

KINGWOOD FORESTRY SERVICES, INC.

LISTING #4861

LAND FOR SALE

**Tower Road Tract
Clark County, AR**

- Private Getaway on the Antoine River-



- **\$2,200.00 / Surveyed Acre**
- **GIS Measurements Indicate ± 254 Acres**
- **Nearly One Mile of River Frontage**

- **Hunting / Fishing**
- **Hiking**
- **Canoeing / Kayaking**
- **Timberland Investment**



www.kingwoodforestry.com

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

KINGWOOD FORESTRY SERVICES, INC.

PHONE: (870)246-5757

FAX: (870)246-3341

**4 EXECUTIVE CIRCLE P.O. Box 65
ARKADELPHIA, AR 71923**

**Visit our website
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

TOWER ROAD TRACT (LISTING #4861)

CLARK COUNTY, ARKANSAS

METHOD OF SALE

The tract is offered for sale for \$2,200.00/acre. 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 buyer and landowner within ten (10) business days. A sample Contract of Sale may be provided in advance upon request. Terms are cash at closing. Closing is to be scheduled within forty-five (45) days on of offer acceptance. Buyer and Seller agree to extend Contract of Sale as necessary to accommodate surveying.
3. The parcel is being sold on a per-acre basis with acreage to be determined by survey. Survey cost to be split by Buyer and Seller. If Buyer submits a lump-sum offer, the tract will be sold in its entirety regardless of acreage. The attached maps are thought to be accurate but should not be considered 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 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 / 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 agent Jimmy Don Thomas or licensed broker Phil Wright of Kingwood Forestry Services at 870-246-5757 or by e-mail at Arkadelphia@kingwoodforestry.com

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 very kind, nature, and description, relating to its access to or presence on the property.

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.

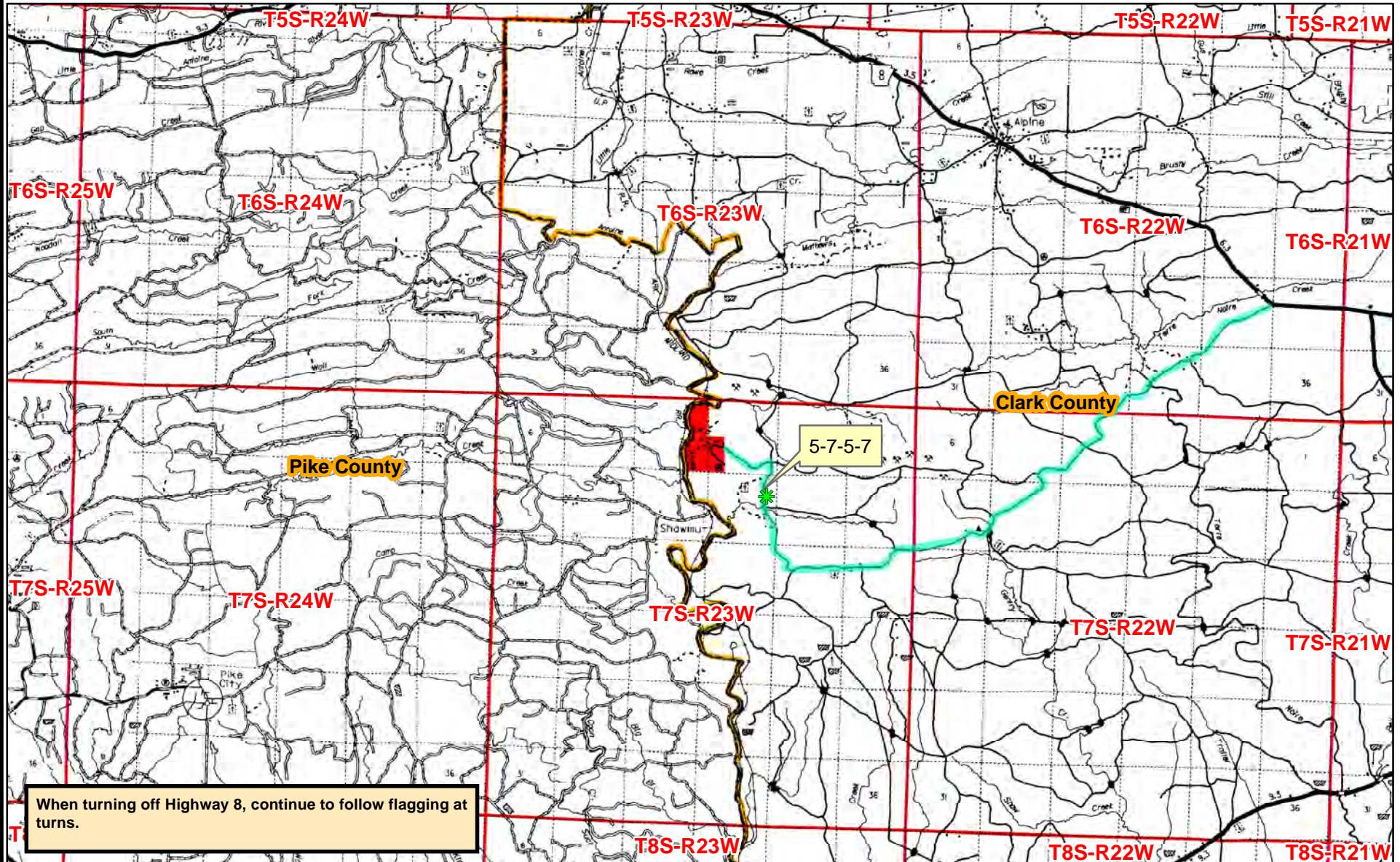
www.kingwoodforestry.com

NOTICE OF LAND SALE - Listing #4861

"Tower Road Tract"

Pt. Sec. 3 & 4, T7S, R23W

Clark County, Arkansas



0 0.5 1 2 3 4 5
Miles



Date: 10/1/2021
ESRI Aerial Photography
Drawn By: BJC

KINGWOOD FORESTRY SERVICES, INC.

Tower Road Tract—Clark County, Arkansas—Listing #4861

\$2,200.00 / Surveyed Acre

±208.53 Parcel Card Acres / GIS Measurements Indicate ±254 Acres

The Tower Road Tract is located about five (5) miles southwest of Alpine and twenty (20) miles west of Arkadelphia and described as W½ of SW¼, Sec. 3; All of frl. E½, east of Antoine River, Section 4; all located in Township 7 South, Range 23 West, containing a total of ±254 GIS acres, more or less, Clark County, Arkansas (see attached maps). Access is by improved gravel timber company roads. Almost one (1) mile of frontage on Antoine River. Timber consists of 202 acres of 18-year-old pine plantation ready for thinning. Remaining acreage is nice native hardwood along the Antoine River. The Tower Road Tract offers excellent opportunities for various outdoor activities including hunting and fishing, hiking, and canoeing / kayaking.

Bring your ATV to explore or give us a call to schedule a guided tour of the property!



www.kingwoodforestry.com

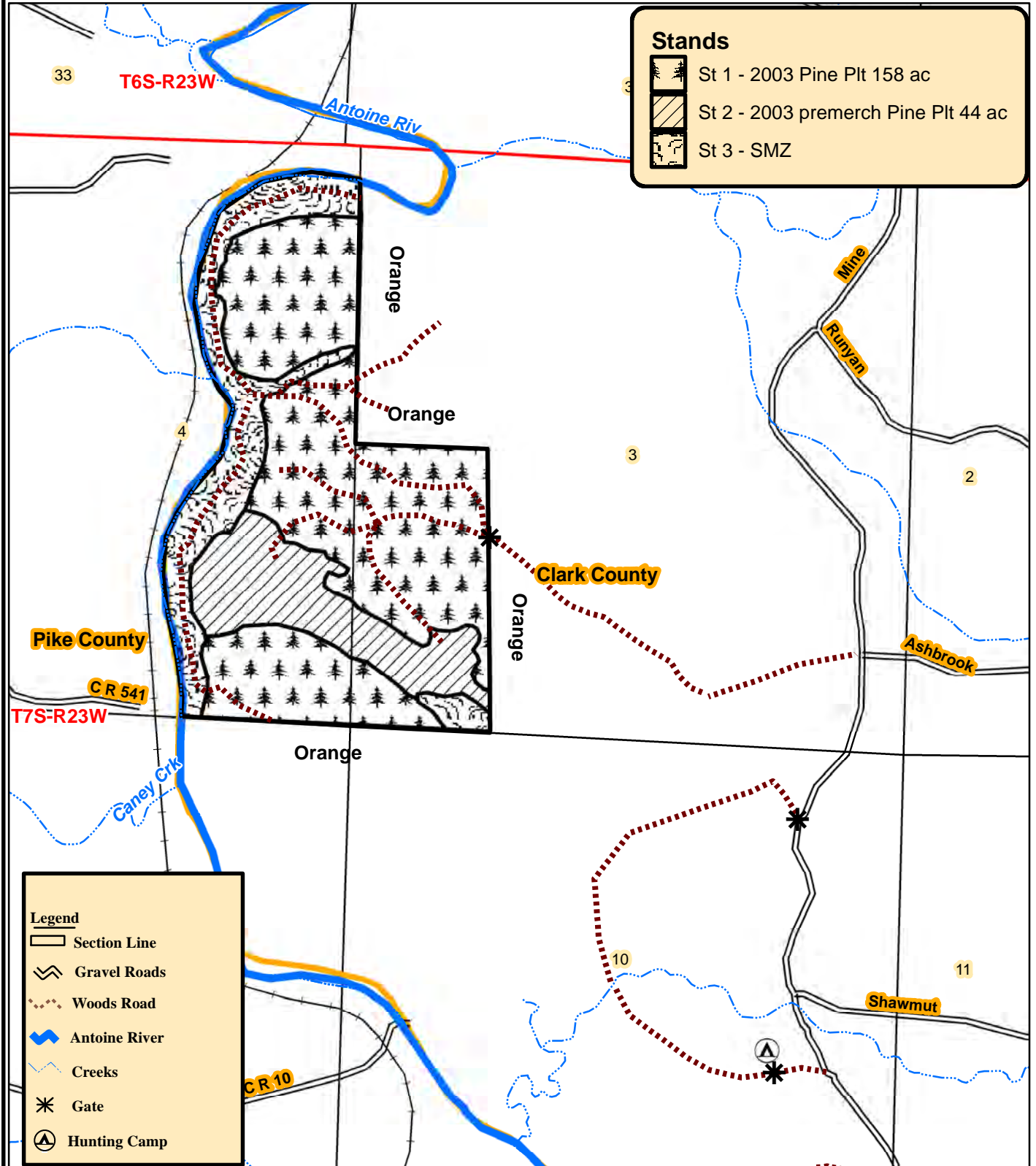
Notice: Any person receiving this land sale marketing material is considered a prospective buyer for the subject property. Should a prospective buyer or its agents choose to inspect the property, they do so at their own risk and assume all liability and shall indemnify Seller and its agents against any 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 - Listing #4861

"Tower Road Tract"

Pt. Sec. 3 & 4, T7S, R23W, Clark County, Arkansas

Containing 208.53 parcel card acres, more or less (254 GIS acres)



0 0.050.1 0.2 0.3
Miles

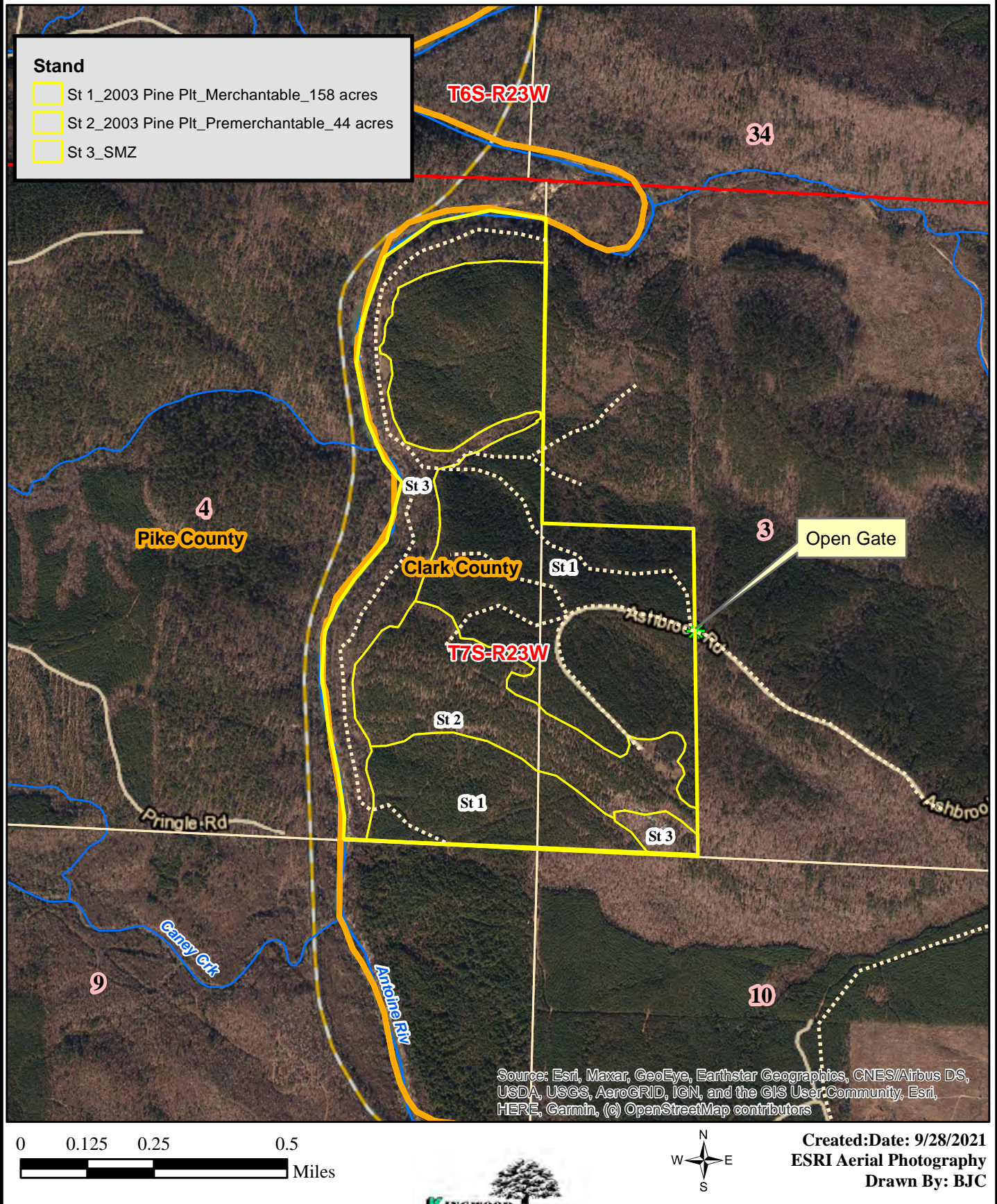


Date: 9/28/2021
Drawn By: BJC

NOTICE OF LAND SALE - Listing #4861

"Tower Road Tract"

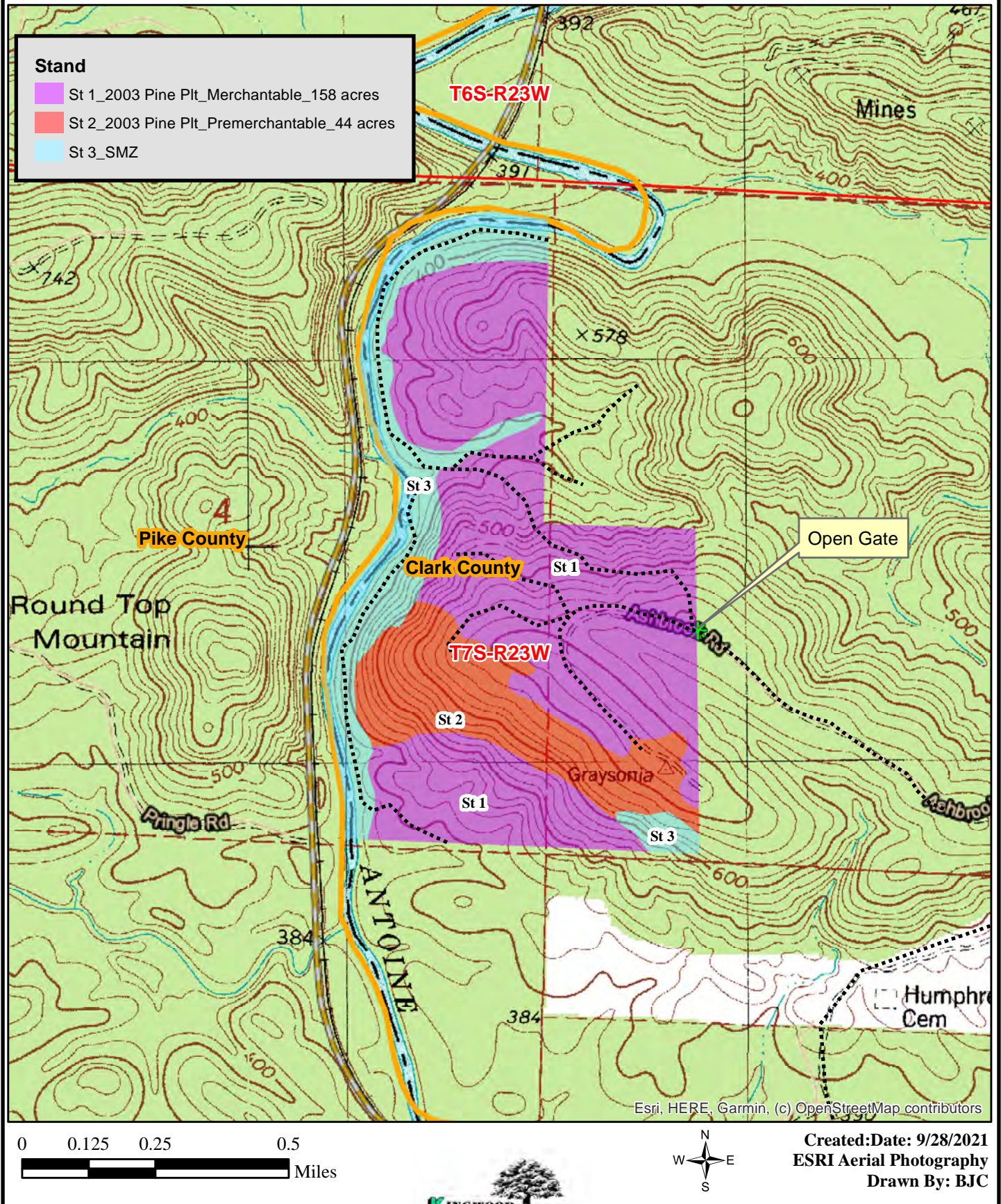
Pt. Sec. 3 & 4, T7S, R23W, Clark County, Arkansas
containing 208.53 parcel card acres, more or less (254 GIS acres)



NOTICE OF LAND SALE - Listing #4861

"Tower Road Tract"

Pt. Sec. 3 & 4, T7S, R23W, Clark County, Arkansas
containing 208.53 parcel card acres, more or less (254 GIS acres)



OFFER FORM

TOWER ROAD TRACT—LISTING #4861

CLARK 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 **Tower Road Tract** further described within this Notice of Land Sale (see maps). **The tract is offered for sale at \$2,200.00 / surveyed acre.**

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 ten (10) 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.
P.O. Box 65, Arkadelphia, AR 71923 or fax to 870-246-3341
E-mail completed offer form to: Arkadelphia@kingwoodforestry.com

Tower Road Tract (Listing #4861—254± GIS 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

