

LAND FOR SALE

OAK GROVE ROAD TRACT

- Within 1 Mile of South Fork of Caddo River
- ±160 Acres
- M o n t g o m e r y County, AR

\$176,000.00



The Oak Grove Road Tract (Listing #4433) is located approximately six (6) miles northwest of Glenwood and within one (1) mile of South Fork of Caddo River. Southeast corner of tract corners Oak Grove Road, and a gated gravel road provides excellent access through subject. Electricity is available at road. Terrain is gently rolling. Soils consist of Bismarck-Nashoba-Sherless complex and fine sandy loams with site index for loblolly pine averaging 72 feet (base age 50).

Timber was recently harvested and tract offers potential for replanting, conversion to pasture, or residential development.



Kingwood Forestry Services, Inc.

Phone: (870) 246-5757

Fax: (870) 246-3341

P.O. Box 65

4 Executive Circle

Arkadelphia, AR 71923



www.kingwoodforestry.com

NOTICE OF LAND SALE

Oak Grove Road Tract (Listing #4433)

Montgomery County, Arkansas

Method of Sale: The property is offered for sale for \$176,000.00. Mailed offers should be addressed to Kingwood Forestry Services, Inc., P.O. Box 65, Arkadelphia, AR 71923 with "**Oak Grove Road 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:

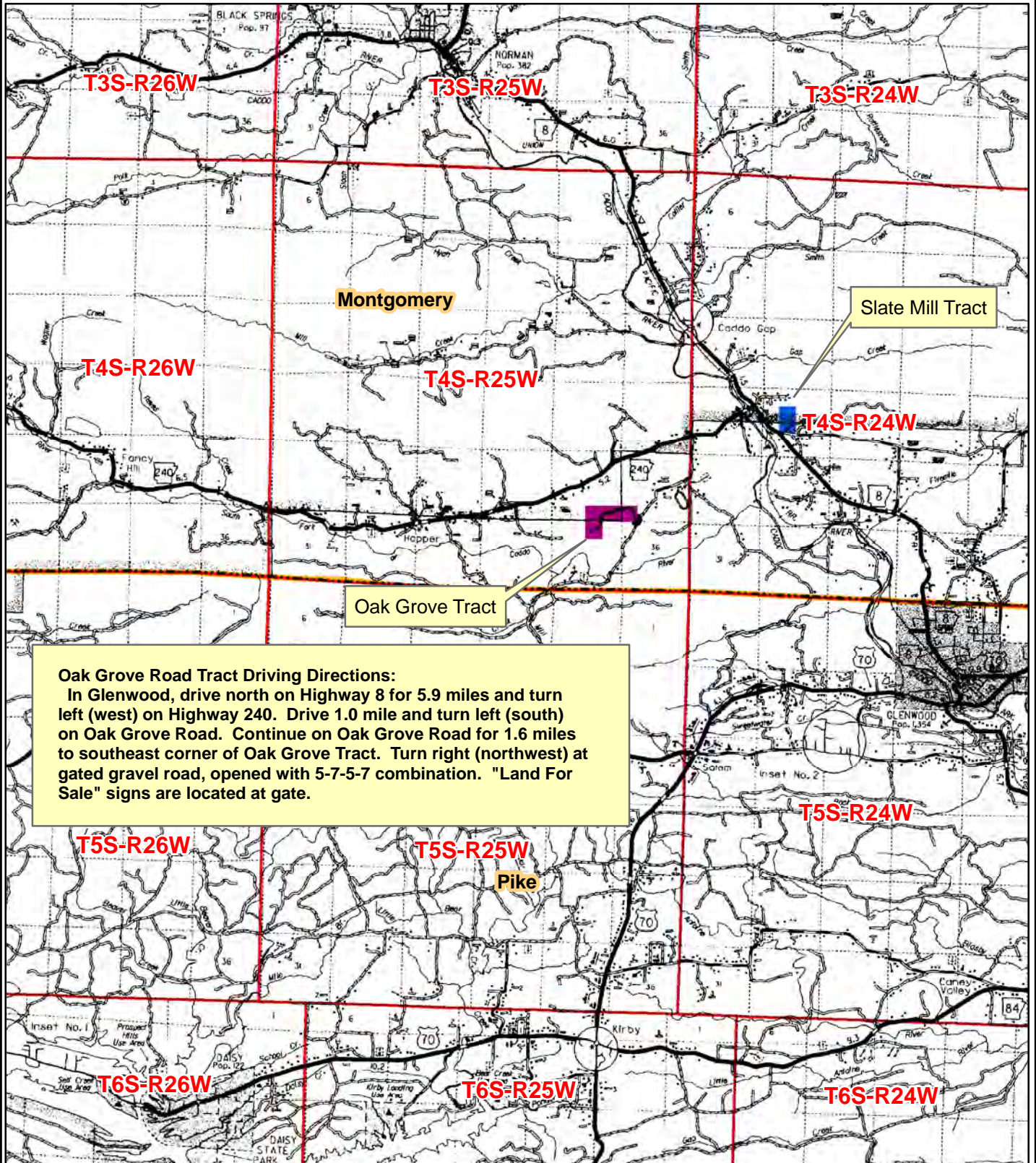
1. The landowner reserves the right to accept or reject any offer or to reject all offers.
2. Offers submitted will remain valid for a minimum of five (5) business days for Seller to consider. Upon acceptance of an offer a formal Contract of Sale, with earnest money in the amount of 10% of purchase price, 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. 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. Mineral rights are previously reserved.
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.

www.kingwoodforestry.com

"Oak Grove Tract" - Listing #4433
 SW¼ of SW¼, Sec. 25; S½ of SE¼,
 Sec. 26; NW¼ of NE¼, Sec. 35, T4S, R25W
 Montgomery County, Arkansas
 Containing 160 acres, more or less

NOTICE OF LAND SALES

"Slate Mill Tract" - Listing #4434
 SE¼ of NW¼ and Pt. NE¼ of SW¼,
 Sec. 20, T4S, R24W, Montgomery County, Arkansas
 Containing 62.87 acres, more or less

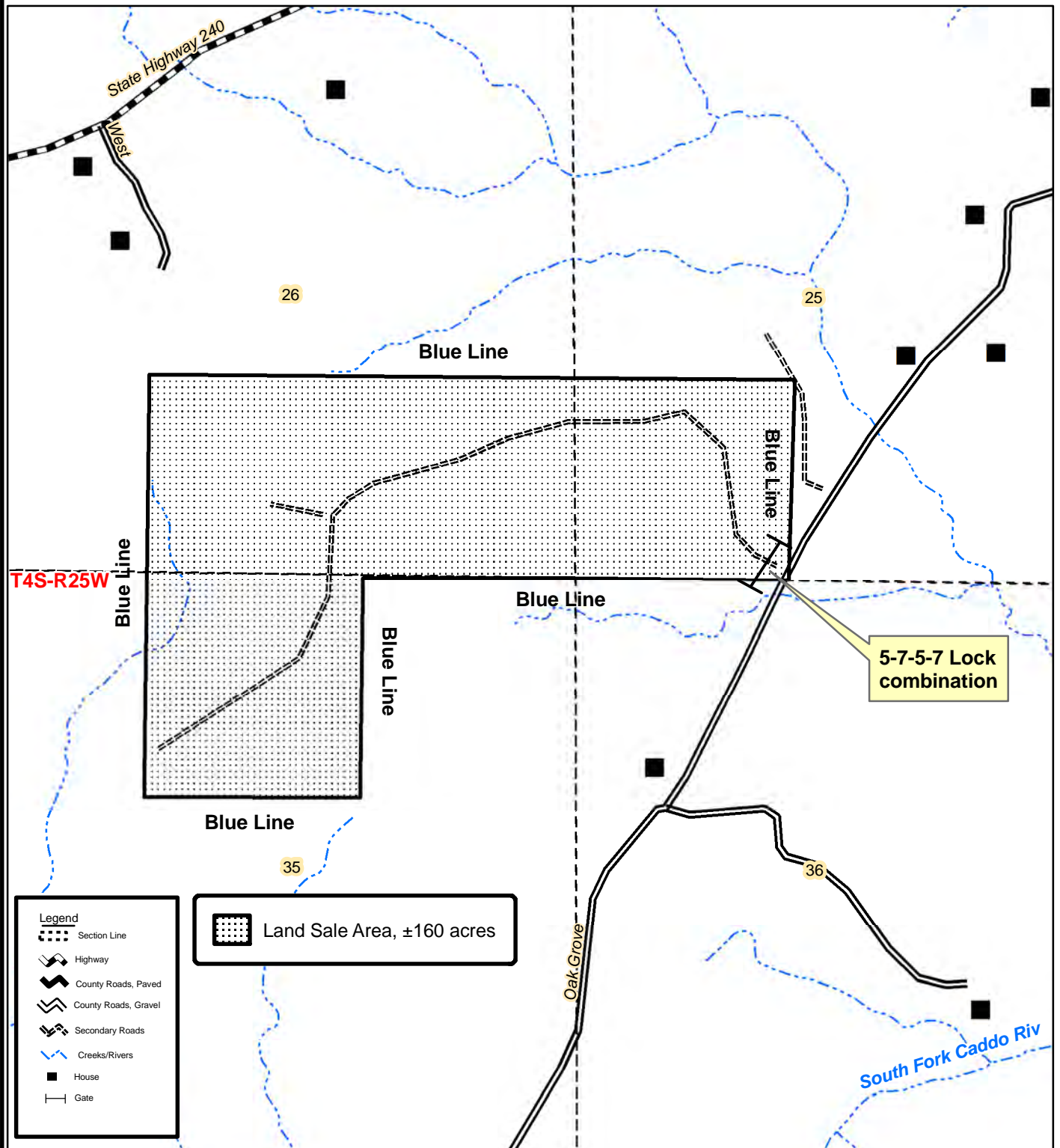


0 0.5 1 2 3 4
 Miles



Created: May, 2014
 Drawn By: JDT

NOTICE OF LAND SALE
"Oak Grove Tract" - Listing #4433
SW¹/₄ of SW¹/₄, Sec. 25; S¹/₂ of SE¹/₄, Sec. 26; NW¹/₄ of NE¹/₄, Sec. 35, T4S, R25W
Montgomery County, Arkansas
Containing 160 acres, more or less



0 0.125 0.25
 Miles



Created: May, 2014
 By: JDT

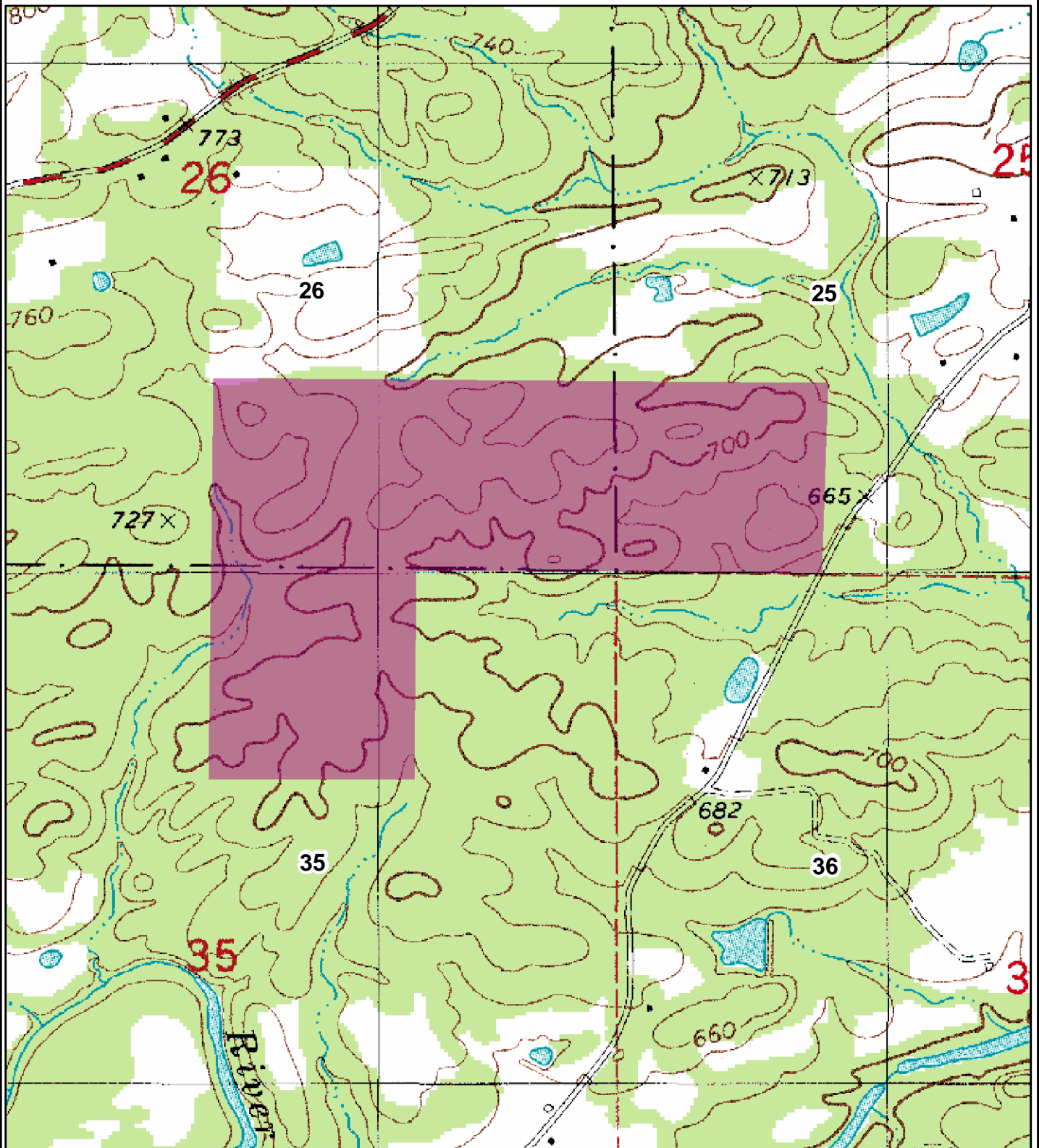
NOTICE OF LAND SALE

"Oak Grove Tract" - Listing #4433

SW¹/₄ of SW¹/₄, Sec. 25; S¹/₂ of SE¹/₄, Sec. 26; NW¹/₄ of NE¹/₄, Sec. 35, T4S, R25W

Montgomery County, Arkansas

Containing 160 acres, more or less



0 0.125 0.25
Miles



Created: May, 2014
Drawn By: JDT

OFFER FORM

Oak Grove Road Tract—Listing #4433

— 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. **Oak Grove Road Tract Land Sale Notice**. The tract is offered for sale at \$176,000.00. I submit the following as an offer for the purchase of the following tract described as:

Oak Grove Road Tract (Listing #4433): SW ¼ of SW ¼, Section 25; S ½ of SE ¼, Section 26; NW ¼ of NE ¼, Section 35; all located in Township 4 South, Range 25 West, containing a total of 160 acres, more or less, Montgomery 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 (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:

OAK GROVE ROAD TRACT (Listing #4433)

TOTAL # OF ACRES IN TRACT:

±160 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