

Land For Sale

Oak Grove Road Tract

- 81.53 acres, more or less.
- Clark County, AR
- County Road Frontage
- Immediate Timber Income

\$134,500.00

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

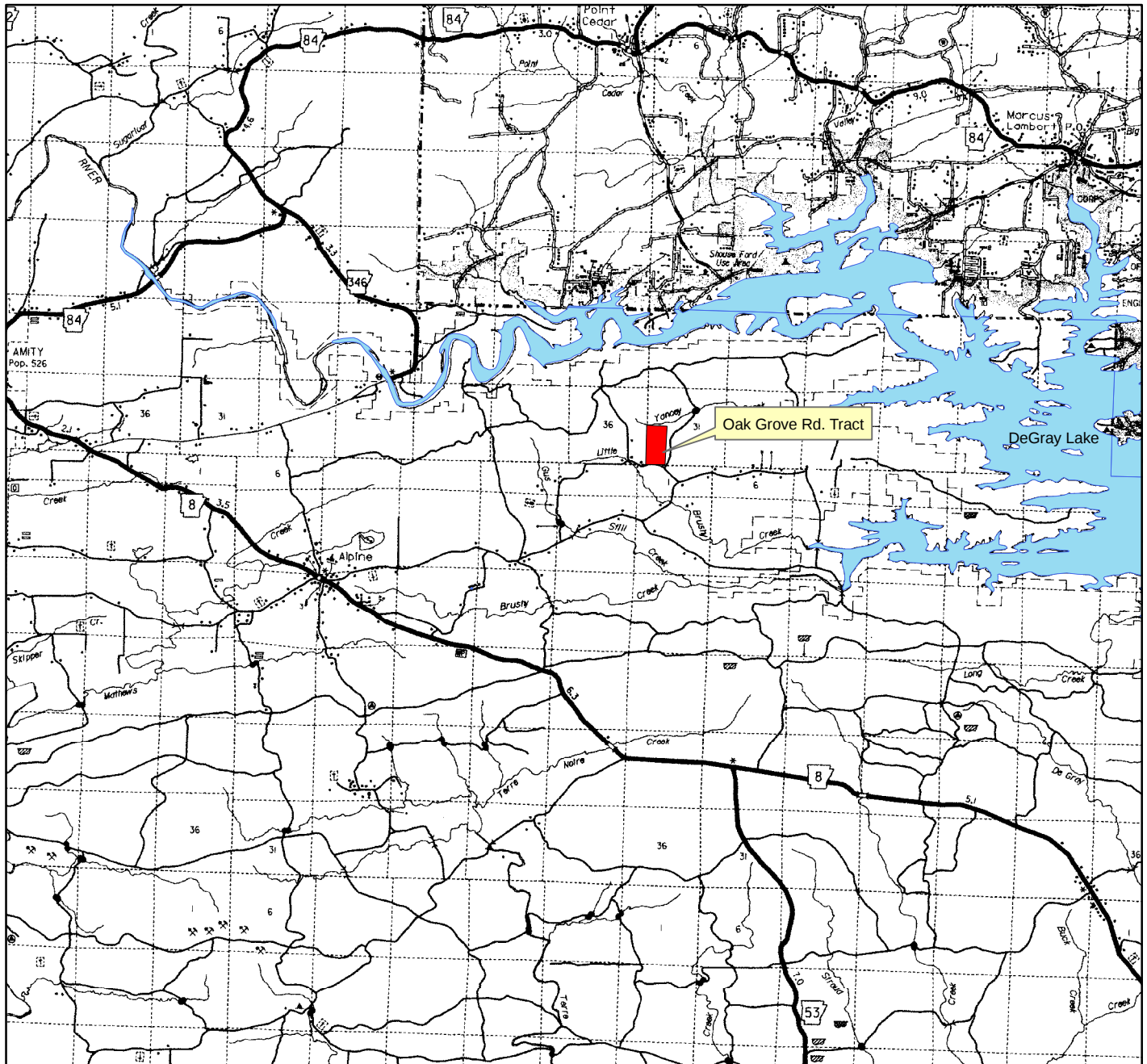


Oak Grove Road Tract is located approximately four miles northeast of Alpine, Arkansas. The timber on the property consists of Pine sawtimber, chip-n-saw, pulpwood and advanced regeneration, with scattered hardwoods. Access is Oak Grove Road Frontage. An internal woods road through the property was recently cleared to further improve access. Terrain is gently rolling. This property would be great for a country home site and is located in the Center Point School District. The area is known for excellent deer and turkey populations. Maps and photographs of this property can be viewed at : www.kingwoodforestry.com

- Near DeGray Lake
- Great area for hunting
- Merchantable pine timber
- Excellent investment
- Possible home site

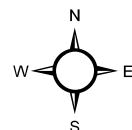


NOTICE OF LAND SALE
Oak Grove Road Tract (Listing #4298)
W 1/2 of SW 1/4 of Sec. 31, T5S, R21W,
Clark County, Arkansas,
containing 81.53 acres, more or less.



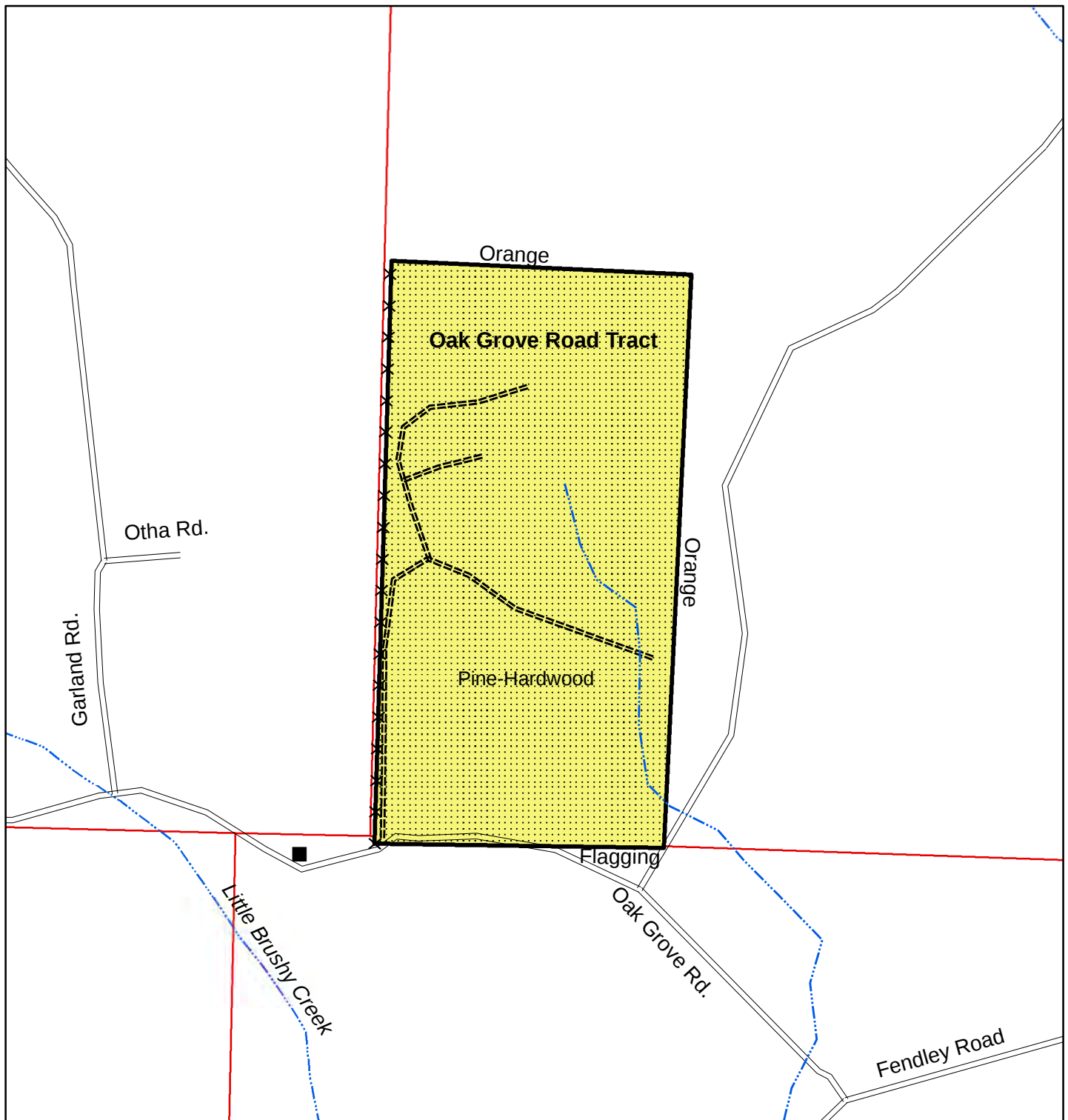
Driving Directions: From Highway 8 at Alpine, go East on Fendley Road for approximately 5 miles. Turn LEFT (Northwest) onto Oak Grove Road and go approximately 0.3 mile to the tract, located on the RIGHT (North) side of Oak Grove Road. A woods road (recently improved) from Oak Grove Road near the southeast corner of the tract provides interior access.

0 1 2 3 Miles

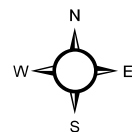


Location Map
MEC

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W 1/2 of SW 1/4 of Sec. 31, T5S, R21W,
Clark County, Arkansas,
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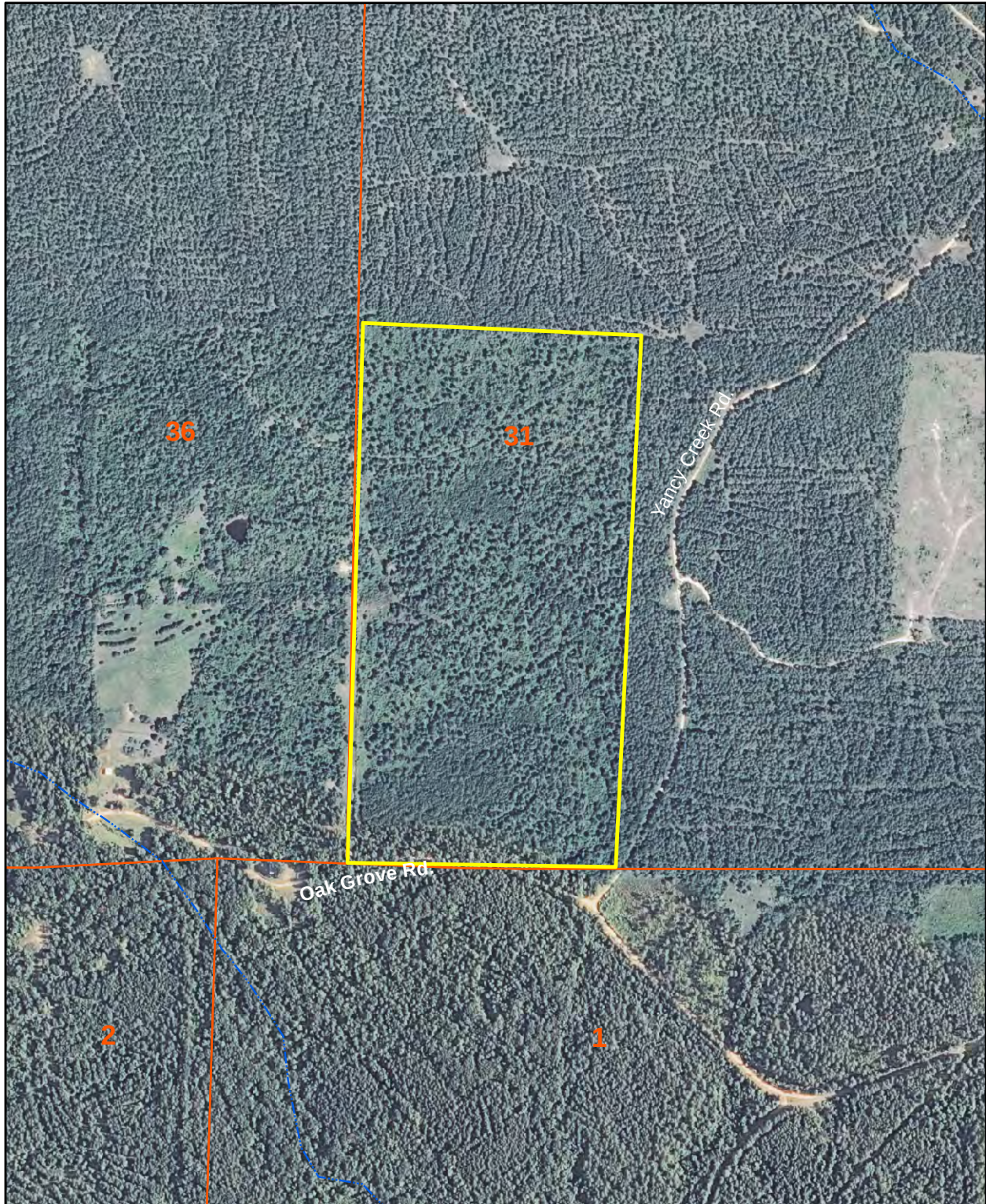


0 0.25 Miles

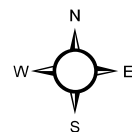


Tract Map
MEC

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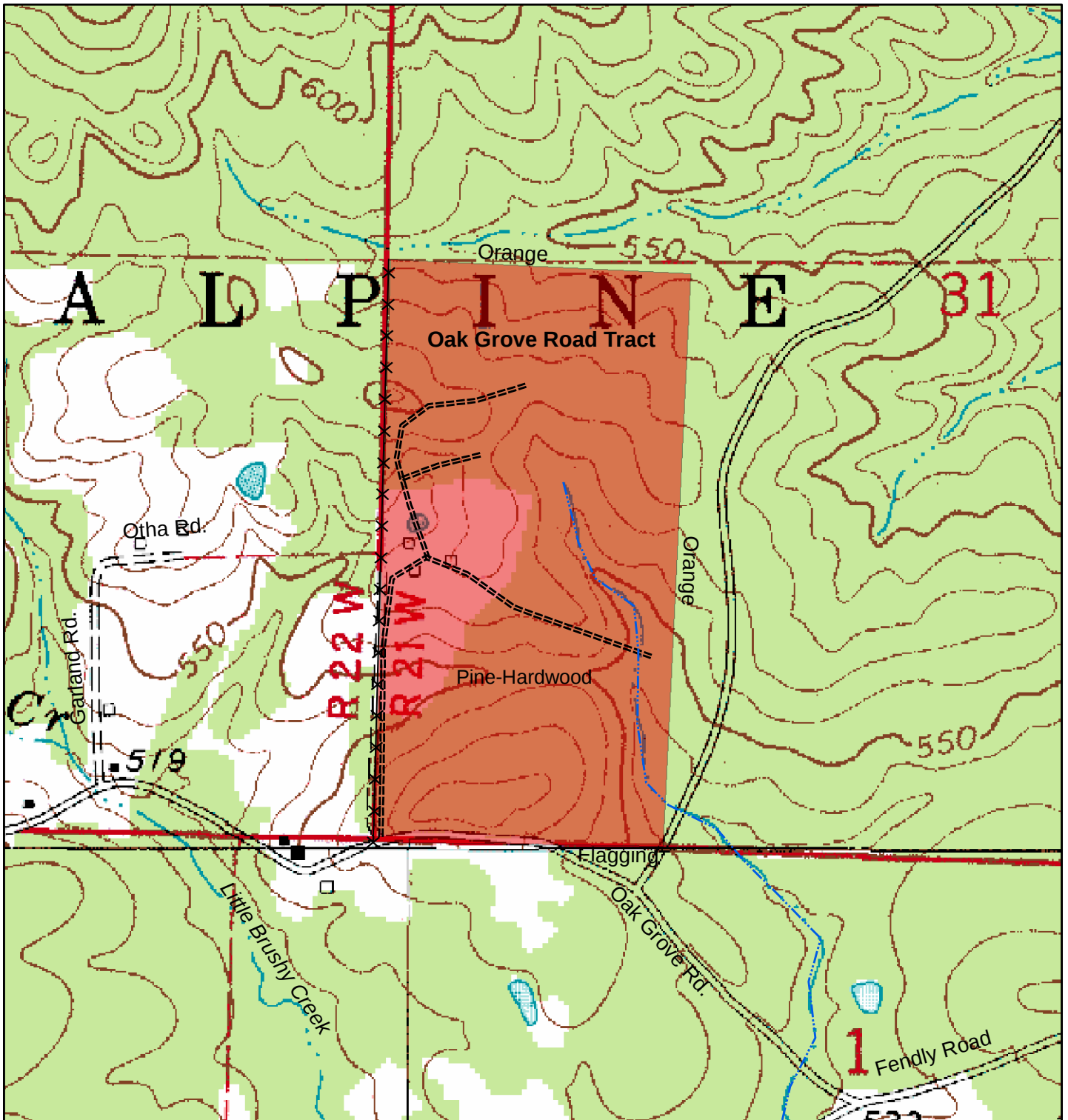


0 0.25 Miles

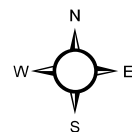


2010 Aerial
MEC

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Oak Grove Road Tract (Listing #4298)
W 1/2 of SW 1/4 of Sec. 31, T5S, R21W,
Clark County, Arkansas,
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0 0.25 Miles



USGS Topo
MEC

**NOTICE OF LAND SALE
OAK GROVE ROAD TRACT (LISTING # 4293)
CLARK COUNTY, ARKANSAS**

Method of Sale: The tract is offered for sale for **\$134,500.00**. Mailed offers should be addressed to Kingwood Forestry Services, Inc., P.O. Box 65, Arkadelphia, AR 71923 with "**Oak Grove 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 for any reason.
2. Offers submitted will remain valid for five 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 buyer and seller 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 acreage is believed to be correct, but it is not guaranteed. Offer price is for entire tract regardless of acreage. Seller will not provide survey. The attached tract maps are 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 reserved and will not be conveyed.
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. 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. Each prospective buyer should make their own timber volume determination.
8. Property inspections shall be done in daylight hours prior to the bid date stated in this notice. Seller and Kingwood Forestry Services, Inc. in no way warrant the conditions of the property, including access routes, and all persons entering upon the property do so at their own risk and accept said property in its existing condition during such inspection(s). All persons entering upon the property assume all risks and liabilities and agree to indemnify, defend and hold harmless Seller, its managers, agents and employees, from and against any and all claims, demands, causes of action and damages resulting from any accident, incident or occurrence arising out of, incidental to or in any way resulting from his or her inspection or the property or his or her exposure to the conditions of the property.
9. Farm equipment, deer stands, feeders and any other man-made items do not convey unless stated otherwise.
10. Questions regarding the land sale should be directed to licensed broker Pete Prutzman or Licensed Agent Mark Clark of Kingwood Forestry Services at 870-246-5757.

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.

**LAND SALE
OAK GROVE ROAD TRACT (LISTING #4298)**

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 \$134,500.00.

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. Closing date to be determined by seller, but will be no sooner than 20 days after offer acceptance.

Date of Offer: _____

Tract Name:

OAK GROVE ROAD TRACT

Location of Tract:

W 1/2 of SW 1/4 of Section 31, Township 5 South,
Range 21 West, containing a total of 81.53 acres,
more or less, Clark County, Arkansas.

Total Number of Acres in Tract:

Eighty-one and fifty-three one hundredths acres, more
or less.

Amount of Offer

\$ _____

Name: _____ Printed Fax No: _____

Name: _____ Signed Phone No: _____

Address: _____ Email: _____

City, State, Zip: _____ Date: _____

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

Or fax to 870-246-3341