

**KINGWOOD FORESTRY SERVICES, INC.**

**LAND FOR SALE**  
**TWO RIVERS TRACT—CLARK COUNTY, ARKANSAS**  
**-Frontage on Ouachita and Little Missouri Rivers-**

**\$1,397,000.00**

**Listing #4836—±590.97 Acres**



- **Nearly Two Miles of River Frontage!**
- **County Road Frontage!**
- **Excellent Road System!**



- **Excellent Recreational Opportunity**
- **±210 Acres of 32-Year-Old Pine Plantation**
- **Owner Water Rights & on High Side of Rivers**

**[www.kingwoodforestry.com](http://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](http://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

## TWO RIVERS TRACT (LISTING #4836)

### CLARK COUNTY, ARKANSAS

#### METHOD OF SALE

The tract is offered for sale for \$1,397,000.00. Offers may be submitted using the attached Offer Form and may be delivered by e-mail to [arkadelphia@kingwoodforestry.com](mailto: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. 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. If buyer requires a survey, the cost will be buyer's responsibility. Advertised acreage is believed to be correct but is not guaranteed. Offer price is for entire tract regardless of acreage. The attached maps are thought to be accurate but should not be considered survey plat. Seller will not provide survey.
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 reserve 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 (1/2) of deed stamps. Buyer will pay recording fees and one-half (1/2) of deed stamps.
6. A local title company will conduct closing between Buyer and Seller with each paying one-half (1/2) 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](mailto: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.

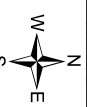
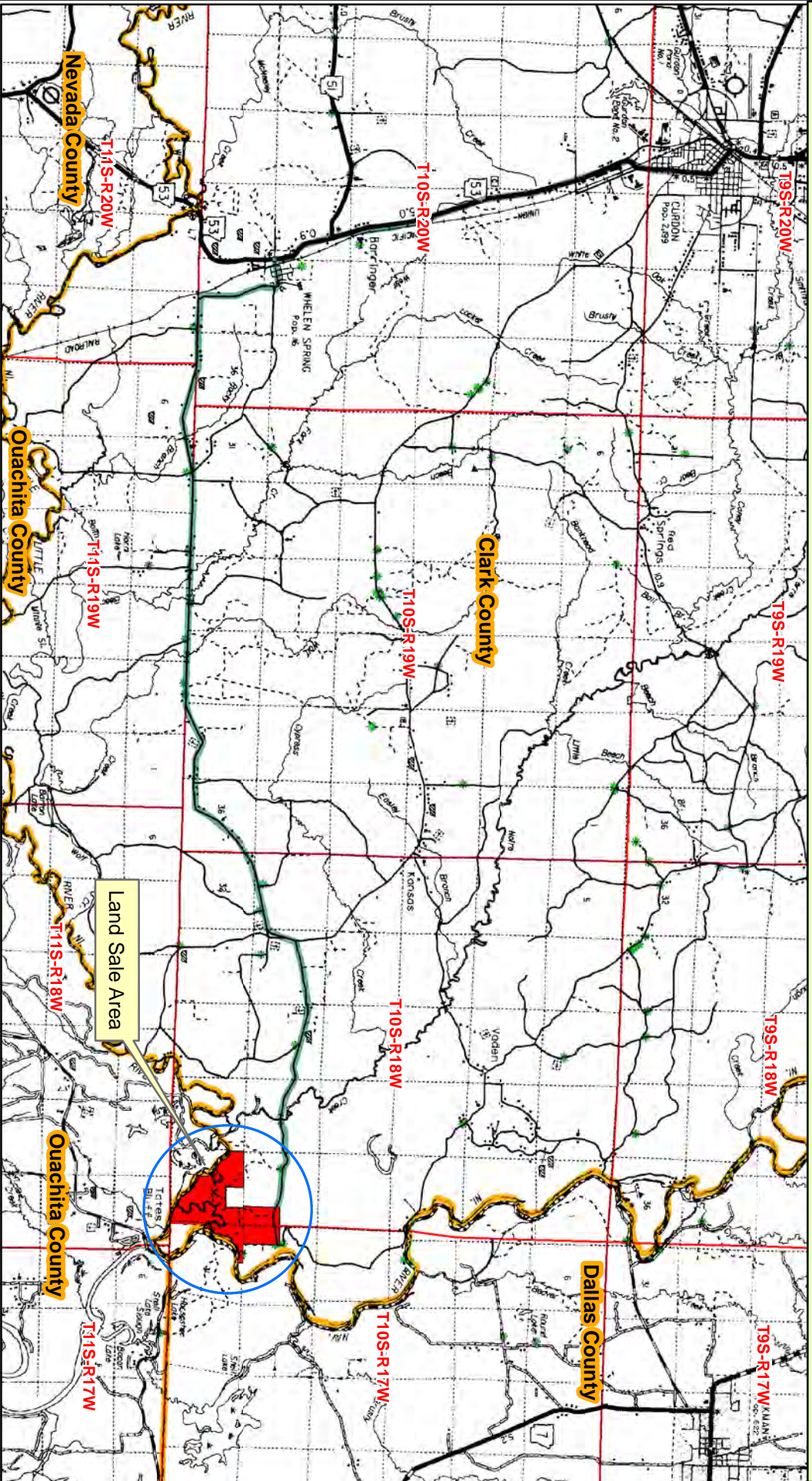
Kingwood Forestry Services, Inc. represents the interests of the Seller of this property. All information presented in this flyer is believed to be accurate. Buyers are responsible for verifying information on this tract for themselves.  
Kingwood makes no representation for the Buyer.

[www.kingwoodforestry.com](http://www.kingwoodforestry.com)



**NOTICE OF LAND SALE**  
**"Two Rivers Tract" - Listing #4836**  
**Pt. Sec. 25 & 36, T10S, R18W; Pt. Sec. 30 & 31, T10S, R17W, Clark County, Arkansas**  
**Containing 590.97 acres, more or less**

**Driving Directions:**  
 At junction of Highways 67 & 53 in Gurdon, drive south on Highway 53 for 6.7 miles to Whelen Springs. Turn left (east) on E. Main Street and drive .4 mile. Veer right (south) staying on paved E. Whelen Road. Drive 10.5 miles (road will turn to gravel) and turn right (east) on Walkers Field/E. Whelen Road. Drive 3.8 miles to west boundary of tract, marked with orange blazes, pink flags, and Land for Sale signs. Continue .1 mile to gate on right (south) side of road, opened with 5-7-5-7 combo. Another 5-7-5-7 combo gate is located on east boundary of sale, providing access to river frontage. Please close gates while inspecting, and lock after inspecting.



Created: Date: 7/28/2021  
 Drawn By: JDT





# KINGWOOD FORESTRY SERVICES, INC.

## Two Rivers Tract—Clark County, Arkansas

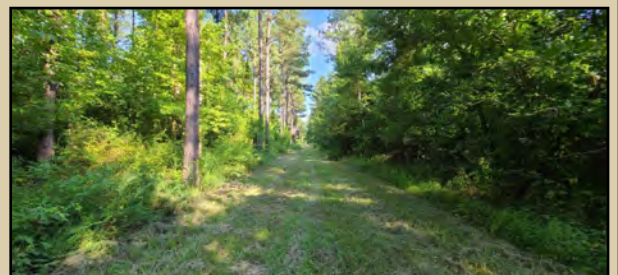
**\$1,397,000.00**

**Listing #4836—±590.97 Acres**

The Two Rivers Tract is located about twenty (20) miles southeast of Gurdon (complete legal description on back of Offer Form; also see attached maps). Access is one-half-mile of county road frontage on Walters Field / East Whelen Road with gated interior woods roads. Over one (1) mile of Little Missouri River frontage plus nearly one (1) mile of Ouachita River frontage. A two-room hunting cabin is included with the sale. Merchantable timber includes approximately 275 acres of bottomland hardwood and approximately 210 acres of 1990 pine plantation.

This property offers a unique opportunity to own one property with frontage on two rivers and provides hunting opportunities for all popular game species. All trails have been recently mowed and the main access road had been improved. This is your opportunity to create your ideal hunting property while enjoying immediate timber income potential.

Bring your ATV to explore or give us a call to schedule a guided tour of the property! Fabulous tax-free exchange possibility!



[www.kingwoodforestry.com](http://www.kingwoodforestry.com)

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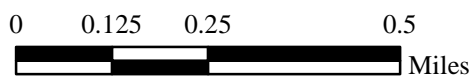
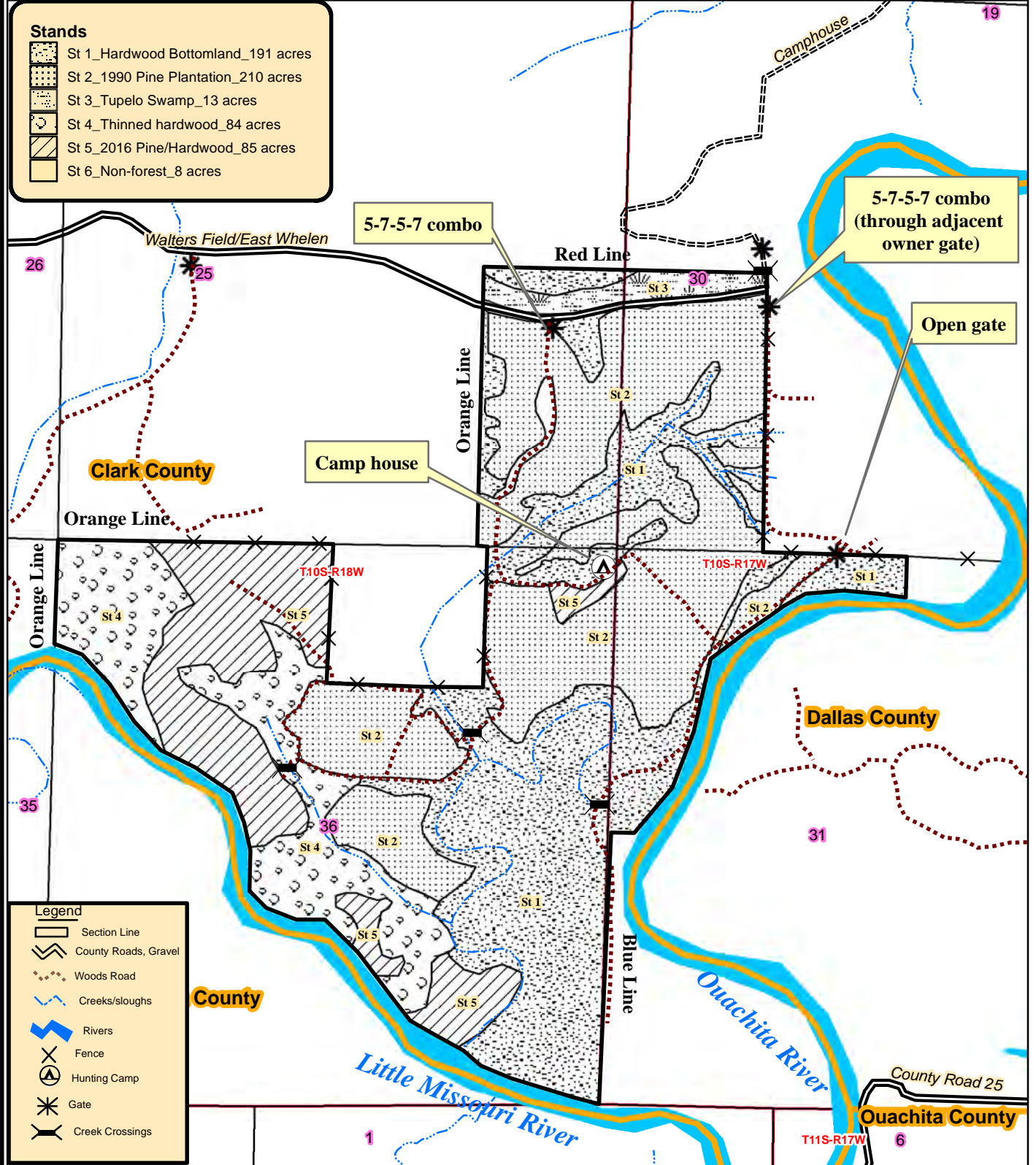


**NOTICE OF LAND SALE**

**"Twin Rivers Tract" - Listing #4836**

**Pt. Sec. 25 & 36, T10S, R18W; Pt. Sec. 30 & 31, T10S, R17W, Clark County, Arkansas**

**Containing 590.97 acres, more or less**



Created: Date: 7/28/2021  
By: JDT





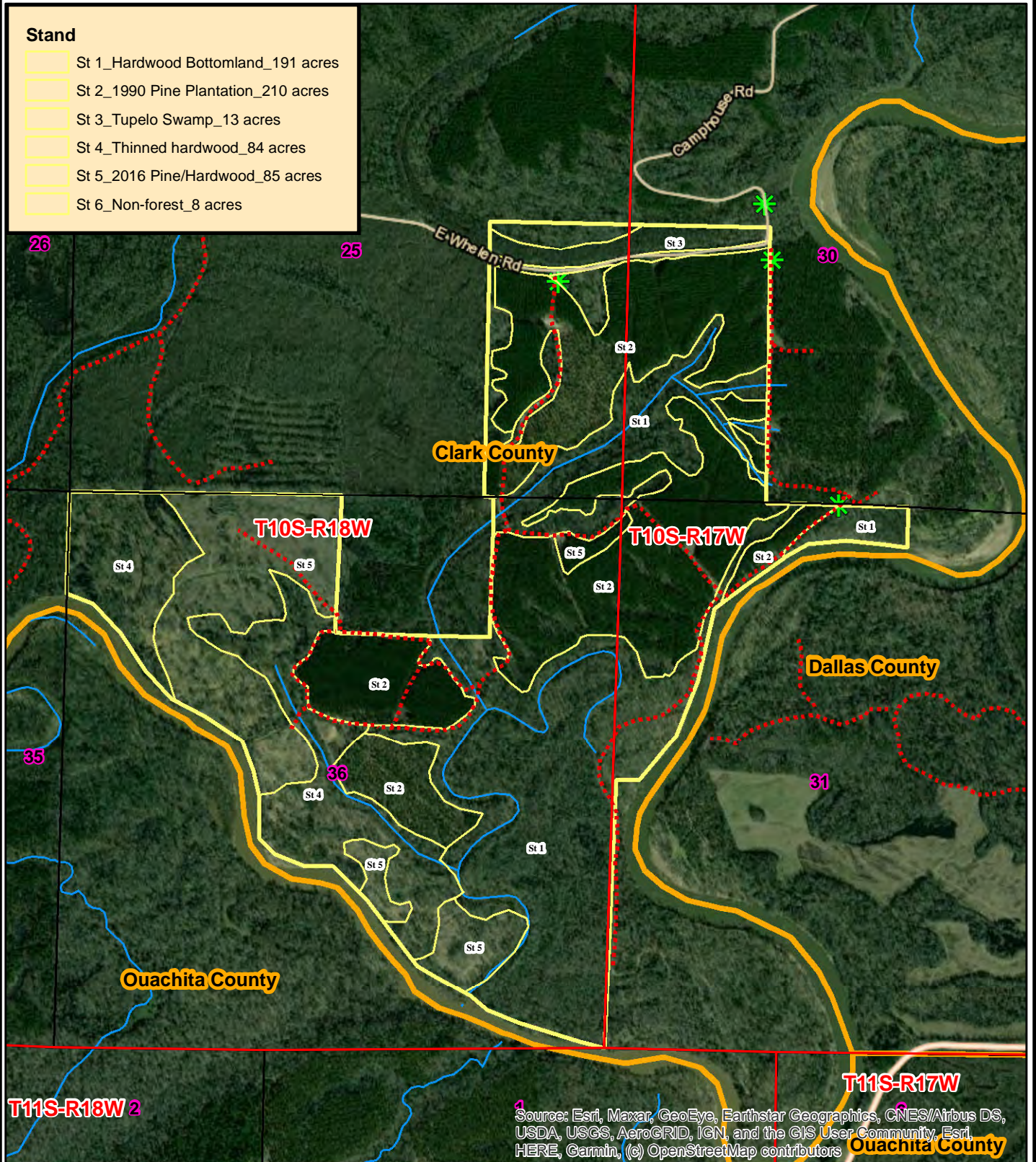
# NOTICE OF LAND SALE

## "Two Rivers Tract" - Listing #4836

Pt. Sec. 25 & 36, T10S, R18W; Pt. Sec. 30 & 31, T10S, R17W, Clark County, Arkansas  
Containing 590.97 acres, more or less

### Stand

- St 1\_Hardwood Bottomland\_191 acres
- St 2\_1990 Pine Plantation\_210 acres
- St 3\_Tupelo Swamp\_13 acres
- St 4\_Thinned hardwood\_84 acres
- St 5\_2016 Pine/Hardwood\_85 acres
- St 6\_Non-forest\_8 acres



Source: Esri, Maxar, GeoEye, Earthstar Geographics, CNES/Airbus DS, USDA, USGS, AeroGRID, IGN, and the GIS User Community, Esri, HERE, Garmin, (c) OpenStreetMap contributors

0 0.125 0.25  
Miles



Created: Date: 7/28/2021  
Drawn By: BJC

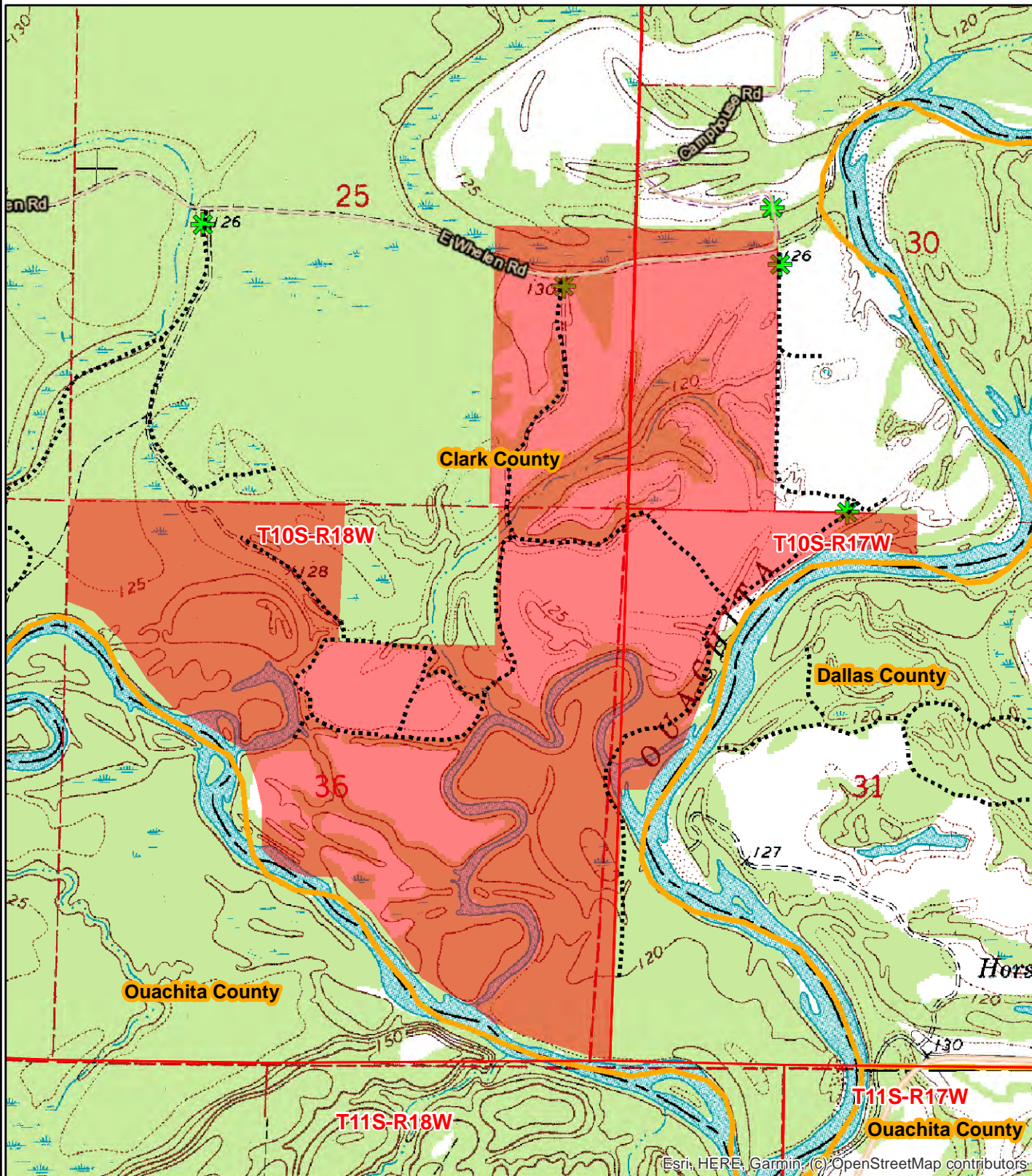


**NOTICE OF LAND SALE**

**"Two Rivers Tract" - Listing #4836**

**Pt. Sec. 25 & 36, T10S, R18W; Pt. Sec. 30 & 31, T10S, R17W, Clark County, Arkansas**

**Containing 590.97 acres, more or less**



Esri, HERE, Garmin, (c) OpenStreetMap contributors

0 0.125 0.25  
Miles



Created: Date: 7/28/2021  
Drawn By: BJC



# OFFER FORM

**TWO RIVERS TRACT—±590.97 ACRES—LISTING #4836**

**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](mailto: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 **Two Rivers Tract** further described within this Notice of Land Sale (see maps and complete legal description on back of Offer Form). **The tract is offered for sale at \$1,397,000.00.**

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 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](mailto:Arkadelphia@kingwoodforestry.com)

**Two Rivers Tract (Listing #4836—590.97± 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





**Two Rivers Tract (Listing #4836)**

**Legal Description**

E<sup>1</sup>/<sub>2</sub> of SE<sup>1</sup>/<sub>4</sub>, Section 25; frl. SW<sup>1</sup>/<sub>4</sub> of NW<sup>1</sup>/<sub>4</sub> north of river, frl. SE<sup>1</sup>/<sub>4</sub> of NW<sup>1</sup>/<sub>4</sub> north of river, frl. N<sup>1</sup>/<sub>2</sub> of NW<sup>1</sup>/<sub>4</sub>, frl. E<sup>1</sup>/<sub>2</sub> of SE<sup>1</sup>/<sub>4</sub>, NE<sup>1</sup>/<sub>4</sub> of NE<sup>1</sup>/<sub>4</sub>, SW<sup>1</sup>/<sub>4</sub> of NE<sup>1</sup>/<sub>4</sub>, S<sup>1</sup>/<sub>2</sub> of pt. SE<sup>1</sup>/<sub>4</sub> of NE<sup>1</sup>/<sub>4</sub>, frl. NW<sup>1</sup>/<sub>4</sub> of SE<sup>1</sup>/<sub>4</sub>, NE<sup>1</sup>/<sub>4</sub> of SW<sup>1</sup>/<sub>4</sub> north of river, pt. SW<sup>1</sup>/<sub>4</sub> of SE<sup>1</sup>/<sub>4</sub> north of river, N<sup>1</sup>/<sub>2</sub> of pt. SE<sup>1</sup>/<sub>4</sub> of NE<sup>1</sup>/<sub>4</sub>, Section 36; all located in Township 10 South, Range 18 West; W<sup>1</sup>/<sub>2</sub> of SW<sup>1</sup>/<sub>4</sub>, Section 30; frl. NW<sup>1</sup>/<sub>4</sub> west of river, Section 31; all located in Township 10 South, Range 17 West; containing a total of 590.97 acres, more or less, Clark County, Arkansas (see attached maps).