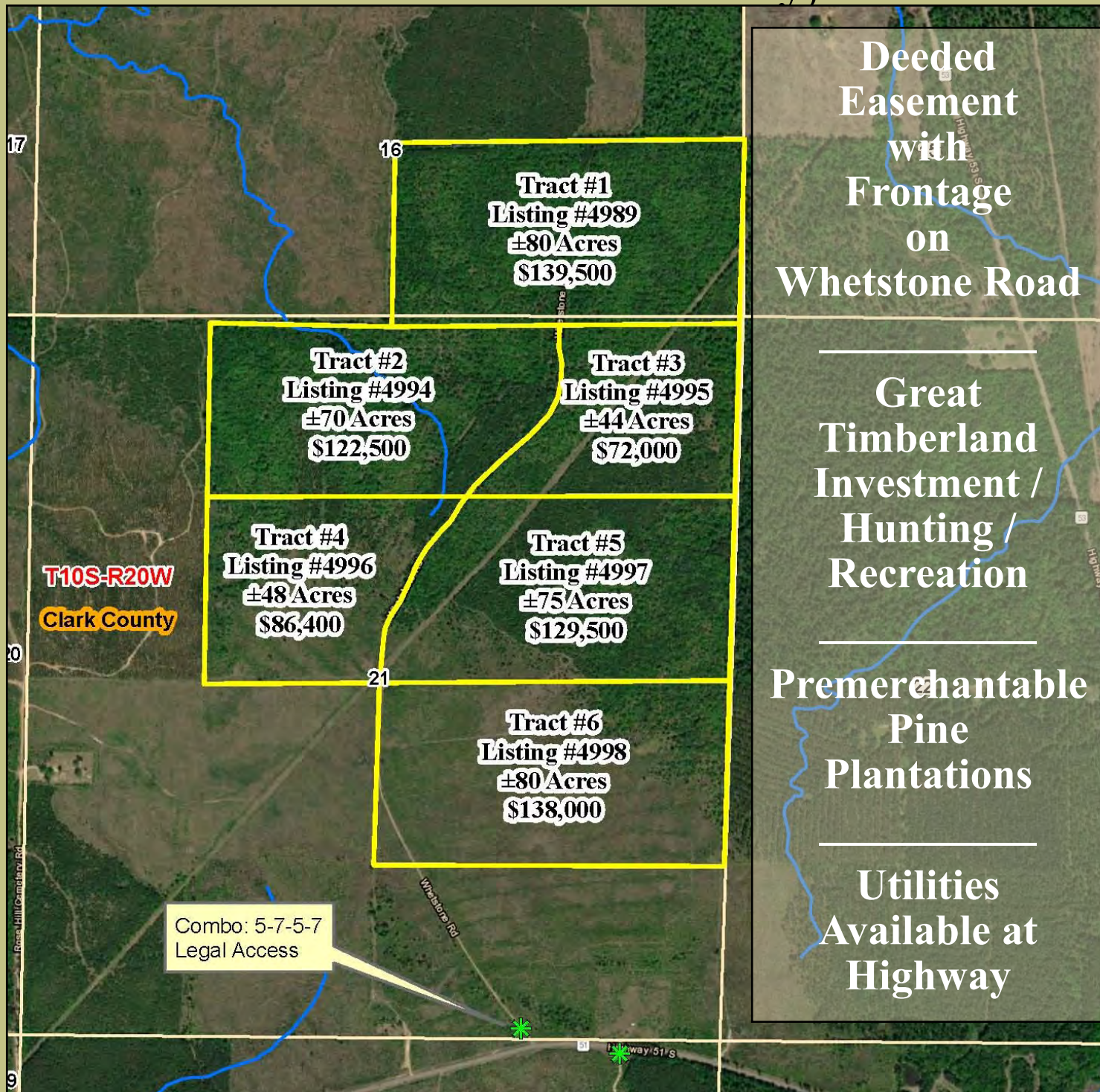


Kingwood Forestry Services, Inc.
Notice of Land Sale

**Six Wooded Tracts on Whetstone Road
near Gurdon in Clark County, Arkansas**



P.O. Box 65
No. 4 Executive Circle
Arkadelphia, AR 71923
(870)246-5757
FAX 1-870-246-3341

E-mail: arkadelphia@kingwoodforestry.com



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

NOTICE OF LAND SALES

WHETSTONE ROAD TRACTS 1—6

CLARK COUNTY, ARKANSAS

Method of Sale

These tracts are offered for sale for the prices advertised within this Notice. 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

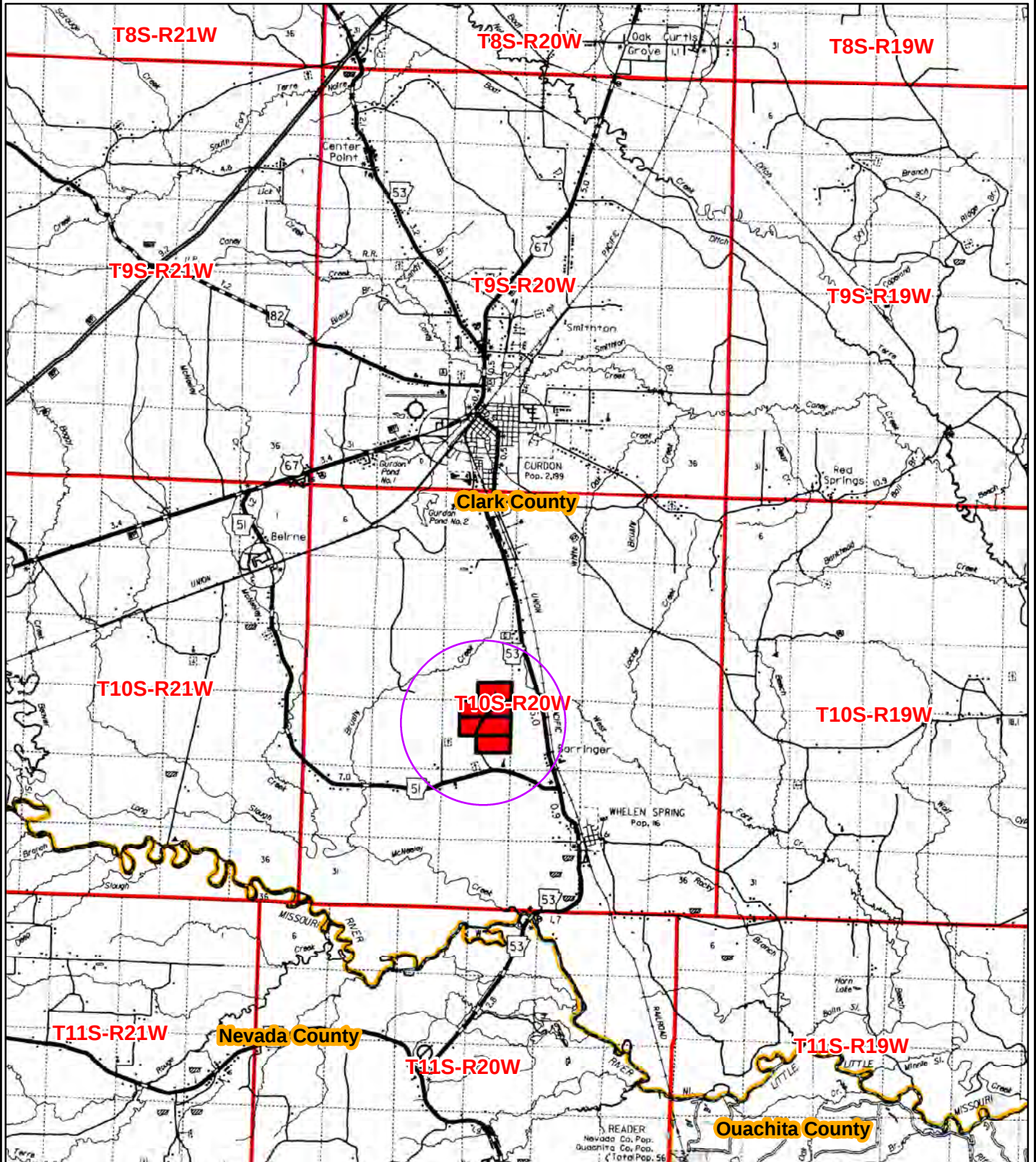
1. The landowner reserves the right to accept or reject any offer or to reject all offers.
2. Offers submitted will remain valid for five (5) business days. Upon acceptance of an offer, a Contract of Sale, with earnest money in the amount of five percent (5%) of purchase price, will be executed between 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.
3. Only offers for a specific dollar amount will be accepted. The parcels are being sold in their entirety, for single sums 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. Actual acreage to be determined by survey with the survey cost split equally between buyer and seller. The attached maps are thought to be accurate but should not be considered survey plats.
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 (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 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. Information presented in this prospectus is believed to be accurate but is not guaranteed. Prospective buyers are advised to verify information presented in this sale notice.
10. Questions regarding the land sale should be directed to licensed agent Brian Clark or broker Phil Wright, 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 SALES
"Whetstone Road Tracts 1-6"
Pt. Sec. 16 & 21, T10S, R20W,
Clark County, Arkansas

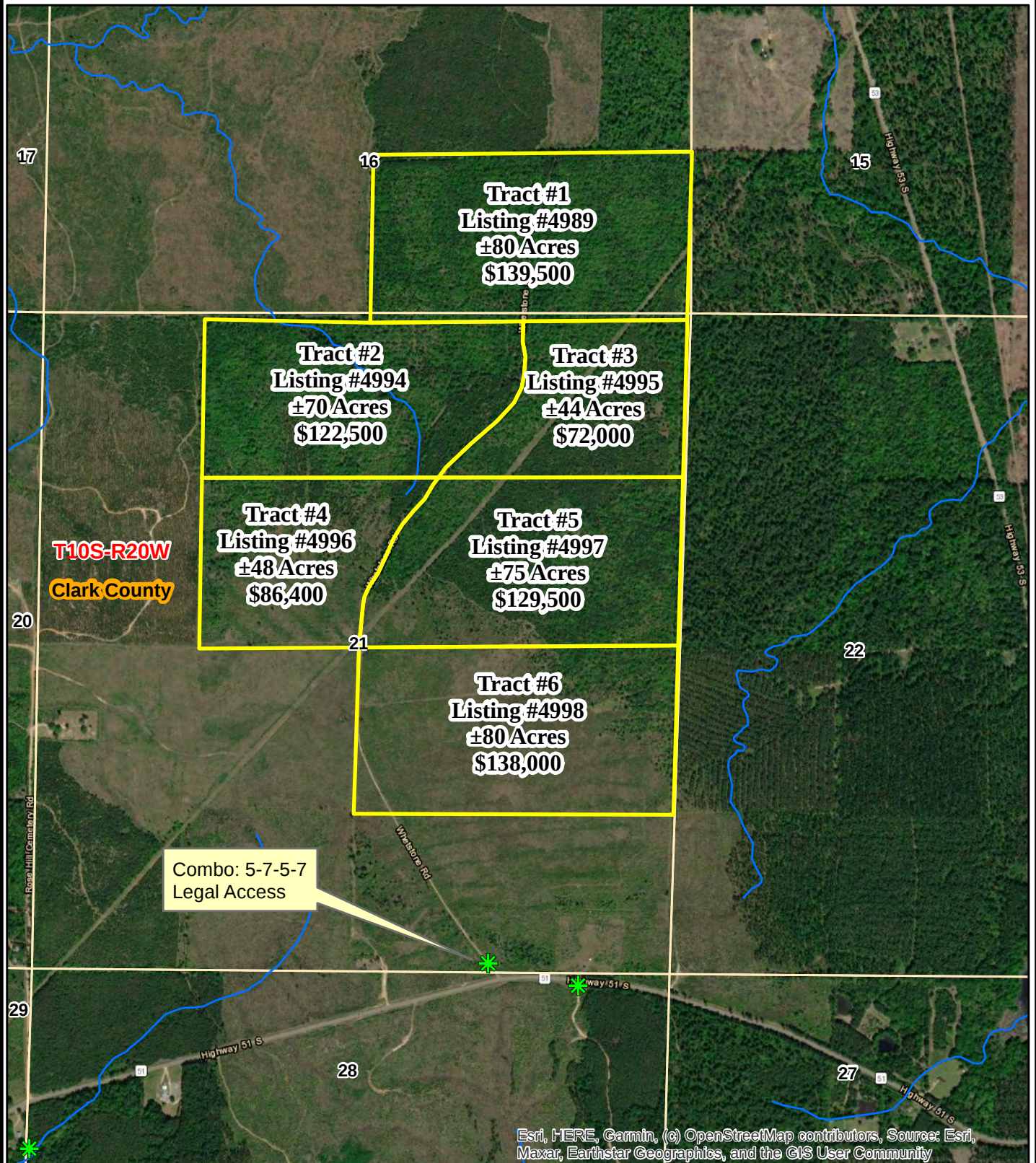


0 0.5 1 2 3 4
Miles



Date: 8/15/2022
ESRI Aerial Photography
Drawn By: BJC

NOTICE OF LAND SALES
"Whetstone Road Tracts 1-6"
Pt. Sec. 16 & 21, T10S, R20W,
Clark County, Arkansas

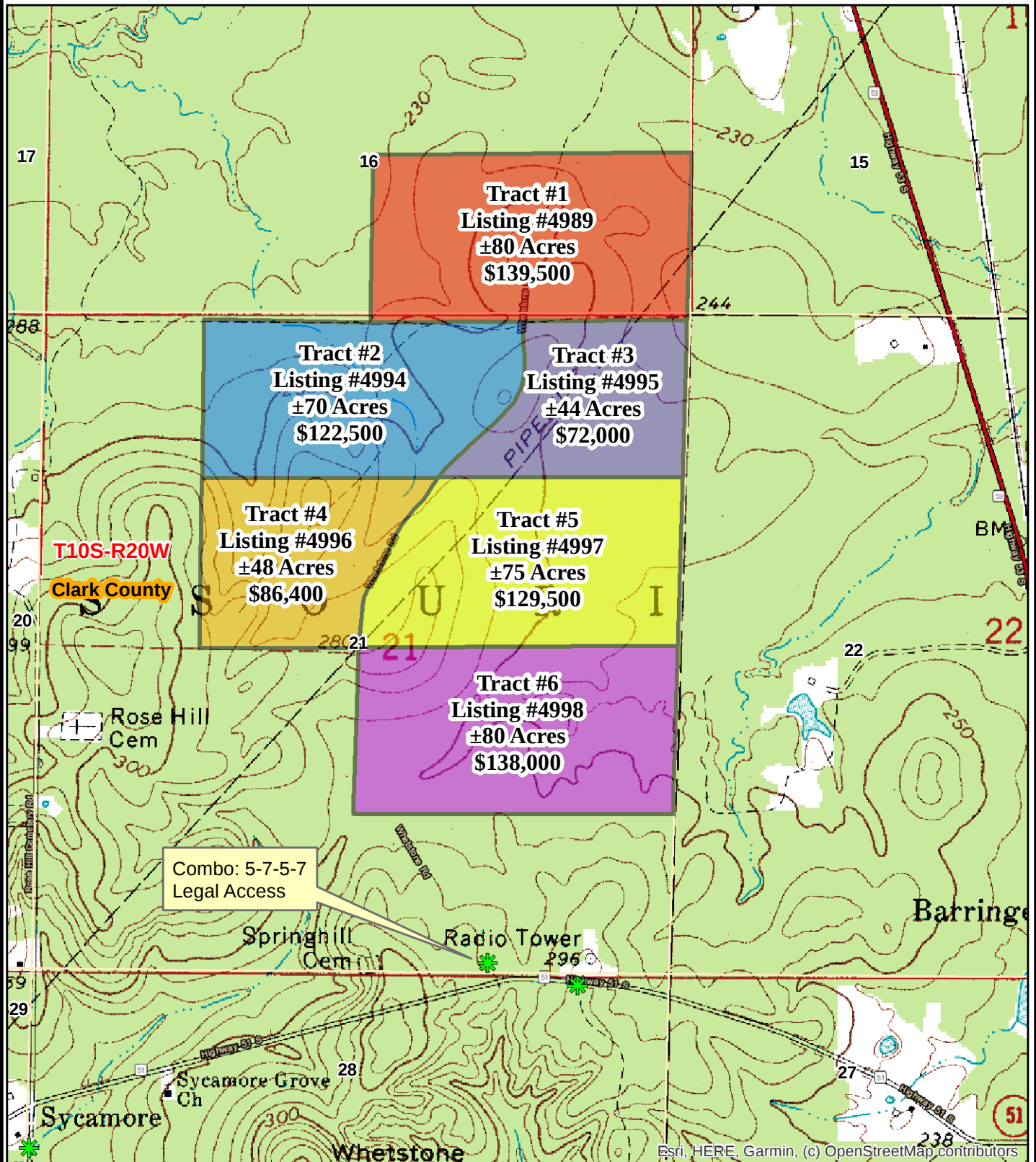


0 0.125 0.25
Miles



Date: 9/2/2022
ESRI Aerial Photography
Drawn By: BJC

NOTICE OF LAND SALES
"Whetstone Road Tracts 1-6"
Pt. Sec. 16 & 21, T10S, R20W,
Clark County, Arkansas



0 0.125 0.25
Miles



Date: 9/2/2022
Drawn By: BJC

NOTICE OF LAND SALES WHETSTONE ROAD TRACTS 1—6 CLARK COUNTY, ARKANSAS

LEGAL DESCRIPTIONS

- **Whetstone Road Tract #1:** S½ of SE¼, Section 16, Township 10 South, Range 20 West, containing 80 acres, more or less, Clark County, Arkansas.
- **Whetstone Road Tract #2:** NE¼ of NW¼, Part of NW¼ of NE¼ lying west of Whetstone Road, Section 21, Township 10 South, Range 20 West, containing a total of 70 acres, more or less, Clark county, Arkansas.
- **Whetstone Road Tract #3:** Part of NE¼ of NE¼ lying east of Whetstone Road, Part of NW¼ of NE¼ lying east of Whetstone Road, Section 21, Township 10 South, Range 20 West, containing a total of 44 acres, more or less, Clark County, Arkansas.
- **Whetstone Road Tract #4:** Part of SE¼ of NW¼ lying west of Whetstone Road, Part of SW¼ of NE¼ lying west of Whetstone Road, Section 21, Township 10 South, Range 210 West, containing a total of 48 acres, more or less, Clark County, Arkansas.
- **Whetstone Road Tract #5:** SE¼ of NE¼ lying east of Whetstone Road, Part of SW¼ of NE¼ lying east of Whetstone Road, Section 21, Township 10 South, Range 20 West, containing a total of 75 acres, more or less, Clark County, Arkansas.
- **Whetstone Road Tract #6:** N½ of SE¼, Section 21, Township 10 South, Range 20 West, containing 80 acres, more or less, Clark County, Arkansas.



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

OFFER FORM

Whetstone Road Tracts #1-6

Send Completed Offer Form 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 offer (s) for the purchase of tract known as Tracts #1-6, located in Clark County, Arkansas and further described within the attached Notice of Land Sale (see attached maps and Conditions of Sale).

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 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 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

Note: Final acreage will be determined by survey; see Item 3 of Conditions of Sale.

Tract #1 (Listing #4989 - 80 GIS acres, more or less): \$ _____

Tract #2 (Listing #4994 - 70 GIS acres, more or less): \$ _____

Tract #3 (Listing #4995 - 44 GIS acres, more or less): \$ _____

Tract #4 (Listing #4996 - 48 GIS acres, more or less): \$ _____

Tract #5 (Listing #4997 - 75 GIS acres, more or less): \$ _____

Tract #6 (Listing #4998 - 80 GIS acres, more or less): \$ _____

Date: _____ Fax No.: _____

Name: _____ Printed _____ Phone No.: _____

Name: _____ Signed _____ Company: _____

Address: _____ Street _____ City, State, Zip _____

E-mail: _____

AREA BELOW FOR KINGWOOD USE ONLY

Offer Acknowledged by Agent / Broker: _____ Name _____ Date _____

