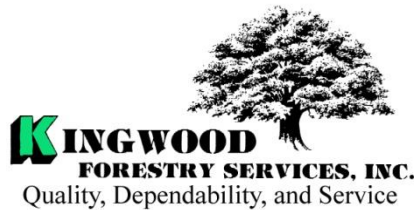




P.O. Box 65
No. 4 Executive Circle
Arkadelphia, AR 71923
(870) 246-5757
FAX 1-870-246-3341
E-mail: arkadelphia@kingwoodforestry.com



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

**Listing
#4752**

NOTICE OF LAND SALE

COLUMBUS TRACT

HEMPSTEAD COUNTY, ARKANSAS

Bid Date: Friday, February 7, 2020 @ 10:00 a.m.

- Tract Ready for Reforestation; Excellent Hunting -

Kingwood Forestry Services, Inc. has been authorized to manage the sale of 33.29 acres, more or less, in Hempstead County, Arkansas. Visit www.kingwoodforestry.com to view maps and photographs.

Location: The **Columbus Tract** (listing #4752) is located eleven (11) miles northwest of Hope, Arkansas and is described as Part of NE $\frac{1}{4}$ of SW $\frac{1}{4}$, Section 27, Township 11 South, Range 26 West, containing 33.29 parcel card acres, more or less, Hempstead County, Arkansas.

Tract Description: Tract is located within one (1) mile of Grandview Prairie Wildlife Management Area and two (2) miles from Columbus. Access is via woods road across from Arkansas Highway 73. Access road is not gated. Tract had timber cleanly harvested in 2019 and is ready for reforestation. Terrain is gently rolling. Site index for loblolly pine (base age 50) averages eighty-two (82) feet on fine sandy loam soils. This is a timberland investment property with recreational opportunities.

Method of Sale: This tract will be sold on the basis of lump sum sealed bids. 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, February 7, 2020.** Mailed offers should be addressed to Kingwood Forestry Services, Inc., P.O. Box 65, Arkadelphia, AR 71923 with **"Columbus Tract 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 prior to bid opening to confirm receipt of offer. Completed offer forms may also be delivered 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. Buyers submitting offers are welcome to attend the bid opening. Anyone submitting an offer for the purchase of the property will be provided with a summary of bid results.

— Continued on back of this page —

NOTICE OF LAND SALE

- COLUMBUS TRACT-

Bid Date: Friday, February 7, 2020 @ 10:00 a.m.

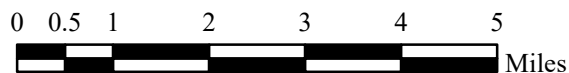
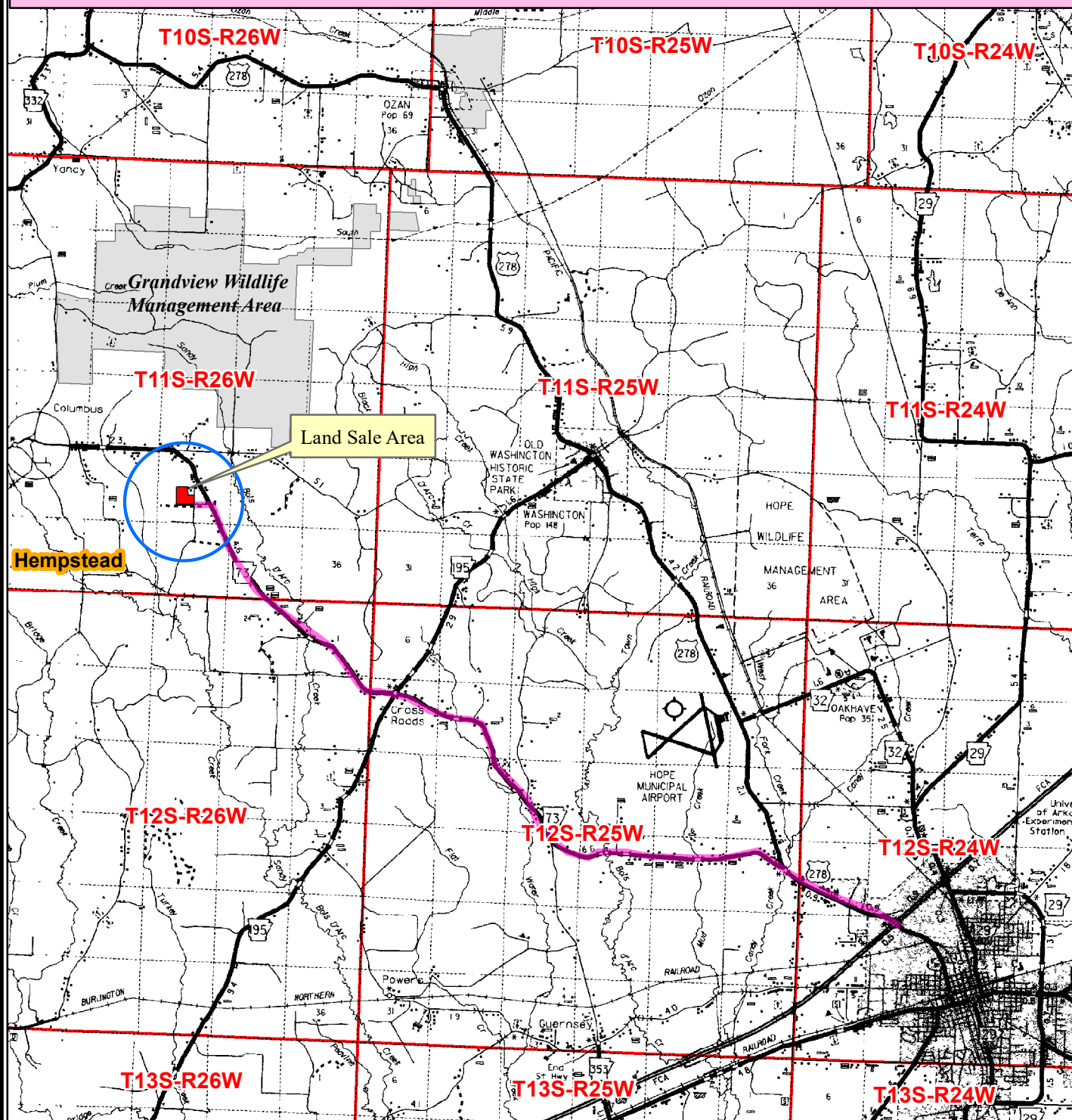
Conditions of Sale

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, February 12, 2020. Successful bidder will be notified on or before that time by telephone, fax, or e-mail. 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 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 and not on a per-acre basis. Advertised acreage is believed to be correct, but is not guaranteed. Seller will not provide a new survey. 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 the property advertised in this notice.
5. Seller will pay prorated property taxes (to date of closing), deed preparation, and one-half (1/2) of deed stamps. Buyer will pay recording fees and one-half (1/2) of deed stamps.
6. A local title company will conduct the closing with buyer and seller each paying one-half (1/2) 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 sales agents Brian Clark or Jimmy Don Thomas, or brokers Pete Prutzman or Phil Wright, of Kingwood Forestry Services at 870-246-5757 or by e-mail to arkadelphia@kingwoodforestry.com

NOTICE OF LAND SALE
"Columbus Tract" - Listing #4752
Pt. NE¼ of SW¼, Sec. 27, T11S, R26W, Hempstead County, Arkansas
Containing 33.29 acres, more or less

Driving Directions:

Take the Hope Exit #30 off of Interstate 30, and drive north on Highway 278. Drive 1.8 miles and turn left (west) on Highway 73. Stay on Highway 73, passing through Cross Roads community, for 10.4 miles. Turn left (west) at woods road, marked with Land For Sale (with arrows) and pink KFS flags. Follow woods road .25 mile to southeast corner of property, marked with fence, Land For Sale sign, and pink KFS flags.



Date: 1/9/2020
 Drawn By: JDT

NOTICE OF LAND SALE
"Columbus Tract" - Listing #4752
Pt. NE¼ of SW¼, Sec. 27, T11S, R26W, Hempstead County, Arkansas
Containing 33.29 acres, more or less



Esri, HERE, Garmin, (c) OpenStreetMap contributors

0 0.125 0.25
Miles



Date: 1/7/2020
ESRI Aerial Photography
Drawn By: JDT

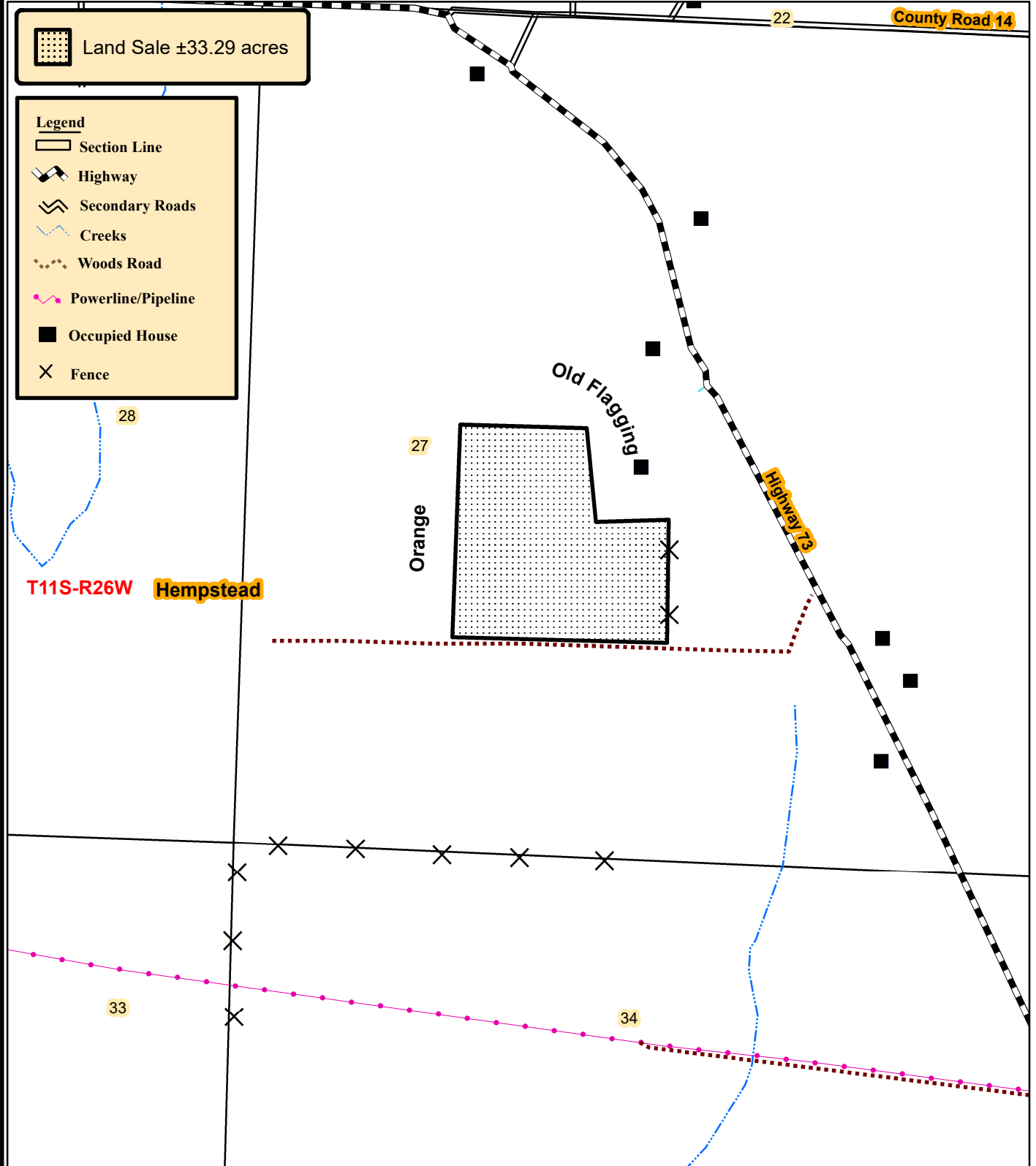
NOTICE OF LAND SALE - Listing #4752
"Columbus Tract"
Pt. NE¼ of SW¼, Sec. 27, T11S, R26W,
Hempstead County, Arkansas



Land Sale ±33.29 acres

Legend

- Section Line
- Highway
- Secondary Roads
- Creeks
- Woods Road
- Powerline/Pipeline
- Occupied House
- Fence

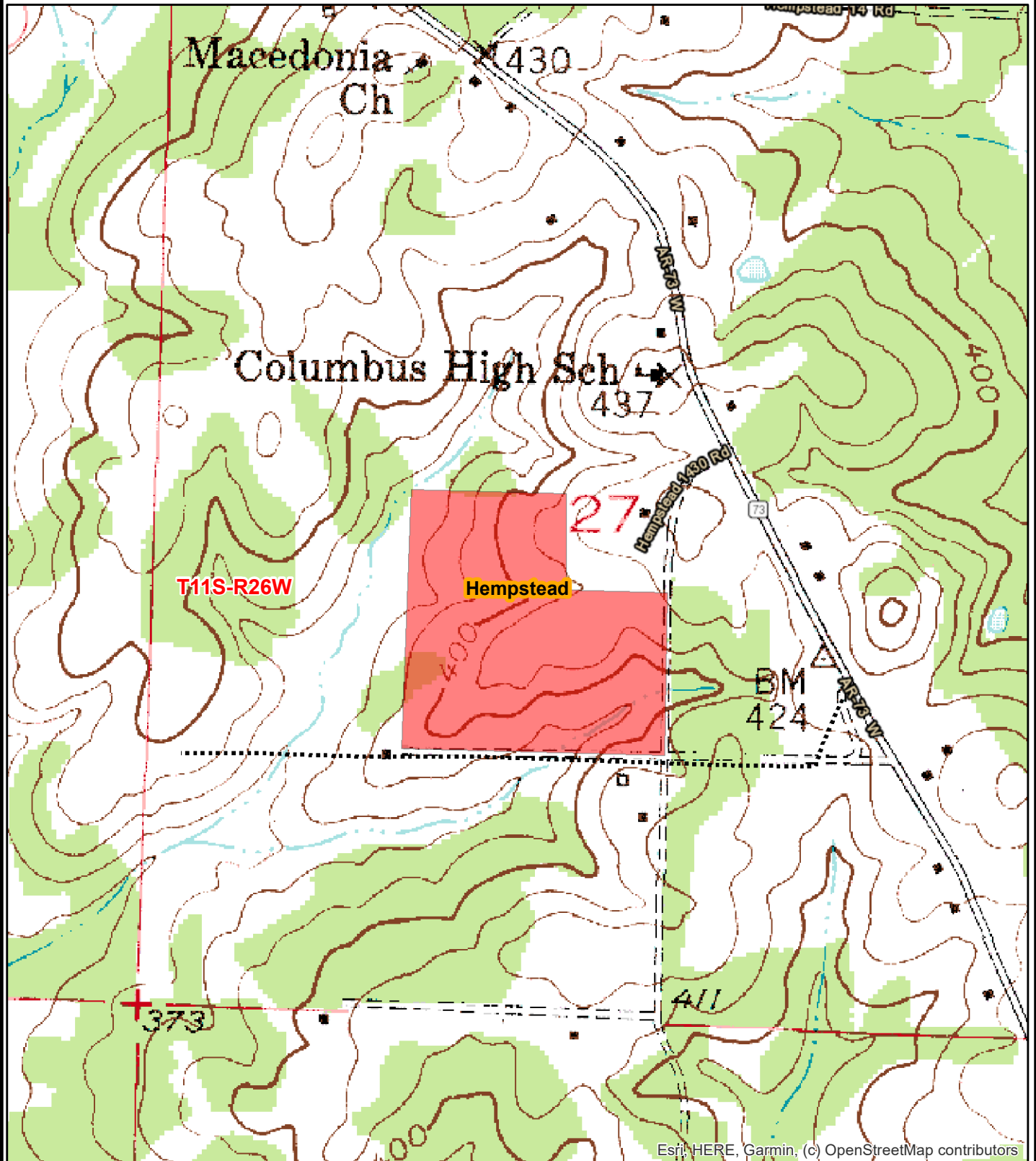


0 0.125 0.25
Miles



Date: 1/9/2020
Drawn By: BJC

NOTICE OF LAND SALE
"Columbus Tract" - Listing #4752
Pt. NE¼ of SW¼, Sec. 27, T11S, R26W, Hempstead County, Arkansas
Containing 33.29 acres, more or less



0 0.125 0.25
Miles



Date: 1/7/2020
Drawn By: JDT

OFFER FORM

COLUMBUS TRACT – HEMPSTEAD COUNTY, ARKANSAS

Bid Date: Friday, February 7, 2020 @ 10:00 a.m.

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 offer for the purchase of the tract known as Columbus Tract and further described as Part of NE ¼ of SW ¼, Section 27, Township 11 South, Range 26 West, containing 33.29 parcel card acres, more or less, Hempstead County, Arkansas (see attached maps and Conditions of Sale).

My offer will remain valid through 10:00 a.m., Wednesday, February 12, 2020. 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 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. (**Before 10:00 a.m., Friday, February 7, 2020**)

P. O. Box 65, Arkadelphia, AR 71923 or fax to 870-246-3341

E-mail completed offer form to: arkadelphia@kingwoodforestry.com

Columbus Tract (Listing #4752 – ±33.29 Acres): \$ _____

Date: _____ Fax No.: _____

Company: _____ Phone No.: _____
Printed

Bidder: _____ Bidder: _____
Printed Signed

Address: _____
Street City, State, Zip

E-mail: _____

-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

