

LAND FOR SALE

Canoe Launch Tract

- ± 4.04 acres, Montgomery County, AR
- Caddo Gap Community
- Frontage on a Branch of Beautiful Caddo River
- Arkansas Game & Fish Commission boat launch ramp borders property

\$12,600.00

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 Canoe Launch Tract (Listing #4396) is located in Caddo Gap, approximately six miles northwest of Glenwood. The tract contains ± 4.04 acres of bottomland hardwood located on a cutoff of the Caddo River. An Arkansas Game & Fish Commission launch ramp and parking area is located adjacent to tract, providing access to property. Excellent access for canoeing and fishing.

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

Excellent Fishing!

On Caddo River



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
CANOE LAUNCH TRACT (LISTING # 4396)
MONTGOMERY COUNTY, ARKANSAS

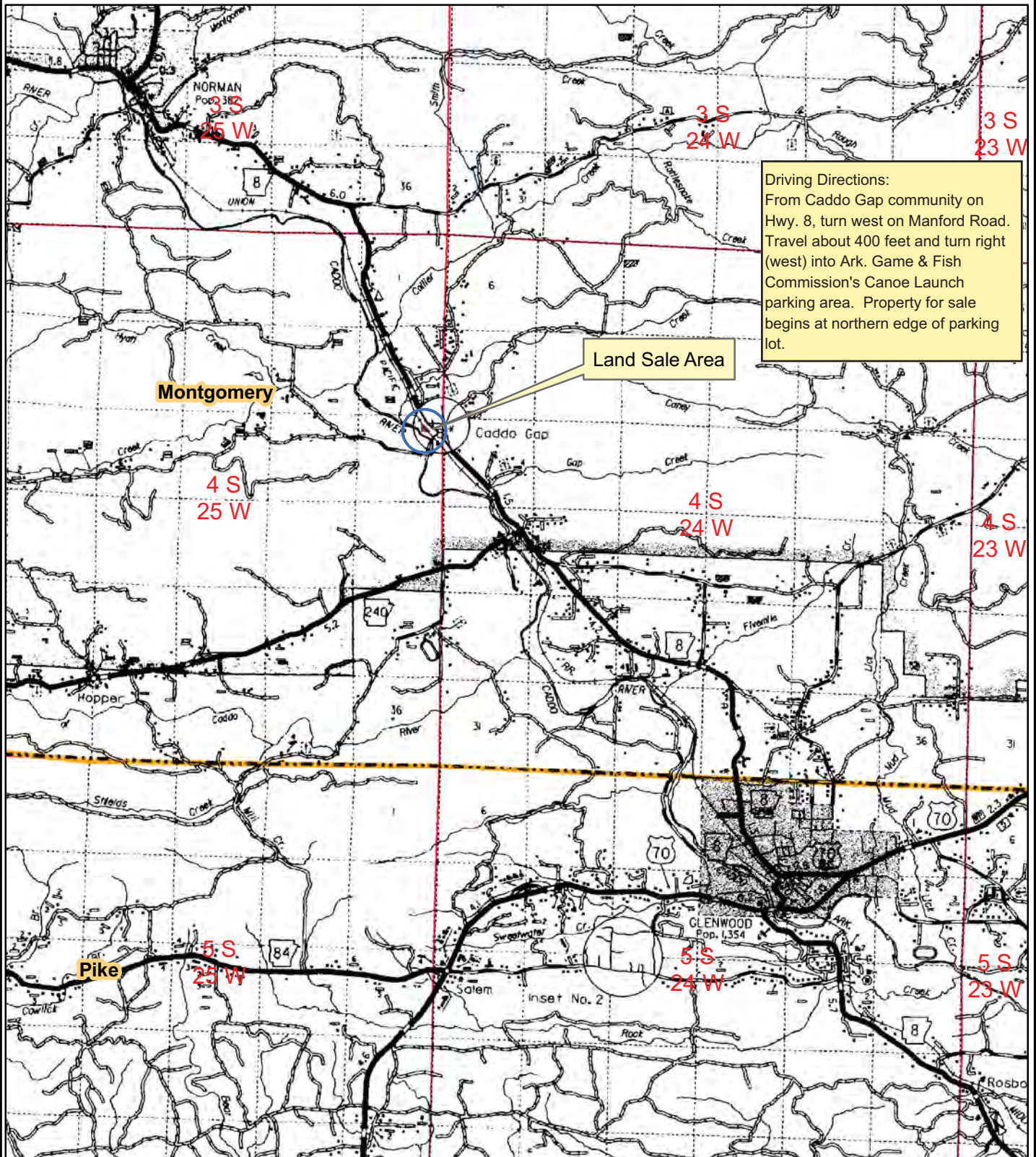
Method of Sale: The tract is offered for sale for **\$12,600.00**. Mailed offers should be addressed to Kingwood Forestry Services, Inc., P.O. Box 65, Arkadelphia, AR 71923 with "**Canoe Launch Tract**" clearly marked in the lower left corner of the envelope to protect security of the offer. An offer 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 from 2008 survey.
4. Conveyance will be by Limited (Special) 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 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. 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.

www.kingwoodforestry.com

NOTICE OF LAND SALE
"Canoe Launch Tract" - Listing #4396
Pt. NE¼ of NE¼, Sec. 13, T4S, R25W
Montgomery County, Arkansas
containing 4.04 acres, more or less



0 0.5 1 2 3
Miles



Created: April, 2013
Drawn By: JDT

No monument set due to extensive debris at the corner location.

"Northerly Side of Slough"
(Deed Book 095 Page 080)

Part of the
NE1/4 NE1/4
Section 13
T4S-R25W
± 4.04 Acres

Approximate location of
fence encroachment

Rebar w/Cap
(PS 1254)

Arkansas Game and
Fish Commission Property
Deed 06R01183
±2.43 Acres

P.O.C.
Rebar w/Cap (PS 1254)
SW Corner
NE1/4 NE1/4
Section 13
T4S-R25W

Witness Info:

- 1) 13" Cottonwood, N 37°48' E, 13.5'
- 2) 16" Cottonwood, S 20°50' W, 70.2'
- 3) 19" Cottonwood, S 53°30' W, 70.2'

-Certification-

This is to certify that the above described land has been surveyed by me, or under my direction. All corners are marked as shown and with existing monuments found in the field. This certification is for and limited to the land hereon. This survey is valid only if signed and sealed by the surveyor.

-Property Description-

A tract of land being situated in the NE1/4 NE1/4 of Section 13, T4S-R25W, 5th P.M., being located in Montgomery County, Arkansas, and being more particularly described as follows:

Beginning at a Rebar w/Cap (PS 1254) for the SW Corner of the Said NE1/4 NE1/4, Thence N 01°09'53" E, 163.83 feet to a Rebar w/Cap (PS 1491); Thence N 88°43'39" E, 570.70 feet to a Rebar w/Cap (PS 1491) on the Centerline of the Abandoned Missouri Pacific Railroad; Thence along Said Centerline, S 42°20'14" E, 75.05 feet; Thence S 42°31'44" E, along Said Centerline, 142.47 feet to a Rebar on the South Line of Said NE1/4 NE1/4; Thence S 88°43'40" W, 720.91 feet to the Point of Beginning, Containing ±2.43 Acres more or less and being subject to any and all covenants, easements, and restrictions of record.

-Surveyor's Notes-

Basis of Bearings for this survey is Plat of Survey by Nathaniel deAryan, PS 1254, dated May 7, 2007, Document Number 07R01348 of the Records of Montgomery County, Arkansas.

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.

All visible encroachments, as of the date of this survey, are shown hereon.

This survey is to show the remaining Tract of Land owned by the Arkansas Game and Fish Commission. This survey is to correct the survey by Nathan deAryan, PS 1254 of this same piece.

-Legend-

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

0' 100' 200' 300'

State Land Surveyor's Plat Filing Code: 500-04S-25W-0-13-100-49-1491



has
vision.
ordance
This
own
iginal

Boundary Survey
NE1/4 NE1/4, Section 13
T4S-R25W
Montgomery County, Arkansas

Prepared For:

Sammy Stevens

Evan G. Black
Professional Surveyor
108 Polk 280, Cove, Arkansas 71937
(870) 387-8915

Drawn By: EGB
Scale: 1"=100'
Date: 19 Aug, 2008
Job Number: 0768-1rev
Field Book: 014
File Name:
0768-1rev.dwg
Revisions:

NOTICE OF LAND SALE
"Canoe Launch Tract" - Listing #4396
Pt. NE¼ of NE¼, Sec. 13, T4S, R25W
Montgomery County, Arkansas
containing 4.04 acres, more or less

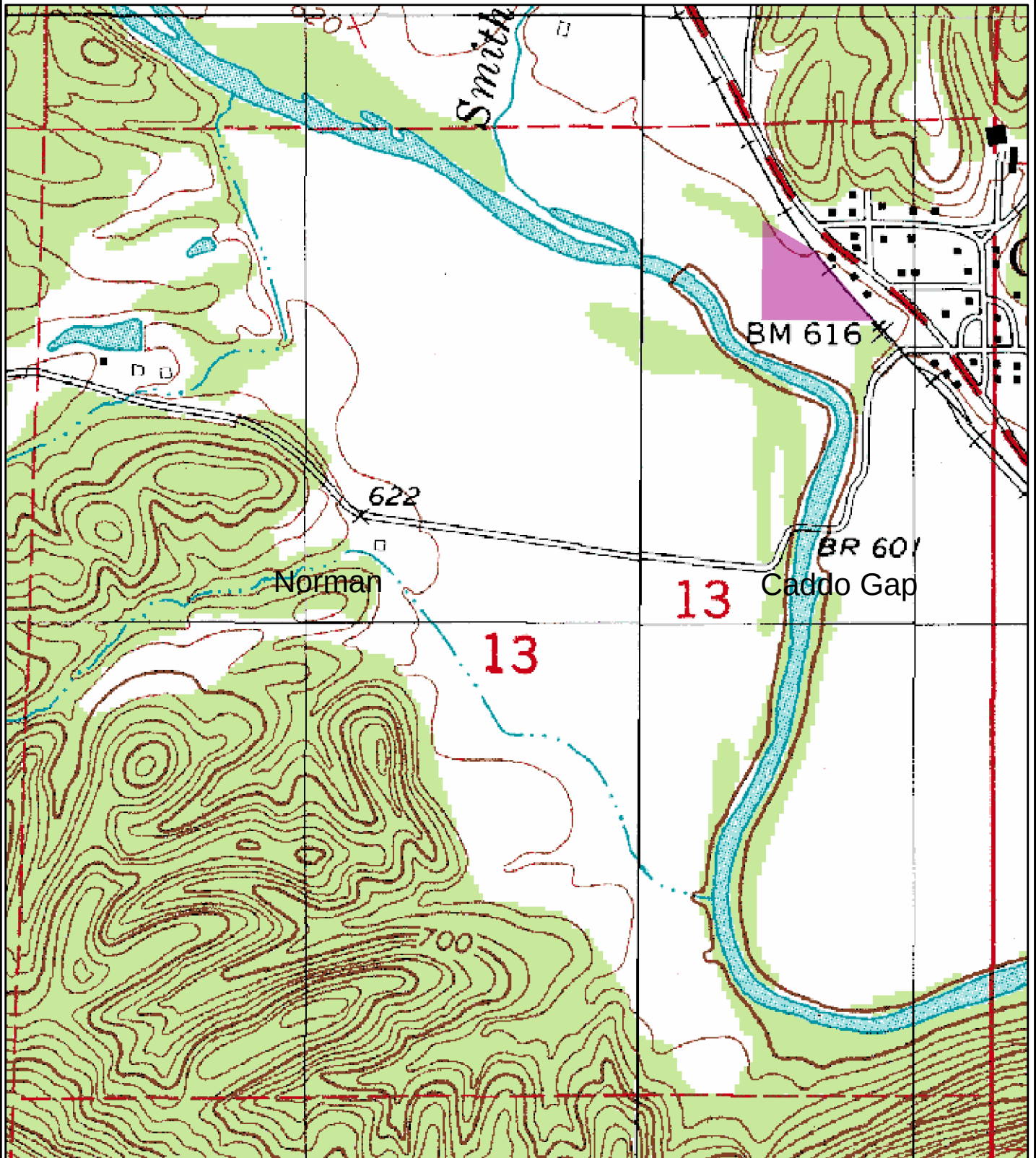


0 0.125 0.25
Miles



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

NOTICE OF LAND SALE
"Canoe Launch Tract" - Listing #4396
Pt. NE¼ of NE¼, Sec. 13, T4S, R25W
Montgomery County, Arkansas
containing 4.04 acres, more or less



0 0.125 0.25
Miles



Created: April, 2013
Drawn By: JDT

LAND SALE

CANOE LAUNCH TRACT (LISTING #4396)

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 \$12,600.00.

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 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:

CANOE LAUNCH TRACT (#4396)

Location of Tract:

Pt. NE $\frac{1}{4}$ of NE $\frac{1}{4}$, Section 13, Township 4 South, Range 25 West, containing 4.04 acres, more or less, Montgomery County, Arkansas (see attached survey).

Total Number of Acres in Tract:

4.04 acres, 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