

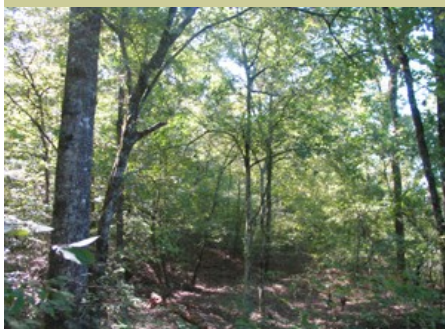
Land For Sale

Graysonia Tract (LISTING #4122)

- 66 acres, more or less.
- Pike County, AR
- 24 miles west of Arkadelphia on Antoine River

\$145,000.00

*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



Kingwood Forestry Services, Inc. has been authorized to manage the sale of the Graysonia Tract in Pike County, Arkansas. Land to be sold is described as Part of the SW $\frac{1}{4}$ of SW $\frac{1}{4}$, located south and west of the Antoine River, Section 15; Part of the NW $\frac{1}{4}$, located north and west of the Antoine River, Section 22, Township 7 South, Range 23 West, containing a total of 66 acres, more or less, Pike County, Arkansas. See attached location map for detailed directions.

Tract is located approximately seven miles north-east of Delight on Pike/Clark County line. Approximately three-quarters of a mile frontage on the Antoine River make this property great for outdoor recreation, hunting, fishing and hiking.

The tract consists of significant mature hardwood and pine (2009 inventory estimates available upon request, however potential buyers should make their own timber volume estimates). Access is by gated industry road. Terrain is flat to gently rolling. Maps and photographs of this property and all of our other listings can be viewed at www.kingwoodforestry.com.

- 3/4 mile
Antoine River
Frontage
- Great area for
hunting or
fishing
- Merchantable
pine and
hardwood



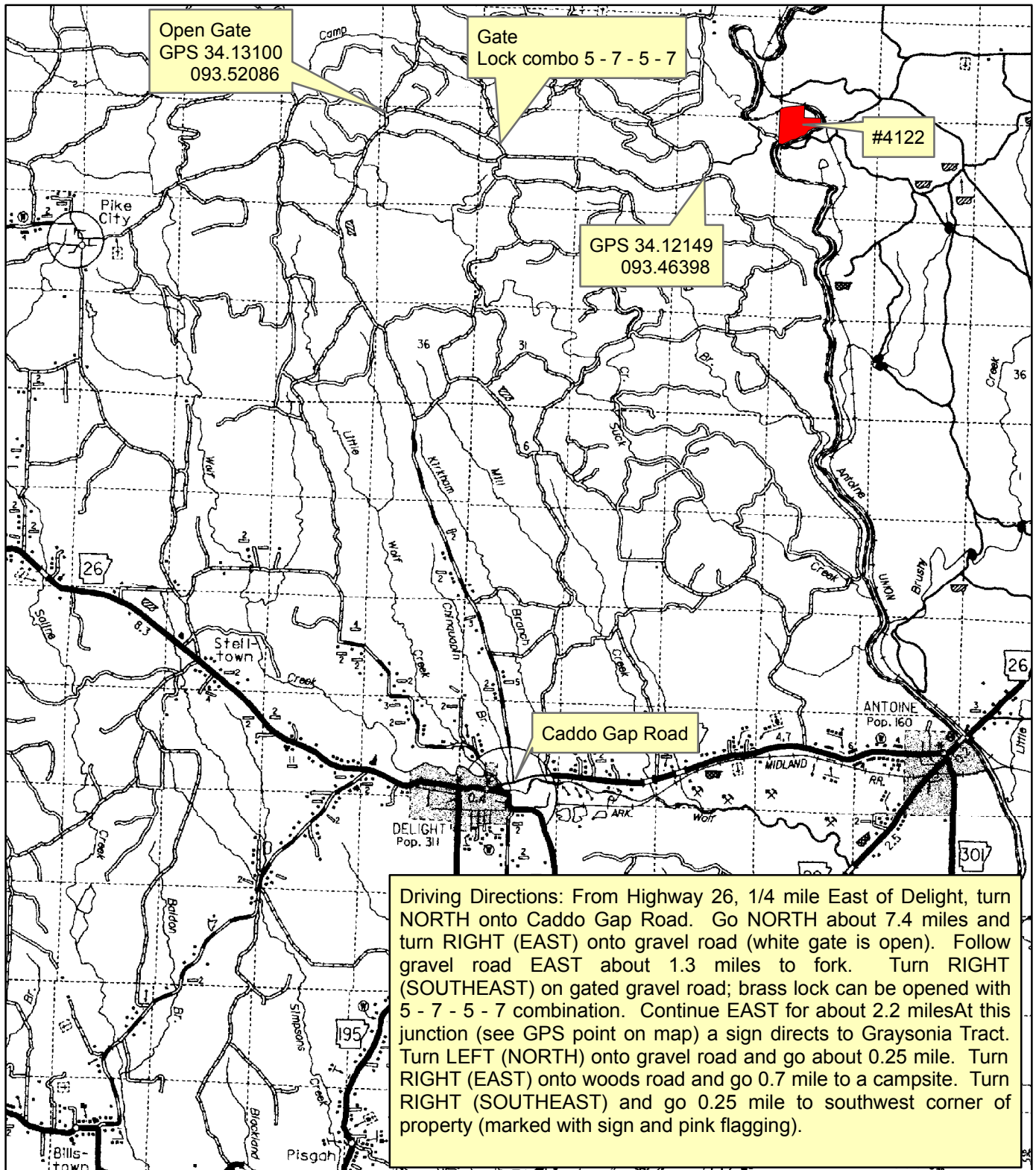
**NOTICE OF LAND SALE
GRAYSONIA TRACT (LISTING # 4122)
PIKE COUNTY, ARKANSAS**

Method of Sale: The tract is offered for sale for **\$145,000**. Mailed offers should be addressed to Kingwood Forestry Services, Inc., P.O. Box 65, Arkadelphia, AR 71923 with “**Graysonia 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. 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 accept, counter or reject the offer.
2. Upon acceptance of an offer, a more formal Agreement 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 date to be determined by seller, but will be no sooner than 20 days after 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. Owner's GIS data lists tract as containing 75 acres. 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 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's conveyance will except and/or reserve all oil, gas, lignite and other minerals of similar or dissimilar nature.
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) and deed preparation. Buyer will pay recording fees and one-half real estate transfer tax (deed stamps). Seller will provide title insurance policy and pay one-half transfer tax.
7. Martin Abstract in Warren, AR will be used to conduct closing between Buyer and Seller, with Buyer and seller sharing cost of any fees associated with closing services.
8. Kingwood Forestry Services, Inc. is the real estate firm representing the seller. All information provided is believed to be accurate. Prospective buyers assume the responsibility for verifying this information to their satisfaction. Kingwood makes no representation for the Buyer.
9. Property inspections shall be done in daylight hours prior . Seller and Kingwood Forestry Services, Inc. in no way warrants the conditions of the property, including access routes, and all persons entering upon the property assumes all risk and accept said property in its existing conditions during such inspection and assume all liability and shall indemnify Seller and its agents from and against all damages to property, claims, demands, or causes of action of every kind, nature and description relating to its access to or presence on the property.
10. 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.
11. 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 OF LAND SALE
Graysonia Tract (# 4122)
Pt. Sec. 15 & 22, T7S, R23W
Pike County, Arkansas

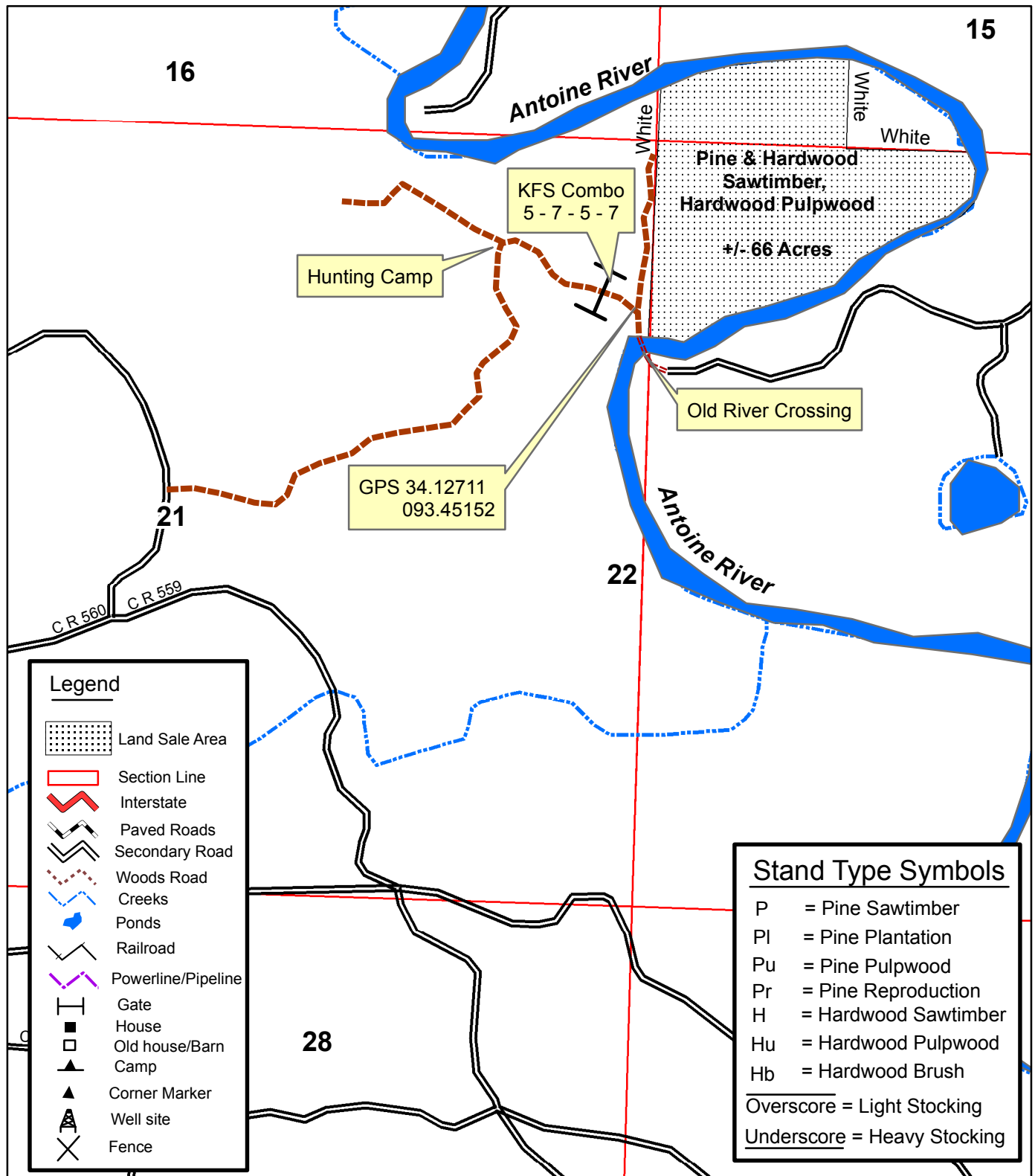


0 1 2 3 Miles



Location Map

Notice of Land Sale
Graysonia Tract (Listing #4122)
Pt. of Sec. 15 & 22, T7S, R23W,
Pike County, Arkansas



0 0.25
Miles



**LAND SALE
GRAYSONIA TRACT (LISTING #4122)**

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 \$145,000.00; owner's GIS indicates 75 acres.

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:

GRAYSONIA TRACT

Location of Tract:

Part of the SW $\frac{1}{4}$ of SW $\frac{1}{4}$, located south and west of the Antoine River, Section 15; Part of the NW $\frac{1}{4}$, located north and west of the Antoine River, Section 22, Township 7 South, Range 23 West, Pike County, Arkansas.

Total Number of Acres in Tract:

Sixty-Six (66) 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