

Land for Sale

John Ashley Road Tract

- 120 Acres, Pike County, AR
- County Road Frontage
- Native Pine Sawtimber

\$139,000.00

See this and other listings at

www.kingwoodforestry.com



**KINGWOOD FORESTRY
SERVICES, INC.**

P.O. Box 65 / #4 Executive Circle
Arkadelphia, AR 71923

Phone: 870-246-5757

Fax: 870-246-3341

E-mail:

arkadelphia@kingwoodforestry.com

Kingwood Forestry Services, Inc. has been authorized to manage the sale of the John Ashley Road tract. Land to be sold is described as S ½ of SE ¼, SE ¼ of SW ¼, Section 14, Township 6 South, Range 24 West, containing a total of 120 acres, more or less, Pike County, Arkansas. See attached location map for detailed directions.

Tract is located approximately five miles southwest of Amity and within one-half-mile of Antoine River. Access to tract is over one-quarter-mile frontage on John Ashley Road, a county gravel road. There are also interior logging roads and trails. Timber consists of about thirty acres of 1999 plantation almost ready to thin, plus scattered native pine sawtimber, pine reproduction, and hardwood pulpwood. Timber volume estimates include 1,700 tons of pine sawtimber and 80 tons of pine pulpwood. Soils are well-suited for commercial timber production with a published site index for loblolly pine of about 84 feet on 50 year base. The terrain is gently rolling.

Please visit our website
www.kingwoodforestry.com

to view maps and photographs of this property
and all of our other listings.

- 30 Acres of 1999
Plantation

- Excellent Hunting



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
JOHN ASHLEY ROAD TRACT (LISTING # 4368)
PIKE COUNTY, ARKANSAS

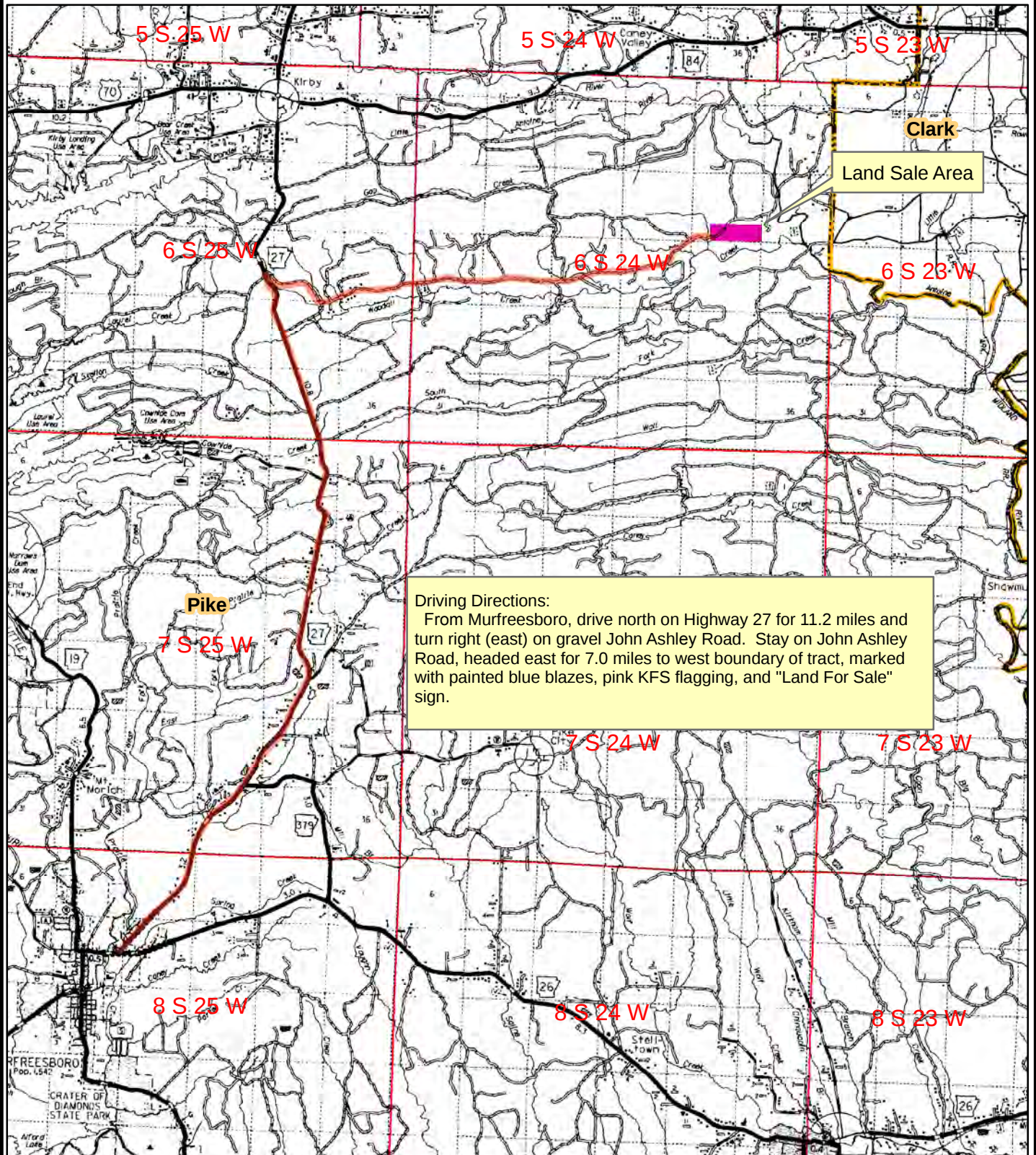
Method of Sale

The John Ashley Road tract is offered for sale for **\$139,000.00**. Mailed offers should be addressed to Kingwood Forestry Services, Inc., P.O. Box 65, Arkadelphia, AR 71923 with **“John Ashley 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 three (3) 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 buyer 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 parcels are being sold in their entirety, for single sums 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, or tracts, regardless of acreage.
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 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.

NOTICE OF LAND SALE
"John Ashley Road Tract"
S½ of SE¼, SE¼ of SW¼, Sec. 14, T6S, R24W, Pike County, Arkansas
Containing 120 acres, more or less



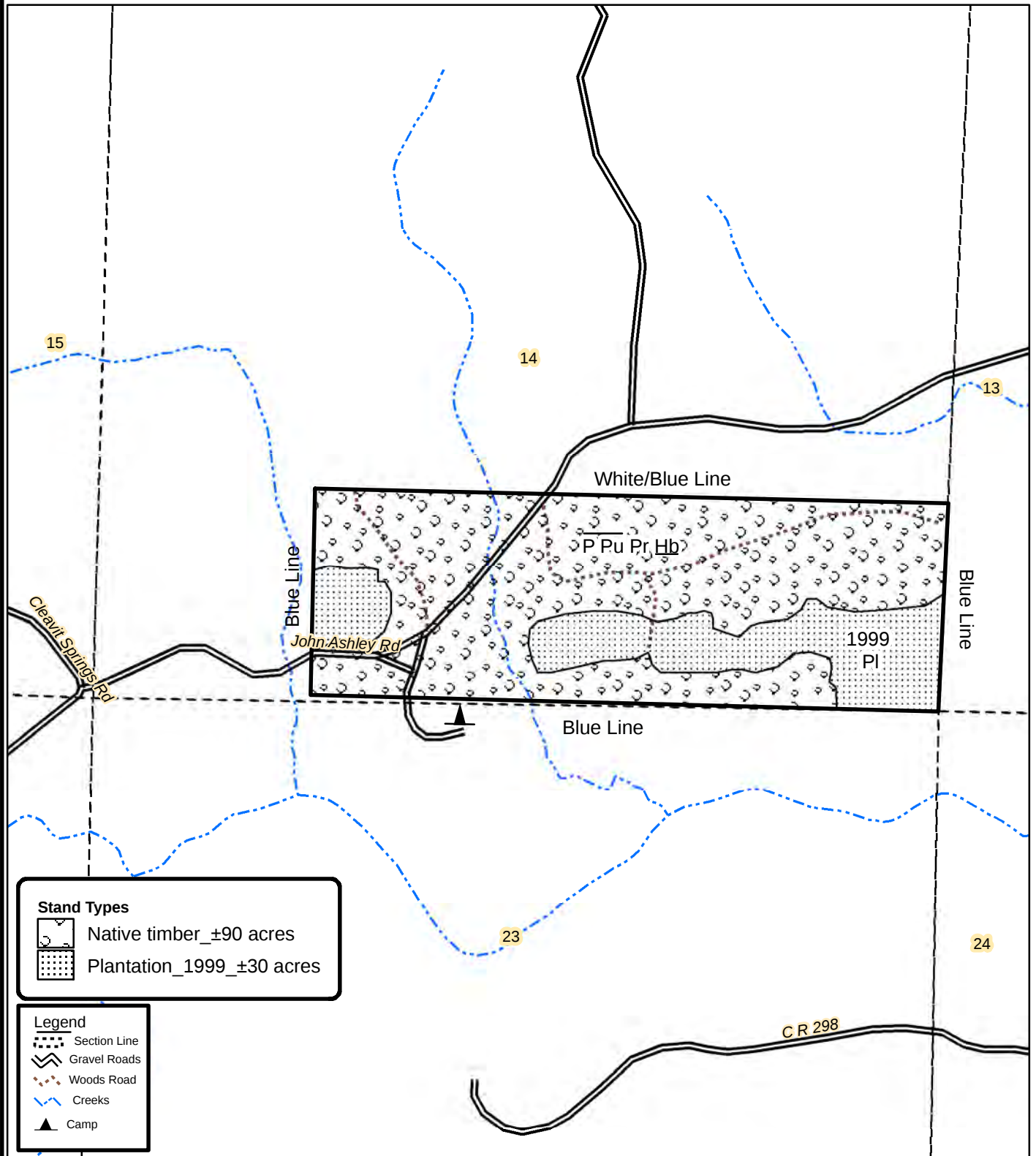
Driving Directions:
From Murfreesboro, drive north on Highway 27 for 11.2 miles and turn right (east) on gravel John Ashley Road. Stay on John Ashley Road, headed east for 7.0 miles to west boundary of tract, marked with painted blue blazes, pink KFS flagging, and "Land For Sale" sign.

0 0.5 1 2 3 4
Miles



Created: October, 2012
Drawn By: JDT

NOTICE OF LAND SALE
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S½ of SE¼, SE¼ of SW¼, Sec. 14, T6S, R24W, Pike County, Arkansas
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Stand Types

- Native timber_±90 acres
- Plantation_1999_±30 acres

Legend

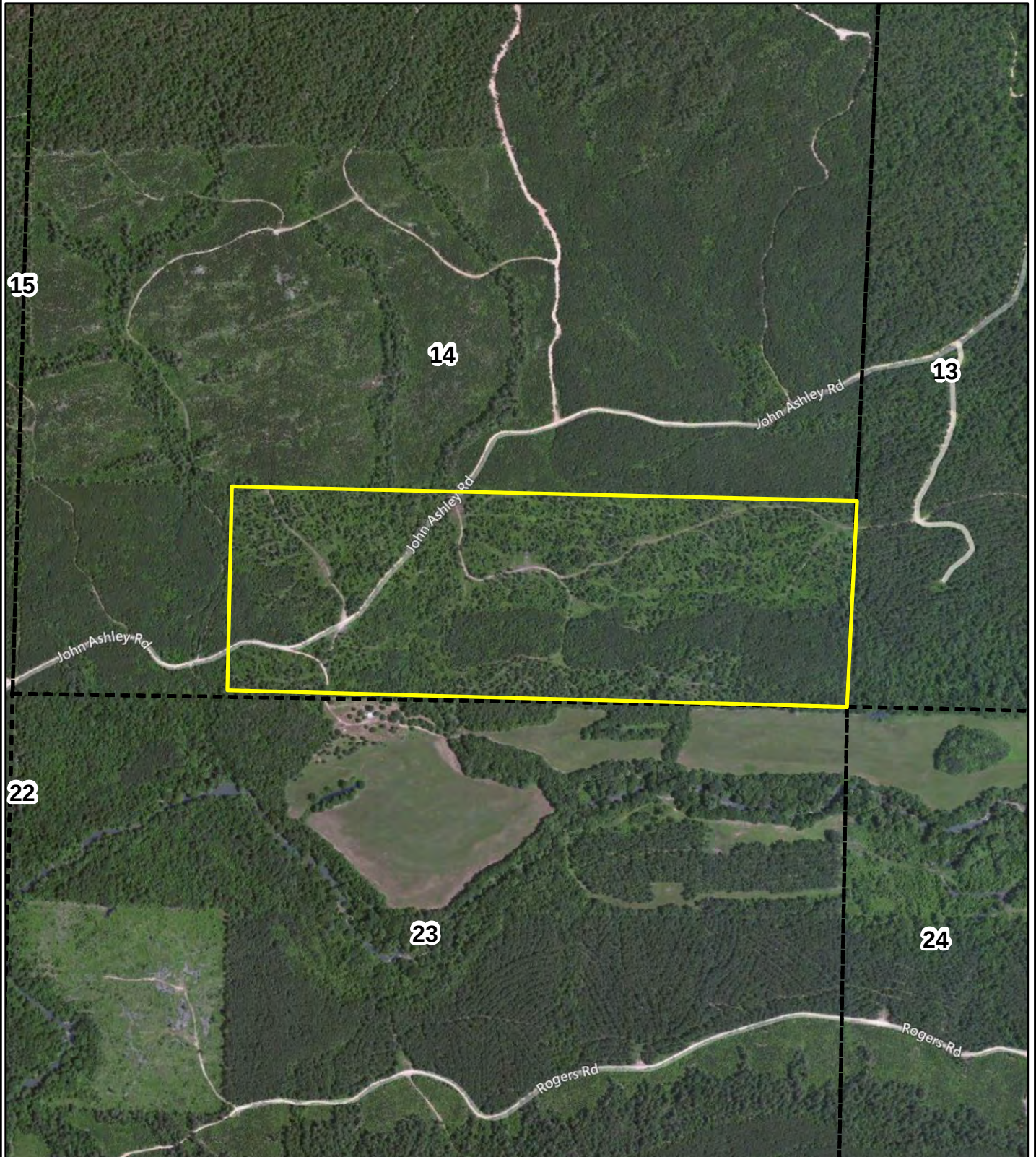
- Section Line
- Gravel Roads
- Woods Road
- Creeks
- Camp

0 0.125 0.25
Miles



Created: October, 2012
By: JDT

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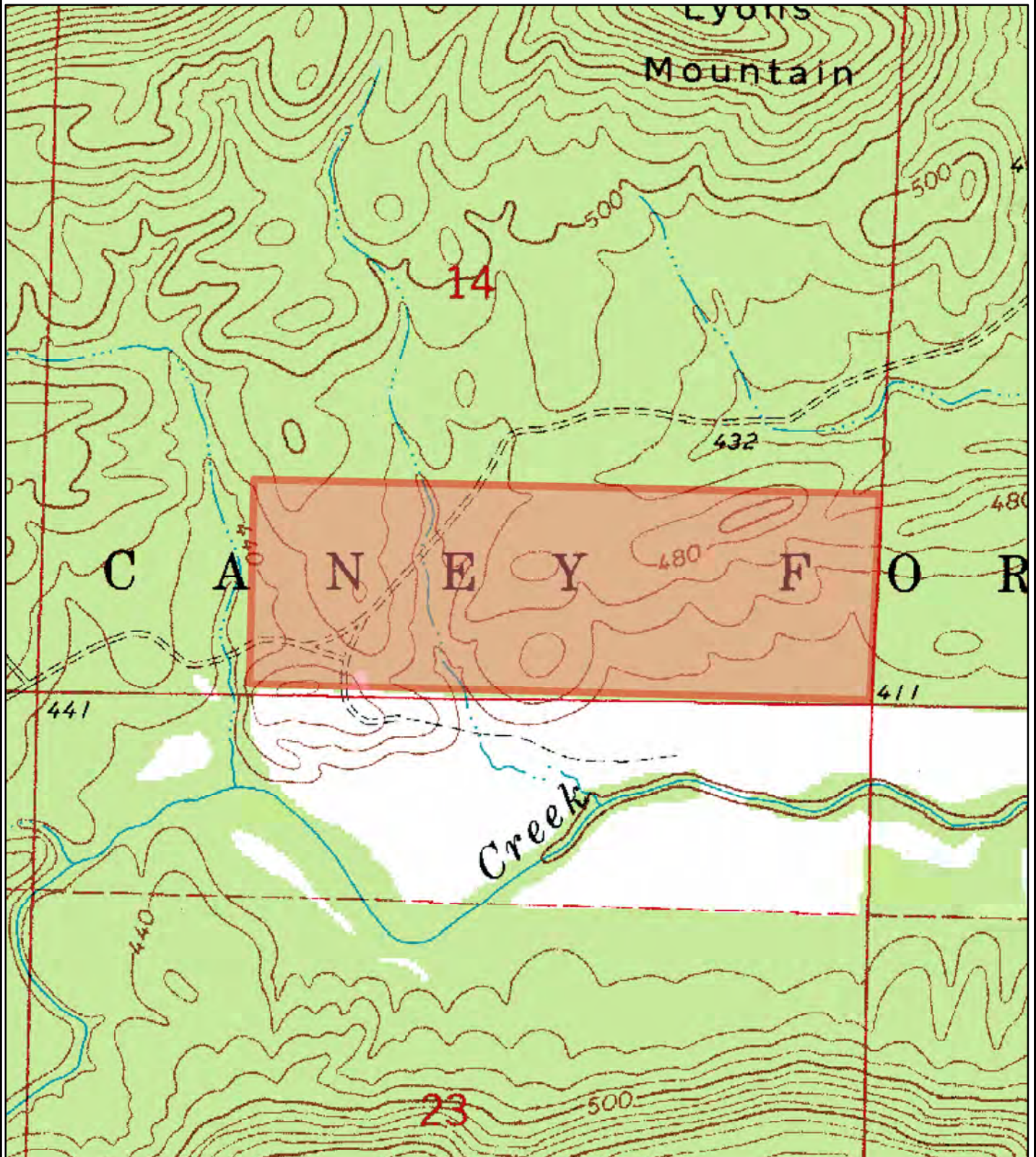


0 0.125 0.25
Miles



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

NOTICE OF LAND SALE
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S½ of SE¼, SE¼ of SW¼, Sec. 14, T6S, R24W, Pike County, Arkansas
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0 0.125 0.25
Miles



Created: August, 2012
Created by JBL

LAND SALE

JOHN ASHLEY ROAD TRACT (LISTING #4368)

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 \$139,000.00.

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 a more formal 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 approximately 45 days after contract execution.

Date of Offer: _____

Tract Name: JOHN ASHLEY ROAD TRACT

Location of Tract: S ½ of SE ¼, SE ¼ of SW ¼, Section 14, Township 6 South, Range 24 West, containing a total of 120 acres, more or less, Pike County, Arkansas (see attached maps).

Total Number of Acres in Tract: 120 acres, more or less.

Amount of Offer: \$ _____

Name: _____ Printed Fax No: _____

Name: _____ Signed Phone No: _____

Address: _____
City, State, Zip

E-mail Address: _____

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.*