

Kingwood Forestry Services, Inc.

Listing #4456

Land for Sale

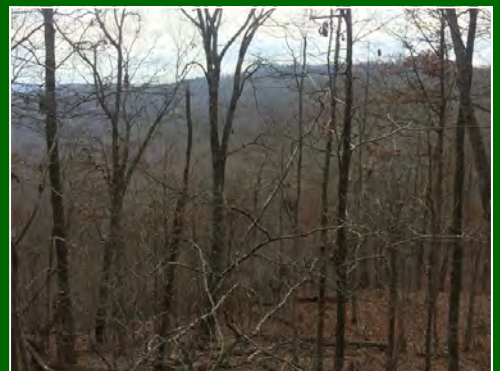
# YALE NORTH TRACT



- $\pm$  40 acres
- Hardwood Forest
- Johnson County, AR
- Surrounded by Ozark National Forest

This sale is not federal land  
but is completely bordered by U.S. Forest Service Property.

**\$59,900.00**



See this and many other listings at [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.



Kingwood Forestry Services, Inc.  
P.O. Box 65 / #4 Executive Circle  
Arkadelphia, AR 71923  
Phone: (870) 246-5757  
Fax: (870) 246-3341  
Email: [Arkadelphia@kingwoodforestry.com](mailto:Arkadelphia@kingwoodforestry.com)



Kingwood Forestry Services, Inc.

Listing #4456

# Yale North Tract



10 Miles Northwest of  
Oark

Excellent  
Hunting!

Surrounded by U. S.  
Forest Service Land

Native Shortleaf Pine  
& Hardwood

Rock Formations &  
Mountain Views

Springs and  
Small Waterfalls

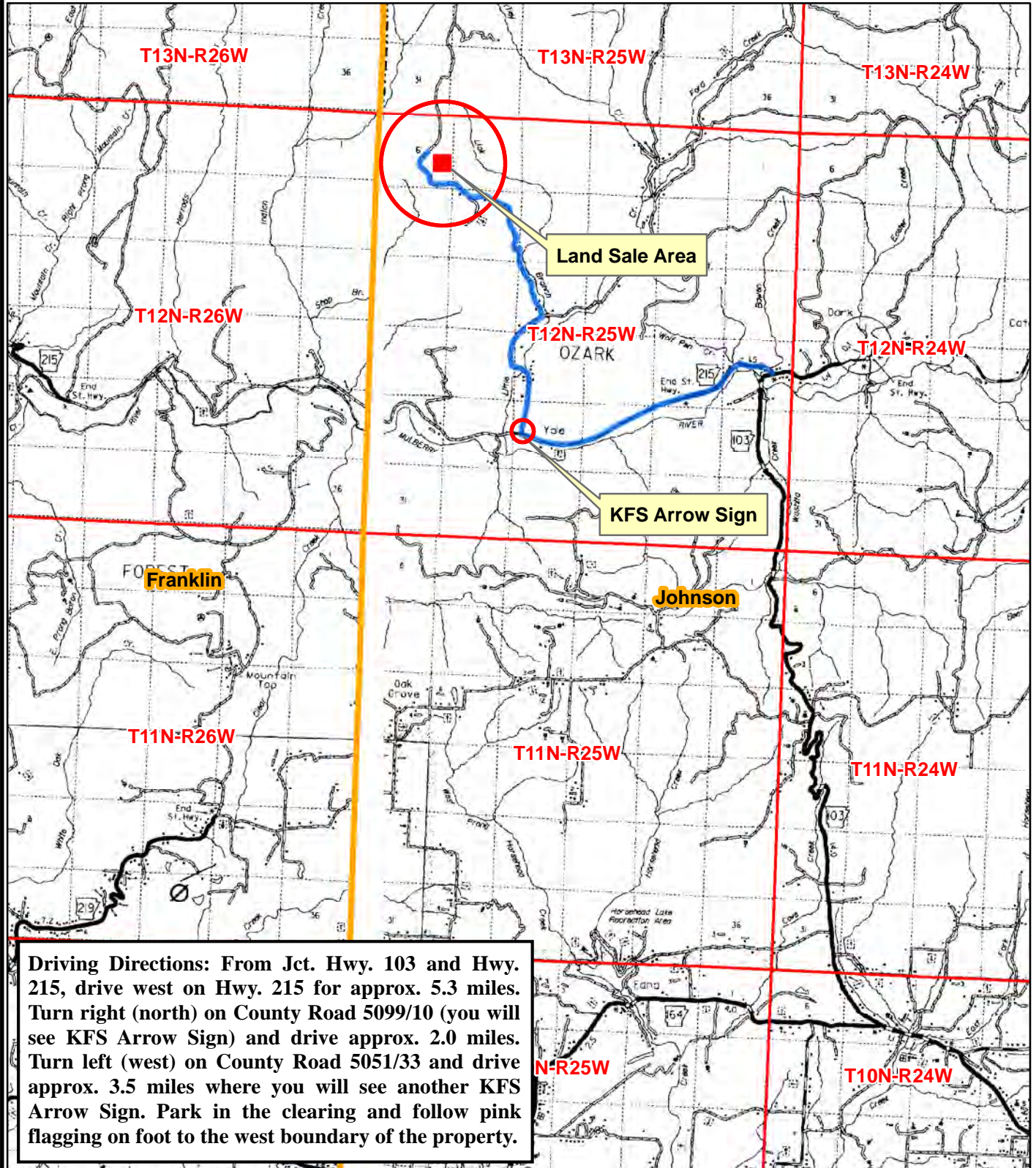
Off County Road  
33/5051



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



**NOTICE OF LAND SALE**  
**McClain Trust, "Yale North Tract"**  
**NE¼ of SE¼, Sec. 6, T12N, R25W**  
**Johnson County, Arkansas**

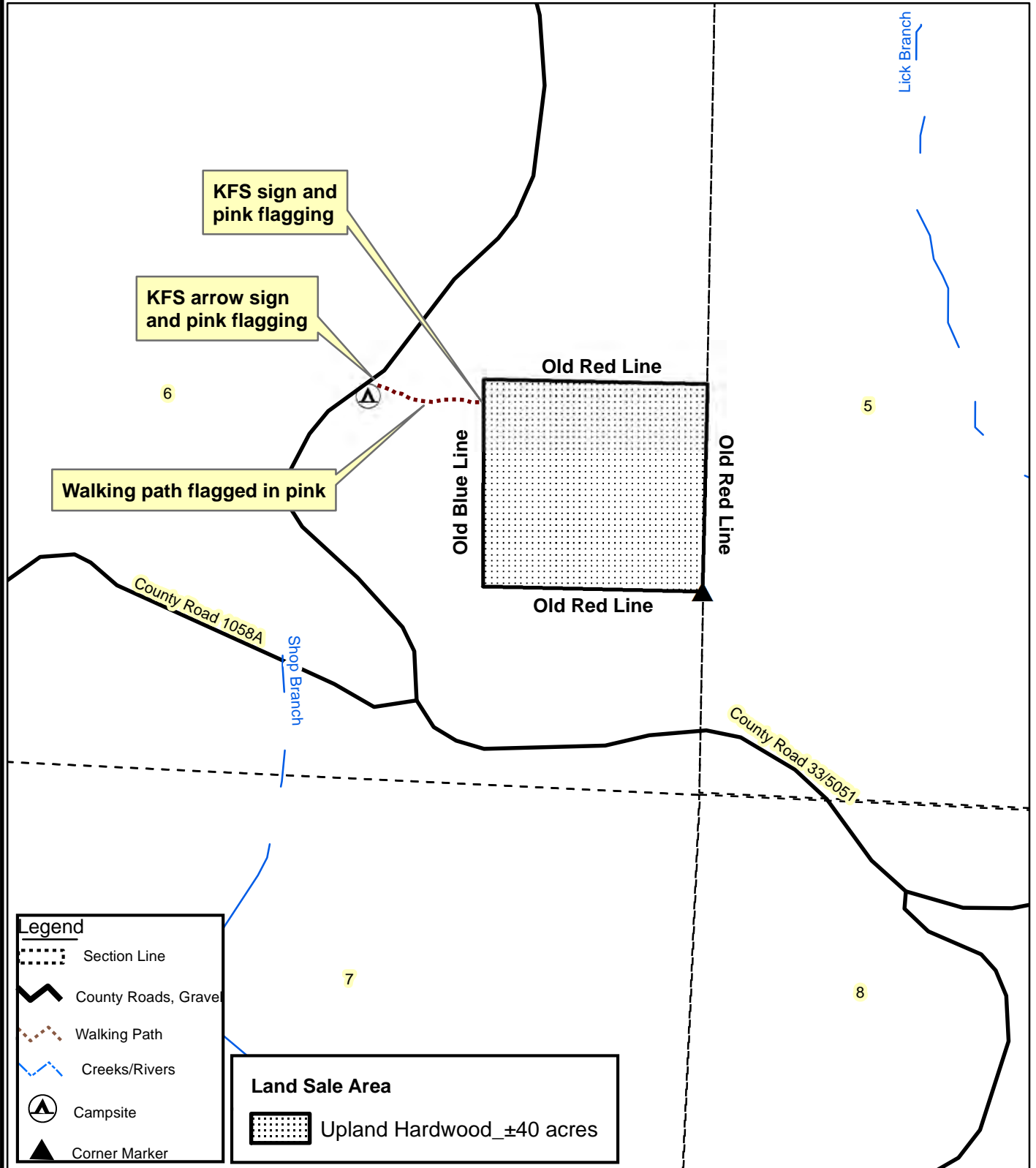


0 0.5 1 2 3 4  
 Miles



Created: December, 2014  
 By: JBK

**NOTICE OF LAND SALE**  
**McClain Trust, "Yale North Tract"**  
**NE¼ of SE¼, Sec. 6, T12N, R25W**  
**Johnson County, Arkansas**



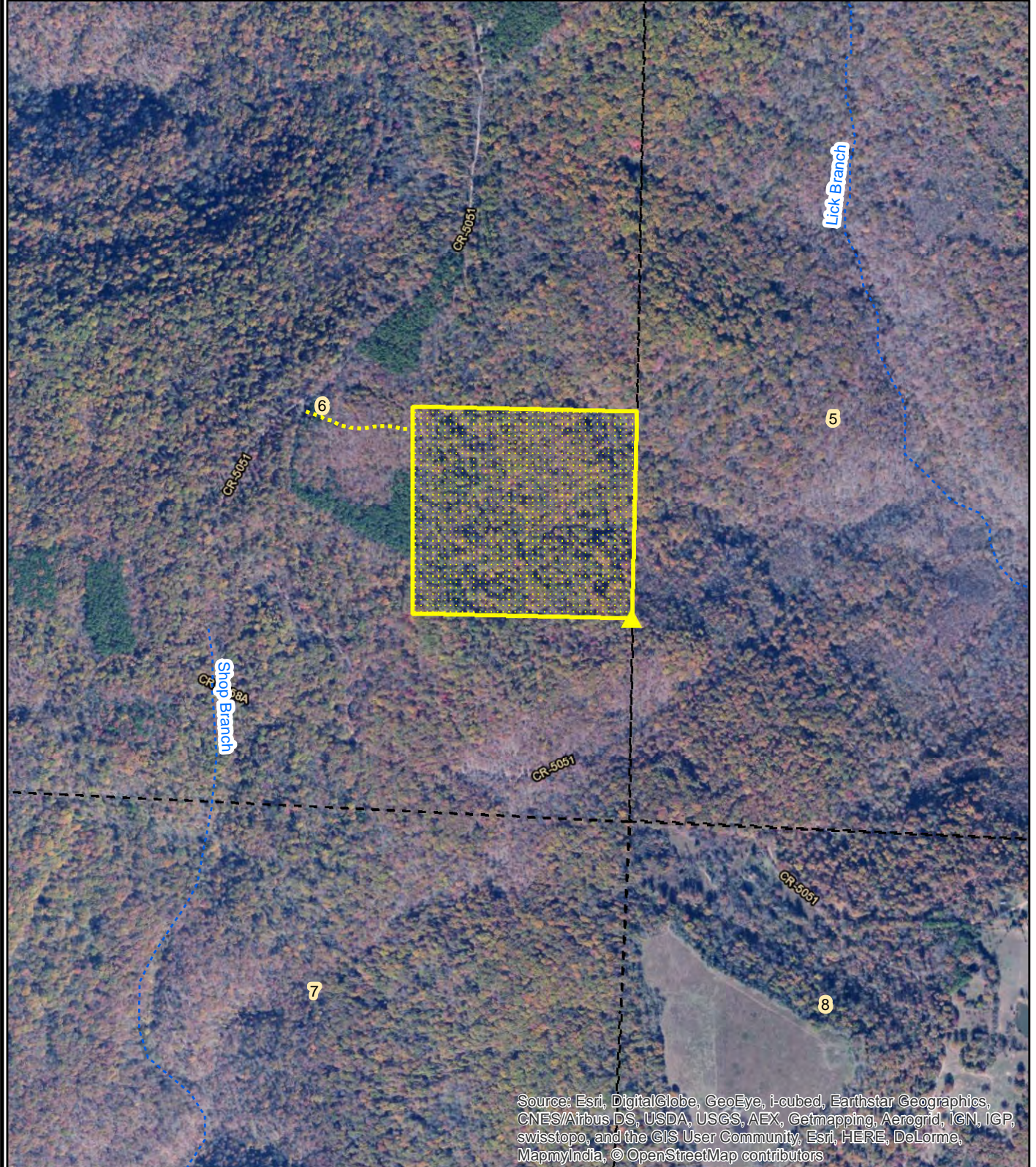
0 0.125 0.25  
 Miles



Created: December, 2014  
 By: JBK



**NOTICE OF LAND SALE**  
**McClain Trust, "Yale North Tract"**  
**NE¼ of SE¼, Sec. 6, T12N, R25W**  
**Johnson County, Arkansas**



Source: Esri, DigitalGlobe, GeoEye, i-cubed, Earthstar Geographics, CNES/Airbus DS, USDA, USGS, AEX, Getmapping, Aerogrid, IGN, IGP, swisstopo, and the GIS User Community, Esri, HERE, DeLorme, MapmyIndia, © OpenStreetMap contributors

0 0.125 0.25  
Miles



**Created: December, 2014**  
**2011 ESRI Aerial Photography**  
**By: JBK**



## A topographic map of a mountainous region. The map features brown contour lines indicating elevation. A prominent red rectangular area is highlighted in the center, covering a peak. Elevation markers include '1800' in the upper left, '1600' in the center and lower left, and '1485' in the upper right. A red crosshair is drawn across the map, intersecting at the center of the red rectangle. The name 'Yager' is partially visible in the bottom right corner.



**Created: December, 2014**  
**By: JBK**

**NOTICE OF LAND SALE**  
**Yale North Tract (Listing #4456)**  
**Johnson County, Arkansas**

**Method of Sale:** The property is offered for sale for \$59,900.00. Mailed offers should be addressed to Kingwood Forestry Services, Inc., P.O. Box 65, Arkadelphia, AR 71923 with "**Yale North Tract 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 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 offer 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 five percent (5.00%) of purchase price, will be executed between the successful bidder and landowner within seven 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 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. Seller will not provide survey. 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. Any mineral rights owned by seller will be conveyed without warranty.
5. Seller will pay prorated property taxes (to date of closing), deed preparation, and one-half of deed stamps. Buyer will pay recording fees and one-half of deed stamps.
6. Local title company will conduct the closing with buyer and seller each paying one-half 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 or emailed to [arkadelphia@kingwoodforestry.com](mailto:arkadelphia@kingwoodforestry.com).

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

## OFFER FORM

### **Yale North Tract—Listing #4456**

— 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. **Yale North Tract Land Sale Notice**. The tract is offered for sale at \$59,900.00. I submit the following as an offer for the purchase of the following tract located in Johnson County, Arkansas and further described below.

**Yale North Tract (Listing #4456)** NE¼ of SE¼, Section 6, Township 12 North, Range 25 West, containing a total of 40 acres, more or less, Johnson County, Arkansas (see attached maps).

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 formal Contract of Sale within seven business days with earnest money in the amount of five percent (5.00%) 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:**

YALE NORTH TRACT (Listing #4456)

**TOTAL # OF ACRES IN TRACT:**

± 40 Acres

**AMOUNT OF OFFER:**

\$ \_\_\_\_\_

Name: \_\_\_\_\_ Fax No: \_\_\_\_\_  
Printed

Name: \_\_\_\_\_ Phone No: \_\_\_\_\_  
Signed

Company: \_\_\_\_\_

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

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

**Send offer form to:** Kingwood Forestry Services, Inc.  
P.O. Box 65  
Arkadelphia, AR 71923  
Or fax to 870-246-3341  
Or e-mail to [arkadelphia@kingwoodforestry.com](mailto:arkadelphia@kingwoodforestry.com)

This sale is not federal land, but is completely bordered by U. S. Forest Service property. It is within the Forest boundary.