

KINGWOOD FORESTRY SERVICES, INC.

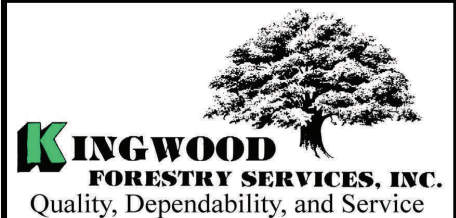
Listing #4121

Land For Sale

Antoine River Tract

\$217,090.00

- 166.96 acres, more or less.
- Pine plantations and native timber
- 1 mile of Antoine River frontage



Kingwood Forestry Services, Inc. has been authorized to manage the sale of the Antoine River Tract in Pike County, Arkansas. Land to be sold is described as SE¼ of SE¼, Section 21; Part of the S½ located south and west of the Antoine River, Section 22, Township 7 South, Range 23 West, containing a total of 166.96 acres, more or less, Pike County, Arkansas. See attached location map for detailed directions.

Tract is located approximately six miles northeast of Delight and twenty-five miles northwest of Arkadelphia. Access is by gated woods road from the southwest. Subject has almost one mile frontage on the Antoine River.



See this and other listings at
www.kingwoodforestry.com

**P.O. Box 65
#4 Executive Circle
Arkadelphia, Arkansas 71923**

Phone: 870-246-5757

Fax: 870-246-3341

**E-mail:
arkadelphia@kingwoodforestry.com**

The tract includes an eighty-six acre loblolly pine plantation established in 2008. Site preparation included aerial herbicide spray and ripping. The residual acreage contains native pine and hardwood timber along a river buffer, SMZ, and hillsides. Maps and photographs of this property can be viewed at :

www.kingwoodforestry.com

**NOTICE OF LAND SALE
ANTOINE RIVER TRACT (LISTING # 4121)
PIKE COUNTY, ARKANSAS**

Method of Sale: The tract is offered for sale for \$217,090. Mailed offers should be addressed to Kingwood Forestry Services, Inc., P.O. Box 65, Arkadelphia, AR 71923 with **"Antoine River 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.



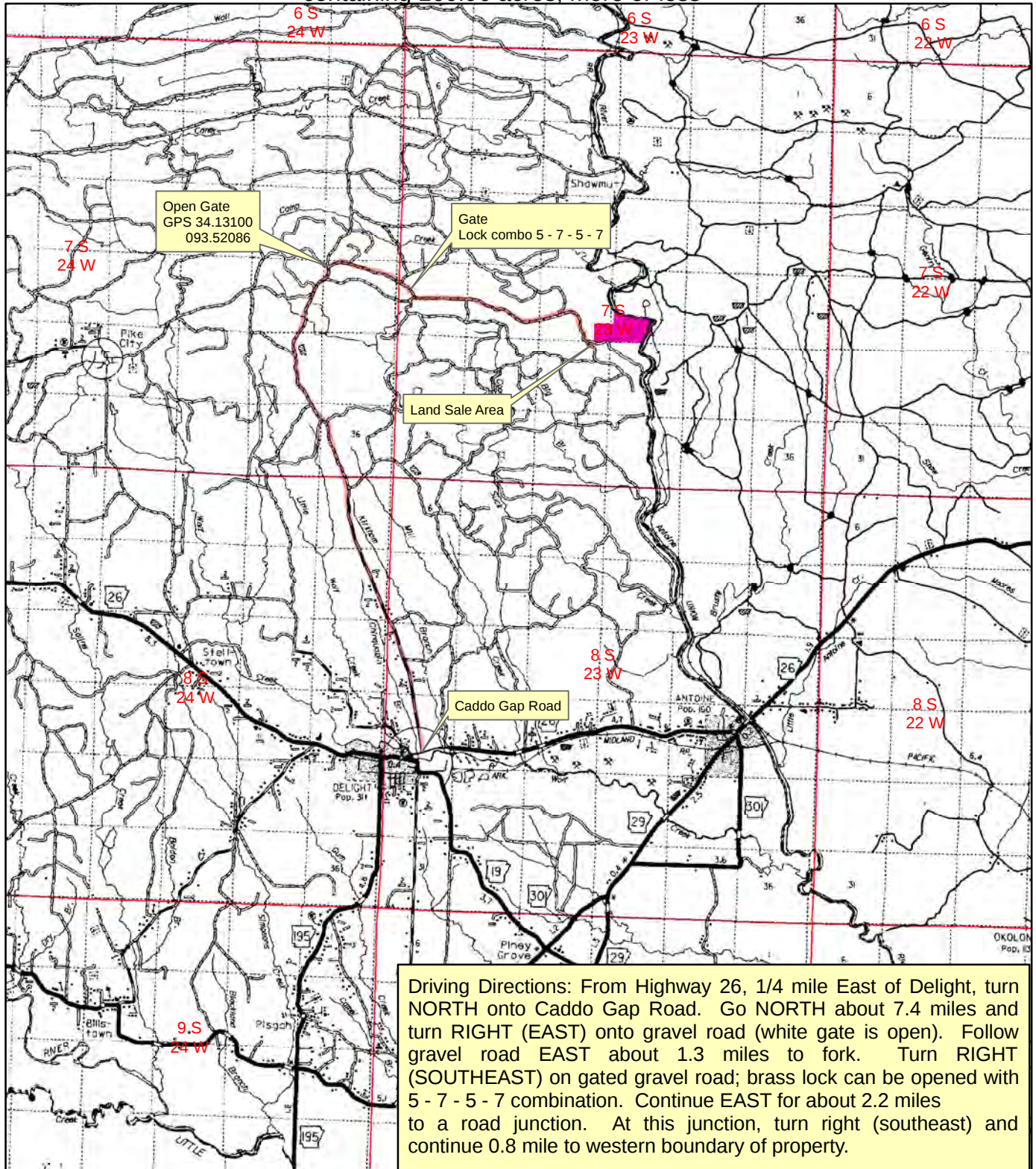
Conditions of Sale:

1. All offers will be presented to Seller for consideration. Offers must remain valid for a minimum of five business days for Seller to consider. Seller reserves the right to either accept, counter or reject the offer.
2. Upon acceptance of an offer, a Contract of Sale will be executed between Buyer and Seller, with Buyer depositing earnest money of 10% of purchase price with Broker or Title Company. A sample Contract of Sale may be provided upon request. Terms are cash at closing. Closing date to be determined by Seller, but will be no sooner than 20 days after 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 a survey.
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. Seller's conveyance will except and/or reserve all oil, gas, lignite and other minerals of similar or dissimilar nature.
5. No environmental inspection or representation has been or will be made by Seller.
6. Seller will pay pro-rated property taxes (to date of closing) and deed preparation. Buyer will pay recording fees and one-half of real estate transfer tax (deed stamps). Seller will provide title insurance policy and one-half of transfer tax.
7. Martin Abstract in Warren, AR will be used to conduct closing between Buyer and Seller, with Buyer and Seller sharing cost of any fees associated with closing services.
8. Kingwood Forestry Services, Inc. is the real estate firm representing the Seller. All information provided is believed to be accurate. Prospective buyers assume the responsibility for verifying this information to their satisfaction. Kingwood makes no representation for the Buyer.
9. Property inspections shall be done in daylight hours. Seller and Kingwood Forestry Services, Inc. in no way warrants the conditions of the property, including access routes, and all persons entering upon the property assumes all risk and accept said property in its existing conditions during such inspection and assume all liability and shall indemnify Seller and its agents from and against all damages to property, claims, demands, or causes of action of every kind, nature and description relating to its access to or presence on the property.
10. 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.
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

LAND SALE NOTICE
Antoine River Tract, Listing #4121
Pt. Sec. 21 & 22, T7S, R23W, Pike County, Arkansas
containing 166.96 acres, more or less

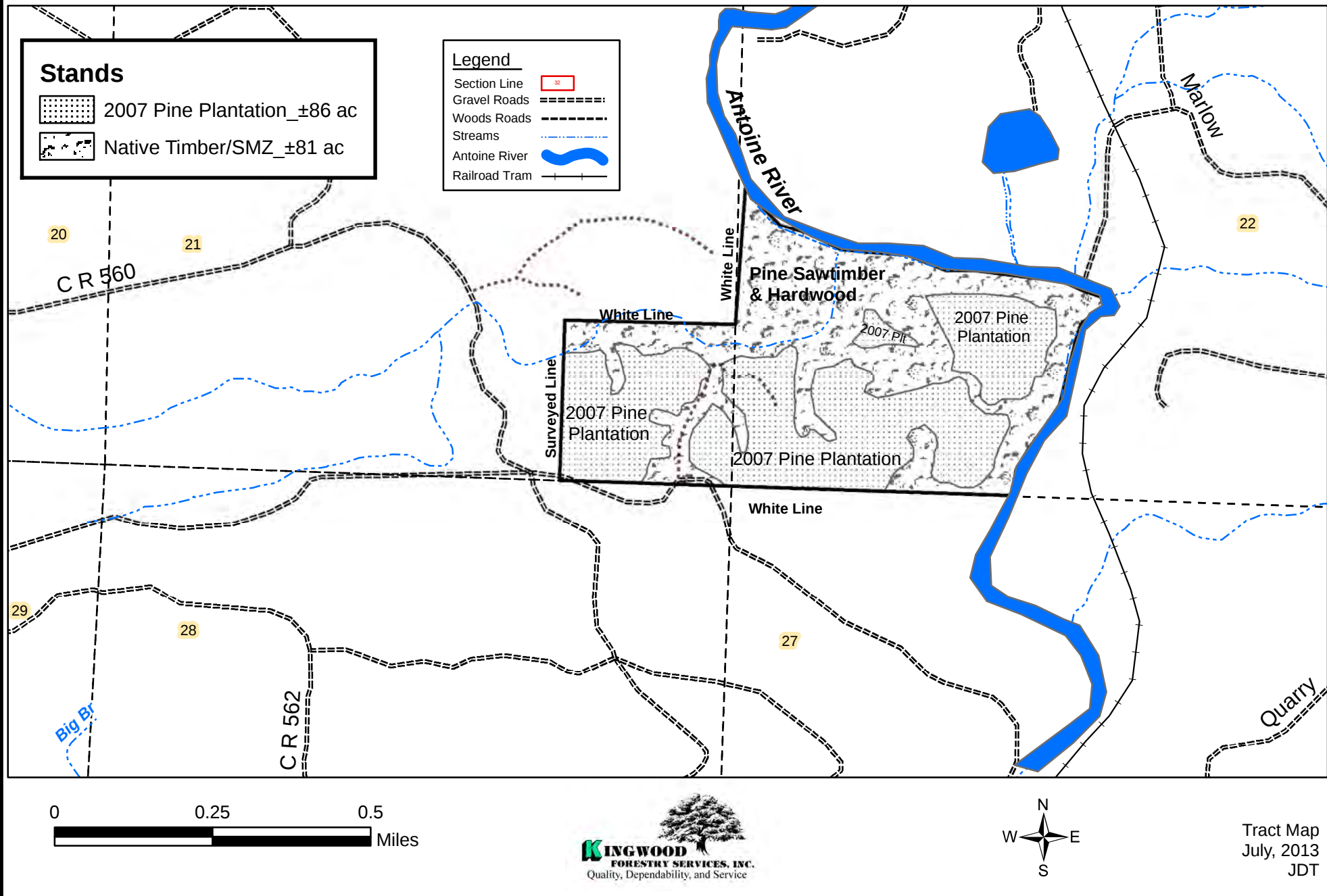


0 0.5 1 1.5 2
 Miles

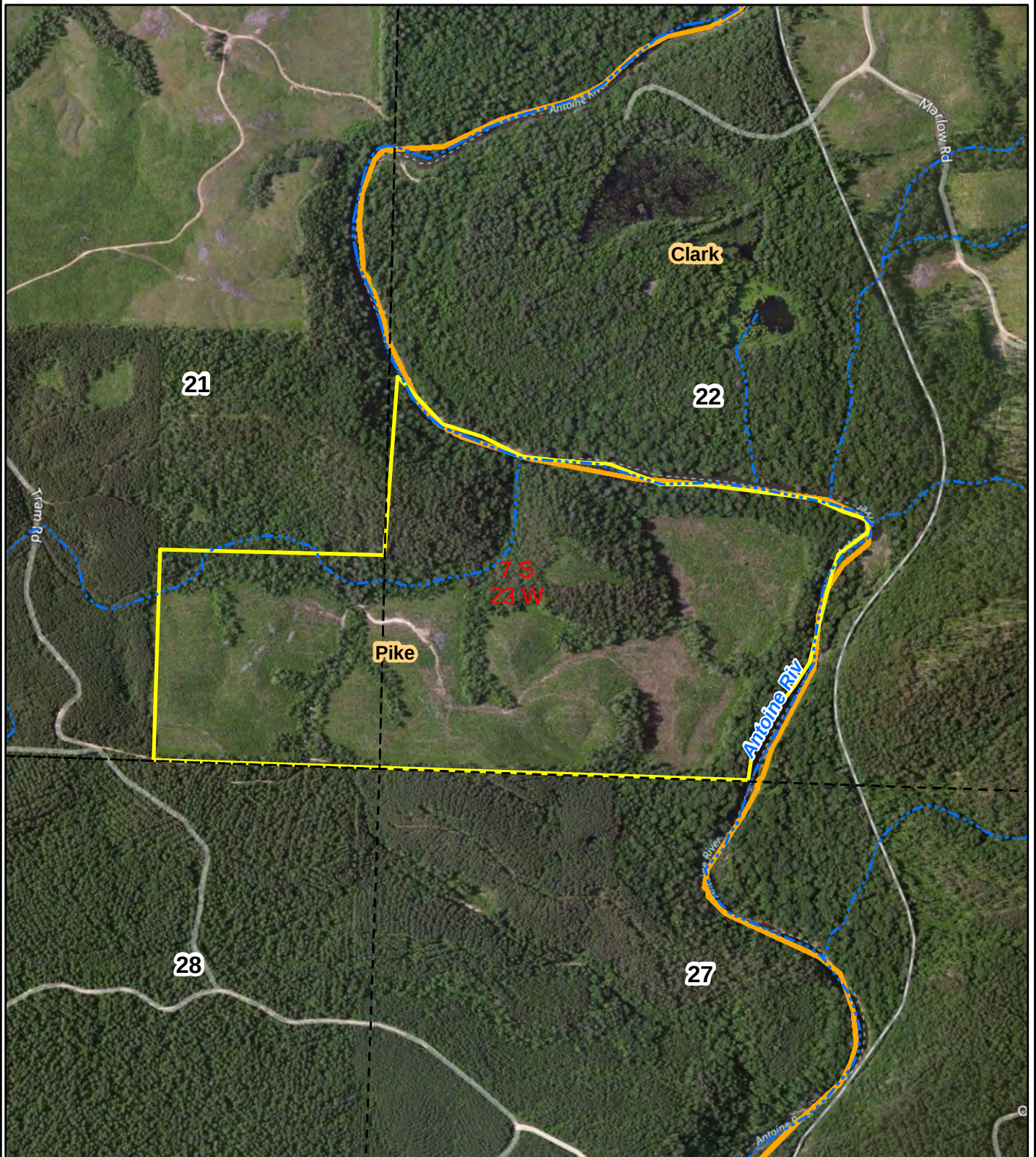


Location Map

LAND SALE NOTICE
Antoine River Tract, Listing #4121
Pt. Sec. 21 & 22, T7S, R23W, Pike County, Arkansas
containing 166.96 acres, more or less



LAND SALE NOTICE
Antoine River Tract, Listing #4121
Pt. Sec. 21 & 22, T7S, R23W
Pike County, Arkansas

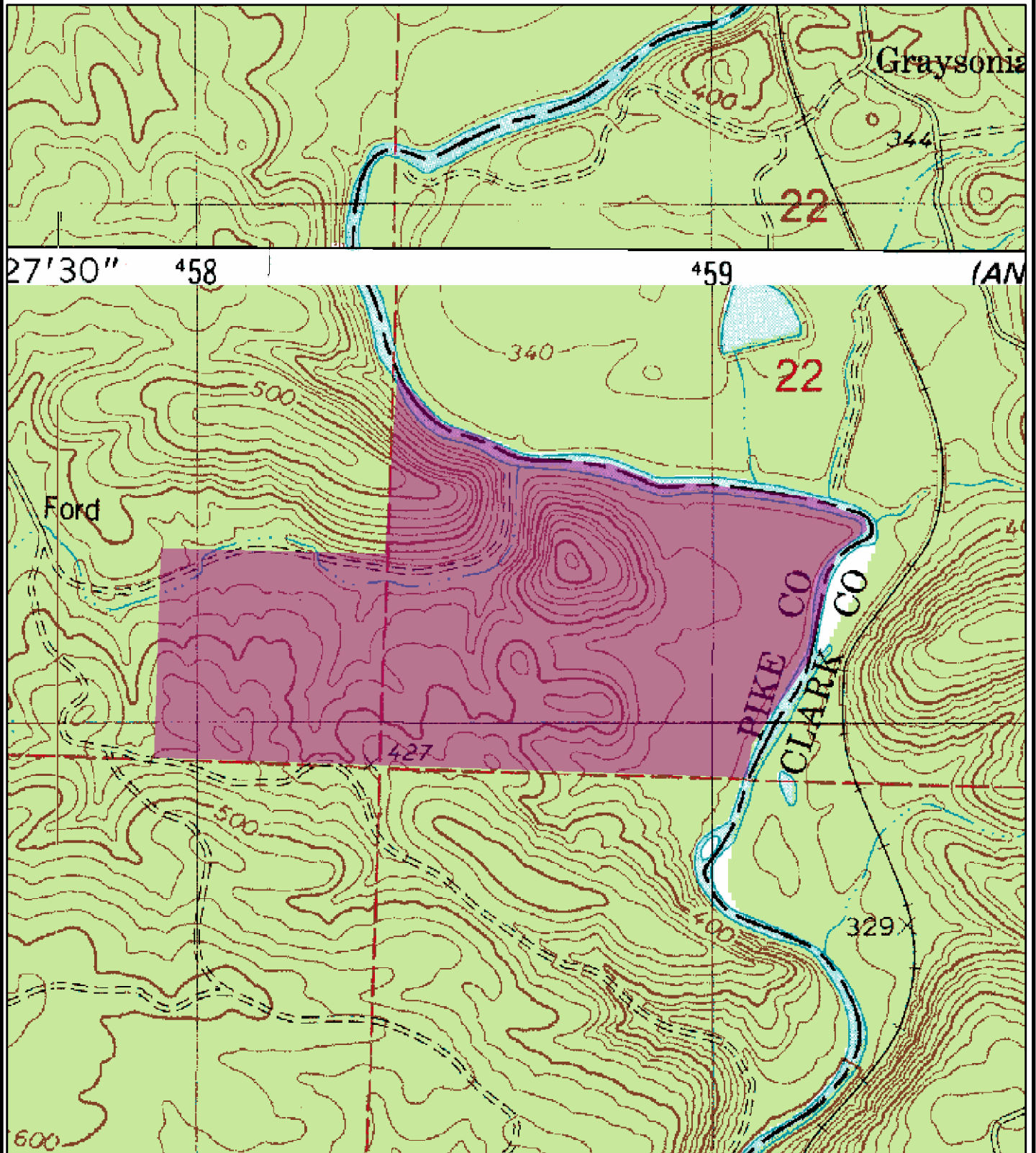


0 0.125 0.25
Miles



Created: July, 2013
Flown: 2011
Drawn By: JDT

LAND SALE NOTICE
Antoine River Tract, Listing #4121
Pt. Sec. 21 & 22, T7S, R23W
Pike County, Arkansas



0 0.125 0.25
Miles



Created: July, 2013
Drawn By: JDT

LAND SALE
ANTOINE RIVER TRACT (LISTING #4121)
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. The tract is offered for sale at \$217,090.00.

My offer will remain valid for five 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 business days of acceptance with earnest money in the amount of 10% of purchase price. Closing date to be determined by seller, but will be no sooner than 20 days after offer acceptance.

Date of Offer: _____

Tract Name:

ANTOINE RIVER TRACT

Location of Tract:

SE $\frac{1}{4}$ of SE $\frac{1}{4}$, Section 21; Part of the S $\frac{1}{2}$, located south and west of the Antoine River, Section 22, Township 7 South, Range 23 West, containing a total of 166.96 acres, more or less, Pike County, Arkansas.

Total Number of Acres in Tract:

166 Acres, More or Less

Amount of Offer:

\$ _____

Name: _____ Fax No.: _____
Printed

Name: _____ Phone No.: _____
Signed

Company: _____

Address: _____
Street City/State Zip

Email Address: _____

Send offer form to: Kingwood Forestry Services, Inc.
P.O. Box 65 (#4 Executive Circle)
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.