

Land for Sale

**Dorcheat
Bottoms
Tract**

- 156 acres, more or less
- Hardwood timber
- Pine Plantation
- Excellent hunting
- Nevada County, AR

\$154,000.00

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



This tract adjoins Falcon Bottoms Natural Area owned and managed by AR Natural Heritage Commission and offers excellent recreational opportunities.

This property contains 156 acres, and includes mature hardwood sawtimber and hardwood regeneration plus 12 acres of 2001 plantation and 23 acres of 2004 plantation. Great potential for long term timberland investment. Cypress Creek crosses the tract.

Maps and photographs of this property and all of our other listings can be viewed at
www.kingwoodforestry.com

Kingwood Forestry Services agents are ready to assist. Contact us at **870-246-5757** or e-mail
arkadelphia@kingwoodforestry.com

**Well
stocked
2001 &
2004 pine
plantations**



NOTICE OF LAND SALE
DORCHEAT BOTTOMS TRACT (LISTING # 4310)
NEVADA COUNTY, ARKANSAS

Method of Sale: The tract is offered for sale for \$154,000.00. Mailed offers should be addressed to Kingwood Forestry Services, Inc., P.O. Box 65, Arkadelphia, AR 71923 with **“Dorcheat Bottoms 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

Conditions of Sale

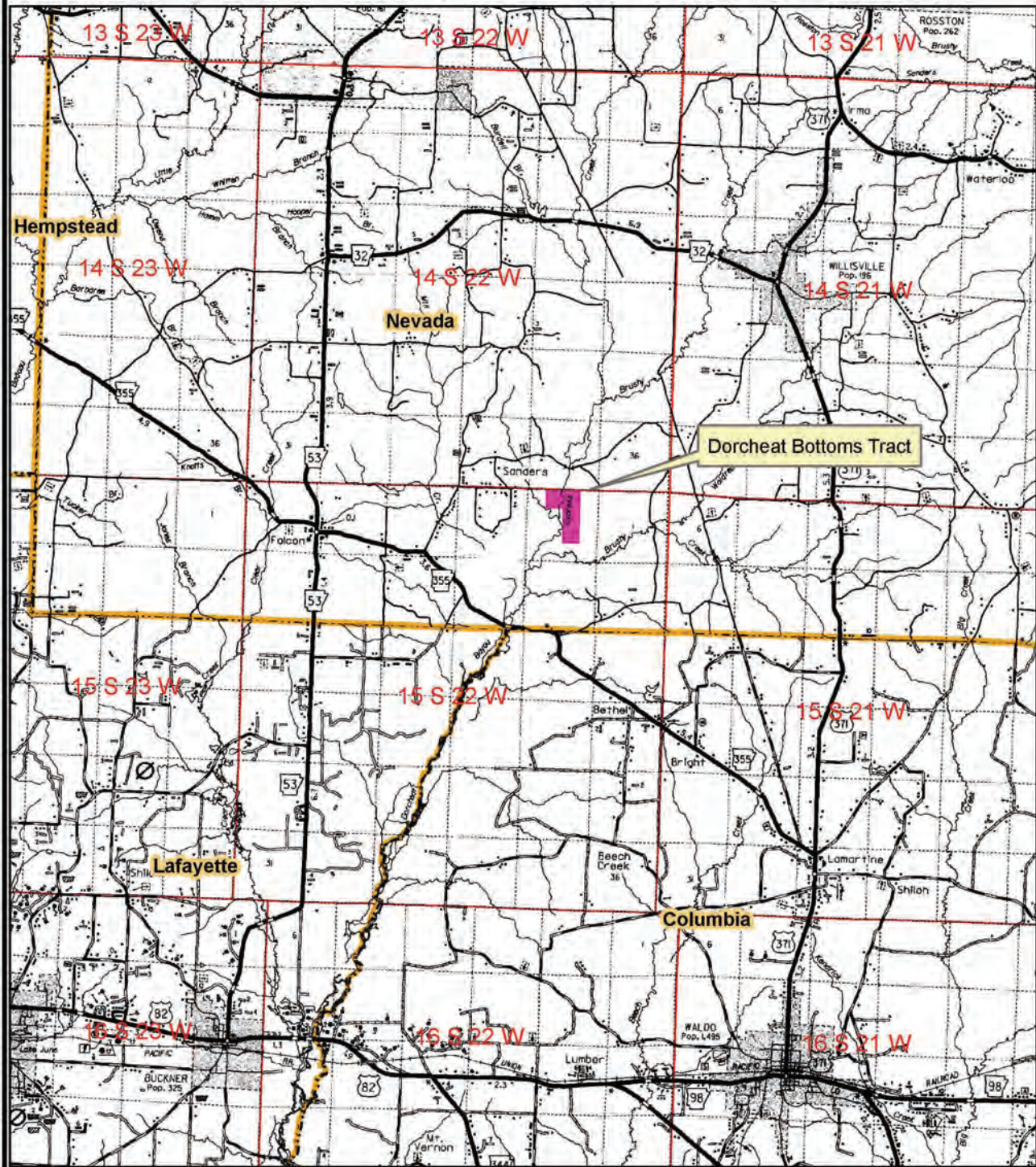
1. All offers will be presented to Seller for consideration. Offers must remain valid for a minimum of five (5) business days for Seller to consider. Seller reserves the right to either counter offer or reject the offer.
2. Upon acceptance of an offer a more formal Agreement of Sale will be executed between Buyer and Seller, with Buyer depositing earnest money of 10% of purchase price with Broker or Title Company. A sample Contract of Sale may be provided upon request. Terms are cash at closing. Closing is to be scheduled within 45 days on a pre-scheduled date.
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 a survey.
4. Conveyance will be by Special (Limited) 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. Seller's conveyance will except and/or reserve all oil, gas, lignite and other minerals of similar or dissimilar nature.
5. No environmental inspection or representation has been or will be made by Seller.
6. Seller will pay pro-rated property taxes (to date of closing) and deed preparation. Buyer will pay recording fees. Buyer and Seller will split real estate transfer tax (deed stamps). Seller will not provide title insurance policy. If Buyer wishes to acquire a title search or title insurance policy, the cost of any such title search or title insurance policies will be paid by Buyer.
7. A local title company selected by Buyer will be used to conduct closing between Buyer and Seller, with Buyer paying for any fees associated with closing services.
8. Kingwood Forestry Services, Inc. is the real estate firm representing the seller. All information provided is believed to be accurate. Prospective buyers assume the responsibility for verifying this information to their satisfaction. Kingwood makes no representation for the Buyer.
9. Property inspections shall be done in daylight hours. Seller and Kingwood Forestry Services, Inc. in no way warrants the conditions of the property, including access routes, and all persons entering upon the property assumes all risk and accept said property in its existing conditions during such inspection and assume all liability and shall indemnify Seller and its agents from and against all damages to property, claims, demands, or causes of action of every kind, nature and description relating to its access to or presence on the property.
10. 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.
11. Questions regarding the land sale should be directed to licensed agent Mark Clark or 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
Dorcheat Bottoms Tract - Listing #4310
Pt. Sec. 2, T15S, R22W, Nevada County, Arkansas
Containing 156 acres, more or less

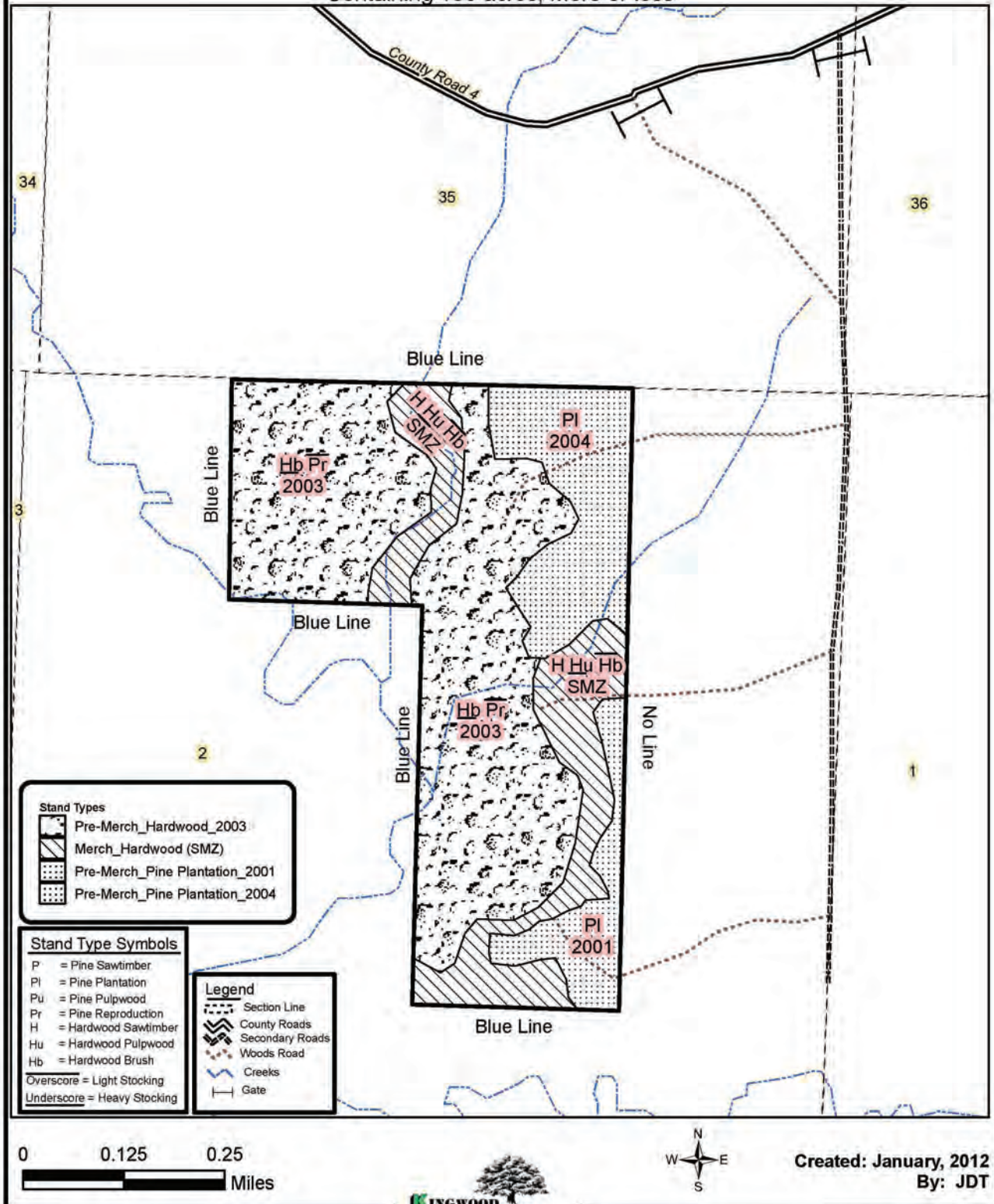


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Miles

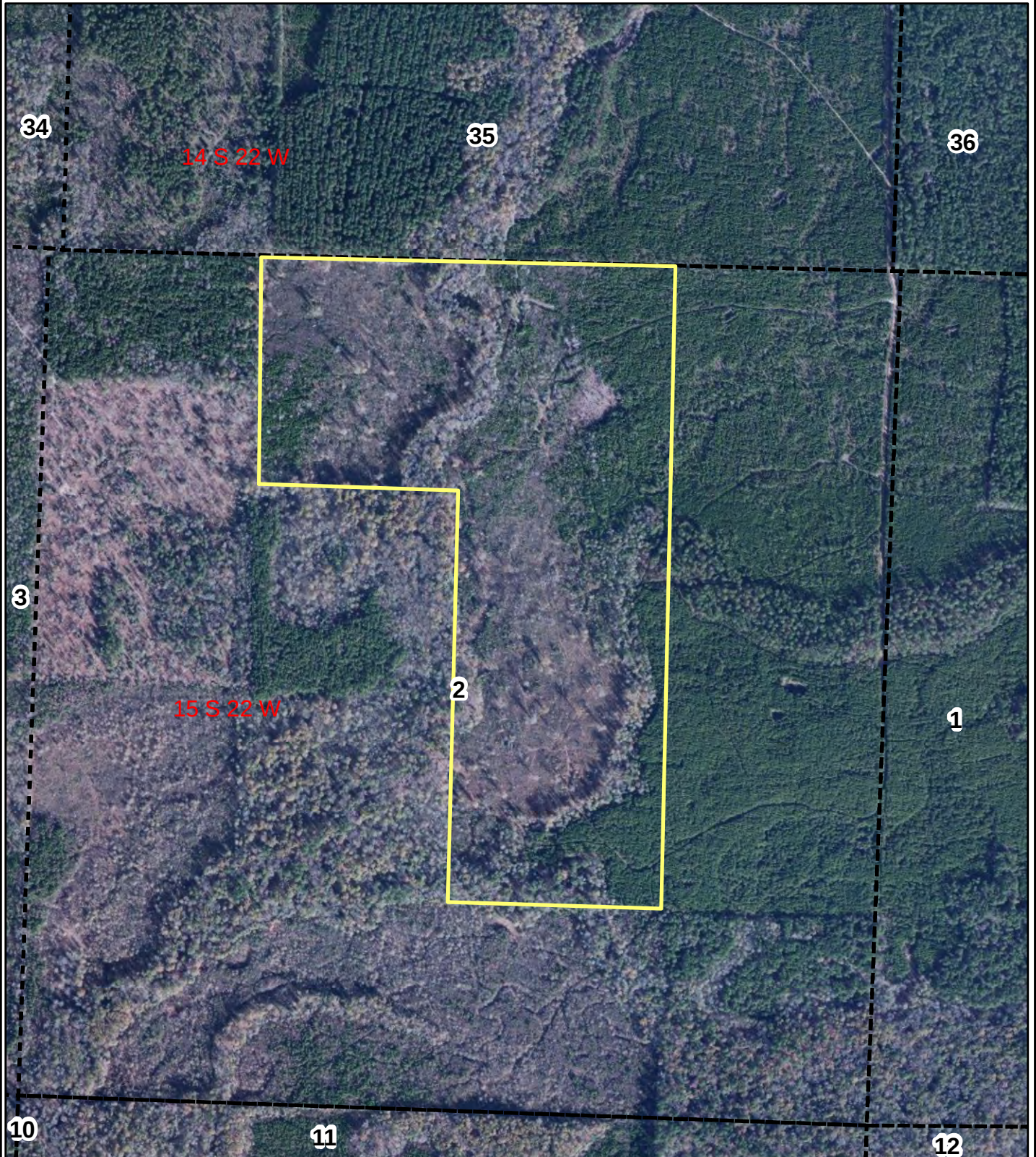


Created: March, 2012
Drawn By: JDT

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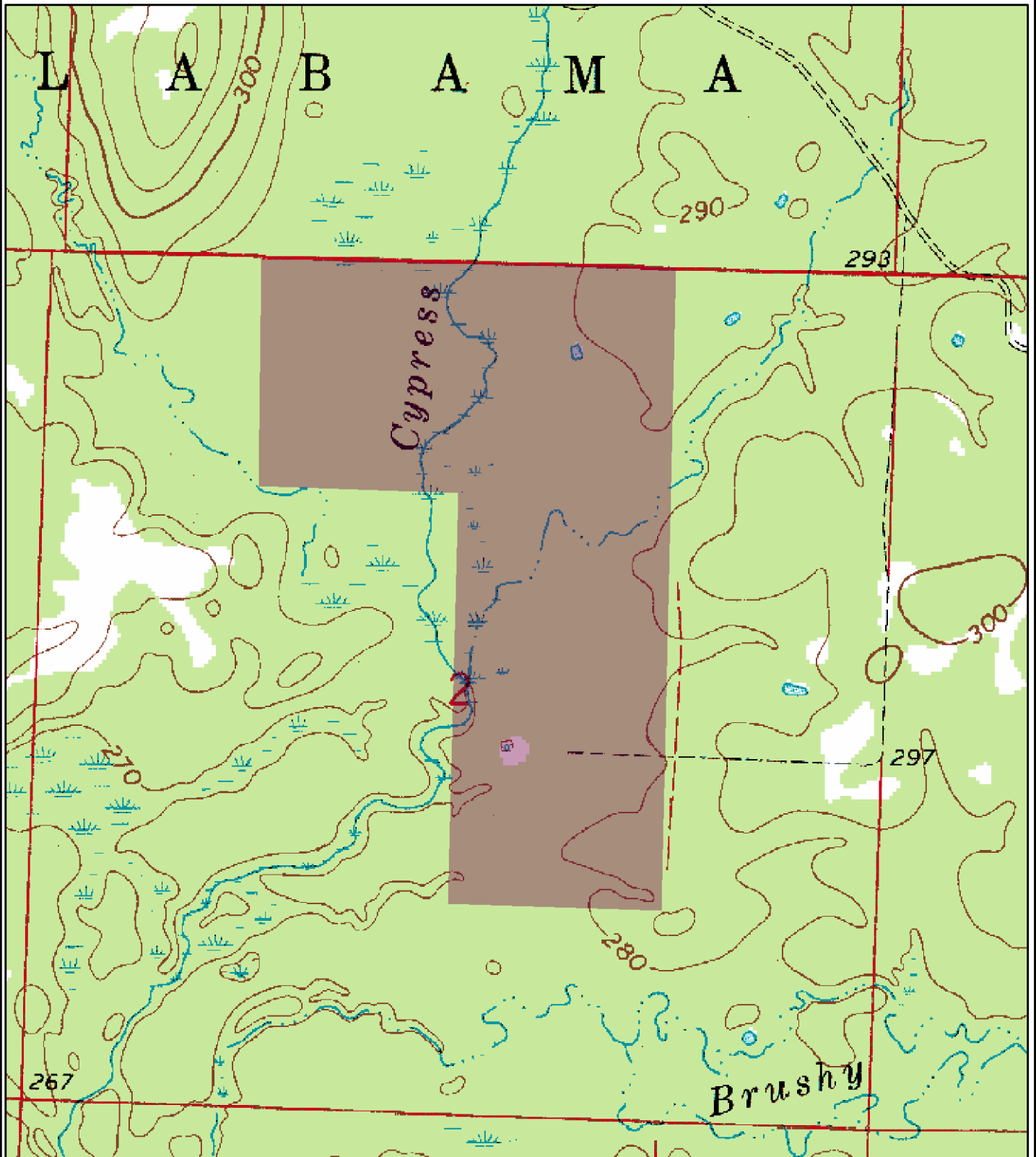


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Miles



Created: December, 2011
Drawn By: JDT

NOTICE OF LAND SALE
Dorcheat Bottoms Tract - Listing #4310
Pt. Sec. 2, T15S, R22W, Nevada County, Arkansas
Containing 156 acres, more or less



0 0.125 0.25
Miles



Created: December, 2011
Drawn By: JDT

**LAND SALE
DORCHEAT BOTTOMS TRACT (LISTING #4310)**

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 \$154,000.00.

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 45 days after contract execution.

Date of Offer: _____

Tract Name: DORCHEAT BOTTOMS TRACT (Listing #4310)

Location of Tract: NE 1/4 of NW1/4, W1/2 of NE 1/4, NW 1/4 of SE 1/4, of fractional, Section 2, Township 15 South, Range 22 West, containing a total of 156 acres, more or less, Nevada County, AR

Total Number of Acres in Tract: 156 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