

Land For Sale

White Oak
Creek
Tract

- Adjoins Poison Springs WMA
- ± 96 acres
- Ouachita County
- Near White Oak Lake

\$75,000.00

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

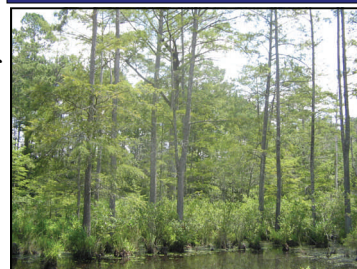
The White Oak Creek tract (Listing # 4224) has frontage on White Oak Creek less than a mile from the lower end of White Oak Lake, approximately twelve miles west of Camden. Approximately ten miles south of White Oak Lake State Park, this 96-acre tract adjoins the Poison Springs State Forest Wildlife Management Area. Electricity is available at county road right-of-way.

Access to the tract is over one-quarter-mile of county road frontage (Ouachita #13, also known as Washington Post Road). The terrain is rolling with a pine site index of 84 feet (base age 50) on Bibb and fine sandy loam soils. Most of tract had merchantable timber harvested in early 2010. An uncut streamside zone borders White Oak Creek. Excellent hunting!

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

County Road Frontage

**Native Timber on
White Oak Creek**



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.

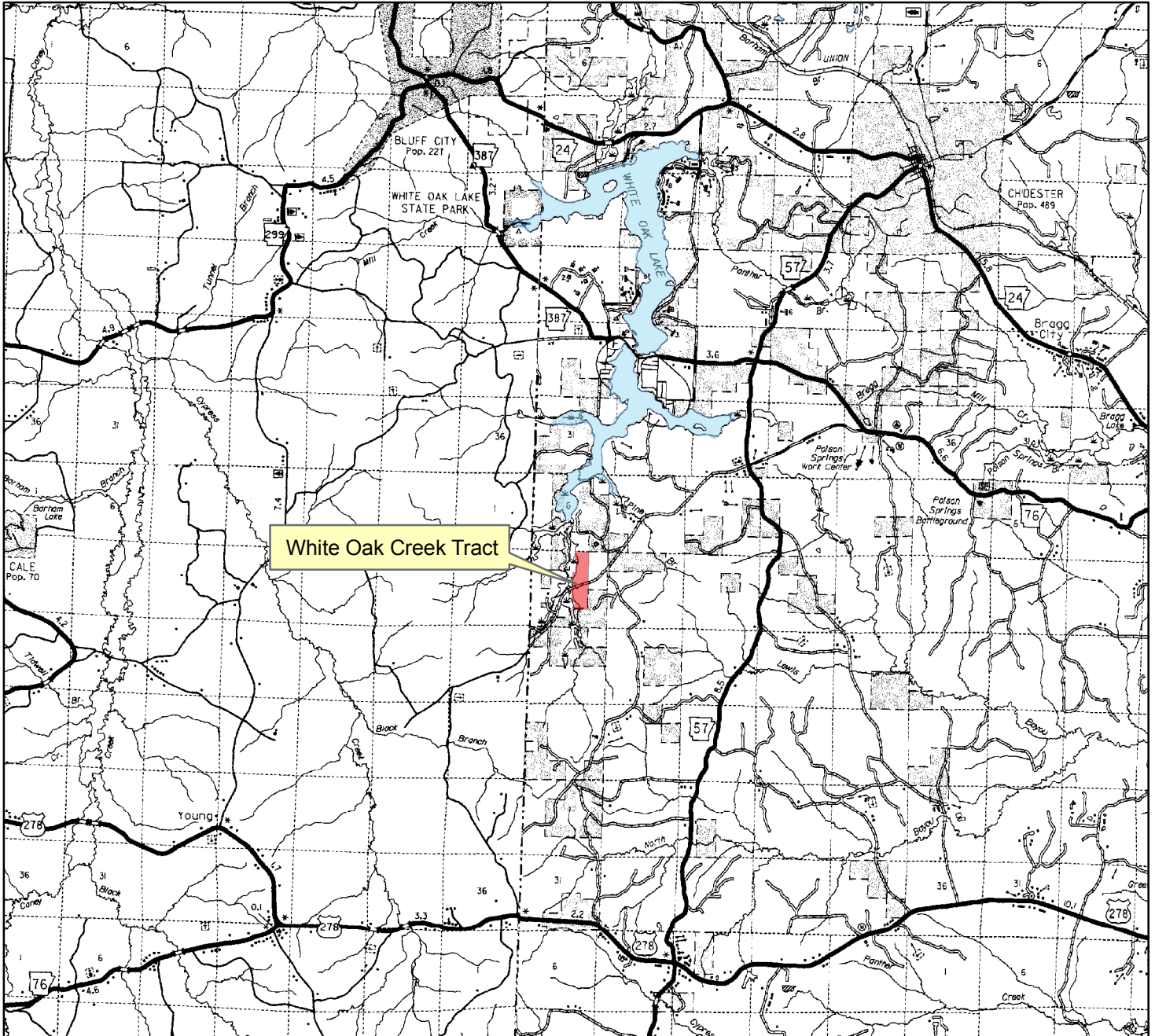
NOTICE OF LAND SALE
WHITE OAK CREEK TRACT (LISTING # 4224)
OUACHITA COUNTY, ARKANSAS

Method of Sale: The White Oak Creek tract is offered for sale for \$75,000.00. Mailed offers should be addressed to Kingwood Forestry Services, Inc., P.O. Box 65, Arkadelphia, AR 71923 with **“White Oak Creek 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 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. Local title company will conduct closing with buyer and seller each paying one-half of fees associated with closing services.
6. 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.
7. 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.
8. 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.
9. 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.
10. 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.
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.

White Oak Creek Tract (Listing #4224)
 NW SE; W NE, Section 7, T13S, R19W,
 Ouachita County, AR,
 LESS AND EXCEPT land below 202 ft. elevation (+50 ft)
 in NW NE and SWNE,
 containing 96 acres, more or less.

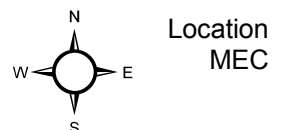


Driving Directions: From Hwy. 57 & Hwy. 76 junction, take Hwy. 57 south for 1.3 miles. Turn RIGHT (WEST) onto County Road 13 (Washington Post Rd) and go 2.7 miles to eastern boundary of property, marked with KFS pink flagging and land for sale sign.

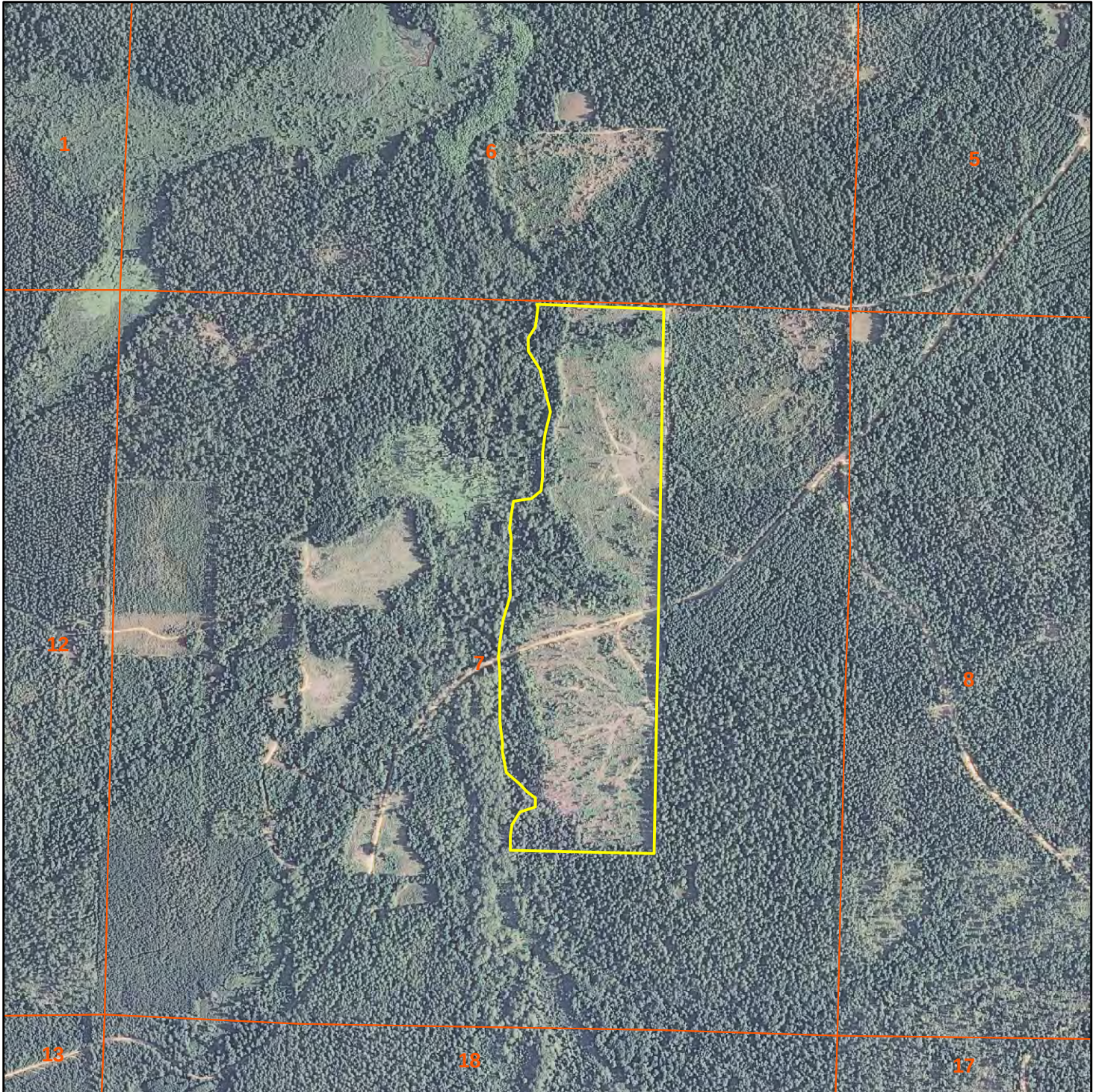
0 1 2
 Miles

The map depicts an approximation of the property boundary.
 This map is NOT a survey plat.

(870) 246-5757
www.kingwoodforestry.com



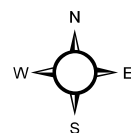
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Ouachita County, AR,
LESS AND EXCEPT land below 202 ft. elevation (+50 ft)
in NW NE and SW NE,
containing a total of 96 acres, more or less.



0 0.25
Miles

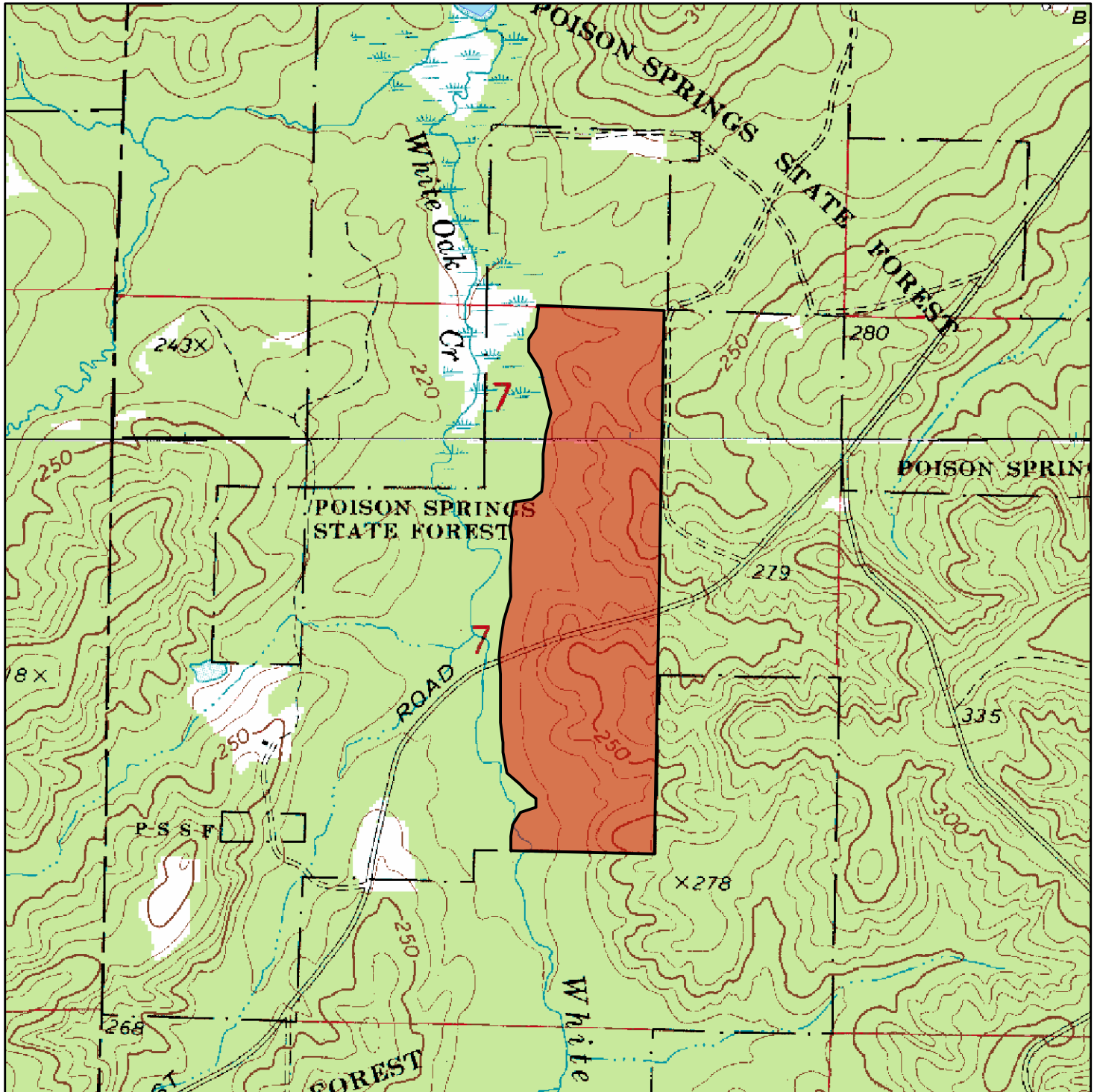
The yellow boundary is an approximation of the property boundary.
This map is NOT a survey plat.

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2010 Aerial
MEC

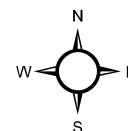
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0 0.25
 Miles

This map depicts the approximate boundary.
 This is NOT a survey plat.

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USGS Topo
 Chidester & Troy Quads.
 MEC

LAND SALE

WHITE OAK CREEK TRACT (LISTING #4224)

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 White Oak Creek tract is offered for sale at \$75,000.00.

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:

WHITE OAK CREEK TRACT

Location of Tract:

NW 1/4 of SE 1/4; W 1/2 of NE 1/4, Section 7, Township 13 South, Range 19 West, LESS AND EXCEPT land below 202 ft. elevation (+50 ft.) in NW 1/4 of NE 1/4 and SW 1/4 of NE 1/4, containing a total of 96 acres, more or less, Ouachita County, Arkansas. (White Oak Creek tract—see attached maps).

Total Number of Acres in Tract:

96 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