

LAND FOR SALE

Oak Grove Road Tract

- ±49.02 acres, Pike County, AR
- Home or camp site
- Utilities available
- Public road access and gated access (call for gate combination)

\$77,175.00

See this and other listings at
www.kingwoodforestry.com



**KINGWOOD
FORESTRY
SERVICES, INC.**

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

E-mail us at
arkadelphia@kingwoodforestry.com

The Oak Grove Road Tract (Listing #4395) is located approximately two miles southeast of Hopper and about eleven miles west of Greenwood. Oak Grove Road and a gated road provide nearly one mile of gravel frontage. The tract contains a young stand of natural pine and hardwood. Terrain is gently rolling hills with a spring and small creek. Great recreational property and long-term timber investment.

Please visit our website
www.kingwoodforestry.com
to view maps and photographs of this tract
and all of our active listings.

Excellent Hunting!

**Frontage on Oak
Grove Road**



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
OAK GROVE ROAD TRACT (LISTING # 4395)
PIKE COUNTY, ARKANSAS**

Method of Sale: The tract is offered for sale for **\$77,175.00**. Mailed offers should be addressed to Kingwood Forestry Services, Inc., P.O. Box 65, Arkadelphia, AR 71923 with "**Oak Grove Road 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.

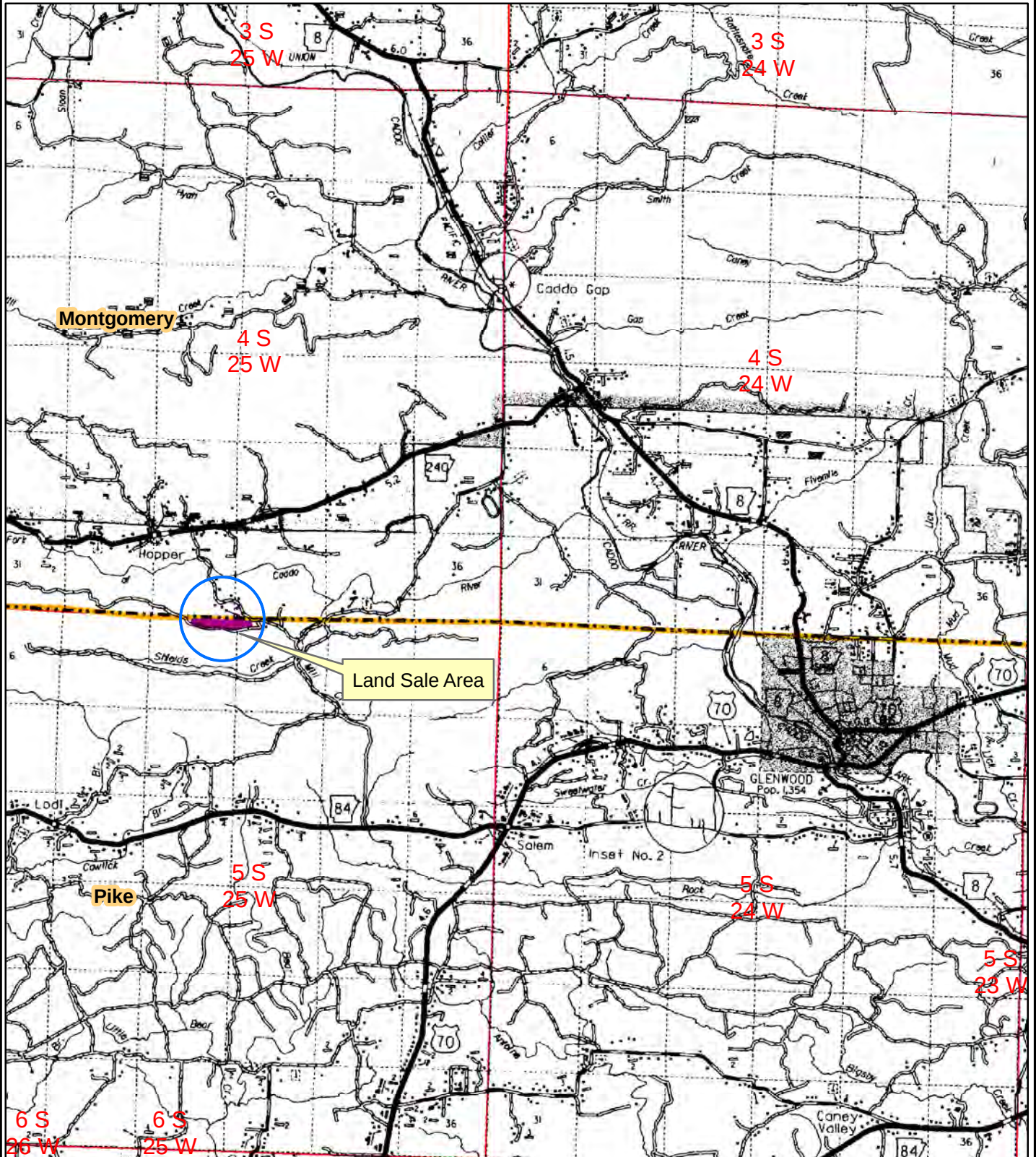
Conditions of Sale:

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 more formal Contract of Sale, with earnest money in the amount of 10% of purchase price, will be executed between the Buyer and Seller. A sample Contract of Sale may be provided 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. The attached survey plat is from 2001 survey of property. Tract #1 on plat is the 49.02 acres for sale.
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. 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 of deed stamps. Buyer will pay recording fees and one-half of deed stamps.
6. Local title company will conduct closing between Buyer and Seller, with 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.

www.kingwoodforestry.com

NOTICE OF LAND SALE

"Oak Grove Road Tract" - Listing #4395
Pt. NW $\frac{1}{4}$ of NW $\frac{1}{4}$, Sec. 3, Pt. Frl. N $\frac{1}{2}$ of NE $\frac{1}{4}$
Sec. 4, T5S, R25W, Pike County, Arkansas
containing 49.02 acres, more or less

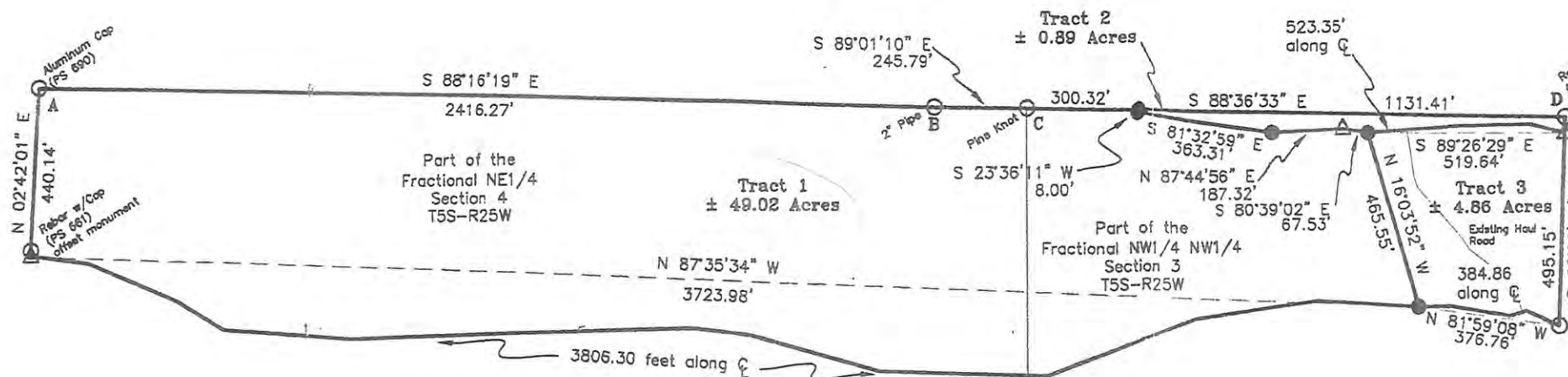


0 0.5 1 2 3
Miles



Created: April, 2013
Drawn By: JDT

1 inch = 400'



-Legal Description Tract 1-

A tract of land being situated in the Fractional NW1/4 NW1/4 of Section 3 and the Fractional NE1/4 of Section 4, all being located in T5S-R25W of the 5th P.M., being located in Pike County, Arkansas, and being more particularly described as follows:

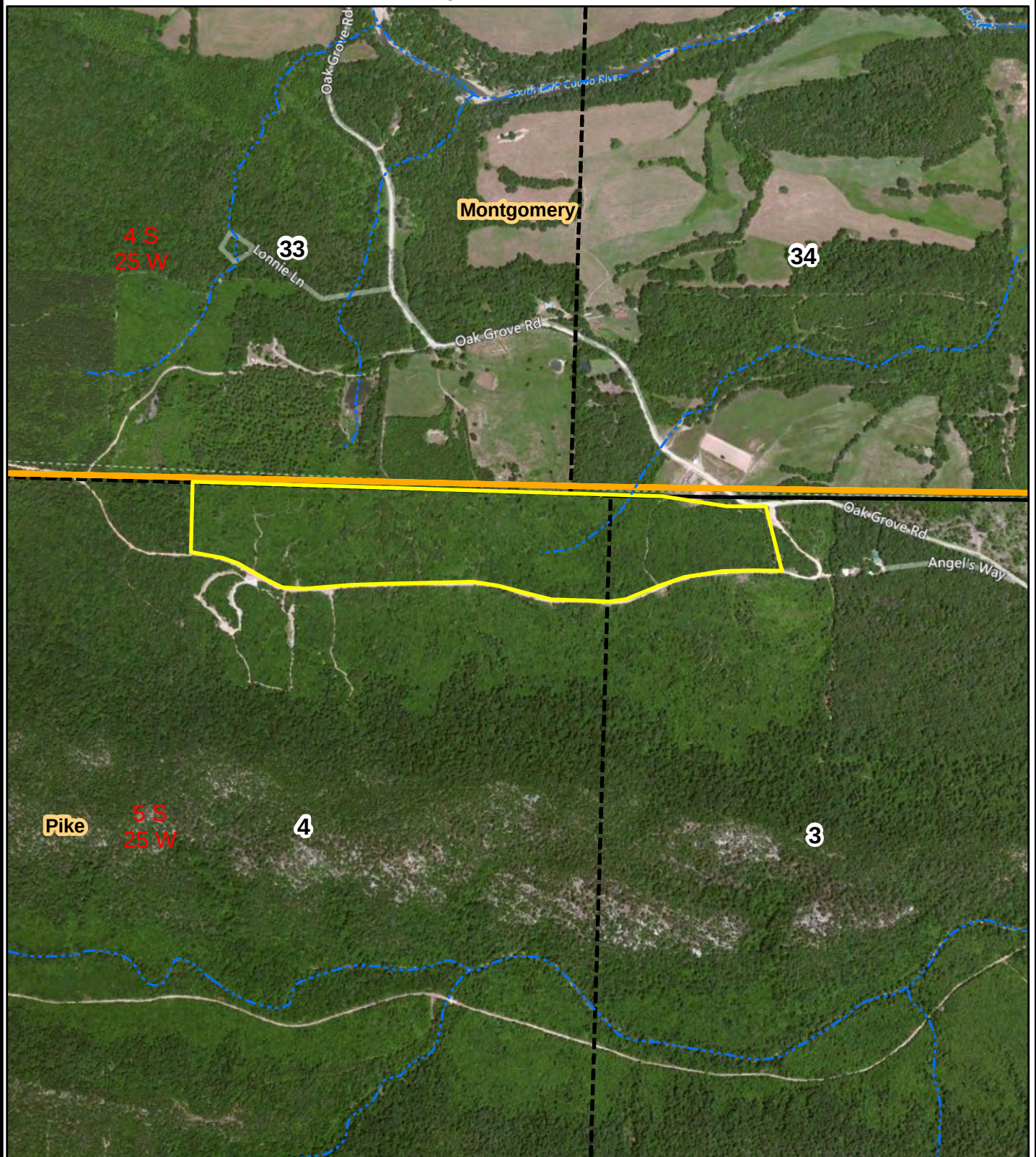
Beginning at an Aluminum Cap (PS 690) for the NW Corner of the NE1/4 of Section 4, T5S-R25W, Thence S 88°16'19" E, 2416.27 feet to a 2" Pipe for the SE Corner of Section 3, T4S-R25W; Thence S 89°01'10" E, 245.79 feet to a Pine Knot for the NE Corner of Said Section 4; Thence S 88°36'33" E, 300.32 feet to a Rebar w/Cap (PS 1491); Thence S 23°36'11" W, 8.00 feet to a Rebar w/Cap (PS 1491); Thence S 81°32'59" E, 363.31 feet to a Rebar w/Cap (PS 1491); Thence N 87°44'56" E, 187.32 feet to the Centerline of a County Road; Thence S 80°39'02" E, 67.53 feet to a Rebar w/Cap (PS 1491); Thence S 16°03'52" E, 465.55 feet to a Rebar w/Cap (PS 1491) in the Centerline of a Dirt Road; Thence Westerly along Said Centerline, 3806.30 feet to a point which bears N 87°35'34" W, 3723.98 feet from the aforementioned point; Thence N 02°42'01" E, 440.14 feet to the Point of Beginning, Containing 49.02 Acres more or less and being subject to any and all covenants, easements, and restrictions of record.



- Legend**
- Found Mon. (no label)
 - not F. (Found w/ label)
 - △ Compared Found
 - ⊙ not F. (Found)

Q, 41

NOTICE OF LAND SALE
"Oak Grove Road Tract" - Listing #4395
Pt. NW¼ of NW¼, Sec. 3, Pt. Fr. N½ of NE¼, Sec. 4, T5S, R25W
Pike County, Arkansas
containing 49.02 acres, more or less

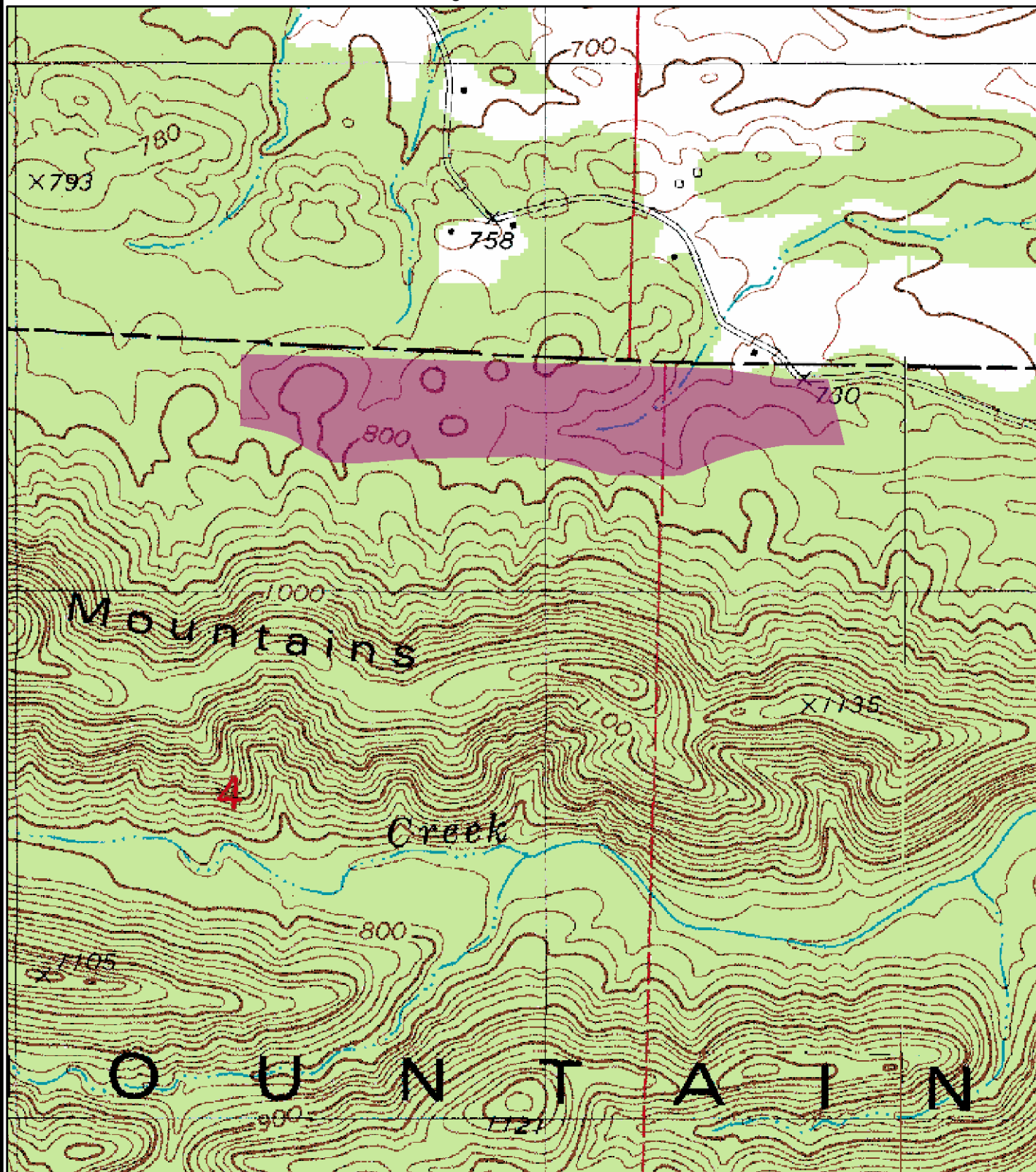


0 0.125 0.25
Miles



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

NOTICE OF LAND SALE
"Oak Grove Road Tract" - Listing #4395
Pt. NW¼ of NW¼, Sec. 3, Pt. Fr. N½ of NE¼, Sec. 4, T5S, R25W
Pike County, Arkansas
containing 49.02 acres, more or less



0 0.125 0.25
Miles



Created: April, 2013
Drawn By: JDT

LAND SALE

OAK GROVE ROAD TRACT (LISTING #4395)

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 \$77,175.00.

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 owner's acceptance with earnest money in the amount of 10% of purchase price. Closing date to occur within 45 days of contract execution.

Date of Offer:

Tract Name:

OAK GROVE ROAD TRACT (#4395)

Location of Tract:

Pt. NW¼ of NW¼, Section 3; pt. frl. N½ of NE¼, Section 4; all located in Township 5 South, Range 25 West, containing a total of 49.02 acres, more or less, Pike County, Arkansas (see attached survey).

Total Number of Acres in Tract:

49.02 acres, more or less

Amount of Offer

\$ _____

Name: _____

Printed

Fax No: _____

Name: _____

Signed

Phone No: _____

Address: _____

Email: _____

City, State, Zip: _____

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