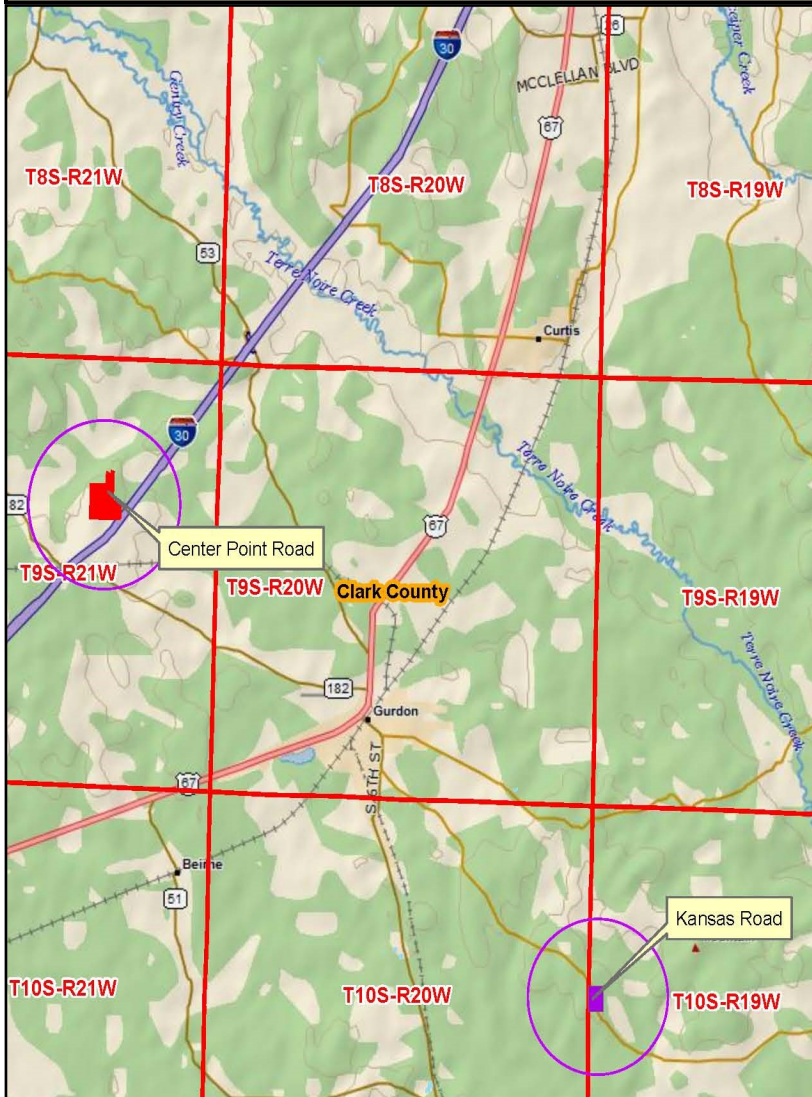


**KINGWOOD FORESTRY SERVICES, INC. NOTICE OF LAND SALE**

**Center Point Road #4975  
±155.25 Acres in  
Clark County, Arkansas -**

**Kansas Road #4976  
±55.59 Acres in  
- Clark County, Arkansas -**

**Offered by Sealed Bid Friday, September 2, 2022 @ 10:00 a.m.**



**Center Point**



**Kansas Road**

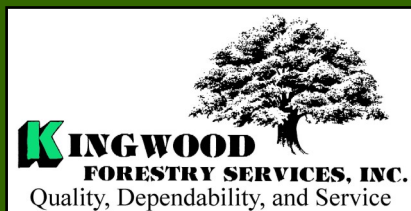
**Bids May be Submitted  
for Any or Both Tracts**

**[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 SALES

## **Bid Date: Friday, September 2, 2022 @ 10:00 a.m.**

### **METHOD OF SALE**

These tracts will be sold on the basis of lump sum sealed bids. Bids may be submitted for any or all tracts. An offer form is attached. Bids will be opened at the Kingwood Forestry office at #4 Executive Circle, Arkadelphia, Arkansas at **10:00 a.m., Friday, September 2, 2022.** Buyers submitting offers are welcome to attend the bid opening. Mailed bids should be addressed to Kingwood Forestry Services, Inc., P.O. Box 65, Arkadelphia, AR 71923 with **“Franklin Land Sales”** clearly marked in the lower left corner of the envelope to protect the security of the offer. On mailed offers, please call our office prior to bid opening to confirm receipt of offer. Bids may also be delivered by fax to 870-246-3341 or by e-mail to [Arkadelphia@kingwoodforestry.com](mailto:Arkadelphia@kingwoodforestry.com). All faxed / e-mailed bids will be immediately acknowledged; please await confirmation that your faxed / e-mailed bid has been received. No verbal telephone bids will be accepted. Anyone submitting an offer for the purchase of these properties will be provided with a summary of bid results.

### **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 through 10:00 a.m. Wednesday, September 7, 2022. Successful bidder(s) will be notified on or before that time by telephone, fax, or e-mail. 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(s) 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 expected to be held within thirty (30) days of offer acceptance.
3. Only offers for a specific dollar amount will be accepted. The parcels are being sold in their entirety for single sum(s) and not on a per-acre basis. Advertised acreage is believed to be correct but is not guaranteed. Offer price is for entire tract(s) regardless of acreage. The attached maps are thought to be accurate but should not be considered survey plats. 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 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. Local title company will conduct the closing with buyer and seller each paying one-half (½) of settlement 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 sales agents Brian Clark or Jimmy Don Thomas, or 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.

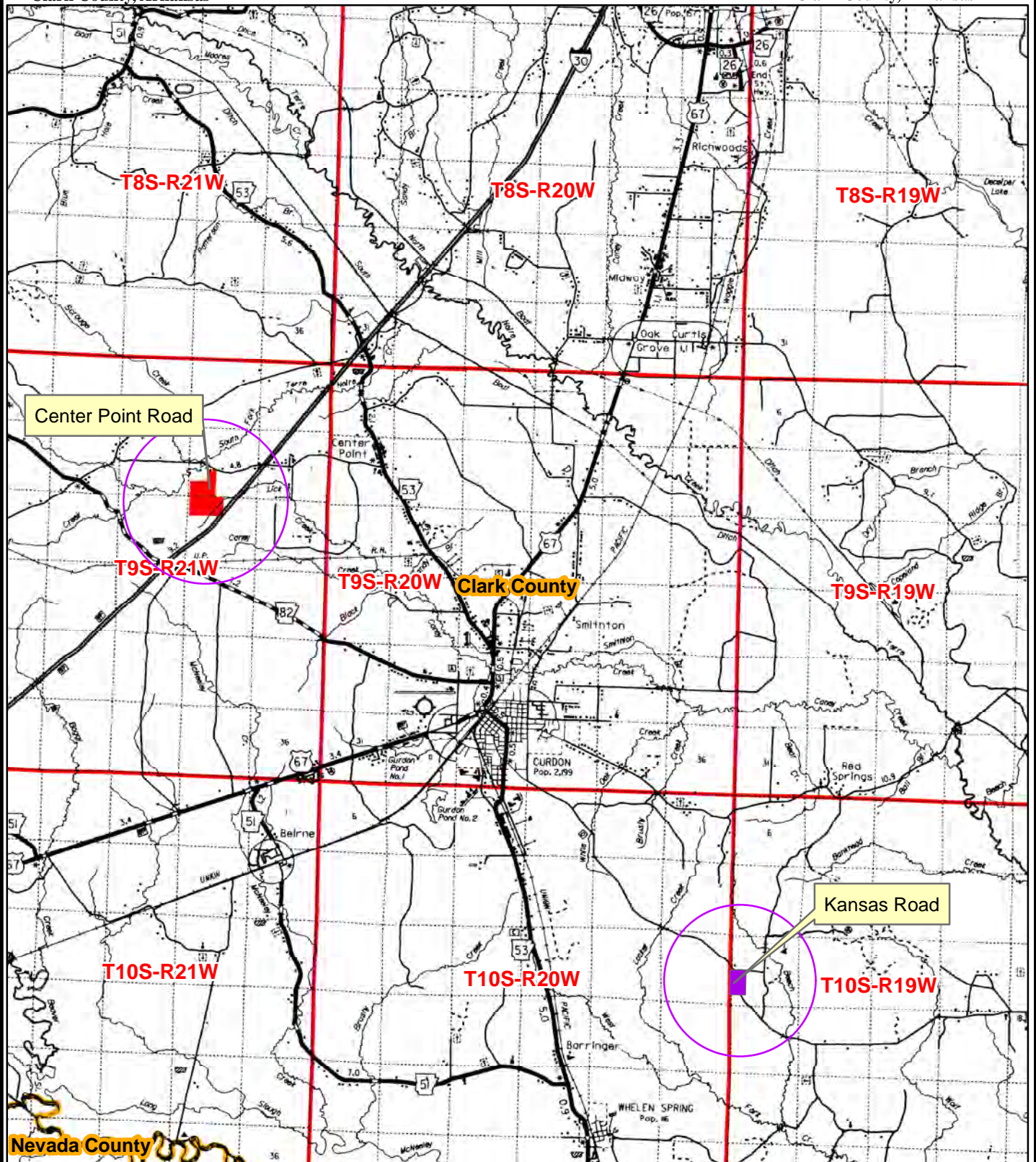
Kingwood Forestry Services, Inc. represents the interests of the Seller of this property. All information presented in this flyer is believed to be accurate.  
Buyers are responsible for verifying information on this tract for themselves.  
**Kingwood makes no representation for the Buyer.**

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

# NOTICE OF LAND SALES

Listing #4975  
"Center Point Tract"  
Pt. Sec. 11 & 14, T9S, R21W  
Clark County, Arkansas

Listing #4976  
"Kansas Road Tract"  
Pt. Sec. 18, T10S, R19W  
Clark County, Arkansas



0 0.5 1 2 3 4  
Miles



Date: 7/20/2022  
ESRI Aerial Photography  
Drawn By: BJC

# KINGWOOD FORESTRY SERVICES, INC. CLARK COUNTY, ARKANSAS BID PACKAGE

## Center Point Road Tract—±155.25 Acres—Listing #4975

The Center Point Road Tract is located four and one-half (4½) miles northwest of Gurdon and eleven and one-half (11½) miles southwest of Arkadelphia, Arkansas. Property is described as N½ of NW¼, Section 14, SW¼ of SW¼, W½ of SE¼ of SW¼, Part of W½ NE¼ of SW¼, Section 11; all located in Township 9 South, Range 21 West, containing a total of 155.25 acres, more or less, Clark county, Arkansas (see attached maps). Access is frontage on Center Point Road with multiple internal woods roads. Terrain is gently rolling. Timber consists of ±18.5 acres of premerchanted pine plantation; remaining timber was recently harvested. Site index for loblolly pine (base age 50) averages eighty-three (83) feet on fine sandy loam, silt loam, silty clay loam, Sawyer, Sacul-Smithdale and Sacul-Ruston soils.

Tract offers excellent land investment and/or hunting / recreation, that is close to the towns of Gurdon and Arkadelphia, Arkansas. Utilities are available at road.



## Kansas Road Tract—±55.59 Acres—Listing #4976

The Kansas Road Tract is located four (4) miles southeast of Gurdon, Arkansas and described as Pt. W½ of SW¼, Section 18, Township 10 South, Range 19 West, containing 55.59 acres, more or less, Clark County, Arkansas (see attached maps). Access is paved frontage on Kansas Road. Terrain is gently rolling. Timber was recently harvested. Site index for loblolly pine (base age 50) averages eighty (80) feet on fine sandy loam, Sacul-Ruston, and Sacul-Smithdale soils.

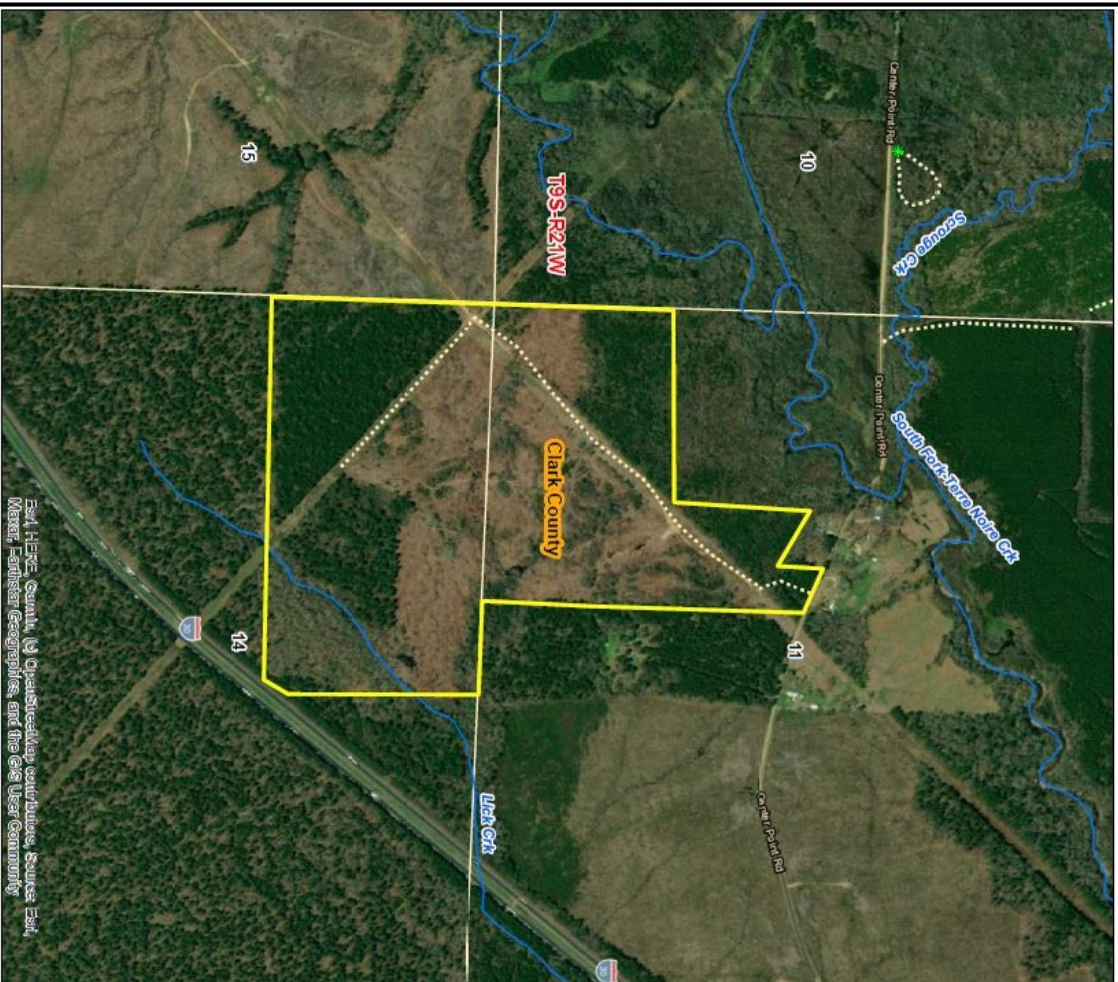
Tract offers excellent opportunity for residential development, land investment and/or hunting/recreation, just outside of Gurdon, Arkansas. Utilities are available.



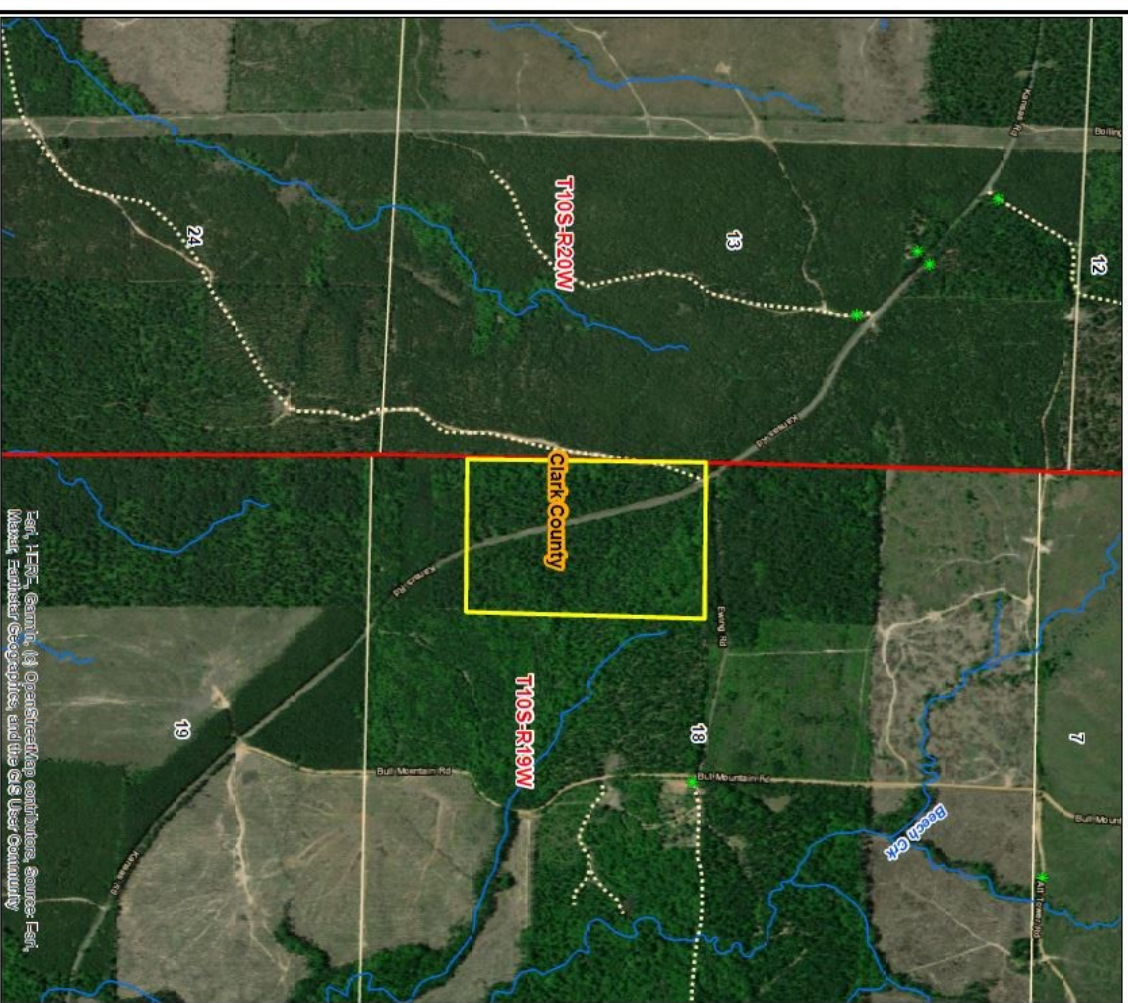
[www.kingwoodforestry.com](http://www.kingwoodforestry.com)

**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 #4975  
 "Center Point Tract"  
 Pt. Sec. 11 & 14, T9S, R21W  
 Clark County, Arkansas



NOTICE OF LAND SALE - Listing #4976  
 "Kansas Road Tract"  
 Pt. W<sup>1</sup>/<sub>2</sub> of SW<sup>1</sup>/<sub>4</sub>, Sec. 18, T10S, R19W  
 Clark County, Arkansas

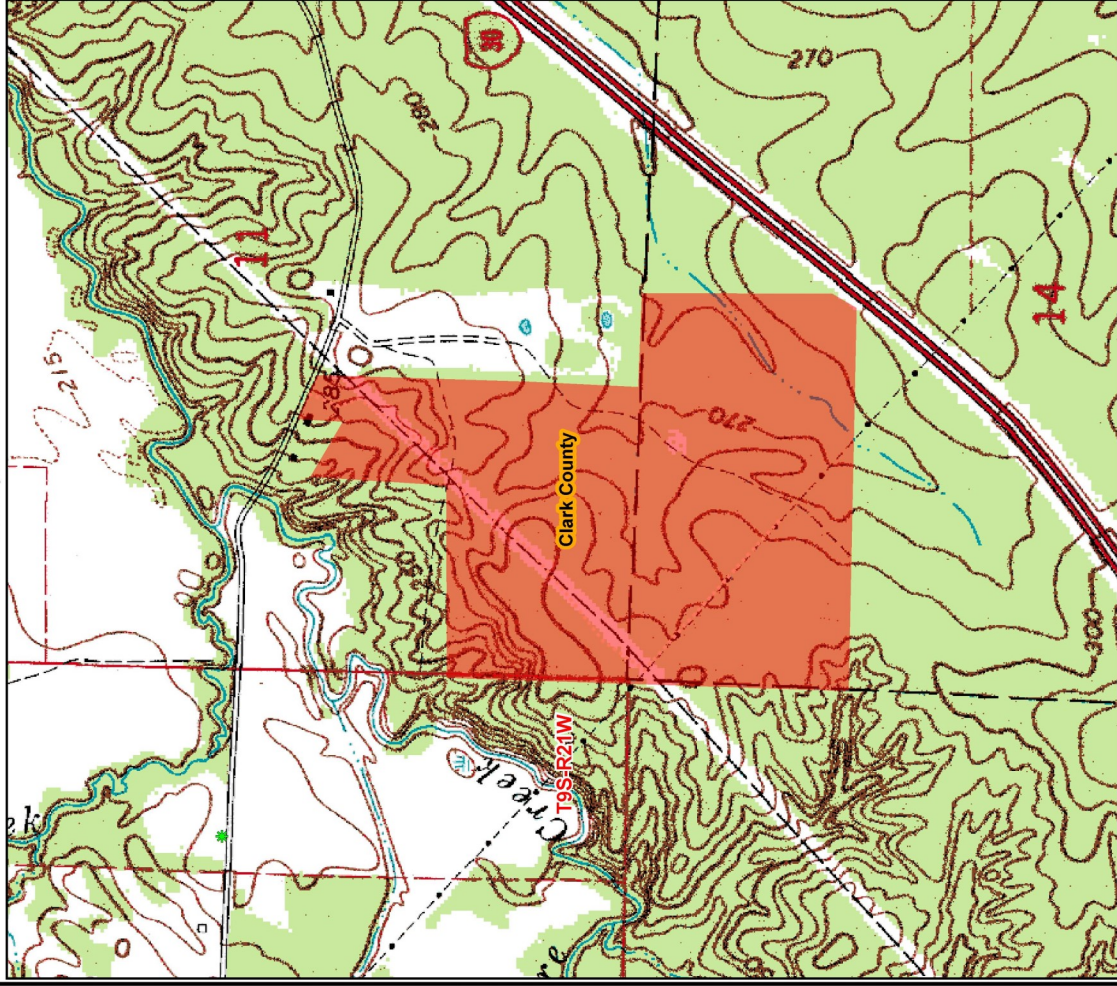


NOTICE OF LAND SALE - Listing #4975

"Center Point Tract"

Pt. Sec. 11 & 14, T9S, R21W

Clark County, Arkansas



0 0.125 0.25 Miles

ESRI Aerial Photography  
Date: 7/20/2022  
Drawn By: BJC

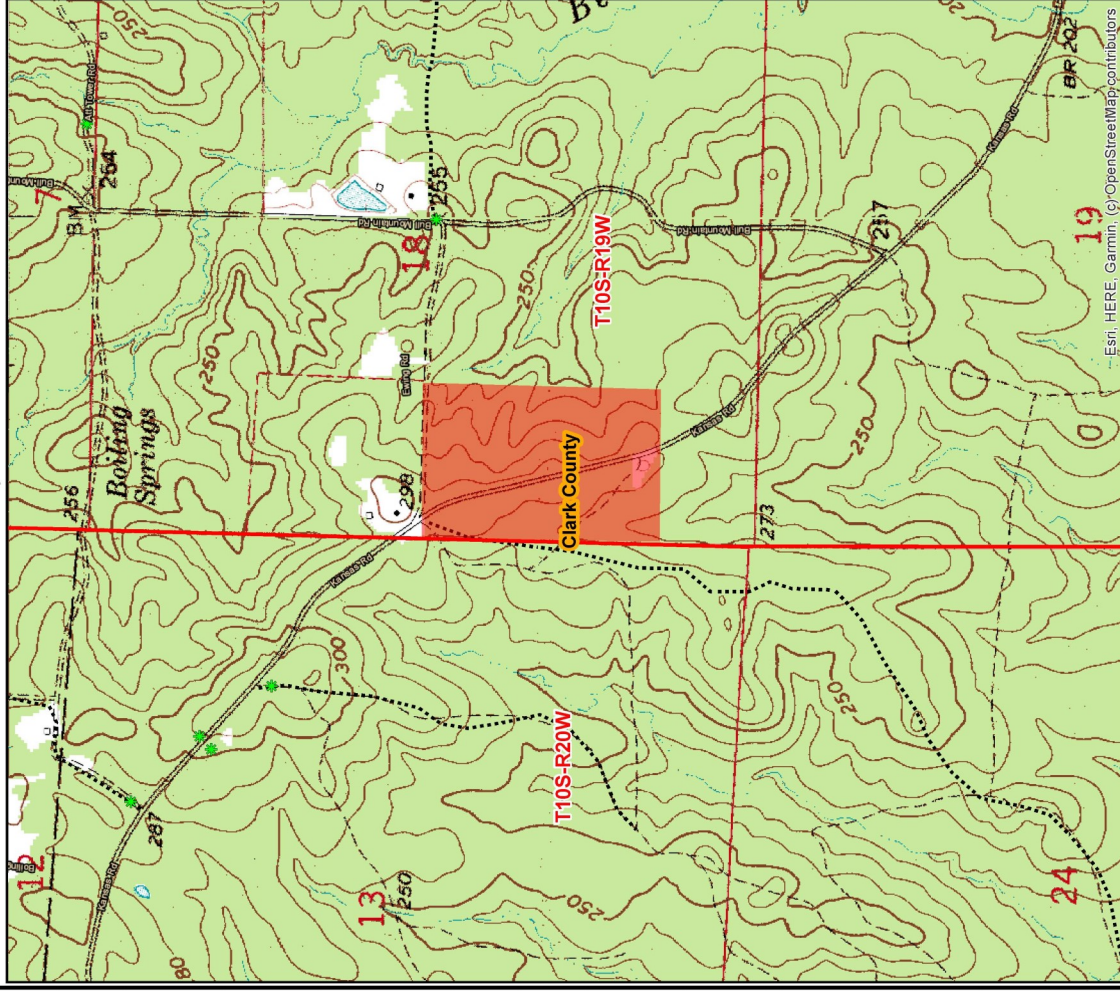


NOTICE OF LAND SALE - Listing #4976

"Kansas Road Tract"

Pt. W $\frac{1}{2}$  of SW $\frac{1}{4}$ , Sec. 18, T10S, R19W

Clark County, Arkansas



0 0.125 0.25 Miles

ESRI Aerial Photography  
Date: 7/20/2022  
Drawn By: BJC



Visit [www.kingwoodforestry.com](http://www.kingwoodforestry.com) for more maps and photographs.

# OFFER FORM

## TWO (2) TRACTS IN CLARK COUNTY, ARKANSAS

**Bid Date: Friday, September 2, 2022 @ 10:00 a.m.**

**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 tract(s) described within the attached Notice of Land Sales (see attached maps and Conditions of Sale).

My offer(s) will remain valid through 10:00 a.m. Wednesday, September 7, 2022. Successful bidder(s) will be notified at or before that time by telephone, fax, or e-mail. If any of my offers are 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 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](mailto:Arkadelphia@kingwoodforestry.com)

Center Point Road Tract—±155.25 Acres—Listing #4975	\$ _____
Kansas Road Tract—±55.59 Acres—Listing #4976	\$ _____
<b>BOTH TRACTS COMBINED—±210.84 TOTAL ACRES:</b>	\$ _____

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: \_\_\_\_\_

