

LAND FOR SALE**Tates Bluff
Tract**

- **±316 Acres in Dallas County, Arkansas**
- **Nearly One Mile of Ouachita River Frontage**
- **Excellent Recreational Property**

\$1,100,000.00

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



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

Kingwood Forestry Services, Inc. has been authorized to manage the sale of the Tate Bluff Tract (Listing #4769) described as all of the N½ of Section 31, lying south and east of Ouachita River; W½ of NW¼, Section 32; all located in Township 10 South, Range 17 West, containing a total of 316 acres, more or less, Dallas County, Arkansas (see attached maps).

The tract is located about seven (7) miles southwest of Sparkman on the Ouachita River. Access is via woods roads through adjoining timberlands. Soils consist of silt loams with average site index (base age 50) of ninety (90) feet for Cherrybark Oak and ninety (90) feet for loblolly pine.

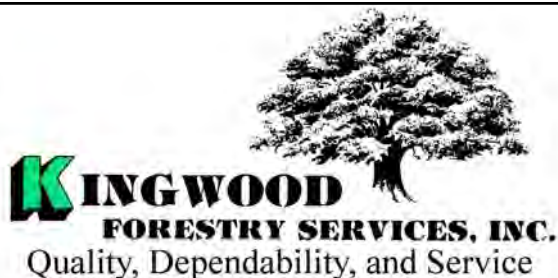
Timber consists of mature bottomland hardwoods plus ±32 acres of mature pine plantation. Property offers substantial acreage for duck hunting, deer hunting, hog hunting, fishing, and recreation.

Owner's forester conducted one hundred percent (100%) inventory of sawtimber and ocular estimate of pulpwood in 2020. Based on the inventory, estimated timber volumes are as follows:

Pine Sawtimber:	3,750 Tons
Red Oak Sawtimber:	5,172 Tons
White Oak Sawtimber:	573 Tons
Gum & Misc. Sawtimber:	4,350 Tons
Pine Pulpwood:	660 Tons
Hardwood Pulpwood:	7,200 Tons

Due to variations in cruising methods, utilization standards, and scaling practices, tree counts and timber volume estimates cannot be guaranteed.

Please see Method of Sale and Conditions of Sale within this Notice.



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
TATES BLUFF TRACT (LISTING #4769)
DALLAS COUNTY, ARKANSAS**

Method of Sale

The tract is offered for sale for **\$1,100,000.00**. Offers may be submitted using the attached Offer Form and may be delivered by e-mail to arkadelphia@kingwoodforestry.com, by fax to (870) 246-3341, or hand-delivered to #4 Executive Circle, Arkadelphia, Arkansas. All faxed / e-mailed offers will be immediately acknowledged; please await confirmation that your offer has been received. Offers may also be submitted by mail to Kingwood Forestry Services, Inc., P.O. Box 65, Arkadelphia, Arkansas 71923. Please call our office at (870) 246-5757 to confirm receipt of offers.

Conditions of Sale

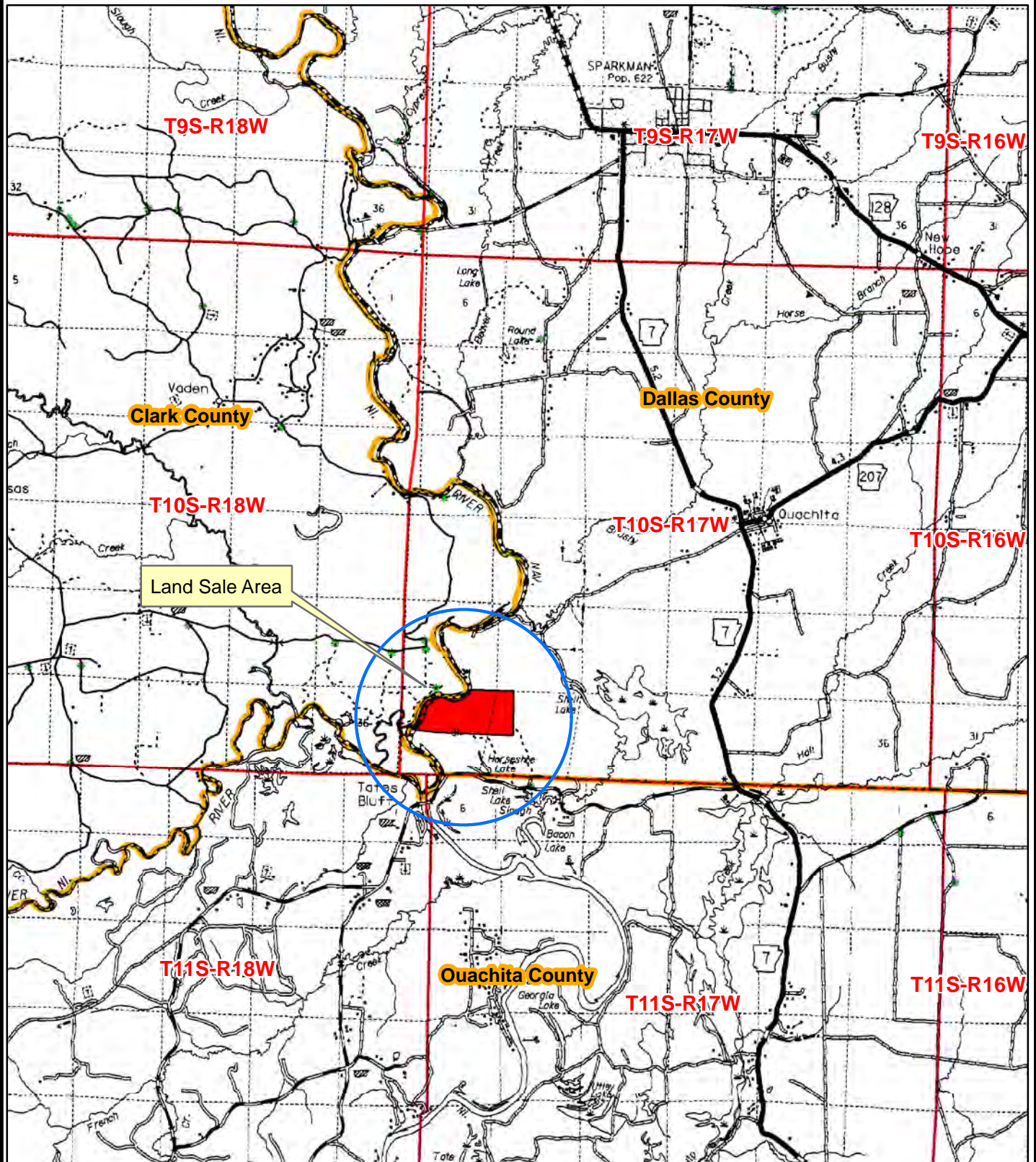
1. The landowner reserves the right to accept or reject any offer or to reject all offers.
2. Offers submitted will remain valid for five (5) business days. Upon acceptance of an offer, a Contract of Sale, with earnest money in the amount of five percent (5%) of purchase price, will be executed between 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 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. Seller 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 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 managements, 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. Gate can be opened with 5-7-5-7 combo.
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 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
"Tates Bluff Tract" - Listing #4769
Pt. Sec. 31 & 32, T10S, R17W, Dallas County, Arkansas
containing 316 acres, more or less

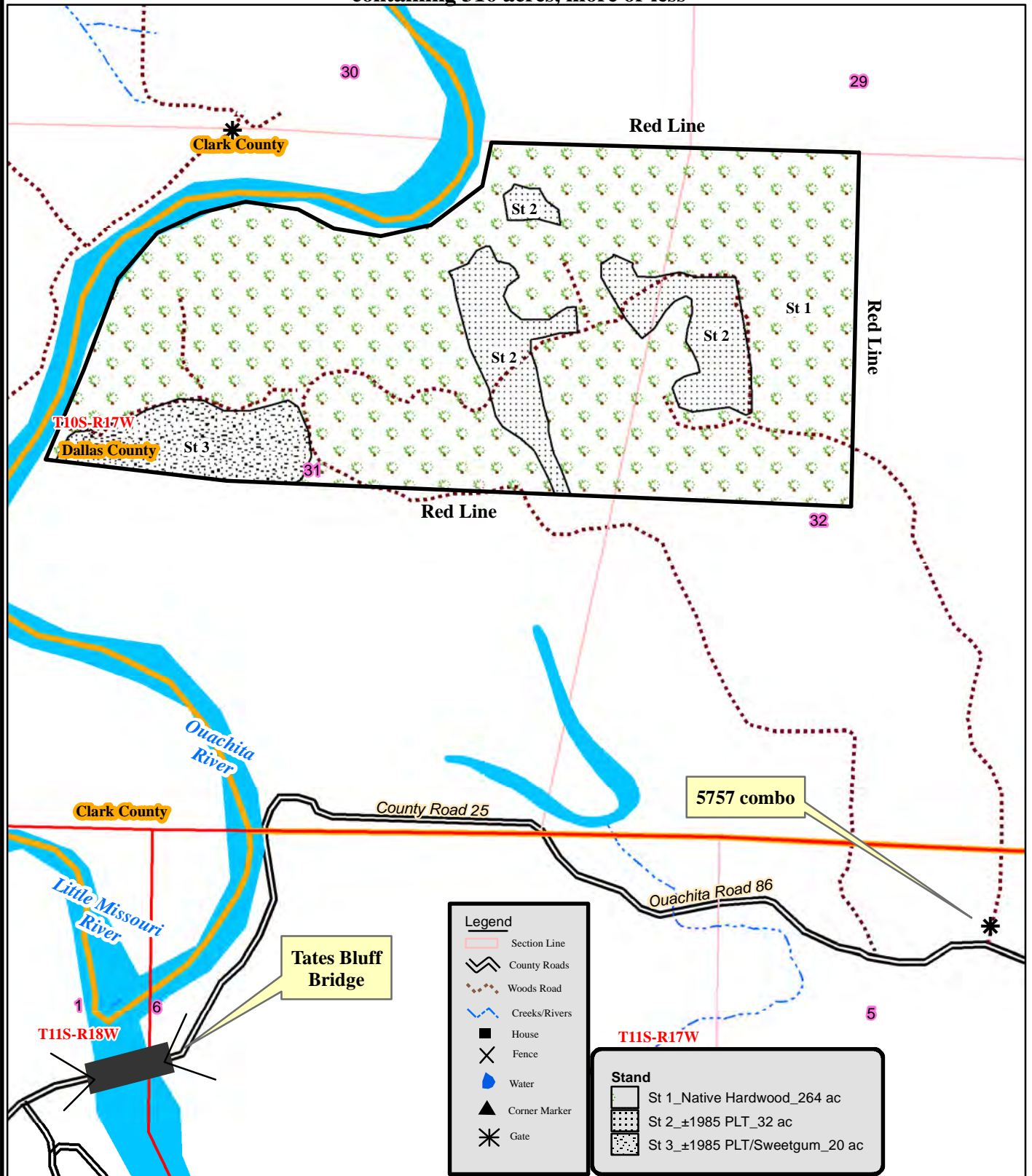


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Miles



Date: 11/4/2020
Drawn By: JDT

NOTICE OF LAND SALE
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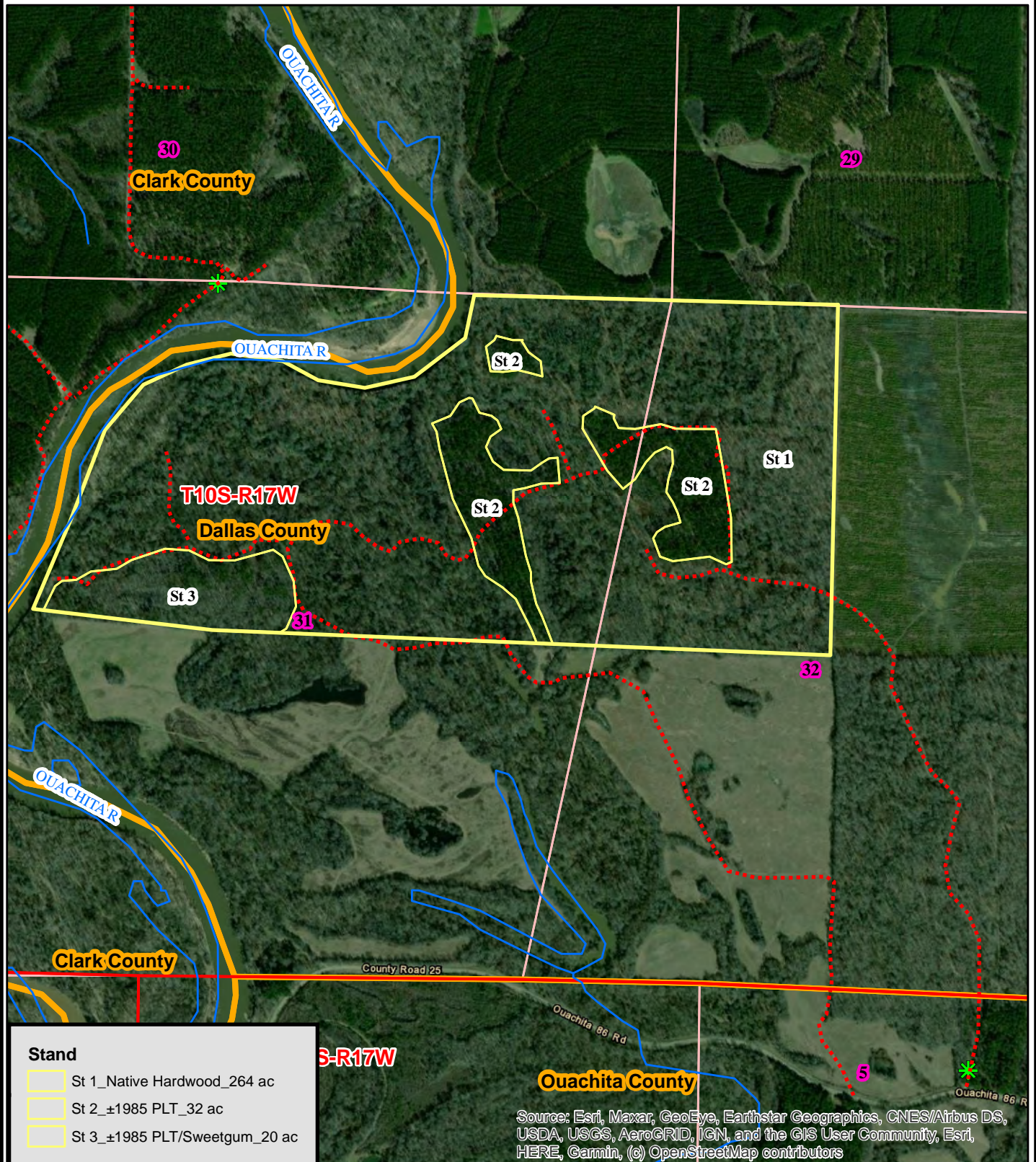


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 Miles



Created: Date: 11/4/2020
By: JDT

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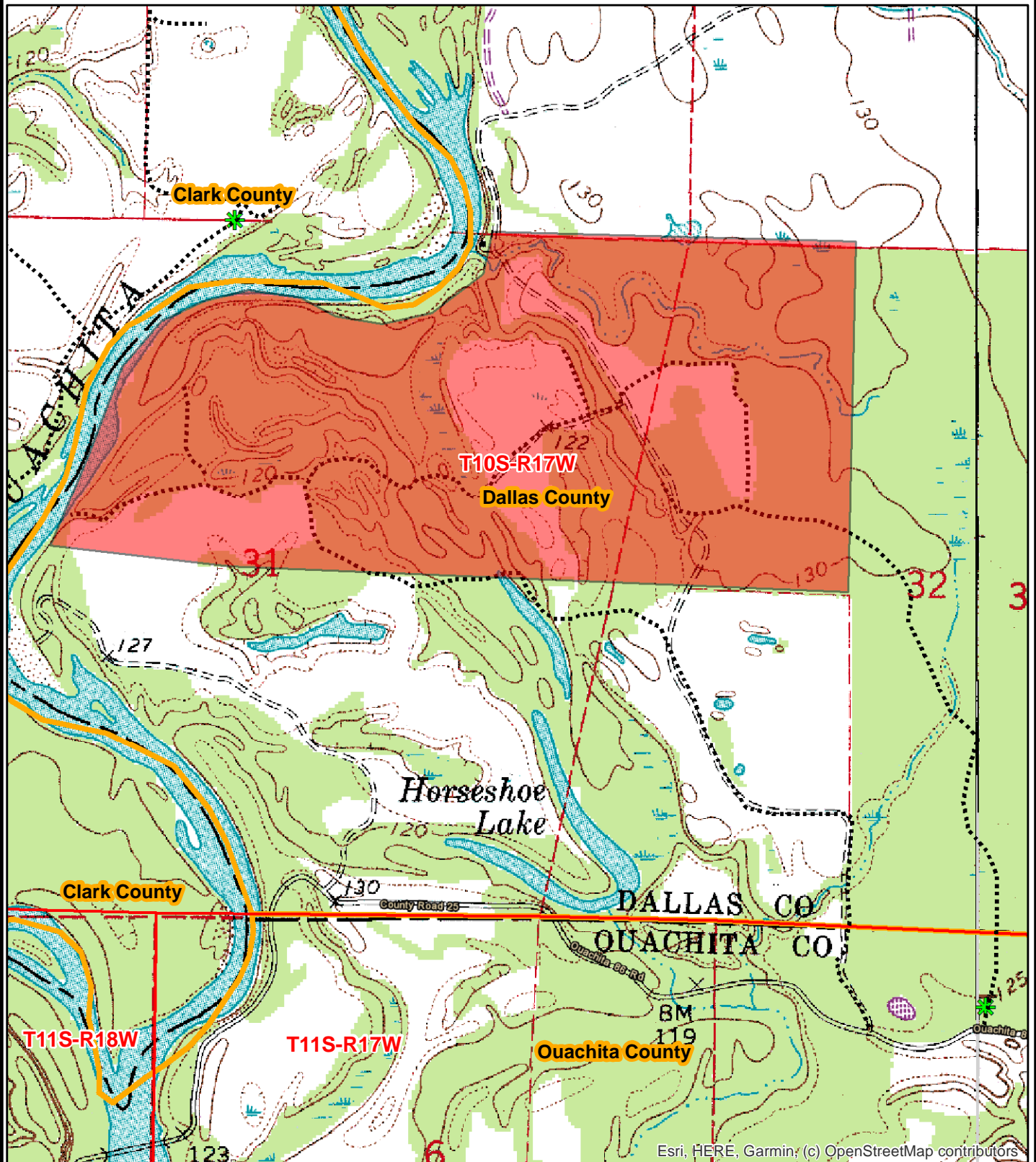


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 Miles



Date: 11/4/2020
 ESRI Aerial Photography
 Drawn By: JDT

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Esri, HERE, Garmin, (c) OpenStreetMap contributors

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Miles



Date: 11/4/2020
Drawn By: JDT

OFFER FORM

TATES BLUFF TRACT—LISTING #4769—DALLAS COUNTY, ARKANSAS

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

In reference to the attached Kingwood Forestry Services, Inc. Notice of Land Sale, I submit the following as an offer for the purchase of Tates Bluff Tract located in Dallas County, Arkansas and further described as all of the N½ of Section 31, lying south and east of Ouachita River; W½ of NW¼, Section 32; all located in Township 10 South, Range 17 West, containing a total of 316 acres, more or less, Dallas County, Arkansas (see attached maps and Conditions of Sale). **The tract is offered for sale at \$1,100,000.00.**

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 five percent (5%) 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 within 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

Tates Bluff Tract (Listing #4769—316± Acres): \$ _____

Date: _____ **Fax No.:** _____

Company: _____ **Phone No.:** _____
Printed

Name: _____ **Name:** _____
Printed 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

