

KINGWOOD FORESTRY SERVICES, INC.

LISTING #4655

LAND FOR SALE

Cleveland 114 Tract

- **Native Hardwood & Pine**
- **Excellent Hunting**
- **Timberland Investment**

\$151,000.00

Please visit our website
www.kingwoodforestry.com
to view maps and photographs of this tract
and all of our active listings



*See this and other listings at
www.kingwoodforestry.com*



Kingwood Forestry Services, Inc. has been authorized to manage the sale of the Cleveland 114 Tract described as Frl. W $\frac{1}{2}$ of NW $\frac{1}{4}$, SW $\frac{1}{4}$ of NW $\frac{1}{4}$, Section 4, Township 8 South, Range 9 West, containing a total of 113.5 parcel card acres, more or less, Cleveland County, Arkansas (see attached maps).

The tract is located approximately six miles south of Pine Bluff. Access is via gated woods road through Weyerhaeuser from Dogwood Forest Road. Timber consists of native pine and hardwood. This tract is well suited for a long-term timberland investment and offers excellent hunting opportunities close to town.

Kingwood Forestry conducted a cruise of merchantable timber in June, 2018, with five cruise lines running east to west. Estimated tree counts and timber volumes, on approximately \pm 114 timbered acres, is as follows:

Pine Sawtimber	1,400 Trees	110,300 Bd. Ft.	367 Tons
Pine Chip N' Saw	1,684 Trees	61,100 Bd. Ft.	286 Tons
Oak Sawtimber	187 Trees	12,700 Bd. Ft.	120 Tons
Pine Pulpwood	5,978 Trees	- - -	1,666 Tons
Hardwood Pulpwood	20,304 Trees	- - -	2,799 Tons

Due to variations in cruising methods, utilization standards, and scaling practices, tree counts and volumes cannot be guaranteed. Additional timber volume reports (tree counts by species, diameter, and height) are available at www.kingwoodforestry.com/real-estate.html.

KINGWOOD FORESTRY SERVICES, INC.
PHONE: (870) 246-5757 FAX: (870) 246-3341
4 EXECUTIVE CIRCLE P.O. BOX 65
ARKADELPHIA, AR 71923

Notice: Any person receiving this land sale marketing material is considered a prospective buyer for the subject property. Should a prospective buyer or its agents choose to inspect the property, they do so at their own risk and assume all liability and shall indemnify Seller and its agents against any and all claims, demands or causes of action, of every kind, nature and description relating to its access to or presence on the property.

**NOTICE OF LAND SALE
CLEVELAND 114 TRACT (LISTING #4655)
CLEVELAND COUNTY, ARKANSAS**

Method of Sale: The tract is offered for sale for \$151,000.00. An Offer Form is attached. Mailed offers should be addressed to Kingwood Forestry Services, Inc., P. O. Box 65, Arkadelphia, Arkansas 71923 with "**Cleveland 114 Tract**" clearly marked in the lower left corner of the envelope to protect security of the offer. On mailed offers please call our office to confirm receipt of offer. Offers may also be delivered by fax to 870-246-3341, by e-mail to Arkadelphia@kingwoodforestry.com, or hand-delivered to #4 Executive Circle, Arkadelphia, AR. All faxed / e-mailed offers will be immediately acknowledged. Please await confirmation that your faxed / e-mailed 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 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 successful bidder 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. Seller will not provide survey. 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. 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 inspections. 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.
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 agents Drew Griffin, Jimmy Don Thomas, or Brian Clark of Kingwood Forestry Services at 870-246-5757.

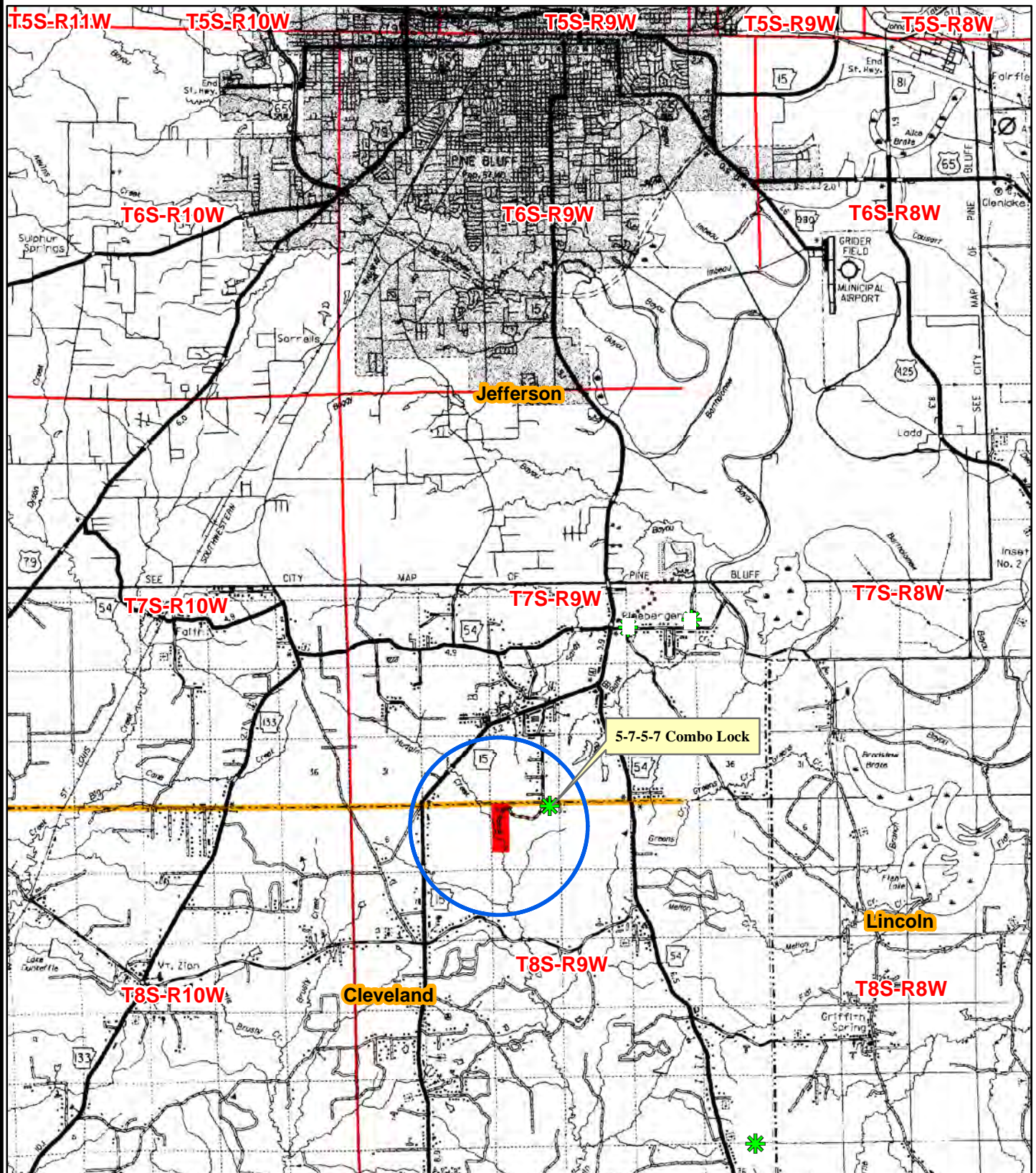
www.kingwoodforestry.com

NOTICE OF LAND SALE - Listing #4655

"Cleveland 114 Tract"

Frl. W½ of NW¼, Pt. NW¼ of SW¼, Sec. 4, T8S, R9W

Cleveland County, Arkansas

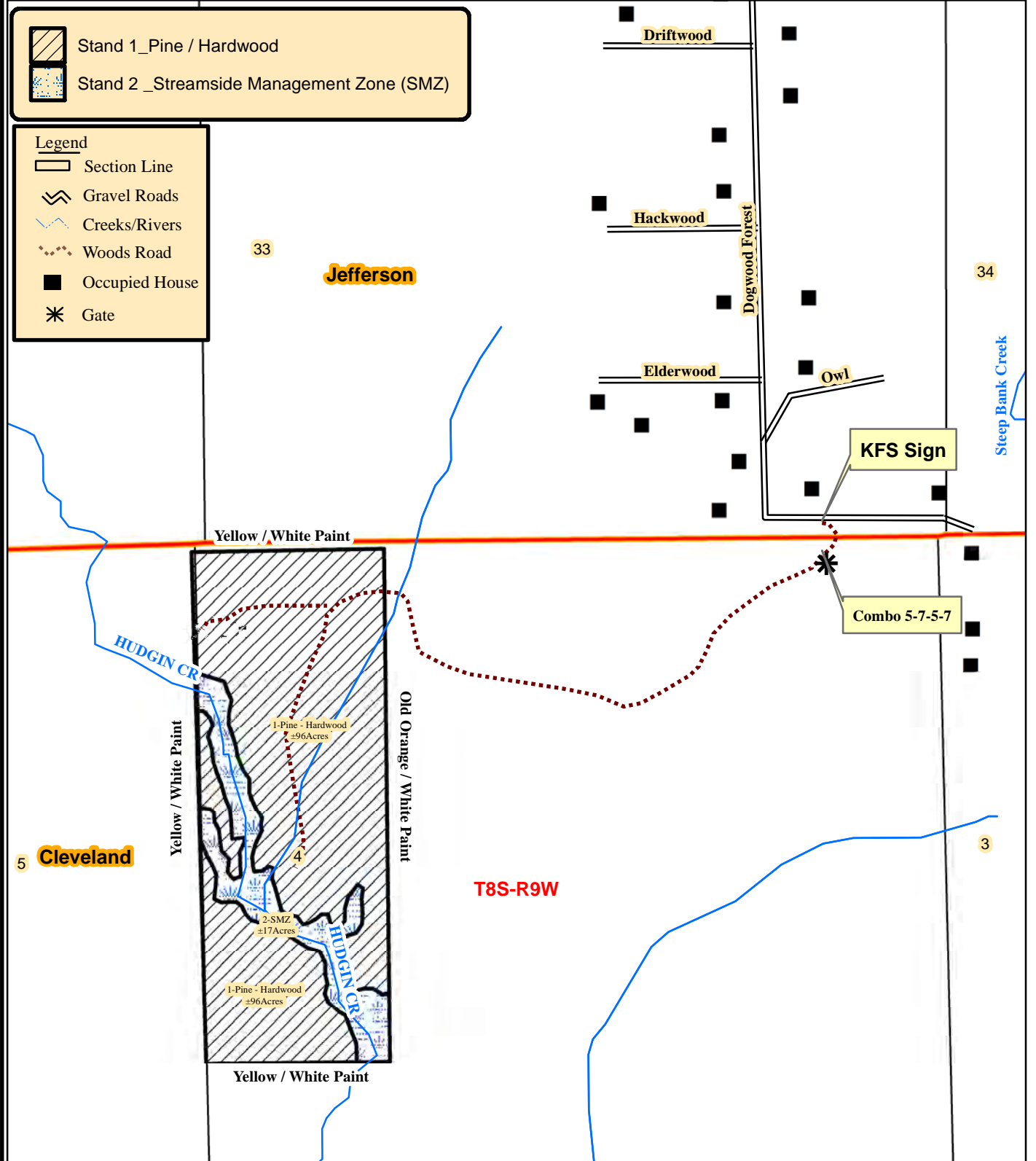


0 0.5 1 2 3
Miles



Date: 7/6/2018
Drawn By: ATG

NOTICE OF LAND SALE - Listing #4655
"Cleveland 114 Tract"
Frl. W¹/₂ of NW¹/₄, SW¹/₄ of NW¹/₄, Sec. 4, T8S, R9W
Cleveland County, Arkansas

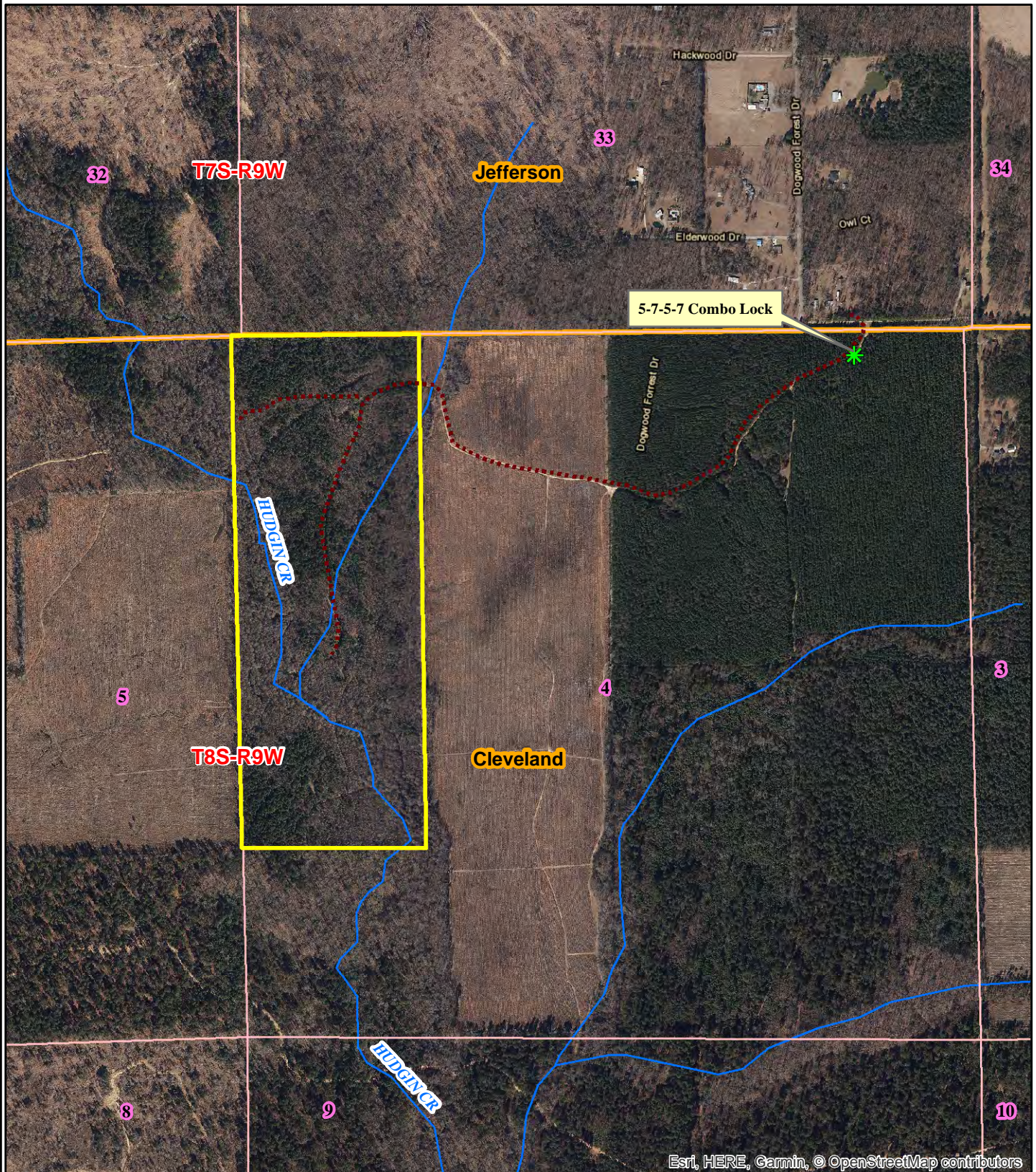


0 0.125 0.25
 Miles



Date: 7/6/2018
 ESRI GIS Mapping
 Drawn By: ATG

NOTICE OF LAND SALE - Listing #4655
"Cleveland 114 Tract"
Frl. W¹/₂ of NW¹/₄, Pt. NW¹/₄ of SW¹/₄, Sec. 4, T8S, R9W
Cleveland County, Arkansas



0 0.125 0.25
Miles



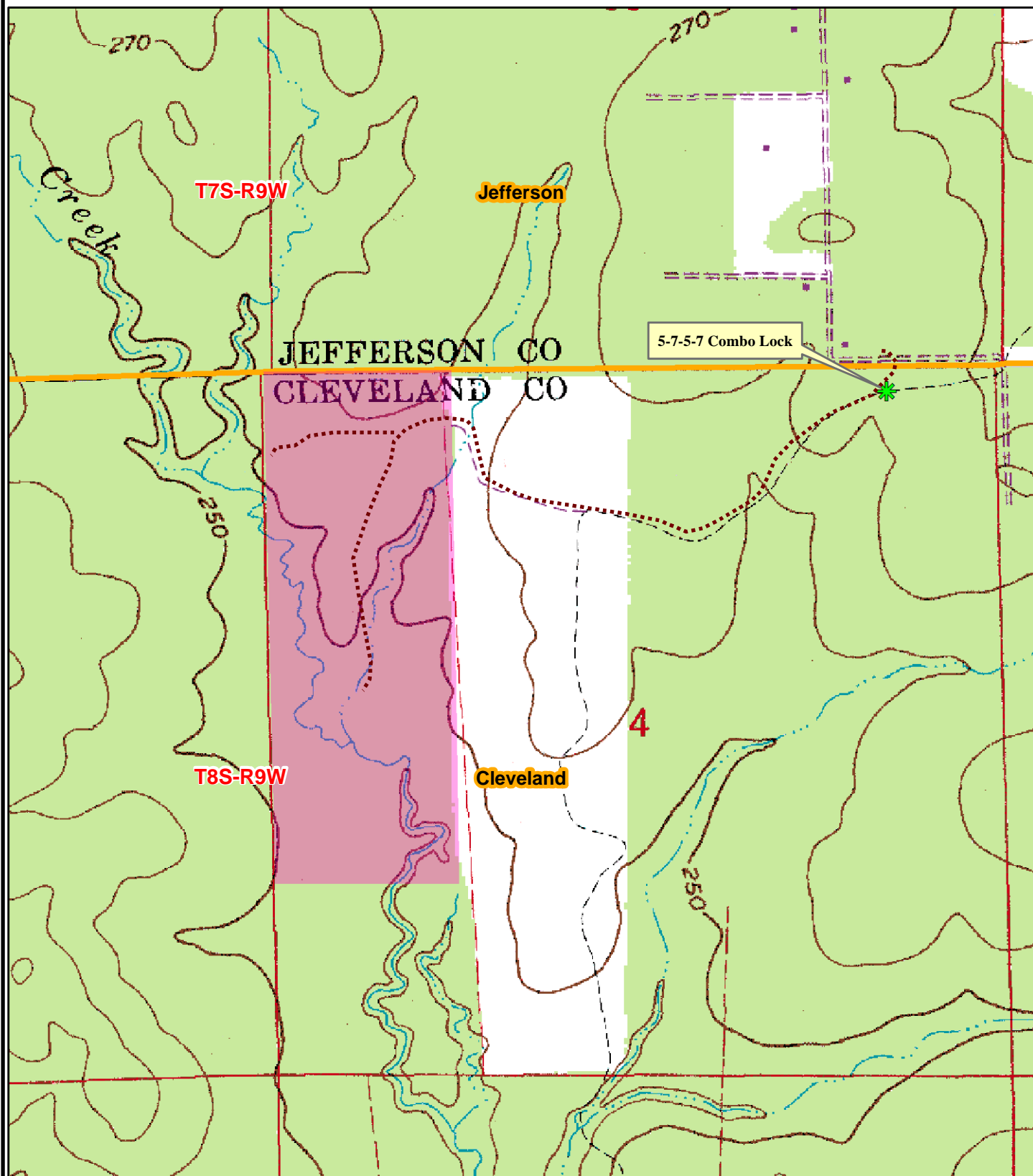
Date: 6/26/2018
ESRI Aerial Photography
Drawn By: ATG

NOTICE OF LAND SALE - Listing #4655

"Cleveland 114 Tract"

Frl. W $\frac{1}{2}$ of NW $\frac{1}{4}$, Pt. NW $\frac{1}{4}$ of SW $\frac{1}{4}$, Sec. 4, T8S, R9W

Cleveland County, Arkansas



0 0.125 0.25
Miles



Date: 6/26/2018
ESRI Aerial Photography
Drawn By: ATG

OFFER FORM

CLEVELAND 114 TRACT—LISTING #4655

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

Reference is made to the Kingwood Forestry Services, Inc. Cleveland 114 Tract Land Sale Notice. I submit the following as an offer for the purchase of the property further described as Frl. W½ of NW¼, SW¼ of NW¼, Section 4, Township 8 South, Range 9 West, containing a total of 113.5 parcel card acres, more or less, Cleveland County, Arkansas (see attached maps). The tract is offered for sale at **\$151,000.00**.

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 of owner's acceptance with earnest money in the amount of ten percent (10%) of purchase price. Closing date to occur within forty-five (45) days of contract execution. I have read and understand the Method of Sale and Conditions of Sale sections in this notice.

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 form to: Arkadelphia@kingwoodforestry.com

Cleveland 114 Tract (Listing #4655, ±113.5 Acres): \$ _____

Date: _____ Fax No.: _____

Name: _____ Printed Phone No.: _____

Name: _____ Signed Email: _____

Address: _____
Street City, State, Zip

Buyer acknowledges that Kingwood Forestry Services, Inc., is the agent of the seller in this land sale transaction.

AREA BELOW FOR KINGWOOD USE ONLY

Offer Acknowledged by Agent / Broker: _____
Name Date

