

P.O. Box 65  
No. 4 Executive Circle  
Arkadelphia, AR 71923  
(870)246-5757  
FAX 1-870-246-3341  
E-mail: [arkadelphia@kingwoodforestry.com](mailto:arkadelphia@kingwoodforestry.com)



Other Kingwood Locations:  
P.O. Box 1290  
145 Greenfield Drive  
Monticello, AR 71657  
(870)367-8567  
FAX 1-870-367-8424

4414 Morris Lane  
P.O. Box 5887  
Texarkana, TX 75505  
(903)831-5200  
FAX 1-903-831-9988

**Listing  
#4343**

## NOTICE OF LAND SALE

### MITCHELL TRACT

**Bid Date: Friday, September 14, 2012 @ 3:00 P. M.**

**—Timberland with Highway Frontage near Arkadelphia, Arkansas—**

Kingwood Forestry Services, Inc. has been authorized to manage the sale of a property containing 38.5 acres, more or less, in Clark County, Arkansas.

**Location:** The Mitchell tract is located approximately seven miles south of Arkadelphia and approximately four miles from Exit 69 (Gum Springs) and Interstate 30. Tract is described as pt. NW ¼ of NE ¼, Section 26, Township 8 South, Range 20 West, containing 38.5 acres, more or less, Clark County, Arkansas (see attached maps). Please visit our website at [www.kingwoodforestry.com](http://www.kingwoodforestry.com) to view maps and photographs of listing #4343.

**Tract Description:** Access is excellent with Highway 67 frontage plus frontage on Duncan Road (paved county road). Tract contains natural pine and hardwood regeneration. Two utility right-of-ways cross the tract providing excellent hunting opportunities. There is a small pond on tract. Pine site index averages 82 feet (base age 50) on silty clay and fine sandy loam soils. Terrain is gently rolling. Utilities are available, making this tract suitable for homesite or other development.

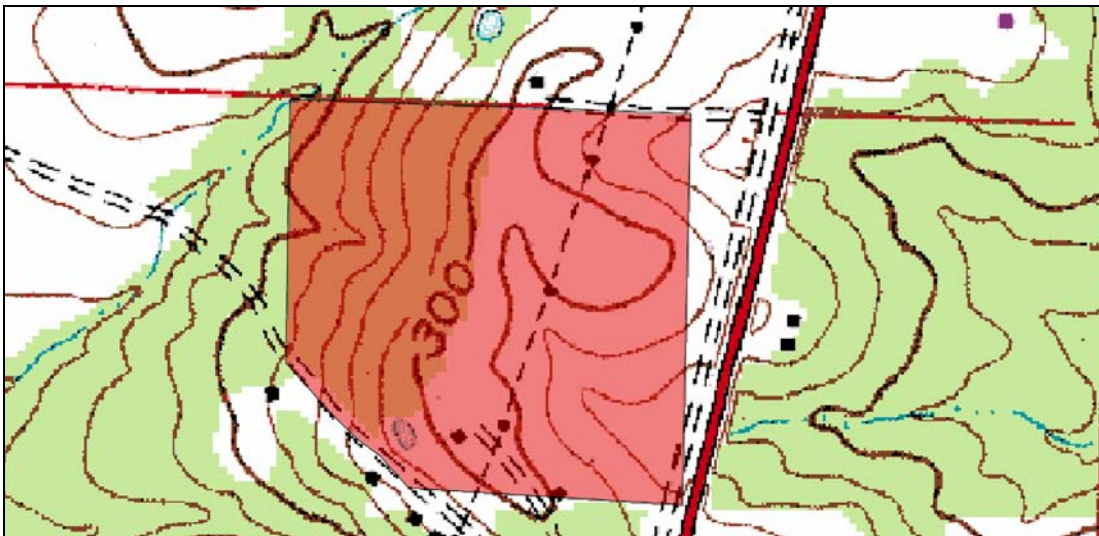
**Method of Sale:** The tract will be sold on the basis of lump sum sealed bids. Mailed offers should be addressed to Kingwood Forestry Services, Inc., P.O. Box 65, Arkadelphia, AR 71923 with **“Mitchell Tract Land Sale”** clearly marked in the lower left corner of the envelope to protect security of the offer. An offer form is attached. Bids will be opened at the Kingwood Forestry office at #4 Executive Circle, Arkadelphia, Arkansas at **3:00 P.M., Friday, September 14, 2012.** On mailed offers please call our office prior to bid opening to confirm receipt of offer. Buyers submitting offers are welcome to attend the bid opening. 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. No verbal telephone offers will be accepted. Anyone submitting an offer for the purchase of the property will be provided with a summary of bid results.

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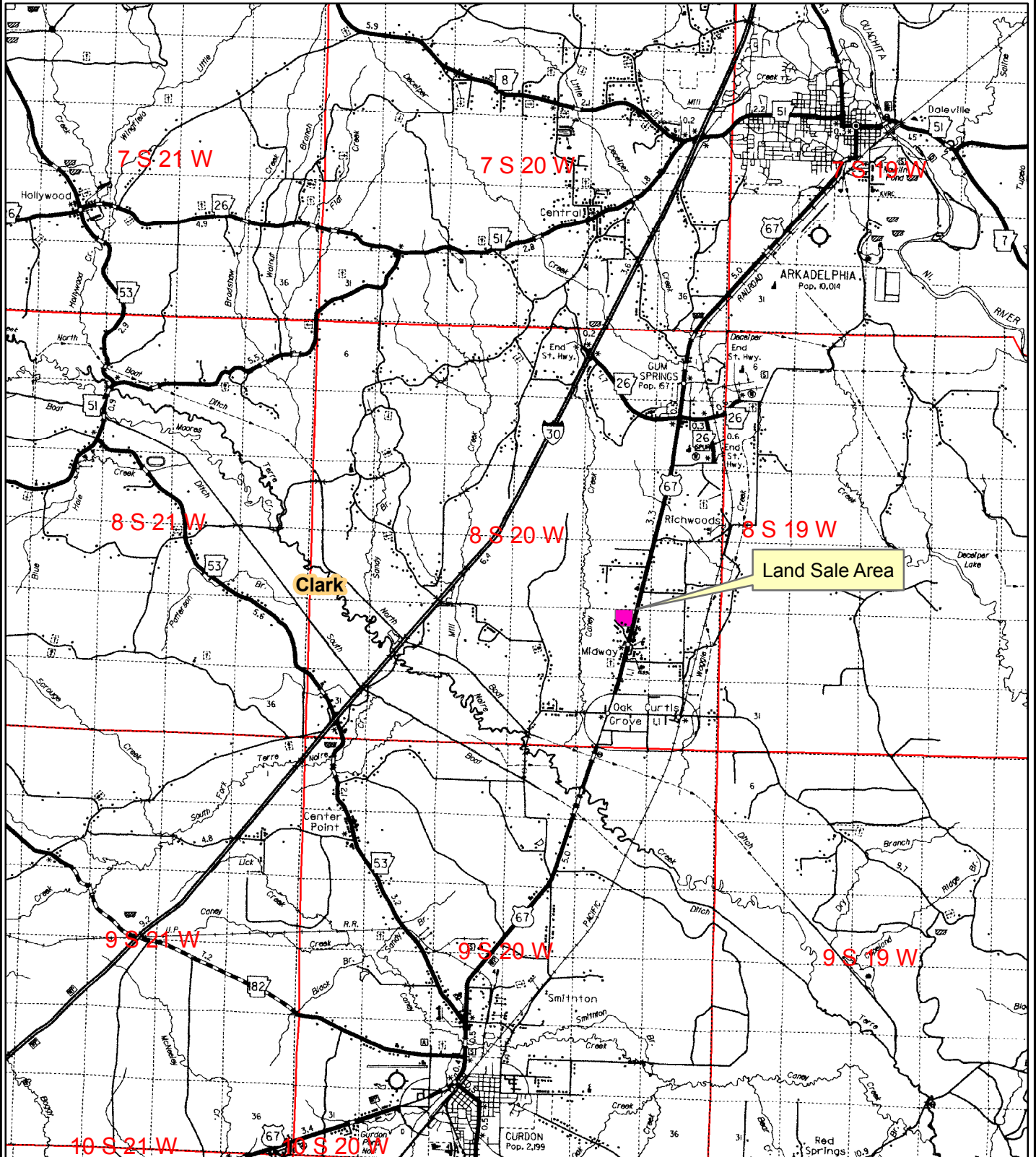
**MITCHELL TRACT LAND SALE**  
**Listing #4343**  
**Bid Date Friday, September 14, 2012 @ 3:00 P.M.**

**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 through 3:00 P.M., Monday, September 17, 2012. Successful bidder will be notified on or before that time by telephone, fax, or e-mail. 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. Seller will convey without warranty one-half (½) of any owned mineral rights (on the property advertised in this notice).
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 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.



NOTICE OF LAND SALE  
Mitchell Tract ( Listing #4343)  
Pt. NW 1/4 of NE 1/4, S26,T8S, R20W, Clark County, Arkansas,  
Containing 38.5 acres, more or less.

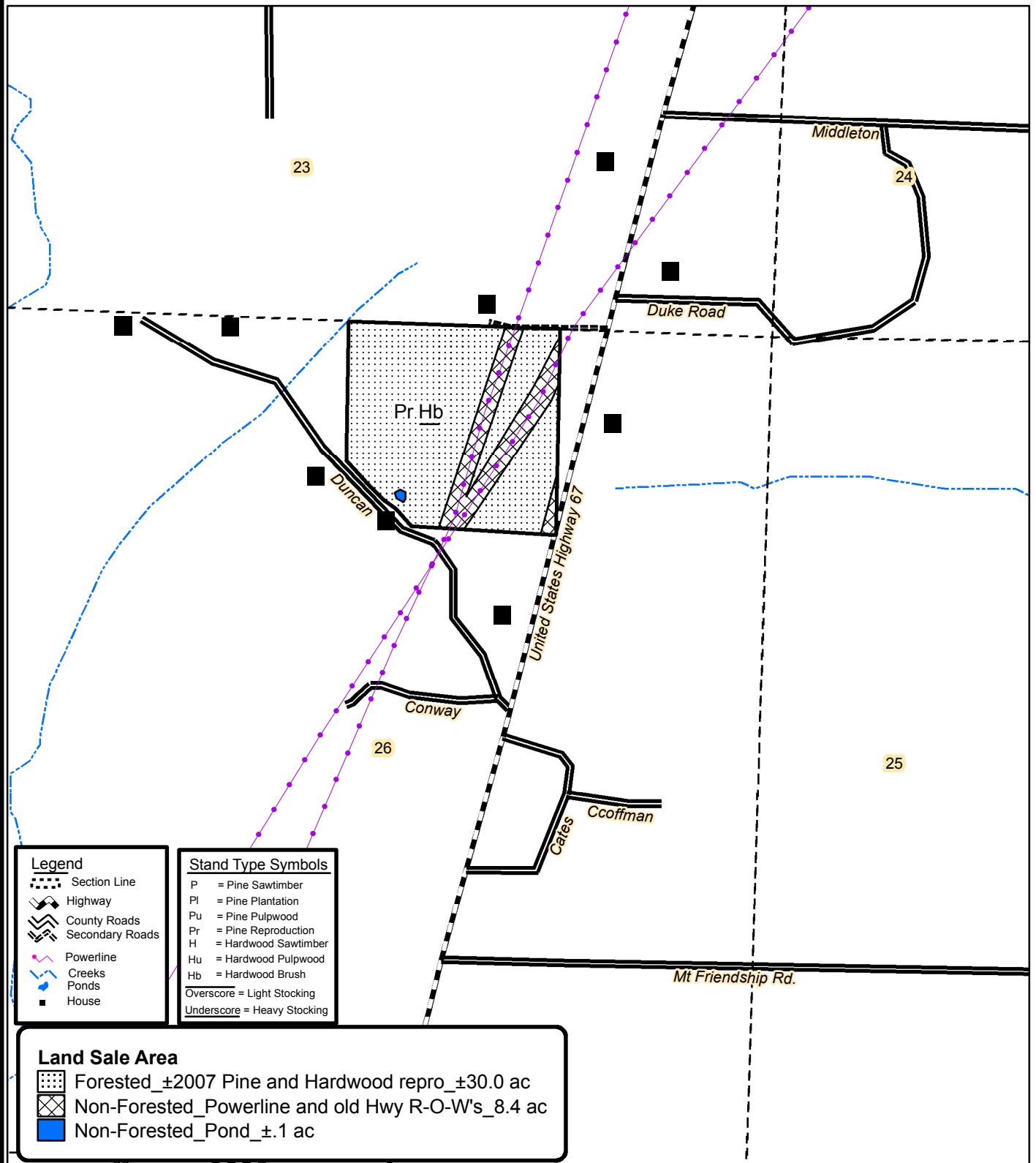


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Miles



Created: July, 2012  
Drawn By: JDT

NOTICE OF LAND SALE  
 "Mitchell Tract" - Listing #4343  
 Pt. NW1/4 of NE1/4, S26, T8S, R20W, Clark County, Arkansas  
 Containing 38.5 acres, more or less



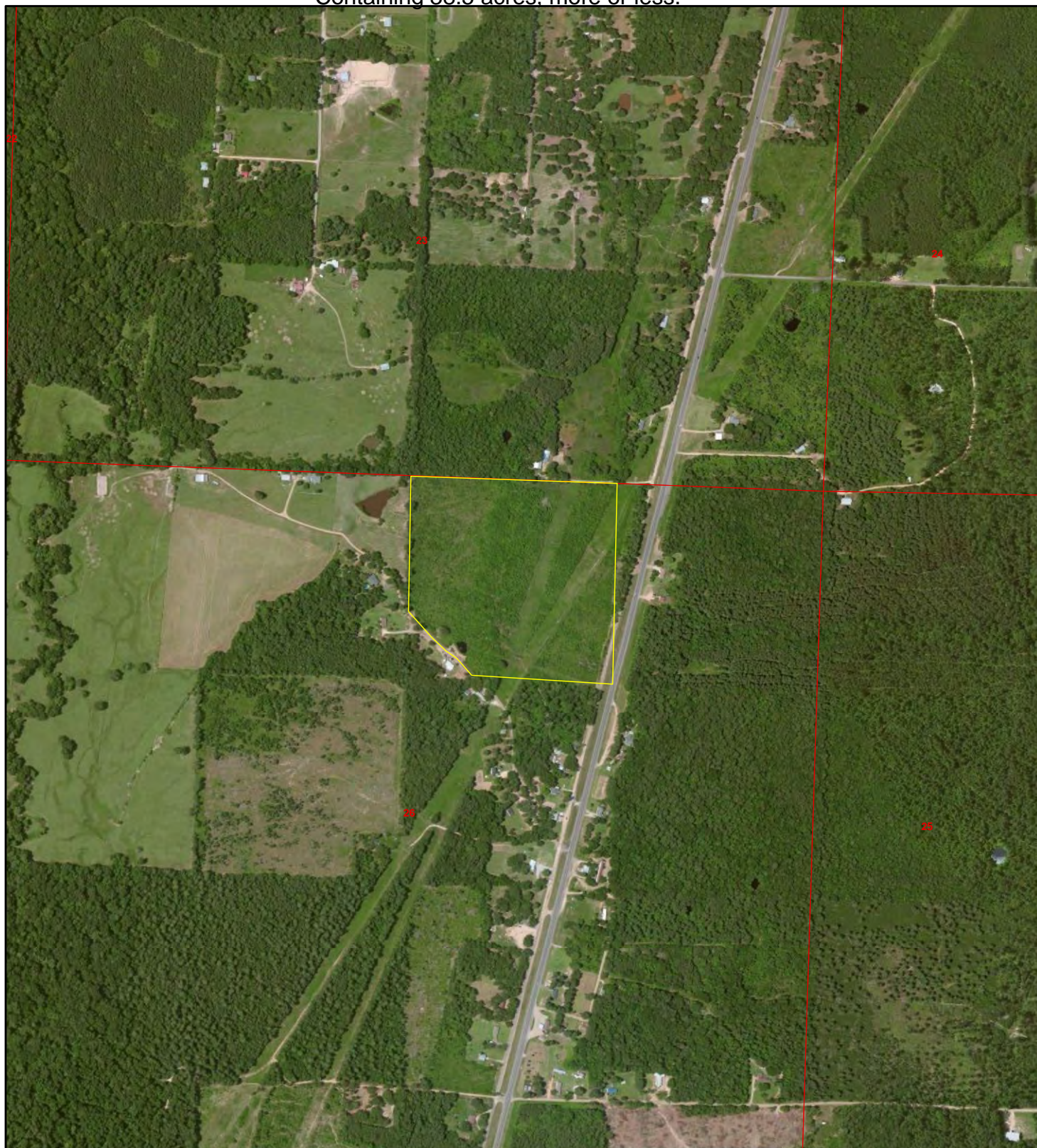
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 By: ATG

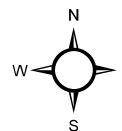


NOTICE OF LAND SALE  
Mitchell Tract ( Listing #4343)  
Pt. NW 1/4 of NE 1/4, S26,T8S, R20W, Clark County, Arkansas,  
Containing 38.5 acres, more or less.



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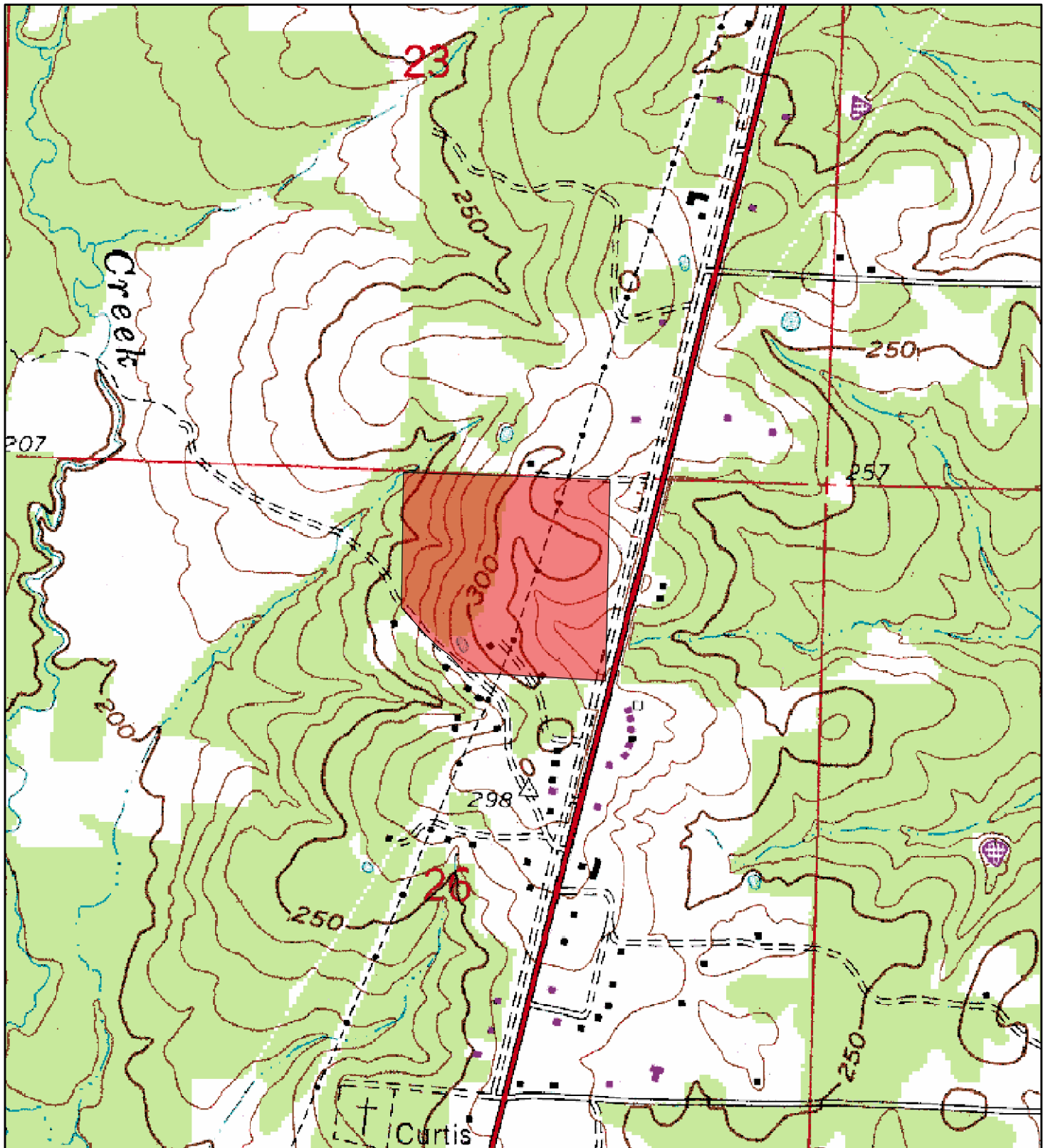
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[www.kingwoodforestry.com](http://www.kingwoodforestry.com)



2011 Aerial  
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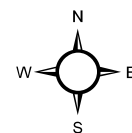


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Pt. NW 1/4 of NE 1/4, S26,T8S, R20W, Clark County, Arkansas,  
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(870) 246-5757  
[www.kingwoodforestry.com](http://www.kingwoodforestry.com)



USGS Topo  
JDT

E-mail: \_\_\_\_\_