

P.O. Box 65  
No. 4 Executive Circle  
Arkadelphia, AR 71923  
(870)246-5757  
FAX 1-870-246-3341  
E-mail: [arkadelphia@kingwoodforestry.com](mailto:arkadelphia@kingwoodforestry.com)



Other Kingwood Locations:  
P.O. Box 1290  
145 Greenfield Drive  
Monticello, AR 71657  
(870)367-8567  
FAX 1-870-367-8424

4414 Morris Lane  
P.O. Box 5887  
Texarkana, TX 75505  
(903)831-5200  
FAX 1-903-831-9988

## NOTICE OF LAND SALE

### SLYTOWN 30 TRACT

#### **- 2010 Pine Plantation on 30 Acres near Amity, Arkansas— —Offered at \$33,000.00—**

Kingwood Forestry Services, Inc. has been authorized to manage the sale of a tract of managed timberland containing 30 acres, more or less, near Amity in Pike County, Arkansas.

**Location:** W ½ of NW ¼ of SE ¼, W ½ of E ½ of NW ¼ of SE ¼, Section 12; Township 6 South, Range 24 West, containing a total of 30 acres, more or less, Pike County, Arkansas. Please visit our website at [www.kingwoodforestry.com](http://www.kingwoodforestry.com) to view maps and photographs of listing #4329.

**Tract Description:** Tract is located three miles southwest of Amity near the Slytown Community. Access is via unimproved roads through neighboring lands. Terrain is gently rolling. Pine site index averages 80 feet (base age 50 years) on sandy loam soils. A pine plantation was established in 2010 using 2<sup>nd</sup> generation improved loblolly seedlings. Site preparation was aerial spray. There are approximately 450 pines per acre averaging six feet in height. Great long term timber investment.

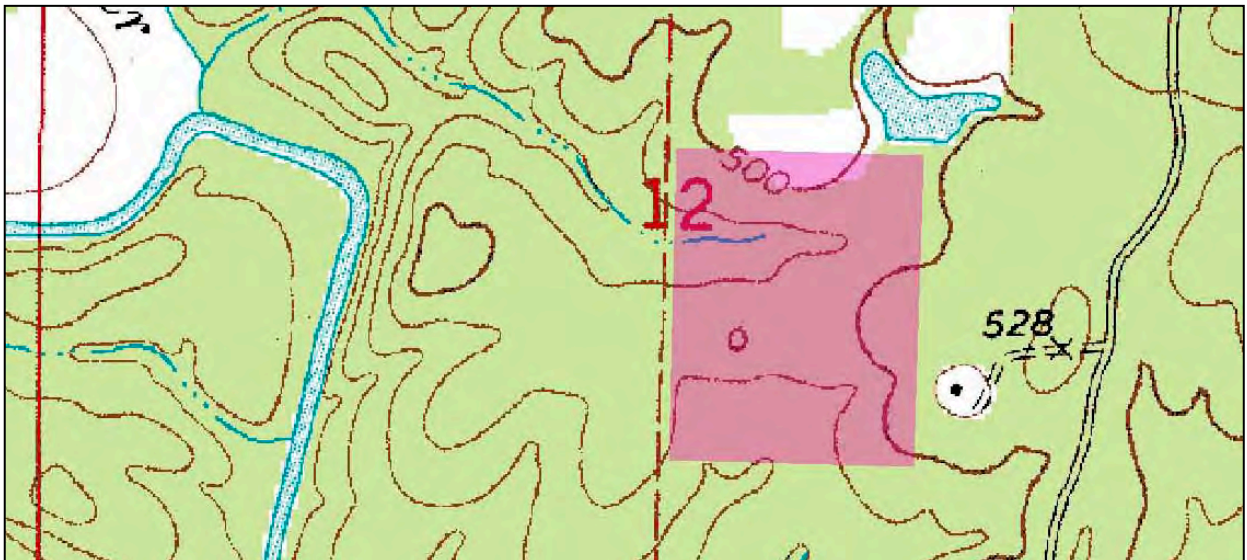
**Method of Sale:** The tract is offered for sale at \$33,000.00. Mailed offers should be addressed to Kingwood Forestry Services, Inc., P.O. Box 65, Arkadelphia, AR 71923 with **"Slytown 30 Tract Land Sale"** clearly marked in the lower left corner of the envelope to protect security of the offer. An offer form is attached. 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.

— Continued on back of this page —

## Slytown 30 Tract (Listing #4329)

### 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 three (3) business days. 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 single sum and not on a per acre basis. Advertised acreage is believed to be correct, but is not guaranteed. Offer price is for the entire tract regardless of acreage.
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 or its agents. Mineral rights are not owned by seller 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 the closing with buyer and seller each paying one-half of fees associated with closing services.
7. Property is being sold on an "As Is" basis without representations or warranties of any kind or nature.
8. If prospective buyers or their agents wish to inspect the property, such property inspections shall be conducted 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 (such as deer stands, feeders, trail cameras, etc.) and any other man-made items found on the property do not convey unless stated otherwise.
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.

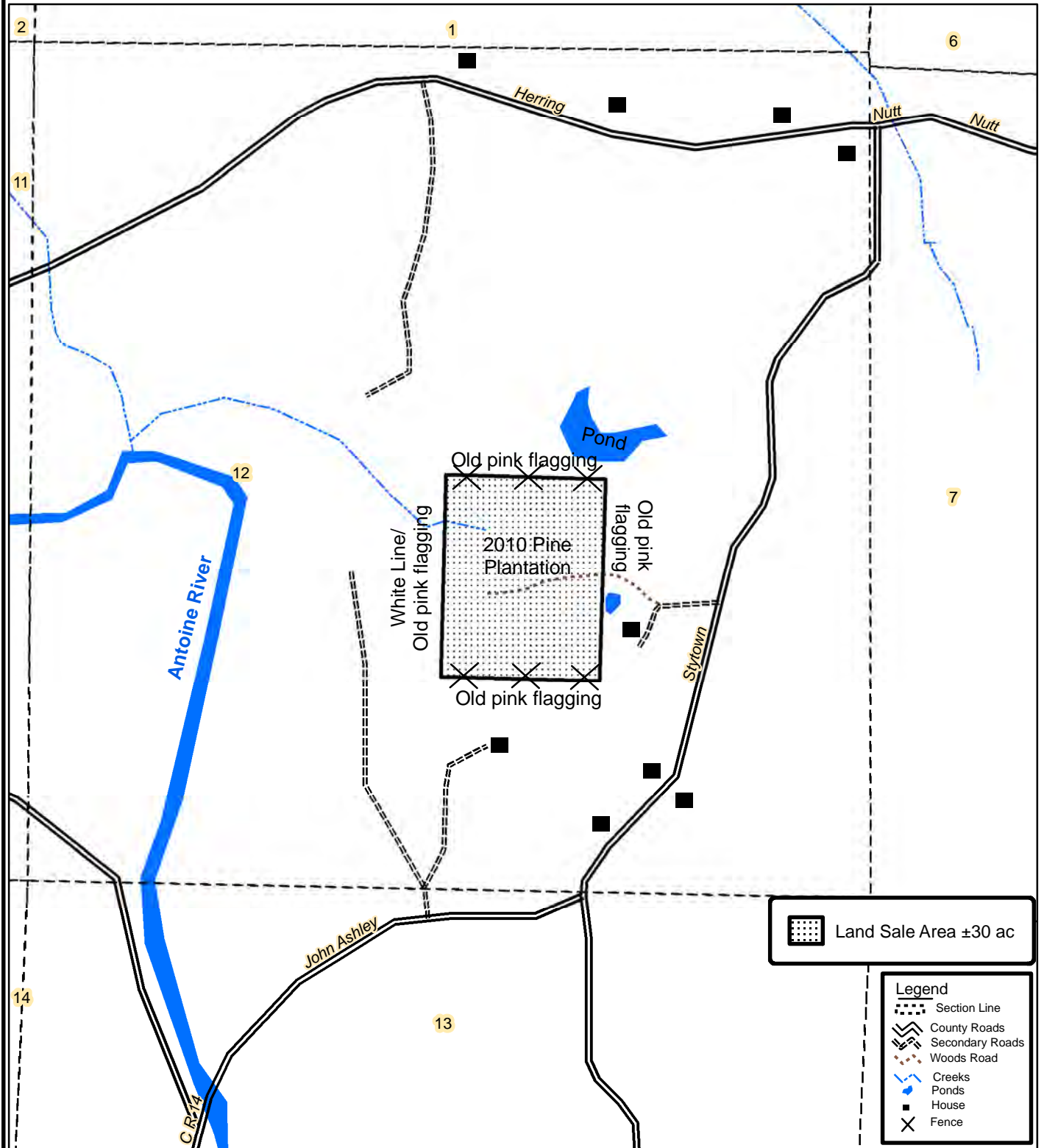




This topographic map shows the Hot Springs, Arkansas area. The map is overlaid with a grid of township and range coordinates. The proposed land sale area is highlighted in yellow, located near the intersection of the Arkansas River and the town of Pike. The map includes labels for towns such as Montgomery, Hot Spring, and Clark, and features like the Arkansas River and various creeks. A yellow line outlines the land sale area, which is situated near the intersection of the Arkansas River and the town of Pike.



NOTICE OF LAND SALE  
"Slytown Tract" Listing #4329  
Pt. NW¼ of SE¼, Sec. 12, T6S, R24W, Pike County, Arkansas  
Containing 30 acres, more or less



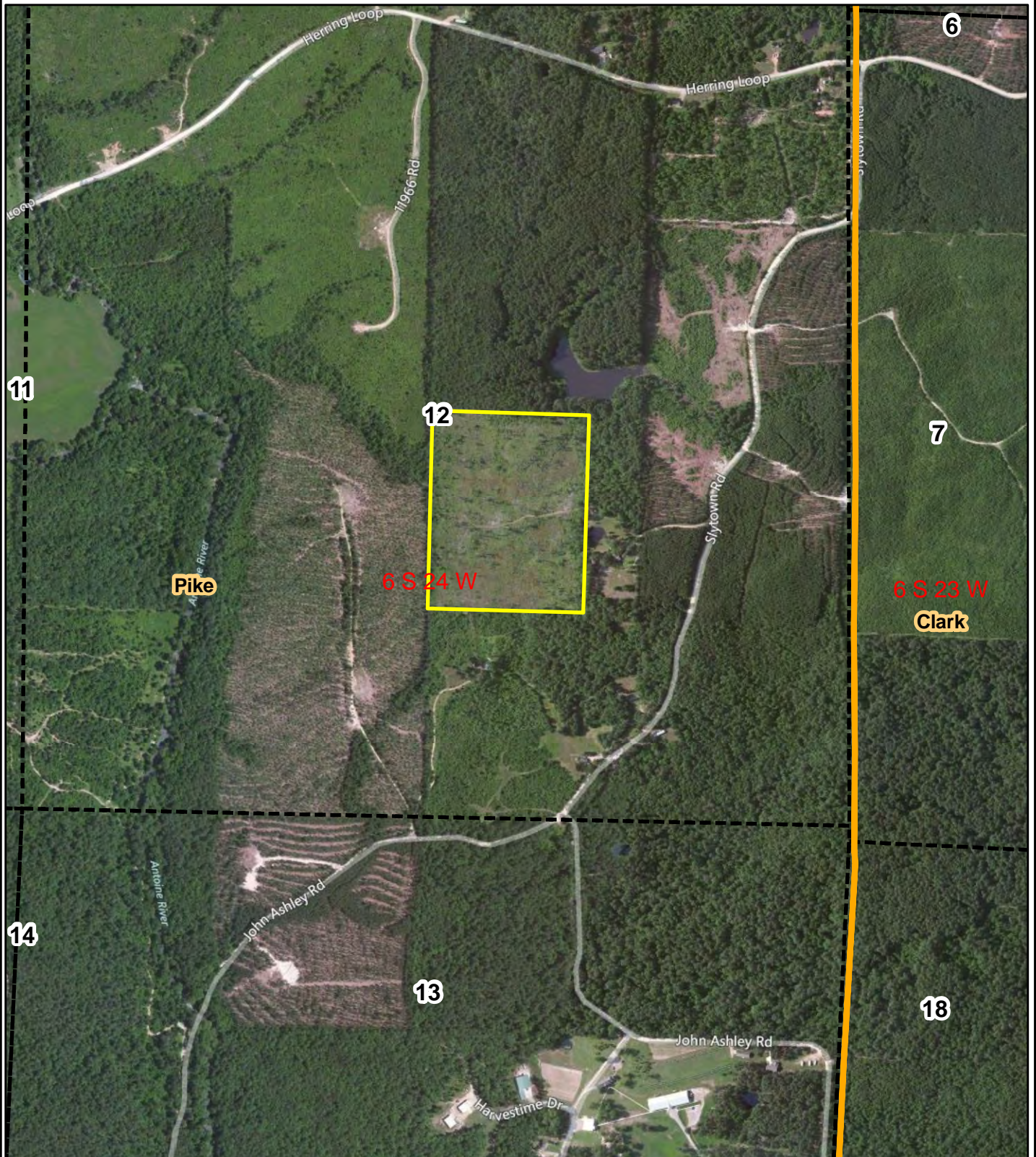
0 0.125 0.25  
Miles



Created: April, 2012  
By: JDT



NOTICE OF LAND SALE  
"Slytown Tract" Listing #4329  
Pt. NW¼ of SE¼, Sec. 12, T6S, R24W, Pike County, Arkansas  
Containing 30 acres, more or less



0 0.125 0.25  
Miles



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

## OFFER FORM

### Slytown 30 Tract (Listing #4329) Offered at \$33,000.00

— 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. **Slytown Land Sale Notice**. I submit the following as offer for the purchase of the following tract located in Pike County, Arkansas and further described as: W ½ of NW ¼ of SE ¼, W ½ of E ½ of NW ¼ of SE ¼, Section 12; Township 6 South, Range 24 West, containing a total of 30 acres, more or less, Pike County, Arkansas. (Slytown tract – see attached maps).

My offer will remain valid three (3) 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 with earnest money in the amount of 10% of purchase price. I have read and understand the Method of Sale and Conditions of Sale sections in this notice. Closing is expected to be held within thirty days of offer acceptance.

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

**Slytown 30 Tract (Listing #4329: 30 acres, more or less):** \$ \_\_\_\_\_

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

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

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

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

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