

Land For Sale

Benton Tract

- $\pm$ 20 acres
- Ouachita County
- Adjacent to Poison Springs WMA
- Near White Oak Lake

\$32,000.00

See this and other listings at

www.kingwoodforestry.com



If you are looking for an affordable timberland property for investment and outdoor recreation, this is the one.

The Benton tract is adjacent to the Poison Springs State Forest Wildlife Management Area and is within four miles of White Oak Lake and approximately two miles northwest of Chidester.

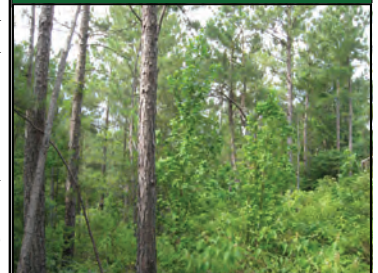
This tract contains a well-stocked pine plantation established in 1992 and first thinned in 2007. Based on a 5% inventory conducted by Kingwood Forestry in June, 2011, estimated volumes are as follows: Pine Sawtimber: 108 tons; pine pulpwood 647 tons.

Access to the tract is frontage on gravel County Road #28 which crosses the northern part of tract. The terrain is rolling sandy hills with a pine site index of 83 feet (base age 50) on Kirvin fine sandy loam soils. All weather logging may be possible on this site.

Please visit www.kingwoodforestry.com for maps and photographs of this property and all of our other listings.

1992 Pine Plantation

County Gravel Road Access



KINGWOOD FORESTRY SERVICES, INC.

P.O. Box 65 / #4 Executive Circle
Arkadelphia, AR 71923

Phone: 870-246-5757

Fax: 870-246-3341

E-mail:

arkadelphia@kingwoodforestry.com



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.

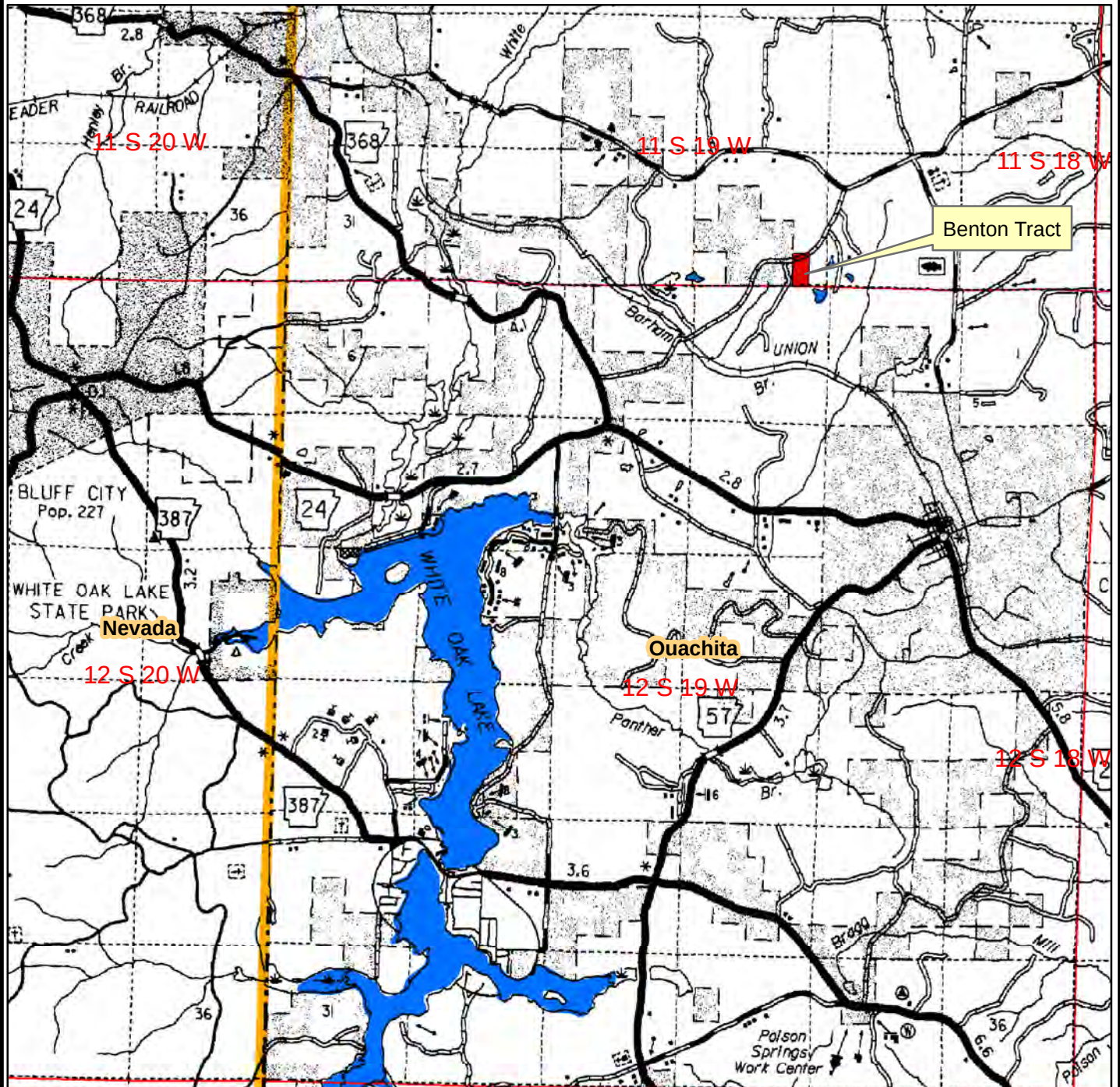
**NOTICE OF LAND SALE
BENTON TRACT (LISTING # 4266)
OUACHITA COUNTY, ARKANSAS**

Method of Sale: The Benton tract is offered for sale for \$32,000.00. Mailed offers should be addressed to Kingwood Forestry Services, Inc., P.O. Box 65, Arkadelphia, AR 71923 with **“Benton 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. The landowner reserves the right to accept or reject any offer or to reject all offers.
2. Offers submitted will remain valid for five business days. Successful buyer 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 buyer 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 the entire tract, regardless of acreage. Seller will not provide a survey.
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. **All 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. Local title company will conduct closing with buyer and seller each paying one-half of fees associated with closing services.
6. Property is being sold on an “As Is” basis without representations or warranties of any kind or nature. No environmental inspection or representation has been or will be made by Seller or its agents.
7. Kingwood Forestry Services, Inc. is the real estate firm representing the Seller. All information in this notice is provided solely as a courtesy to prospective buyers, but is not guaranteed. Neither Seller nor its agents, nor Kingwood warrant the accuracy of any information contained in this notice. Prospective buyers should make their own timber volume determination. Prospective buyers assume the responsibility for verifying this information to their satisfaction. Kingwood makes no representation for the Buyer.
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 (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. The Conditions of Sale stated herein are a general summary of those aspects more specifically described in the Real Estate Sales Contract. Should there be any variation in wording or conditions the Real Estate Sales Contract takes precedence.
11. Questions regarding the land sale should be directed to licensed agent Mark Clark or licensed broker Pete Prutzman of Kingwood Forestry Services at (870)246-5757.

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Ouachita County, Arkansas.



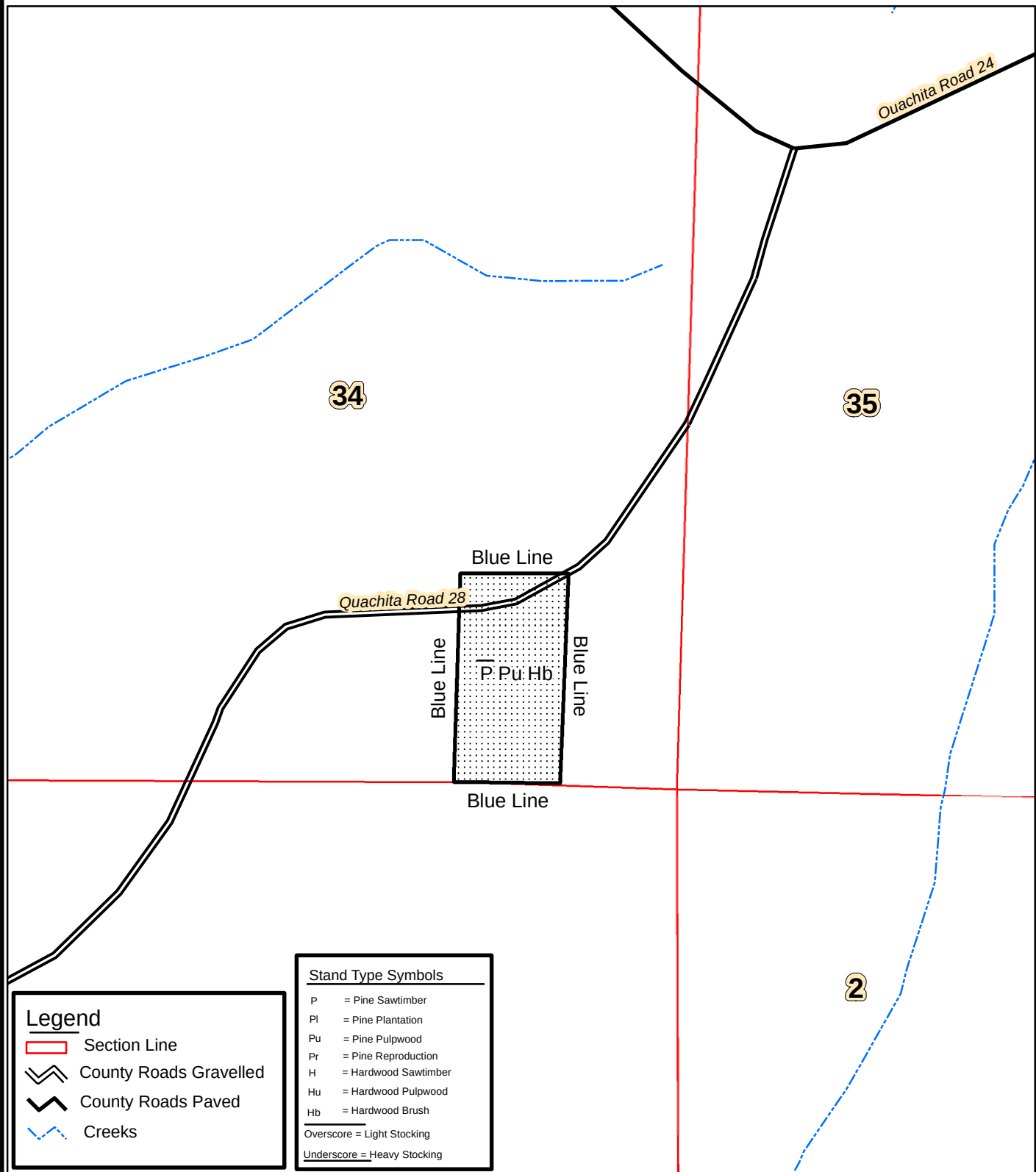
Driving Directions: From Highway 24/ Hwy 368 junction between Bluff City and Chidester, go NORTH on Hwy. 368 for approximately 0.3 mile. Turn RIGHT (EAST) onto County Road 28 and go approximately 1.9 miles to the west boundary of the property marked with pink flagging and Land For Sale sign. From this point, the property is on both sides of the county road for approximately 1/4 mile.

0 1 2
Miles



Created: June, 2011
Drawn By: JDT

NOTICE OF LAND SALE
 Benton Tract - Listing #4266
 W½ of SE¼ of SE¼, Sec. 34, T11S, R19W, Ouachita County, Arkansas
 Containing 20 acres, more or less

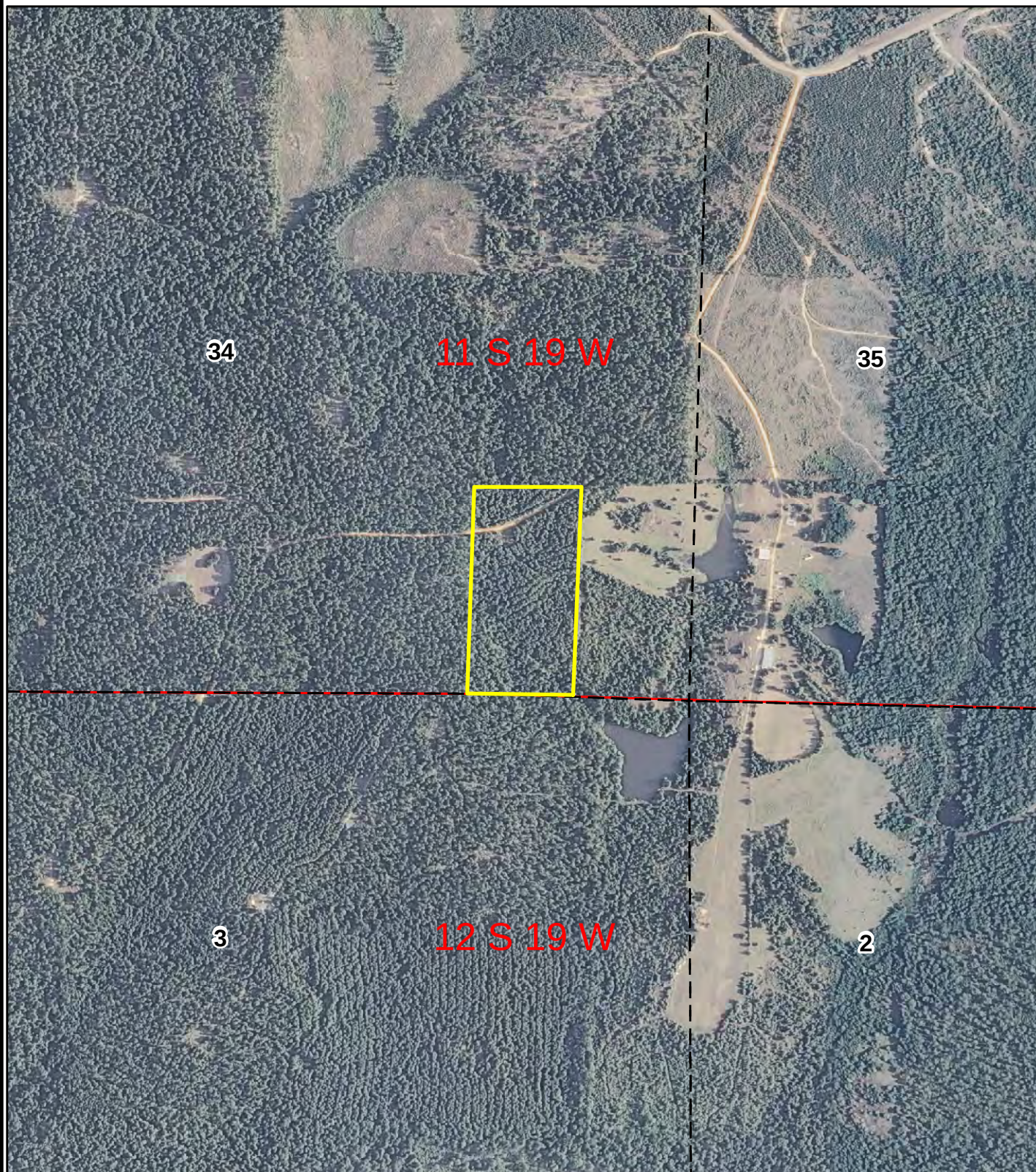


0 0.125 0.25
 Miles



Created: June, 2011
 By: JDT

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W½ of SE¼ of SE¼, Sec. 34, T11S, R19W, Ouachita County, Arkansas
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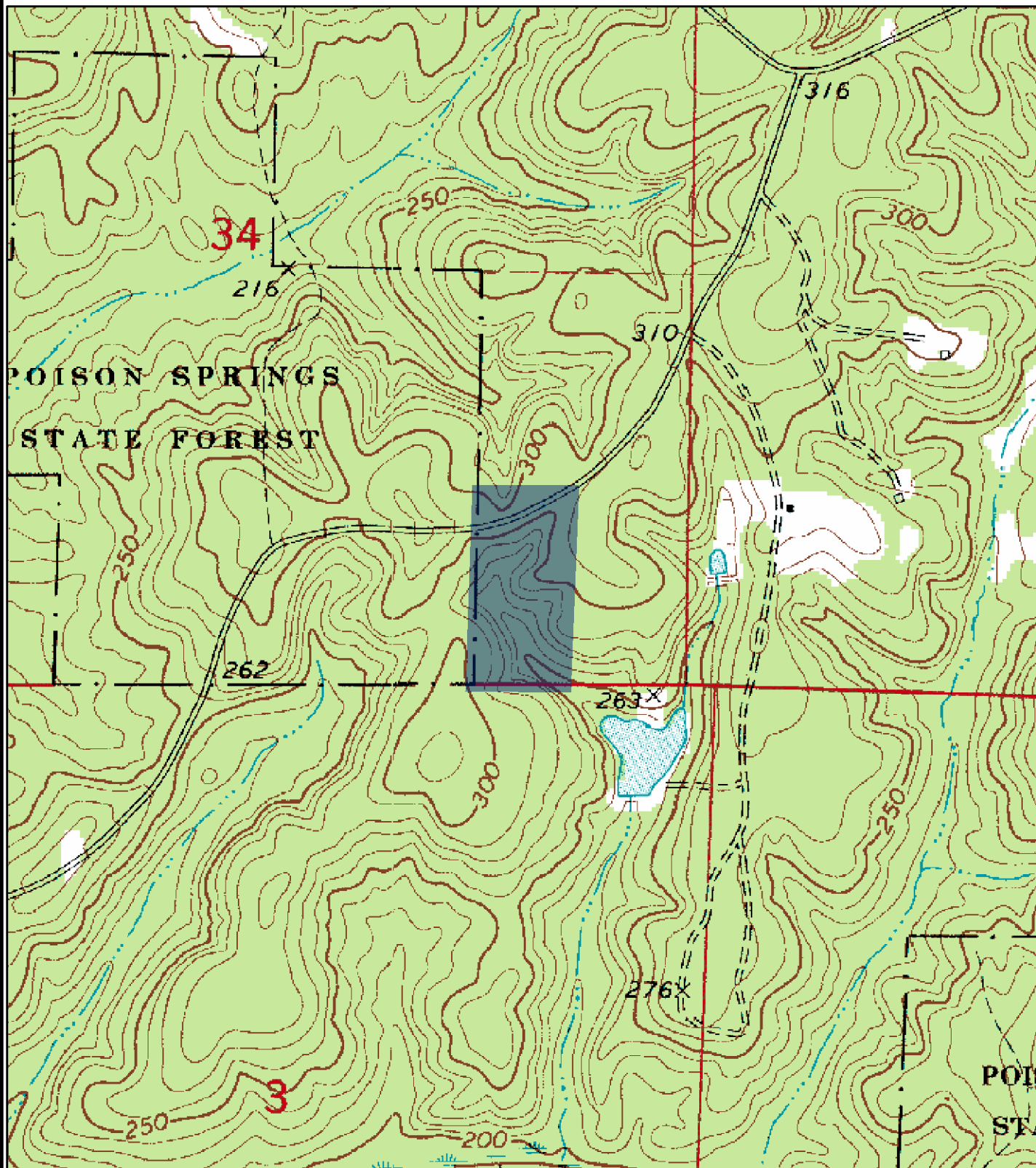


0 0.125 0.25
Miles



Created: June, 2011
Flown: 2010
Drawn By: JDT

NOTICE OF LAND SALE
Benton Tract - Listing #4266
W½ of SE¼ of SE¼, Sec. 34, T11S, R19W, Ouachita County, Arkansas
Containing 20 acres, more or less



0 0.125 0.25
Miles



Created: June, 2011
Drawn By: JDT

Benton Tract Ouachita County

Tract Name	Benton, Ouachita 2, #4266	Stand Number	1
Legal	Pt. W¼, SE¼, SE¼, Sec. 34, T11S, R19W	Acres	19.4
County	Ouachita	State	AR
Cruised By	JDT	Sample Method	10 BAF
Form Class	KFS PST Tons	Date Cruised	6/21/11
		Percent Cruised	

Stand Data	
<u>Average Vol/Acre</u>	5.57
<u>Average Vol/Tree</u>	0.37
<u>Average Vol/Log</u>	0.26
<u>Avg DBH</u>	10.42

Pine Sawtimber

Inches DBH	1 Logs		1.5 Logs		2 Logs		2.5 Logs		3 Logs		3.5 Logs		4 Logs		4.5 Logs+		Total	
	Trees	Tons	Trees	Tons	Trees	Tons	Trees	Tons	Trees	Tons	Trees	Tons	Trees	Tons	Trees	Tons	Trees	Tons
10	71	18	142	51	36	17											249	87
12			25	11													25	11
14			18	10													18	10

Totals	71	18	185	72	36	17											292	108
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Legal	Pt. W¼, SE¼, SE¼, Sec. 34, T11S, R19W	Acres	19.4
County	Ouachita	State	AR
Cruised By	JDT	Sample Method	10 BAF
Form Class	RG0 PTons-Logs	Date Cruised	6/21/11
		Percent Cruised	

Stand Data	
<u>Average Vol/Acre</u>	33.36
<u>Average Vol/Tree</u>	0.18
<u>Average Vol/Log</u>	0.11
<u>Avg DBH</u>	7.33

Pine Pulpwood

Inches DBH	1 Logs		1.5 Logs		2 Logs		2.5 Logs		3 Logs		3.5 Logs		4 Logs		4.5 Logs+		Total	
	Trees	Tons	Trees	Tons	Trees	Tons	Trees	Tons	Trees	Tons	Trees	Tons	Trees	Tons	Trees	Tons	Trees	Tons
6	889	73	889	99													1,778	172
8	56	7	445	79	667	153	111	31									1,278	271
10			36	9	391	135	142	61									569	205

Totals	945	80	1,369	187	1,058	288	253	92									3,626	647
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LAND SALE

BENTON TRACT (LISTING #4266)

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 and on attached prospectus; the Benton tract is offered for sale at \$32,000.00.

My offer will remain valid for five business days from this date. I have read and understand the Conditions of Sale section of this notice. 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 approximately 30 days after contract execution.

Date of Offer: _____

Tract Name: BENTON TRACT

Location of Tract: W 1/2 of SE 1/4 of SE 1/4, Section 34, Township 11 South, Range 19 West, containing 20 acres, more or less, Ouachita County, Arkansas (Benton tract—see attached maps).

Total Number of Acres in Tract: 20 acres, more or less.

Amount of Offer \$ _____

Name: _____ Fax No: _____
Printed

Name: _____ Phone No: _____
Signed

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