

KINGWOOD FORESTRY SERVICES, INC.

NOTICE OF LAND SALE

Bid Date: September 6, 2019 @ 10:00a.m.

Ouachita River Tract

Listing #4697—±46.12 Acres



- **One-Quarter-Mile Frontage on Ouachita River**
- **Located Southeast of Arkadelphia**
- **Highly Productive Hay Meadow**
- **Excellent Hunting and Recreation**

**See Method of Sale and
Conditions of Sale Within This Notice**

KINGWOOD FORESTRY SERVICES, INC.

PHONE: (870)246-5757

FAX: (870)246-3341

4 EXECUTIVE CIRCLE P.O. Box 65

ARKADELPHIA, AR 71923

**Please visit our website
www.kingwoodforestry.com
to view maps and additional photographs.**



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
OUACHITA RIVER TRACT (LISTING #4697)
BID DATE: FRIDAY, September 6, 2019 @ 10.00 A.M.

METHOD OF SALE

The tract will be sold on the basis of lump sum sealed bid. An Offer Form is attached. Bids will be opened at the Kingwood Forestry office at #4 Executive Circle, Arkadelphia, Arkansas at 10:00 a.m., Friday, September 6, 2019. Buyers submitting offers are welcome to attend the bid opening. Mailed bids should be addressed to Kingwood Forestry Services, Inc., P. O. Box 65, Arkadelphia, Arkansas 71923 with "**Ouachita River 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. Bids 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. No verbal telephone bids will be accepted. Anyone submitting an offer for the purchase of these properties will be provided with a summary of bid results.

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 10:00 a.m. Wednesday, September 11, 2019. Successful bidder will be notified on or before that time by telephone, fax, or e-mail. 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 single sum(s) and not on a per-acre basis seller will not provide survey. Advertised acreage is believed to be correct but is not guaranteed. Offer price is for entire tract regardless of acreage. The attached maps are thought to be accurate but should not be considered survey plats.
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. Seller will convey, without warranty, any mineral rights they may own on the property advertised in this notice.
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 closing between Buyer and Seller with each paying one-half (½) of settlement / closing fee.
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 agents Brian Clark or Jimmy Don Thomas of Kingwood Forestry Services at 870-246-5757 or by e-mail at Arkadelphia@kingwoodforestry.com

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Kingwood Forestry Services, Inc. represents the interests of the Seller of this property. All information presented in this flyer is believed to be accurate. Buyers are responsible for verifying information on this tract for themselves.
Kingwood makes no representation for the Buyer.

www.kingwoodforestry.com

KINGWOOD FORESTRY SERVICES, INC.

Ouachita River Tract Listing #4697—±46.12 Acres Bid Date: Friday, September 6, 2019 @ 10.00 a.m.

The **Ouachita River Tract (#4697)** is located nine (9) miles southwest of Sparkman and twenty-nine (29) miles southeast of Arkadelphia and Interstate 30. Land is described as W½ of frl. SE¼ lying south and west of Ouachita River, Section 18, Township 10 South, Range 17 West, containing 46.12 acres, more or less, Clark County Arkansas (see attached maps). Access is gated woods road from gated timber industry road (temporary locks open with 5-7-5-7 combo). Site index for loblolly pine (base age 50) averages ninety-five (95) feet on fine sandy and silt loam soils. Approximately 32 acres of hay meadow and 14 acres of native hardwood around River and creeks. One-quarter-mile frontage on Ouachita River, which makes up the north boundary. Campsite and covered building on-site. Great property for hunting, fishing, and recreation.



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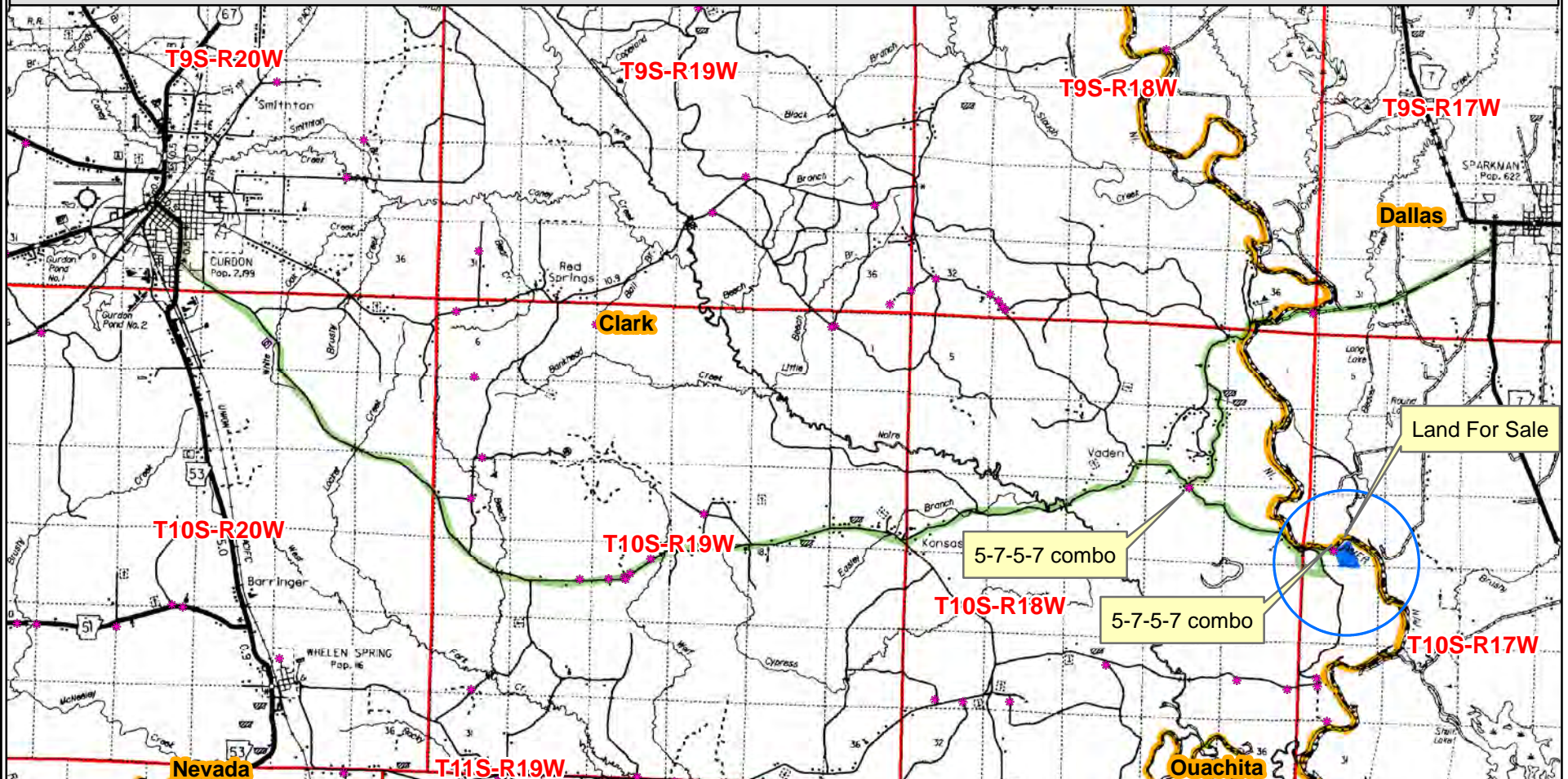
NOTICE OF LAND SALE
"Ouachita River Tract" - Listing #4697
Pt. Sec. 18, T10S, R17W, Clark County, Arkansas
containing 46.12 acres, more or less

Driving Directions From Gurdon:

In Gurdon, at the Intersection of Highway 67 and Highway 53, drive south on Highway 53 1.0 mile and turn left (southeast) on Kansas Road. Drive 11.4 miles and veer left, staying on gravel Kansas Road. Drive 3.3 miles and turn right (east) on Pigg Loop Road. Drive .9 mile, staying straight, and turn right (southeast) beside house on Camphouse Road, to a gate, opened with 5-7-5-7 combination. Drive 2.3 miles and turn left (north) on gravel road with "Land For Sale" sign and arrow. Continue .6 mile, veering right at "Land For Sale" sign and arrow, to a gate, opened with 5-7-5-7 combo, and the western boundary of tract for sale, marked with pink flagging and "Land For Sale" sign.

Driving Directions From Sparkman:

In Sparkman, at the intersection of Highway 128 and Highway 7, drive south on Highway 7 for .3 mile and turn right (west) on Dallas County Road 246. Drive 3.1 miles and cross the Ouachita River bridge. Continue on Vaden Road for 1.5 miles and turn left (south) on Pigg Loop. Drive 1.7 miles and turn left (southeast) beside house on Camphouse Road, to a gate, opened with 5-7-5-7 combination. Drive 2.3 miles and turn left (north) on gravel road with "Land For Sale" sign and arrow. Continue .6 mile, veering right at "Land For Sale" sign and arrow, to a gate, opened with 5-7-5-7 combo, and the western boundary of tract for sale, marked with pink flagging and "Land For Sale" sign.

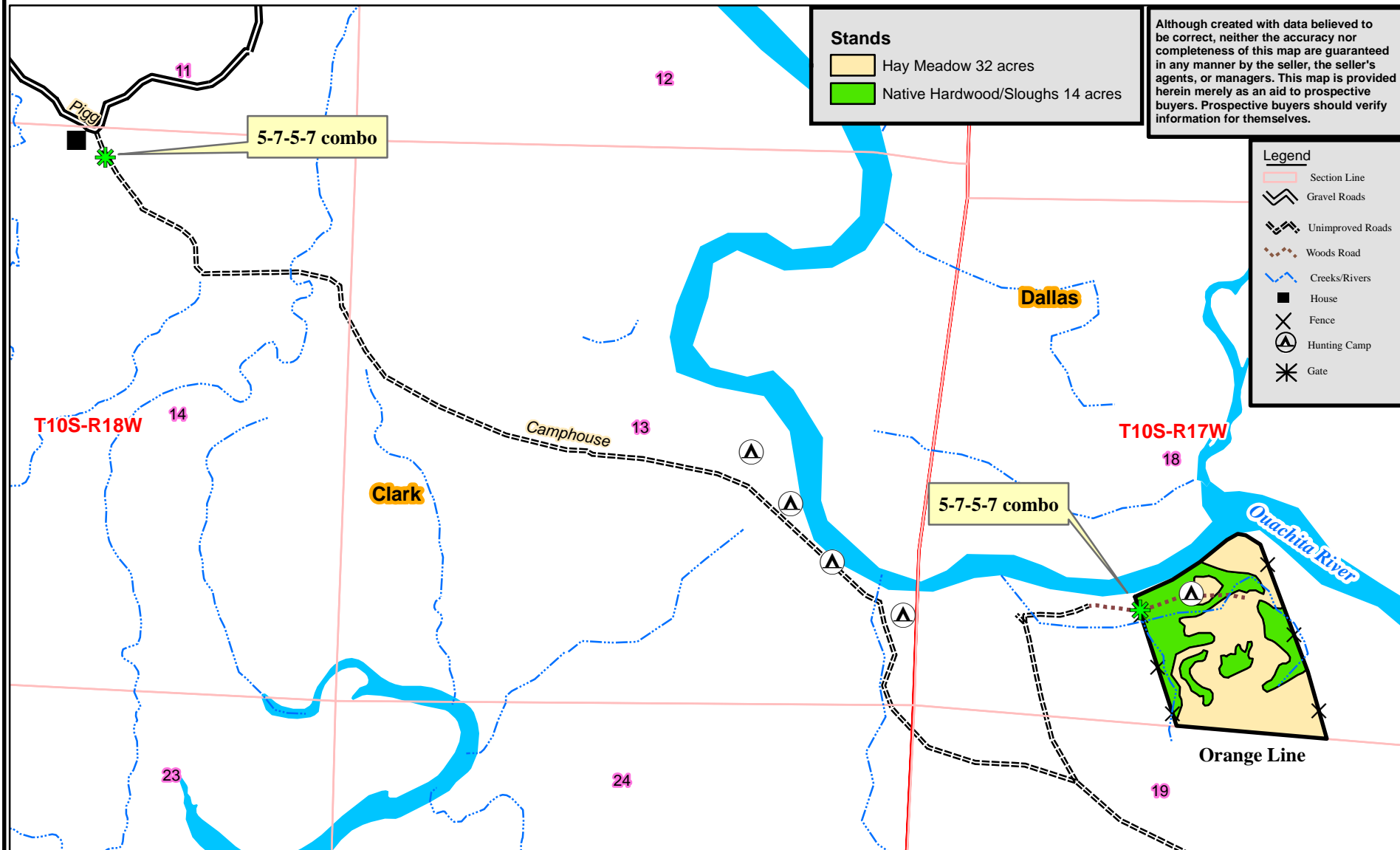


0 0.5 1 2 3 4 5
Miles



Date: 8/7/2019
Drawn By: JDT

NOTICE OF LAND SALE
"Ouachita River Tract" - Listing #4697
Pt. Sec. 18, T10S, R17W, Clark County, Arkansas
containing 46.12 acres, more or less

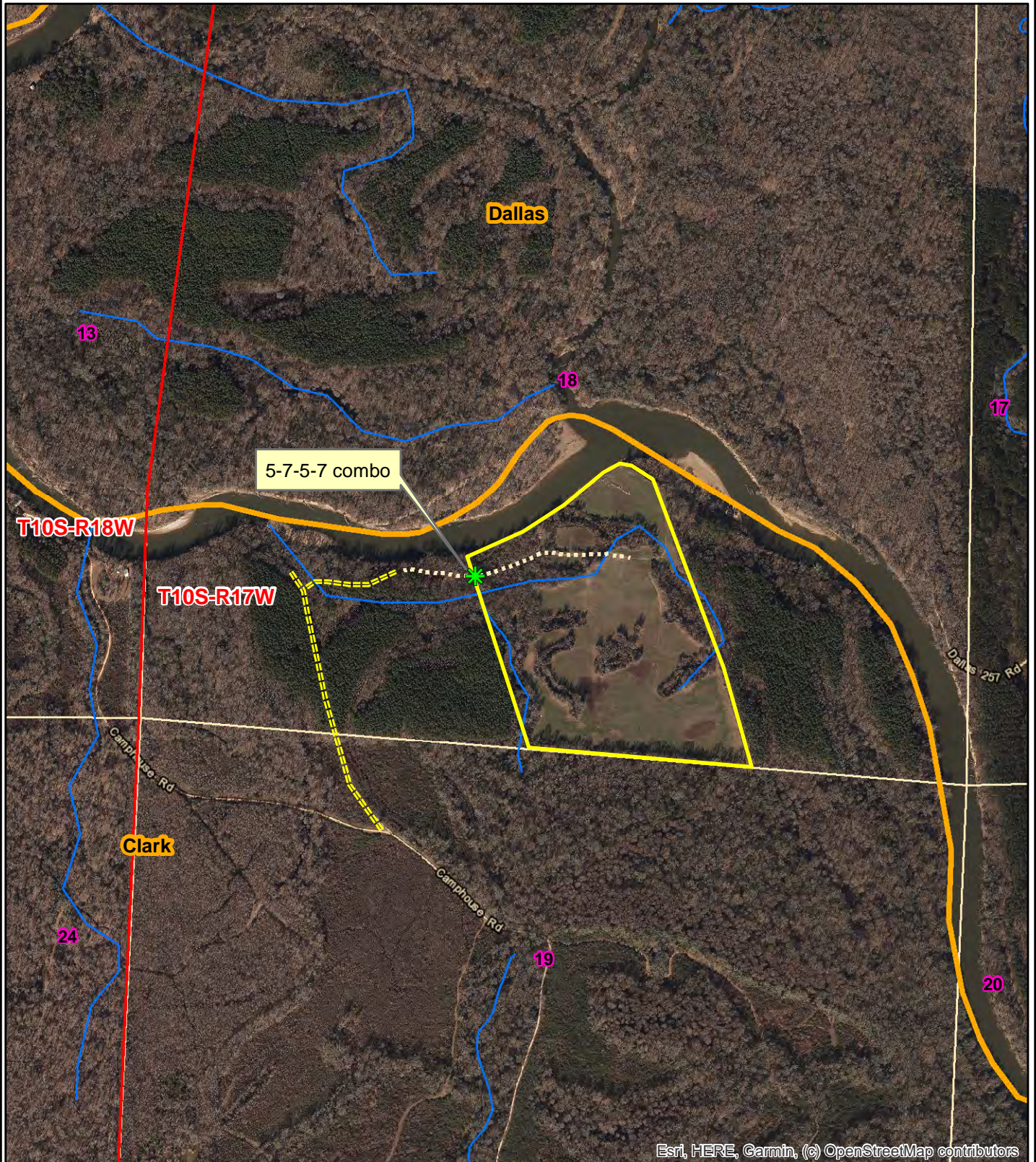


0 0.125 0.25 0.5
Miles



Created: Date: 8/7/2019
By: JDT

NOTICE OF LAND SALE
"Ouachita River Tract" - Listing #4697
Pt. Sec. 18, T10S, R17W, Clark County, Arkansas
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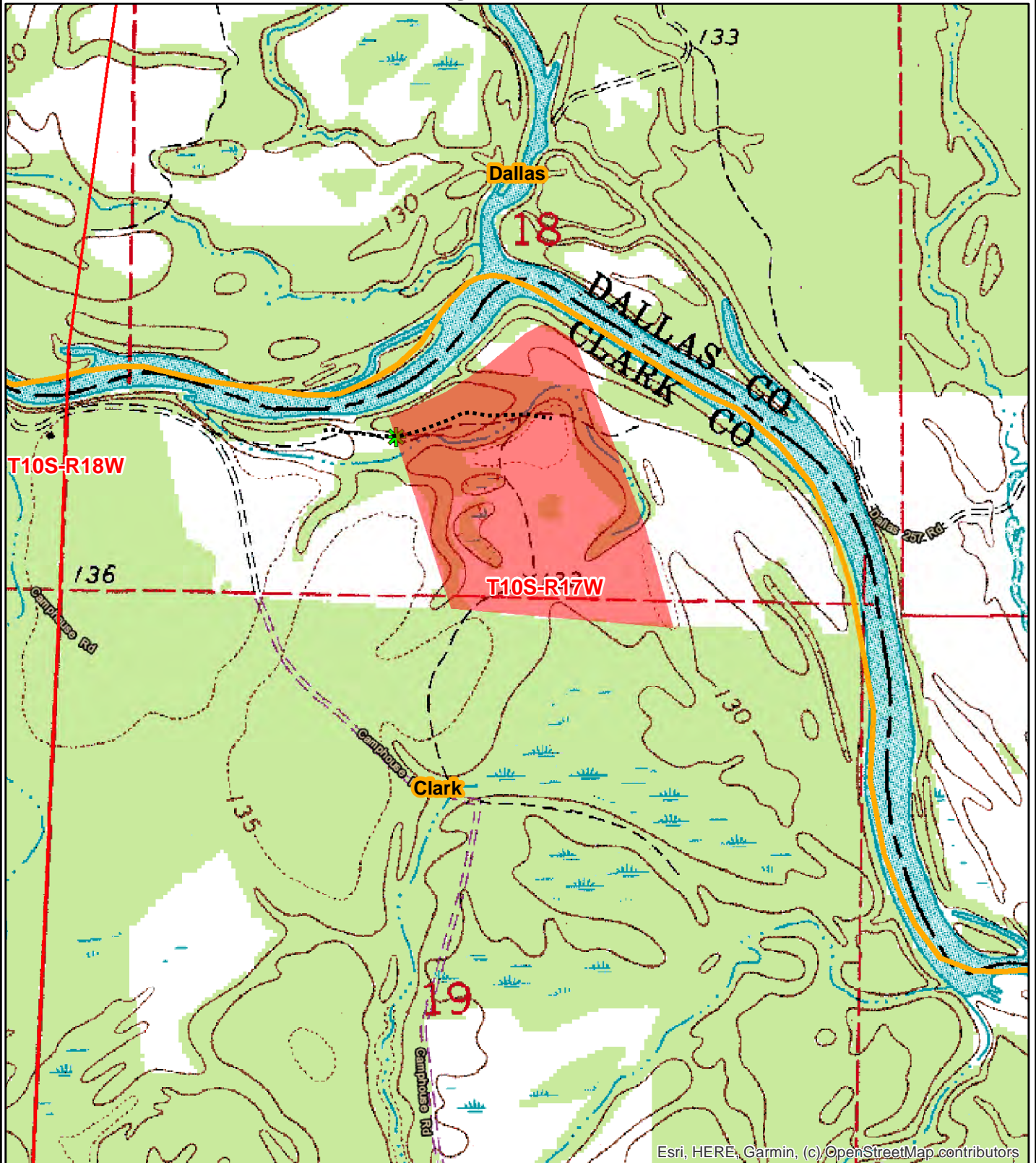
Esri, HERE, Garmin, (c) OpenStreetMap contributors

0 0.125 0.25
Miles



Date: 8/2/2019
ESRI Aerial Photography
Drawn By: JDT

NOTICE OF LAND SALE
"Ouachita River Tract" - Listing #4697
Pt. Sec. 18, T10S, R17W, Clark County, Arkansas
containing 46.12 acres, more or less



Esri, HERE, Garmin, (c)OpenStreetMap contributors

0 0.125 0.25
Miles



Date: 8/2/2019
Drawn By: BJC

OFFER FORM

Bid Date: Friday, September 6, 2019 @ 10.00 a.m.

Ouachita River Tract—Listing #4697—±46.12 Acres

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 attached Kingwood Forestry Services, Inc. Notice of Land Sale. I submit the following as offer for the purchase of **Ouachita River Tract** described as W½ of Fractional SE¼, south and west of river. Section 18, Township 10 South, Range 17 West, containing 46.12 acres, more or less, Clark County, Arkansas (see attached maps and Conditions of Sale).

My offer will remain valid through 10:00 a.m. Wednesday, September 11, 2019. Successful bidder will be notified at or before that time by telephone, fax, or e-mail. 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 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.

Send offer form to: Kingwood Forestry Services, Inc. (**Before 10:00 a.m., Friday, September 6, 2019**)
P.O. Box 65, Arkadelphia, AR 71923 or fax to 870-246-3341
E-mail completed offer form to: Arkadelphia@kingwoodforestry.com

Ouachita River Tract (Listing #4697—±46.12 Acres): \$ _____

Date: _____

Fax No.: _____

Company: _____
Printed

Phone No.: _____

Name: _____
Printed

Name: _____
Signed

Address: _____
Street City, State, Zip

Email: _____

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

