

LAND FOR SALE**Stone
Tract**

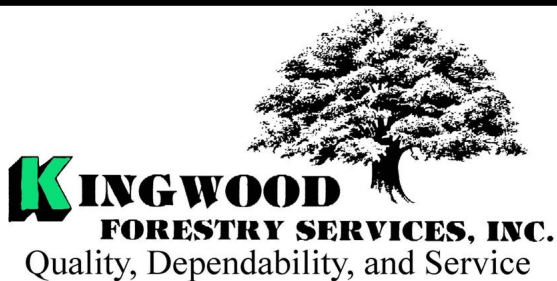
- **±42.4 Acres in Nevada County, Arkansas**
- **Excellent Hunting / Recreation**
- **9 Miles Southeast of Hope**

\$49,000.00

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 Stone Tract (Listing #4803) described as Frl. NW¼ of SW¼, Section 18, Township 13 South, Range 22 West, containing 42.4 acres, more or less, Nevada County, Arkansas (see attached maps).

The tract is located about nine (9) miles southeast of Hope. Access is via woods road running south from Highway 278. Property was planted in 2012 with genetically improved loblolly pine seedlings. Pine site index averages ninety-four (94) feet (base age 50) on fine sandy loam soils. Terrain is flat to gently rolling. Excellent deer and turkey hunting opportunities.

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

STONE TRACT (LISTING #4803)

NEVADA COUNTY, ARKANSAS

Method of Sale

The tract is offered for sale for **\$49,000.00**. 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.
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 broker Phil Wright, or licensed agent Jimmy Don Thomas, 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.

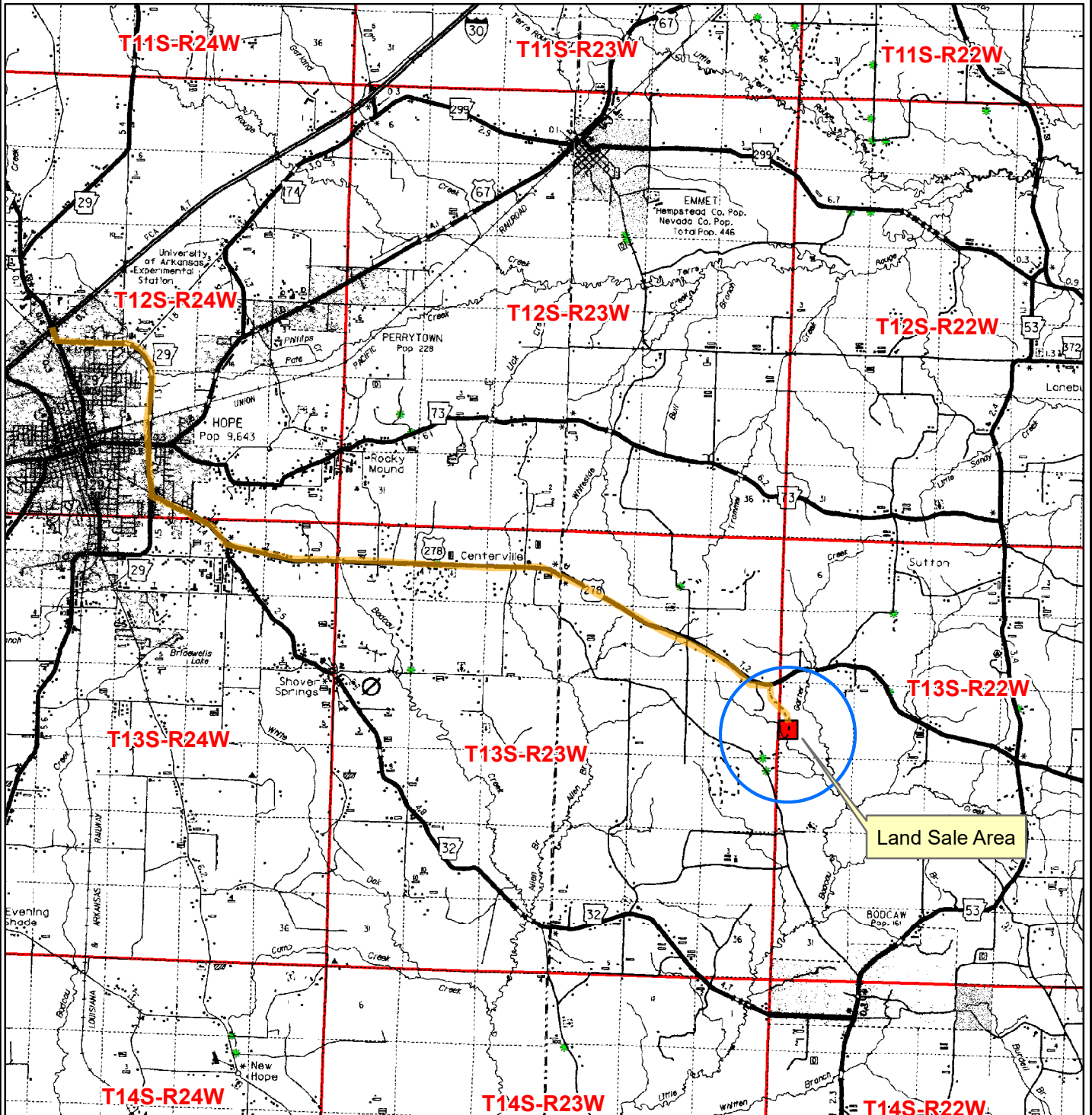
Kingwood makes no representation for the Buyer.

www.kingwoodforestry.com

NOTICE OF LAND SALE

"Stone Tract" - Listing #4803

Frl. NW¼ of SW¼. Sec. 18, T13S, R22W, Nevada County, Arkansas
containing 42.4 acres, more or less



Driving Directions:

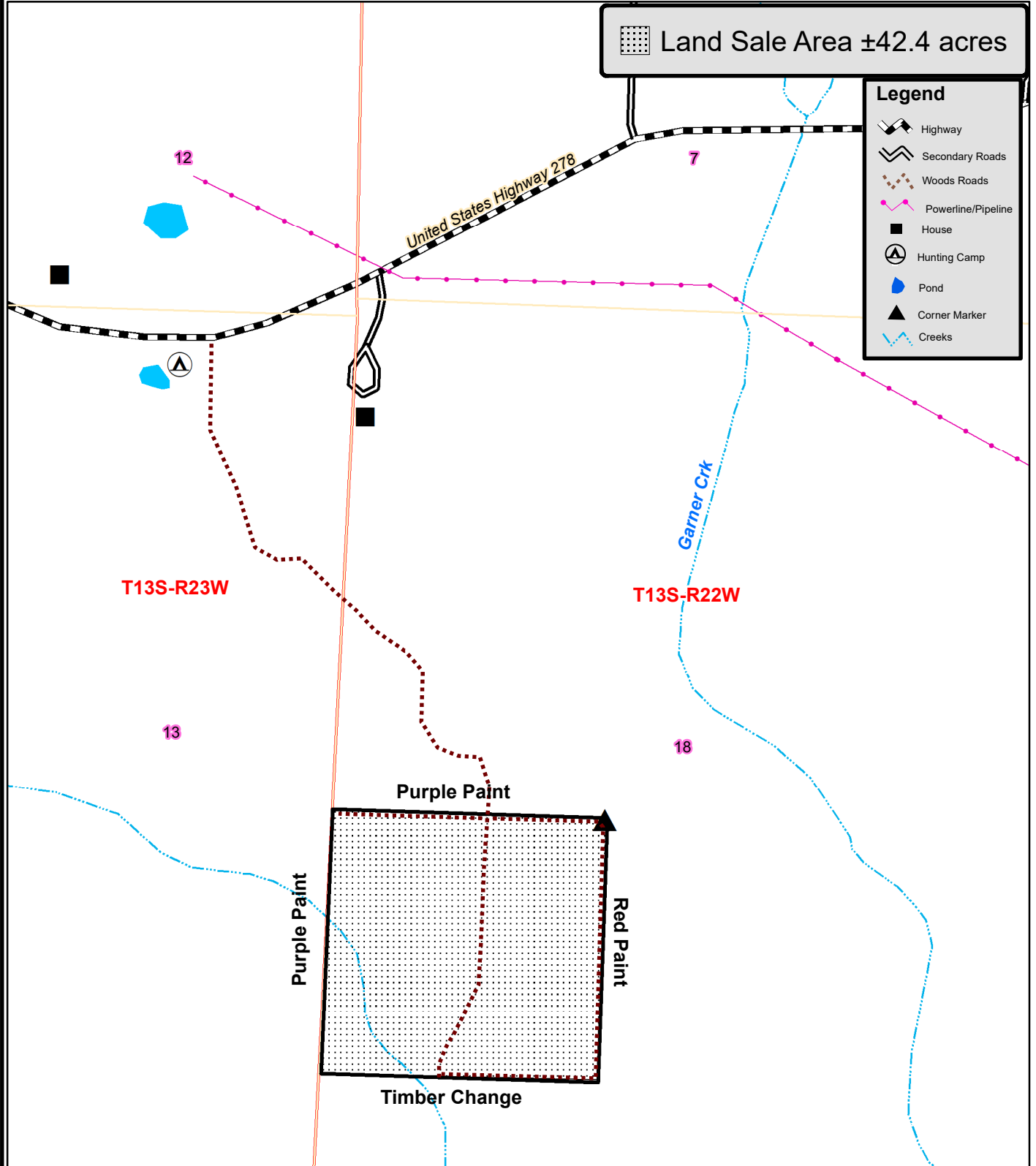
From Exit 31 in Hope Arkansas, drive south on Highway 32/29 for .2 mile and turn left (east) on bypass Highway 29. Stay on Highway 29 for 3.1 miles and turn left (east) on Highway 278. Stay on Highway 278 for 9.2 miles and turn right (south) on woods road, marked with Land For Sale sign and pink KFS flags. Follow woods road for .6 mile to north boundary of tract, marked with Land For Sale sign and pink KFS flags.

0 0.5 1 2 3
Miles



Created: 11/5/2020
Drawn By: JDT

NOTICE OF LAND SALE
"Stone Tract" - Listing #4803
Frl. NW¼ of SW¼. Sec. 18, T13S, R22W, Nevada County, Arkansas
containing 42.4 acres, more or less

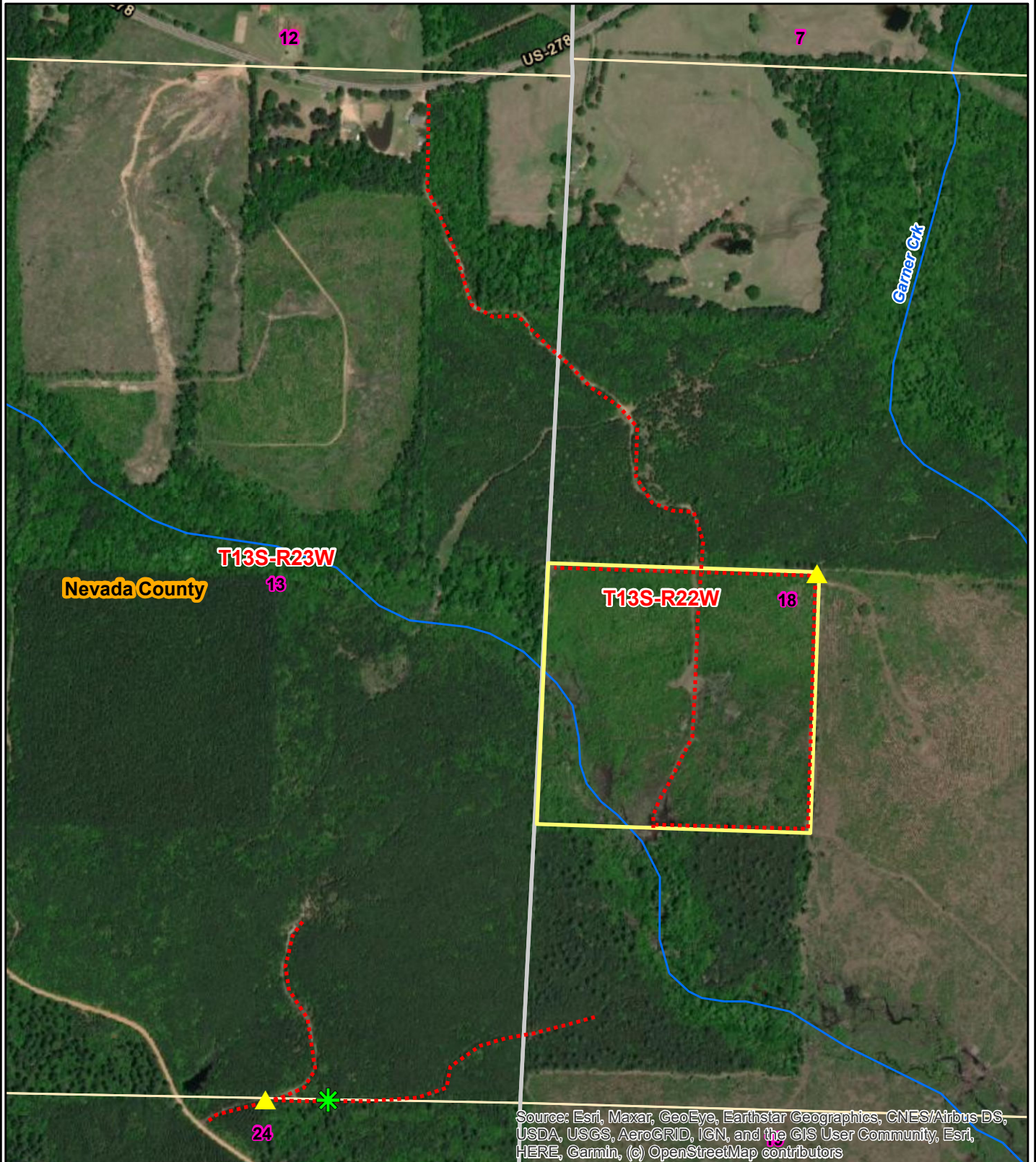


0 0.125 0.25
 Miles



Created: Date: 11/3/2020
By: JDT

NOTICE OF LAND SALE
"Stone Tract" - Listing #4803
Frl. NW¼ of SW¼, Sec. 18, T13S, R22W, Nevada County, Arkansas
containing 42.4 acres, more or less

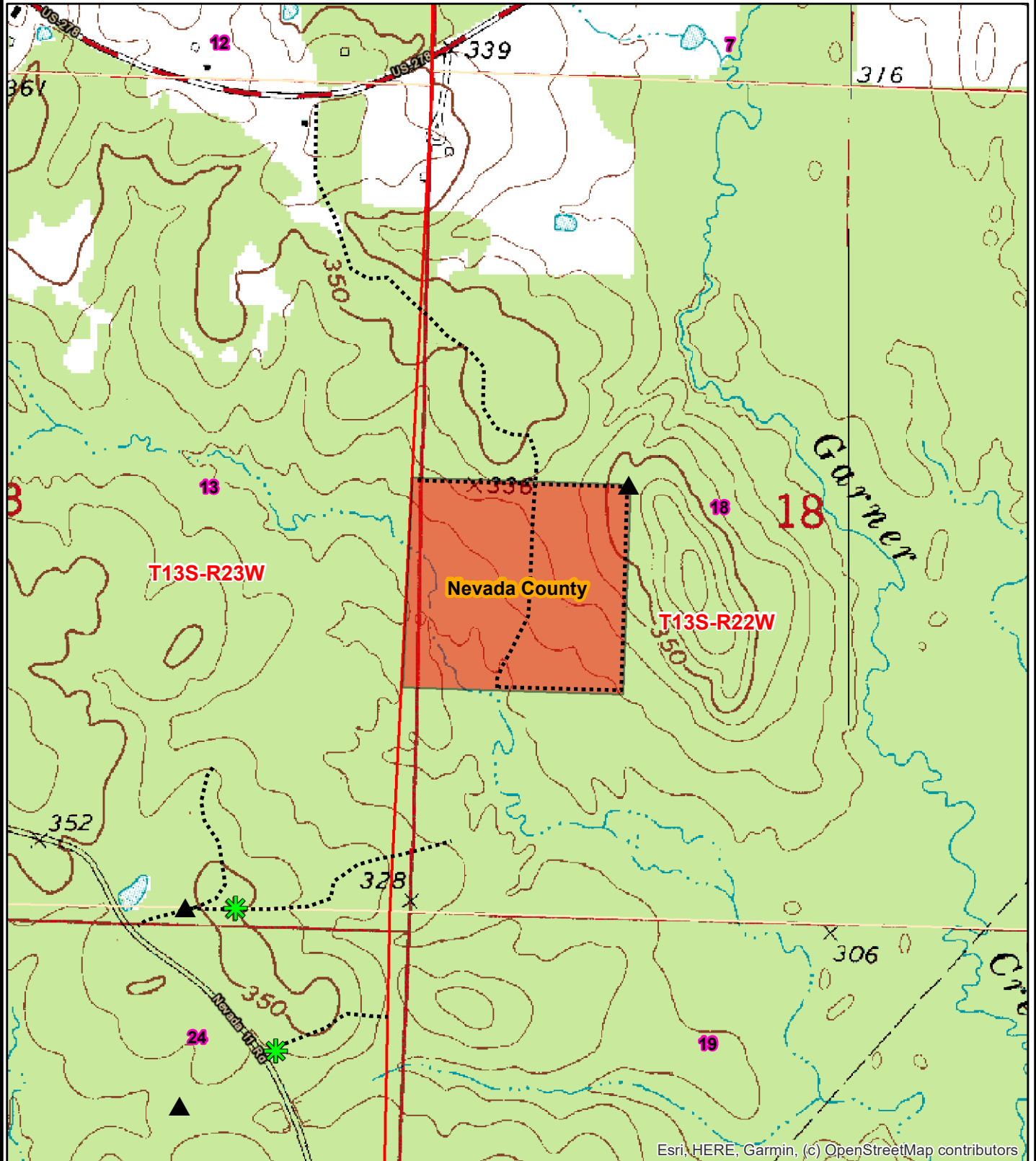


0 0.125 0.25
Miles



Created: 11/3/2020
ESRI Aerial Photography
Drawn By: JDT

NOTICE OF LAND SALE
"Stone Tract" - Listing #4803
Frl. NW¼ of SW¼. Sec. 18, T13S, R22W, Nevada County, Arkansas
containing 42.4 acres, more or less



Esri, HERE, Garmin, (c) OpenStreetMap contributors

0 0.125 0.25
Miles



Created: 11/3/2020
Drawn By: JDT

OFFER FORM

STONE TRACT—LISTING #4803—NEVADA 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 Stone Tract located in Nevada County, Arkansas and further described within this Notice (see attached maps and Conditions of Sale). **The tract is offered for sale at \$49,000.00.**

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

Stone Tract (Listing #4803—±42.4 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

