

KINGWOOD FORESTRY SERVICES, INC.

LISTING #4661

LAND FOR SALE

Yukon Pass

- **80 Acres with County Gravel Road Frontage**
- **2015 Pine Plantation**
- **Adjoins Ouachita National Forest**
- **Great Potential for Timberland Investment & Recreation**

\$158,750.00

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

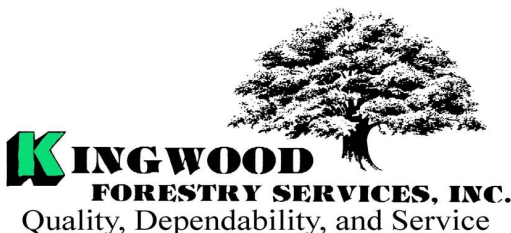


Kingwood Forestry Services, Inc. has been authorized to manage the sale of the Yukon Pass Tract described as SW $\frac{1}{4}$ of NE $\frac{1}{4}$, SE $\frac{1}{4}$ of NW $\frac{1}{4}$, Section 17, Township 4 South, Range 22 West, containing a total of 80 acres, more or less, Hot Spring County, Arkansas (see attached maps).

The tract is located approximately one-quarter-mile north of Bonnerdale and Highway 70 and about twelve (12) miles west of Hot Springs. Access is frontage on Yukon Pass (county gravel road), with additional gated internal woods roads. Tract is located in Centerpoint School District. \pm 68 acres of 2015 pine plantation, \pm 8 acres of open area, and \pm 3 acres of mature pine and hardwood within Streamside Management Zone (SMZ). Site index for loblolly pine (base age 50) averages eighty-two (82) feet on fine sandy loam soils. This tract is a timberland investment with ideal hunting and recreational opportunities. One-quarter-mile boundary adjoining Ouachita National Forest.



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



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

YUKON PASS TRACT (LISTING #4661)

HOT SPRING COUNTY, ARKANSAS

Method of Sale

The tract is offered for sale for \$158,750.00. 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

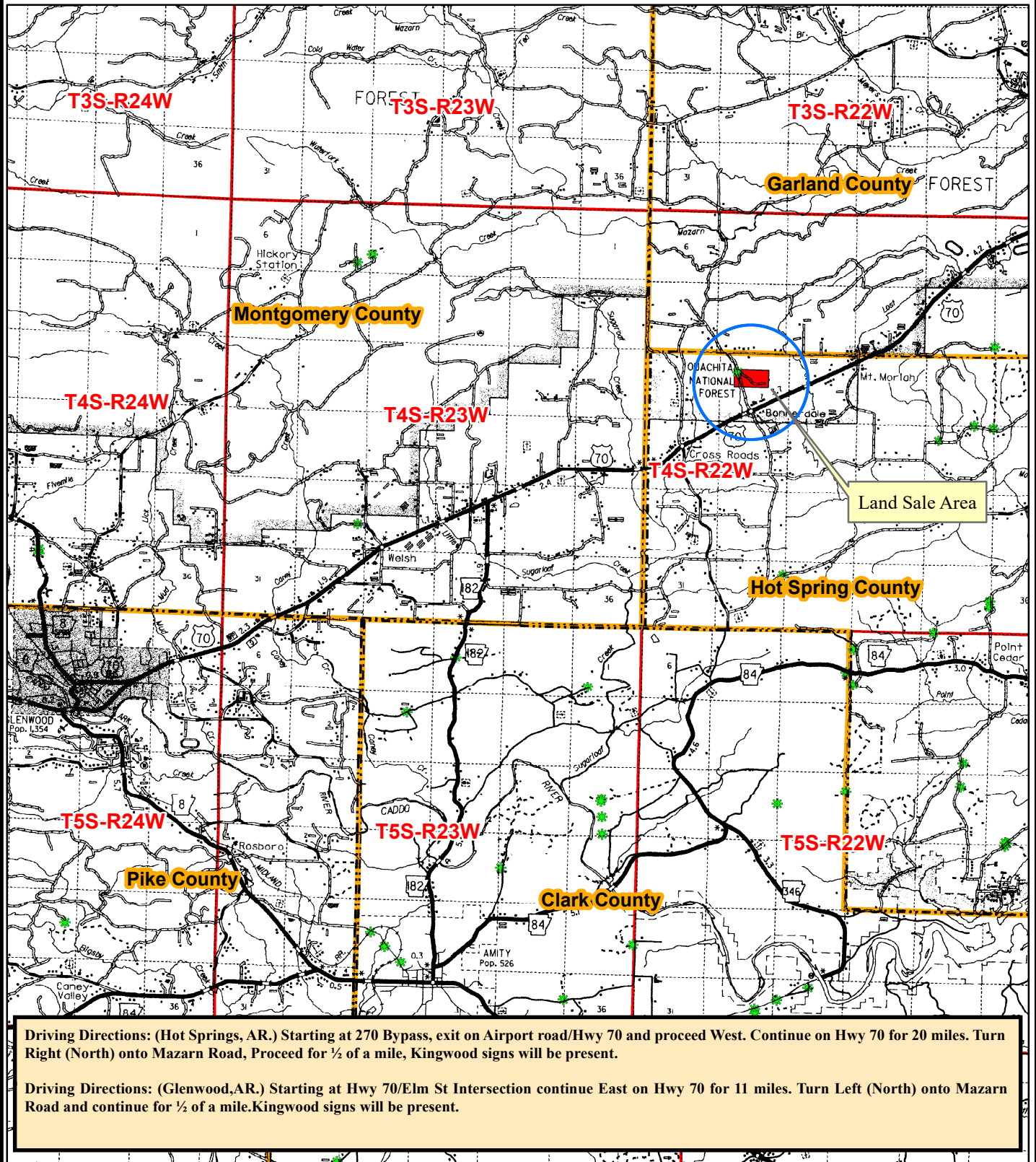
1. All offers will be presented to Seller for consideration. Offers must remain valid for a minimum of five (5) business days for Seller to consider. Seller reserves the right to either counter offer or reject the offer.
2. Upon acceptance of an offer an Agreement of Sale will be executed between Buyer and Seller, with Buyer depositing earnest money of five percent (5%) of purchase price with Broker or Title Company. A sample Contract of Sale may be provided upon request. Terms are cash at closing. Closing is to be scheduled within forty-five (45) days on a pre-scheduled date.
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 a survey.
4. Conveyance will be by Special (Limited) 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. Seller's conveyance will except and/or reserve all oil, gas, lignite and other minerals of similar or dissimilar nature.
5. No environmental inspection or representation has been or will be made by Seller.
6. Seller will pay prorated property taxes (to date of closing) and deed preparation. Buyer will pay recording fees. Buyer and Seller will split real estate transfer tax (deed stamps). Seller will not provide title insurance policy. If Buyer wishes to acquire a title search or title insurance policy, the cost of any such title search or title insurance policies will be paid by Buyer.
7. A local title company selected by Buyer will be used to conduct closing between Buyer and Seller, with Buyer paying for any fees associated with closing services
8. Kingwood Forestry Services, Inc. is the real estate firm representing the seller. All information provided is believed to be accurate. Prospective buyers assume the responsibility for verifying this information to their satisfaction. Kingwood makes no representation for the Buyer.
9. Property inspections shall be done in daylight hours. Seller and Kingwood Forestry Services, Inc. in no way warrants the conditions of the property, including access routes, and all persons entering upon the property assumes all risk and accept said property in its existing conditions during such inspection and assume all liability and shall indemnify Seller and its agents from and against all damages to property, claims, demands, or causes of action of every kind, nature and description relating to its access to or presence on the property.
10. 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.
11. Questions regarding the land sale should be directed to licensed agents Brian Clark or Jimmy Don Thomas, or broker Phil Wright, of Kingwood Forestry Services at 870-246-5757.

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
"Yukon Pass Tract" - Listing #4661
SW¼ of NE¼, SE¼ of NW¼, Sec. 17, T4S, R22W, Hot Spring County, Arkansas
Containing 80 acres, more or less







0 0.5 1 2 3 4
 Miles



Date: 12/15/2020
 Drawn By: JDT

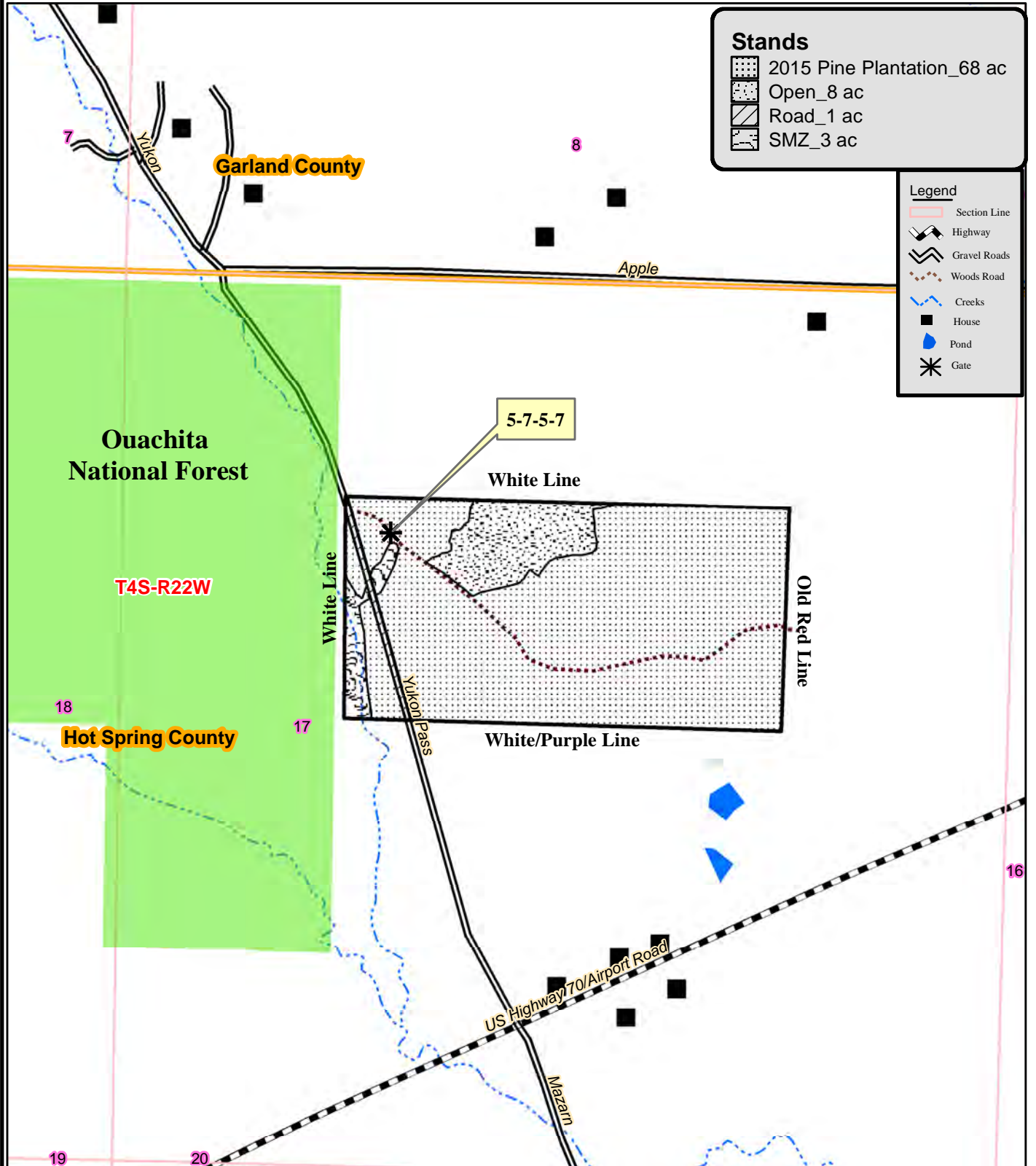
NOTICE OF LAND SALE
"Yukon Pass Tract" - Listing #4661
 SW¼ of NE¼, SE¼ of NW¼, Sec. 17, T4S, R22W, Hot Spring County, Arkansas
 Containing 80 acres, more or less

Stands

-  2015 Pine Plantation_68 ac
-  Open_8 ac
-  Road_1 ac
-  SMZ_3 ac

Legend

-  Section Line
-  Highway
-  Gravel Roads
-  Woods Road
-  Creeks
-  House
-  Pond
-  Gate

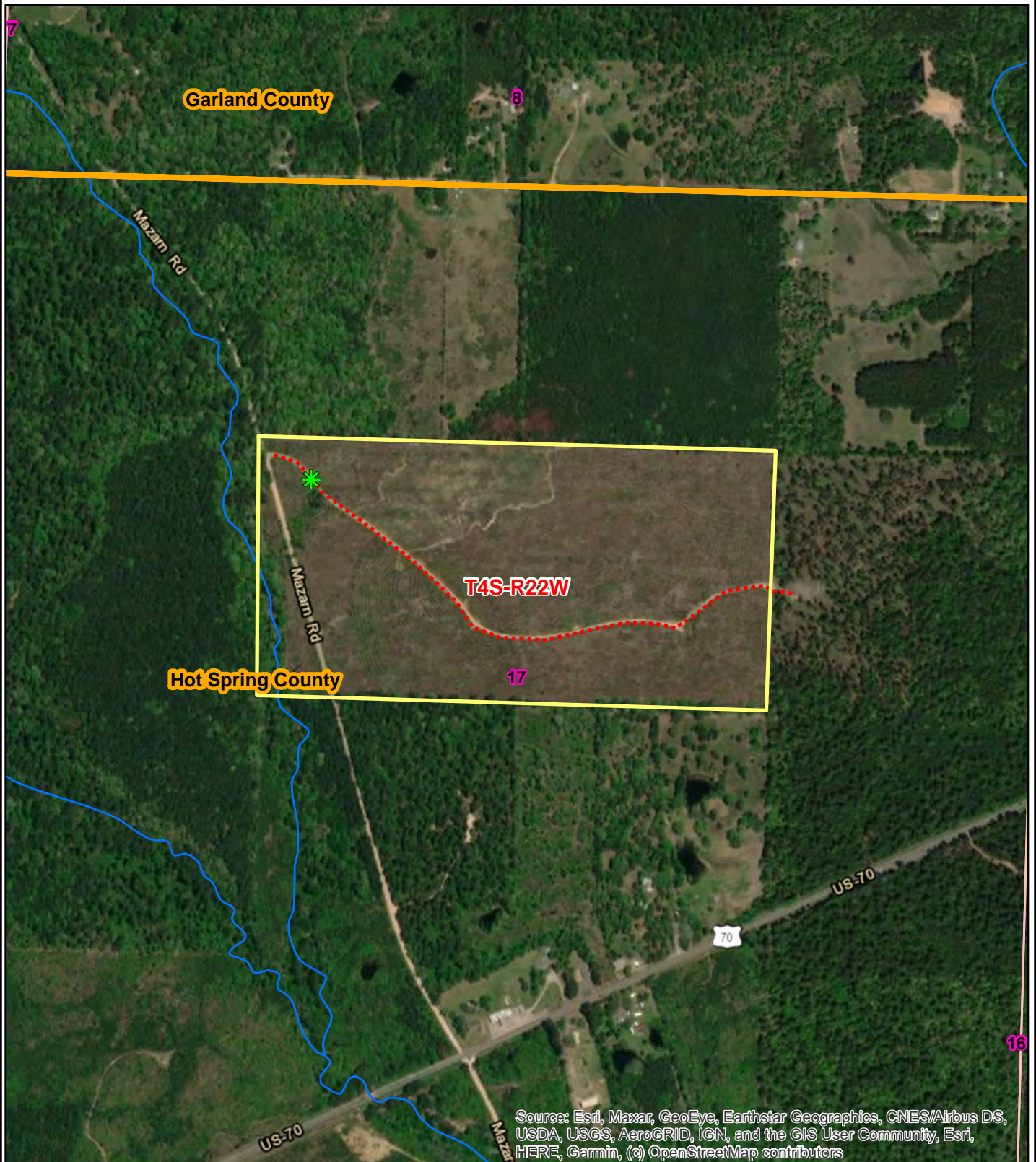


0 0.125 0.25
 Miles



Created: Date: 12/11/2020
 By: JDT

NOTICE OF LAND SALE
"Yukon Pass Tract" - Listing #4661
SW¹/₄ of NE¹/₄, SE¹/₄ of NW¹/₄, Sec. 17, T4S, R22W, Hot Spring County, Arkansas
Containing 80 acres, more or less

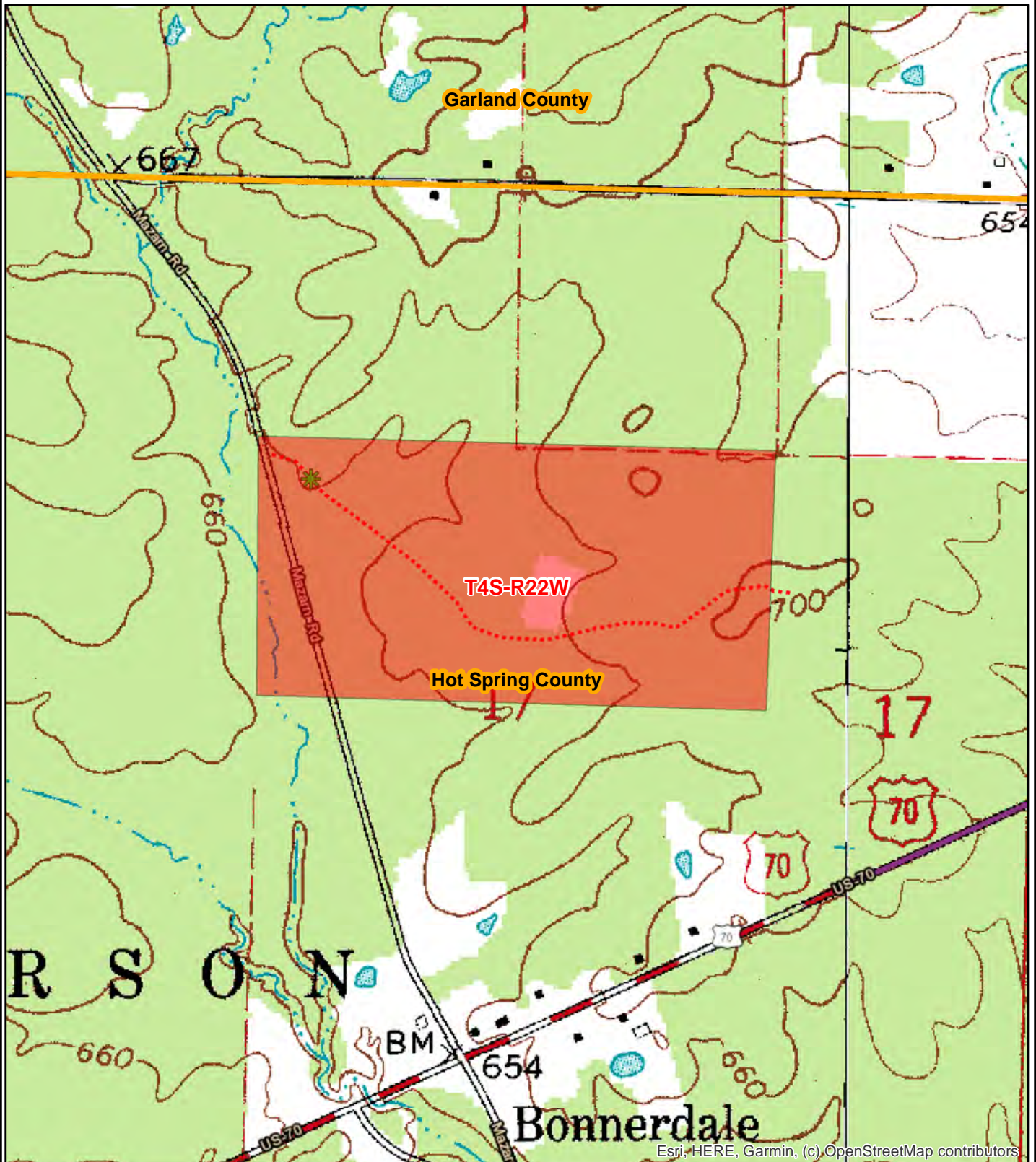


0 0.125 0.25
Miles



Date: 12/11/2020
ESRI Aerial Photography
Drawn By: JDT

NOTICE OF LAND SALE
"Yukon Pass Tract" - Listing #4661
SW¹/₄ of NE¹/₄, SE¹/₄ of NW¹/₄, Sec. 17, T4S, R22W, Hot Spring County, Arkansas
Containing 80 acres, more or less



Esri, HERE, Garmin, (c) OpenStreetMap contributors

0 0.125 0.25
Miles



Date: 12/11/2020
Drawn By: JDT

OFFER FORM

YUKON PASS TRACT—LISTING #4661

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 Kingwood Forestry Services, Inc. Yukon Pass Tract Land Sale Notice. I submit the following as an offer for the purchase of the property further described as SW¼ of NE¼, SE¼ of NW¼, Section 17, Township 4 South, Range 22 West, containing a total of 80 acres, more or less, Hot Spring County, Arkansas (see attached maps). The tract is offered for sale at **\$158,750.00**.

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 on a pre-scheduled date. 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

Yukon Pass Tract (Listing #4661, ±80 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

05059Hb025

