

Land for Sale

Ozan Creek North Tract

- 120 acres, more or less
- Hempstead County,
AR
- Excellent Hunting &
Timber Investment

\$117,000.00

See this and other listings at

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

Kingwood Forestry Services, Inc. has been authorized to manage the sale of the Ozan Creek North tract in Hempstead County, Arkansas. Land to be sold is described as N 1/2 of SW 1/4, and SE 1/4 of SW 1/4, Section 4, Township 10 South, Range 24 West, containing a total of 120 acres, more or less, Hempstead County, Arkansas. See attached location map for detailed directions.

Tract is located approximately two miles north of Blevins. Access to tract is gated woods road. Most of tract is bottom-land mixed hardwood reproduction established in 1999, plus a well-stocked pine plantation established in 2001 on 22 acres. Established ATV trails and open areas provide excellent recreation and deer hunting opportunities. Soils are well-suited for commercial timber production. Published site index for loblolly pine in the northwest portion of tract is approximately 86 feet on 50 year base; published site index for cherrybark oak on the tract is 90 feet on 50 year base. The terrain is flat to gently rolling, with Ozan Creek crossing south part of tract.

Please visit our website

www.kingwoodforestry.com

to view maps and photographs of this property
and all of our other listings.

- Ozan Creek Flows
Through Tract
- Excellent Hunting



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
OZAN CREEK NORTH TRACT (LISTING # 4132)
HEMPSTEAD COUNTY, ARKANSAS

Method of Sale

The Ozan Creek North tract is offered for sale for \$117,000.00. Mailed offers should be addressed to Kingwood Forestry Services, Inc., P.O. Box 65, Arkadelphia, AR 71923 with **“Ozan Creek North 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

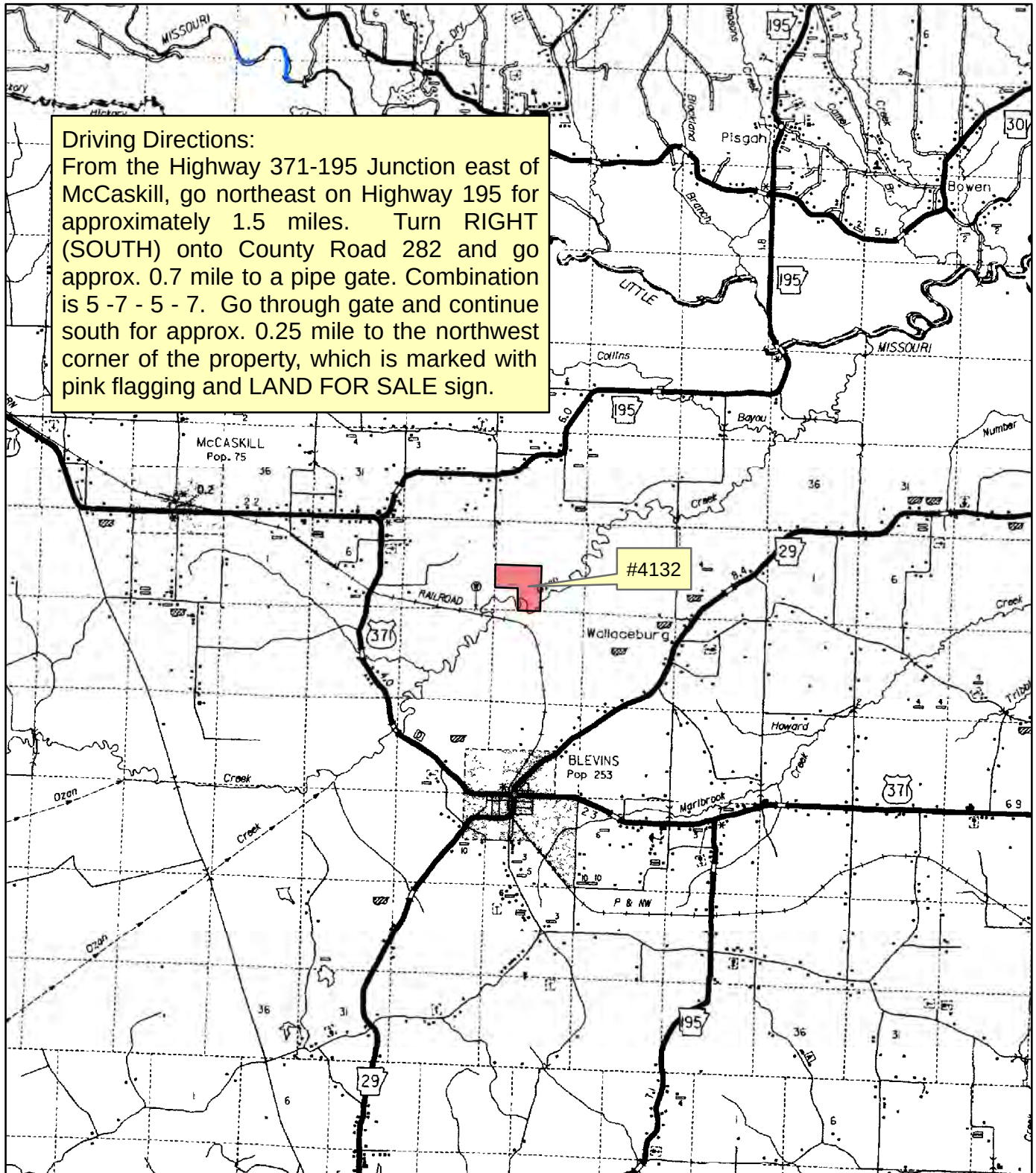
1. Seller reserves the right, at their sole discretion, to accept or reject any or all offers and to sell in the manner they determine to be most advantageous.
2. Offers submitted will remain valid for five business days. Successful buyer will be notified by telephone, fax or e-mail. Upon acceptance of an offer a Real Estate Sales Contract will be executed between the Buyer and Seller within seven business days and earnest money in the amount of 10% of the purchase price deposited by successful bidder to the escrow account of the attorney for the Seller. All earnest money deposit checks should be made out in the name of Adams and Reese Escrow Account. A sample of the Real Estate Sales Contract will be provided upon request. Terms are cash at closing. Closing is to occur after January 1, 2011.
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 Special Warranty Deed, subject to encumbrances of record; current and subsequent taxes; leases or rights of any tenants or lessees, parties in possession; all outstanding mineral rights or reservations, oil, gas, or mineral leases; water districts, water rights; restrictions or reservations; roadways, rights-of-way, easements; any contracts purporting to limit or regulate the use, occupancy or enjoyment of said premises and all other matters which an accurate survey would show applicable to or affecting the Property.
5. 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.
6. Mineral rights have previously been reserved by International Paper Company and its successors. A summary of such mineral reservation will be provided upon request.
7. Property taxes will be pro-rated as of closing. Seller will pay for deed preparation. Buyer will pay recording fees and real estate transfer tax (deed stamps). **Seller will not provide a title insurance policy.** If Buyer wishes to acquire a title search or title insurance policy, the cost of any such title search or title insurance policy will be paid by the Buyer.
8. The attorney for the Seller will serve in the dual capacity of Escrow Agent and counsel for the Seller. Should the Buyer choose to have a local title company or attorney conduct a title search, provide title insurance or serve as their closing agent or escrow agent, all costs associated with such services will be paid by the Buyer.
9. 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.
10. 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.
11. 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.
12. 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.
13. 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.

www.kingwoodforestry.com

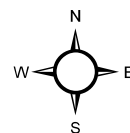
LAND SALE NOTICE
Ozan Creek North Tract (#4132)
N 1/2 SW 1/4, SE 1/4 SW 1/4 Section 4, T10S, R24W,
Hempstead County, Arkansas,
containing 120 acres, more or less.

Driving Directions:

From the Highway 371-195 Junction east of McCaskill, go northeast on Highway 195 for approximately 1.5 miles. Turn **RIGHT (SOUTH)** onto County Road 282 and go approx. 0.7 mile to a pipe gate. Combination is 5 - 7 - 5 - 7. Go through gate and continue south for approx. 0.25 mile to the northwest corner of the property, which is marked with pink flagging and LAND FOR SALE sign.

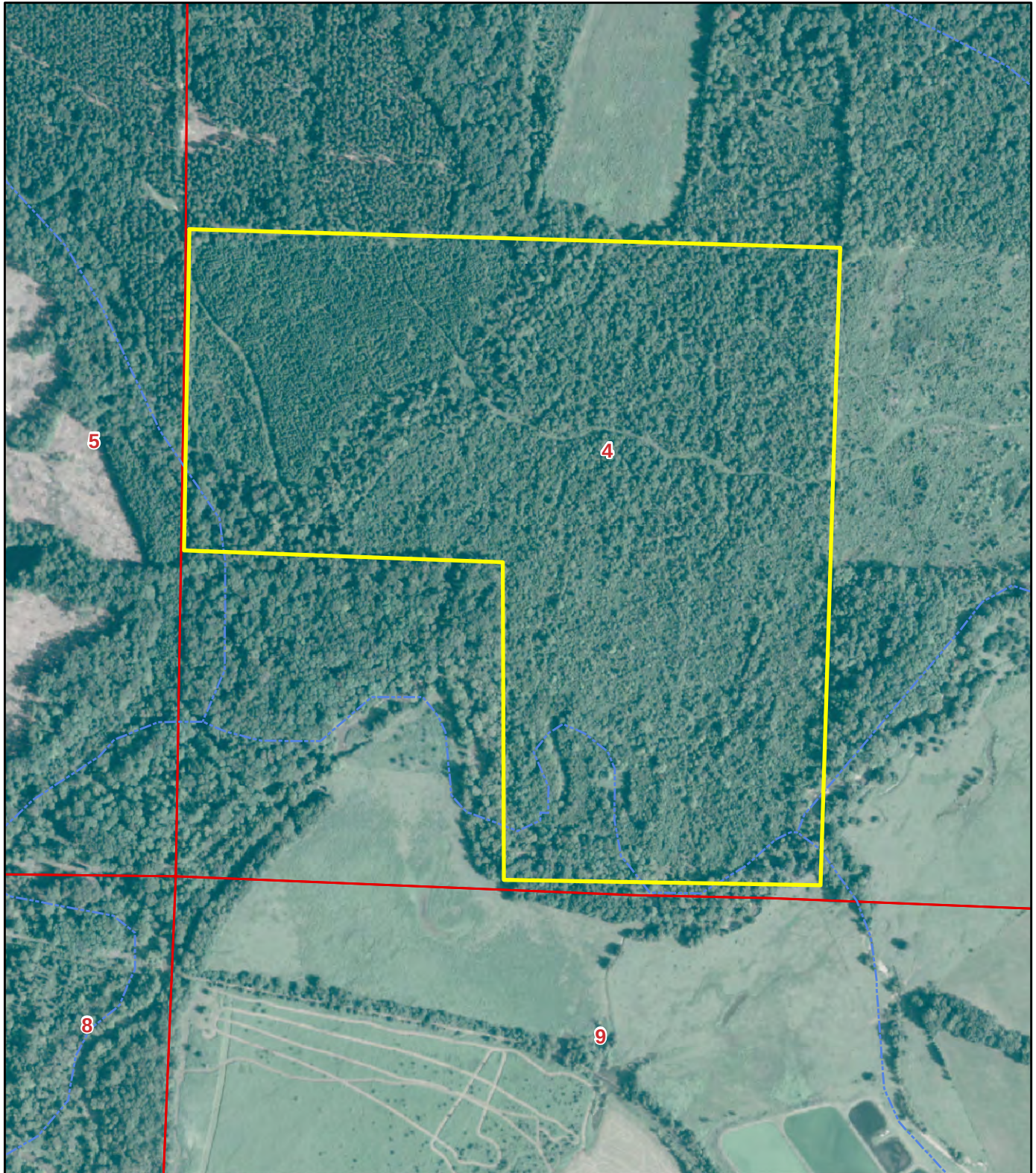


0 1 2
Miles

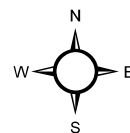


Location Map
MEC

LAND SALE NOTICE
Ozan Creek North Tract (#4132)
N 1/2 SW 1/4, SE 1/4 SW 1/4 Section 4, T10S, R24W,
Hempstead County, Arkansas,
containing 120 acres, more or less.

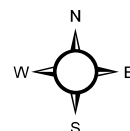
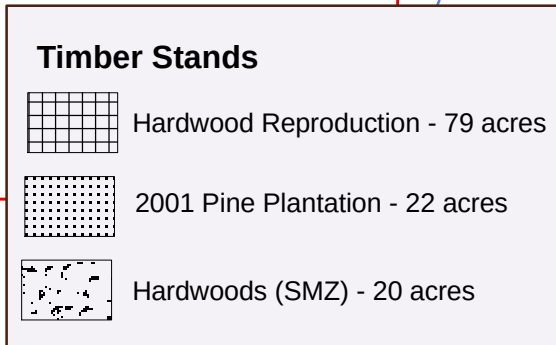


0 0.25 Miles



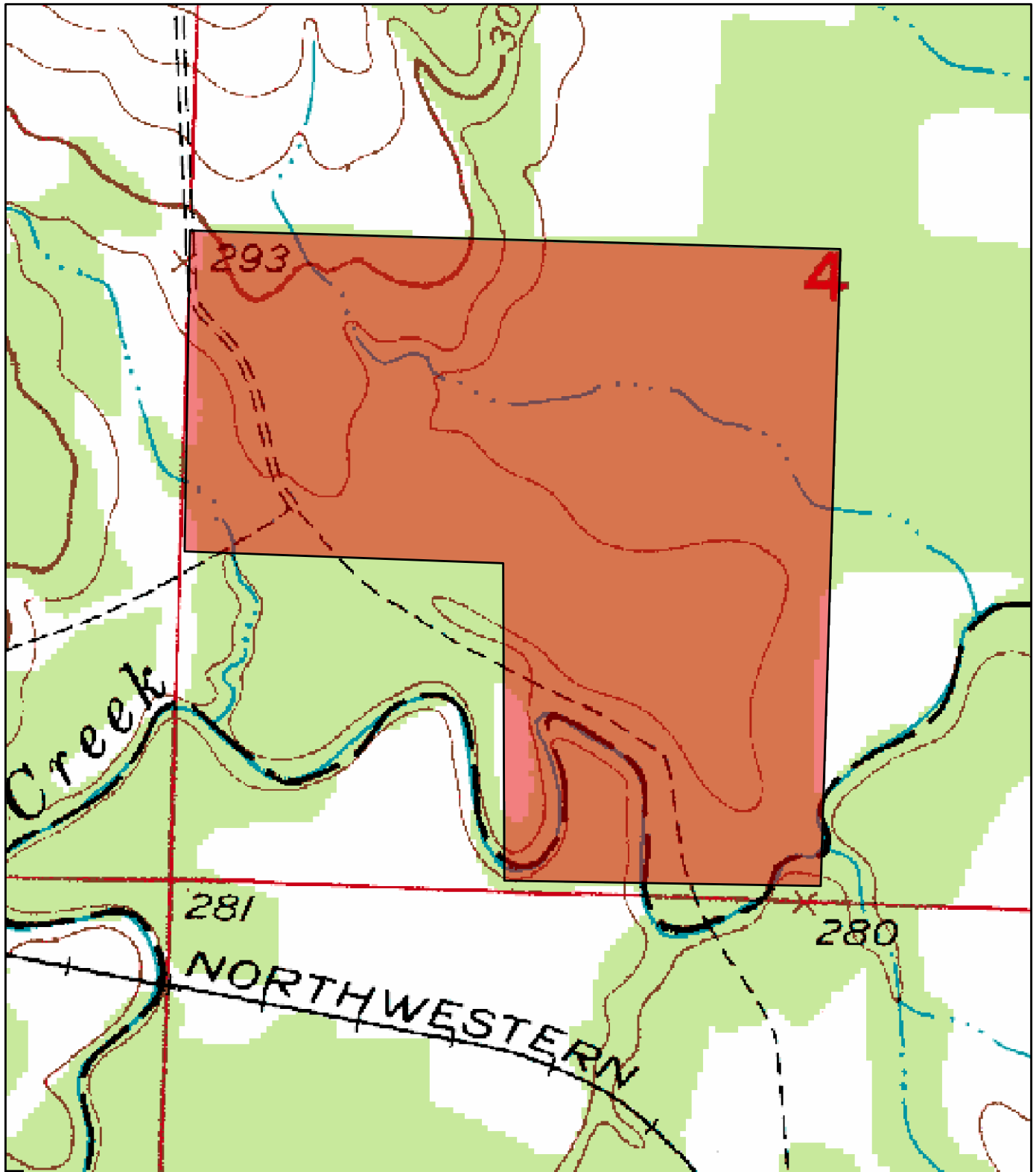
2009 Aerial
MEC

N 1/2 SW 1/4, SE 1/4 SW 1/4 Section 4, T10S, R24W,
Hempstead County, Arkansas,
containing 120 acres, more or less.

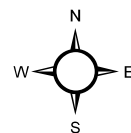


**Tract Map
MEC**

LAND SALE NOTICE
Ozan Creek North Tract (#4132)
N 1/2 SW 1/4, SE 1/4 SW 1/4 Section 4, T10S, R24W,
Hempstead County, Arkansas,
containing 120 acres, more or less.



0 0.25 Miles



USGS Topo
Pisgah Quad.
MEC

LAND SALE

OZAN CREEK NORTH TRACT (LISTING #4132)

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 \$117,000.00.

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 45 days after contract execution.

Date of Offer: _____

Tract Name: OZAN CREEK NORTH TRACT

Location of Tract: N 1/2 of SW 1/4, and SE 1/4 of SW 1/4, Section 4, Township 10 South, Range 24 West, containing a total of 120 acres, more or less, Hempstead County, Arkansas (see attached map).

Total Number of Acres in Tract: 120.00 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