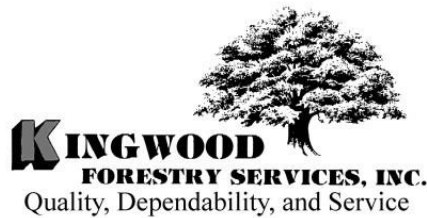




P.O. Box 65  
No. 4 Executive Circle  
Arkadelphia, AR 71923  
(870) 246-5757  
FAX 1-870-246-3341  
E-mail: [arkadelphia@kingwoodforestry.com](mailto:arkadelphia@kingwoodforestry.com)



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

P.O. Box 5887  
4414 Galleria Oaks  
Texarkana, TX 75505  
(903) 831-5200  
FAX 1-903-831-9988

## NOTICE OF LAND SALE

**Listing  
#4610**

### -COBURN LOOP TRACT-

#### - Bottomland Hardwoods with Gravel Road Frontage -

**\$36,000.00**

Kingwood Forestry Services, Inc. has been authorized to manage the sale of 40 acres, more or less, in Clark County, Arkansas (see attached maps). Please visit our website at [www.kingwoodforestry.com](http://www.kingwoodforestry.com) to view maps and photographs of listing #4610.

**Location:** The Coburn Loop Tract is located approximately fifteen (15) miles south of Arkadelphia and is described as SE¼ of NE¼, Section 35, Township 8 South, Range 19 West, Clark County, Arkansas (see attached maps).

**Tract Description:** Tract has frontage on gated Coburn Loop Road. Temporary lock combo 5-7-5-7. Most timber was harvested several years ago, but scattered mature hardwood trees are located throughout tract. Cherrybark oak site index averages 90 feet (base age 50 years) on predominantly silty clay loam soils. Surrounded by former industry timberland, this tract offers great hunting opportunities; these hardwood bottomlands support deer, turkey, and ducks.

**Method of Sale:** The land is offered for sale for \$36,000.00. An offer form is attached. Mailed offers should be addressed to Kingwood Forestry Services, Inc., P.O. Box 65, Arkadelphia, AR 71923 with "**Coburn Loop Land Sale**" clearly marked in the lower left corner of the envelope to protect the security of the offer. On mailed offers, please call our office to confirm receipt of offer. Completed offer forms may also be hand-delivered to **#4 Executive Circle, Arkadelphia, AR 71923**, sent by fax to **870-246-3341**, or e-mailed to [\*\*arkadelphia@kingwoodforestry.com\*\*](mailto:arkadelphia@kingwoodforestry.com). All faxed / e-mailed offers will be immediately acknowledged. Please await confirmation that your faxed / e-mailed offer has been received.

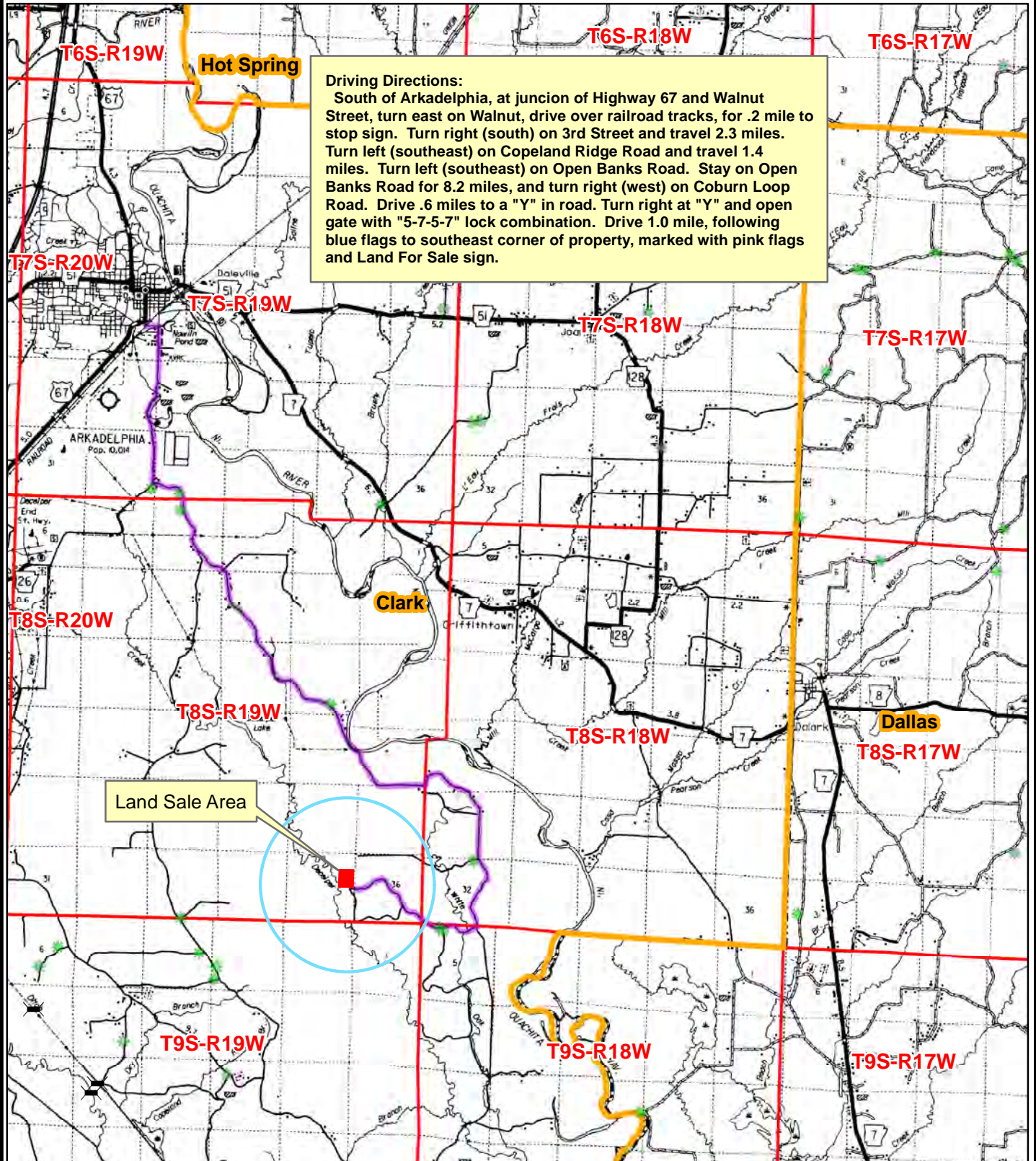
**-Continued on back of this page-**

**NOTICE OF LAND SALE**  
**-COBURN LOOP TRACT-**  
**CLARK COUNTY, ARKANSAS**

**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 for five (5) business days. Upon acceptance of an offer, a Contract of Sale, with earnest money in the amount of ten percent (10%) of purchase price, will be executed between the buyer and landowner within seven (7) 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 forty-five (45) days of 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. The attached tract map is thought to be accurate but should not be considered as a survey plat.
4. Conveyance will be by 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, with title assured through seller-provided title insurance policy. No environmental inspection or representation has been or will be made by seller. Owner will convey, without warranty, any mineral rights they may own on this property.
5. Seller will pay prorated property taxes (to date of closing), deed preparation, and one-half (½) of deed stamps. Buyer will pay recording fees and one-half (½) of deed stamps.
6. A local title company will conduct the closing with buyer and seller each paying one-half (½) of fees associated with closing services.
7. 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.
8. 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.
9. 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.
10. Questions regarding the land sale should be directed to licensed sales agents Brian Clark and Jimmy Don Thomas of Kingwood Forestry Services at 870-246-5757.

NOTICE OF LAND SALE #4610  
"Coburn Loop Tract"  
SE¼ of NE¼, Sec. 35, T8S, R19W  
Clark County, Arkansas



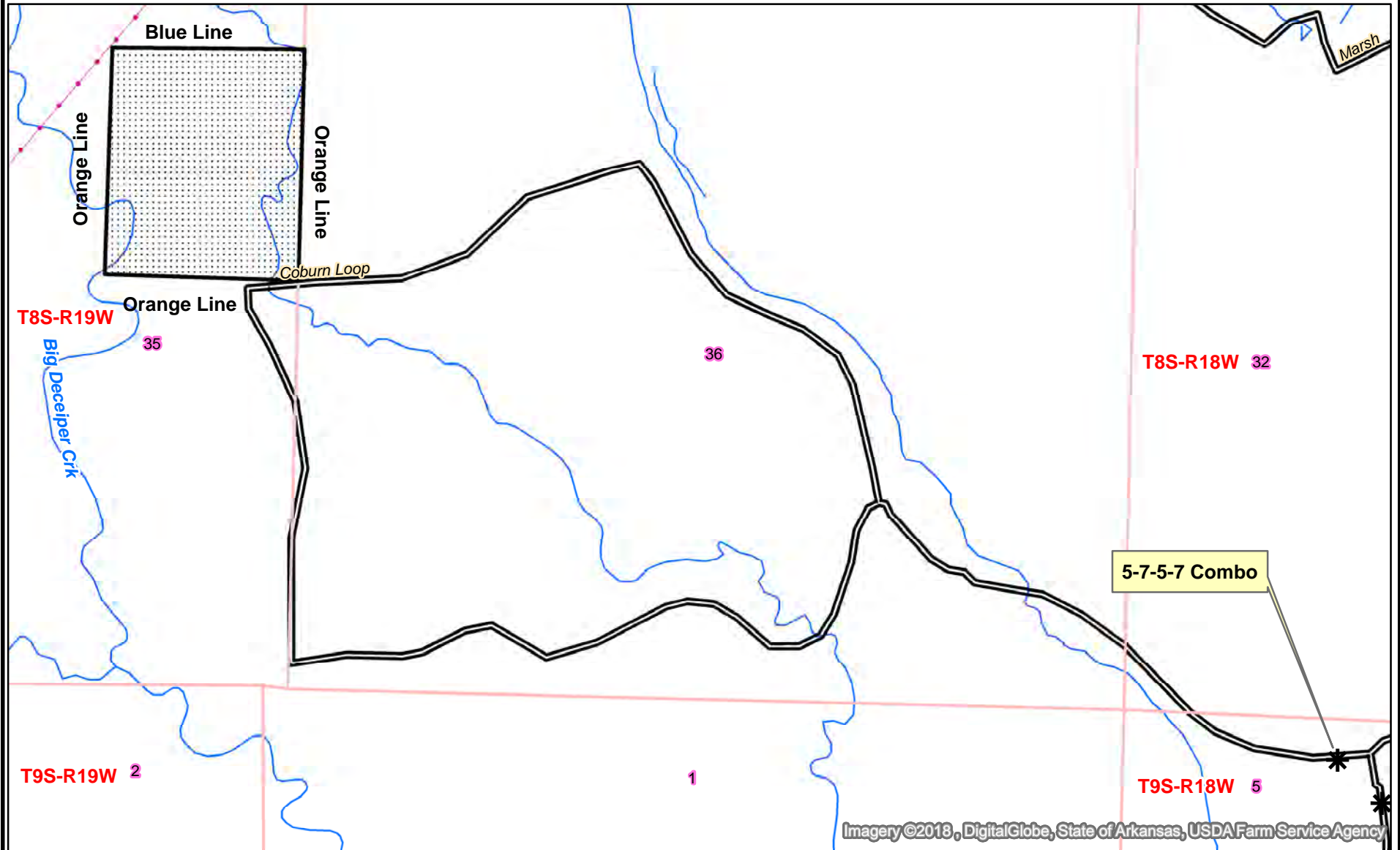
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Miles



Created: January, 2018  
ESRI Aerial Photography  
Drawn By: BJC



NOTICE OF LAND SALE #4610  
"Coburn Loop Tract"  
SE¼ of NE¼, Sec. 35, T8S,  
R19W Clark County, Arkansas



Imagery ©2018, DigitalGlobe, State of Arkansas, USDA Farm Service Agency

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Miles

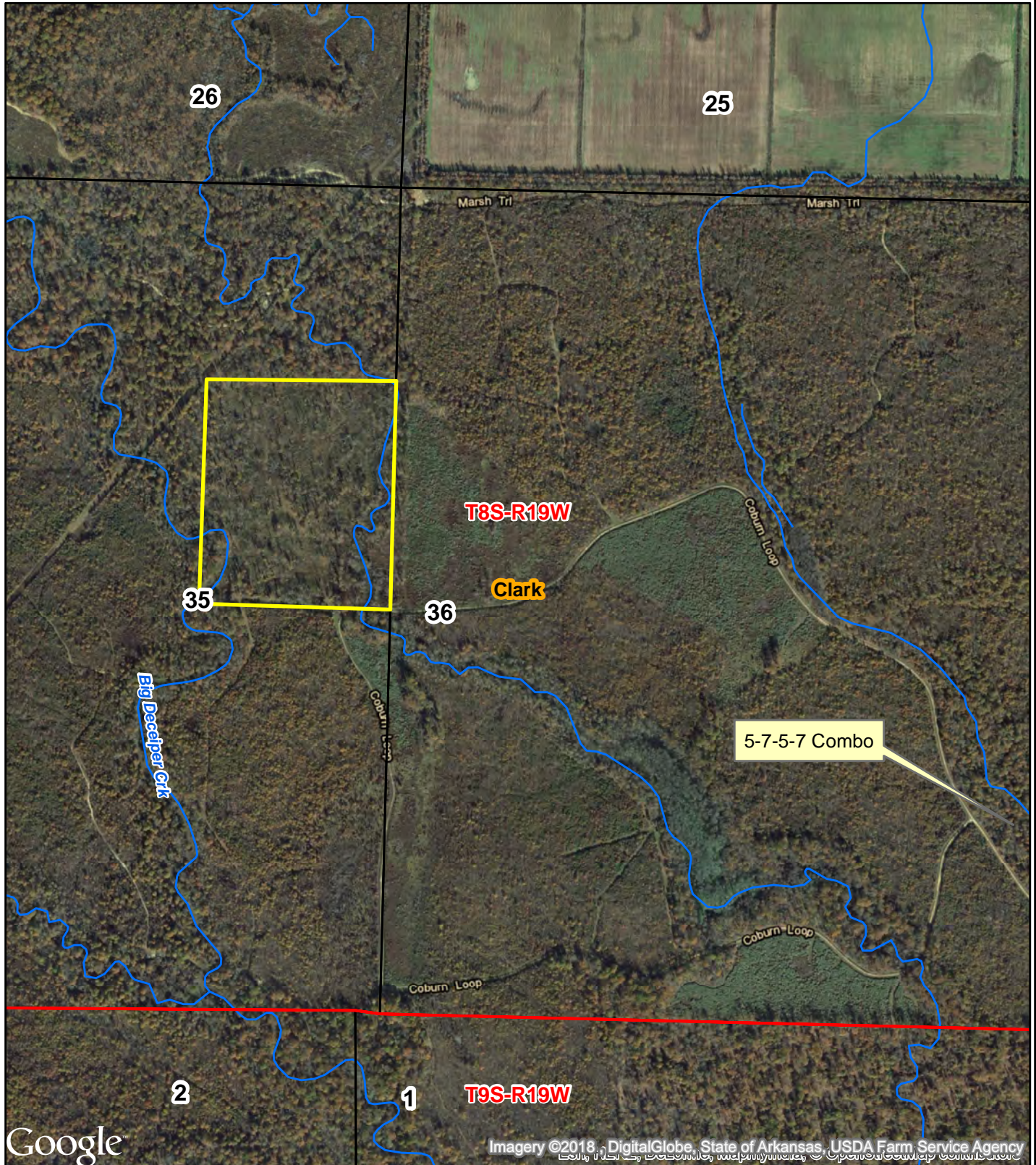


Created: January, 2018  
By: JDT





NOTICE OF LAND SALE #4610  
"Coburn Loop Tract"  
SE¼ of NE¼, Sec. 35, T8S, R19W  
Clark County, Arkansas



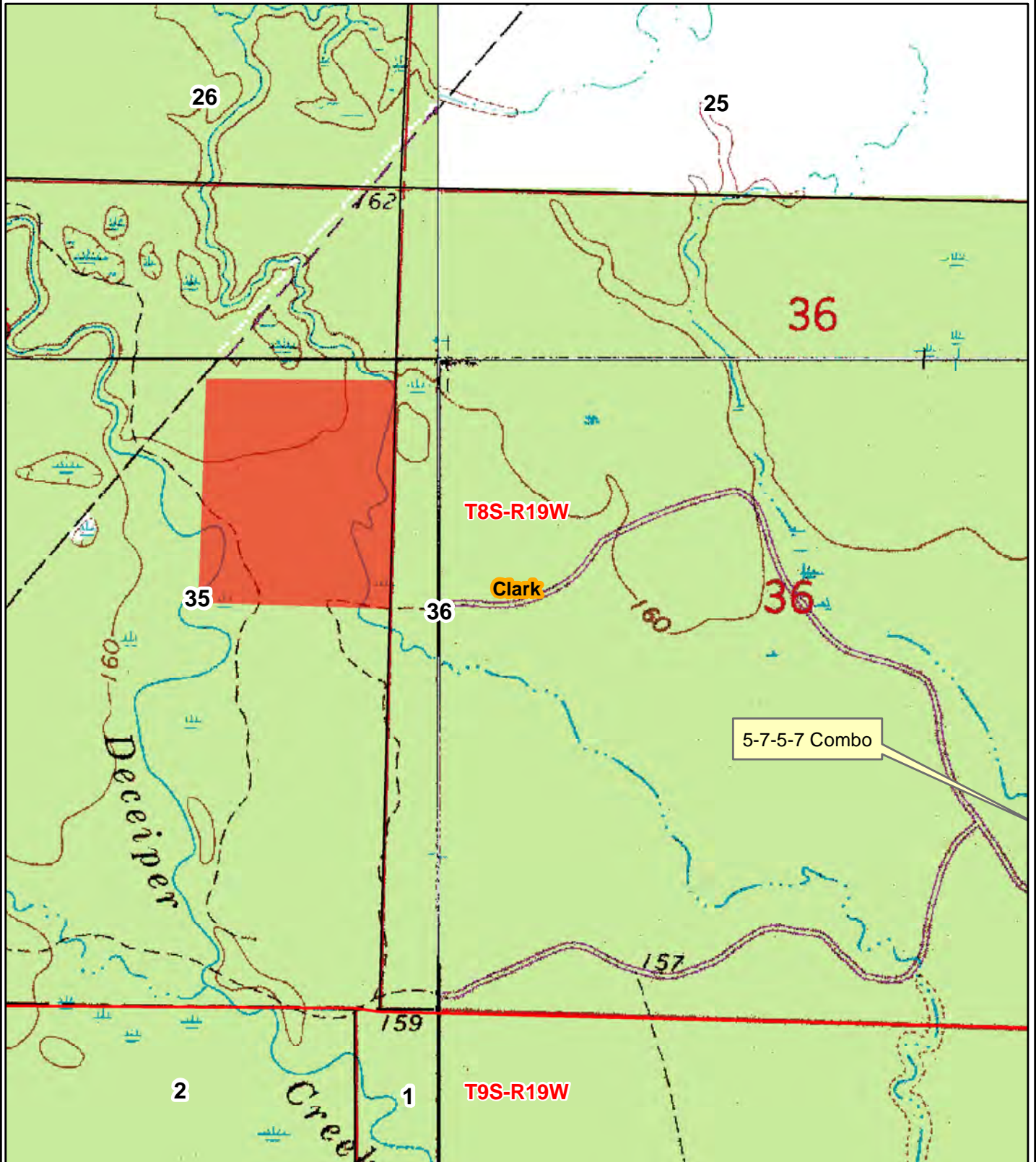
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Miles



Created: January, 2018  
ESRI Aerial Photography  
Drawn By: BJC



NOTICE OF LAND SALE #4610  
"Coburn Loop Tract"  
SE¼ of NE¼, Sec. 35, T8S, R19W  
Clark County, Arkansas



0 0.125 0.25  
Miles



Created: January, 2018  
ESRI Aerial Photography  
Drawn By: BJC

## LAND SALE OFFER FORM

### -COBURN LOOP TRACT-

#### Send Completed Offer Forms to Us:

**Mail:** P.O Box 65, Arkadelphia, AR 71923

**Fax:** (870) 246-3341

**Hand Deliver:** #4 Executive Circle, Arkadelphia, AR 71923

**E-mail:** [arkadelphia@kingwoodforestry.com](mailto:arkadelphia@kingwoodforestry.com)

Reference is made to the Kingwood Forestry Services, Inc. **Coburn Loop Tract Land Sale Notice**. I submit the following as offer for the purchase of the tract further described as SE¼ of NE¼, Section 35, Township 8 South, Range 19 West, containing 40 acres, more or less, Clark County, Arkansas. The tract is offered for sale at \$36,000.00.

My offer will remain valid for five (5) business days from this date. If my offer is accepted, I am ready, willing, able, and obligated to execute a Contract of Sale within seven (7) business days with earnest money in the amount of ten percent (10%) of purchase price. Closing is expected to be held within forty-five (45) days of offer acceptance. I have read and understand the Method of Sale and Conditions of Sale sections in this notice.

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**Send offer form to:** Kingwood Forestry Services, Inc.  
P.O. Box 65  
Arkadelphia, AR 71923 or fax to 870-246-3341  
E-mail completed offer from to: [arkadelphia@kingwoodforestry.com](mailto:arkadelphia@kingwoodforestry.com)

**Coburn Loop Tract (Listing #4610, ±40 Acres):** \$\_\_\_\_\_

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

Bidder: \_\_\_\_\_ Phone No.: \_\_\_\_\_  
Printed

Bidder: \_\_\_\_\_ Company: \_\_\_\_\_  
Signed Printed

Address: \_\_\_\_\_  
Street City, State, Zip

Email: \_\_\_\_\_

