



P.O. Box 65
No. 4 Executive Circle
Arkadelphia, AR 71923
(870) 246-5757
FAX 1-870-246-3341
E-mail: 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

DOBYVILLE 40 TRACT

**Listing
#4711**

- Excellent Hunting; Ready for Reforestation -

\$35,000.00

Kingwood Forestry Services, Inc. has been authorized to manage the sale of 40 acres, more or less, of timberland in Clark County, Arkansas. Please visit our website at www.kingwoodforestry.com to view maps and photographs of listing #4711.

Location: The **Dobyville 40 Tract** is located nine (9) miles northwest of Gurdon and eight (8) miles south of Hollywood and is further described as W $\frac{1}{2}$ of W $\frac{1}{2}$ of NE $\frac{1}{4}$, Section 34, Township 8 South, Range 21 West, containing 40 acres, more or less, Clark County, Arkansas (see attached map).

Tract Description: Access is woods roads from Dobyville Road. Terrain is gently rolling. Approximately 24.5 acres were harvested in early 2019 and now ready for reforestation. Balance of acreage in native hardwood and pine around creek. Pine site index averages eighty-five (85) feet (base age 50) on Sacul-Smithdale association and fine sandy loam soils. Tract offers long-term investment opportunity plus excellent hunting opportunities.

Method of Sale: The tract is offered for sale for \$35,000.00. An offer form is attached. Mailed offers should be addressed to Kingwood Forestry Services, Inc., P.O. Box 65, Arkadelphia, AR 71923 with "**Dobyville 40 Land Sale**" 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. 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. All faxed / e-mailed offers will be immediately acknowledged; please await confirmation that your faxed / e-mailed offer has been received. No verbal telephone offers will be accepted.

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NOTICE OF LAND SALE

–DOBYVILLE 40 TRACT–

Conditions of Sale

1. All offers will be presented to Seller for consideration. Offers submitted will remain valid for a minimum of five (5) business days for Seller to consider. Seller reserves the right to either counter-offer or reject the offer.
2. Upon acceptance of an offer, a formal Contract of Sale, with earnest money in the amount of five percent (5%) 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. Seller will not provide a survey. Offer price is for entire tract, regardless of acreage. The attached maps are thought to be accurate but should not be considered as 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 any mineral rights they may own on this 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. Local title company will conduct the closing with buyer and seller each paying one-half (½) of settlement / closing fees.
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 Jimmy Don Thomas or Brian Clark, or licensed broker Pete Prutzman, of Kingwood Forestry Services at 870-246-5757 or by e-mail to arkadelphia@kingwoodforestry.com

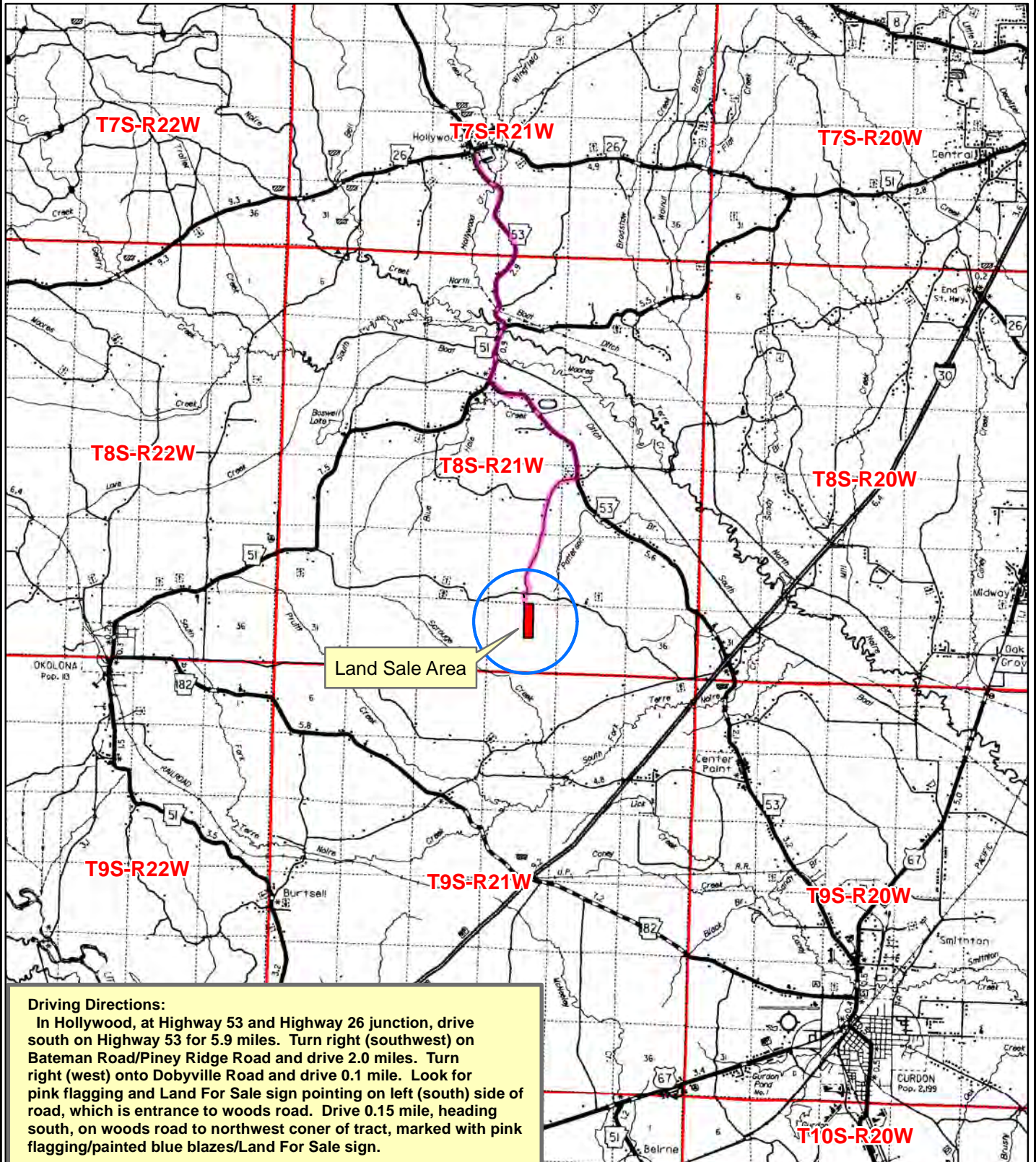


NOTICE OF LAND SALE - Listing #4711

"Dobyville 40 Tract"

W $\frac{1}{2}$ of W $\frac{1}{2}$ of NE $\frac{1}{4}$, Sec. 34, T8S, R21W, Clark County, Arkansas

Containing 40 acres, more or less



0 0.5 1 2 3 4
Miles



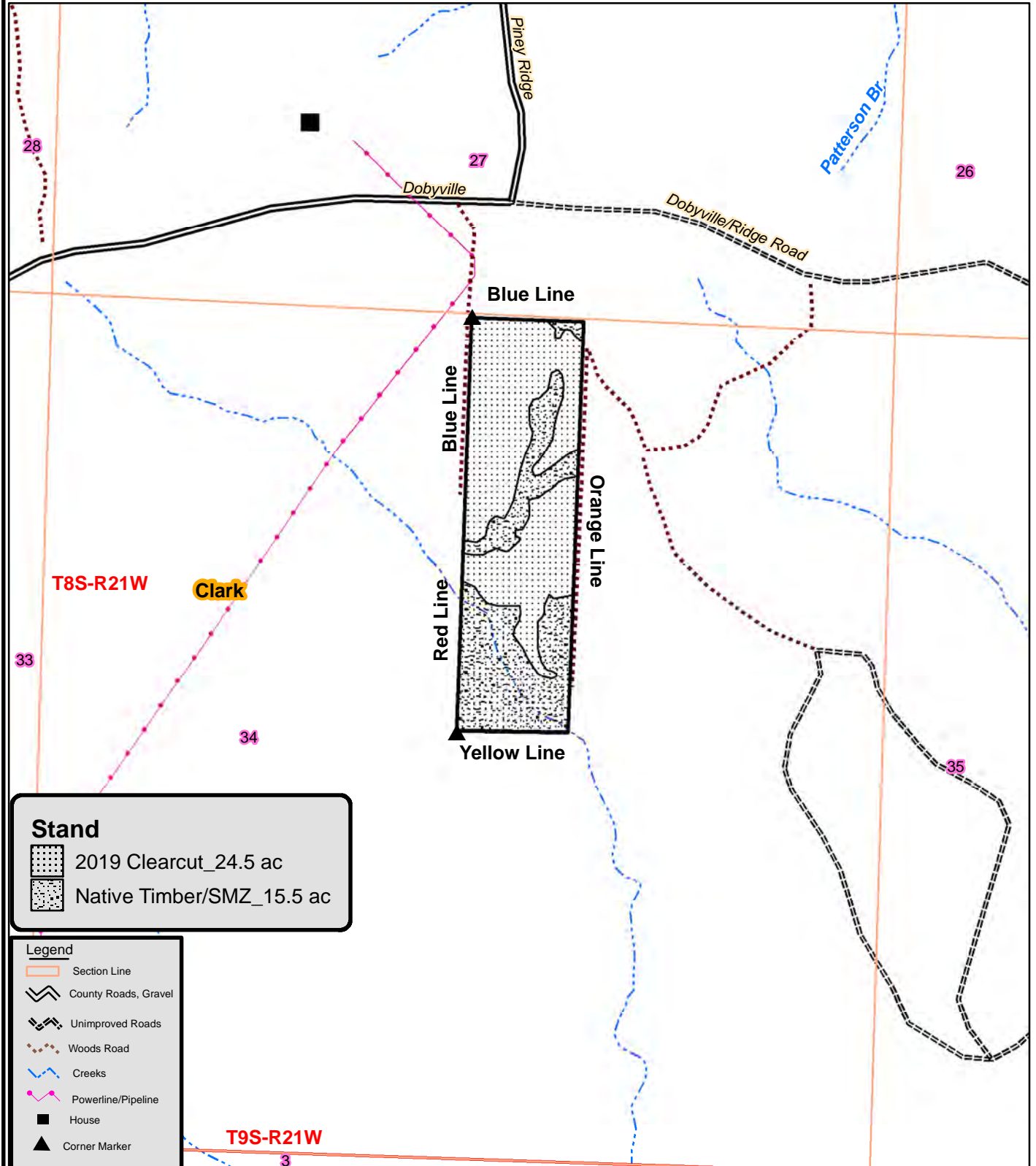
Date: 11/7/2019
Drawn By: JDT

NOTICE OF LAND SALE - Listing #4711

"Dobyville 40 Tract"

W $\frac{1}{2}$ of W $\frac{1}{2}$ of NE $\frac{1}{4}$, Sec. 34, T8S, R21W, Clark County, Arkansas

Containing 40 acres, more or less



0 0.125 0.25
Miles



Date: 11/7/2019
By: JDT

NOTICE OF LAND SALE - Listing #4711

"Dobyville 40 Tract"

W $\frac{1}{2}$ of W $\frac{1}{2}$ of NE $\frac{1}{4}$, Sec. 34, T8S, R21W, Clark County, Arkansas

Containing 40 acres, more or less

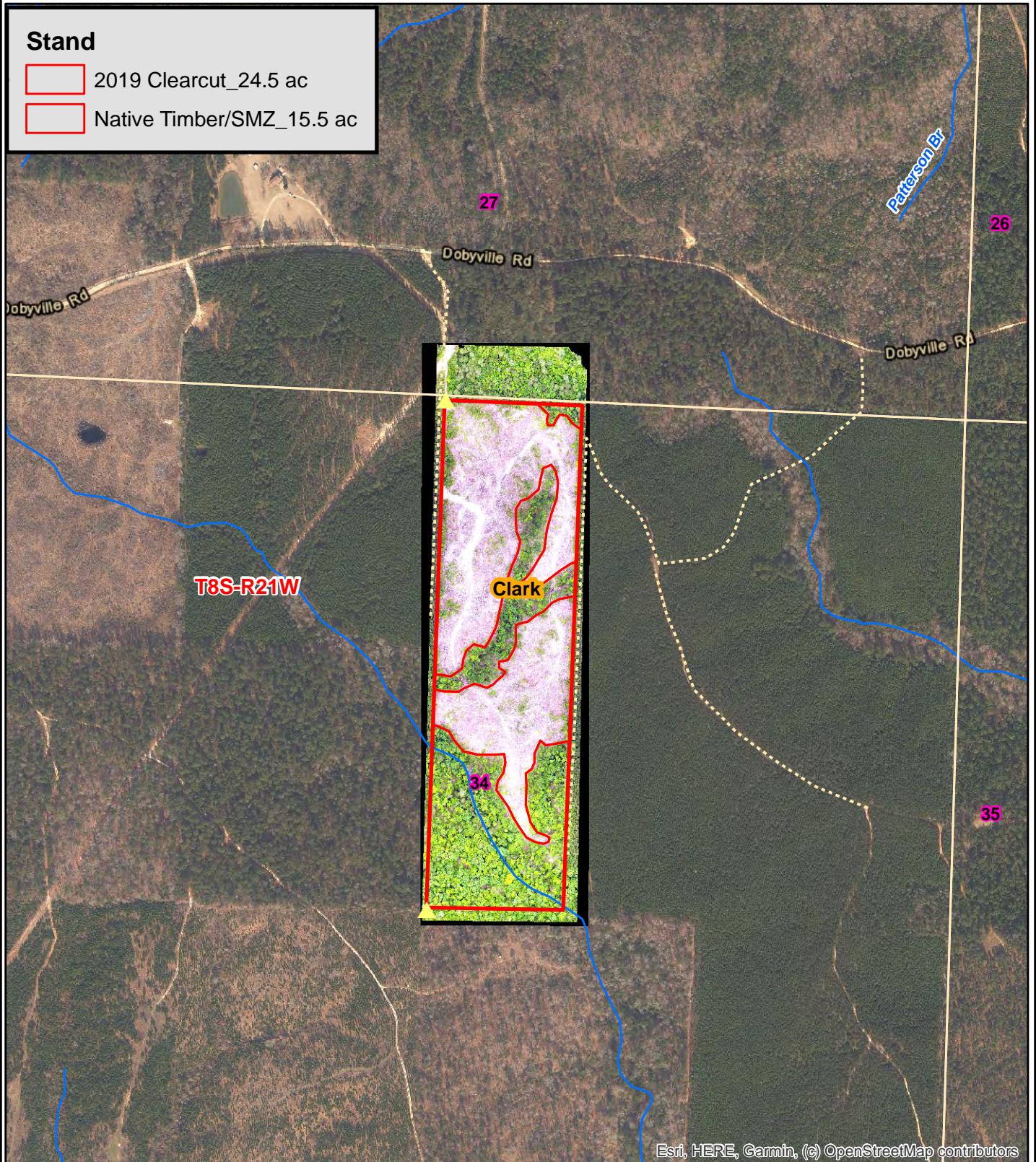
Stand



2019 Clearcut_24.5 ac



Native Timber/SMZ_15.5 ac



Esri, HERE, Garmin, (c) OpenStreetMap contributors

0 0.125 0.25
Miles



Date: 11/7/2019
ESRI Aerial Photography
Drawn By: JDT

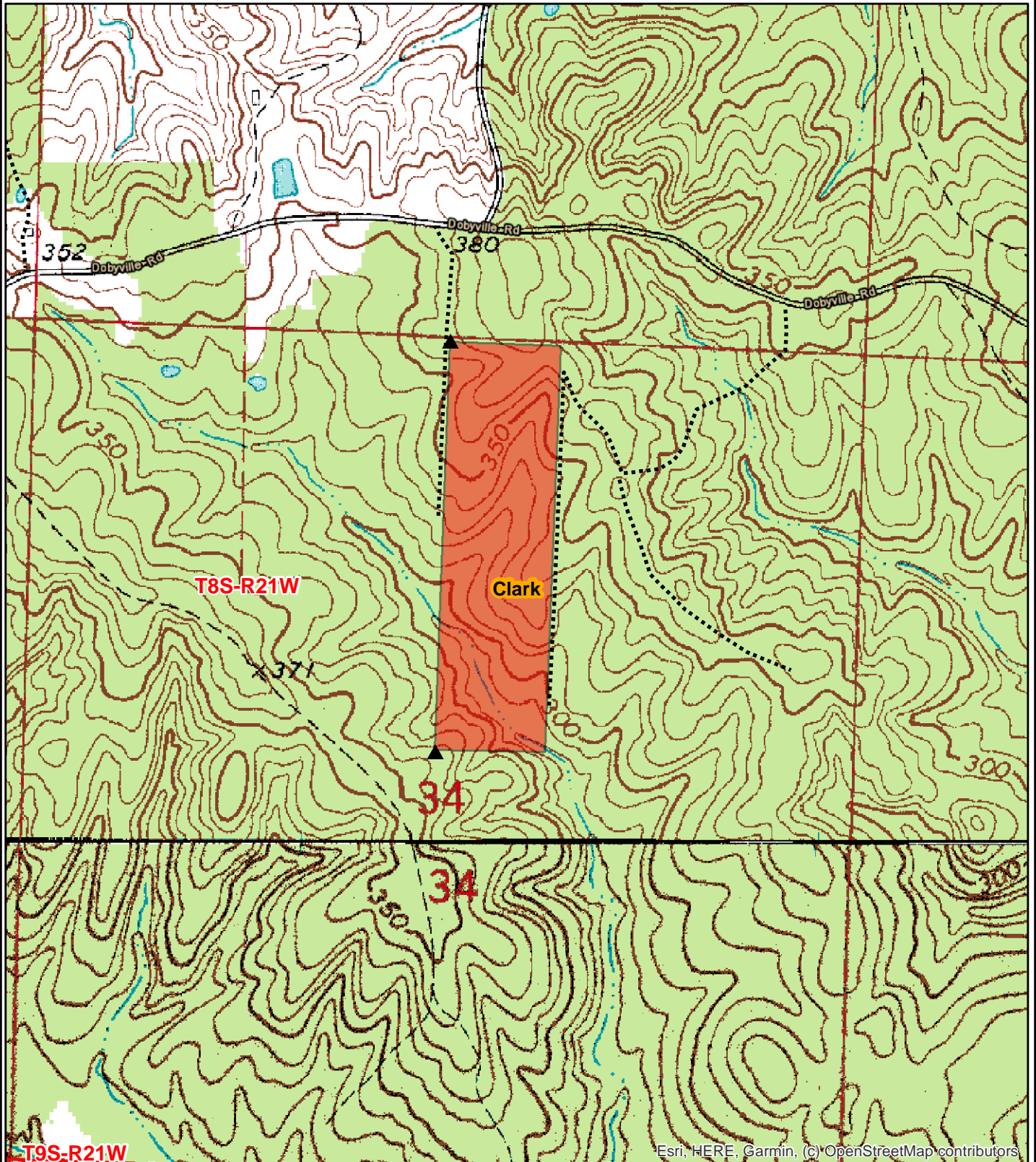


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Esri, HERE, Garmin, (c) OpenStreetMap contributors

0 0.125 0.25
Miles



Date: 11/7/2019
Drawn By: JDT

OFFER FORM

–DOBYVILLE 40 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

Reference is made to the attached Kingwood Forestry Services, Inc. **Dobyville 40 Notice of Land Sale**. I submit the following offer for the purchase of the tract located in Clark County, Arkansas and further described within the attached Notice of Land Sale (see attached maps and Conditions of Sale). The tract is offered for sale for \$35,000.00.

My offer will remain valid for five (5) business days. 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 five percent (5%) 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.
P. O. Box 65, Arkadelphia, AR 71923 or fax to 870-246-3341
E-mail completed Offer Form to arkadelphia@kingwoodforestry.com

Dobyville 40 Tract (Listing #4711: 40 acres, more or less): \$ _____

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

