

Land For Sale

River Bridge Tract

- $\pm$ 38 acres
- River Frontage
- Public Road Frontage

\$99,000.00

See this and other listings at

www.kingwoodforestry.com



The River Bridge tract (Listing #4317) offers excellent outdoor recreation opportunities and timberland investment potential. Access is over one-quarter-mile of frontage on Antoine River Road. Timber consists of well-managed pine plantation approximately 25 years old, plus native hardwoods around River. Based on the inventory conducted by Kingwood Forestry in February, 2012, estimates timber volumes are 2,073 tons of pine sawtimber, 272 tons of pine pulpwood, and 112 tons of hardwood pulpwood. Soils consist of fine sandy loams and are well-suited for commercial pine production. Site index for loblolly pine averages 95 feet (base age 50). The Antoine River and Little Antoine Creek provide over one-quarter-mile of stream frontage. Electricity is available at road right-of-way. Tract is suitable for cabin sites on the river. Timber volume tables in tons are available online.

Please visit www.kingwoodforestry.com for maps and photographs of this property and all of our other listings.

Good Pine Timber

Hunting & Fishing

Electricity at Road



**KINGWOOD FORESTRY
SERVICES, INC.**

P.O. Box 65 / #4 Executive Circle

Phone: 870-246-5757

Fax: 870-246-3341

E-mail:

arkadelphia@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.

**NOTICE OF LAND SALE
RIVER BRIDGE TRACT (LISTING # 4317)
CLARK COUNTY, ARKANSAS**

Method of Sale: The River Bridge tract is offered for sale for \$99,000.00. Mailed offers should be addressed to Kingwood Forestry Services, Inc., P.O. Box 65, Arkadelphia, AR 71923 with “**River Bridge 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 five business days. Successful buyer 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 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 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 the entire tract, regardless of acreage. Seller will not provide a survey.
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. All 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. Capstone—Pioneer Title Company will conduct the closing with buyer and seller each paying one-half of fees associated with closing services.
7. Property is being sold on an “As Is” basis without representations or warranties of any kind or nature. No environmental inspection or representation has been or will be made by Seller or its agents.
8. Kingwood Forestry Services, Inc. is the real estate firm representing the Seller. All information in this notice is provided solely as a courtesy to prospective buyers, but is not guaranteed. Neither Seller nor its agents, nor Kingwood warrant the accuracy of any information contained in this notice. Prospective buyers should make their own timber volume determination. Prospective buyers assume the responsibility for verifying this information to their satisfaction. Kingwood makes no representation for the Buyer.
9. 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.
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. The Conditions of Sale stated herein are a general summary of those aspects more specifically described in the Real Estate Sales Contract. Should there be any variation in wording or conditions the Real Estate Sales Contract takes precedence.

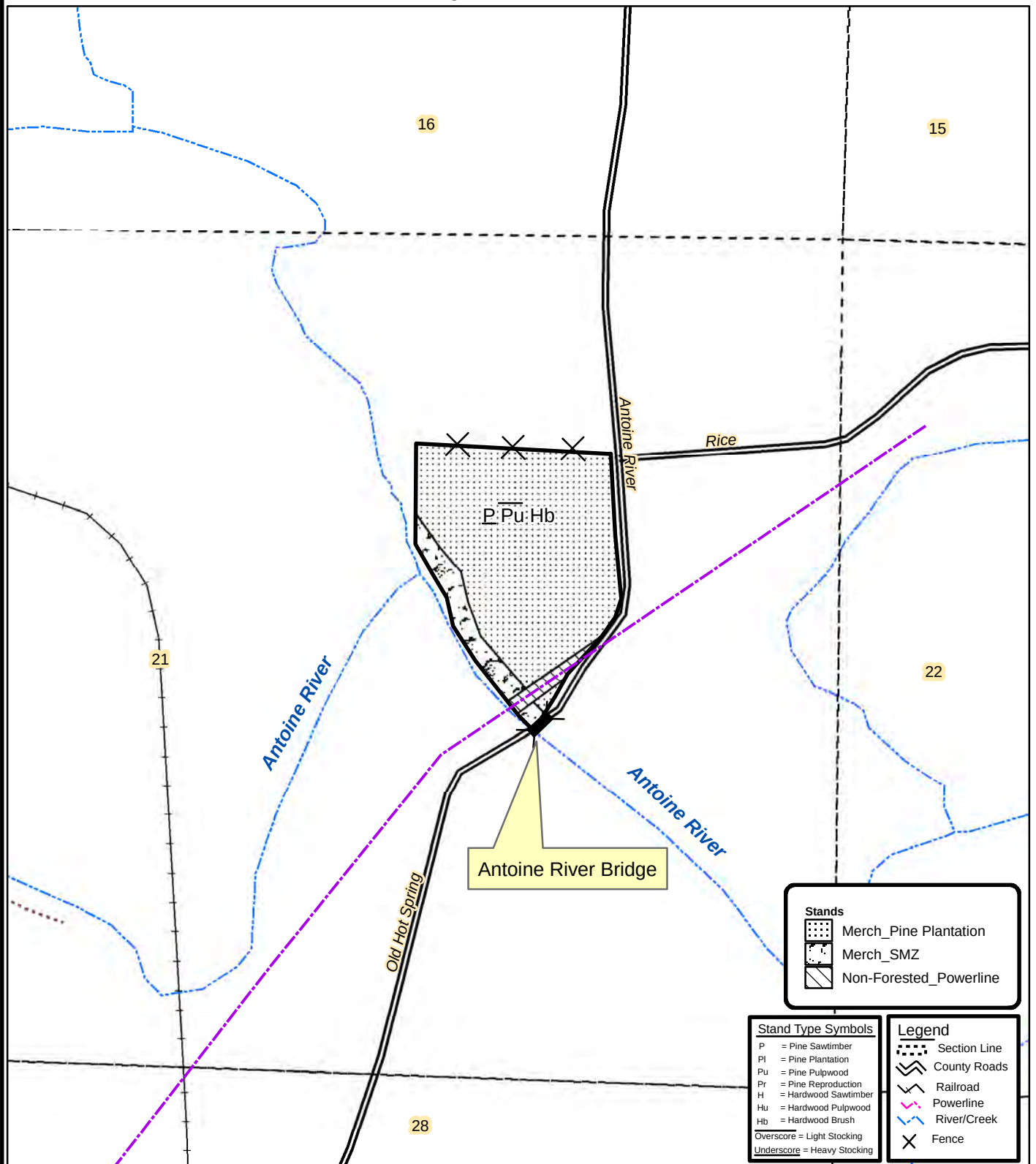
The map displays a section of the Caddo River in Texas, with the following features:

- Geographic Grid:** The map is divided into sections by red lines representing the 23rd and 24th meridians and the 22nd and 23rd parallels. The sections are labeled with their respective coordinates: 4 S 24 W, 5 S 24 W, 6 S 24 W, 4 S 23 W, 5 S 23 W, 6 S 23 W, 4 S 22 W, 5 S 22 W, and 6 S 22 W.
- Towns and Settlements:** The towns of Rosboro, Amity (Pop. 526), and Alpine are marked. Other locations include Caney Valley and Sugarloaf.
- Rivers and Creeks:** The Caddo River is the central feature, with several tributaries including Sugarloaf Creek, Caney Valley Creek, and Alpine Creek. Other creeks shown are Biggsy, Rowe, and Skipper.
- Roads:** Major roads are labeled with their numbers: 70, 84, 182, and 346.
- Land and Topography:** The map shows various land parcels, some of which are numbered (e.g., 36, 31, 6, 0.3, 0.5, 2.1, 3.5). It also depicts topographic features like hills and valleys.
- Callout:** A yellow callout box points to a specific location on the river, labeled "River Bridge Tract Listing #4317".



Created: January, 2012
Drawn By: JDT

NOTICE OF LAND SALE
River Bridge Tract (Listing #4317)
 Pt. SW $\frac{1}{4}$ of NE $\frac{1}{4}$, Pt. NW $\frac{1}{4}$ of SE $\frac{1}{4}$, Sec. 21, T6S, R23W, Clark County, Arkansas
 Containing 38 acres, more or less

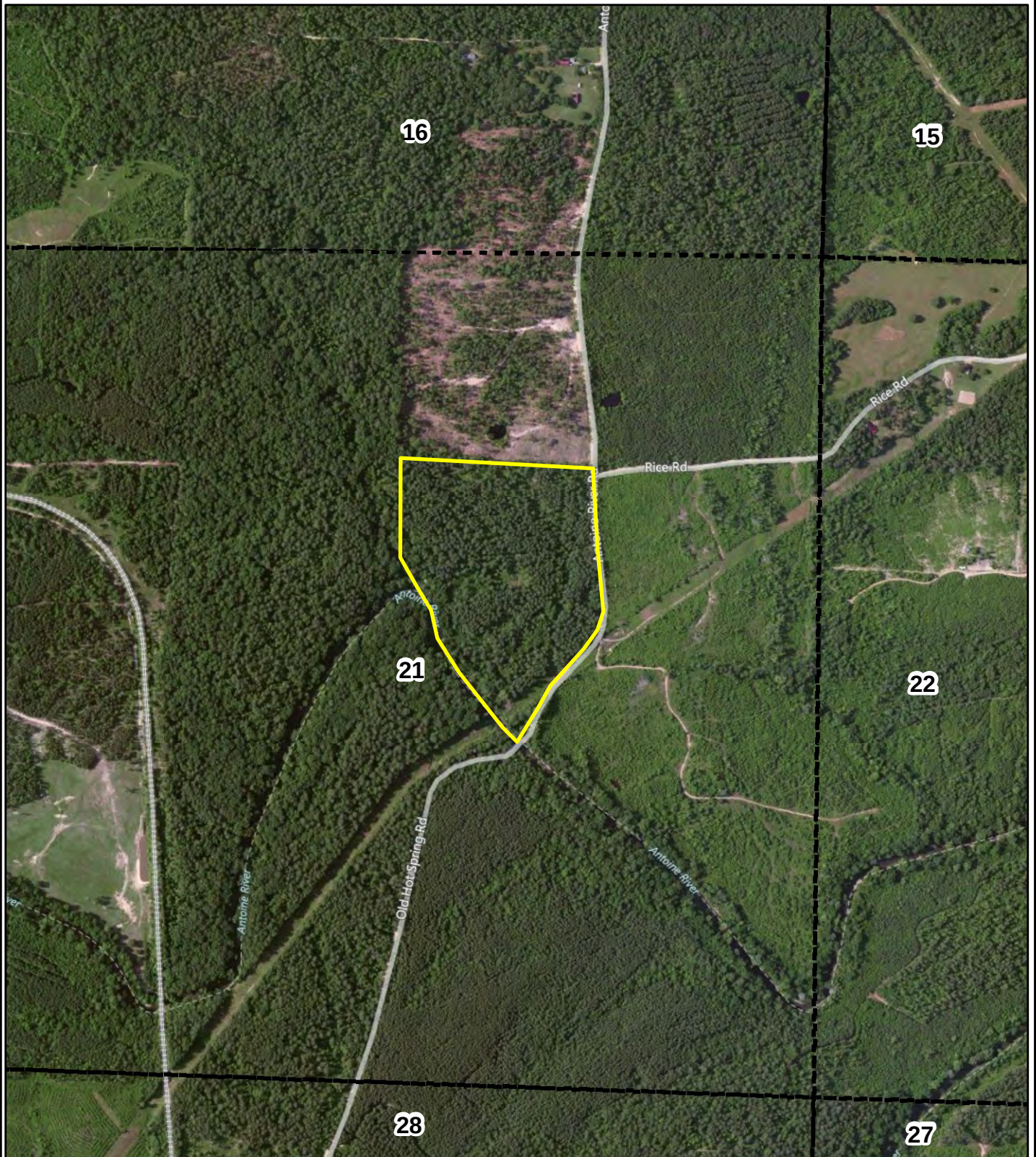


0 0.125 0.25
 Miles



Created: February 2012
By: JDT

NOTICE OF LAND SALE
River Bridge Tract (Listing #4317)
Pt. SW $\frac{1}{4}$ of NE $\frac{1}{4}$, Pt. NW $\frac{1}{4}$ of SE $\frac{1}{4}$, Sec. 21, T6S, R23W, Clark County, Arkansas
Containing 38 acres, more or less

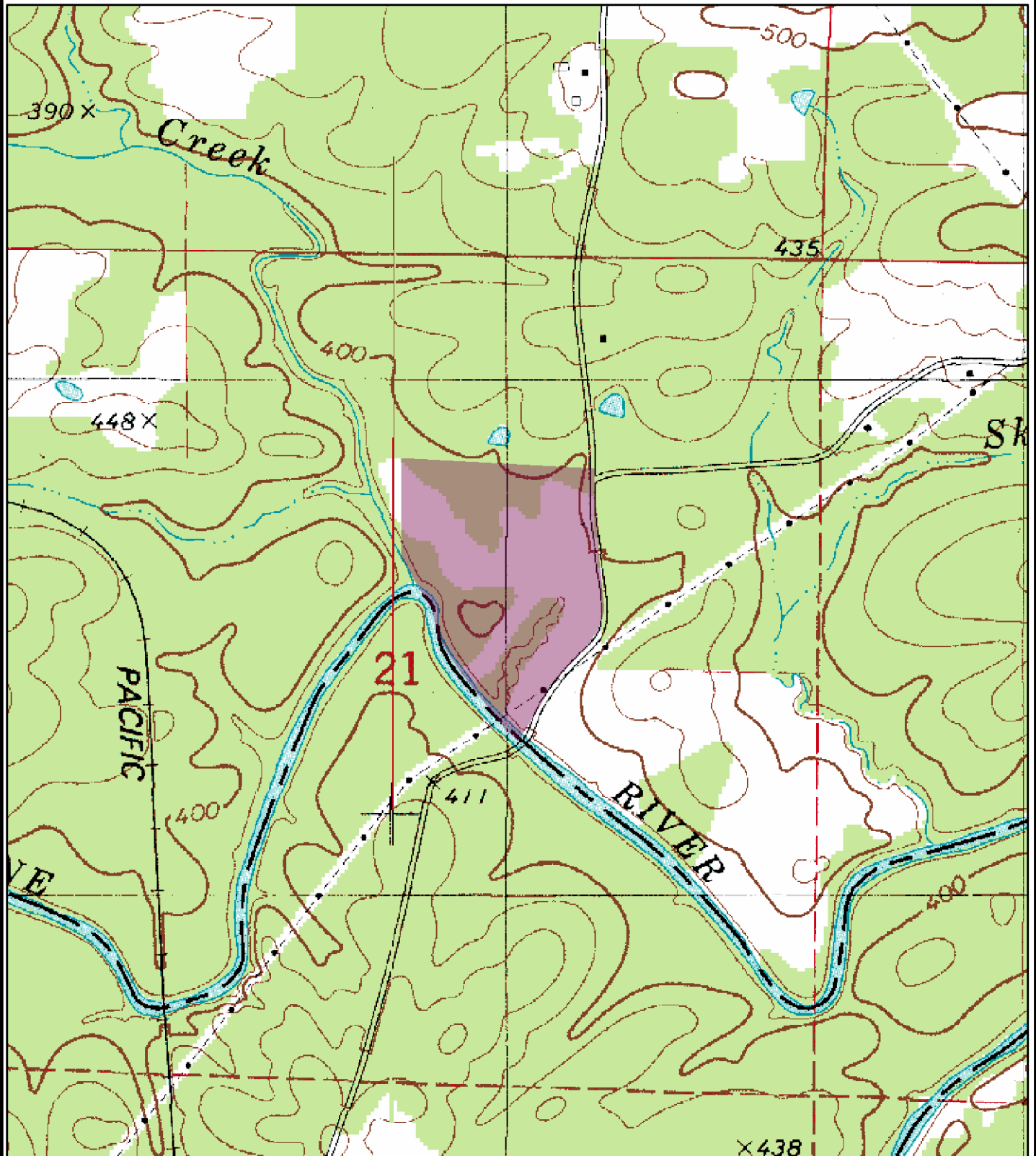


0 0.125 0.25
Miles



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

NOTICE OF LAND SALE
River Bridge Tract (Listing #4317)
Pt. SW $\frac{1}{4}$ of NE $\frac{1}{4}$, Pt. NW $\frac{1}{4}$ of SE $\frac{1}{4}$, Sec. 21, T6S, R23W, Clark County, Arkansas
Containing 38 acres, more or less



0 0.125 0.25
Miles



Created: January, 2012
Drawn By: JDT

River Bridge
Clark County, AR

Stand: # Trees, Volume1, Volume 2, Total
By Product Group

Stand Number: 1
Stand ID: 1

Area (acres): 37.0
2/7/2012

Product Group	# Trees	Volume 1	Volume 2
Pine Sawtimber	2,192.6	2,073.4 <i>Tons</i>	229.1 <i>MBF</i>
Pine Pulpwood	713.3	272.3 <i>Tons</i>	101.8 <i>Cords</i>
Hardwood Pulpwood	468.0	112.3 <i>Tons</i>	37.5 <i>Cords</i>
Stand Total	3,373.9	2,458.1 <i>Tons</i>	

Tract Name	River Bridge	Stand Number	1
Legal	Pt. Sec. 21, T6S, R23W	Acres	37.0
County	Clark	State	AR
Cruised By	JDT	Sample Method	10 BAF
Form Class	KFS PST Tons	Date Cruised	2/7/2012
		Percent Cruised	

Stand Data	
<u>Average Vol/Acre</u>	56.04
<u>Average Vol/Tree</u>	0.95
<u>Average Vol/Log</u>	0.36
<u>Avg DBH</u>	13.62

Pine Sawtimber

Inches DBH	1 Logs		1.5 Logs		2 Logs		2.5 Logs		3 Logs		3.5 Logs		4 Logs		4.5 Logs+		Total	
	Trees	Tons	Trees	Tons	Trees	Tons	Trees	Tons	Trees	Tons	Trees	Tons	Trees	Tons	Trees	Tons	Trees	Tons
10			71	26	36	17	179	96									286	140
12	25	8	25	11	99	58	174	111	273	224							595	411
14	36	16	18	10	55	41	146	128	383	409	73	87					710	692
16					14	14	98	113	265	363	84	129					460	619
18			11	10	33	41	33	48	55	95							132	195
20							9	17									9	17
Totals	61	24	125	57	237	170	637	514	975	1,091	157	216					2,193	2,073

Tract Name	River Bridge	Stand Number	1
Legal	Pt. Sec. 21, T6S, R23W	Acres	37.0
County	Clark	State	AR
Cruised By	JDT	Sample Method	10 BAF
		Date Cruised	2/7/2012

Pine Pulpwood

RGO PTons-Logs

Stand Data	
<u>Average Vol/Acre</u>	7.4
<u>Average Vol/Tree</u>	0.38
<u>Average Vol/Log</u>	0.14
<u>Avg DBH</u>	8.80

DBH	Trees	Tons
6	99	13.9
8	279	78.4
10	286	155.9
12	50	24.1
Total	713	272.3

Hardwood Pulpwood

RGO HTons-Logs

Stand Data	
<u>Average Vol/Acre</u>	3.0
<u>Average Vol/Tree</u>	0.24
<u>Average Vol/Log</u>	0.19
<u>Avg DBH</u>	8.94

DBH	Trees	Tons
6	99	9.1
8	112	19.1
10	214	57.2
12	25	10.3
14	18	16.6
Total	468	112.3

**LAND SALE
RIVER BRIDGE TRACT (LISTING #4317)**

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 and on attached prospectus; the River Bridge tract is offered for sale at \$99,000.00.

My offer will remain valid for five business days from this date. I have read and understand the Conditions of Sale section of this notice. 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 30 days after contract execution.

Date of Offer:

Tract Name:

RIVER BRIDGE TRACT

Location of Tract:

Pt. SW $\frac{1}{4}$ of NE $\frac{1}{4}$, Pt. NW $\frac{1}{4}$ of SE $\frac{1}{4}$, lying West of County Road and East of Antoine River, Township 6 South, Range 23 West, containing a total of 38 acres, more or less, Clark County, Arkansas (see attached maps).

Total Number of Acres in Tract:

38 acres, more or less.

Amount of Offer

\$_____

Name: _____ Fax No: _____

Printed

Name: _____ Phone No: _____

Signed

Address: _____ Email: _____

City, State, Zip: _____

Send offer form to: Kingwood Forestry Services, Inc.
P.O. Box 65
Arkadelphia, AR 71923