

Kingwood Forestry Services, Inc.

Listing #4332

# Land for Sale

## Center Point Road Tract

- 83.49 acres in Clark County, Arkansas
- 3 miles from I-30
- Fields, pine plantation and hardwoods



**\$109,000.00**

*See this and other listings at  
[www.kingwoodforestry.com](http://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

Email: [Arkadelphia@kingwoodforestry.com](mailto:Arkadelphia@kingwoodforestry.com)

- Paved frontage on Southfork Road
- Utilities available
- Gravel frontage on Center Point 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.

## Center Point Road Tract



20 Acres of 2009 pine plantation

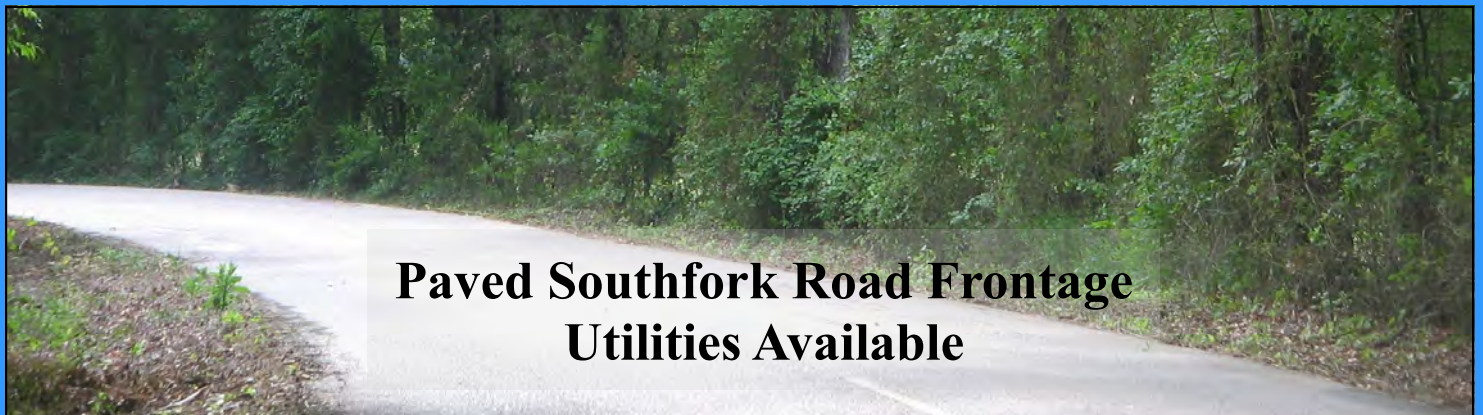


**Year-Round Creek**

- Approximately 29 acres of open fields
- Over 30 acres of native hardwoods
- Estimated 400 tons of hardwood pulpwood
- Estimated 85 tons of hardwood sawtimber



**Native Hardwood**



**Paved Southfork Road Frontage  
Utilities Available**

**Center Point Road Tract**  
**Listing # 4332**  
**Clark County, Arkansas**

**Method of Sale:** The tract is offered for sale for \$109,000.00. Mailed offers should be addressed to Kingwood Forestry Services, Inc., P.O. Box 65, Arkadelphia, AR 71923 with **"Center Point 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.

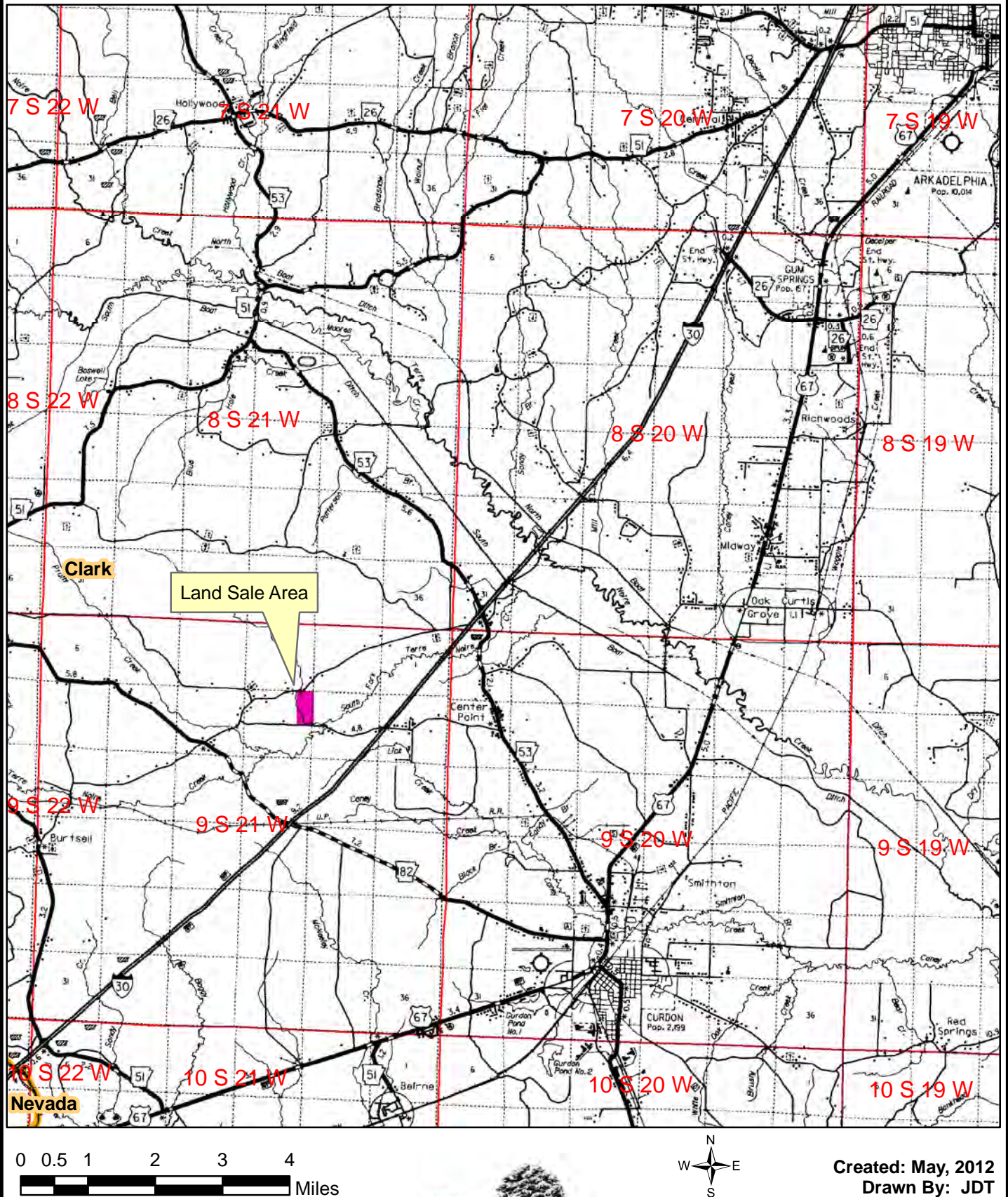
**Conditions of Sale:**

1. The landowner reserves the right to accept or reject any offer or to reject all offers.
2. Offers submitted will remain valid for 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 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 parcel is being sold in its entirety for single sum and not on a per acre basis. Advertised acreages are believed to be correct, but are 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 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 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.

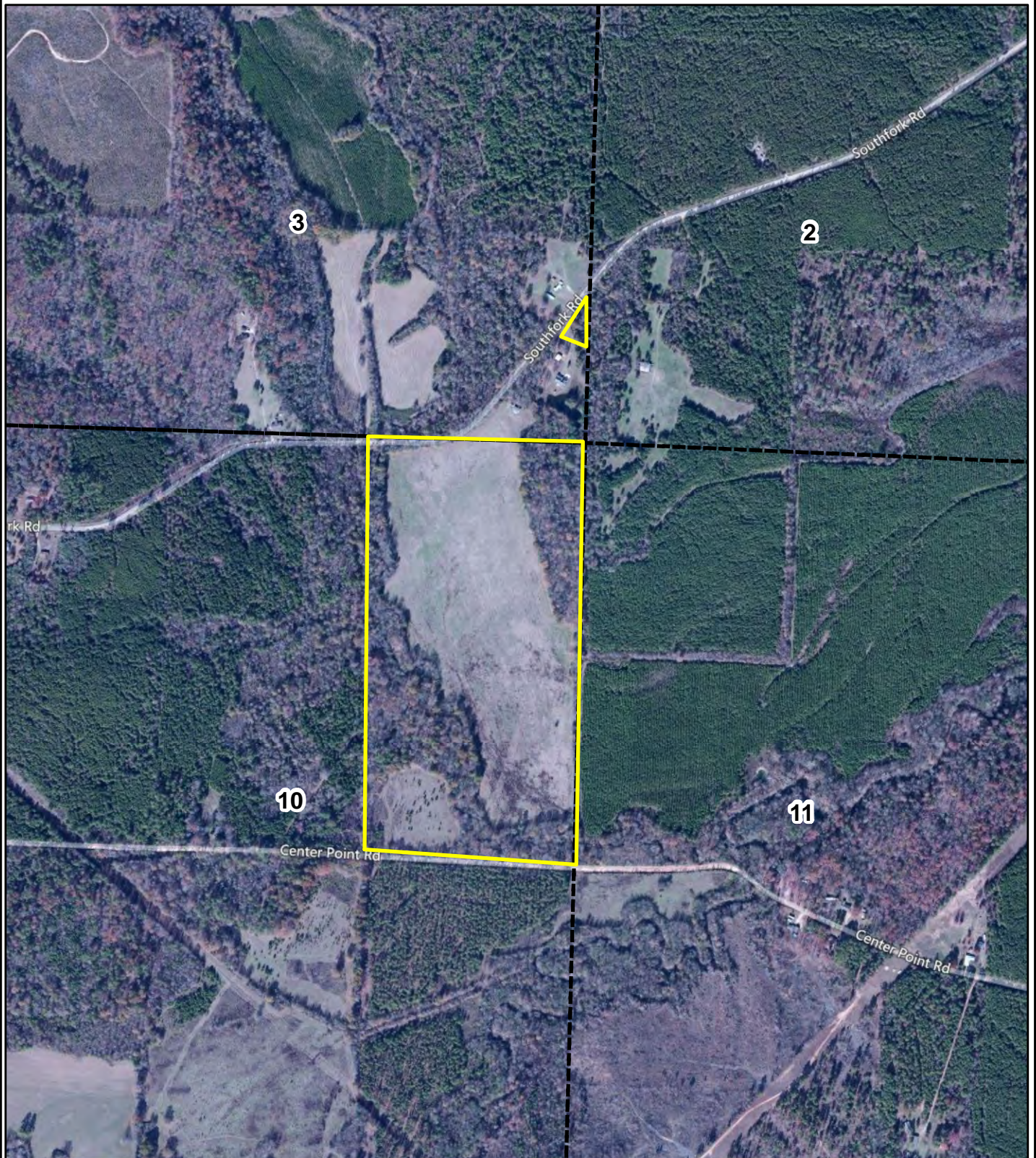
Kingwood Forestry Services, Inc. represents the interests of the Seller of this property.  
All information presented in this flyer is believed to be accurate.  
Buyers are responsible for verifying information on this tract for themselves.  
**Kingwood makes no representation for the Buyer.**

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

NOTICE OF LAND SALE  
"Center Point Road Tract" Listing #4332  
Pt. Sec. 3 & 10, T9S, R21W, Clark County, Arkansas  
Containing 83.49 acres, more or less



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0 0.125 0.25  
Miles



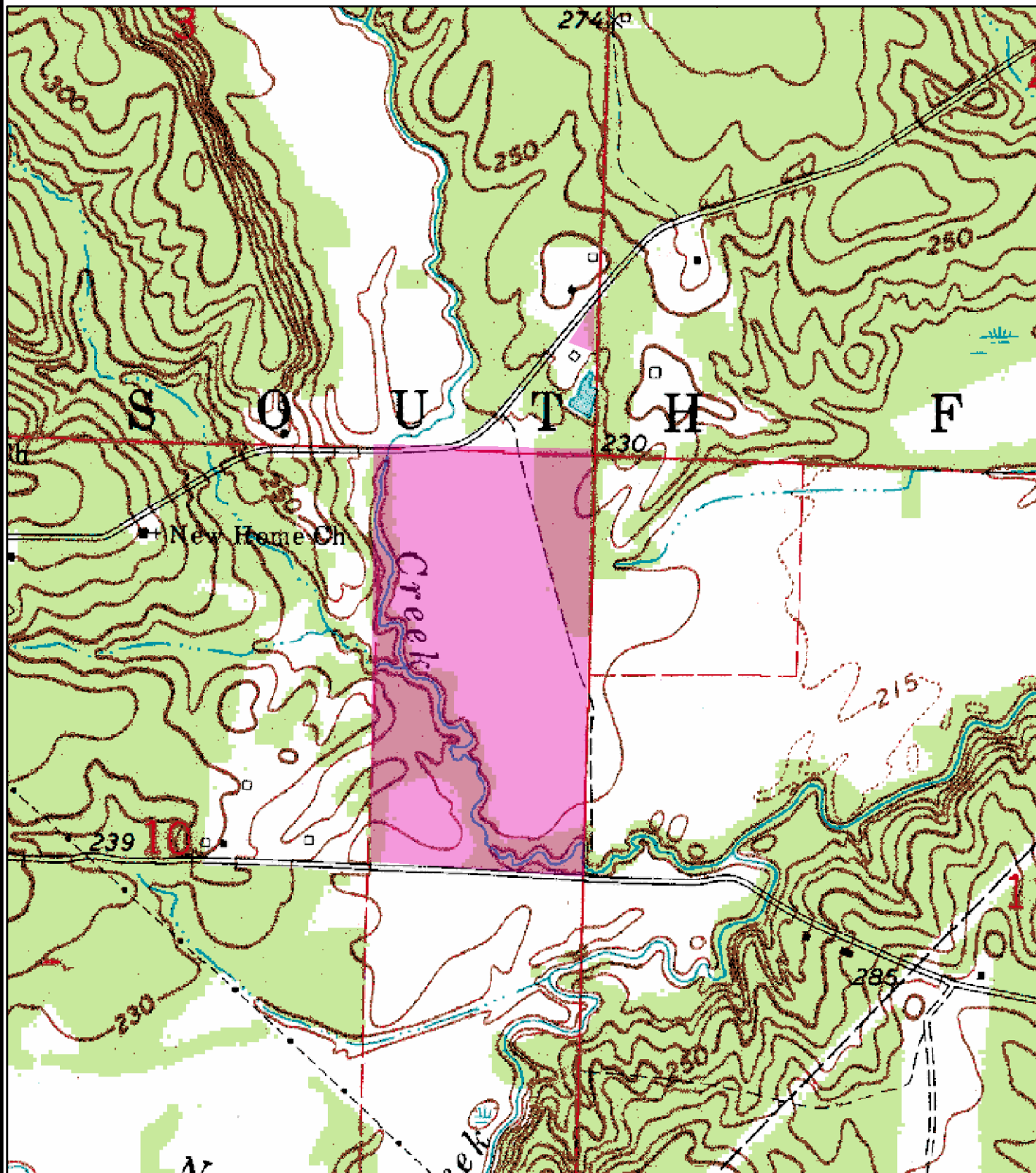
Created: May, 2012  
Flown: 2011  
Drawn By: JDT

# NOTICE OF LAND SALE

## "Center Point Road Tract" Listing #4332

Pt. Sec. 3 &amp; 10, T9S, R21W, Clark County, Arkansas

Containing 83.49 acres, more or less



0 0.125 0.25 Miles



Created: May, 2012  
Drawn By: JDT

## LAND SALE

### CENTER POINT ROAD TRACT (LISTING #4332)

#### 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 \$109,000.00.

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. **I have read and understand the Conditions of Sale section in this notice.** Closing date to occur approximately 30

**Date of Offer:** \_\_\_\_\_

**Tract Name:**

CENTER POINT ROAD TRACT (Listing #4332)

**Location of Tract:**

Part of SE 1/4 of SE 1/4, Section 3 & E 1/2 of NE 1/4, Section 10, Township 9 South, Range 21 West, containing a total of 83.49 acres more or less, Clark County, Arkansas.

**Total Number of Acres in Tract:**

**83.49 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