

LAND FOR SALE

Country Club Road Tract

- One Mile Northwest of Arkadelphia
- ±7.93 acres, Clark County, AR
- Over 800 Feet of Country Club Road Frontage
- Native Mature Pine and Hardwood
- Arkadelphia School District
- Utilities Available

\$39,000.00

See this and other listings at
www.kingwoodforestry.com



The Country Club Road Tract (Listing #4389) is located approximately one mile northwest of Arkadelphia. Containing approximately 7.93 acres, the tract contains native mature pine and hardwood. Timber volume estimates available upon request. Suitable for residential development. Prime Location!



Potential Home Site!

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

KINGWOOD FORESTRY SERVICES, INC.

PHONE: (870) 246-5757

FAX: (870) 246-3341

E-mail us at

arkadelphia@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
COUNTRY CLUB ROAD TRACT (LISTING # 4389)
CLARK COUNTY, ARKANSAS**

Method of Sale: The tract is offered for sale for **\$39,000.00**. Mailed offers should be addressed to Kingwood Forestry Services, Inc., P.O. Box 65, Arkadelphia, AR 71923 with "**Country Club 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.

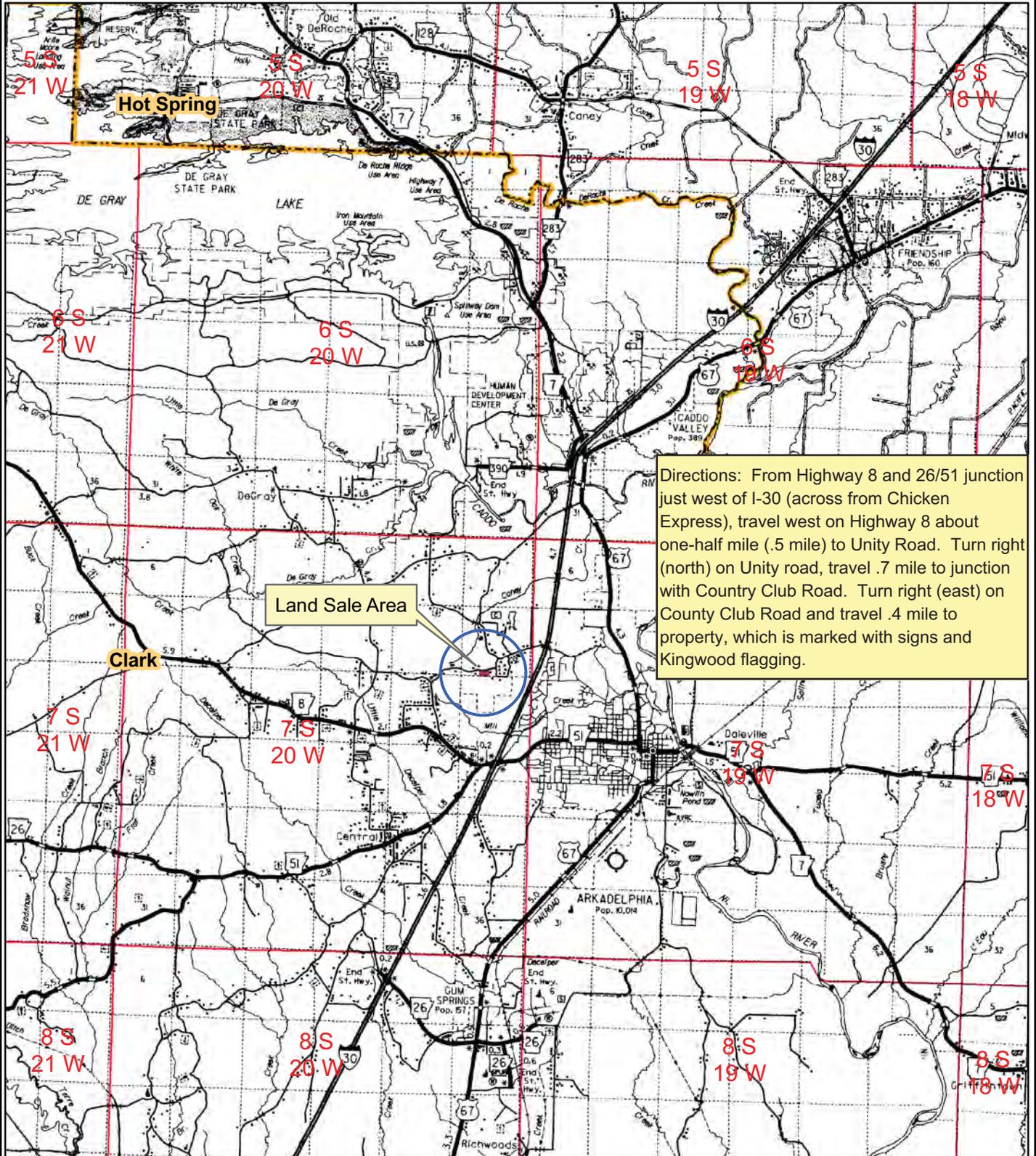
Conditions of Sale:

1. 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. 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 the entire tract, regardless of acreage. Copy of 1982 survey is included in this notice; subject is **Tract A** on 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. Any mineral rights held by owner will be conveyed without warranty.
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 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 conducted 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.

Kingwood Forestry Services, Inc. represents the interests of the Seller of this property. All information presented in this flyer is believed to be accurate. Buyers are responsible for verifying information on this tract for themselves. **Kingwood makes no representation for the Buyer.**

www.kingwoodforestry.com

NOTICE OF LAND SALE
"Country Club Road Tract" - Listing #4389
 Pt. SE¼ of SW¼, Sec. 12, T7S, R20W, Clark County, Arkansas
 containing 7.93 acres, more or less

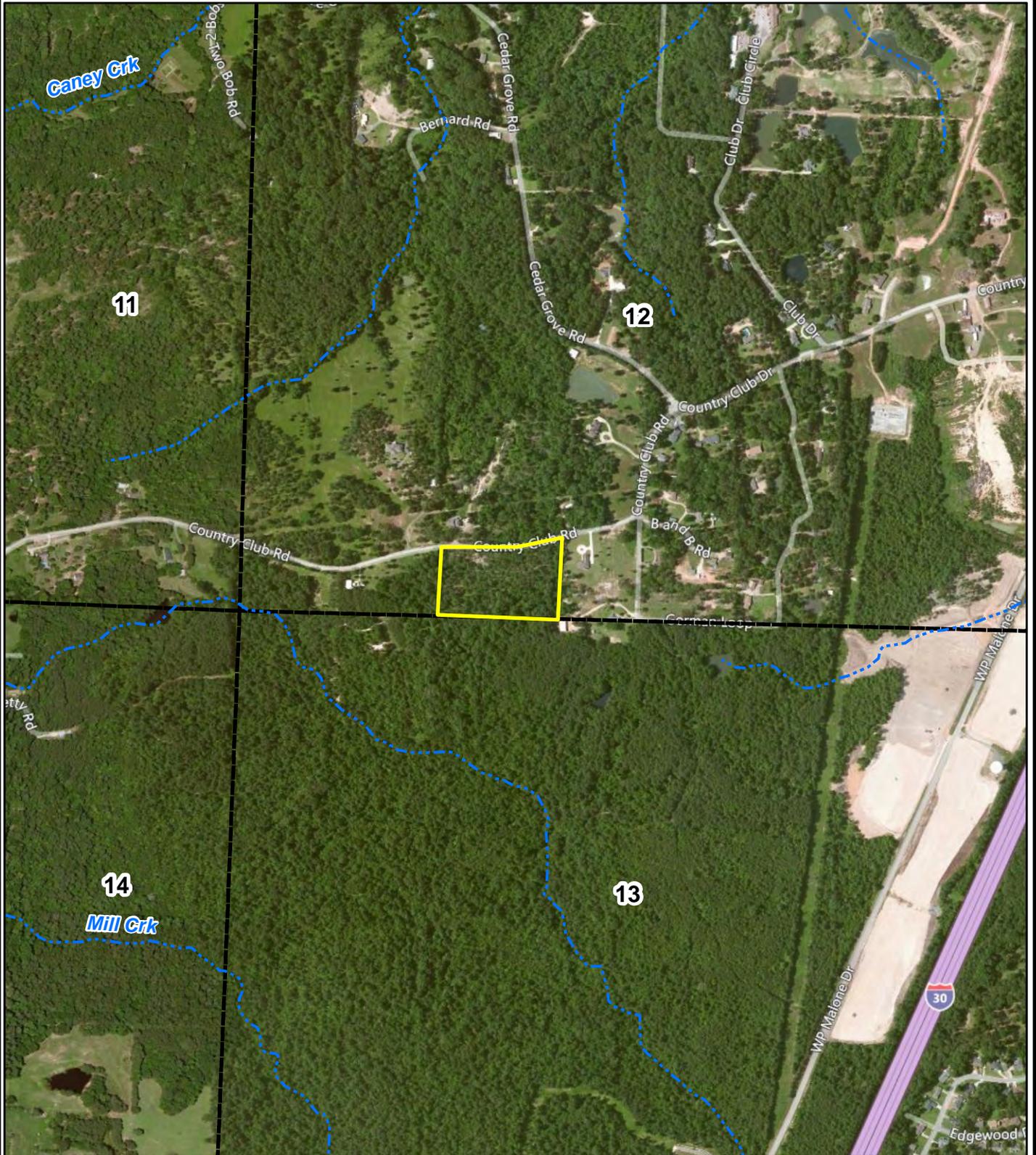


Directions: From Highway 8 and 26/51 junction just west of I-30 (across from Chicken Express), travel west on Highway 8 about one-half mile (.5 mile) to Unity Road. Turn right (north) on Unity road, travel .7 mile to junction with Country Club Road. Turn right (east) on County Club Road and travel .4 mile to property, which is marked with signs and Kingwood flagging.



Created: April, 2013
 Drawn By: JDT

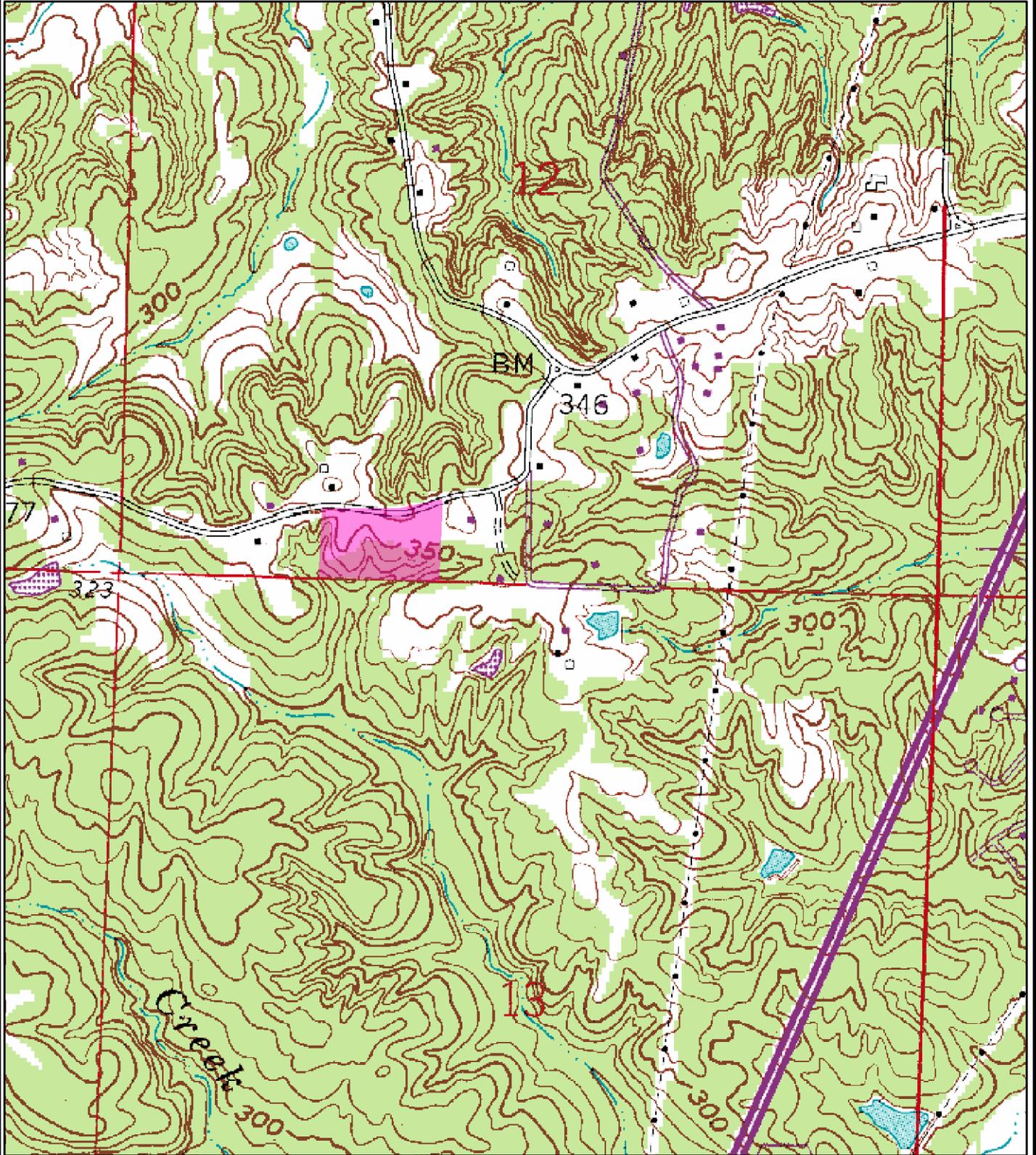
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"Country Club Road Tract" - Listing #4389
Pt. SE¼ of SW¼, Sec. 12, T7S, R20W, Clark County, Arkansas
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Created: April, 2013
Flown: 2011
Drawn By: JDT

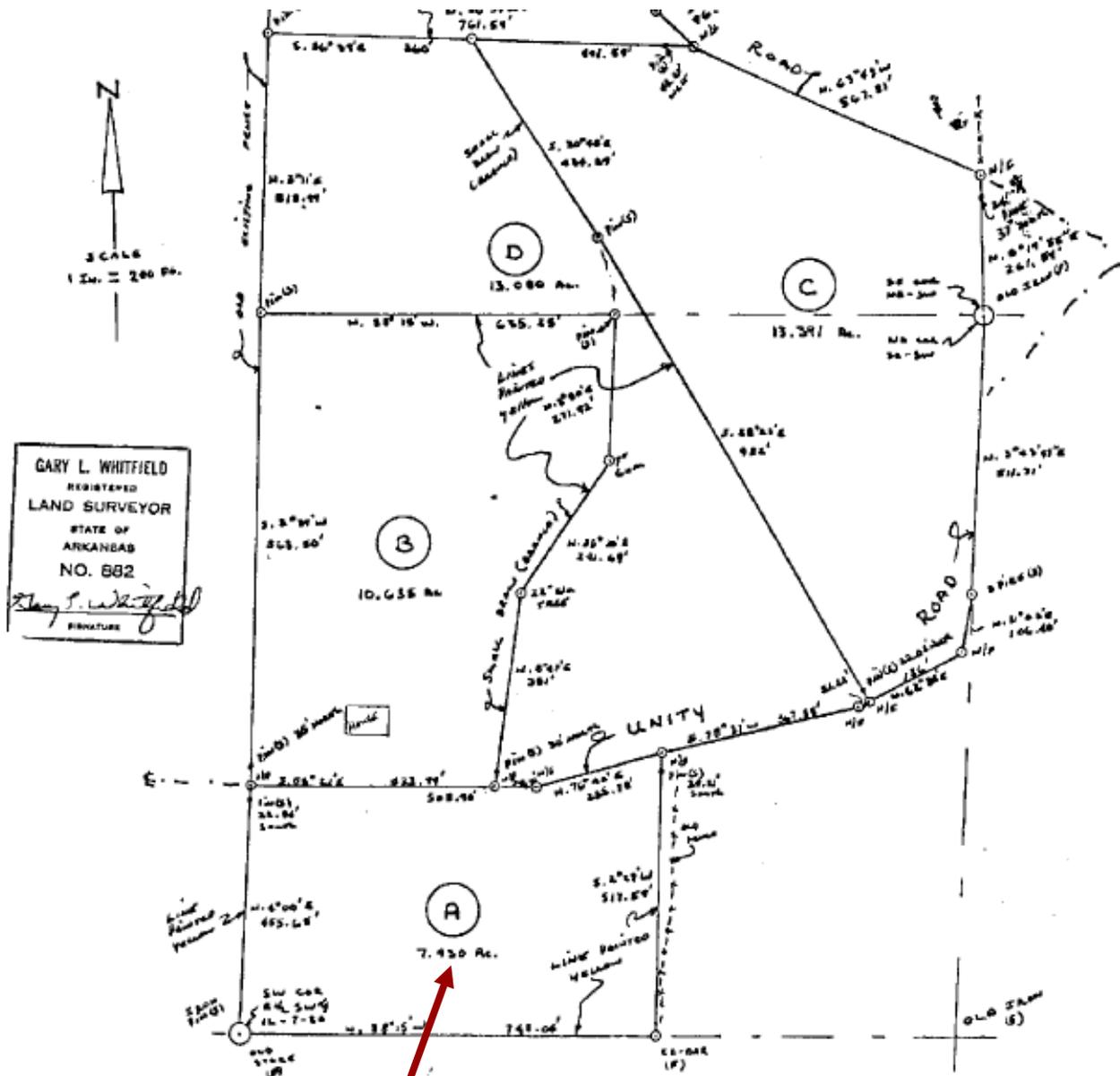


NOTICE OF LAND SALE
"Country Club Road Tract" - Listing #4389
Pt. SE¼ of SW¼, Sec. 12, T7S, R20W, Clark County, Arkansas
containing 7.93 acres, more or less



Created: April, 2013
Drawn By: JDT

**NOTICE OF LAND SALE
COUNTRY CLUB ROAD TRACT (LISTING # 4389)
CLARK COUNTY, ARKANSAS**



**Subject is Tract A
of this survey.**

Filed For Record 10 Day of February 19 82 at 3:20 o'clock P.M.
Billy C. Williams, Circuit Clerk
by Emma Buck Deputy Clerk
Survey Book F, Page 403

TRACT A: Beginning at the SW Corner of the E $\frac{1}{2}$ SW $\frac{1}{4}$ Section 12 T.7S.R20 W. and run thence N.4 $^{\circ}$ 00'E. 455.65 feet to the middle of Unity Road; thence S.88 $^{\circ}$ 21'E. along said road 508.9 feet; thence N.76 $^{\circ}$ 40'E. along road 235.78 feet; thence S.2 $^{\circ}$ 29'W. 517.59 feet; thence N.88 $^{\circ}$ 15'W. 748.04 feet to the point of beginning. This parcel of land has an area of 7.930 Acres.

LAND SALE

COUNTRY CLUB ROAD TRACT (LISTING #4389)

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 Country Club Road tract as detailed below and on attached Notice of Land Sale; the property is offered for sale at \$39,000.00.

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 an Offer and Acceptance Contract 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:

COUNTRY CLUB ROAD TRACT (#4389)

Location of Tract:

Pt. S $\frac{1}{2}$ of S $\frac{1}{2}$ of SW $\frac{1}{4}$, Section 12, Township 7 South, Range 20 West, containing 7.93 acres, more or less, Clark County, Arkansas (Country Club Road Tract)

Total Number of Acres in Tract:

7.93 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

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