

Kingwood Forestry Services, Inc.

LAND FOR SALE

# J.W. Medlin Ranch

Outstanding Ranch—Recreational Property—Potential Home Sites  
Property is being offered in 5 parcels—Buy one or all.



Tract A—83 Acres—\$109,560.00  
(Listing #4231)

Tract B—85 Acres—\$112,200.00  
(Listing #4232)

Tract C—40 Acres —\$52,800.00  
(Listing #4233)  
Tract C to be Sold with Tract B or Tract D

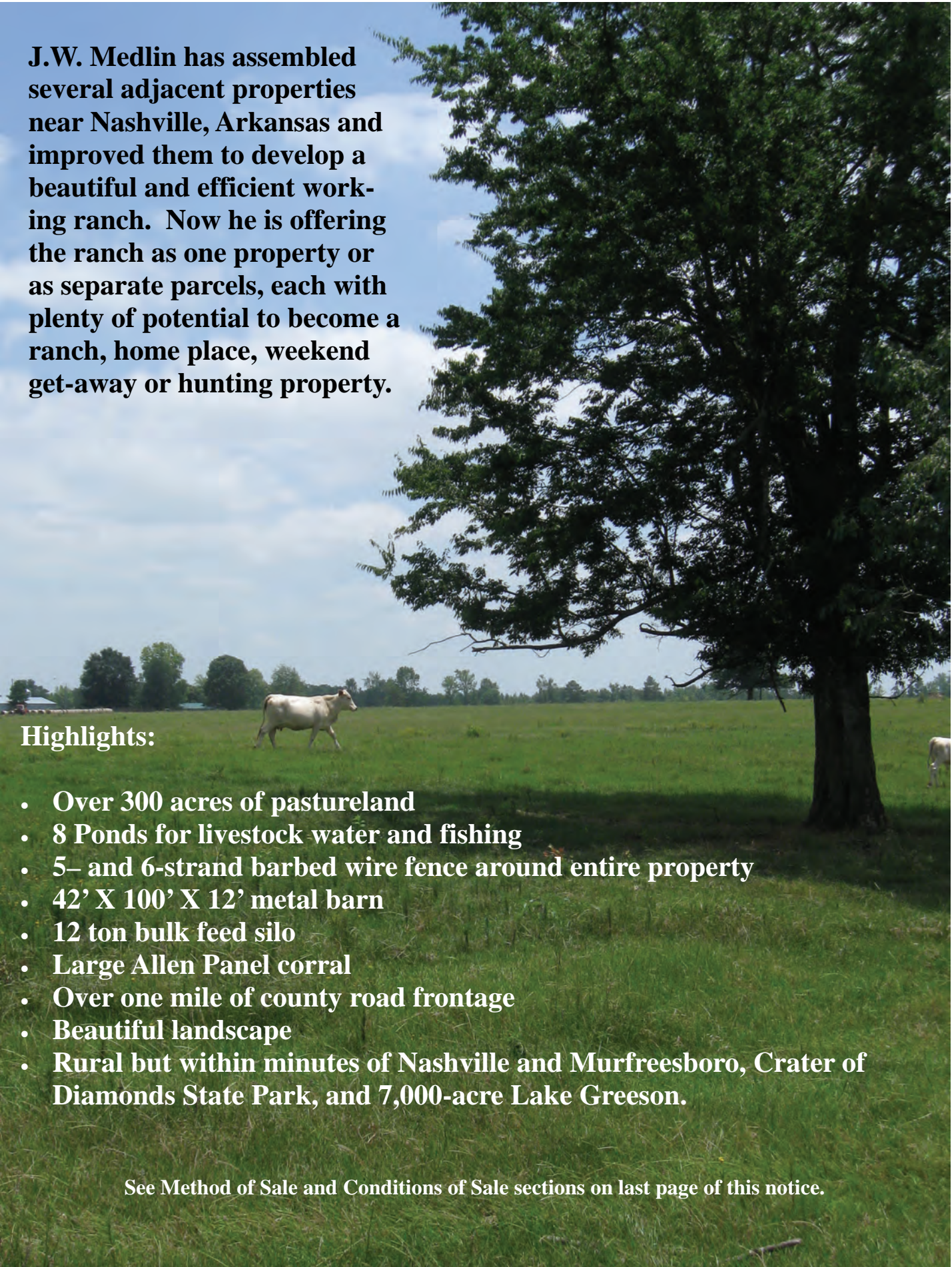
Tract D—120 Acres—171,600.00  
(Listing #4234)

Tract F—50 Acres—\$71,500.00  
(Listing #4235)



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





**J.W. Medlin has assembled several adjacent properties near Nashville, Arkansas and improved them to develop a beautiful and efficient working ranch. Now he is offering the ranch as one property or as separate parcels, each with plenty of potential to become a ranch, home place, weekend get-away or hunting property.**

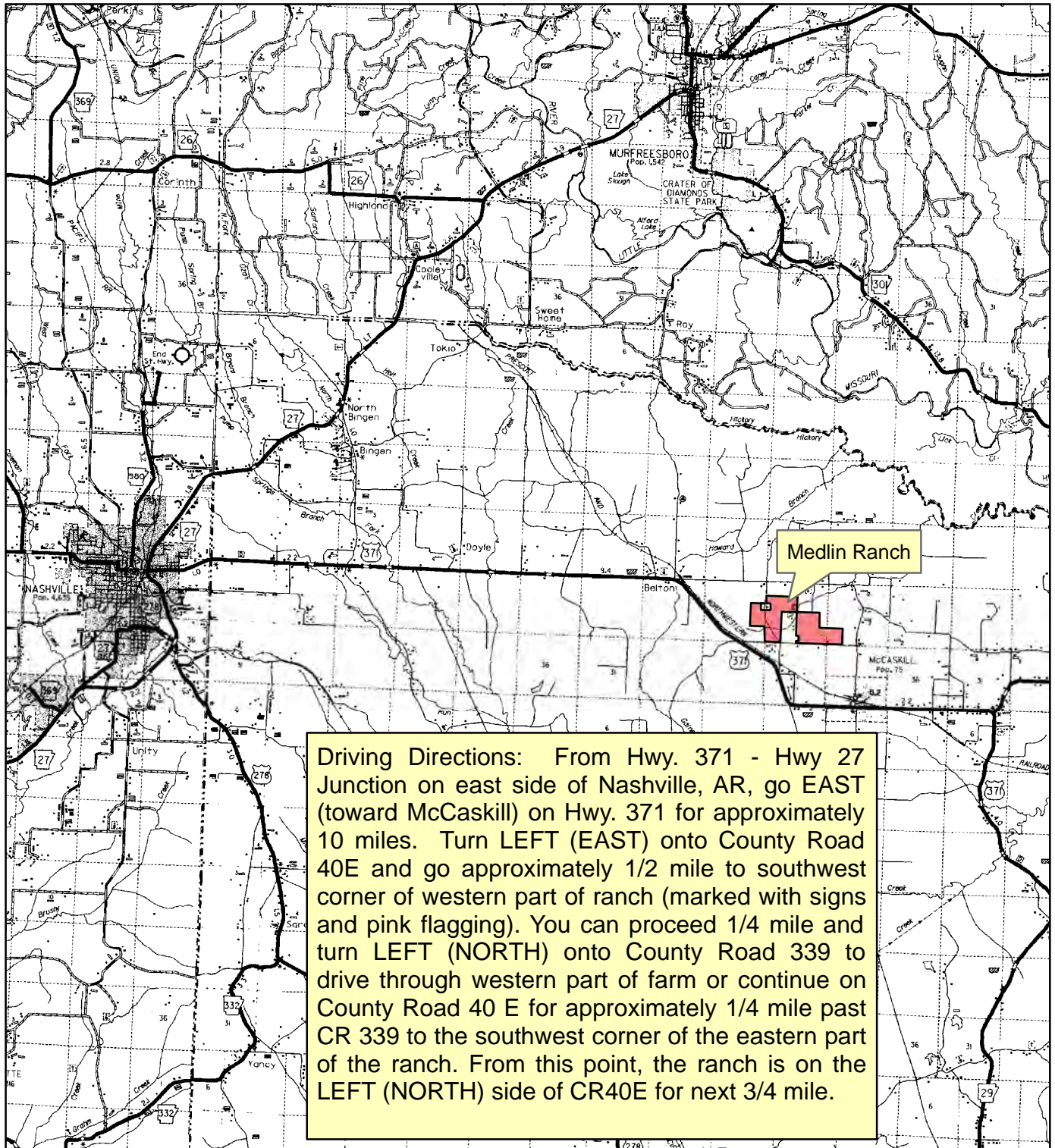
**Highlights:**

- **Over 300 acres of pastureland**
- **8 Ponds for livestock water and fishing**
- **5- and 6-strand barbed wire fence around entire property**
- **42' X 100' X 12' metal barn**
- **12 ton bulk feed silo**
- **Large Allen Panel corral**
- **Over one mile of county road frontage**
- **Beautiful landscape**
- **Rural but within minutes of Nashville and Murfreesboro, Crater of Diamonds State Park, and 7,000-acre Lake Greeson.**

**See Method of Sale and Conditions of Sale sections on last page of this notice.**



LAND SALE NOTICE  
J.W. Medlin Ranch  
Pt. Sec. 26, 27, 28, T9S, R25W  
Hempstead County, Arkansas,  
377.4 acres, more or less.

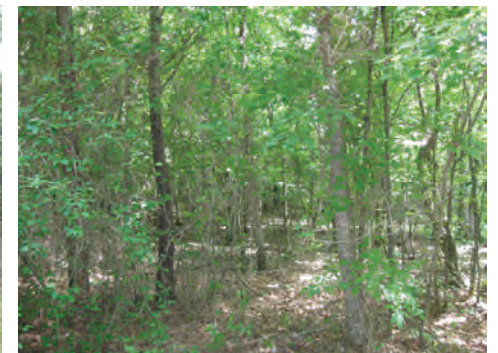
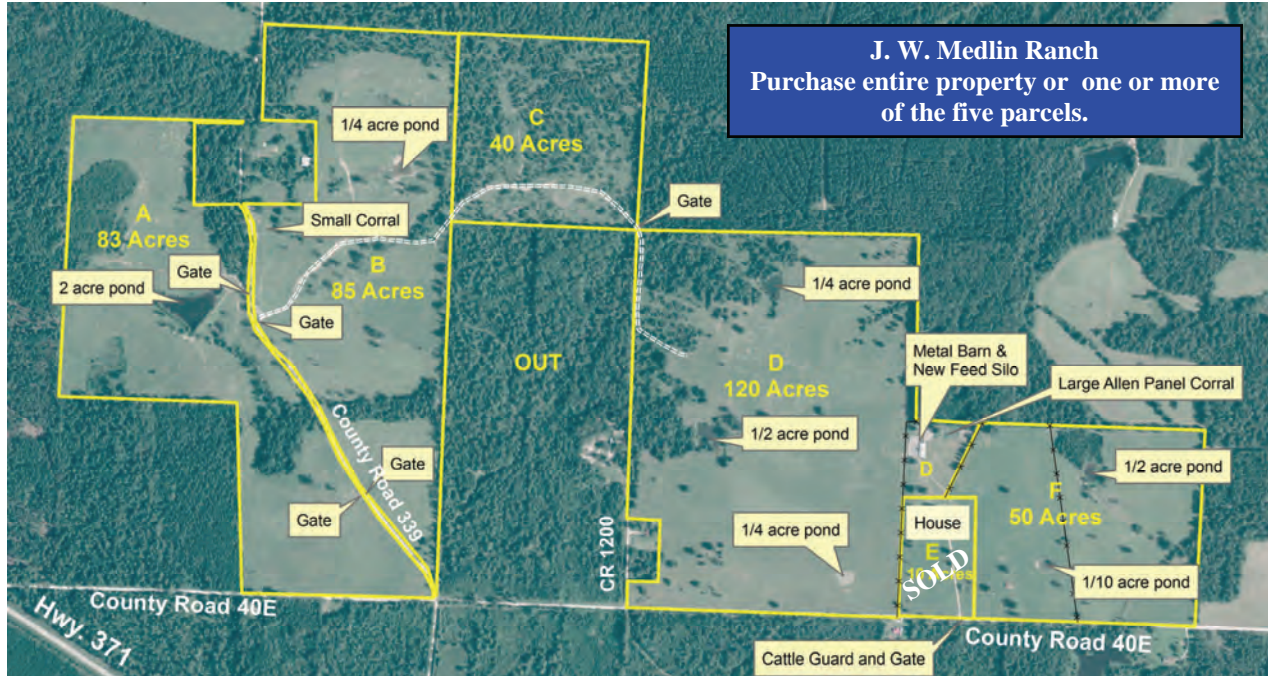


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Location







**LAND SALE OFFER FORM**

**J.W. MEDLIN RANCH**

**-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. **J.W. Medlin Ranch Land Sale Notice**. I submit the following as an offer for the purchase of the following parcel(s) located in Hempstead County, Arkansas and further described as:

**Parcel A:** part of E 1/4 of Section 28 and part of SW 1/4 of Section 27 Township 9 South, Range 25 West, all lying west of county road 339 and north of County Road 40, containing 83 acres, more or less, Hempstead County, Arkansas.

**Parcel B:** part of W 1/4, Section 27 and part of E 1/4 of Section 28, Township 9 South, Range 25 West, lying east of County Road 339 and north of County Road 40, containing 85 acres, more or less, Hempstead County, Arkansas.

**\*Parcel C:** SE 1/4 of NW 1/4, Section 27, Township 9 South, Range 25 West, containing 40 acres, more or less, Hempstead County, AR.\*

**Parcel D:** part of SE 1/4, Section 27, Township 9 South, Range 25 West, containing 120 acres, more or less, Hempstead County, Arkansas . Parcel includes Metal Barn, Bulk Feed Silo and Allen Panel Corral. Also includes approx. 200 round bales of hay.

**Parcel F:** part of SE 1/4 of SE 1/4, Section 27 and SW 1/4 of SW 1/4 of Sec. 26 Township 9 South, Range 25 West, all lying north of County Road 40, containing 50 acres, more or less, Hempstead County, Arkansas.

**Parcel descriptions are for general location purposes and should NOT be considered legal descriptions or derived from a survey.**

I submit the following as an offer for the purchase of the Entire Ranch or parcel(s) as summarized below and described on attached Sale Notice. My offer will remain valid for three days. 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 acceptance with earnest money in the amount of 10% of purchase price. I have read and understand the Method of Sale and Conditions of Sale on the back of this offer form.

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

**Listing #4182—Entire Ranch: 377.4 acres, more or less (List Price \$517,660.00):** .....\$ \_\_\_\_\_

**Listing #4231—Parcel A: 83 acres, more or less (List Price \$109,560.00).....**\$ \_\_\_\_\_

**Listing #4232—Parcel B: 85 acres, more or less (List Price \$112,200.00).....**\$ \_\_\_\_\_

**\*Listing #4233—Parcel C: 40 acres, more or less (List Price \$52,800.00).....**\$ \_\_\_\_\_ \*

**\*MUST BE SOLD WITH PARCEL B OR PARCEL D\***

**Listing #4234—Parcel D: 120 acres, more or less (List Price \$171,600.00).....**\$ \_\_\_\_\_

**Includes Barn, Cilo and Corral**

**Listing #4235—Parcel F: 50 acres, more or less (List Price \$71,500.00).....**\$ \_\_\_\_\_

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

Name: \_\_\_\_\_ Printed Fax No.: \_\_\_\_\_

Name: \_\_\_\_\_ Signed Phone No.: \_\_\_\_\_

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

Email: \_\_\_\_\_

**NOTICE OF LAND SALE**  
**J.W. Medlin Ranch**

**Method of Sale:** Offers may be submitted for any or all parcels. Mailed offers should be addressed to Kingwood Forestry Services, Inc., P.O. Box 65, Arkadelphia, AR 71923 with "**Medlin Ranch 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 to confirm receipt of offer. 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.**

**Conditions of Sale:**

1. The landowner reserves the right to accept or reject any offer or to reject all offers for any reason..
2. Offers submitted will remain valid for three days. Successful buyers 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 buyer(s) 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 parcels are being sold in their entirety for single sums and not on a per acre basis. Advertised acreages are believed to be correct, but are not guaranteed. Offer price is for entire parcel or parcels regardless of acreage. Seller will not provide survey. The attached maps are 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. Any mineral rights that are owned by the seller will be conveyed without warranty.
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. Kingwood Forestry Services, Inc. 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. Each prospective buyer should make their own timber volume determination.
8. Property inspections shall be done in daylight hours prior to the bid date stated in this notice. Seller and Kingwood Forestry Services, Inc. in no way warrant the conditions of the property, including access routes, and all persons entering upon the property do so at their own risk and accept said property in its existing condition during such inspection(s). All persons entering upon the property assume all risks and liabilities and agree to indemnify, defend and hold harmless Seller, its managers, agents and employees, from and against any and all claims, demands, causes of action and damages resulting from any accident, incident or occurrence arising out of, incidental to or in any way resulting from his or her inspection or the property or his or her exposure to the conditions of the property.
9. Farm equipment, trailers, vehicles, feeders, Powder River Squeeze Chute and any un-attached items do NOT convey unless stated otherwise.
10. Questions regarding the land sale should be directed to licensed broker Pete Prutzman or Licensed Agent Mark Clark 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.**