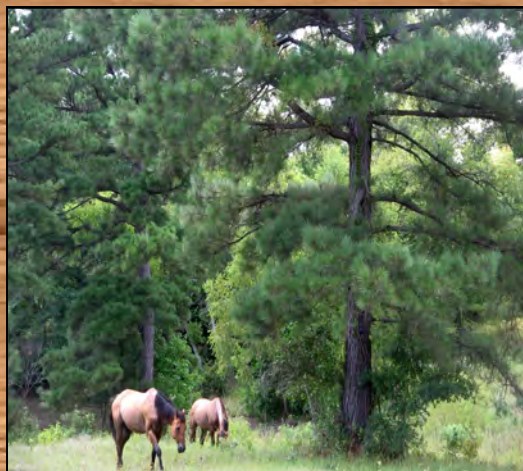


**Kingwood Forestry Services, Inc.**

**Listing # 4321**



**SEALED BID LAND SALE**  
**Burrow Road Farm Tract ±200 Acres**  
Rolling Hills, Pasture & Native Timber Near Arkadelphia, Arkansas



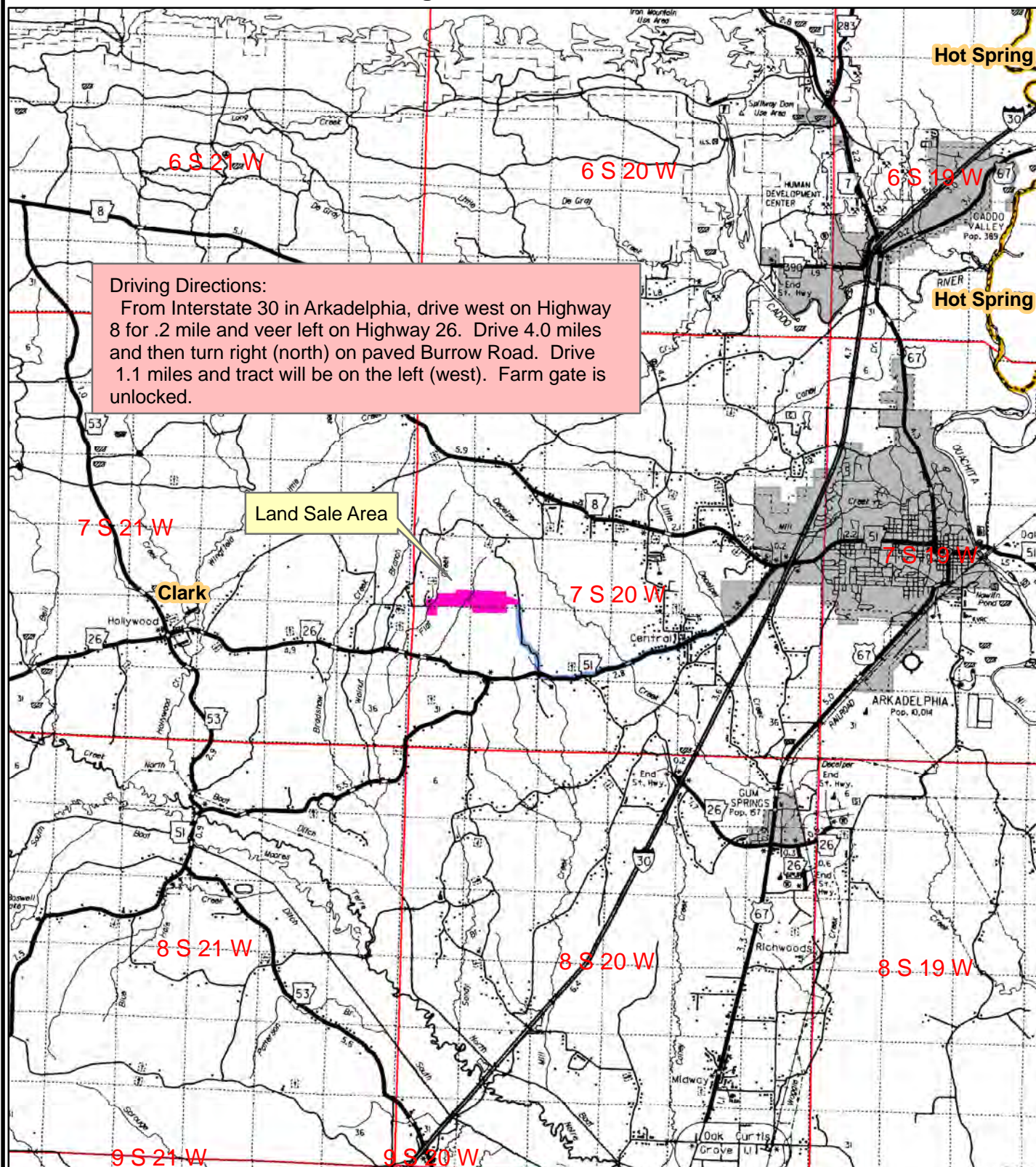
**SUBMIT BIDS BY 3:00 PM,  
FRIDAY, SEPTEMBER 7, 2012**

For more information:

[www.kingwoodforestry.com](http://www.kingwoodforestry.com) (870) 246-5757



**Burrow Road (Listing #4321)  
of Sections 19, 20, 29 & 30, T7S, R20W,  
Clark County, Arkansas  
containing 200 acres, more or less**



From Interstate 30 in Arkadelphia, drive west on Highway 8 for .2 mile and veer left on Highway 26. Drive 4.0 miles and then turn right (north) on paved Burrow Road. Drive 1.1 miles and tract will be on the left (west). Farm gate is unlocked.

## Land Sale Area

## Hot Spring

**Hot Spring**

**Clark**

7 S 19 W

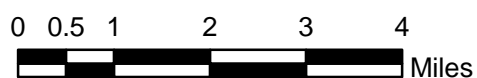
8 S 21 W

8 S 20 W

8 S 19 W

~~9 S 21 W~~

9 S 20 W



Created: July, 2012  
Drawn By: JDT



**BURROW ROAD FARM TRACT (LISTING # 4321)**  
**BID DATE: FRIDAY, SEPTEMBER 7, 2012**

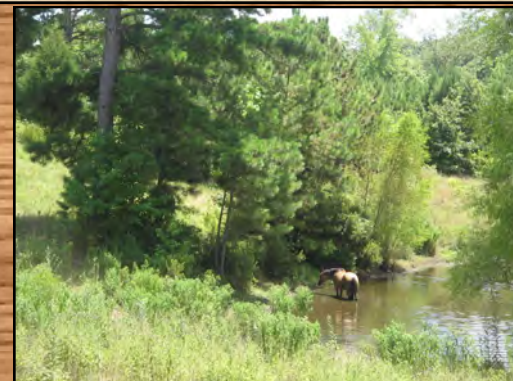


- **County Road Frontage**
- **Native Pine & Hardwood Timber**
- **Electricity & Rural Water Available at Road**
- **Open Fields and Four Ponds**
- **4.0 Miles West of Arkadelphia & I-30**
- **Gently Rolling Terrain**



**KINGWOOD FORESTRY SERVICES,  
INC.**  
E-MAIL US AT  
[arkadelphia@kingwoodforestry.com](mailto:arkadelphia@kingwoodforestry.com)

Phone: 870-246-5757  
Fax: 870-246-3341



**See Method of Sale and Conditions of Sale Sections**



## NOTICE OF LAND SALE

### Burrow Road Farm Tract (Listing #4321)

**SUBMIT BIDS BY 3:00 PM, Friday, September 7, 2012**

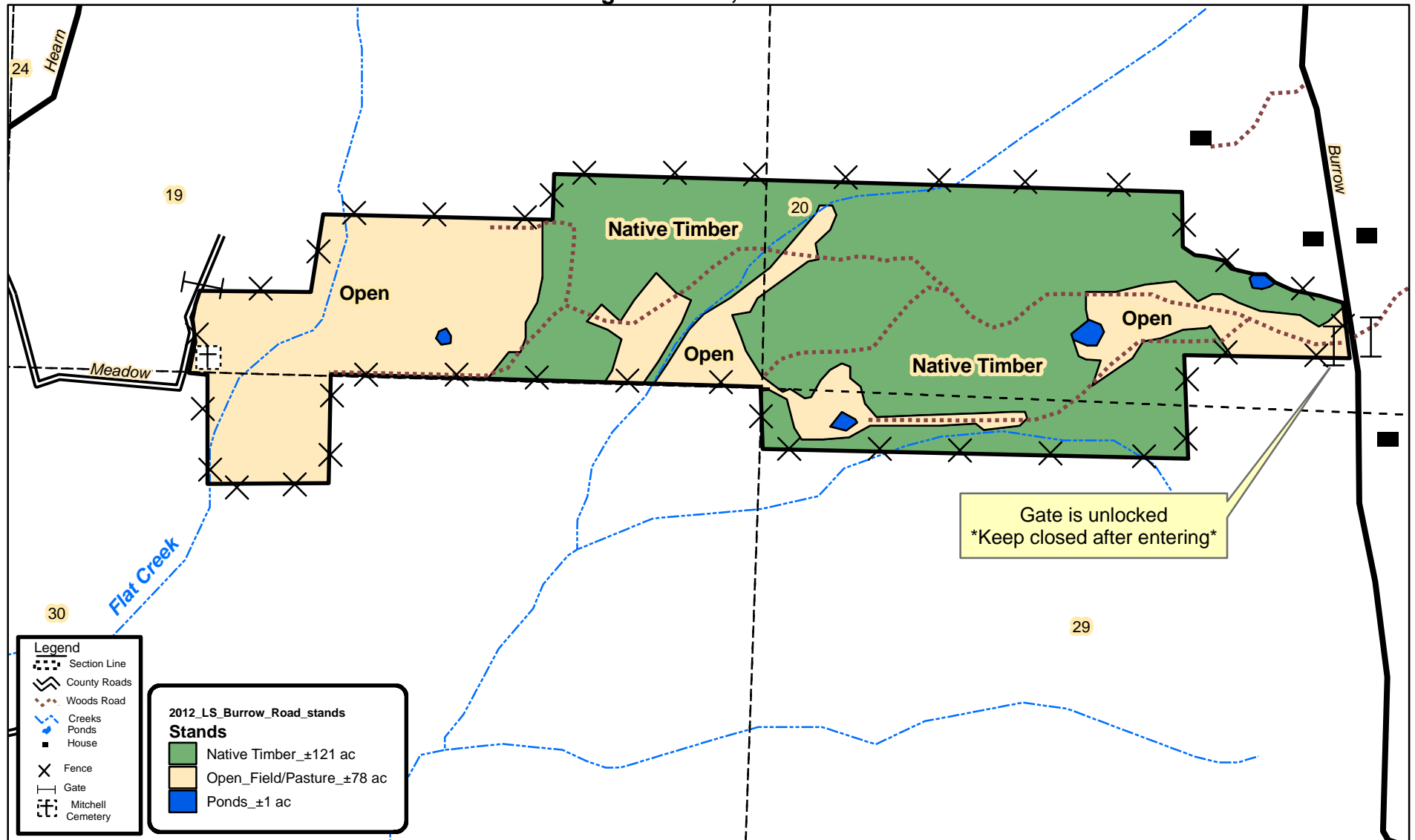
**Method of Sale:** The property will be sold on the basis of lump sum sealed bids. Mailed offers should be addressed to Kingwood Forestry Services, Inc., P.O. Box 65, Arkadelphia, AR 71923 with "**Burrow Road Farm Land Sale**" clearly marked in the lower left corner of the envelope to protect security 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.** Bids will be opened at the Kingwood Forestry office at #4 Executive Circle, Arkadelphia, Arkansas at **3:00 P.M., Friday, September 7, 2012.**

#### **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, September 10, 2012. Successful bidder will be notified on or before that time by telephone, fax, or e-mail. 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 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.
5. All Mineral rights owned by seller will be conveyed without warranty.
6. 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.
7. Capstone-Pioneer Title Company will conduct the closing with buyer and seller each paying one-half of fees associated with closing services.
8. 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.
9. Hunting equipment (deer stands) on the property will convey with land. Horses will be moved from property prior to closing.
10. 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.
11. Questions regarding the land sale should be directed to licensed broker Pete Prutzman of Kingwood Forestry Services at 870-246-5757.

**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.

**Burrow Road (Listing #4321)**  
**Part of Sections 19, 20, 29 & 30, T7S, R20W,**  
**Clark County, Arkansas**  
**containing 200 acres, more or less**



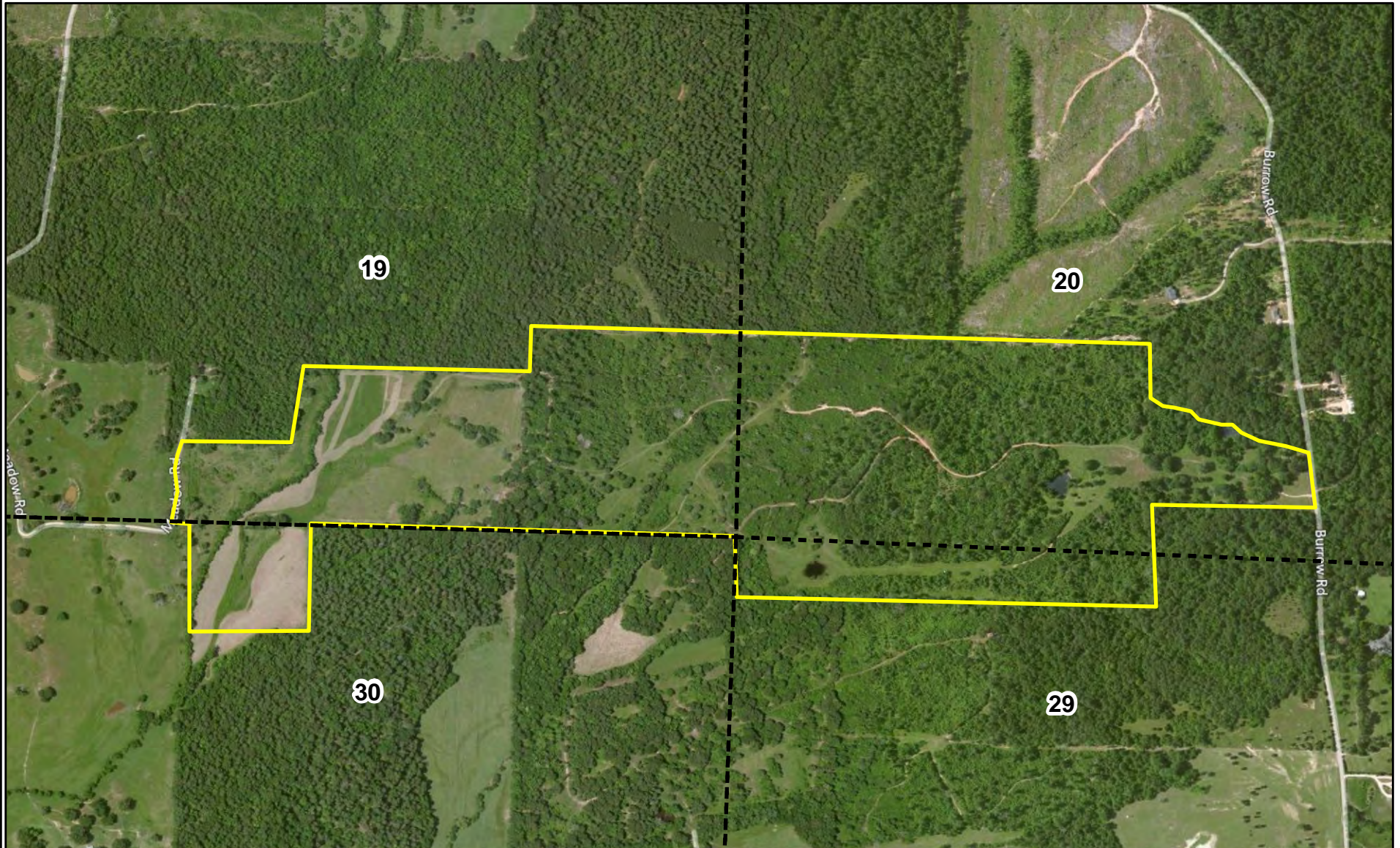
0 0.125 0.25  
 Miles



**Created: July, 2012**  
**By: JDT**



**Burrow Road (Listing #4321)**  
**Part of Sections 19, 20, 29 & 30, T7S, R20W,**  
**Clark County, Arkansas**  
**containing 200 acres, more or less**



0 0.125 0.25  
Miles



Created: July, 2012  
Flown: 2011  
Drawn By: JDT

**OFFER FORM**

**Burrow Road Farm Tract**

**Listing #4321**

**Bid Date: Friday, September 7, 2012 @ 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. **Burrow Road Farm Land Sale Notice**. I submit the following as an offer for the purchase of the following tract located in Clark County, Arkansas and further described as:

**Burrow Road Farm Tract (Listing #4321)** Part of Sections 19, 20, 29 & 30, Township 7 South, Range 20 West, containing a total of 200 acres, more or less, Clark County, Arkansas (see attached maps).

My offer will remain valid through 3:00 P.M., Monday, September 10, 2012. Successful bidder will be notified at or before that time by telephone, fax, or e-mail. If any of my offers are accepted, I am ready, willing, able, and obligated to execute a more formal Contract of Sale within seven business days with earnest money in the amount of 10% of purchase price. Closing is expected to be held within thirty 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, September 7, 2012)**  
P. O. Box 65, Arkadelphia, AR 71923 or fax to 870-246-3341

**BURROW ROAD FARM (Listing #4321: 200 acres, more or less):**

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

Date: \_\_\_\_\_

Bidder: \_\_\_\_\_ Fax No.: \_\_\_\_\_  
Printed

Bidder: \_\_\_\_\_ Phone No.: \_\_\_\_\_  
Signed

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

E-mail: \_\_\_\_\_



# NOTICE OF LAND SALE

## Burrow Road Farm Tract Road (Listing #4321)

### Legal Description

**SE $\frac{1}{4}$  of SE $\frac{1}{4}$ , part of SW $\frac{1}{4}$  of SE $\frac{1}{4}$ , part of SE $\frac{1}{4}$  of SW $\frac{1}{4}$ ,  
Section 19; S $\frac{1}{2}$  of SW $\frac{1}{4}$ , part of SW $\frac{1}{4}$  of SE $\frac{1}{4}$ , Section 20;  
part of N $\frac{1}{2}$  of N $\frac{1}{2}$  of NW $\frac{1}{4}$ , Section 29: part of NE $\frac{1}{4}$  of  
NW $\frac{1}{4}$ , Section 30: all in Township 7 South, Range 20  
West, Clark County, Arkansas.**

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