

P.O. Box 65
No. 4 Executive Circle
Arkadelphia, AR 71923
(870)246-5757
FAX 1-870-246-3341
E-mail: arkadelphia@kingwoodforestry.com



www.kingwoodforestry.com

Other Kingwood Locations:
P.O. Box 1290
145 Greenfield Drive
Monticello, AR 71657
(870)367-8567
FAX 1-870-367-8424

P.O. Box 5887
4414 Galleria Oaks
Texarkana, TX 75505
(903)831-5200
Fax (903) 831-9988

**PRICE
REDUCED**

NOTICE OF LAND SALE

DEVIL'S CANYON TRACT

±180 ACRES—FRANKLIN COUNTY, ARKANSAS

**Listing
#4415**

±180 Acres of Paradise!

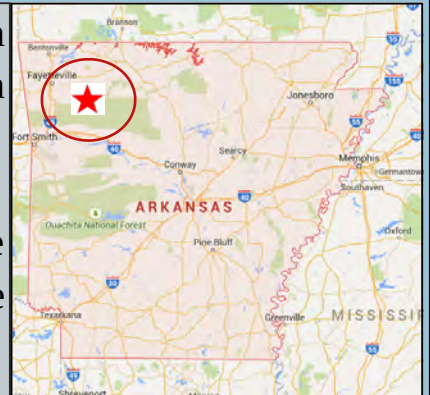
Beautiful Custom-Built Lodge

Surrounded by Ozark National Forest

See Offer Form for Complete Legal Description

**Native Pine
& Hardwood**

- ★ Adjoins Devil's Canyon Special Interest Area in Ozark National Forest
- ★ ±8 miles from I-40
- ★ ±35 miles from Fayetteville
- ★ ±5 miles from Shores Lake & Mulberry River



\$539,000.00
Visits by
Appointment Only

Call to schedule a tour:
Pete Prutzman or J. D. Thomas
(870) 246-5757
Kingwood Forestry Services, Inc.

Notice: Any person receiving this land sale marketing material is considered a prospective buyer for the subject property. Showing by appointment only. 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.

More Photographs and
Information at
www.kingwoodforestry.com

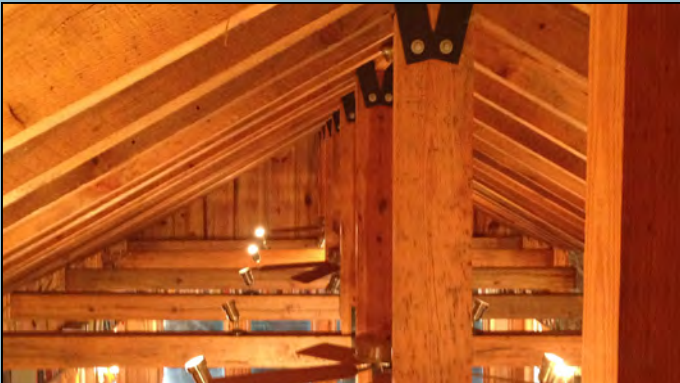
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THE LODGE



- Quality 2x6 construction (shortleaf pine lumber from property)
- Electricity & spring water with two sand-filtered holding tanks
- Double-paned windows with bear bars
- Septic system

- Native Ozark wooden rafters
- Stone fireplace
- Native rock from property
- Outstanding views from wrap-around deck
- Lodge is less than 1.5 miles from Hwy. 215

www.kingwoodforestry.com

More Photographs and
Information at
www.kingwoodforestry.co

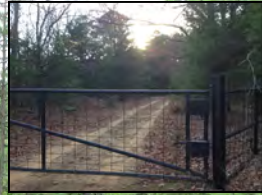
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Listing
#4415

THE LAND & TIMBER



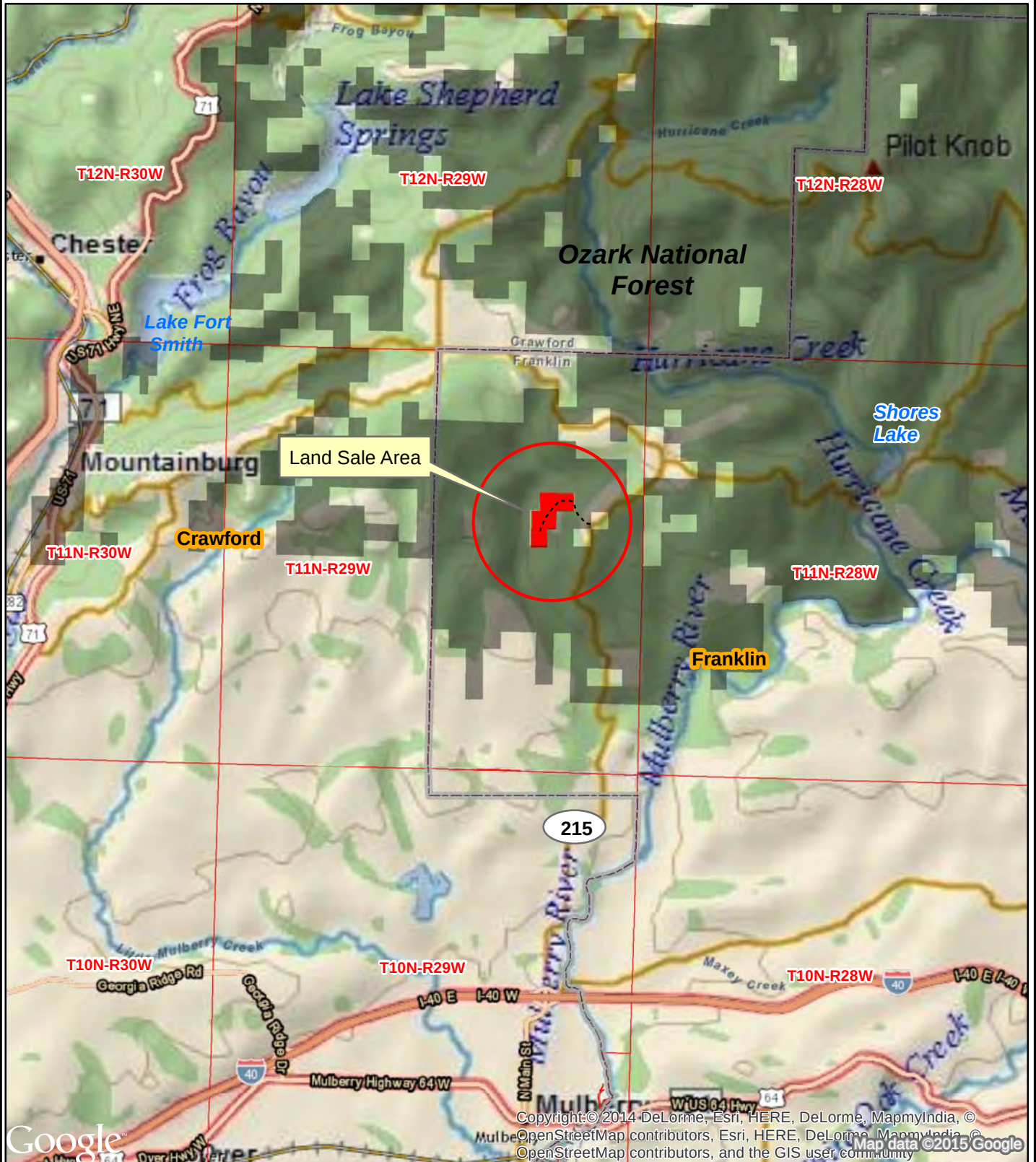
- Adjoins Devil's Canyon Special Interest Area within Ozark National Forest
- Controlled access via locked gates; please call (870) 246-5757 for appointment
- Owner will convey any mineral rights they own
- Mature forest with established trails and excellent recreational opportunities
- Merchantable timber includes native pine sawtimber of good quality, and oak and hickory (volume estimates available upon request).

www.kingwoodforestry.com

NOTICE OF LAND SALE - Listing #4415

"Devil's Canyon Tract"

N½ of NE¼; SW¼ of NE¼; E½ of NE¼ of SW¼; W½ of NW¼ of SE¼; Pt. SE¼ of NW¼
Sec. 14, T11N, R29W, Franklin County, Arkansas



Google

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OpenStreetMap contributors, and the GIS user community. Map data © 2015 Google

0 0.5 1 2 3 4 5
Miles



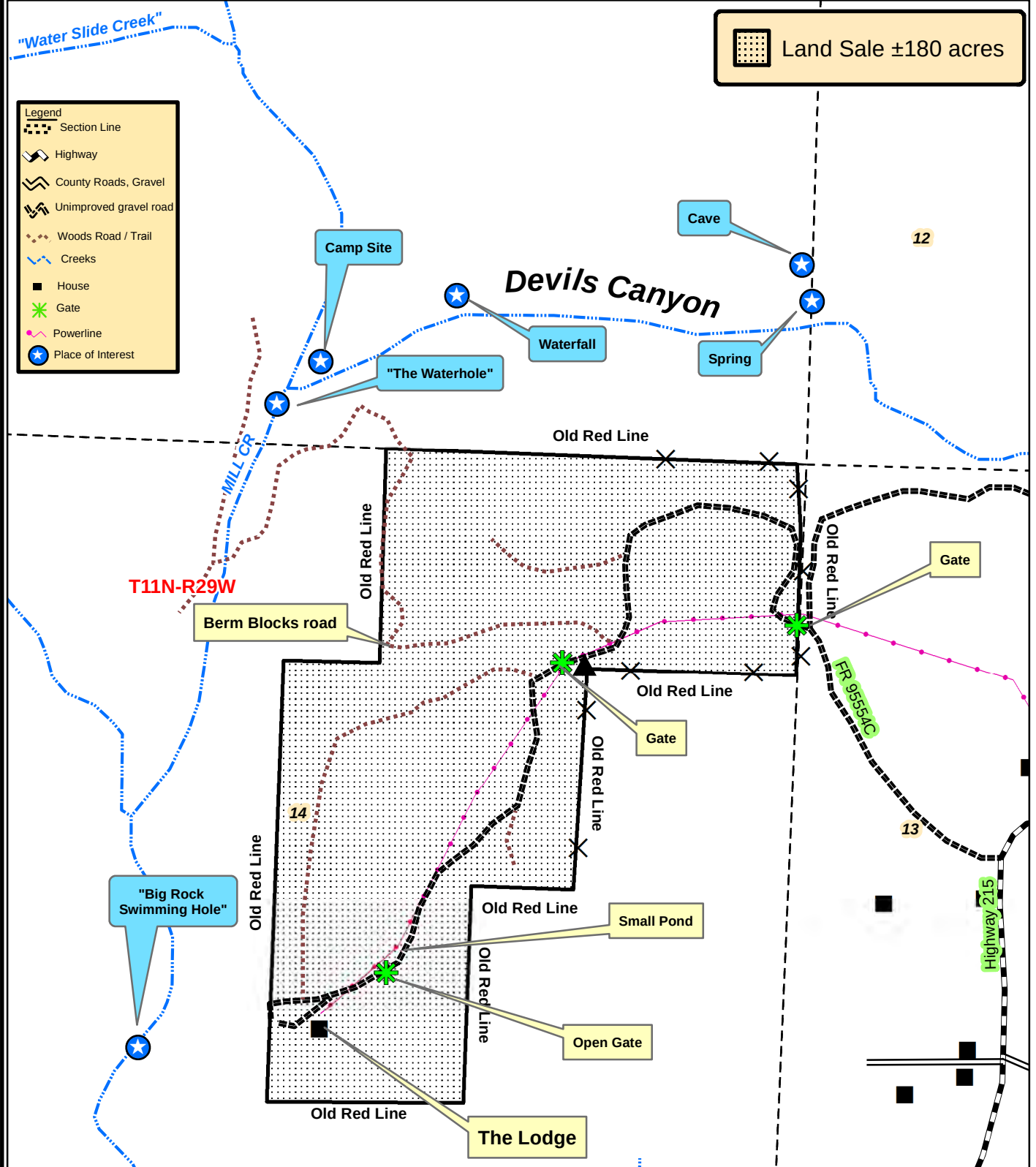
Created: September, 2015
Drawn By: BJC

NOTICE OF LAND SALE - Listing #4415

"Devil's Canyon Tract"

N½ of NE¼; SW¼ of NE¼; E½ of NE¼ of SW¼; W½ of NW¼ of SE¼; Pt. SE¼ of NW¼
Sec. 14, T11N, R29W, Franklin County, Arkansas

Land Sale ±180 acres



0 0.125 0.25
Miles



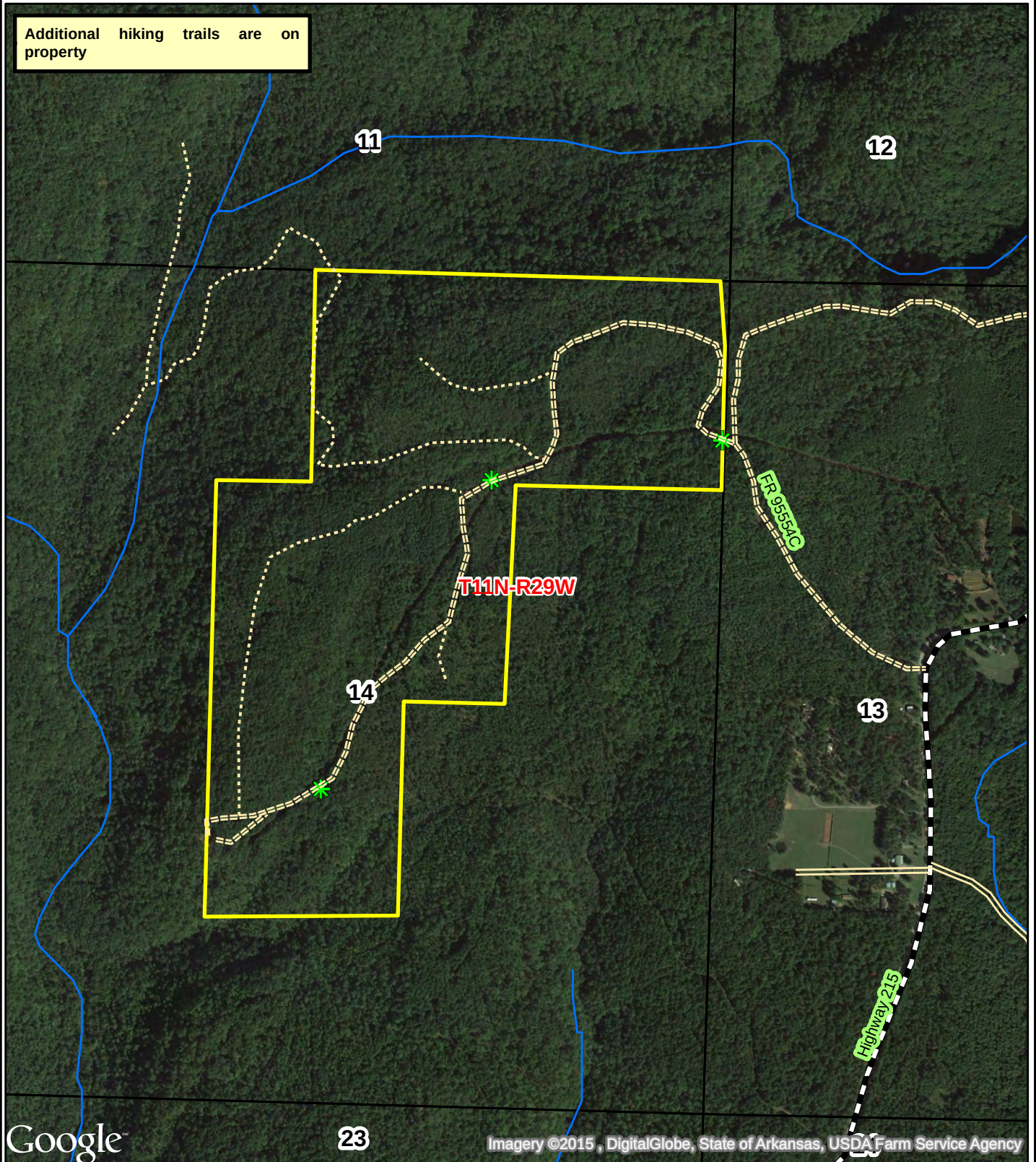
Created: September, 2015
By: BJC

NOTICE OF LAND SALE - Listing #4415

"Devil's Canyon Tract"

N½ of NE¼; SW¼ of NE¼; E½ of NE¼ of SW¼; W½ of NW¼ of SE¼; Pt. SE¼ of NW¼
Sec. 14, T11N, R29W, Franklin County, Arkansas

Additional hiking trails are on property



0 0.125 0.25
Miles

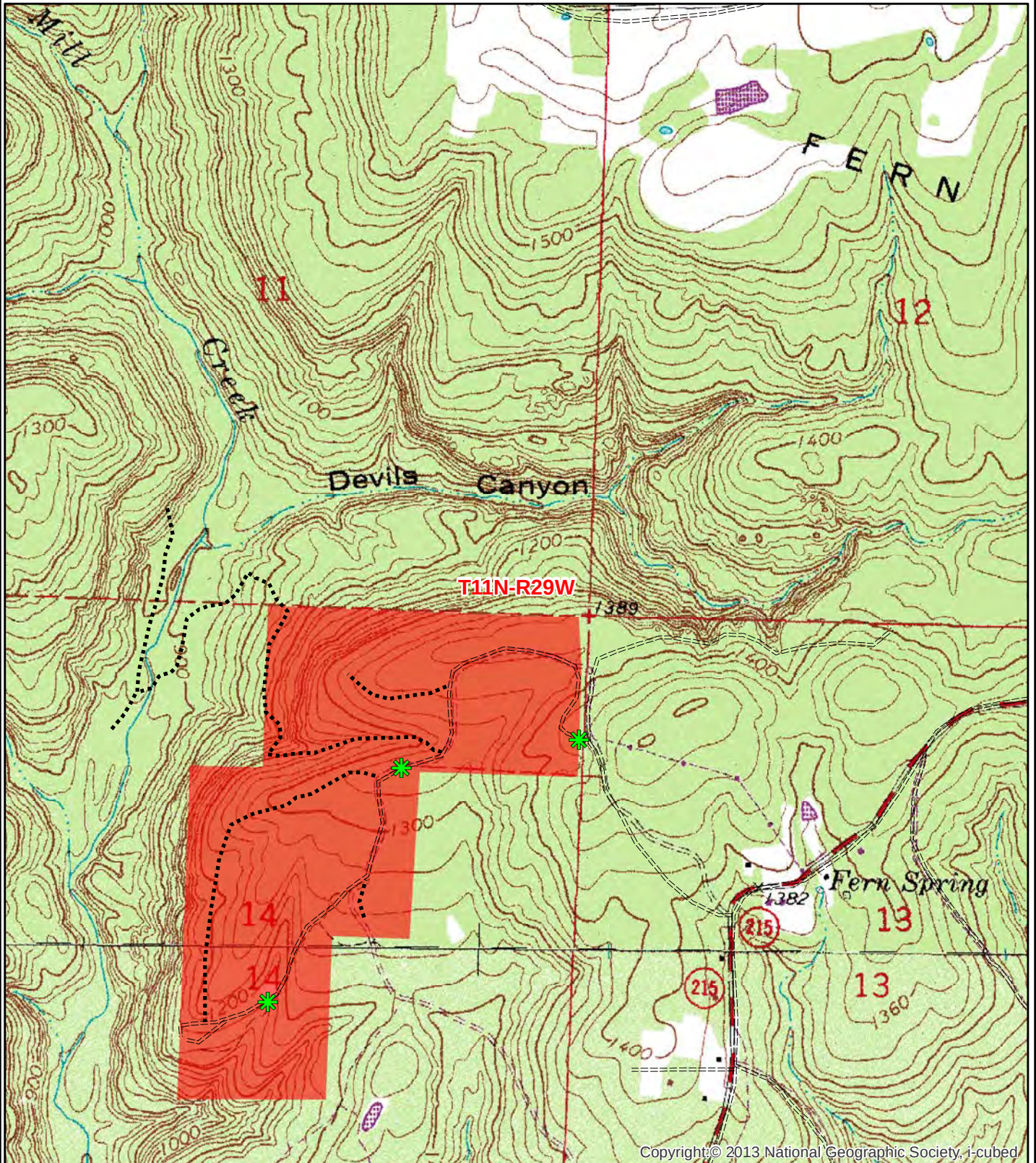


Created: July, 2015
ESRI Aerial Photography
Drawn By: BJC

NOTICE OF LAND SALE - Listing #4415

"Devil's Canyon Tract"

N½ of NE¼; SW¼ of NE¼; E½ of NE¼ of SW¼; W½ of NW¼ of SE¼; Pt. SE¼ of NW¼
Sec. 14, T11N, R29W, Franklin County, Arkansas



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0 0.125 0.25 0.5
Miles



Created: May, 2015
ESRI Aerial Photography
Drawn By: BJC

More Photographs and
Information at
www.kingwoodforestry.com

NOTICE OF LAND SALE

DEVIL'S CANYON TRACT

±180 ACRES—FRANKLIN COUNTY, ARKANSAS

Listing
#4415

METHOD OF SALE

The property is offered for sale for \$539,000.00. Mailed offers should be addressed to Kingwood Forestry Services, Inc., P.O. Box 65, Arkadelphia, AR 71923 with "Devil's Canyon Tract Land Sale" clearly marked in the lower left corner of the envelope to protect the security of the offer. An offer form is attached. On mailed offers, please call our office to confirm receipt of offer. Offers may be delivered by fax to 870-246-3341. All faxed offers will be immediately acknowledged. Please await confirmation that your faxed offer has been received.

CONDITIONS OF SALE

1. The landowner reserves the right to accept or reject any offers or to reject all offers.
2. Offers submitted will remain valid for a minimum of five (5) business days for Seller to consider. Upon acceptance of an offer, a formal Contract of Sale with earnest money in the amount of ten percent (10%) of purchase price will be executed between the successful bidder and owner within seven (7) 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 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. The attached tract map is thought to be accurate but should not be considered as a 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. Owner will convey, without warranty, any mineral rights they may own on this property.
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 the closing with buyer and seller each paying one-half (½) of fees associated with closing services.
7. If prospective buyers or their agents wish to inspect the property, such property inspections shall be done at reasonable times during daylight hours by appointment only. 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. Personal property in the lodge (furniture, books, tools, etc.) may be sold; sale of specific items can be negotiated between Buyer and Seller.
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 broker Pete Prutzman of Kingwood Forestry Services at (870) 246-5757.

www.kingwoodforestry.com

OFFER FORM
DEVIL'S CANYON TRACT—LISTING #4415

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

Reference is made to the Kingwood Forestry Services, Inc. Devil's Canyon Land Sale Notice. The tract is offered for sale at \$539,000.00. I submit the following for the purchase of the tract described as: N½ of NE¼, SW¼ of NE¼, E½ of SE¼ of NW¼, E½ of NE¼ of SW¼, and W½ of NW¼ of SE¼, Section 14, Township 11 North, Range 29 West, containing a total of 180 acres, more or less, Franklin County, Arkansas.

My offer will remain valid for five (5) business days from today's date. If my offer is accepted, I am ready, willing, able, and obligated to execute a Contract of Sale within seven (7) business days with earnest money in the amount of ten percent (10%) of purchase price. Closing is expected to be held within thirty (30) days of offer acceptance. I have read and understand the Method of Sale and Conditions of Sale sections in this notice.

DATE OF OFFER: _____

TRACT NAME: Devil's Canyon Tract—Listing #4415

AMOUNT OF OFFER: \$ _____

Bidder: _____ Fax No.: _____
Printed

Bidder: _____ Phone No.: _____
Signed

Company: _____

Address: _____
Street City, State, Zip

Email: _____

