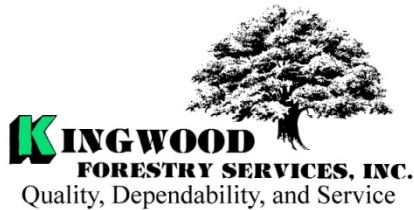


P.O. Box 5887  
4414 Morris Ln.  
Texarkana, TX 75505  
(903)831-5200  
FAX 1-903-831-9988  
E-mail: [texarkana@kingwoodforestry.com](mailto:texarkana@kingwoodforestry.com)



Other Kingwood Locations:  
P.O. Box 1290  
145 Greenfield Drive  
Monticello, AR 71657  
(870)367-8567  
FAX 1-870-367-8424

P.O. Box 64  
No. 4 Executive Circle  
Arkadelphia, AR 71923  
(870)246-5757  
FAX 1-870-246-3341

## NOTICE OF LAND SALE

### OLD HIGHWAY TRACT NORTH & SOUTH (#7089) And GRAVES SCHOOL TRACT (#7090)

#### --- Excellent Recreational Tracts with Timber Income Potential ---

Kingwood Forestry Services, Inc. has been authorized to manage the sale of the Old Highway Tract North, 102 acres, more or less, Old Highway Tract South, 64 acres, more or less, and Graves School Tract, 246 acres, more or less, all in Sevier County, Arkansas.

#### **Tract Descriptions:**

**The Old Highway North Tract** consists of +/-35 acres of 1991 pine plantation that has been thinned once and is well stocked and in excellent condition, +/-13 acres of native hardwood and pine, +/-24 acres of a recent cutover, +/-4 acres of Streamside Zone along the Saline River, and +/-26 acres of low-lying marsh land. The North Tract has +/-550' of frontage on the Saline River. Access is attained by a gated, paved road (Old HWY 27) which runs through the tract. Seller will retain an easement on this road.

**The Old Highway South Tract** consists of +/-36 acres of recent cutover, +/-6 acres of low lying marsh land, +/-2 acres of Streamside Zone along the Saline River, and +/-7 acres of open water. The South Tract has +/-675' of frontage along the Saline River. Access is attained by way of Arkansas State Highway 27.

**Note:** The North and South portions are being advertised separately, however, the two tracts may be purchased as one tract.

**The Graves School Tract** consists of +/-246 acres of native bottomland hardwood, with the predominant species being oaks and hickory, with some pine sawtimber component. The tract has +/-1.1 miles of frontage along the Saline River. Access is attained by a 2.4 mile woods road across adjoining timber company property.

These tracts provide excellent opportunity for hunting ducks, deer, turkey, squirrel, and wild hogs, as well as fishing opportunities with Saline River frontage and can provide income from timber sales. Photographs and maps can be viewed at [www.kingwoodforestry.com/realestate.htm](http://www.kingwoodforestry.com/realestate.htm)

**Method of Sale:**     **The Old Highway North Tract (#7089) is offered for sale at \$175,600.00.**  
                                  **The Old Highway South Tract (#7089) is offered for sale at \$76,800.00.**  
                                  **The Graves School Tract (#7090) is offered for sale at \$646,000.00.**

All offers should be submitted on the attached offer form. Mailed offers should be addressed to Kingwood Forestry Services, Inc., P. O. Box 5887, Texarkana, TX 75505, with the appropriate tract name clearly marked in lower left corner of the envelope to protect the security of the offer. Please contact our office to confirm receipt of mailed offers. Offers may be delivered by fax to 903-831-9988. All faxed offers will be immediately acknowledged. Please await confirmation that your faxed offer has been received. Offers may be hand delivered to 4414 Morris Lane, Texarkana, Texas 75503. **No verbal telephone offers will be accepted.**

--Continued on back of this page--

**OLD HIGHWAY TRACT NORTH & SOUTH (#7089)**

**And**

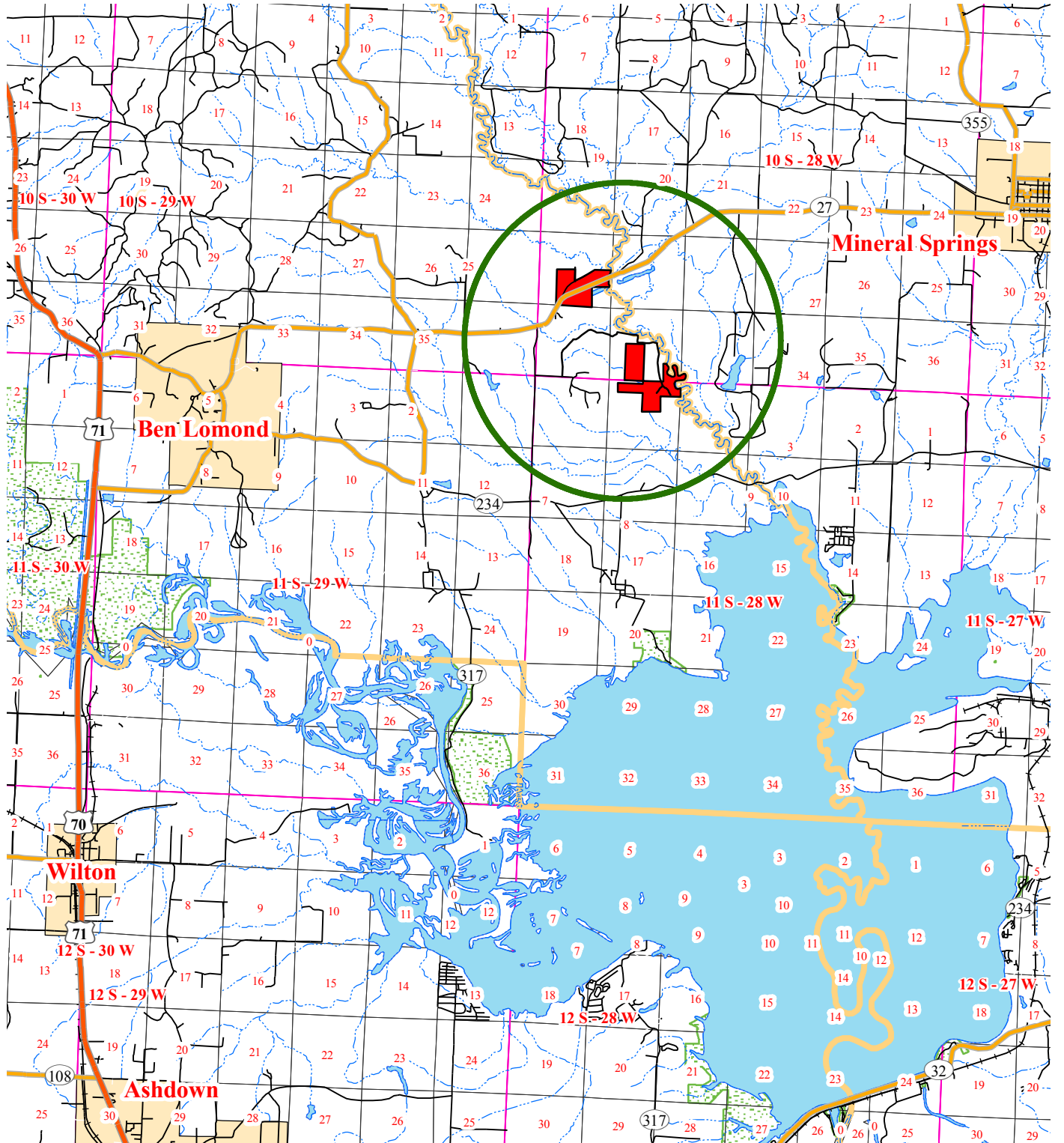
**GRAVES SCHOOL TRACT (#7090)**

**Location:**     **Old Highway North Tract:** Part of S½ lying North of Highway 27, Section 30, Township 10 South, Range 28 West, Sevier County, Arkansas, containing 102 acres, more or less.  
                  **Old Highway South Tract:** Part of S½ lying South of Highway 27, Section 30, Township 10 South, Range 28 West, Sevier County, Arkansas, containing 64 acres, more or less.  
                  **Graves School Tract:** Part of Sections 32 & 33, Township 10 South, Range 28 West; and part of Section 5, Township 11 South, Range 28 West, Sevier County, Arkansas, containing 246 acres, more or less. See attached maps.

**Conditions of Sale:**

1. All offers will be presented to Seller for consideration. Offers must remain valid for a minimum of five business days for Seller to consider. Seller reserves the right to either counter the offer or reject the offer.
2. Upon acceptance of an offer a more formal Contract of Sale will be executed between Buyer and Seller, with Buyer depositing earnest money of 10% of purchase price with Broker or Title Company. A sample Contract of Sale may be provided upon request. Terms are cash at closing. Closing is to be scheduled within 45 days after receipt of fully executed Contract of Sale.
3. Only offers for a specific dollar amount will be accepted. The parcels are being sold in their 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 entire tract, regardless of acreage. Seller will not provide a survey.
4. Conveyance will be by Special (Limited) Warranty Deed, subject to all 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. Seller will reserve all oil, gas, lignite and other minerals of similar or dissimilar nature. Seller will reserve a right-of-way easement on the existing road (old Highway 27) on the Old Highway North Tract.
5. No environmental inspection or representation has been or will be made by Seller.
6. Seller will pay pro-rated property taxes (to date of closing), deed preparation and one-half of the real estate transfer tax (deed stamps). Buyer will pay recording fees and one-half of the real estate transfer tax (deed stamps). Seller will not provide owner's title insurance policy. If Buyer is required to purchase lender's title policy, such policy will be at Buyer's expense.
7. A local title company selected by Buyer will be used to conduct closing between Buyer and Seller, with Seller paying one-half and Buyer paying one-half of any fees associated with closing services.
8. Kingwood Forestry Services, Inc. is the real estate firm representing the seller in this transaction. All information in this brochure is believed to be correct. Buyer is responsible for verifying all information. Kingwood makes no representation for the Buyer.
9. Seller and Kingwood Forestry Services, Inc. in no way warrant the conditions of the property including access routes, and all persons entering the property do so at their own risk and accept said property in its current condition during 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(s) of the property or his or her exposure to the conditions of the property.
10. Deer stands, game feeders, trail cameras and any other man-made items do not convey unless stated otherwise.
11. Questions regarding the land sale should be directed to Roger Hooper, licensed sales agent, of Kingwood Forestry Services office at 903-831-5200.

Land For Sale  
Old Highway Tract North and South (#7089), +/-166 Acres  
Pt. of S1/2 of Sec. 30, T10S, R28W  
Graves School Tract (#7090), +/-246 Acres  
Pt. of Secs. 32 & 33, T10S, R28W, and Pt. of Sec. 5, T11S, R28W  
Sevier County, Arkansas



0 1 2 3 4 Miles



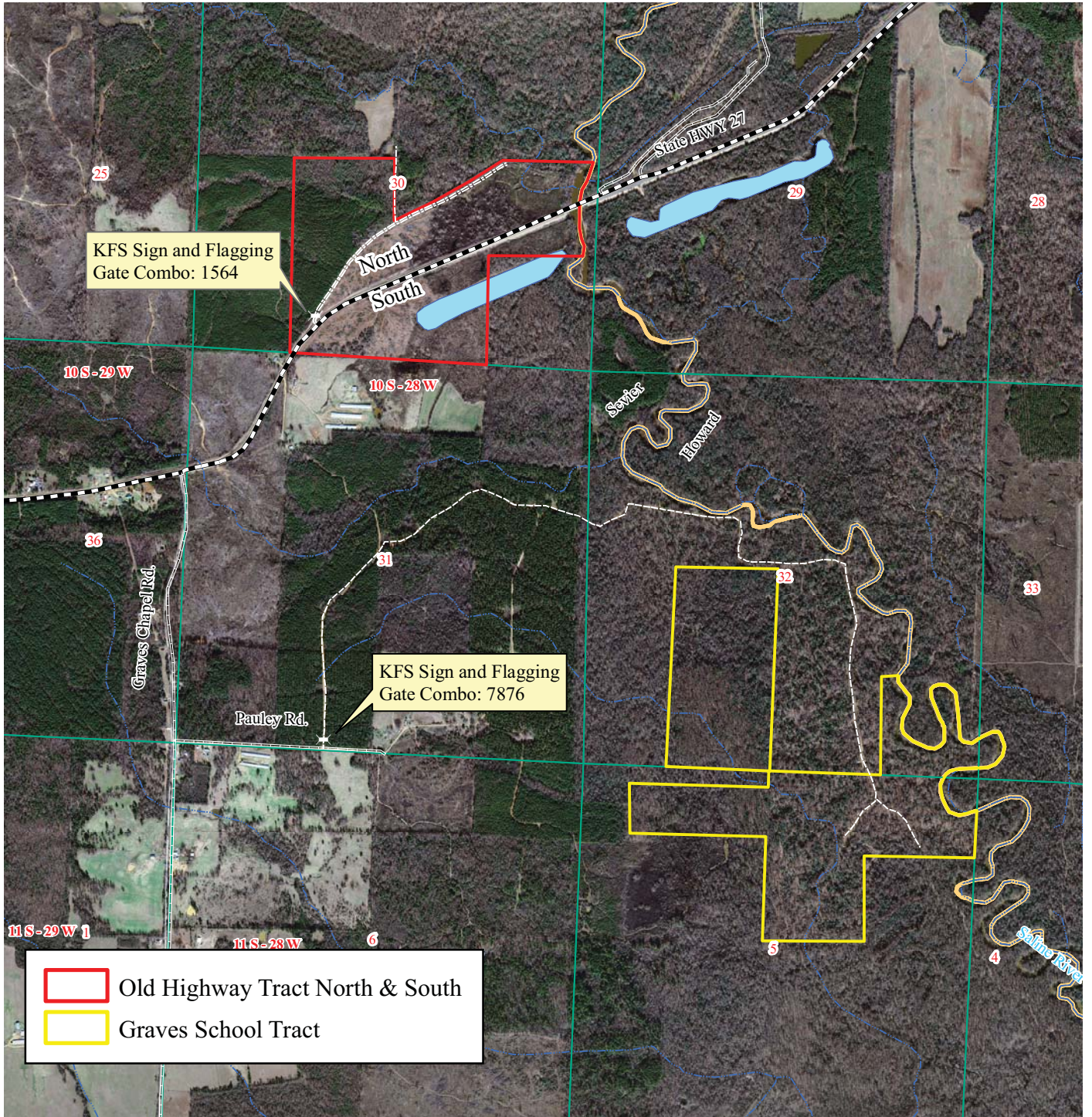
**KINGWOOD**  
FORESTRY SERVICES, INC.  
Quality, Dependability, and Service



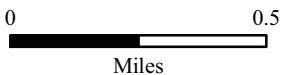
StreetMap USA  
June 2010  
Printed By: RDH

Land For Sale  
 Old Highway Tract North & South (#7089)  
 +/-102 Acres & +/-64 Acres  
 Pt. of S1/2 of Sec. 30, T10S, R28W  
 Graves School Tract (#7090)  
 +/-246 Acres

Pt. of Secs. 32 & 33, T10S, R28W and Pt. of Sec. 5, T11S, R28W  
 Sevier County, Arkansas



Old Highway Tract North & South  
 Graves School Tract









2006 AR DOQQ-RGB  
 July 2010  
 Printed By: RDH

Land For Sale  
Old Highway Tract North & South (#7089),  
+/-102 Acres & +/-64 Acres  
Pt. of S1/2 of Sec. 30, T10S, R28W  
Sevier County, Arkansas

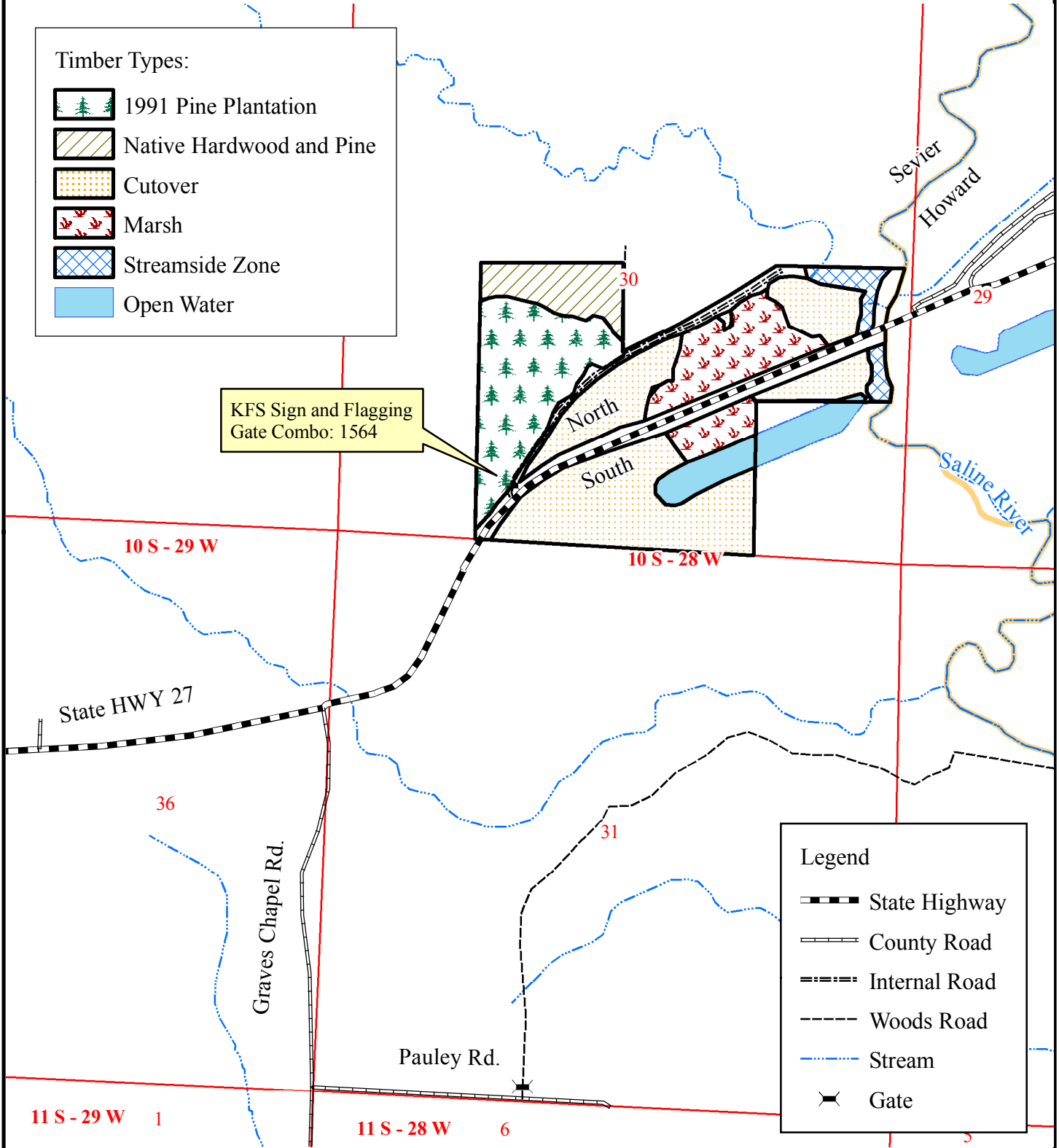


Land For Sale  
 Old Highway Tract North & South (#7089),  
 +/-102 Acres & +/-64 Acres  
 Pt. of S1/2 of Sec. 30, T10S, R28W  
 Sevier County, Arkansas







Timber Types:

-  1991 Pine Plantation
-  Native Hardwood and Pine
-  Cutover
-  Marsh
-  Streamside Zone
-  Open Water

KFS Sign and Flagging  
 Gate Combo: 1564



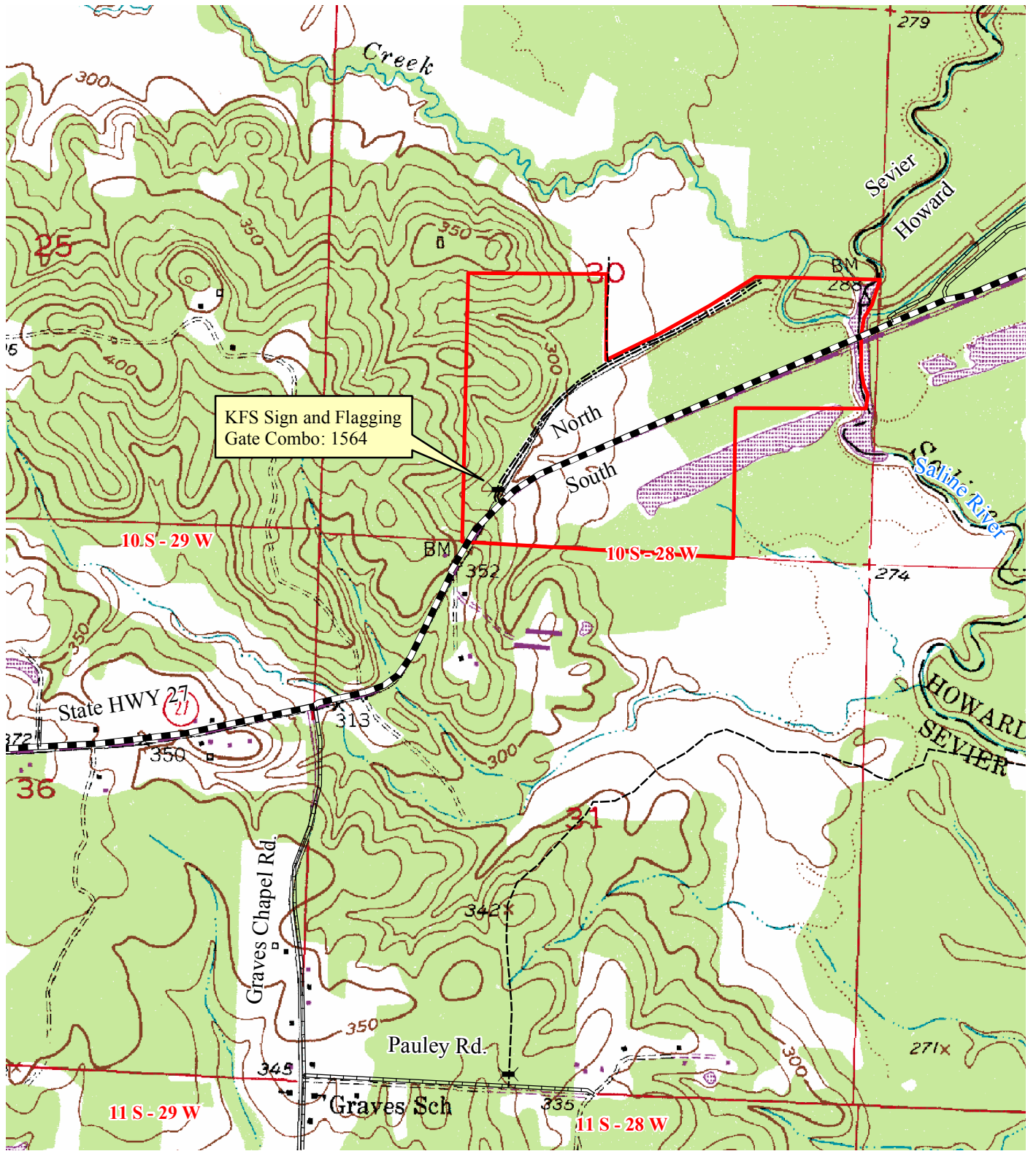
Legend

-  State Highway
-  County Road
-  Internal Road
-  Woods Road
-  Stream
-  Gate



Tiger Data  
 July 2010  
 Printed By: RDH

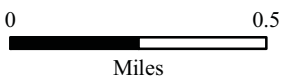
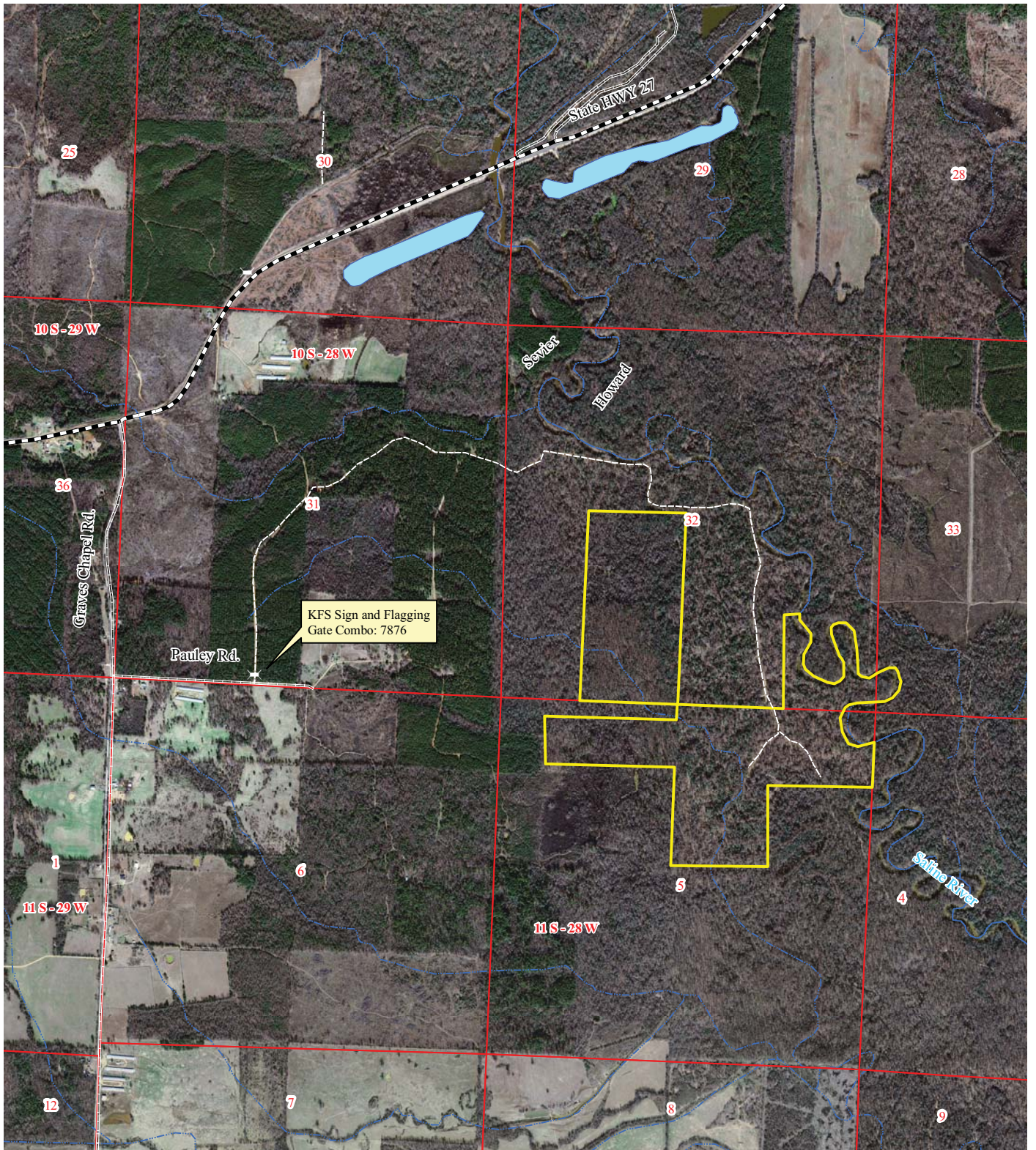
Land For Sale  
Old Highway Tract North & South (#7089),  
+/-102 Acres & +/-64 Acres  
Pt. of S1/2 of Sec. 30, T10S, R28W  
Sevier County, Arkansas



AR DRG  
July 2010  
Printed By: RDH

Land For Sale  
Graves School Tract (#7090)  
+/-246 Acres

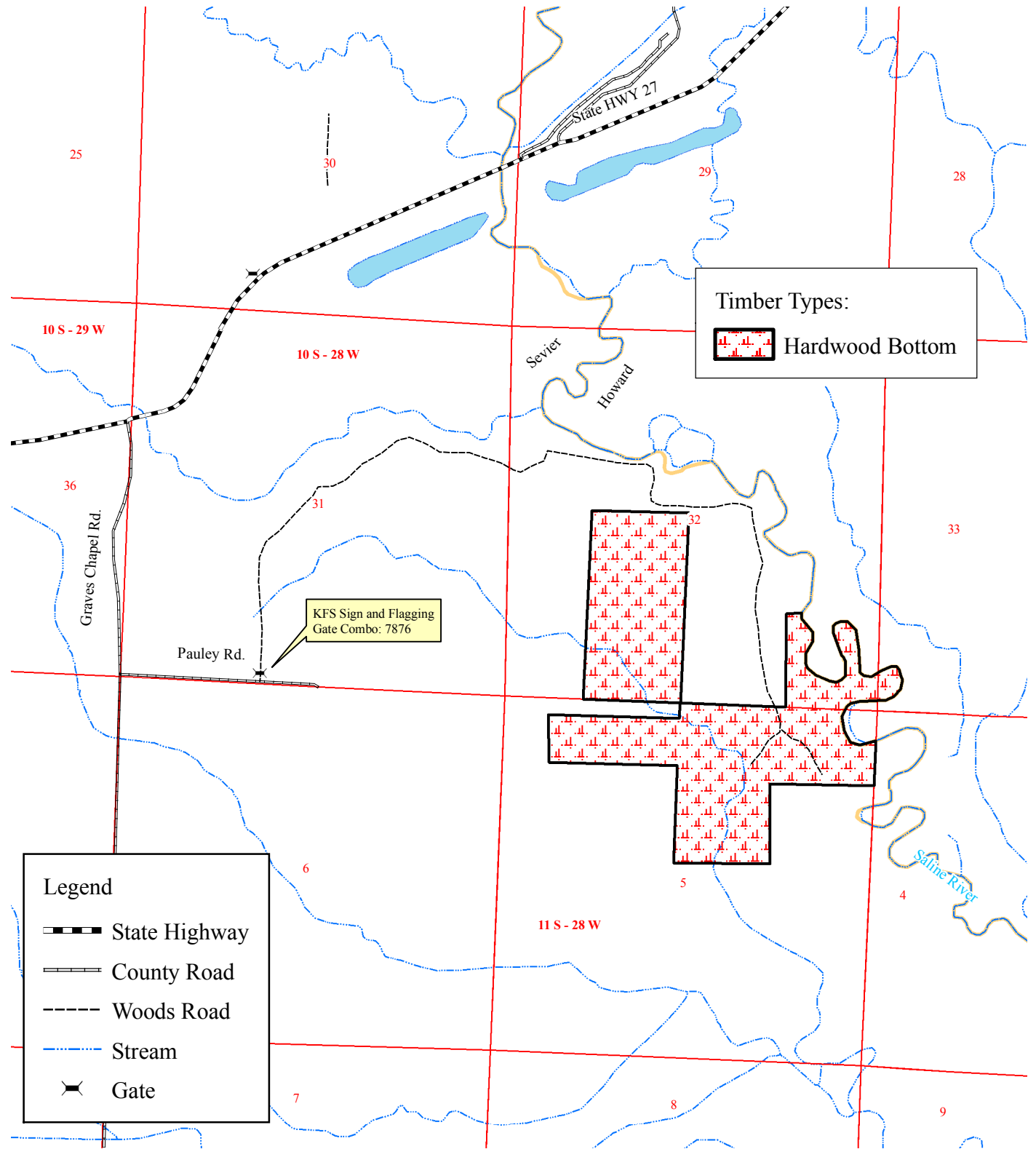
Pt. of Secs. 32 & 33, T10S, R28W and Pt. of Sec. 5, T11S, R28W  
Sevier County, Arkansas











Land For Sale  
Graves School Tract (#7090)  
+/-246 Acres

Pt. of Secs. 32 & 33, T10S, R28W and Pt. of Sec. 5, T11S, R28W  
Sevier County, Arkansas



Timber Types:  
 Hardwood Bottom

**Legend**

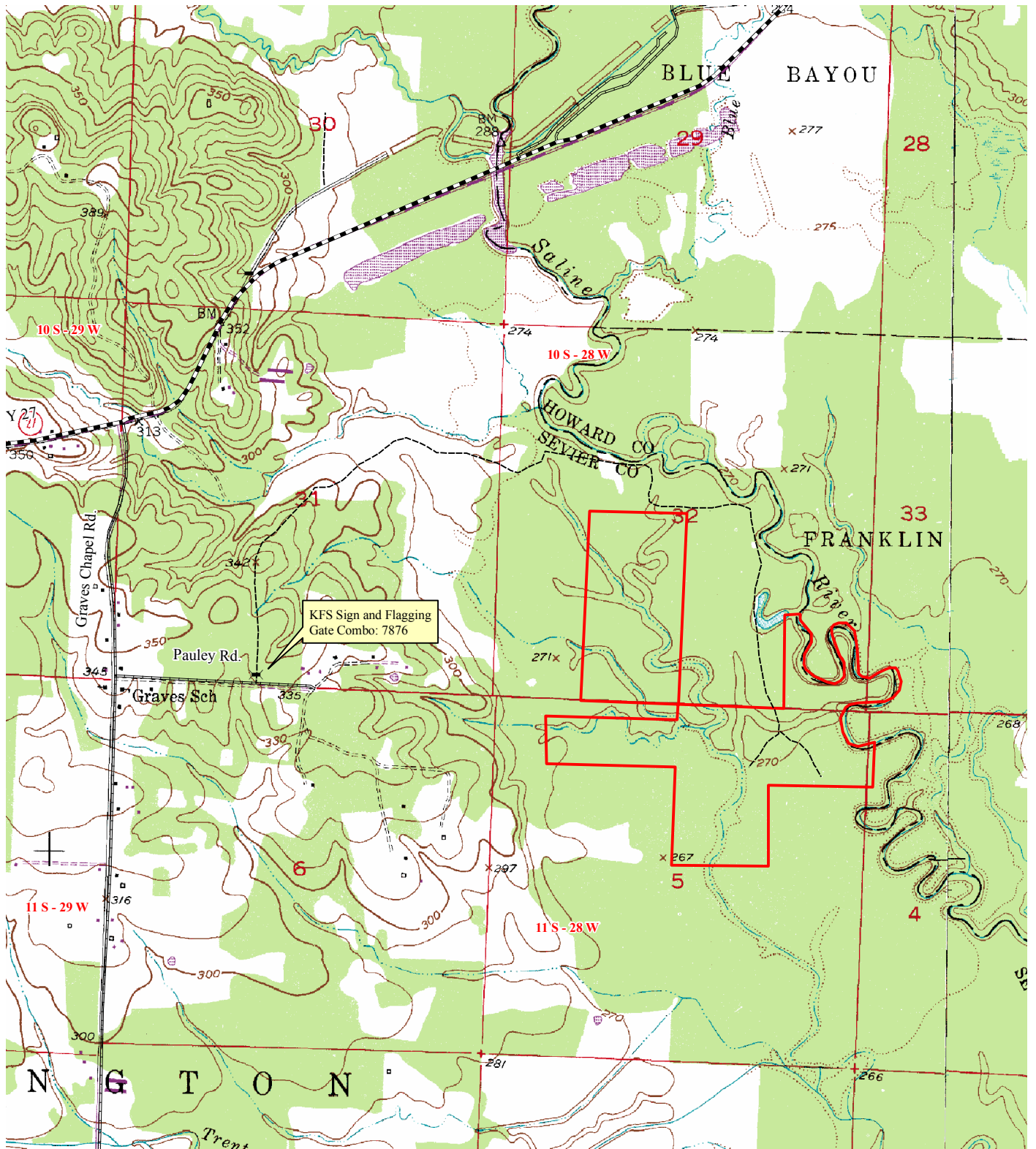
-  State Highway
-  County Road
-  Woods Road
-  Stream
-  Gate

0 0.5  
Miles



Land For Sale  
Graves School Tract (#7090)  
+/-246 Acres

Pt. of Secs. 32 & 33, T10S, R28W and Pt. of Sec. 5, T11S, R28W  
Sevier County, Arkansas



**OFFER FORM**

**OLD HIGHWAY TRACT NORTH & SOUTH LAND SALE (#7089)  
&  
GRAVES SCHOOL TRACT LAND SALE (#7090)**

**---Please fax offer to 903-831-9988 or mail to P. O. Box 5887, Texarkana, TX 75505 ---  
Or hand deliver to 4414 Morris Ln. Texarkana, TX 75503**

Reference is made to the Kingwood Forestry Services, Inc. notice for the Old Highway Tract North & South (#7089) Land Sale and the Graves School Tract (#7090) Land Sale.

I submit the following as an offer for the purchase of the following tract located in Sevier County, Arkansas and further described in the corresponding sale notice.

My offer will remain valid through five business days following the day of submitted offer. If my offer is accepted, I am ready, willing, able, and obligated to execute a more formal Contract of Sale within seven business days with earnest money in the amount of 10% of purchase price. Closing is expected to be held within forty-five days of offer acceptance.

---

**Send offer form to:** Kingwood Forestry Services, Inc.  
P. O. Box 5887  
Texarkana, TX 75505  
Or fax to 903-831-9988

**Old Highway Tract North (#7089), +/- 102 acres** \$ \_\_\_\_\_

**Old Highway Tract South (#7089), +/- 64 acres** \$ \_\_\_\_\_

**Old Highway Tract North & South combined, +/- 166 acres** \$ \_\_\_\_\_

**Graves School Tract (#7090), +/- 246 acres** \$ \_\_\_\_\_

Name: \_\_\_\_\_  
Printed

Fax No.: \_\_\_\_\_

\_\_\_\_\_  
Signed

Phone No.: \_\_\_\_\_

Address: \_\_\_\_\_  
\_\_\_\_\_

E-mail: \_\_\_\_\_

Date: \_\_\_\_\_

**\*Kingwood Forestry Services, Inc. is the real estate agent representing the seller in this land sale transaction.\***