

G.L. Davis Road Tract

KFS 1136

- 40 Acres, more or less
- Jefferson County, AR
- County Road Frontage with Available Utilities
- 2005 Pine Plantation
- Great Long-Term Timber Investment
- Located just south of Highway 54 - Sulphur Springs Road

\$61,425.00

KINGWOOD FORESTRY
SERVICES, INC.

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The **G.L. Davis Road Tract** is +/-40 acres located in western Jefferson County, Arkansas, just south of Highway 54 (Sulphur Springs Road) near the Grant County line. The property contains a well stocked 2005 Pine Plantation that has just finished it's 6th growing season. The young pine plantation offers great long term timber growth potential for the owner. The topography is gently rolling with soils that consist of Savannah fine sandy loam and Pheba silt loams, both of which offer great site productivity for loblolly pine timber. The tract has great county road access and available electric and water utilities, offering the potential for a rural home site or possible development.



G.L. Davis Road Tract Jefferson County, AR

KFS #1136
\$61,425.00

Conditions of Sale

- The Seller has a standard Agreement of Sale that will be used for all transactions. A copy of this Agreement of Sale is available to any buyer upon request.
- All offers will be presented to Seller for consideration. Offers must remain valid for a minimum of 5 business days for Seller to consider. Seller reserves the right to either counter or reject any offer.
- Upon acceptance of an offer, an Agreement of Sale will be prepared by the Seller and will be executed between Buyer and Seller, with Buyer depositing earnest money in the amount of 10% of the purchase price to the escrow account of the attorney for the Seller. All earnest money deposit checks should be made out in the name of Adams and Reese Escrow Account. A sample of the Seller's standard Agreement of Sale will be provided upon request by Buyer. Terms are cash at closing. Closing is to occur within 45 days of contract execution.
- 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.
- Conveyance will be by Special Warranty Deed, subject to any previous mineral conveyances, reservations and exceptions, and to any and all visible and apparent easements, whether or not of public record, and any and all restrictions, conditions, covenants and easements is any relating to the Premises, and further subject to any discrepancies, conflicts, or shortages of area or boundary lines, or any encroachments or protrusions, or any overlapping of improvements, and any portions lying within the boundary of any road or roadway, and to any additional ad valorem taxes imposed after the date of execution of the Deed, and all other matters which an accurate survey would show applicable to or affecting the Property and other items more specifically described in the Agreement of Sale. Conveyance shall not include any oil, gas or other minerals previously reserved by Seller's predecessors in title and/or owned by other parties.
- 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.
- Property taxes will be pro-rated as of closing. Seller will pay for deed preparation. Buyer will pay recording fees and all real estate transfer tax (deed stamps). **Seller will not provide a 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 policy will be paid by the Buyer.
- The attorney for the Seller will serve in the dual capacity of Escrow Agent and counsel for the Seller. Should the Buyer choose to have a local title company or attorney conduct a title search, provide title insurance or serve as their closing agent or escrow agent, all costs associated with such services will be paid by the Buyer.
- 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 property inspections and timber volume determination. Prospective buyers assume the responsibility for verifying this information to their satisfaction. Kingwood makes no representation for the Buyer.
- 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.
- 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.
- The Conditions of Sale stated herein are a general summary of those aspects more specifically described in the Agreement of Sale. Should there be any variation in wording or conditions the Agreement of sale takes precedence.
- Questions regarding the land sale should be directed to licensed agent Ben Ballard or licensed broker John McAlpine of Kingwood Forestry Services at (870)367-8567.

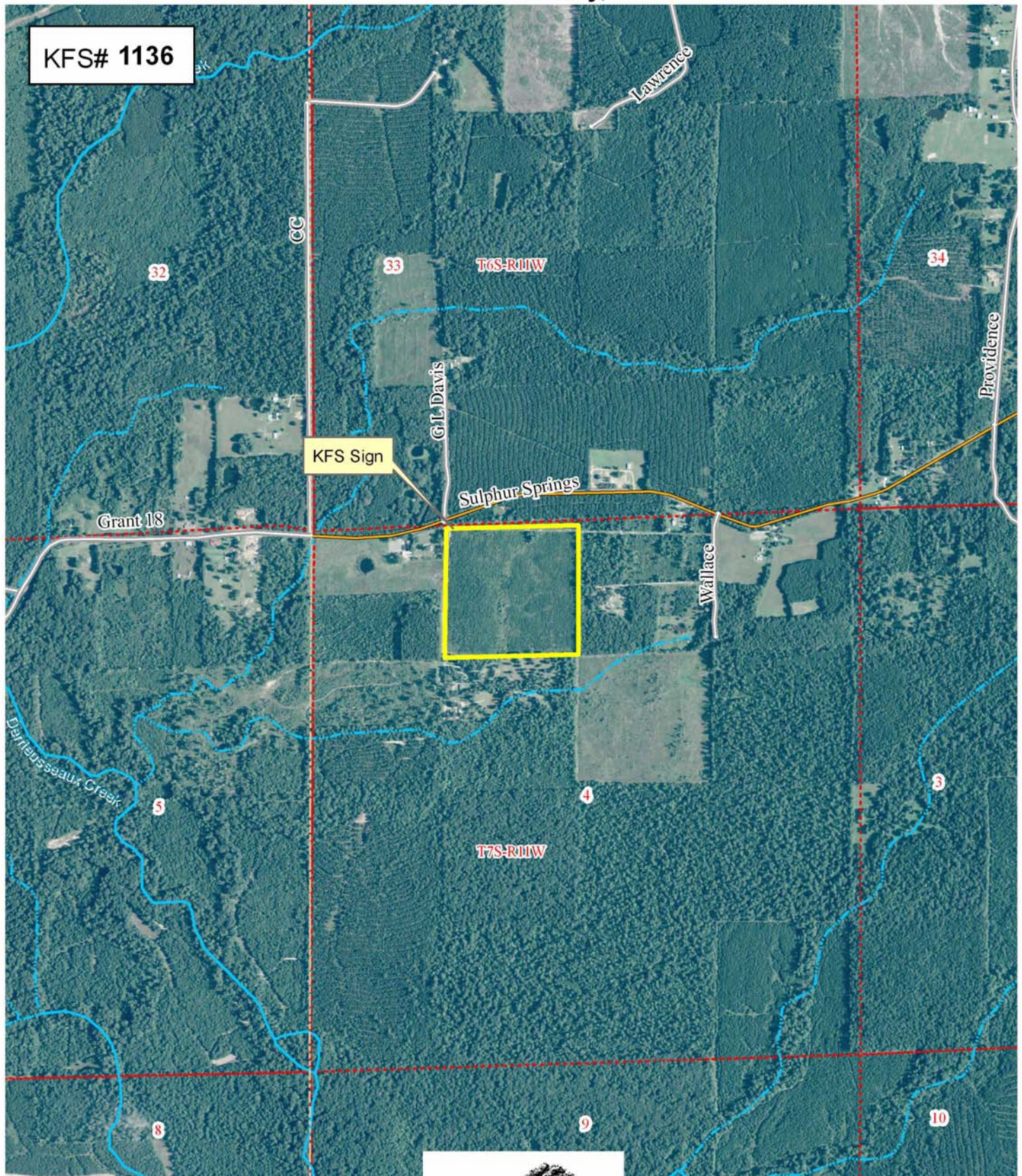
www.kingwoodforestry.com/realestate.htm

For more information, contact Ben Ballard 1-800-308-3831 or visit our website.

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.

LAND FOR SALE
G.L. Davis Road Tract
Section 4, Township 7 South, Range 11 West
Jefferson County, AR



KFS# 1136

KFS Sign

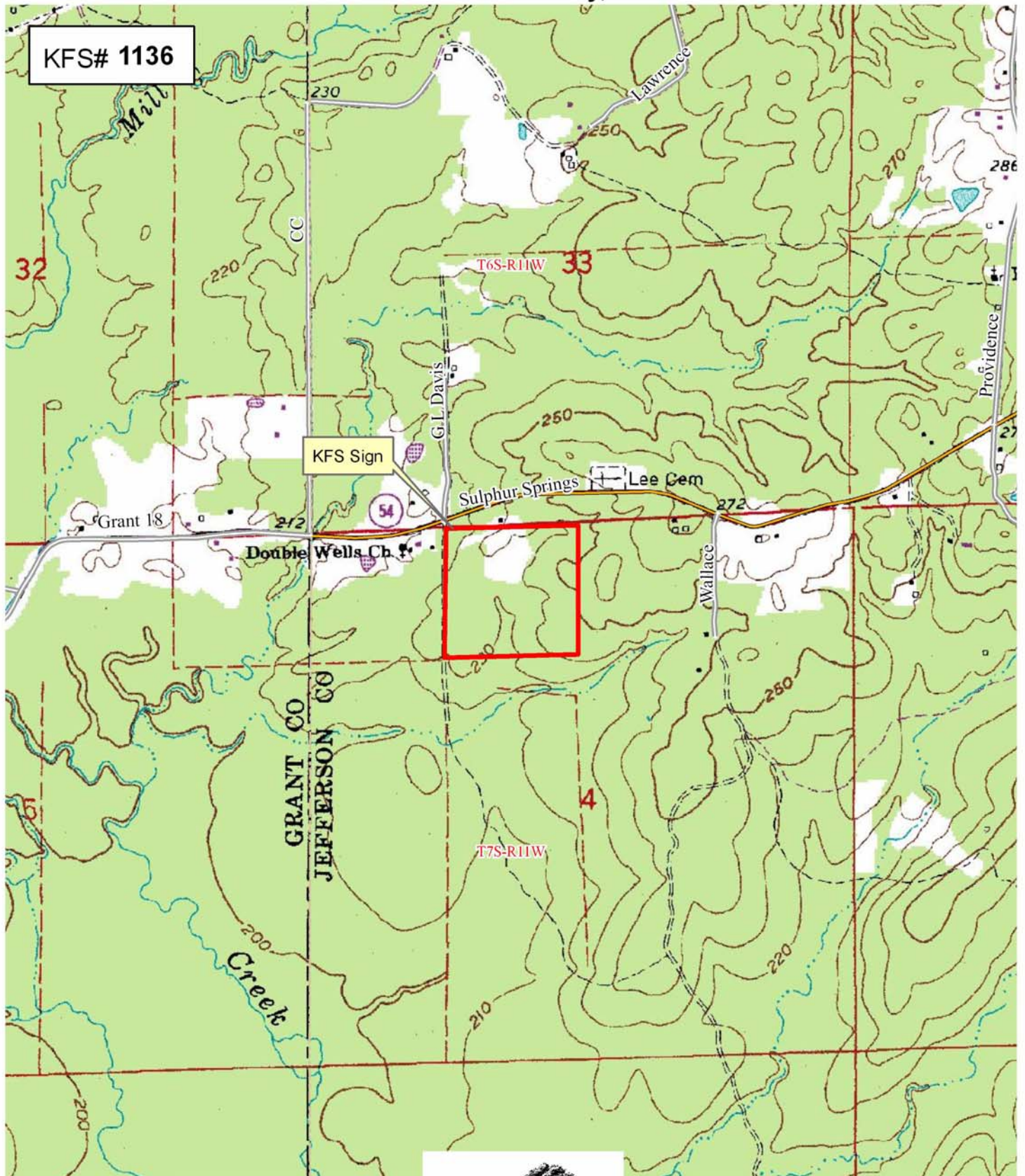


0 0.125 0.25 0.5 Miles



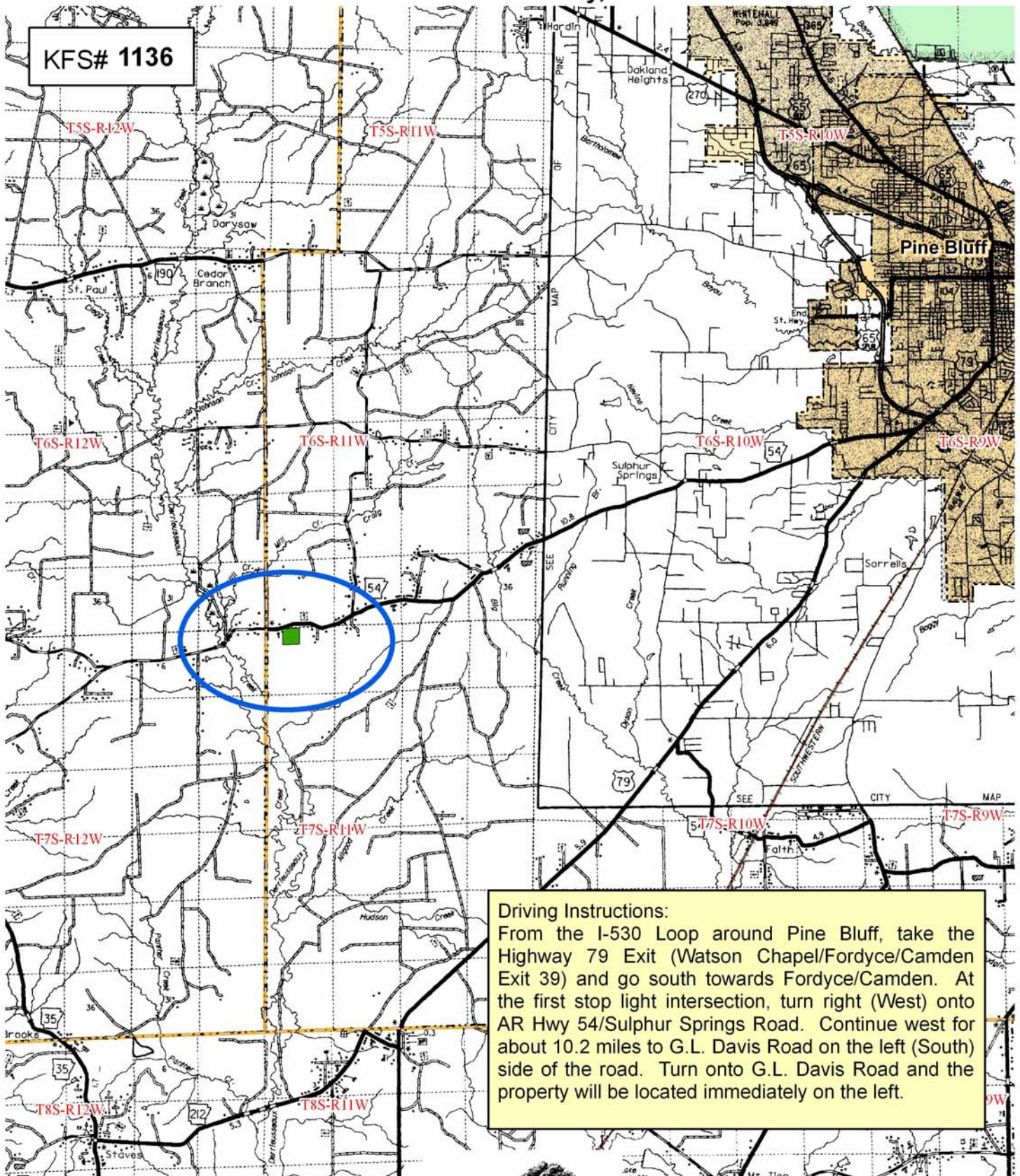
2009 Summer Photo
Created By: BDB
Printed Date: 1/17/11

LAND FOR SALE
G.L. Davis Road Tract
Section 4, Township 7 South, Range 11 West
Jefferson County, AR



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G.L. Davis Road Tract
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Driving Instructions:

From the I-530 Loop around Pine Bluff, take the Highway 79 Exit (Watson Chapel/Fordyce/Camden Exit 39) and go south towards Fordyce/Camden. At the first stop light intersection, turn right (West) onto AR Hwy 54/Sulphur Springs Road. Continue west for about 10.2 miles to G.L. Davis Road on the left (South) side of the road. Turn onto G.L. Davis Road and the property will be located immediately on the left.

0 1 2 4 Miles



OFFER FORM

-- Please fax offer to 870-367-8424 or mail to P.O. Box 1290, Monticello, AR 71657 --

I submit the following offer for the purchase of the following tract as detailed below.

My offer will remain valid for five (5) business days. If my offer is accepted, I am ready, willing, able and hereby obligated to execute a more formal Contract of Sale within seven business days, and deposite earnest money in the amount of 10% of the purchase price. **Closing is expected to be held within forty-five days after execution of Contract of Sale.**

Send Offer Form to: Kingwood Forestry Services, Inc.

P.O. Box 1290

Monticello, AR 71657

Or Fax 870-367-8424

**** Clearly write "LISTED LAND SALE OFFER" and the "KFS Listing #" on lower left corner of mailed envelopes ****

Offer Date:

KFS Listing #:

Tract Name:

Location (County/State):

Advertised Acreage:

Offer Price:

1136

G.L. Davis Road Tract

Jefferson County, AR

+/- 40 Acres

*** Please clearly complete all information below ***

Name: _____
Printed

Fax No: _____

Signed

Phone No: _____

Address: _____

E-mail: _____

Date: _____

*** Buyer acknowledges that Kingwood Forestry Services, Inc. is the agent of the seller in this land sale transaction ***