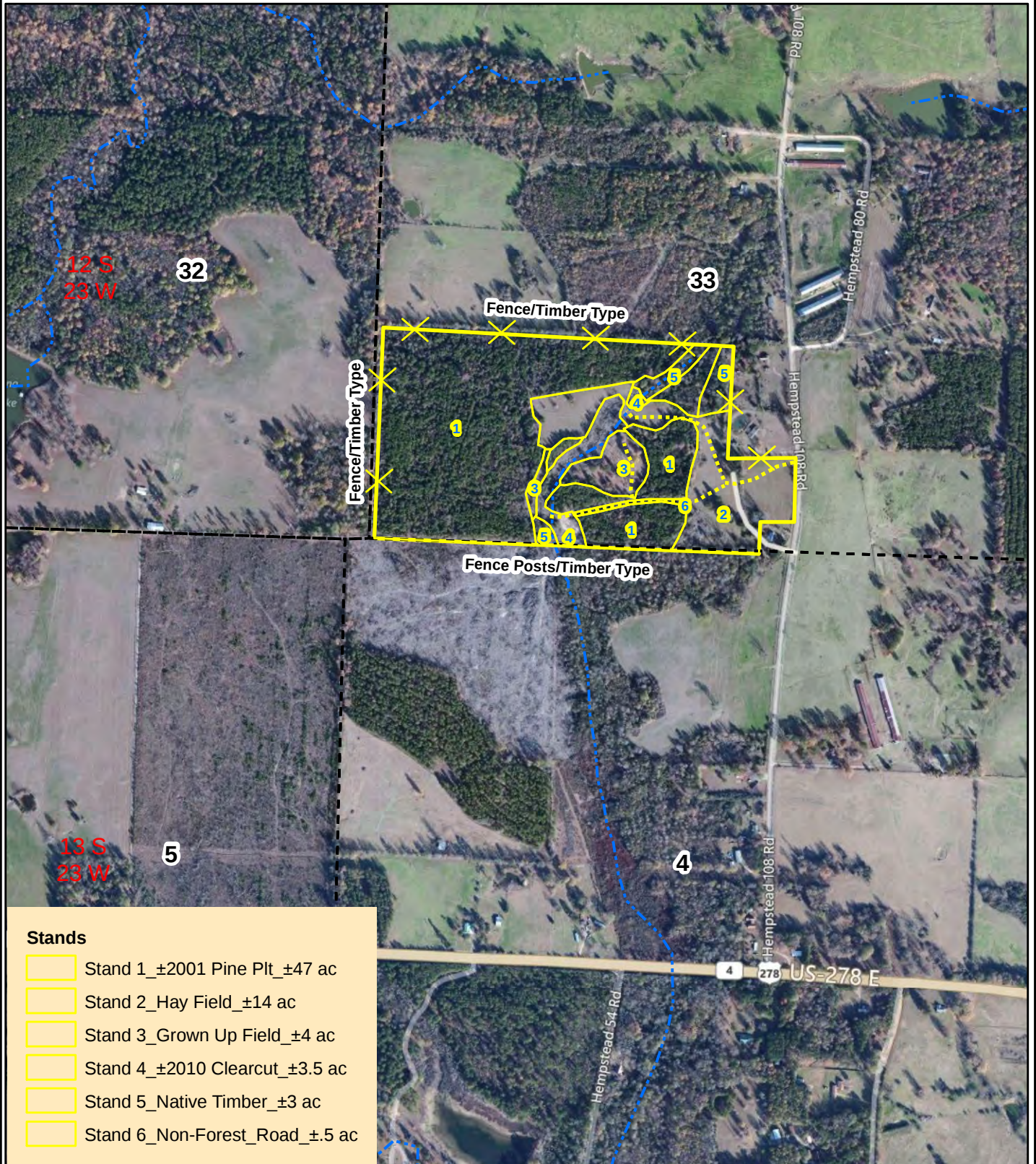


0 0.5 1 2 3 4
Miles

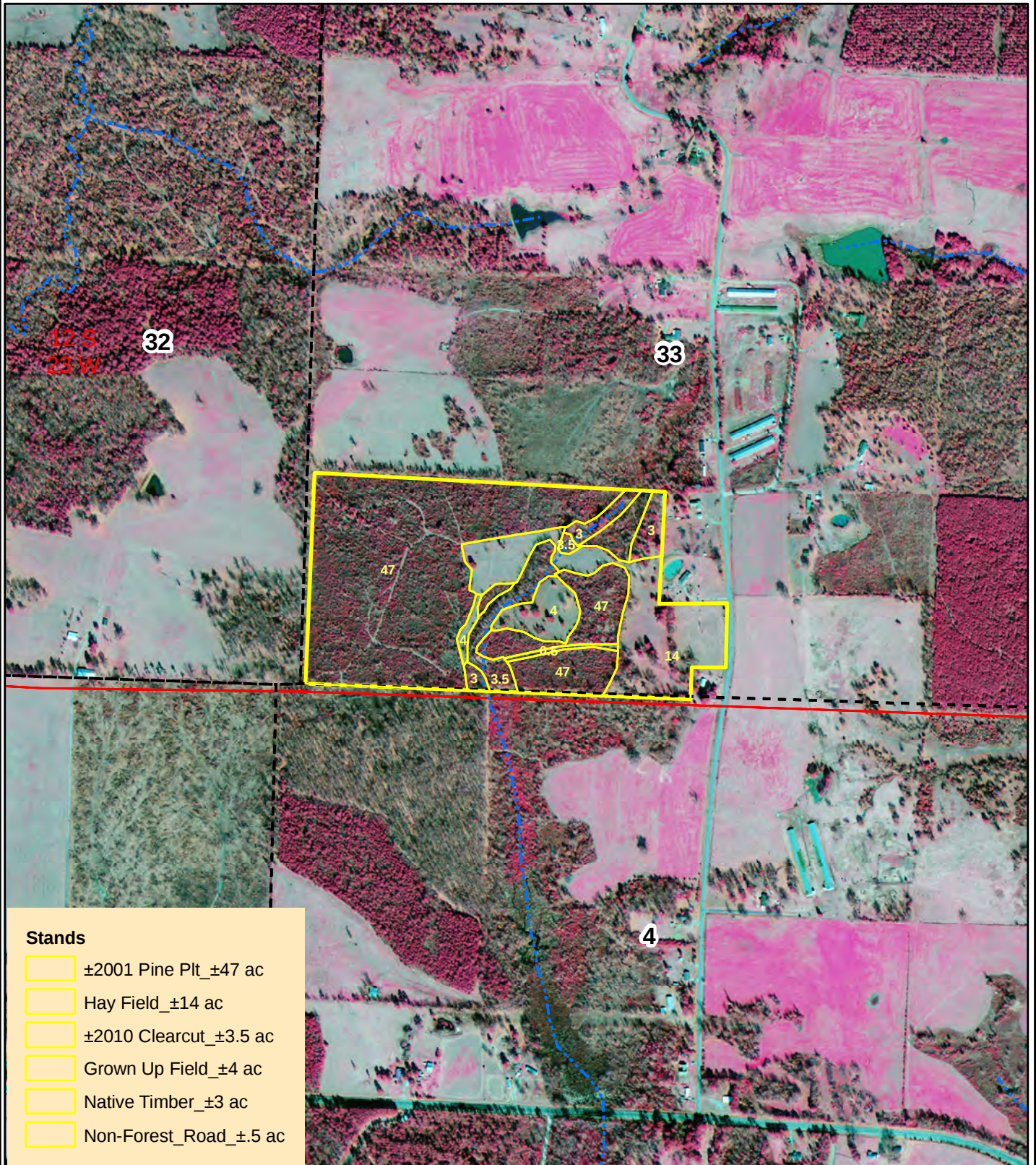


Created: August, 2013
Drawn By: JDT

NOTICE OF LAND SALE
 "Centerville Tract"
 Pt. S½ of SW¼, Sec. 33, T12S, R23W, Hempstead County, Arkansas
 Containing 72 acres, more or less



NOTICE OF LAND SALE
"Centerville Tract"
Pt. S½ of SW¼, Sec. 33, T12S, R23W, Hempstead County, Arkansas
Containing 72 acres, more or less



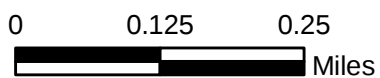
- Stands**
- ±2001 Pine Plt_±47 ac
 - Hay Field_±14 ac
 - ±2010 Clearcut_±3.5 ac
 - Grown Up Field_±4 ac
 - Native Timber_±3 ac
 - Non-Forest_Road_±.5 ac

0 0.125 0.25
Miles



Created: August, 2013
Flown: 2006
Drawn By: JDT

Pt. S½ of SW¼, Sec. 33, T12S, R23W, Hempstead County, Arkansas
Containing 72 acres, more or less



Created: August, 2013
Drawn By: JDT

NOTICE OF LAND SALE

Centerville Tract (Listing #4409)

SUBMIT BIDS BY 3:00 PM, Friday, October 25, 2013

Method of Sale: The property will be sold on the basis of lump sum sealed bids. Mailed offers should be addressed to Kingwood Forestry Services, Inc., P.O. Box 65, Arkadelphia, AR 71923 with "**Centerville 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 prior to bid opening to confirm receipt of offer. Buyers submitting offers are welcome to attend the bid opening. 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.** Bids will be opened at the Kingwood Forestry office at #4 Executive Circle, Arkadelphia, Arkansas at **3:00 P.M., Friday, October 25, 2013.**

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 through 3:00 P.M., Monday, October 28, 2013. Successful bidder will be notified on or before that time by telephone, fax, or e-mail. 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 successful bidder and landowner 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 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 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. Seller will convey, without warranty, 100% of any owned mineral rights.
5. Seller will pay prorated 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. 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.
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.

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.

OFFER FORM

Centerville Tract

Listing #4409

Bid Date: Friday, October 25, 2013 @ 3:00 P.M.

— Please fax offer to 870-246-3341 or mail to P. O. Box 65, Arkadelphia, AR 71923 —

Reference is made to the Kingwood Forestry Services, Inc. **Centerville Tract Land Sale Notice**. I submit the following as an offer for the purchase of the following tract located in Hempstead County, Arkansas and further described as:

Centerville Tract (Listing #4409): pt. S ½ of SW ¼, Section 33, Township 12 South, Range 23 West, containing 72 acres, more or less, Hempstead County, Arkansas (see attached maps).

My offer will remain valid through 3:00 P.M., Monday, October 28, 2013. Successful bidder will be notified at or before that time by telephone, fax, or e-mail. If any of my offers are accepted, I am ready, willing, able, and obligated to execute a more formal Contract of Sale within seven (7) business days with earnest money in the amount of ten percent (10%) of purchase price. Closing is expected to be held within thirty (30) days of offer acceptance. I have read and understand the Method of Sale and Conditions of Sale sections in this notice.

Send offer form to: Kingwood Forestry Services, Inc. **(Before 3:00 p.m., Friday, October 25, 2013)**
P. O. Box 65, Arkadelphia, AR 71923 or fax to 870-246-3341

CENTERVILLE TRACT: \$ _____
(Listing #4409: 72 acres, more or less)

Date: _____

Bidder: _____ Fax No.: _____
Printed

Bidder: _____ Phone No.: _____
Signed

Company: _____

Address: _____
Street City, State, Zip

E-mail: _____

