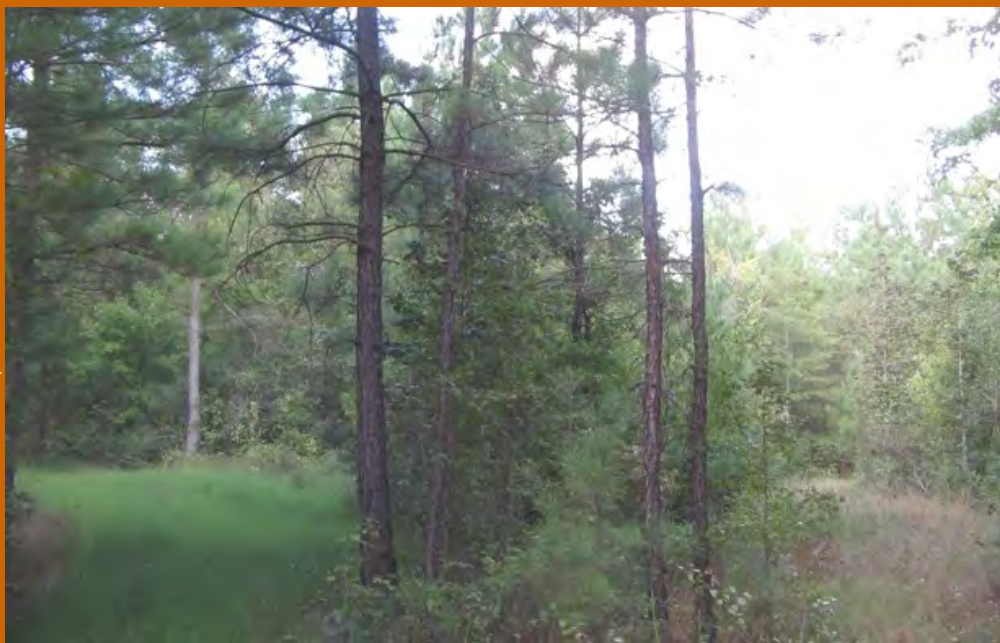


# Land for Sale

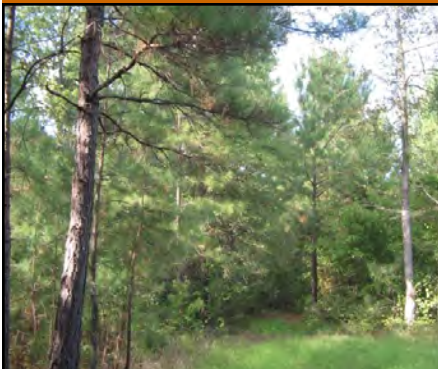
## State Forest 40

- $\pm$  40 acres
- Nevada  
County, AR

**\$43,000.00**



See this and other listings at  
[www.kingwoodforestry.com](http://www.kingwoodforestry.com)



**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](mailto:arkadelphia@kingwoodforestry.com)

Kingwood Forestry Services, Inc. has been authorized to manage the sale of the State Forest 40 Tract. Land to be sold is described as NE 1/4 of NW 1/4, Section 25, Township 13 South, Range 20 West, containing 40 acres, more or less, Nevada County, Arkansas. See attached location map for detailed directions.

Tract is located 15 miles West of Camden in Nevada County, AR and adjoins a portion of the Poison Springs State Forest. Gently rolling terrain, with small creek branch. Soils are excellent for timber production with site index for loblolly pine averaging 90 feet on 50-year base. Pine and hardwood pulpwood and regeneration should provide harvest opportunities in next ten years. Excellent hunting opportunities.

Please visit

[www.kingwoodforestry.com](http://www.kingwoodforestry.com)

for maps and photographs of this property.

**Adjoins Poison  
Springs State Forest**



**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  
STATE FOREST 40 TRACT (LISTING # 4192)  
NEVADA COUNTY, ARKANSAS**

**Method of Sale**

The State Forest 40 tract is offered for sale for \$43,000.00. Mailed offers should be addressed to Kingwood Forestry Services, Inc., P.O. Box 65, Arkadelphia, AR 71923 with “**State Forest 40 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.

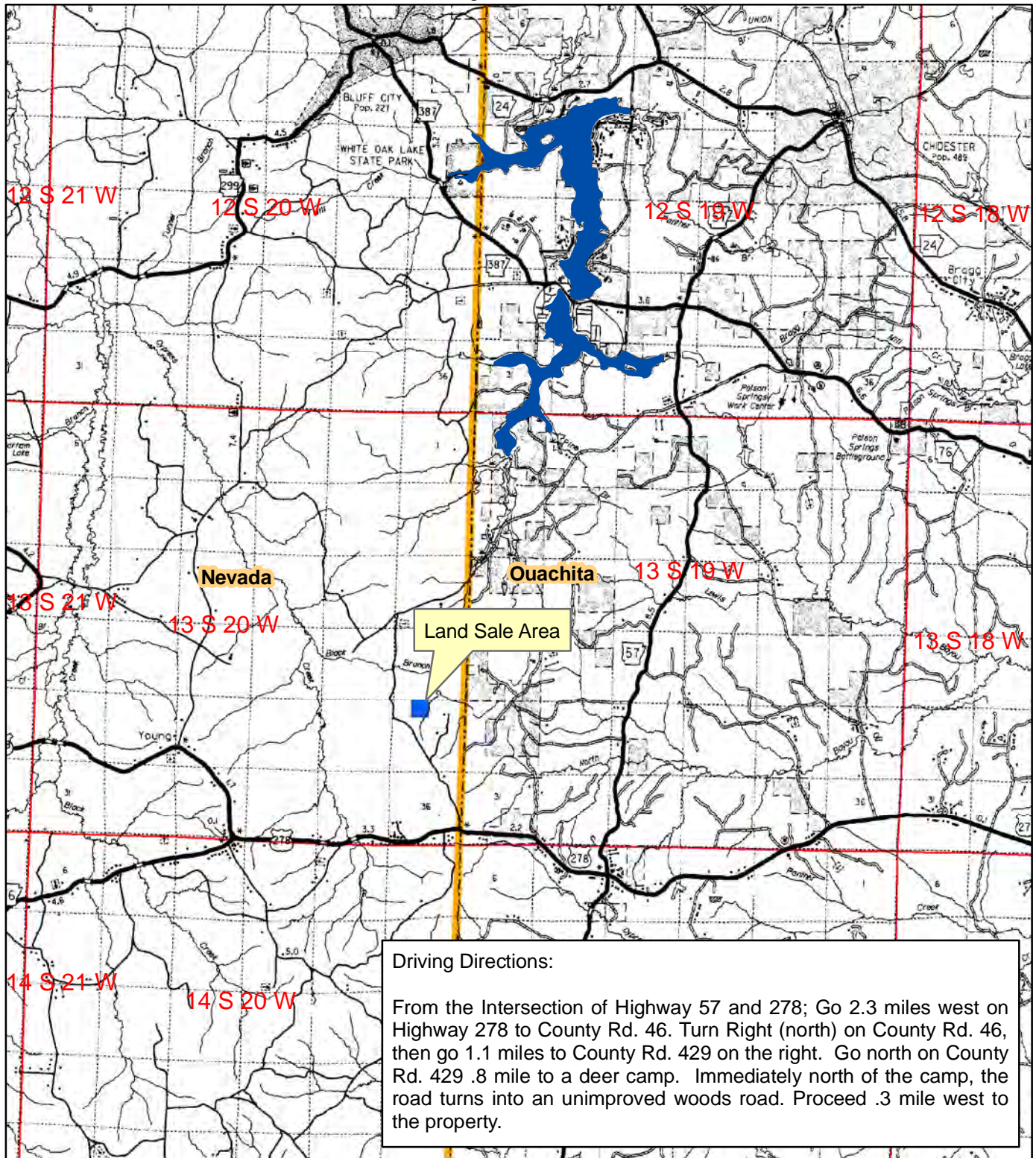
**Conditions of Sale**

1. The landowner reserves the right to accept or reject any offer or to reject all offers for any reason.
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 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 it 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. One-half (1/2) of 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 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 bidder 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. Deer stands, feeders, trail cameras and any other man-made 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.

**[www.kingwoodforestry.com](http://www.kingwoodforestry.com)**



NOTICE OF LAND SALE  
 State Forest 40 Tract, Listing #4192  
 NE 1/4 of NW 1/4 of Section 25, T13S, R20W,  
 Nevada County, Arkansas,  
 containing 40 acres, more or less.

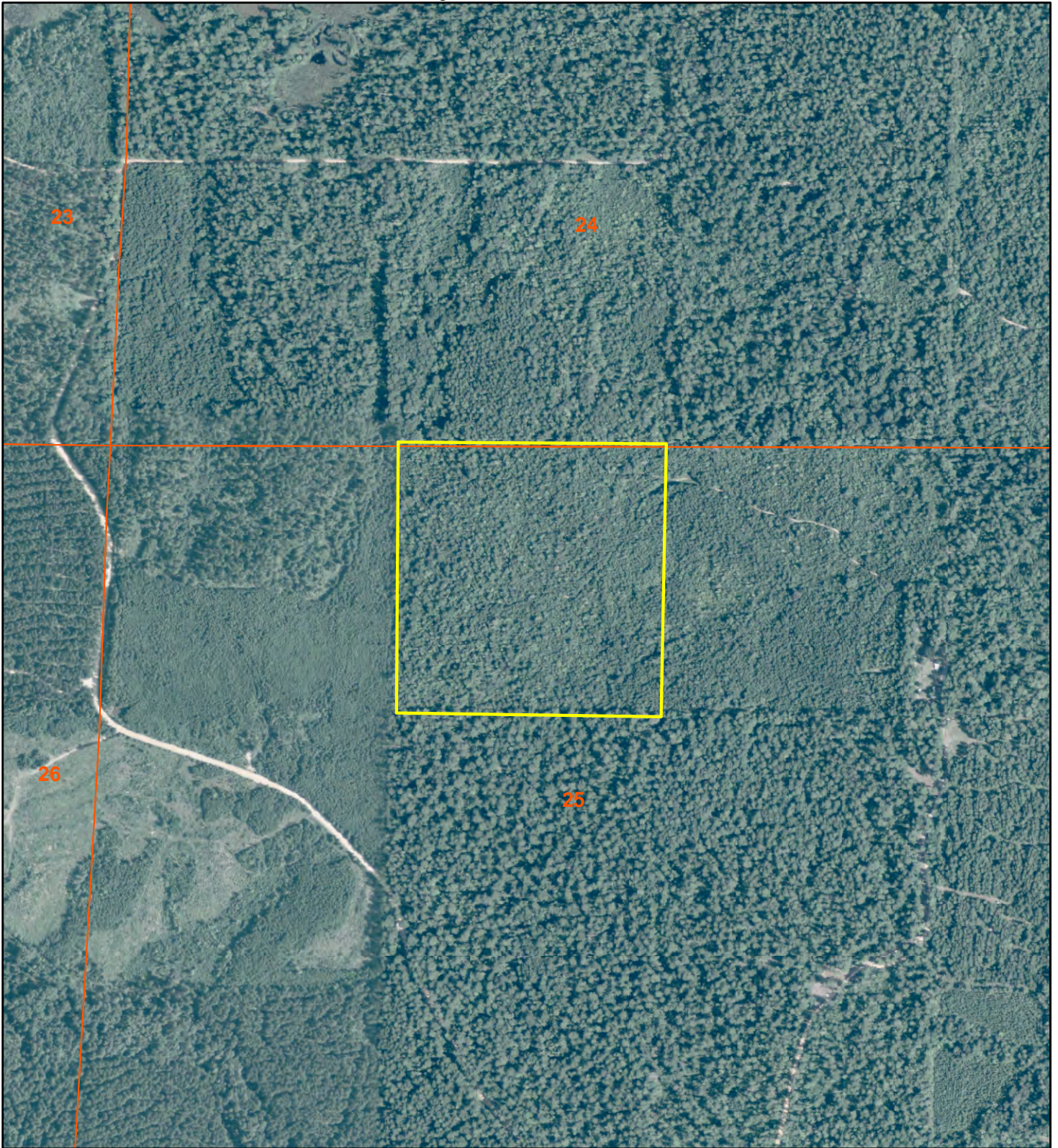


0 0.5 1 2  
 Miles

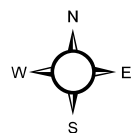




NOTICE OF LAND SALE  
State Forest 40 Tract, Listing #4192  
NE 1/4 of NW 1/4 of Section 25, T13S, R20W,  
Nevada County, Arkansas,  
containing 40 acres, more or less.



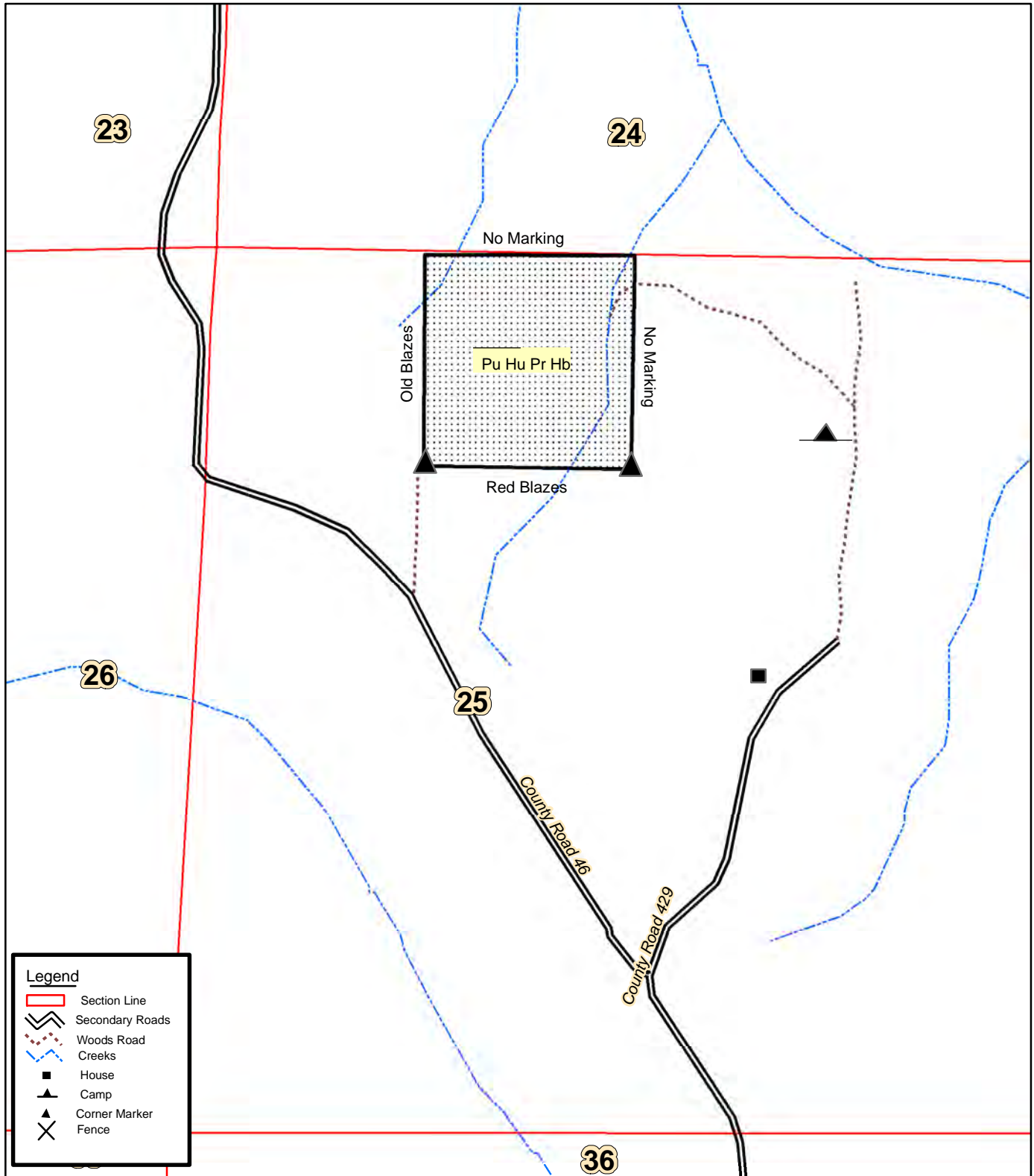
0 0.25 Miles



2009 Aerial  
MEC

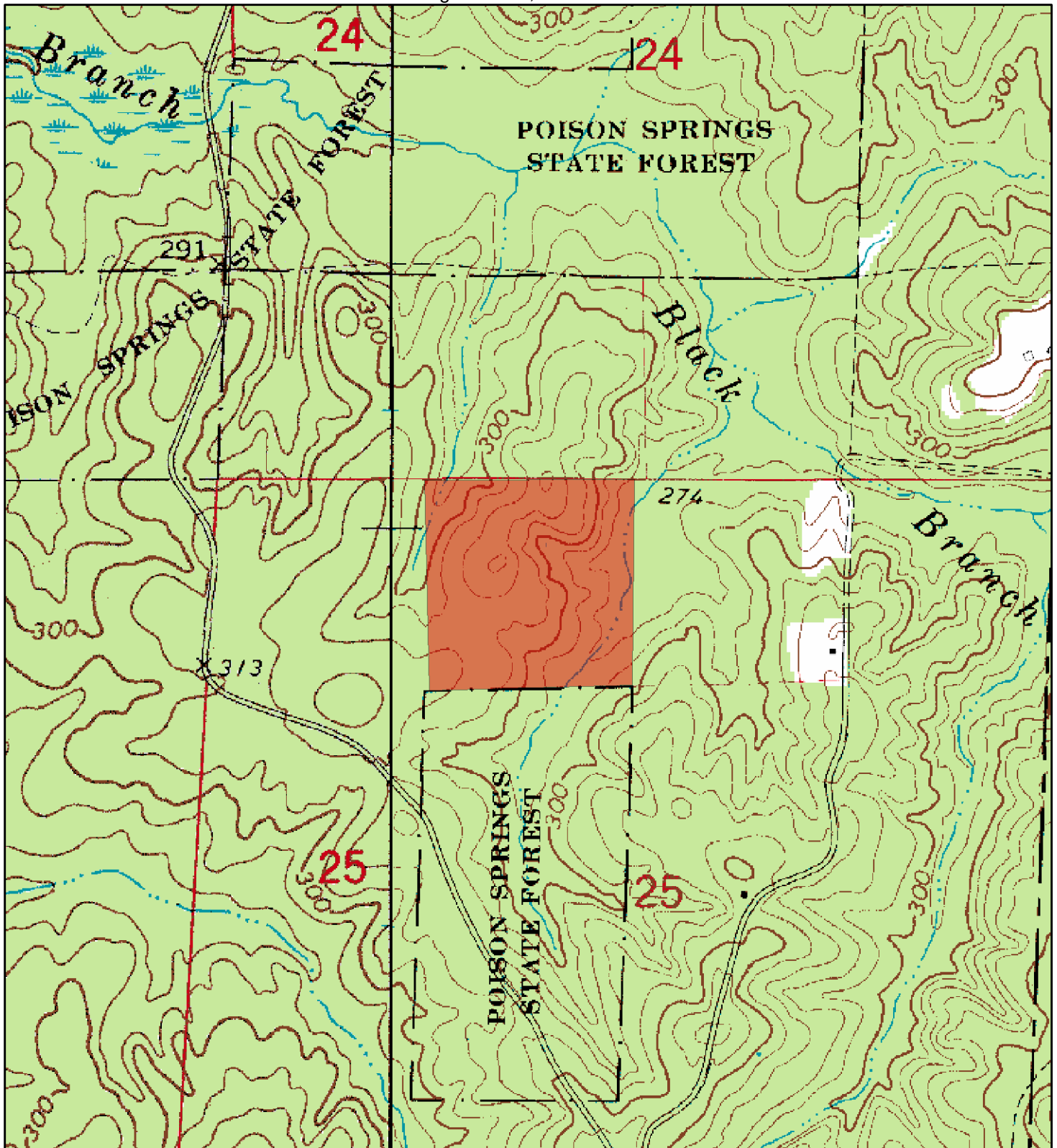


NOTICE OF LAND SALE  
State Forest 40 Tract, Listing #4192  
NE 1/4 of NW 1/4 of Section 25, T13S, R20W,  
Nevada County, Arkansas,  
containing 40 acres, more or less.

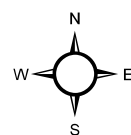


Created: November, 2010  
By: JDT

NOTICE OF LAND SALE  
State Forest 40 Tract, Listing #4192  
NE 1/4 of NW 1/4 of Section 25, T13S, R20W,  
Nevada County, Arkansas,  
containing 40 acres, more or less.



0 0.25 Miles



USGS Topo  
MEC

## LAND SALE

### STATE FOREST 40 TRACT (LISTING #4192)

### 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 \$43,000.00.

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 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:** STATE FOREST 40 TRACT

**Location of Tract:** NE 1/4 of NW 1/4, Section 25, Township 13 South, Range 20 West, containing 40 acres, more or less, Nevada County, Arkansas (see attached map).

**Total Number of Acres in Tract:** 40 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

\* Buyer acknowledges that Kingwood Forestry Services, Inc., is the agent of the seller in this land sale transaction.\*