

Kingwood Forestry Services, Inc.

Land for Sale



This sale is not federal land
but is completely bordered by U.S. Forest Service Property.



Listing #4370

Ozark National
Forest Tract

- ±160 acres
- Johnson
County, AR
- Frontage on FS
Road #1443
- Surrounded by
Ozark National
Forest

\$139,500.00

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.



Kingwood Forestry Services, Inc.
P.O. Box 65 / #4 Executive Circle
Arkadelphia, AR 71923
Phone: (870) 246-5757
Fax: (870) 246-3341
Email: Arkadelphia@kingwoodforestry.com

Kingwood Forestry Services, Inc.

Listing #4370

Ozark National Forest Tract



Just North of
Clarksville

Excellent
Hunting!

Surrounded by U. S.
Forest Service

Native Pine
& Hardwood

Rock Formations &
Mountain Views

Dry Spadra Creek
Crosses Property

On Forest Service
Road #1443

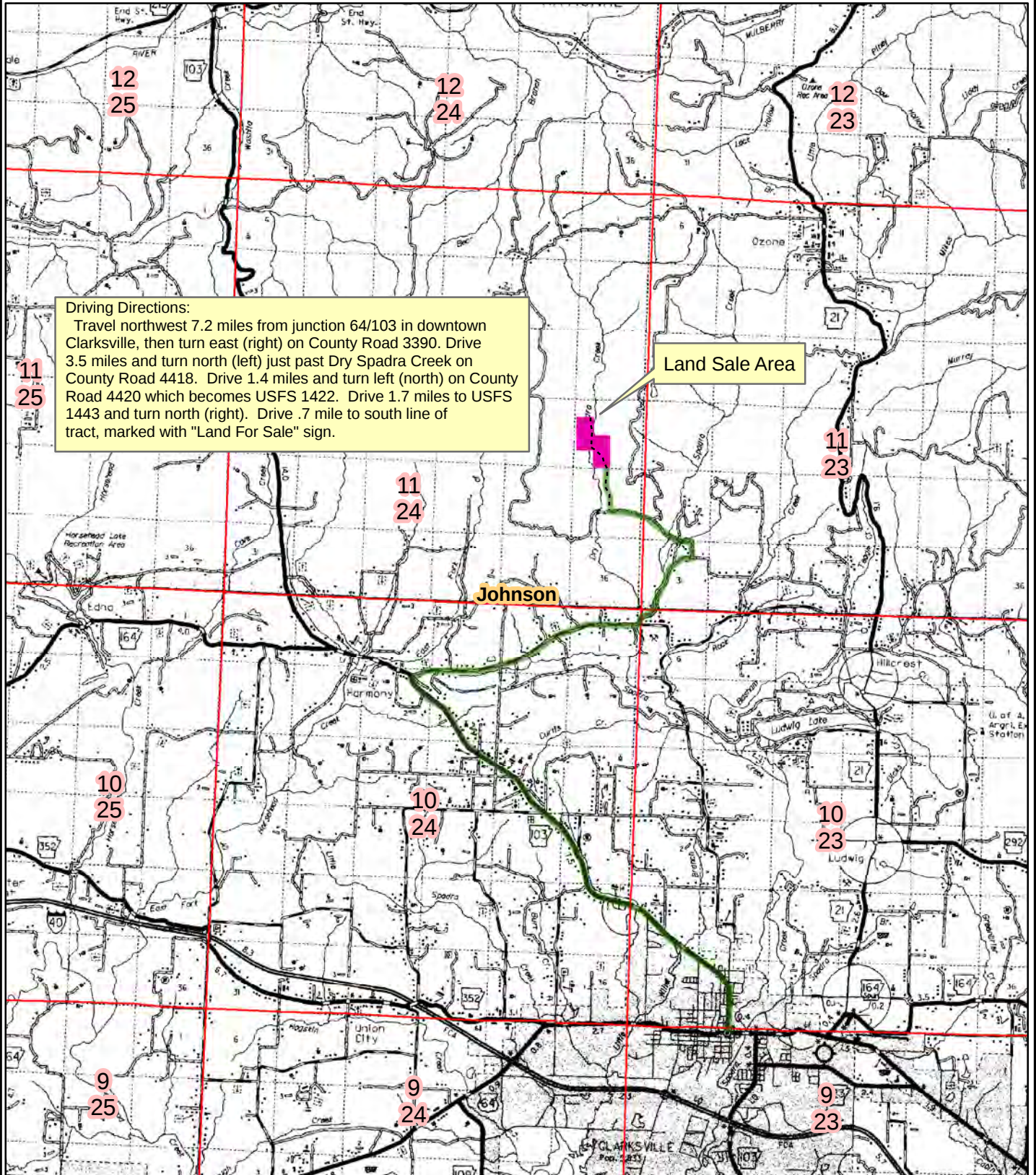
www.kingwoodforestry.com

NOTICE OF LAND SALE

"Ozark National Forest Tract" - Listing #4370

N½ of SW¼, SE¼ of SW¼, SW¼ of NW¼, Sec. 24, T11N, R24W, Johnson County, Arkansas

Containing 160 acres, more or less

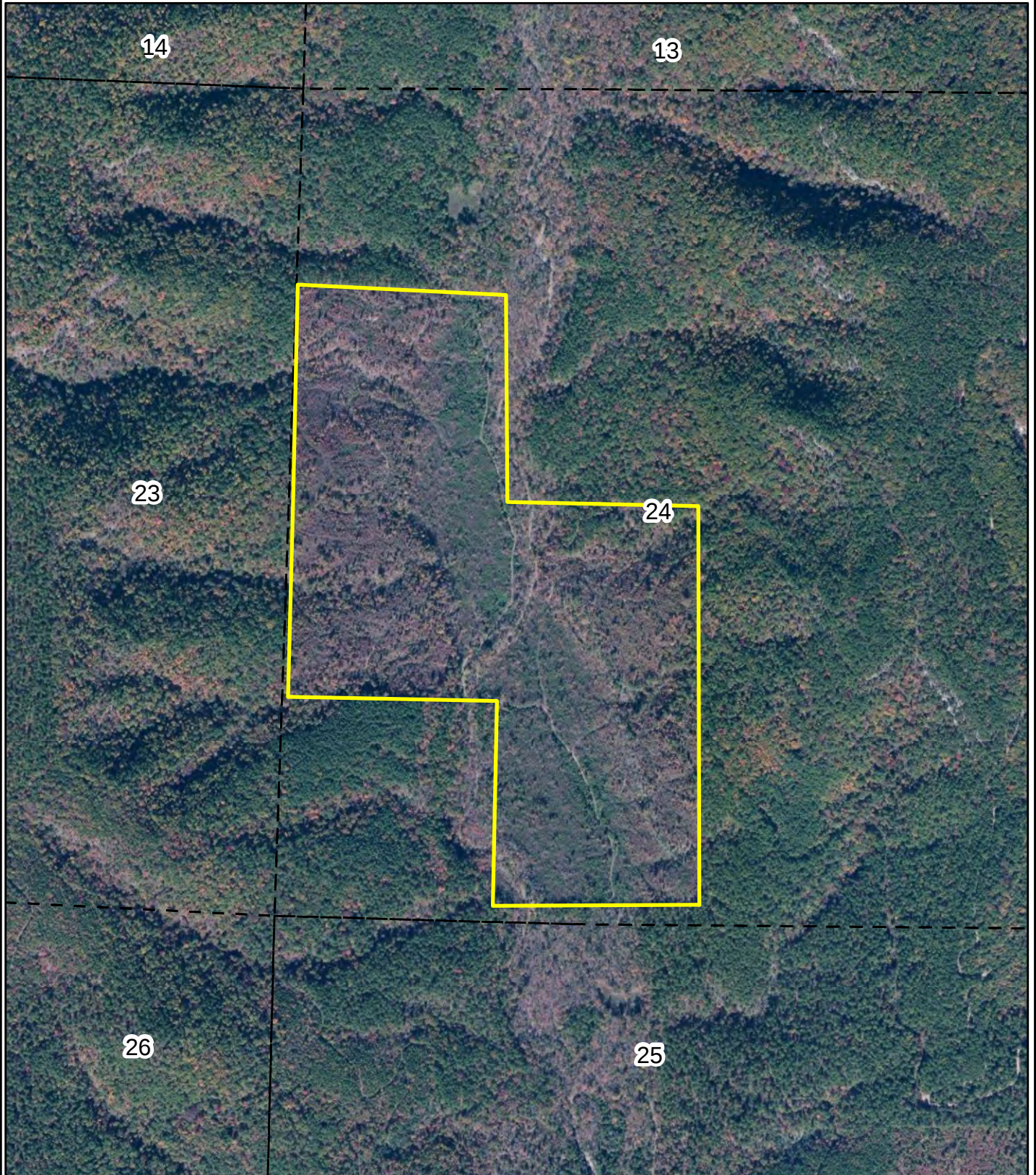


0 0.5 1 2 3
Miles



Created: September, 2012
Drawn By: JDT

NOTICE OF LAND SALE
"Ozark National Forest Tract"
N½ of SW¼, SE¼ of SW¼, SW¼ of NW¼, Sec. 24, T11N, R24W, Johnson County, Arkansas
Containing 160 acres, more or less

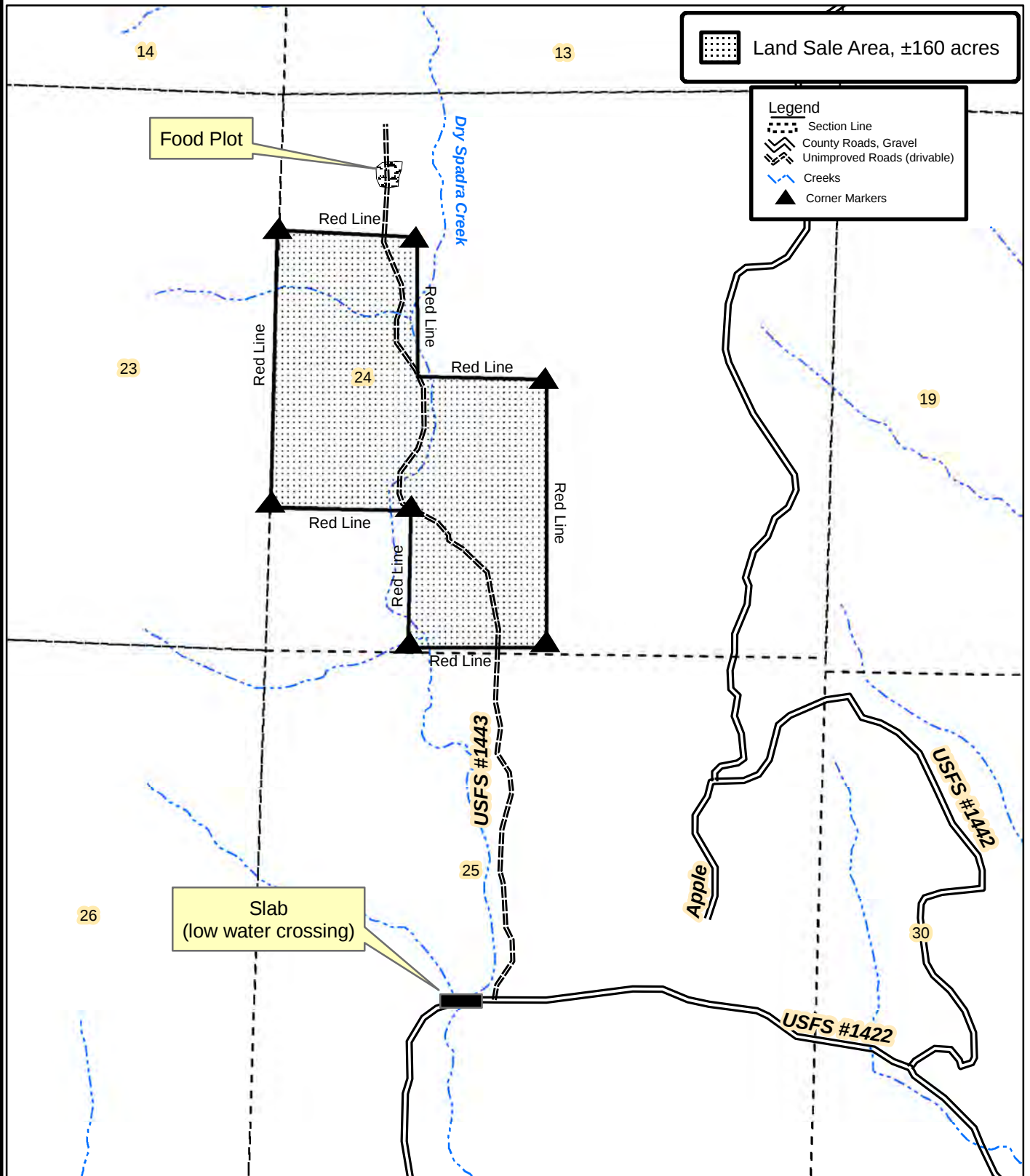


0 0.125 0.25
Miles



Created: September, 2012
Flown: 2011
Drawn By: JDT

NOTICE OF LAND SALE
 "Ozark National Forest Tract" - Listing #4370
 N½ of SW¼, SE¼ of SW¼, SW¼ of NW¼, Sec. 24, T11N, R24W, Johnson County, Arkansas
 Containing 160 acres, more or less

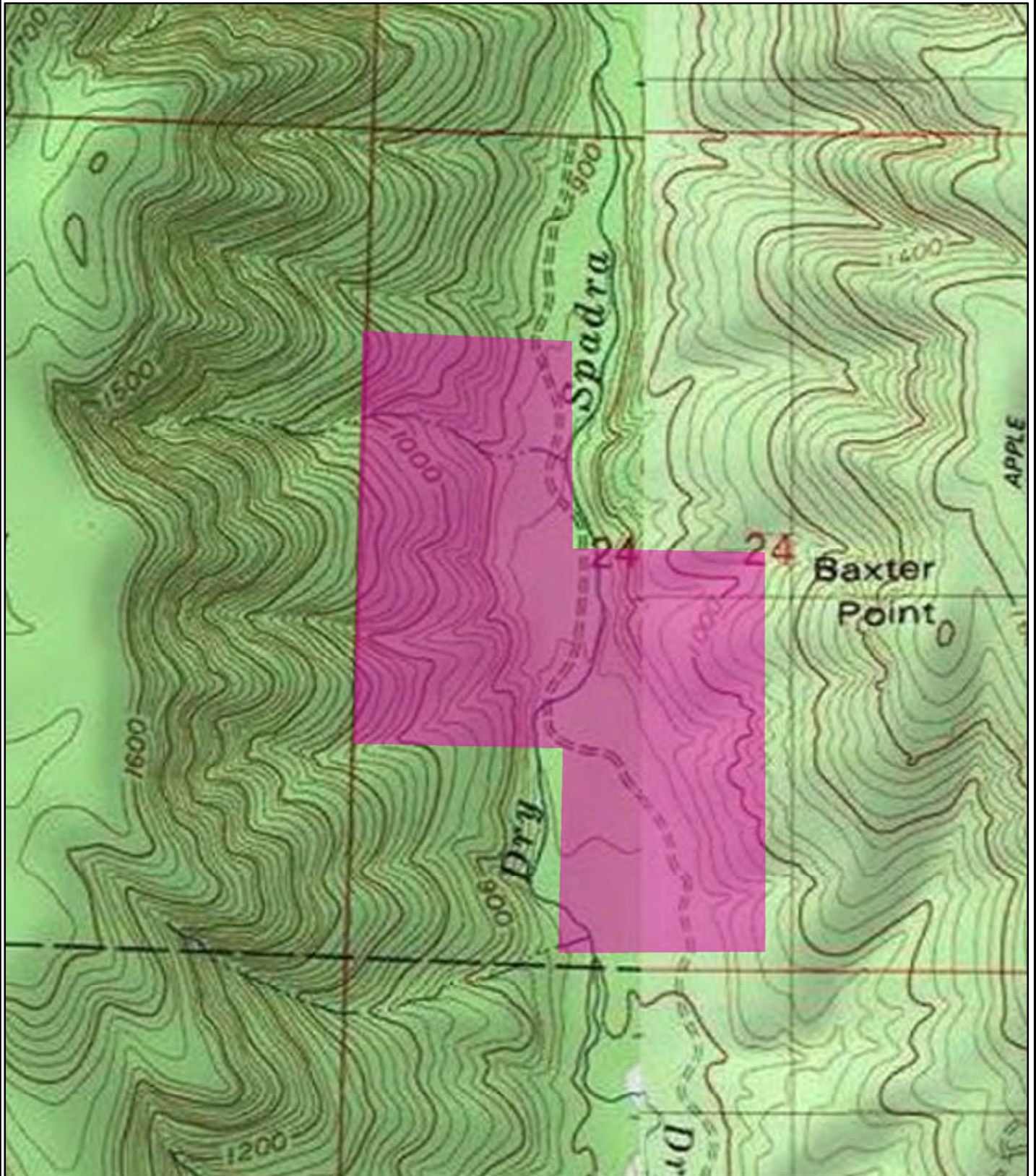


0 0.125 0.25 0.5
 Miles



Created: November, 2012
 By: JDT

NOTICE OF LAND SALE
"Ozark National Forest Tract"
N½ of SW¼, SE¼ of SW¼, SW¼ of NW¼, Sec. 24, T11N, R24W, Johnson County, Arkansas
Containing 160 acres, more or less



0 0.125 0.25
Miles



Created: September, 2012
Drawn By: JDT

NOTICE OF LAND SALE
Ozark National Forest Tract (Listing #4370)
Johnson County, Arkansas

Method of Sale: The property is offered for sale for \$139,500.00. Mailed offers should be addressed to Kingwood Forestry Services, Inc., P.O. Box 65, Arkadelphia, AR 71923 with "**Ozark NF 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 to confirm receipt of offer. 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.

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 a minimum of five (5) business days for Seller to consider. 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. Mineral rights are reserved and will not convey.
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 or emailed to arkadelphia@kingwoodforestry.com.

www.kingwoodforestry.com

OFFER FORM

Ozark National Forest Tract Listing #4370

— 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. **Ozark NF Tract Land Sale Notice**. The tract is offered for sale at \$139,500.00. I submit the following as an offer for the purchase of the following tract located in Johnson County, Arkansas and further described as:

Ozark National Forest Tract (Listing #4370) N½ of SW¼, SE¼ of SW¼, SW ¼ of NW¼, Section 24, Township 11 North, Range 24 West, containing a total of 160 acres, more or less, Johnson County, Arkansas (see attached maps).

My offer will remain valid for five (5) business days from today's date. If my offer is accepted, I am ready, willing, able, and obligated to execute a more formal Contract of Sale within seven business days with earnest money in the amount of 10% of purchase price. Closing is expected to be held within thirty days of offer acceptance. I have read and understand the Method of Sale and Conditions of Sale sections in this notice.

DATE OF OFFER:

TRACT NAME:

OZARK NATIONAL FOREST TRACT (Listing #4370)

TOTAL # OF ACRES IN TRACT:

± 160 Acres

AMOUNT OF OFFER:

\$ _____

Name: _____ Fax No: _____
Printed

Name: _____ Phone No: _____
Signed

Address: _____
City, State, Zip

Email: _____

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

This sale is not federal land, but is completely bordered by U. S. Forest Service property. It is within the Forest boundary.