

Land For Sale

HIGHWAY 57 TRACT (Listing # 4071)

- 20 acres, more or less.
- Near White Oak Lake
- Near Poison Springs WMA
- Pine Plantation & Hardwoods
- Paved Road Frontage

\$38,000.00

See this and other listings at
www.kingwoodforestry.com

**KINGWOOD FORESTRY
SERVICES, INC.**

P.O. Box 65
No. 4 Executive Circle
Arkadelphia, Arkansas 71923

Phone: 870-246-5757
Fax: 870-246-3341



Kingwood Forestry Services, Inc. has been authorized to manage the sale of the Highway 57 Tract in Ouachita County, Arkansas. Land to be sold is described as W ½ of NW ¼ of SE ¼, Section 16, Township 13 South, Range 19 West, Ouachita County, Arkansas, containing 20 acres, more or less.

Tract is located approximately six miles south of Chidester, Arkansas and within six miles of boat ramps on Upper and Lower White Oak Lake, managed by Arkansas Game & Fish Commission and known for trophy largemouth bass. The tract is also near many tracts that make up the 20,000-acre Poison Springs Wildlife Management Area which offers excellent public hunting opportunities for deer, turkey and small game. Access is Highway 57 frontage at southeast corner of tract. Terrain is rolling. Soils consist of fine sandy loams with site index for loblolly pine averaging 87 feet on fifty year base. Tract contains a 9.3-acre pine plantation that was chemically site-prepped and burned in spring and summer of 1999, hand planted in February 2000 with 2nd generation seedlings and chemically treated to control herbaceous competition in March 2000, resulting in a well-stocked, industry-grade plantation that should be ready for a first thinning in less than five years. The remaining acreage contains a nice hardwood bottom transected by Lewis Bayou and one of its tributaries. According to timber volume estimates provided by a previous owner, the bottom contains approximately 45 tons Pine Sawtimber, 160 tons Hardwood Sawtimber and 300 tons Hardwood Pulpwood. Electricity is adjacent to the tract at the highway right-of-way. Maps and photographs can be viewed at www.kingwoodforestry.com

- Hardwood Bottom
- Great hunting
- Development Potential
- Great Investment




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

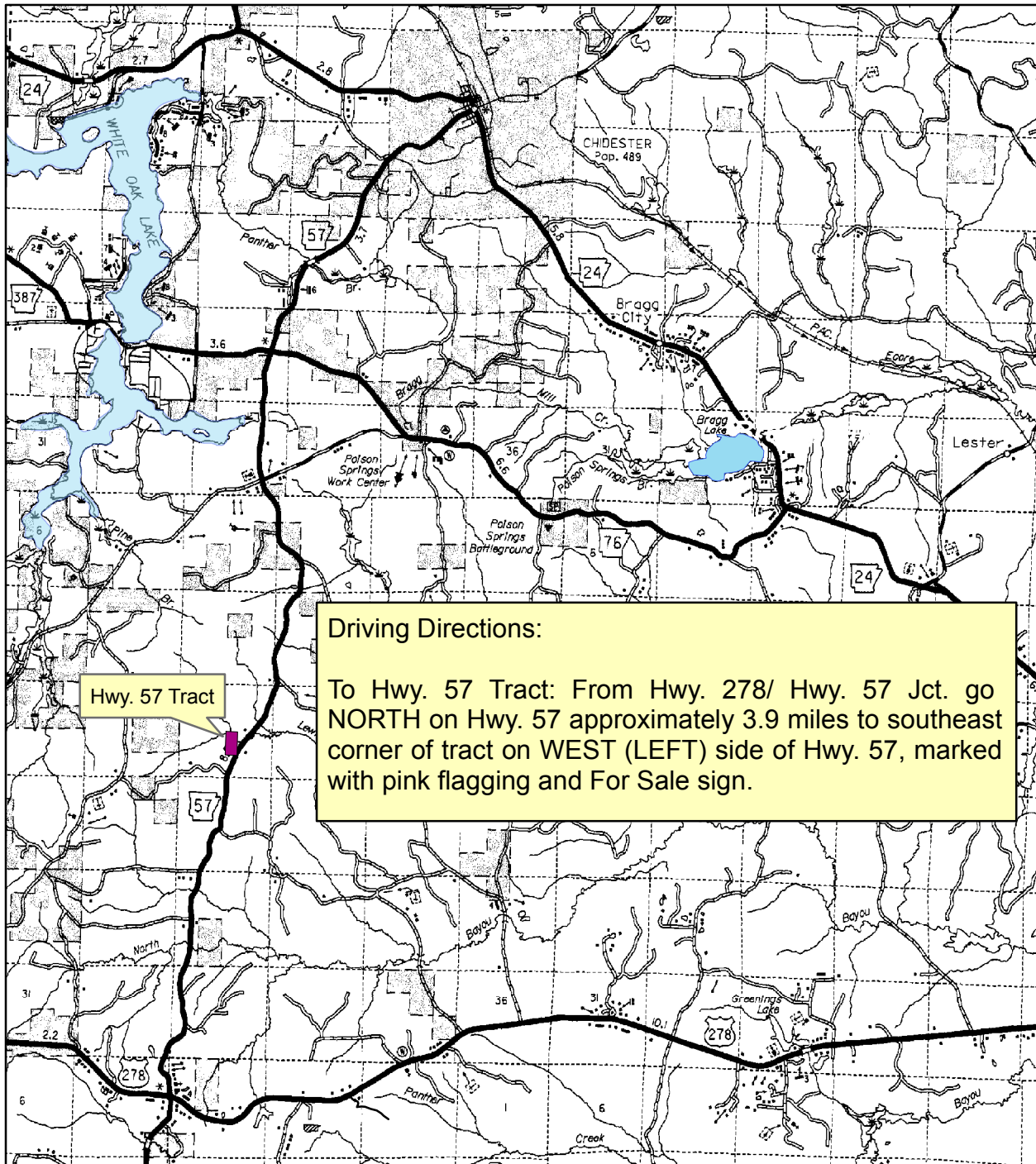
HIGHWAY 57 TRACT (#4071) —OUACHITA COUNTY, ARKANSAS

Method of Sale: The tract is offered for sale for \$38,000. Mailed offers should be addressed to Kingwood Forestry Services, Inc., P. O. Box 65, Arkadelphia, Arkansas 71923 with "**Highway 57 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.

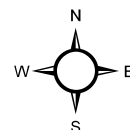
Conditions of Sale:

1. The landowner reserves the right to accept or reject any offer or to reject all offers.
2. Offers submitted will remain valid through five business days following the day of submitted offer. 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 bidder 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 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 maps are thought to be accurate but should not be considered as survey plats.
4. Conveyance will be by Special 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. **Seller will not provide title insurance policy** (can be purchased by buyer for approximately \$200 plus \$2.50 per thousand dollars of purchase price, e.g. \$50,000 tract would cost \$200 plus \$125 or about \$325.00 for title insurance). No environmental inspection or representation has been or will be made by seller. All mineral rights are reserved by previous owners 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. Prospective buyers should make their own timber volume determination.
8. Property inspections shall be done in daylight hours. 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. Deer stands, feeders, trail cameras and any other man-made items do not convey unless stated otherwise.
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.

NOTICE OF LAND SALE
Hwy. 57 Tract (Listing # 4071)
W 1/2 of NW 1/4 of SE 1/4, Section 16, T13S, R19W,
Ouachita County, Arkansas,
containing 20 acres, more or less.



0 1 2 3 Miles

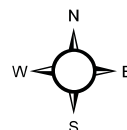


Location Map
MEC
July 2009

NOTICE OF LAND SALE
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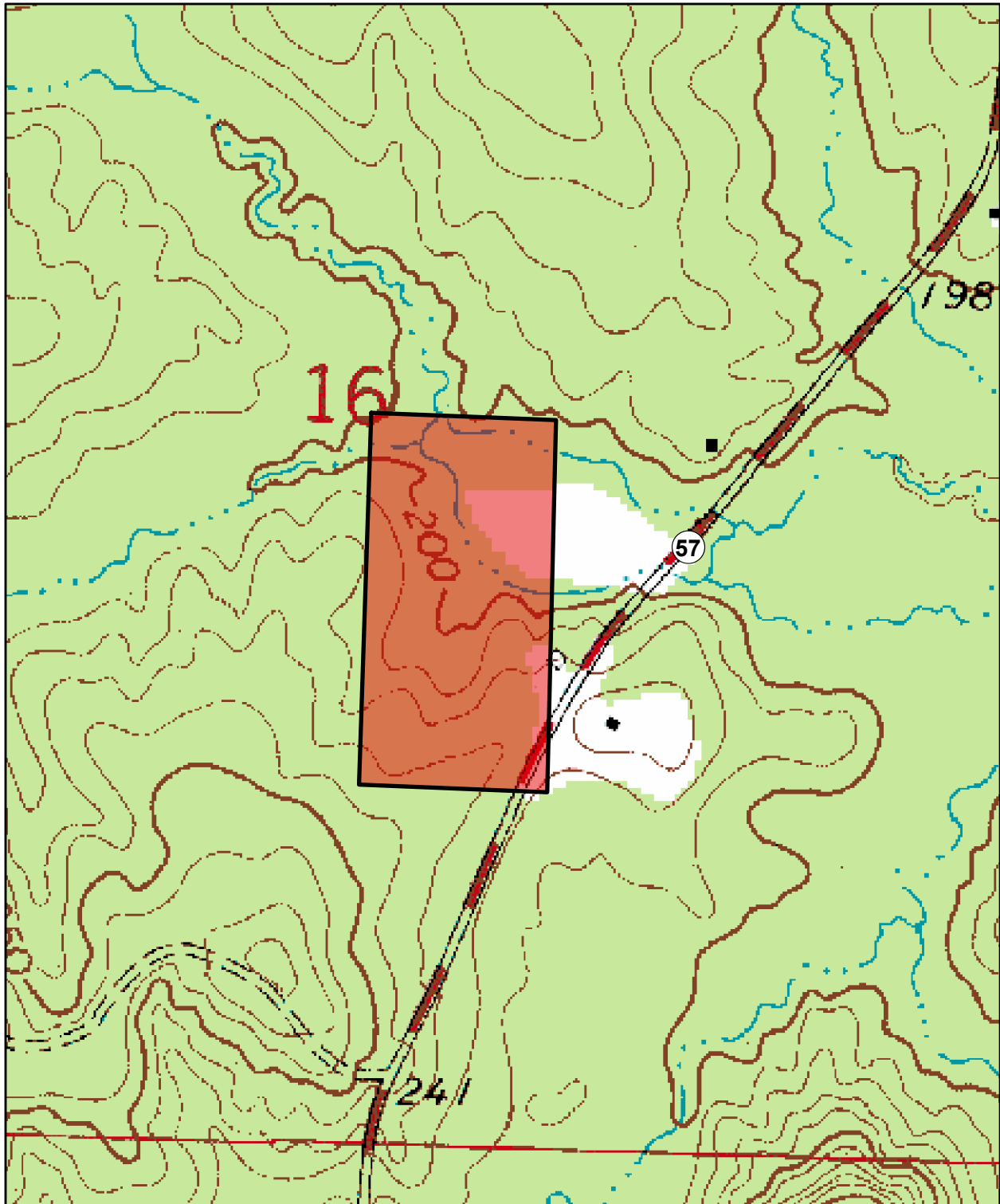


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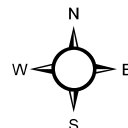


2006 Aerial
MEC
July 2009

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Ouachita County, Arkansas,
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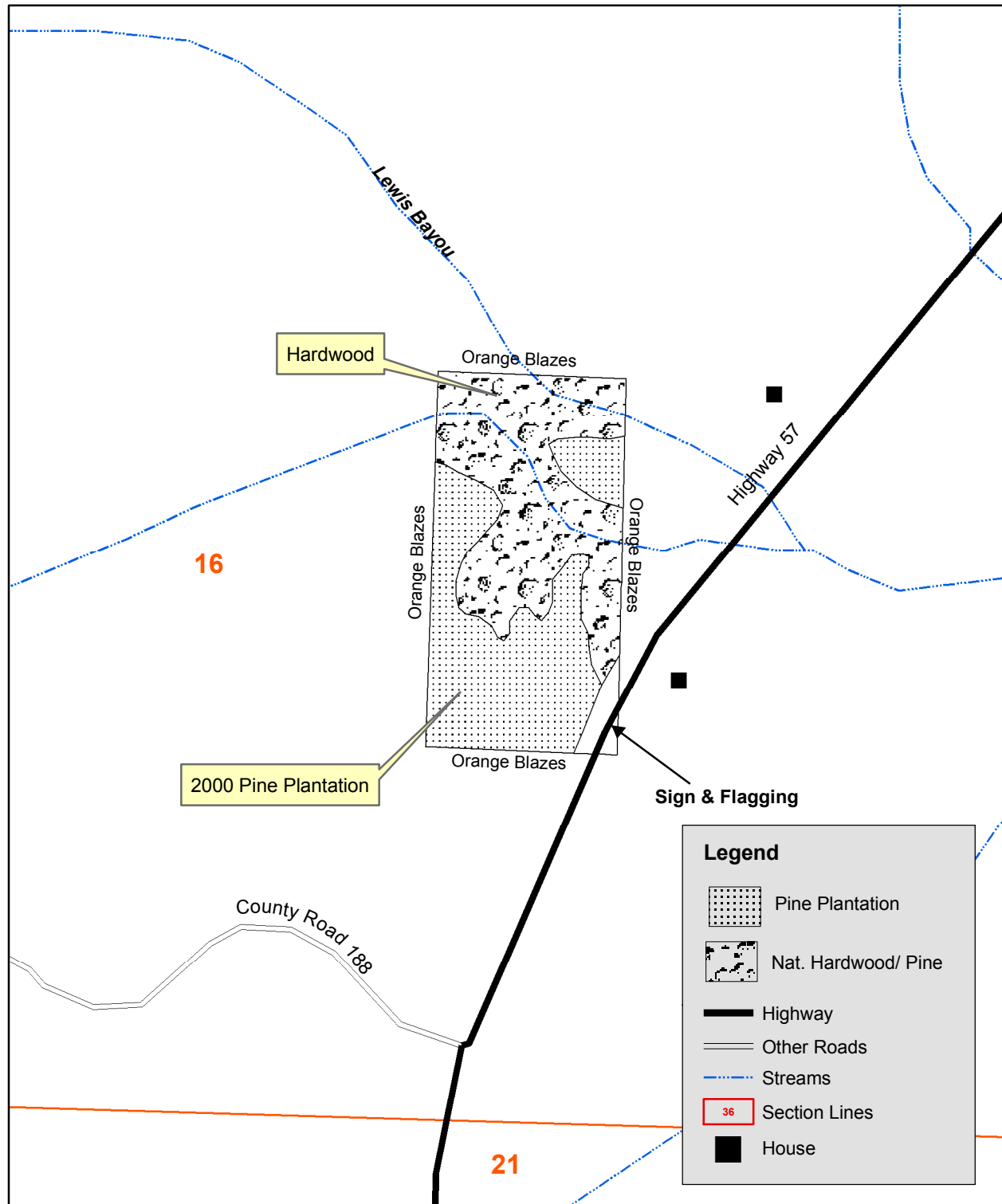


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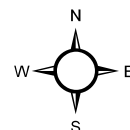


USGS Topo
MEC
July 2009

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W 1/2 of NW 1/4 of SE 1/4 of Section 16, T13S, R19W,
Ouachita County, Arkansas,
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0 0.25
Mile



Tract Map
MEC
July 2009

OFFER FORM

LAND SALE

HIGHWAY 57 TRACT (#4071) - OUACHITA COUNTY, ARKANSAS

— Please fax offer to 870-246-3341 or mail to P. O. Box 65, Arkadelphia, Arkansas 71923 —

I submit the following as an offer for the purchase of the following tract as detailed below (please complete one offer form per tract).

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: **Highway 57 Tract (#4071)**

Location of Tract: W½ of NW ¼ of SE ¼, Section 16, Township 13 South, Range 19 West, Ouachita County, Arkansas, containing 20 acres, more or less.

Total Number of Acres in Tract: **Twenty (20) 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, Arkansas 71923

Or fax to 870-246-3341