

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



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

4414 Galleria Oaks  
P.O. Box 5887  
Texarkana, TX 75505  
(903) 831-5200  
FAX 1-903-831-9988

**Listing  
#4476**

## **NOTICE OF LAND SALE**

### **-CARTHAGE LONG 40 TRACT-**

**Bid Date: Friday, January 30, 2015 @ 3:00 P.M.**

#### **— 2002 and 2005 Pine Plantations —**

Kingwood Forestry Services, Inc. has been authorized to manage the sale of 40 acres, more or less, in Dallas County, Arkansas (see attached maps).

**Location:** The Carthage Long 40 Tract is located approximately two (2) miles south of Carthage and is described as the E $\frac{1}{2}$  of SE $\frac{1}{4}$  of NE $\frac{1}{4}$ , E $\frac{1}{2}$  of NE $\frac{1}{4}$  of SE $\frac{1}{4}$ , Section 5, Township 8 South, Range 14 West, containing a total of 40 acres, more or less, Dallas County, Arkansas.

**Tract Description:** The Carthage Long 40 Tract consists of about 16 acres of 2002 pine plantation and about 24 acres of 2005 pine plantation and natural regeneration. Plantations also include scattered pine and hardwood pulpwood. Loblolly pine site index averages ninety (90) feet (base age 50 years) on silt loams and Pheba-Savannah fine sandy loam soils. Terrain is flat to gently rolling. Access is via woods road from the east across Plum Creek land. Excellent timberland investment property with hunting potential.

**Method of Sale:** The tract will be sold on the basis of lump sum sealed bids. Bids will be opened at **3:00 P.M., FRIDAY, JANUARY 30, 2015**, at the Kingwood Forestry office at #4 Executive Circle, Arkadelphia, Arkansas. Mailed offers should be addressed to Kingwood Forestry Services, Inc., P.O. Box 65, Arkadelphia, AR 71923 with **"Carthage Long 40 Land Sale"** clearly marked in the lower left corner of the envelope to protect security of the offer. An offer form is attached. On mailed offers please call our office prior to bid opening to confirm receipt of offer. Buyers submitting offers are welcome to attend the bid opening. 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. No verbal telephone offers will be accepted. Anyone submitting an offer for the purchase of the property will be provided with a summary of bid results.

—CONTINUED ON BACK OF THIS PAGE—

**NOTICE OF LAND SALE**  
**-Carthage Long 40 Tract-**  
**Bid Date: Friday, January 30, 2015 @ 3:00 P. M.**

**Conditions of Sale:**

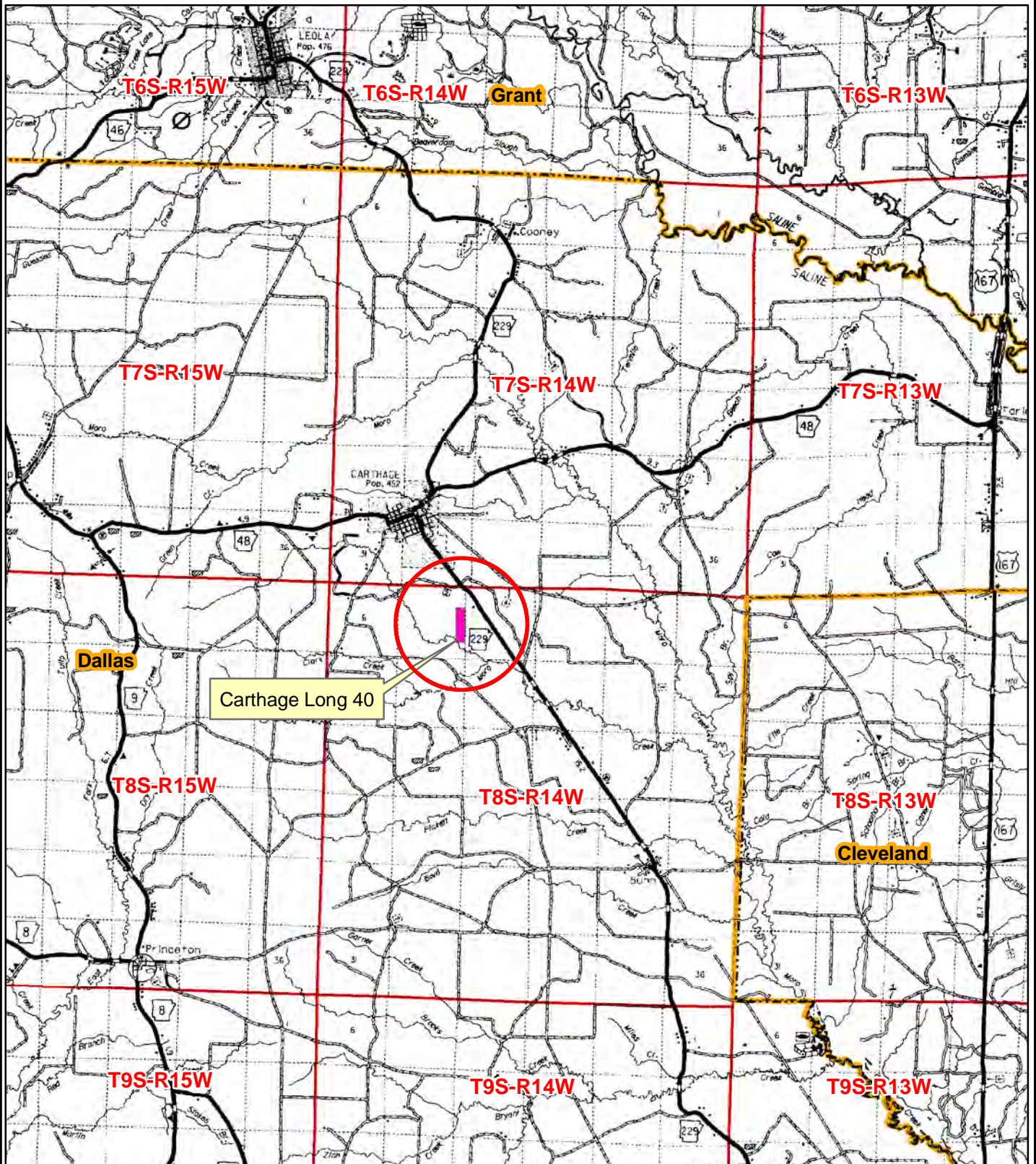
1. The landowner reserves the right to accept or reject any offer or to reject all offers.
2. Offers submitted will remain valid through 3:00 P.M., Monday, February 2, 2015. Successful bidder will be notified on or before that time by telephone, fax, or e-mail. Upon acceptance of an offer a formal Contract of Sale, with earnest money in the amount of 10% of purchase price, will be executed between the successful bidder and landowner 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. Mineral rights are thought to be reserved by prior owner, but current owner will convey, without warranty, any mineral rights they may own on this property.
5. Seller will pay pro-rated 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 the closing with buyer and seller each paying one-half (1/2) 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. 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 broker Pete Prutzman of Kingwood Forestry Services at 870-246-5757.



# NOTICE OF LAND SALE

## "Carthage Long 40 Tract"

E $\frac{1}{2}$  of SE $\frac{1}{4}$  of NE $\frac{1}{4}$ , E $\frac{1}{2}$  of NE $\frac{1}{4}$  of SE $\frac{1}{4}$ , Sec. 5, T8S, R14W, Dallas County, Arkansas  
Containing 40 acres, more or less





0 0.5 1 2 3 4  
Miles










Created: December, 2014  
Drawn By: JDT

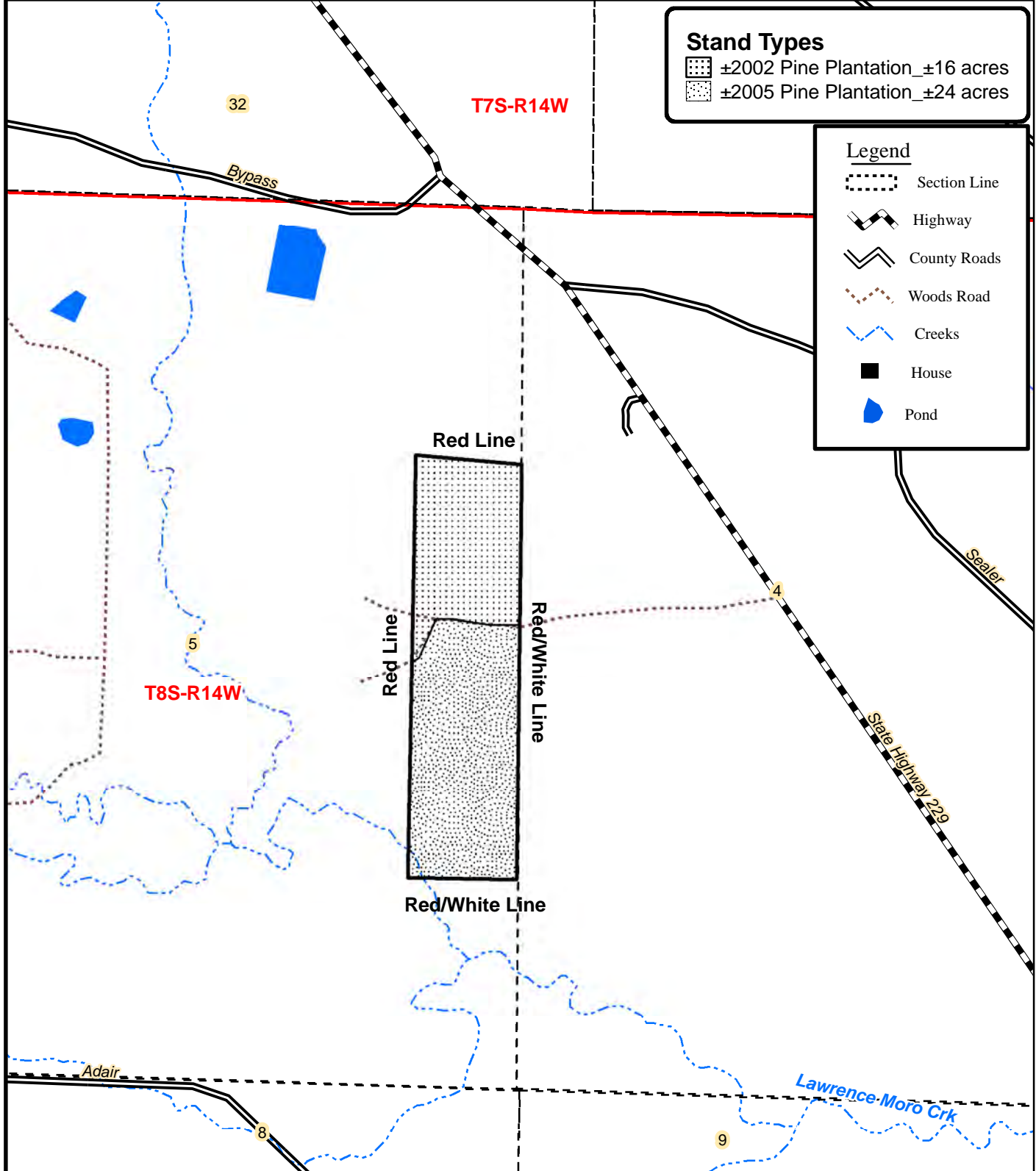
**NOTICE OF LAND SALE**  
**"Carthage Long 40" - Listing #4476**  
**E½ of SE¼ of NE¼ & E½ of NE¼ of SE¼, Sec. 5, T8S, R14W, Dallas County, Arkansas**  
**Containing 40 acres, more or less**


**Stand Types**

-  ±2002 Pine Plantation\_±16 acres
-  ±2005 Pine Plantation\_±24 acres

**Legend**

-  Section Line
-  Highway
-  County Roads
-  Woods Road
-  Creeks
-  House
-  Pond



0 0.125 0.25  
 Miles

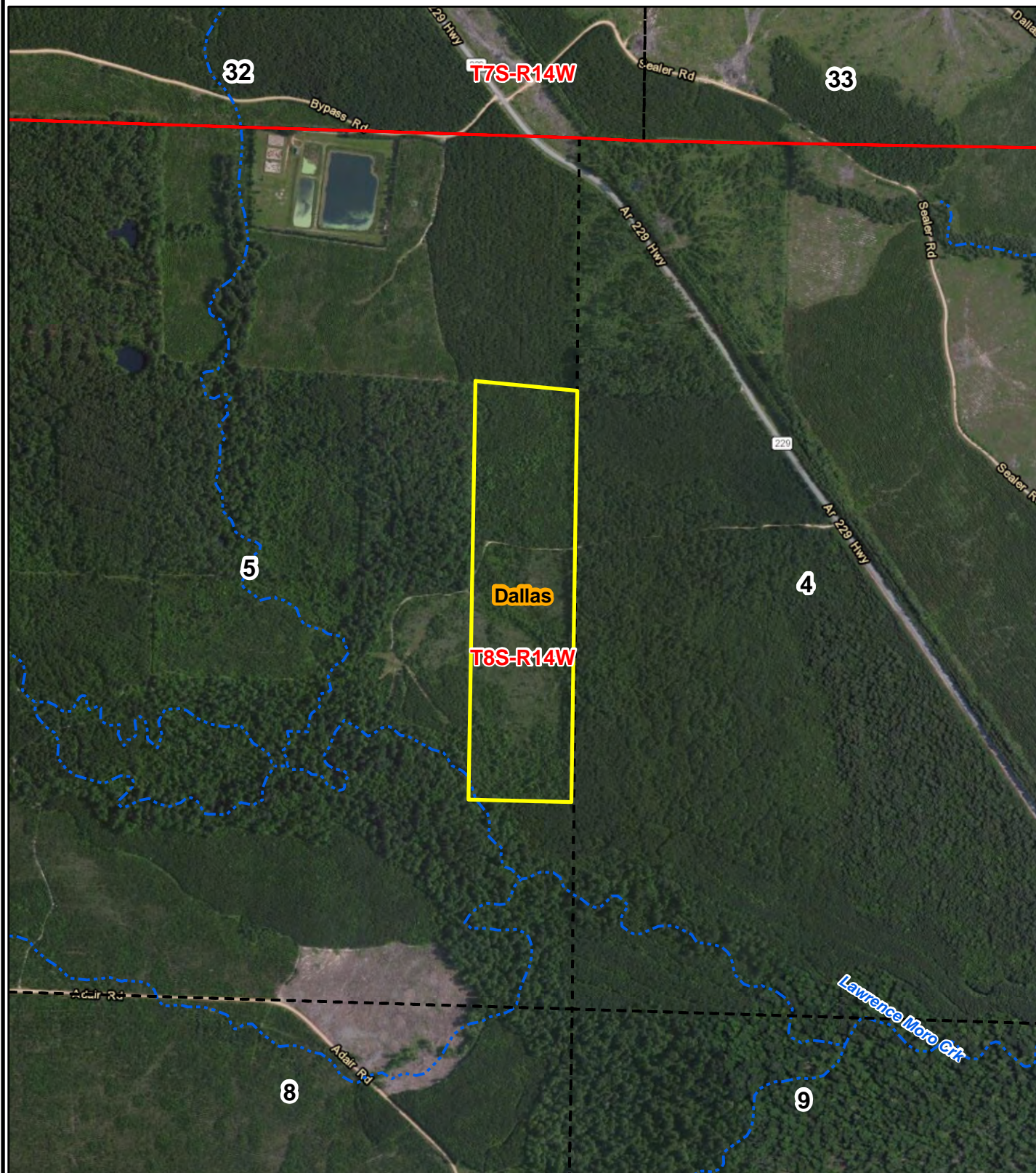


Created: January, 2015  
 By: BJC

# NOTICE OF LAND SALE

## "Carthage Long 40 Tract"

E½ of SE¼ of NE¼, E½ of NE¼ of SE¼, Sec. 5, T8S, R14W, Dallas County, Arkansas  
Containing 40 acres, more or less

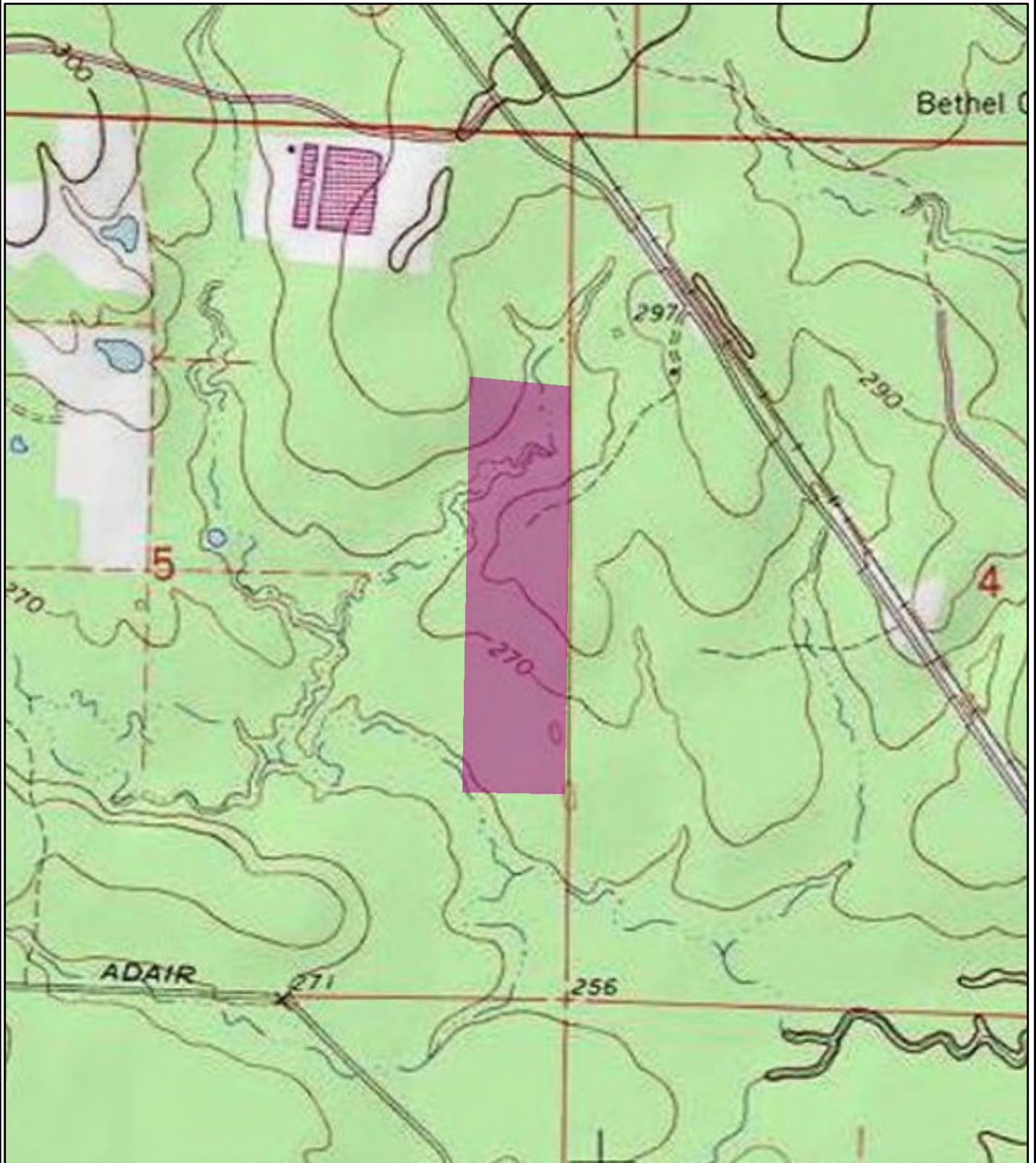


0 0.125 0.25  
Miles



Created: December, 2014  
Flown: 2011  
Drawn By: JDT

**E<sup>1</sup>/<sub>2</sub> of SE<sup>1</sup>/<sub>4</sub> of NE<sup>1</sup>/<sub>4</sub>, E<sup>1</sup>/<sub>2</sub> of NE<sup>1</sup>/<sub>4</sub> of SE<sup>1</sup>/<sub>4</sub>, Sec. 5, T8S, R14W, Dallas County, Arkansas**  
**Containing 40 acres, more or less**



Created: December, 2014  
Drawn By: JDT

# OFFER FORM

## CARTHAGE LONG 40 TRACT

**Bid Date: Friday, January 30, 2015 @ 3:00 P. M.**

— Please fax offer to 870-246-3341 or mail to P. O. Box 65, Arkadelphia, AR 71923 —

Reference is made to the Kingwood Forestry Services, Inc. **Carthage Long 40 Tract Land Sale Notice**. I submit the following as offer for the purchase of the following tract described as the E½ of SE¼ of NE¼, E½ of NE¼ of SE¼, Section 5, Township 8 South, Range 14 West, containing a total of 40 acres, more or less, Dallas County, Arkansas.

My offer will remain valid through 3:00 P.M., Monday, February 2, 2015. Successful bidder will be notified at or before that time by telephone, fax, or e-mail. 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.

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**Send offer form to:** Kingwood Forestry Services, Inc. (Before 3:00 p.m., Friday, January 30, 2015)  
P. O. Box 65, Arkadelphia, AR 71923  
or fax to 870-246-3341

**Carthage Long 40 Tract (Listing #4476, ±40 Acres):** \$ \_\_\_\_\_

Date: \_\_\_\_\_ Fax No.: \_\_\_\_\_

Bidder: \_\_\_\_\_  
Printed Phone No.: \_\_\_\_\_

Bidder: \_\_\_\_\_  
Signed Company: \_\_\_\_\_  
Printed

Address: \_\_\_\_\_  
Street City, State, Zip

Email: \_\_\_\_\_

