

Land For Sale

Clayborn Chapel Road Tract (Listing # 4322)

- 20 acres, more or less.
- Clark County, AR
- Minutes from Arkadelphia and Interstate 30



\$31,900.00

See this and other listings at

www.kingwoodforestry.com

**KINGWOOD FORESTRY
SERVICES, INC.**

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

Phone: 870-246-5757

Fax: 870-246-3341

E-mail: arkadelphia@kingwoodforestry.com

This 20-acre property is in the country but close enough to town for convenience and would be an excellent place for a home or cabin. The property is offered for \$31,900.00 and is described as E½ of SE¼ of SW¼, Section 8, Township 8 South, Range 20 West, containing a total of 20 acres, more or less, Clark County, Arkansas. See attached location map for detailed directions.

Clayborn Chapel Road Tract (**Listing #4322**) is located six miles southwest of Arkadelphia. Access is frontage along gravel Clayborn Chapel Road. All merchantable timber was harvested in February 2009 so property can be replanted or converted to pasture. Terrain is rolling and offers nice views. Soils consist of gravelly fine sandy loams with site index for loblolly pine averaging 85 feet on fifty year base. Area is known for good deer hunting.

BEWARE OF THE OPEN WELL on the side of the access road (see map).

Please visit our website

www.kingwoodforestry.com

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

- Nice View
- Excellent Hunting
- Near Arkadelphia
- Homesite Potential



KINGWOOD
FORESTRY SERVICES, INC.
Quality, Dependability, and Service

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No. 4 Executive Circle
Arkadelphia, AR 71923
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FAX 1-870-246-3341
E-mail: 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

Clayborn Chapel Road Tract (Listing #4322) —CLARK COUNTY, ARKANSAS

Method of Sale

The Clayborn Chapel Road tract is offered for sale for \$31,900.00. Mailed offers should be addressed to Kingwood Forestry Services, Inc., P.O. Box 65, Arkadelphia, AR 71923 with **“Clayborn Chapel 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

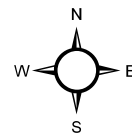
1. The landowner reserves the right to accept or reject any offer or to reject all offers.
2. Offers submitted will remain valid for three (3) business days. Upon acceptance of an offer, a more formal Contract of Sale, with earnest money in the amount of 10% of purchase price, will be executed between 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 agent Mark Clark or licensed broker Pete Prutzman of Kingwood Forestry Services at (870)246-5757.

LAND SALE NOTICE
Clayborn Chapel Road Tract (Listing #4322)
E 1/2 of the SW 1/4 of the SE 1/4, Sec. 8, T8S, R20W
Clark County, Arkansas,
containing 20 acres, more or less.



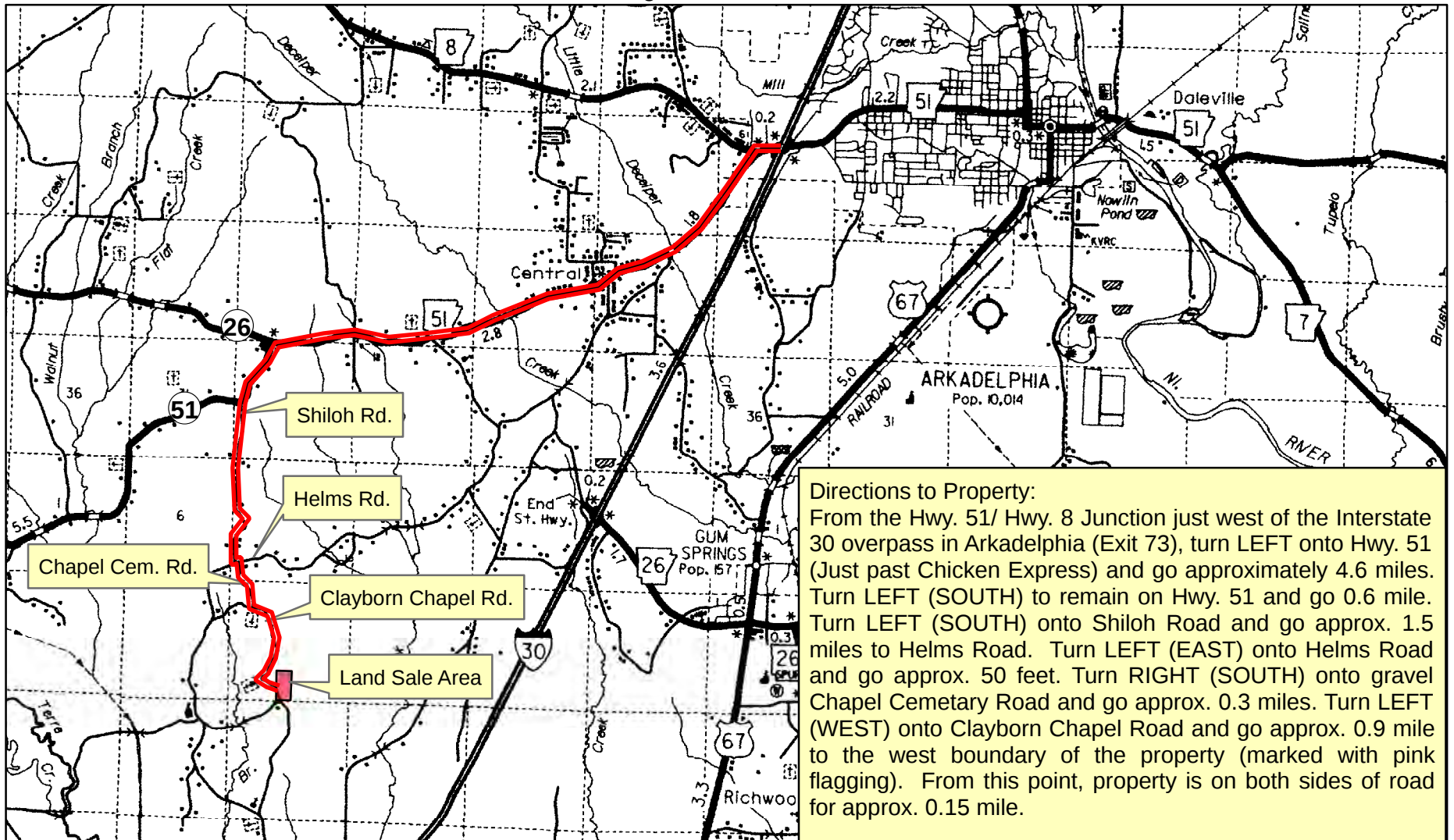
www.kingwoodforestry.com

0 50 100
Miles



Regional Location
MEC

LAND SALE NOTICE
Clayborn Chapel Road Tract (Listing #4322)
E 1/2 of the SW 1/4 of the SE 1/4, Sec. 8, T8S, R20W
Clark County, Arkansas,
containing 20 acres, more or less.

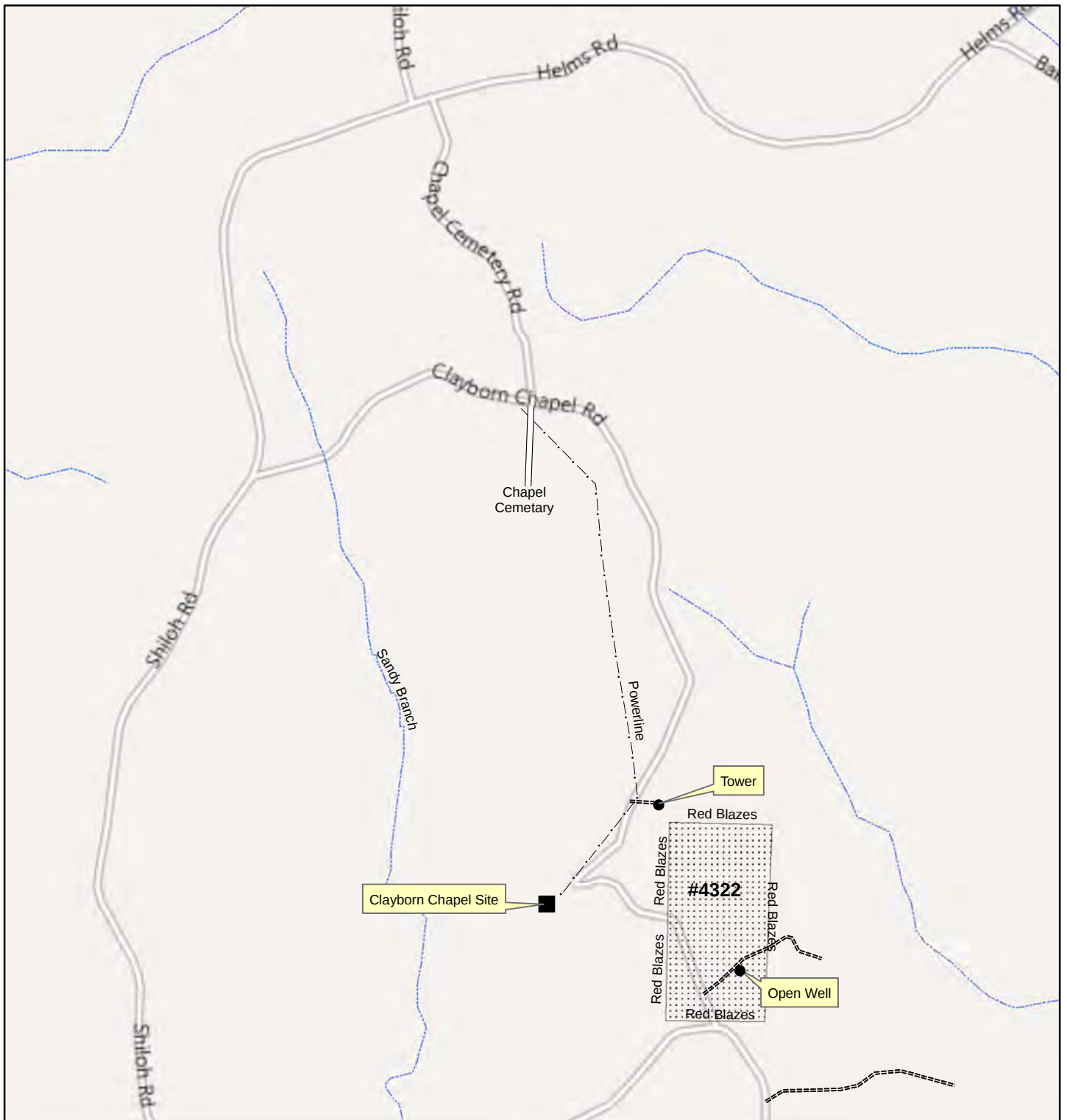


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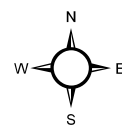


Location Map
MEC

LAND SALE NOTICE
Clayborn Chapel Road Tract (Listing #4322)
E 1/2 of the SW 1/4 of the SE 1/4, Sec. 8, T8S, R20W
Clark County, Arkansas,
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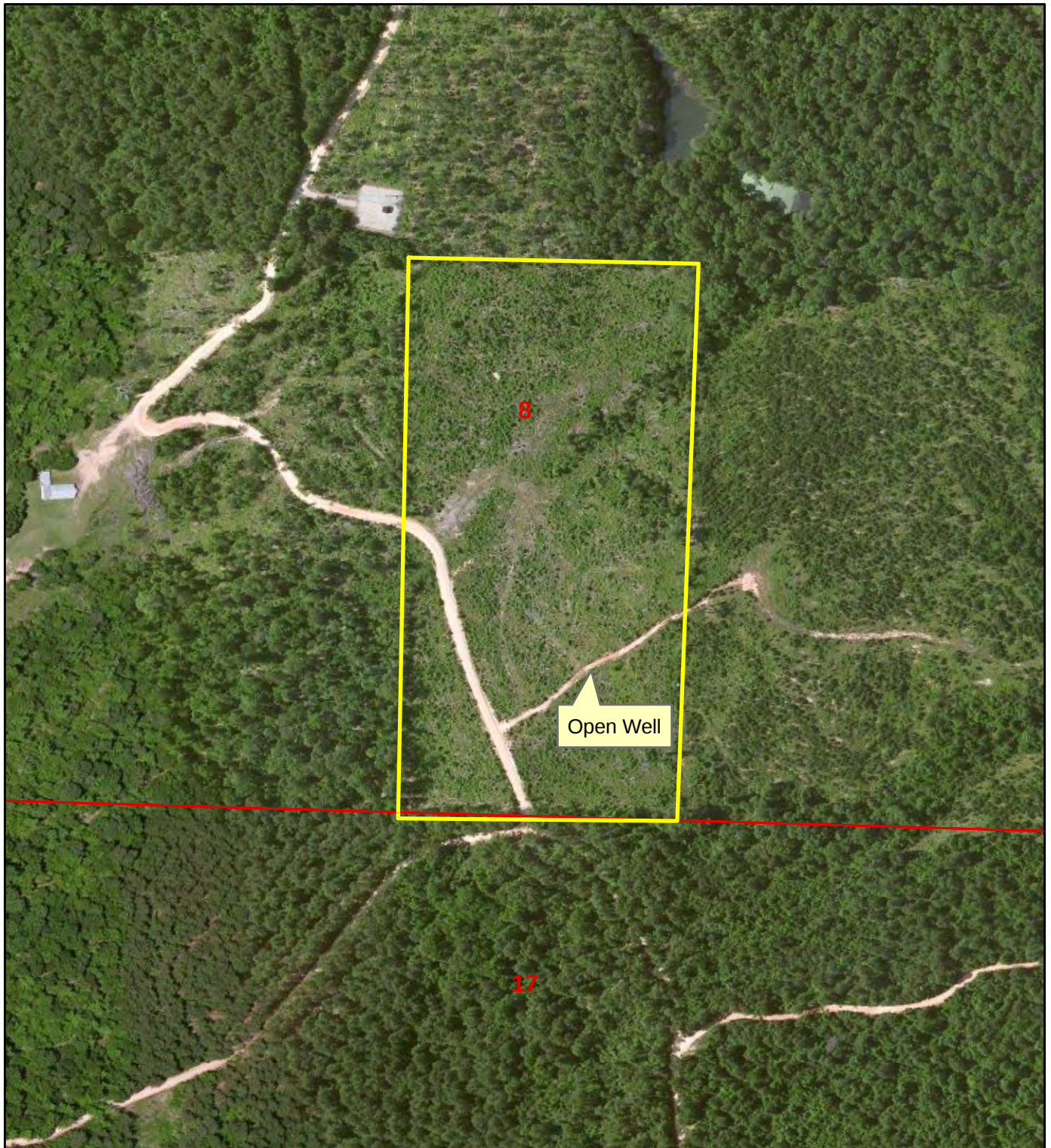


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Tract Map
MEC

LAND SALE NOTICE
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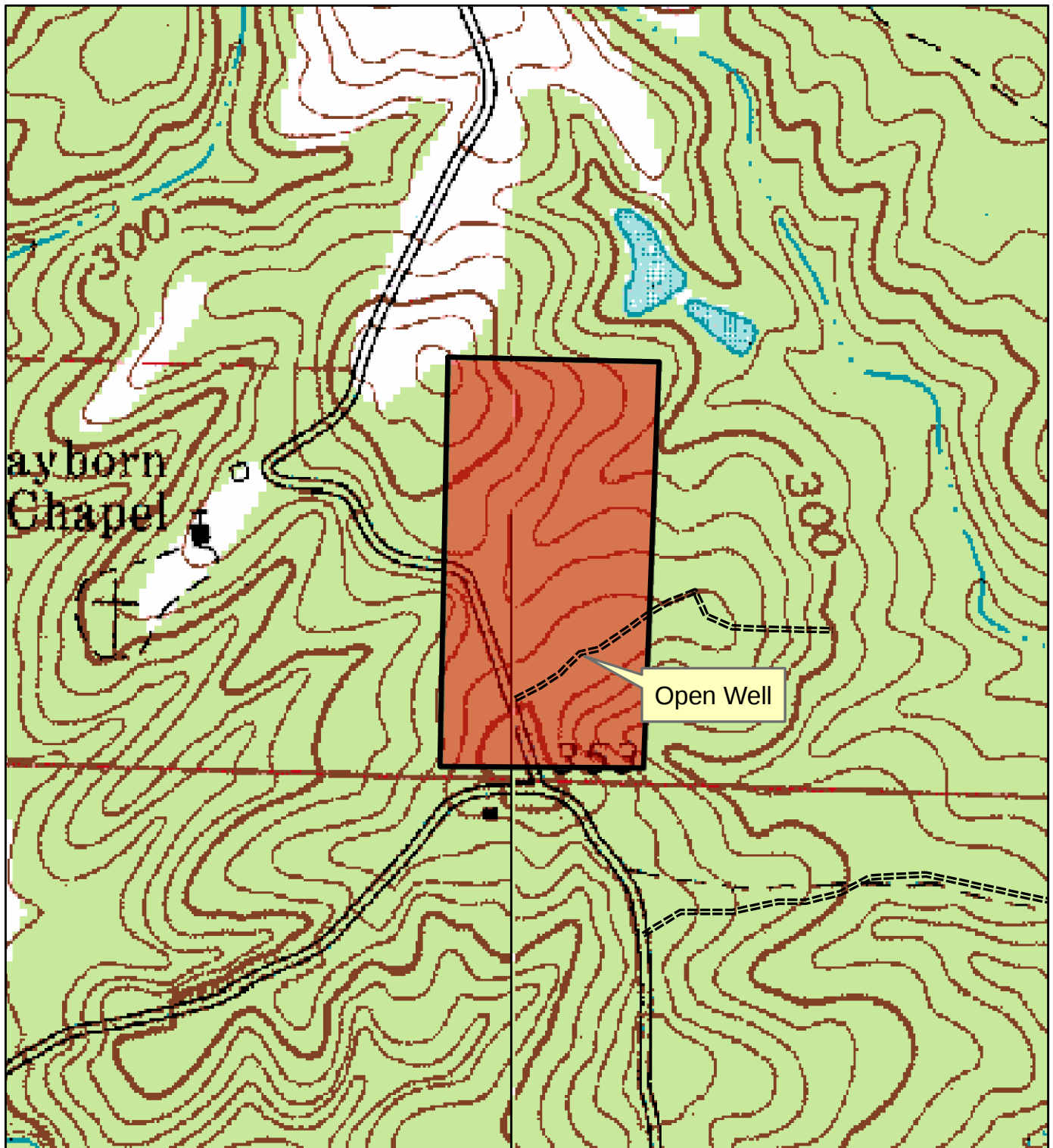


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Miles



2011 Aerial
MEC

LAND SALE NOTICE
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0 0.1
Miles



USGS Topo
MEC

OFFER FORM

LAND SALE

Clayborn Chapel Road Tract (Listing #4322) - CLARK COUNTY, ARKANSAS

— 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.

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 acceptance with earnest money in the amount of 10% of purchase price. Closing is expected to be held within thirty days of offer acceptance.

Date of Offer: _____

Tract Name:

Clayborn Chapel Road Tract (Listing # 4322)

Legal Description:

E½ of SE¼ of SW¼, Section 8, Township 8 South, Range 20 West, containing a total of 20 acres, more or less, Clark County, Arkansas.

Total Number of Acres in Tract:

Twenty (20.0) 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

Or fax to 870-246-3341