

LAND FOR SALE

Republic Road
Tract

- $\pm$.69 acre, Glenwood, AR
- Utilities Available
- Frontage on Republic Road
- Small Pond

\$6,000.00

See this and other listings at
www.kingwoodforestry.com



**KINGWOOD
FORESTRY
SERVICES, INC.**

PHONE: (870) 246-5757
FAX: (870) 246-3341

E-mail us at
arkadelphia@kingwoodforestry.com



The Republic Road Tract (Listing #4397) is located within Glenwood city boundary. The tract contains $\pm$.69 acres of natural pine and hardwood. Access is excellent with Republic Road frontage. A pre-percolation test indicates best location for home is in northwest corner of parcel.

Please visit our website
www.kingwoodforestry.com
to view maps and photographs of this tract
and all of our active listings.

Possible Homesite

Small Pond



KINGWOOD
FORESTRY SERVICES, INC.
Quality, Dependability, and Service

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.

**NOTICE OF LAND SALE
REPUBLIC ROAD TRACT (LISTING # 4397)
PIKE COUNTY, ARKANSAS**

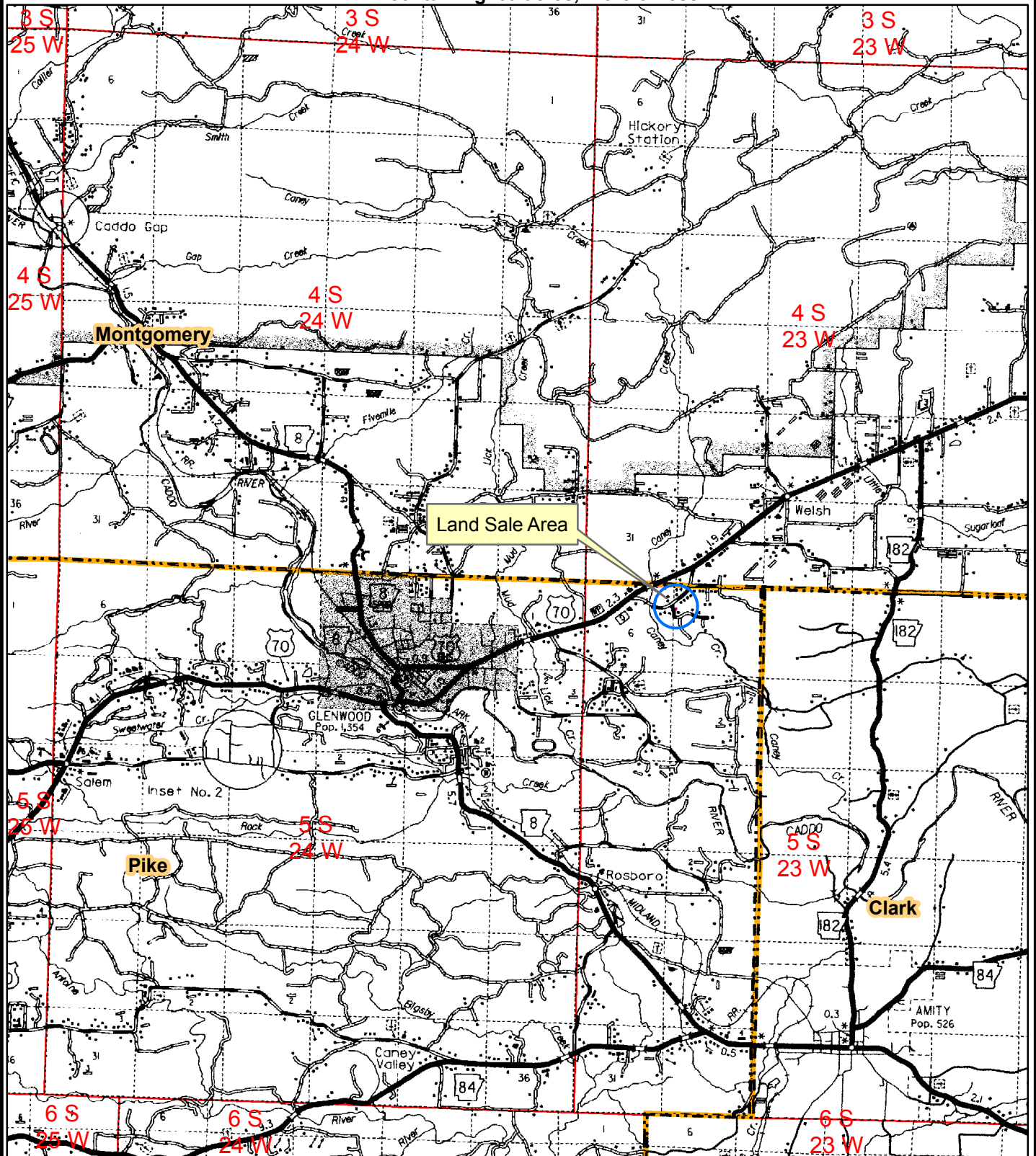
Method of Sale: The tract is offered for sale for **\$6,000.00**. Mailed offers should be addressed to Kingwood Forestry Services, Inc., P.O. Box 65, Arkadelphia, AR 71923 with "**Republic Road Tract**" clearly marked in the lower left corner of the envelope to protect security of the offer. An offer form is attached. On mailed offers please call our office to confirm receipt of offer. Offers also may be hand-delivered or sent 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. All offers will be presented to Seller for consideration. Offers must remain valid for a minimum of five business days for Seller to consider. Seller reserves the right to either accept, counter or reject the offer.
2. Upon acceptance of an offer, a more formal Contract of Sale, with earnest money in the amount of 10% of purchase price, will be executed between the Buyer and Seller. A sample Contract of Sale may be provided 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 survey plat is based on 2010 survey.
4. Conveyance will be by Limited 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. Seller will not provide title insurance policy. No environmental inspection or representation has been or will be made by Seller. Mineral rights are previously reserved and will not convey.
5. Seller will pay pro-rated 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 closing between Buyer and Seller, with 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. 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.
9. Questions regarding the land sale should be directed to licensed broker Pete Prutzman of Kingwood Forestry Services at 870-246-5757.

www.kingwoodforestry.com

NOTICE OF LAND SALE
"Republic Road Tract" - Listing #4397
Pt. SW¼ of NW¼, Sec. 5, T5S, R23W
Pike County, Arkansas
containing .69 acres, more or less



0 0.5 1 2 3
Miles



Created: April, 2013
Drawn By: JDT

P.O.B.
Aluminum Monument
(PS 902)
NW Corner
SW1/4 NW1/4
Section 5
T5S-R23W

Portable Storage Building is
 $\pm 5.2'$ North of Line

S 85°13'00" E
201.84'

1/2" Rebar

N 00°01'00" W
58.26'

SW1/4 NW1/4
Section 5
T5S-R23W
 ± 0.69 Acres

Limited Warranty Deed
Sammy and Dapha Stephens
Book 244
Page 248

Warranty Deed
Andrew Rushing, Sr. and Toni R. Smith
Book 230
Page 384

N 21°19'51" W
69.81'
Republic Road

N 15°34'01" W
29.20'

S 79°42'12" W
20.05'

1/2" Rebar w/Cap
(PS 902)

N 70°11'23" W
150.00'

There are remnants of an
old fence along this line

Approx.
location of
Pond

Warranty Deed
Andrew Rushing, Sr. and Toni R. Smith
Book 230
Page 384



-Legal Description-

A tract of land being situated in the SW1/4 NW1/4 of Section 5, Township 5 South, Range 23 West of the Fifth Principal Meridian, being located in Pike County, Arkansas, and being more particularly described as follows:

Beginning at an Aluminum Monument for the NW Corner of Said SW1/4 NW1/4, Thence S 85°13'00" E, 201.84 feet to a Rebar; Thence S 02°13'05" W, 181.98 feet to a Rebar w/Cap; Thence N 70°11'23" W, 150.00 feet to a Rebar w/Cap; Thence S 79°42'12" W, 20.05 feet to the Centerline of a Road; Thence N 15°34'01" W, 29.20 feet along Said Centerline; Thence N 21°19'51" W, 69.81 feet; Thence N 00°01'00" W, 58.26 feet to the Point of Beginning, Containing ±0.69 Acres more or less and being subject to any and all covenants, easements, and restrictions of record.

-Surveyor's Notes-

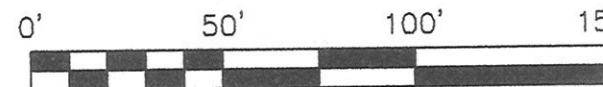
1. Basis of Bearings for this survey is Grid North Based on GPS Observations.
2. This survey is based on documents as provided by the client and does not constitute a title search by the Surveyor. A thorough search of the records was performed by the Surveyor, however, there may exist other documents of record that may affect this parcel.
3. All visible encroachments, as of the date of this survey, are shown hereon.
4. This a partial retracement of that certain Plat of Survey by Fred DeAryan, PS 902, dated 18 February 1985.

-Legend-

- - Found Mon. as Noted
- - Set 1/2" Rebar w/Cap PS 1491
- △ - Computed Point
- ⊙ - Set PK Nail

-Certification-

This is to certify that the above described land has been surveyed by me, or under my direct supervision. All corners are marked as shown and are in accordance with existing monuments found in the vicinity. This certification is for and limited to the parties shown hereon. This survey is valid only if print has original seal and signature of surveyor.



Scale is for 11" X 17" Drawing
State Land Surveyor's Plat Filing Code: 500-05S-23W-0-05-430-55

Boundary Survey	
Part of the SW1/4 NW1/4 Section 5, T5S-R23W Pike County, Arkansas	
Prepared For:	Sam Stephens
Evan G. Black Professional Surveyor P.O. Box 289, Royal, Arkansas 71968 (501) 622-9859	
Drawn By: EC Scale: 1"=50' Date: 9 Aug Job Number: Field Book: 0 File Name: 1' Revisions:	

NOTICE OF LAND SALE
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Pt. SW¼ of NW¼, Sec. 5, T5S, R23W
Pike County, Arkansas
containing .69 acres, more or less

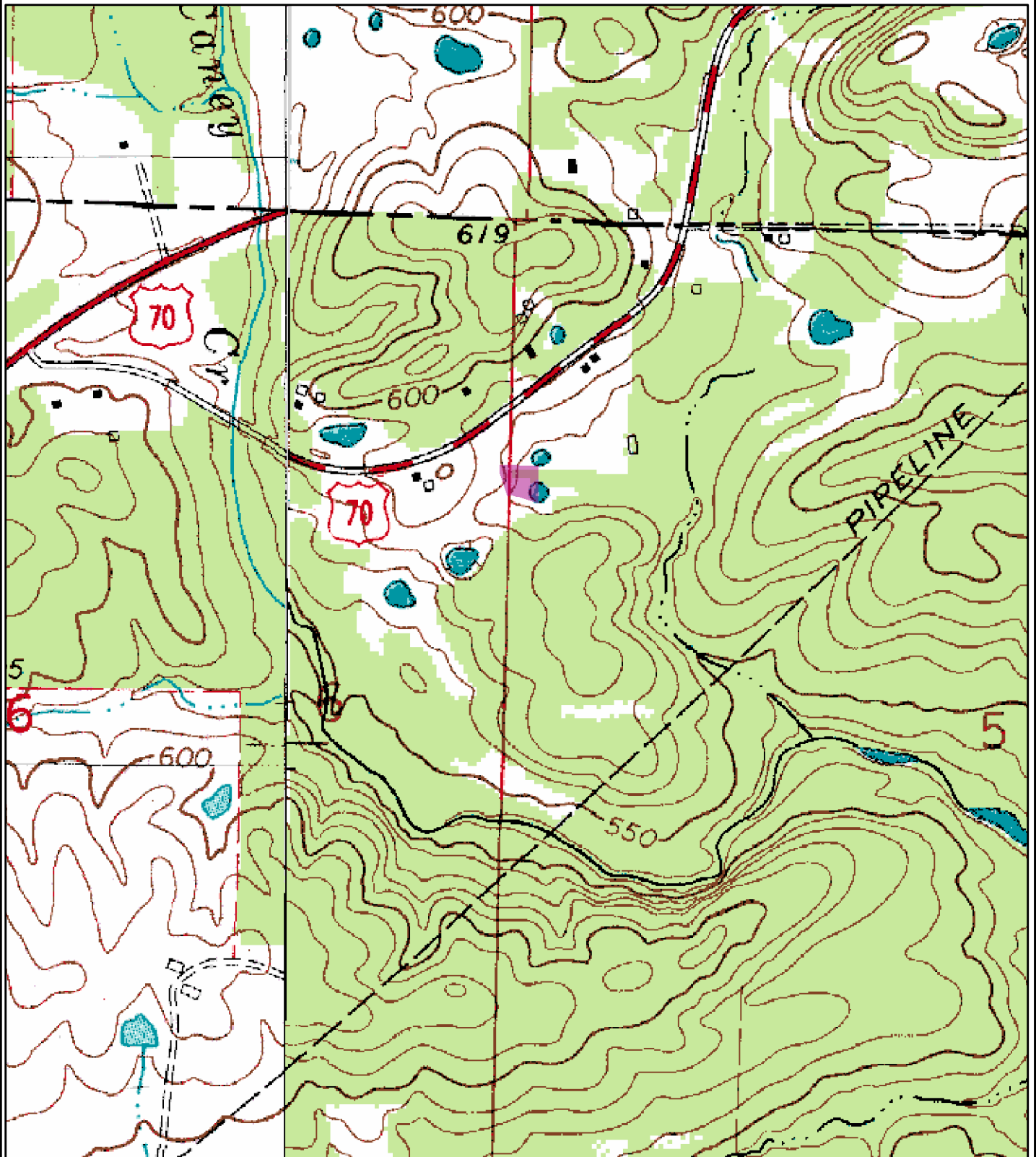


0 0.125 0.25
Miles



Created: April, 2013
Flown: 2011
Drawn By: JDT

NOTICE OF LAND SALE
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Pt. SW¼ of NW¼, Sec. 5, T5S, R23W
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0 0.125 0.25
Miles



Created: April, 2013
Drawn By: JDT

LAND SALE

REPUBLIC ROAD TRACT (LISTING #4397)

OFFER FORM

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

I submit the following as an offer for the purchase of the following tract as detailed below; the tract is offered for sale at \$6,000.00.

My offer will remain valid for five business days from this date. If my offer is accepted, I am ready, willing, able and obligated to execute a more formal Contract of Sale within seven business days of owner's acceptance with earnest money in the amount of 10% of purchase price. Closing date to occur within 30 days of contract execution.

Date of Offer:

Tract Name:

REPUBLIC ROAD TRACT (#4397)

Location of Tract:

Pt. NE $\frac{1}{4}$ of NE $\frac{1}{4}$, Section 13, Township 4 South,
Range 25 West, containing .69 acre, more or less,
Pike County, Arkansas (see attached survey plat).

Total Number of Acres in Tract:

.69 acre, more or less

Amount of Offer

\$ _____

Name: _____
Printed

Fax No: _____

Name: _____
Signed

Phone No: _____

Address: _____

Email: _____

City, State, Zip: _____

Send offer form to: Kingwood Forestry Services, Inc.
P.O. Box 65
Arkadelphia, AR 71923
Or fax to 870-246-3341