

KINGWOOD FORESTRY SERVICES, INC.

NOTICE OF LAND SALE

Bid Date: Friday, April 24, 2020 @ 10:00 a.m.

**County Road 4 Tract
Nevada County, Arkansas**

±193.25 Acres

Listing #4771



- +/- 38 Acres of Open Field
- +/- 150 Acres Ready for Reforestation or Conversion to Pasture
- Excellent for Timberland Investment
- Hunting Opportunities for Whitetail Deer and Turkey

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

**KINGWOOD FORESTRY SERVICES, INC.
PHONE: (903) 831-5200
FAX: (903) 831-9988
4414 GALLERIA OAKS DRIVE P.O. Box 5887
TEXARKANA, TX 75505**

**Visit
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
COUNTY ROAD 4 TRACT (LISTING #4771)
Bid Date: Friday, April 24, 2020 @ 10:00 a.m.

Method of Sale

The 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, April 24, 2020**. 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, AR 71923 with "**County Road 4 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 prior to bid opening to confirm receipt of offer. Bids may also be delivered by fax to 870-246-3341 or by e-mail to Arkadelphia@kingwoodforestry.com. All faxed / e-mailed bids will be immediately acknowledged; please await confirmation that your faxed / e-mailed bid has been received. No verbal telephone bids will be accepted. Anyone submitting an offer for the purchase of this property will be provided with a summary of bid results.

Conditions of Sale

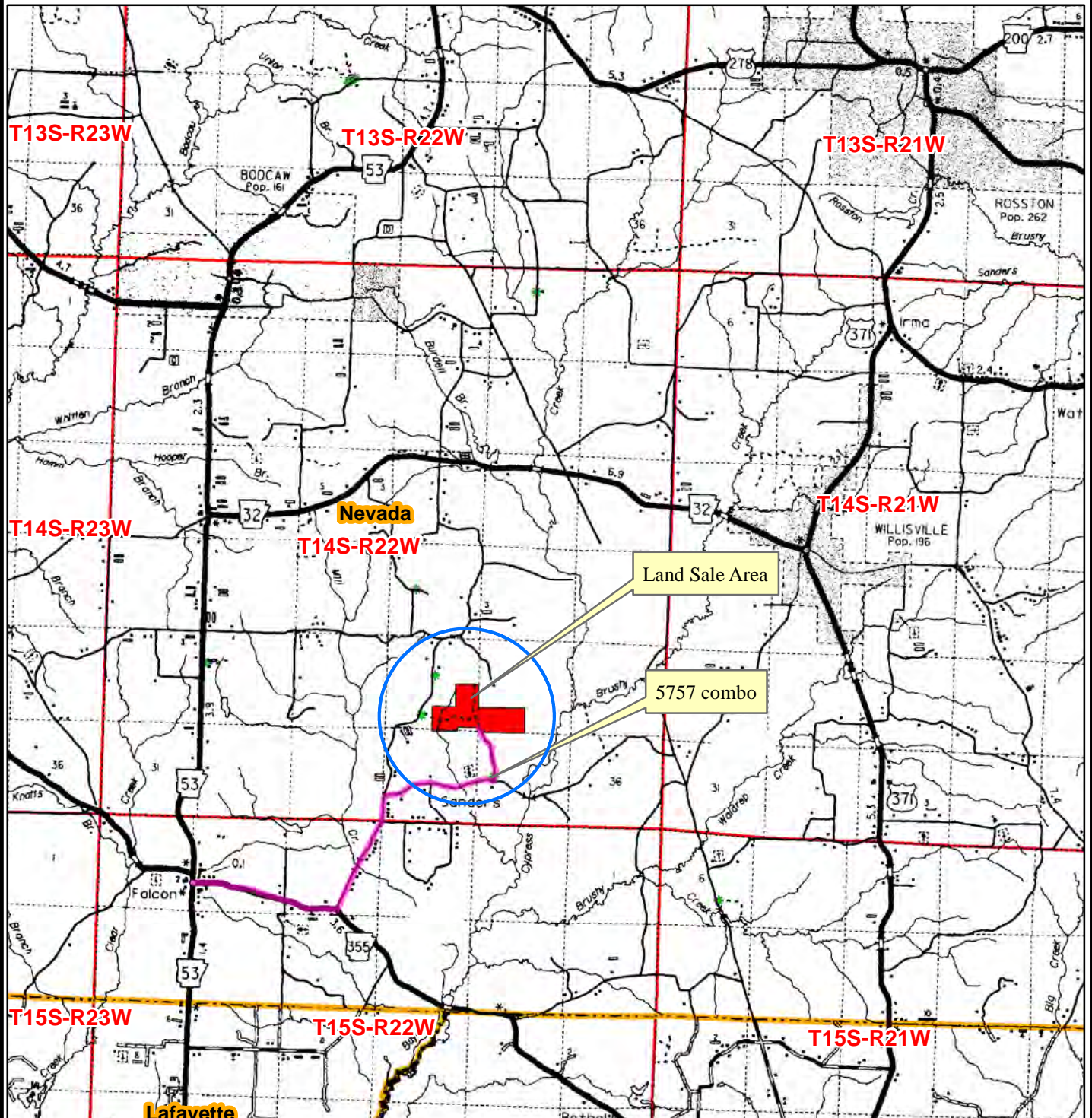
1. The landowner reserves the right to accept or reject any offer or to reject all offers.
2. Offers submitted will remain valid through 10:00 a.m. Wednesday, April 29, 2020. Successful bidder will be notified on or before that time by telephone, fax, or e-mail. Upon acceptance of an offer, a Contract of Sale, with earnest money in the amount of 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 which is to be scheduled 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. If buyer requires a survey, the cost will be buyer's responsibility. 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 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. For gate combination, call Kingwood Forestry office at (870) 246-5757.
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. Information presented in this prospectus is believed to be accurate but is not guaranteed. 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, or brokers Pete Prutzman or Phil Wright, of Kingwood Forestry Services at 870-246-5757 or by e-mail at Arkadelphia@kingwoodforestry.com

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

NOTICE OF LAND SALE
"County Road 4 Tract" - Listing #4771
Pt. Sec. 26 & 27, T14S, R22W, Nevada County, Arkansas
Containing 193.25 parcel card acres, more or less



Driving Directions:

In Falcon, drive east on 355 for 1.7 miles and turn left (north) on County Road 7. Drive 1.4 miles and turn right (east) on County Road 4. Drive 1.3 miles and turn left (north) on gated woods road, marked with pink KFS flagging and Land For Sale sign pointing. Gate is opened with 5757 combination. Drive .6 mile on woods road to south boundary of tract, marked with yellow blazes, fence, pink KFS flags, and Land For Sale sign.

0 0.5 1 2
Miles



Date: 3/16/2020
Drawn By: JDT

KINGWOOD FORESTRY SERVICES, INC.

County Road 4 Tract—Nevada County, Arkansas

Listing #4771

±193.25 Acres

Bid Date: Friday, April 24, 2020 @ 10:00 a.m.

The **County Road 4 Tract (#7219)** is located six (6) miles southeast of Bodcaw and seventeen (17) miles northwest of Magnolia, Arkansas and is described as Part of Sections 26 and 27, Township 14 South, Range 22 West, containing 193.25 acres, more or less, Nevada County Arkansas (see attached maps). Access is via gated woods road from Nevada County Road 4 across adjoining landowners. Site index for loblolly pine (base age 50) averages ninety (90) feet on fine sandy loam soils. Approximately 79 acres of 2018 clearcut, ±71 acres of 2019 clearcut, ±38 acres of open field, and ±5 acres of streamside management zones. Great property for timberland investment. The property also offers opportunities for whitetail and turkey hunting.







www.kingwoodforestry.com

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










NOTICE OF LAND SALE
"County Road 4 Tract" - Listing #4771
Pt. Sec. 26 & 27, T14S, R22W, Nevada County, Arkansas
Containing 193.25 parcel card acres, more or less

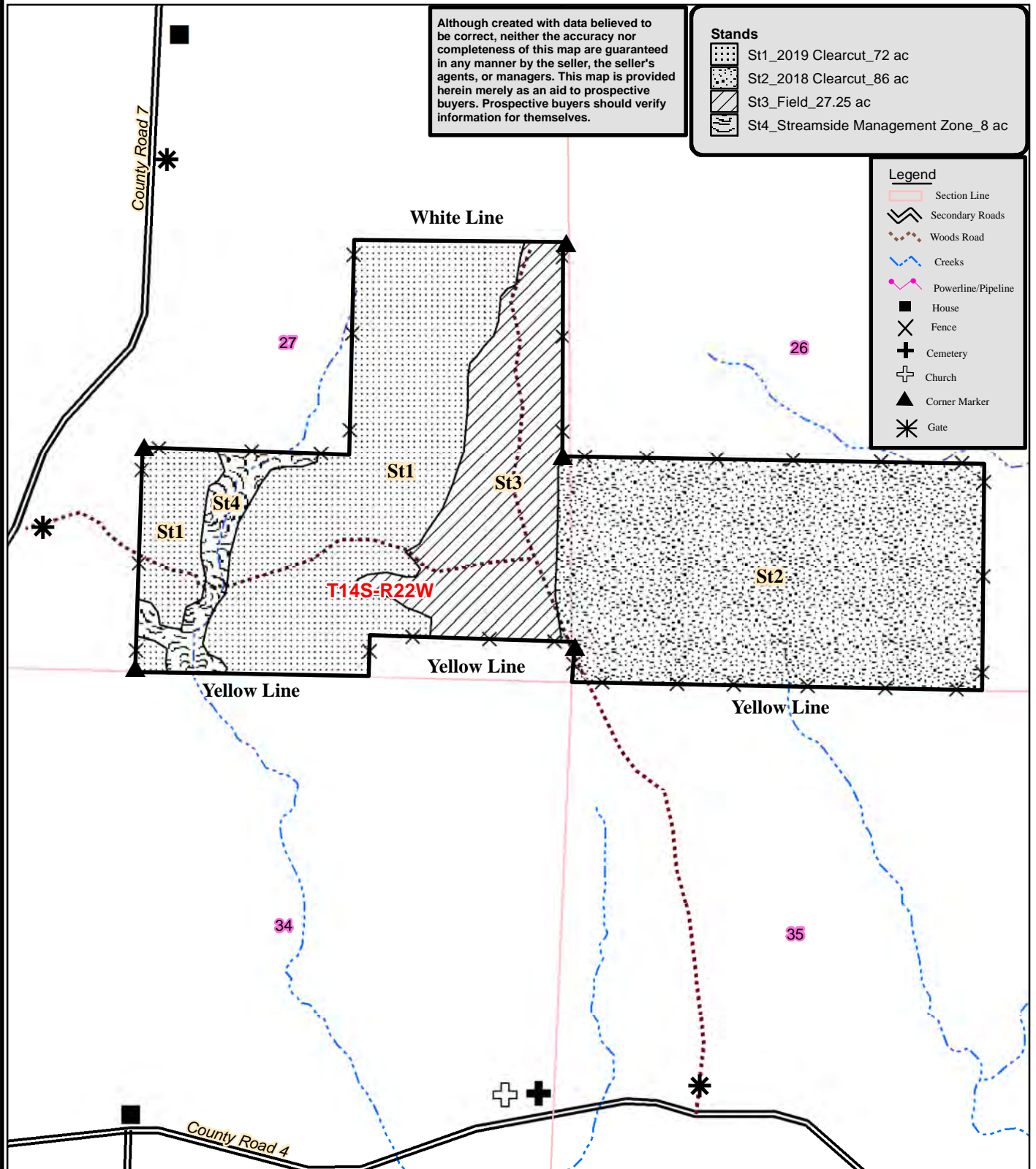
Although created with data believed to be correct, neither the accuracy nor completeness of this map are guaranteed in any manner by the seller, the seller's agents, or managers. This map is provided herein merely as an aid to prospective buyers. Prospective buyers should verify information for themselves.

Stands

-  St1_2019 Clearcut_72 ac
-  St2_2018 Clearcut_86 ac
-  St3_Field_27.25 ac
-  St4_Streamside Management Zone_8 ac

Legend

-  Section Line
-  Secondary Roads
-  Woods Road
-  Creeks
-  Powerline/Pipeline
-  House
-  Fence
-  Cemetery
-  Church
-  Corner Marker
-  Gate

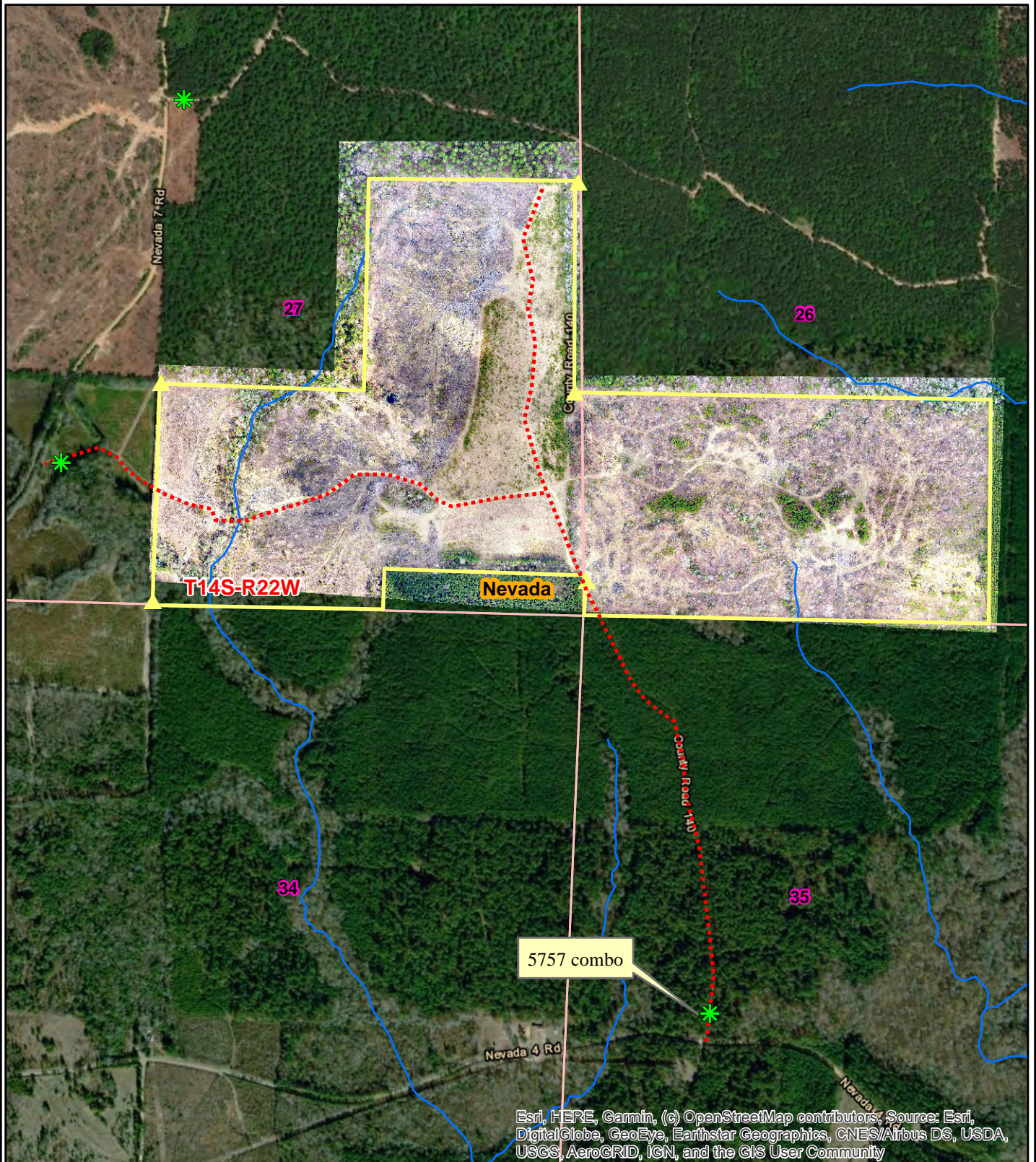


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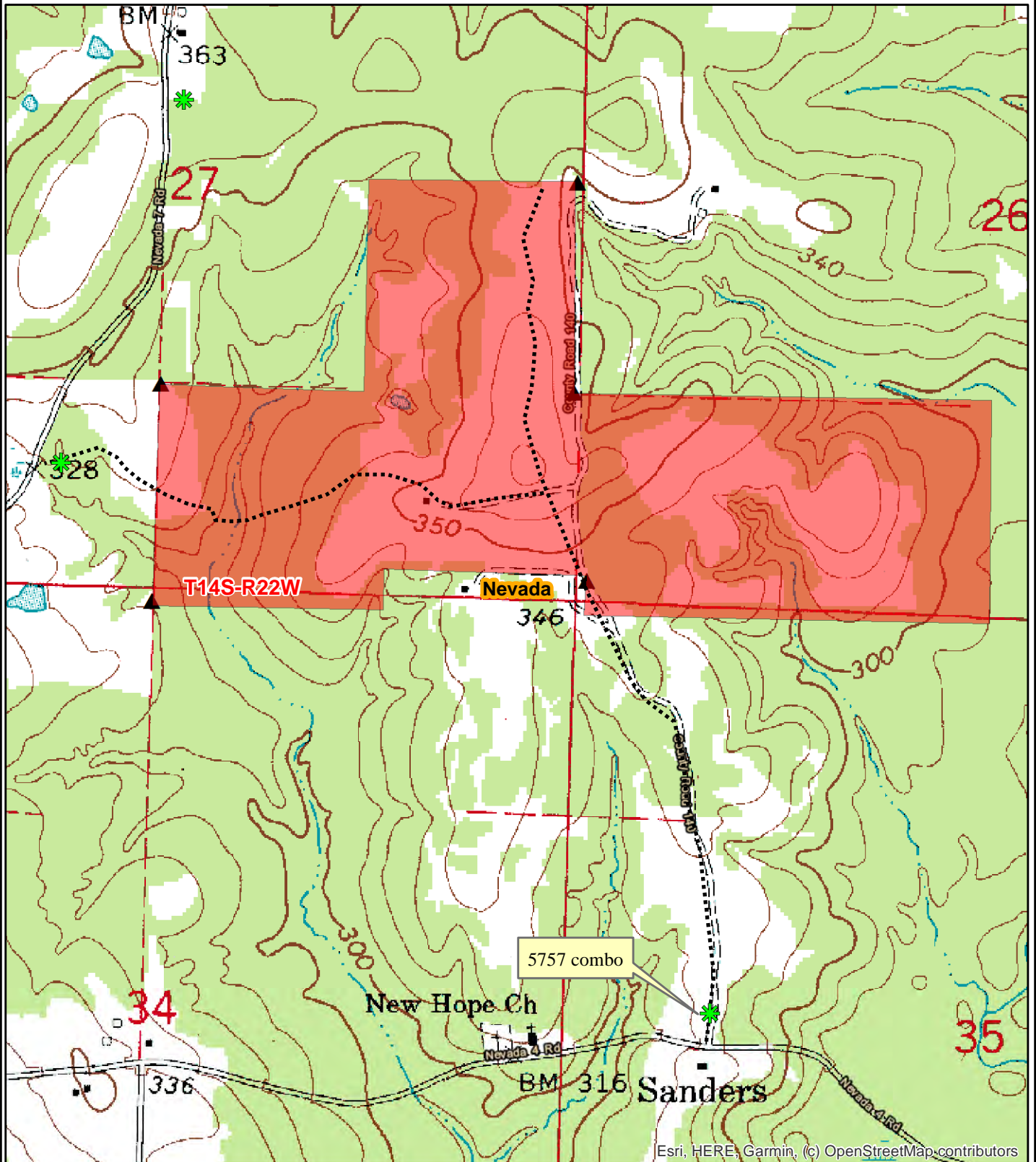


Created: Date: 3/16/2020
By: JDT

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"County Road 4 Tract" - Listing #4771
Pt. Sec. 26 & 27, T14S, R22W, Nevada County, Arkansas
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0 0.125 0.25
Miles



Date: 3/16/2020
Drawn By: JDT

OFFER FORM

County Road 4 Tract — Listing #4771 — ±193.25 Acres

Bid Date: Friday, April 24, 2020 @ 10:00 a.m.

Reference is made to the attached Kingwood Forestry Services, Inc. Notice of Land Sale. I submit the following as offer for the purchase of **County Road 4 Tract** located in Sections 26 and 27, Township 14 South, Range 22 West, containing 193.25 acres, more or less, Nevada County, Arkansas (see attached maps and Conditions of Sale).

My offer will remain valid through 10:00 a.m. Wednesday, April 29, 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 within this Notice.

Send offer form to: Kingwood Forestry Services, Inc. **(Before 10:00 a.m. Friday, April 24, 2020)**
P.O. Box 65, Arkadelphia, AR 71923 or fax to 870-246-3341
E-mail completed offer form to: Arkadelphia@kingwoodforestry.com

County Road 4 Tract (Listing #4771 — ±193.25 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

