

Land For Sale

Antoine River Tract (LISTING #4121)

- 170 acres, more or less.
- Pine plantations and native timber
- 25 miles northwest of Arkadelphia on Antoine River

\$215,000.00

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 Antoine River Tract in Pike County, Arkansas. Land to be sold is described as SE¼ of SE¼, Section 21; Part of the S½ located south and west of the Antoine River, Section 22, Township 7 South, Range 23 West, containing a total of 170 acres, more or less, Pike County, Arkansas See attached location map for detailed directions.

Tract is located approximately six miles northeast of Delight in Pike County, Arkansas. Subject has almost one mile frontage on the Antoine River.

The tract includes an eighty-seven acre loblolly pine plantation established in 2008. Site preparation included aerial herbicide spray and ripping. The residual acreage contains native pine and hardwood timber along a river buffer, SMZ, and hillsides. Access is by gated woods road from the southwest that crosses the southern part of the subject. Terrain ranges from flat to steep. Merchantable pine and hardwood sawtimber and pulpwood. Maps and photographs of this property and all of our other listings can be viewed at www.kingwoodforestry.com

- 1 mile of Antoine River Frontage
- Great area for hunting and fishing
- Pine plantation should make a solid timber investment.



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

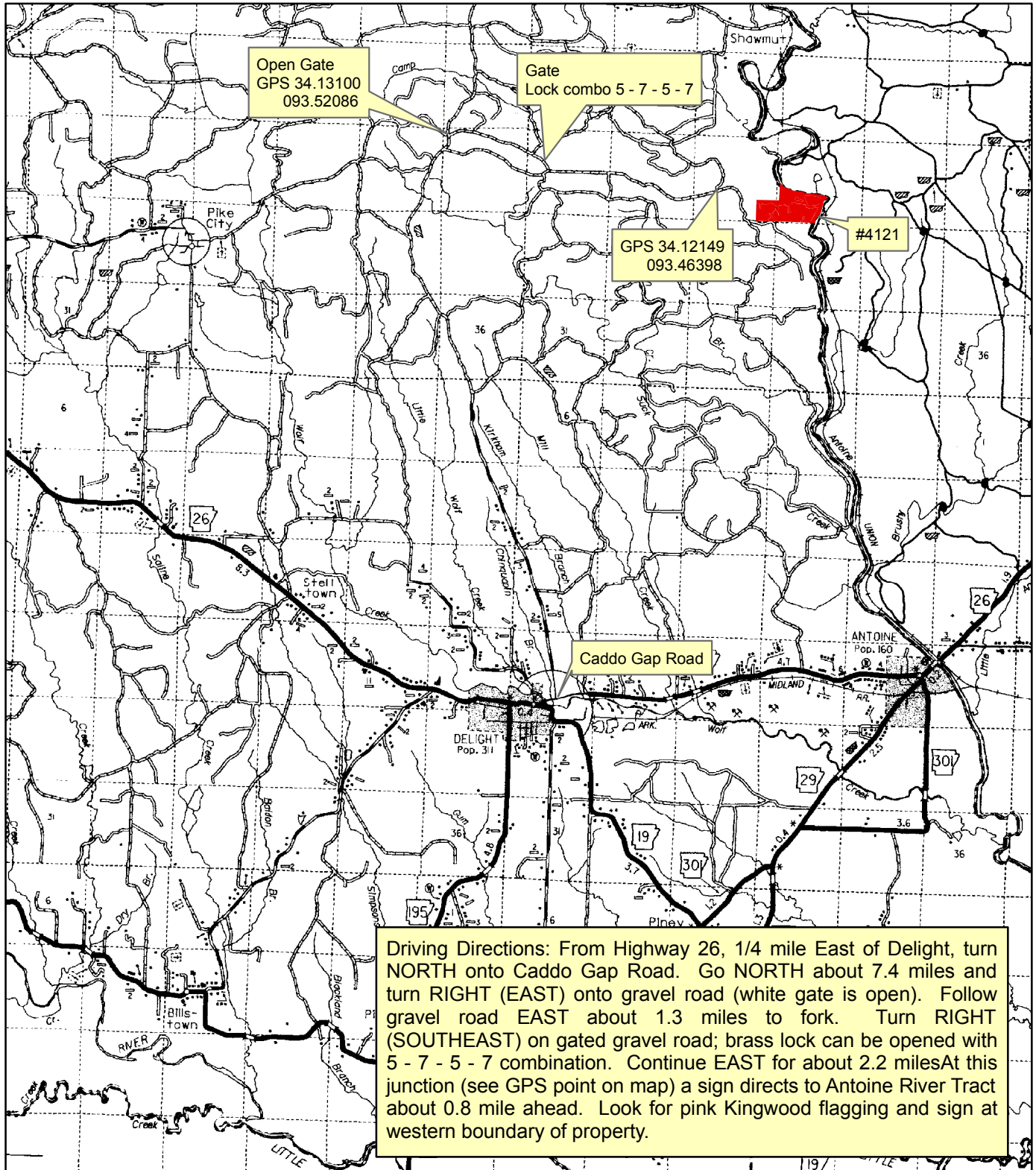
**NOTICE OF LAND SALE
ANTOINE RIVER TRACT (LISTING # 4121)
PIKE COUNTY, ARKANSAS**

Method of Sale: The tract is offered for sale for **\$215,000**. Mailed offers should be addressed to Kingwood Forestry Services, Inc., P.O. Box 65, Arkadelphia, AR 71923 with “**Antoine River 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. 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 of real estate transfer tax (deed stamps). Seller will provide title insurance policy and one-half of 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
 Antoine River Tract (# 4121)
 Pt. Sec. 21 & 22, T7S, R23W
 Pike County, Arkansas

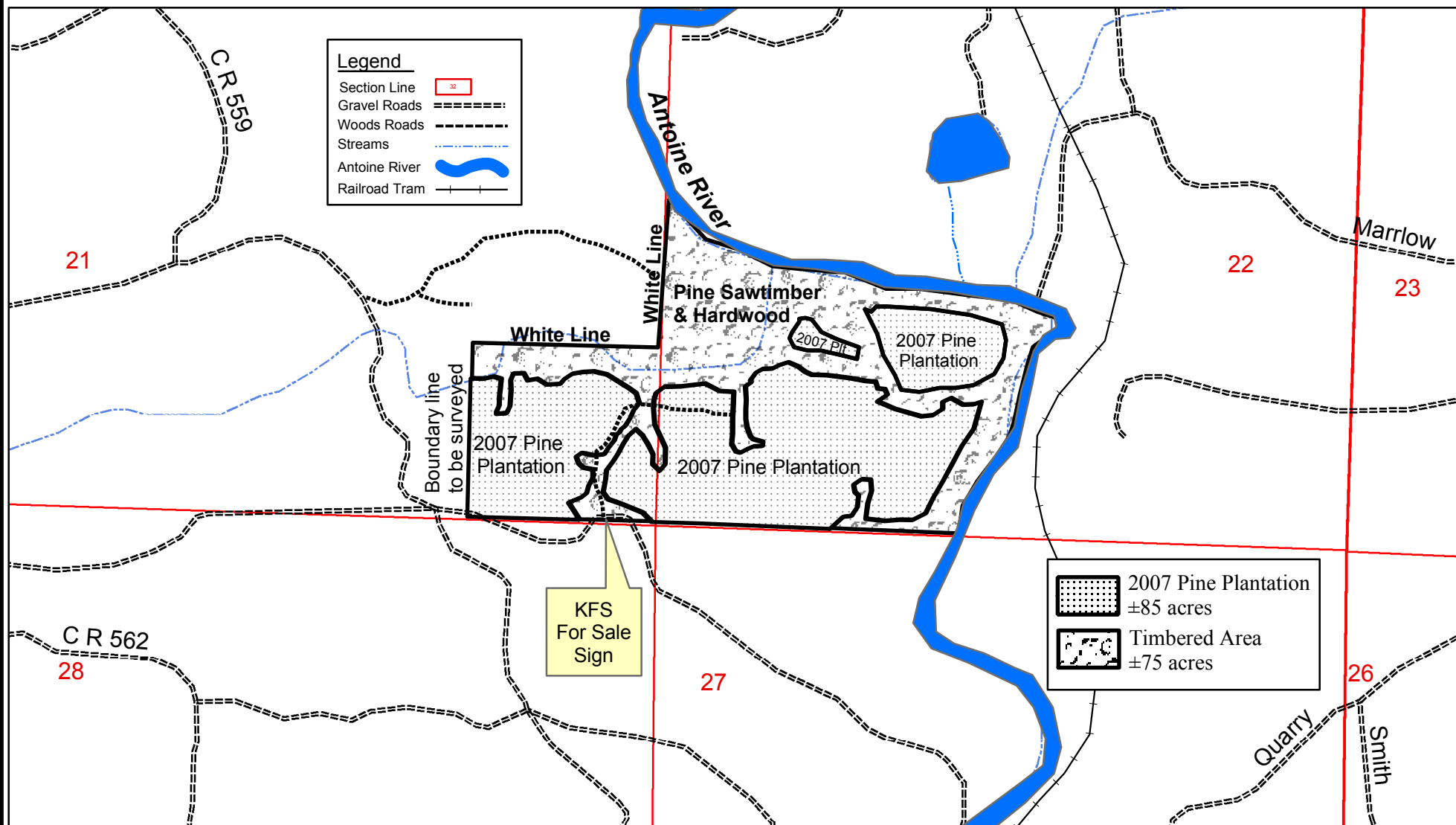


0 0.7 1.4 2.1 2.8
 Miles



Location Map

NOTICE OF LAND SALE
Antoine River Tract (Listing # 4121)
Pt. Sec. 21 & 22, T7S, R23W
Pike County, Arkansas



**LAND SALE
ANTOINE RIVER TRACT (LISTING # 4121)**

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.

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. 2. Closing date to be determined by seller, but will be no sooner than 20 days after offer acceptance.

Date of Offer: _____

Tract Name:

ANTOINE RIVER TRACT

Location of Tract:

SE $\frac{1}{4}$ of SE $\frac{1}{4}$, Section 21; Part of the S $\frac{1}{2}$, located south and west of the Antoine River, Section 22, Township 7 South, Range 23 West, containing a total of 170 acres, more or less, Pike County, Arkansas

Total Number of Acres in Tract: One-Hundred Seventy (170) 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 (#4 Executive Circle)
Arkadelphia, AR 71923

Or fax to 870-246-3341