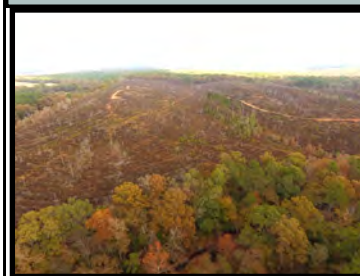


KINGWOOD FORESTRY SERVICES, INC.		LISTING #4558
LAND FOR SALE		Sugarloaf Tract
• ±225.9 Acres in Clark County, AR • Over ½ mile frontage on Sugarloaf Creek • Scenic vistas • Outstanding timber investment and recreation property		
\$348,432.00		
See this and other listings at www.kingwoodforestry.com		
KINGWOOD FORESTRY SERVICES, INC. PHONE: (870) 246-5757 FAX: (870) 246-3341 4 EXECUTIVE CIRCLE / P.O. BOX 65 ARKADELPHIA, AR 71923	Kingwood Forestry Services, Inc. has been authorized to manage the sale of the Sugarloaf Tract described as N½ of NE¼, N½ of NW¼, Section 12; Part of S½ of SE¼, Section 1; all located in Township 5 South, Range 23 West, containing 225.9 acres, more or less, Clark County, Arkansas (see attached maps). The tract is located approximately seven (7) miles east of Glenwood. Access is deeded right-of-ways from Sugarloaf Road and Norris Road. 173 acres were ripped/sprayed and then planted in January, 2017 with 2nd generation improved loblolly pine seedlings. Site index for loblolly pine averages 80 feet (base age 50) on fine sandy loam soils. This tract is well-suited for timber investment and offers great hunting and recreational opportunities. Sugarloaf Creek crosses the tract just north of confluence with Caddo River.	Planted in 2017 with Loblolly Pine
		
	Please visit our website www.kingwoodforestry.com to view maps and photographs of this tract and all of our active listings	
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
SUGARLOAF TRACT (LISTING #4558)
CLARK COUNTY, ARKANSAS**

Method of Sale

The tract is offered for sale for **\$348,432.00**. An offer form is attached. Mailed offers should be addressed to Kingwood Forestry Services, Inc., P. O. Box 65, Arkadelphia, Arkansas 71923 with "**Sugarloaf Tract**" clearly marked in the lower left corner of the envelope to protect security of the offer. On mailed offers, please call our office to confirm receipt of offer. Completed offer forms may also be hand-delivered to #4 Executive Circle, Arkadelphia, AR 71923, e-mailed to arkadelphia@kingwoodforestry.com, or sent by fax to **870-246-3341**. All e-mailed / faxed offers will be immediately acknowledged. Please await confirmation that your e-mailed / faxed offer has been received.

Conditions of Sale

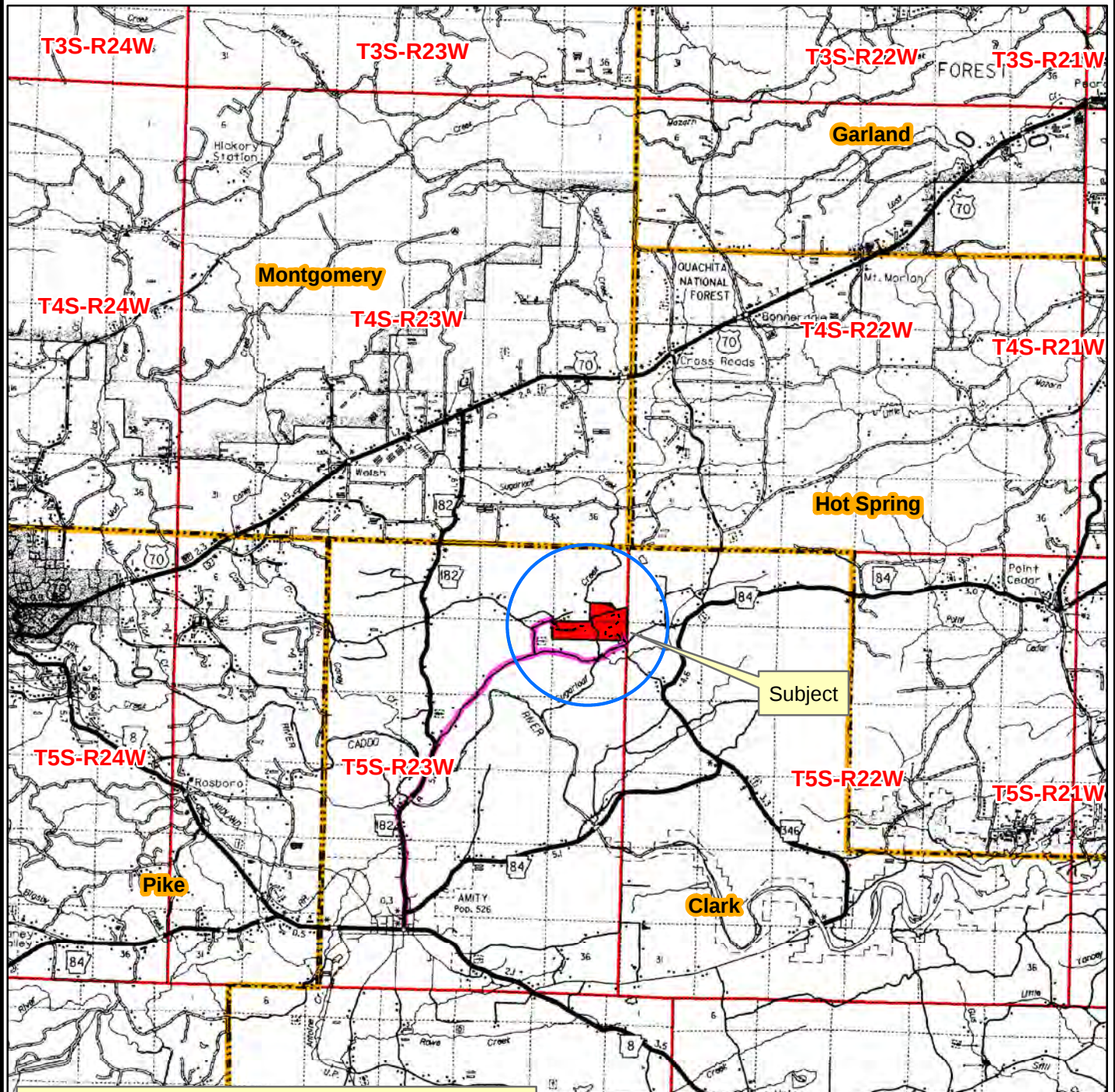
1. All offers will be presented to Seller for consideration. Offers must remain valid for a minimum of five (5) business days for Seller to consider. Seller reserves the right to either counter offer or reject the offer.
2. Upon acceptance of an offer an Agreement of Sale will be executed between Buyer and Seller, with Buyer depositing earnest money of ten percent (10%) of purchase price with Broker or Title Company. A sample Contract of Sale may be provided upon request. Terms are cash at closing. Closing is to be scheduled within forty-five (45) days on a pre-scheduled date.
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 entire tract, regardless of acreage. Seller will not provide a survey.
4. Conveyance will be by Special (Limited) 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. Seller's conveyance will except and/or reserve all oil, gas, lignite and other minerals of similar or dissimilar nature.
5. No environmental inspection or representation has been or will be made by Seller.
6. Seller will pay prorated property taxes (to date of closing) and deed preparation. Buyer will pay recording fees. Buyer and Seller will split real estate transfer tax (deed stamps). Seller will not provide 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 policies will be paid by Buyer.
7. A local title company selected by Buyer will be used to conduct closing between Buyer and Seller, with Buyer paying for any fees associated with closing services.
8. Kingwood Forestry Services, Inc. is the real estate firm representing the seller. All information provided is believed to be accurate. Prospective buyers assume the responsibility for verifying this information to their satisfaction. Kingwood makes no representation for the Buyer.
9. Property inspections shall be done in daylight hours. Seller and Kingwood Forestry Services, Inc. in no way warrants the conditions of the property, including access routes, and all persons entering upon the property assumes all risk and accept said property in its existing conditions during such inspection and assume all liability and shall indemnify Seller and its agents from and against all damages to property, claims, demands, or causes of action of every kind, nature and description relating to its access to or presence on the property.
10. 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.
11. Questions regarding the land sale should be directed to licensed agents Jimmy Don Thomas or Brian Clark, or our broker Pete Prutzman, of Kingwood Forestry Services at 870-246-5757.

Kingwood Forestry Services, Inc. represents the interests of the Seller of this property. All information presented in this flyer is believed to be accurate. Buyers are responsible for verifying information on this tract for themselves.

Kingwood makes no representation for the Buyer.

www.kingwoodforestry.com

NOTICE OF LAND SALE - Listing #4558
"Sugarloaf Tract"
Pt. Sec. 1 & 12, T5S, R23W, Clark County, Arkansas
Containing 225.9 acres, more or less

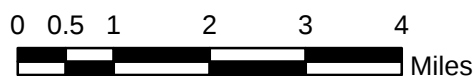


Driving Directions to West Side:

From Amity town square, turn on Highway 182 and drive north 2.7 miles. Turn right (northeast) on Scott Road and drive 1.8 miles. Turn left (north) on Sugarloaf Road and drive .3 mile. Turn right (east) on Norris Road and drive .3 miles. Turn right (south) on Eason Road and continue for 260 feet. Turn left (south) on woods road which leads into tract, marked with painted white blazes.

Driving Directions to East Side:

From Amity town square, turn on Highway 182 and drive North 2.7 miles. Turn right (northeast) on Scott Road and drive 1.8 miles. Turn right (east) on Sugarloaf Road and drive 1.3 miles. Turn left (north) on woods road and drive 150 feet to south line of tract, marked with painted white blazes.



Created: October, 2016
Drawn By: JDT

NOTICE OF LAND SALE - Listing #4558
"Sugarloaf Tract"
Pt. Sec. 1 & 12, T5S, R23W, Clark County, Arkansas
Containing 225.9 acres, more or less

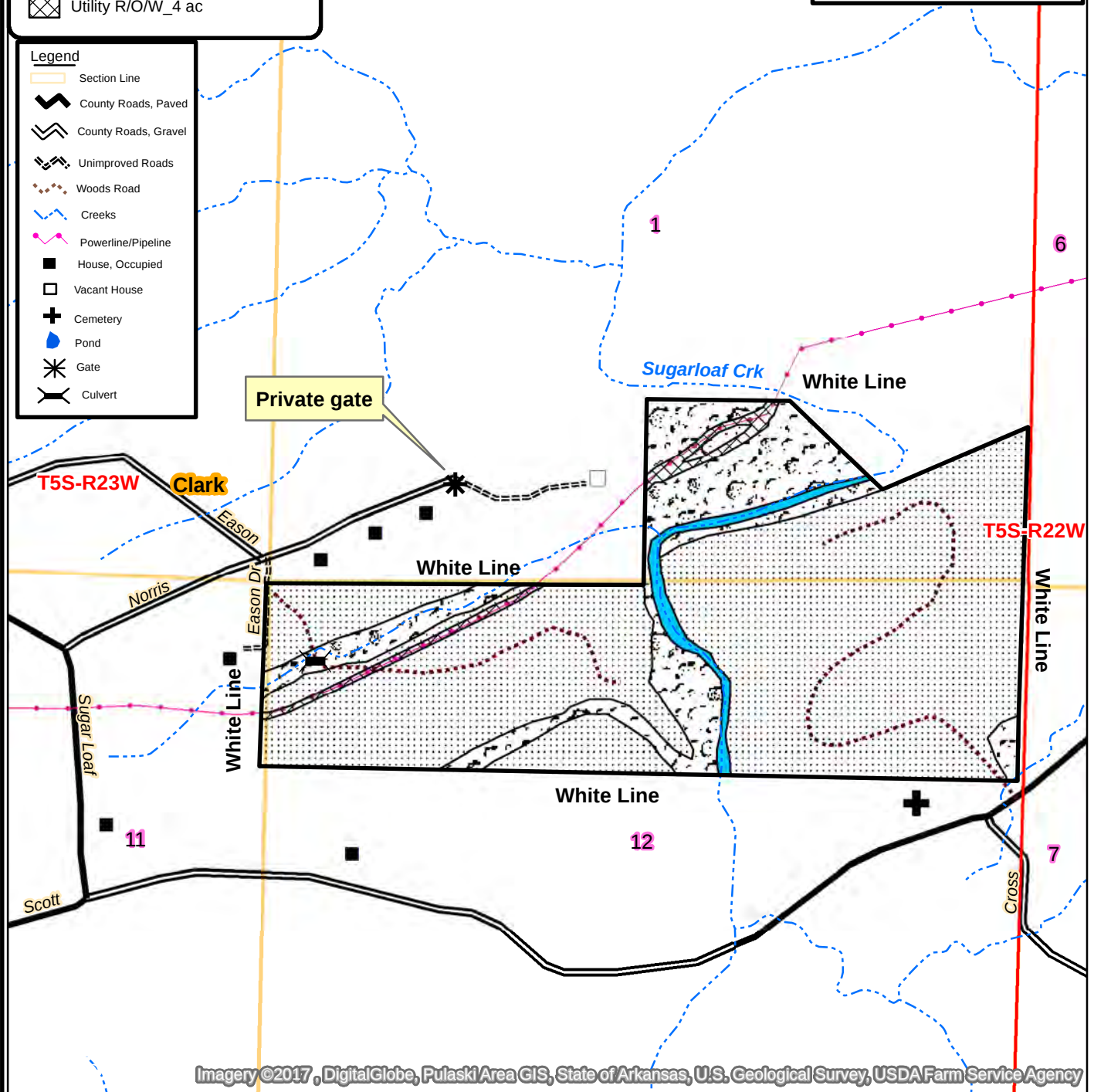
Although created with data believed to be correct, neither the accuracy nor completeness of this map are guaranteed in any manner by the seller, the seller's agents, or managers. This map is provided herein merely as an aid to prospective buyers. Prospective buyers should verify information for themselves.

Stands

-  2017 Pine Plantation_173 ac
-  Natural Pine Hardwood_44.9 ac
-  Sugarloaf Creek_4 ac
-  Utility R/O/W_4 ac

Legend

-  Section Line
-  County Roads, Paved
-  County Roads, Gravel
-  Unimproved Roads
-  Woods Road
-  Creeks
-  Powerline/Pipeline
-  House, Occupied
-  Vacant House
-  Cemetery
-  Pond
-  Gate
-  Culvert



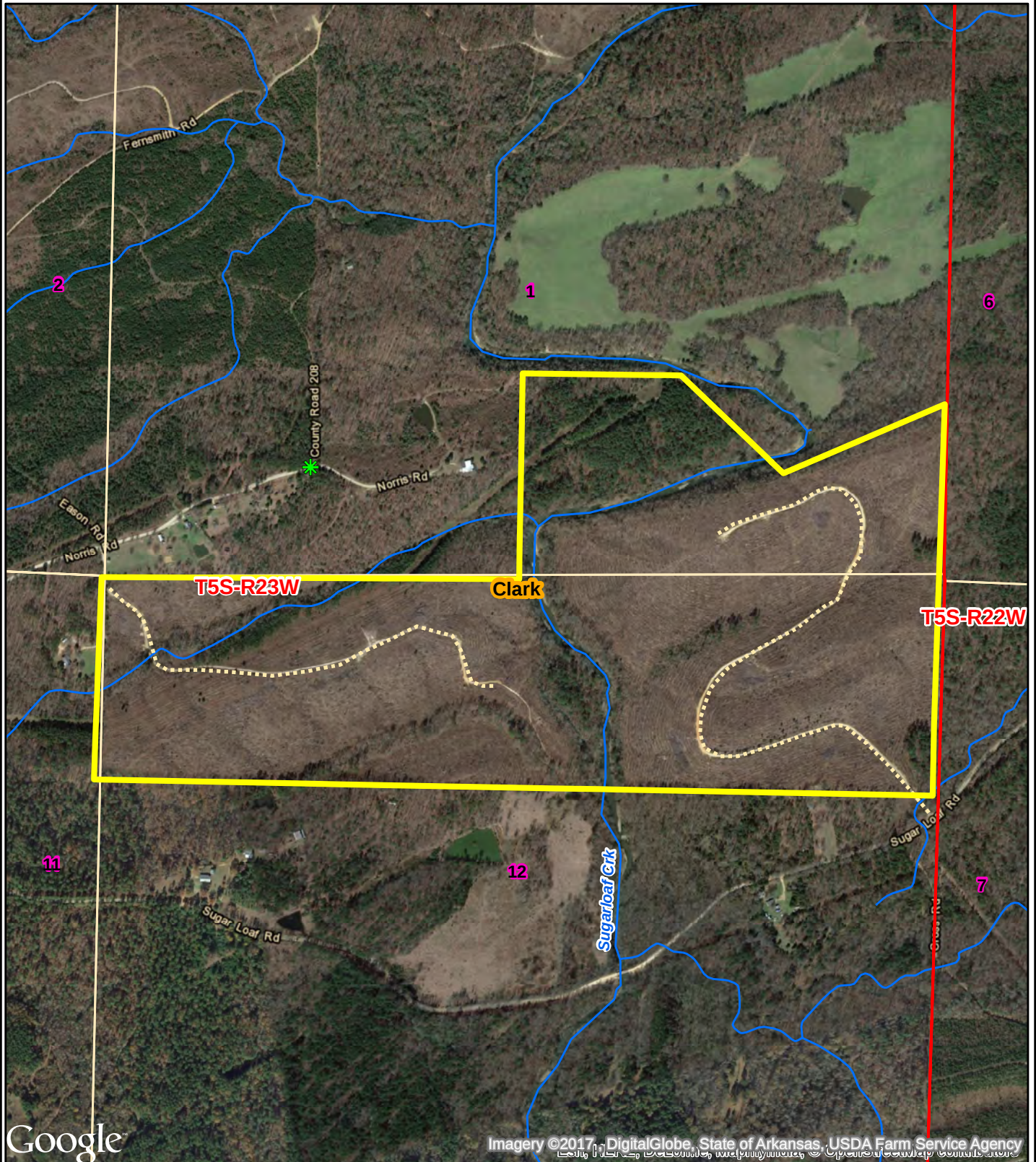
Imagery ©2017, DigitalGlobe, Pulaski Area GIS, State of Arkansas, U.S. Geological Survey, USDA Farm Service Agency

0 0.125 0.25
 Miles



Created: December, 2016
By: JDT

NOTICE OF LAND SALE - Listing #4558
"Sugarloaf Tract"
Pt. Sec. 1 & 12, T5S, R23W, Clark County, Arkansas
Containing 225.9 acres, more or less

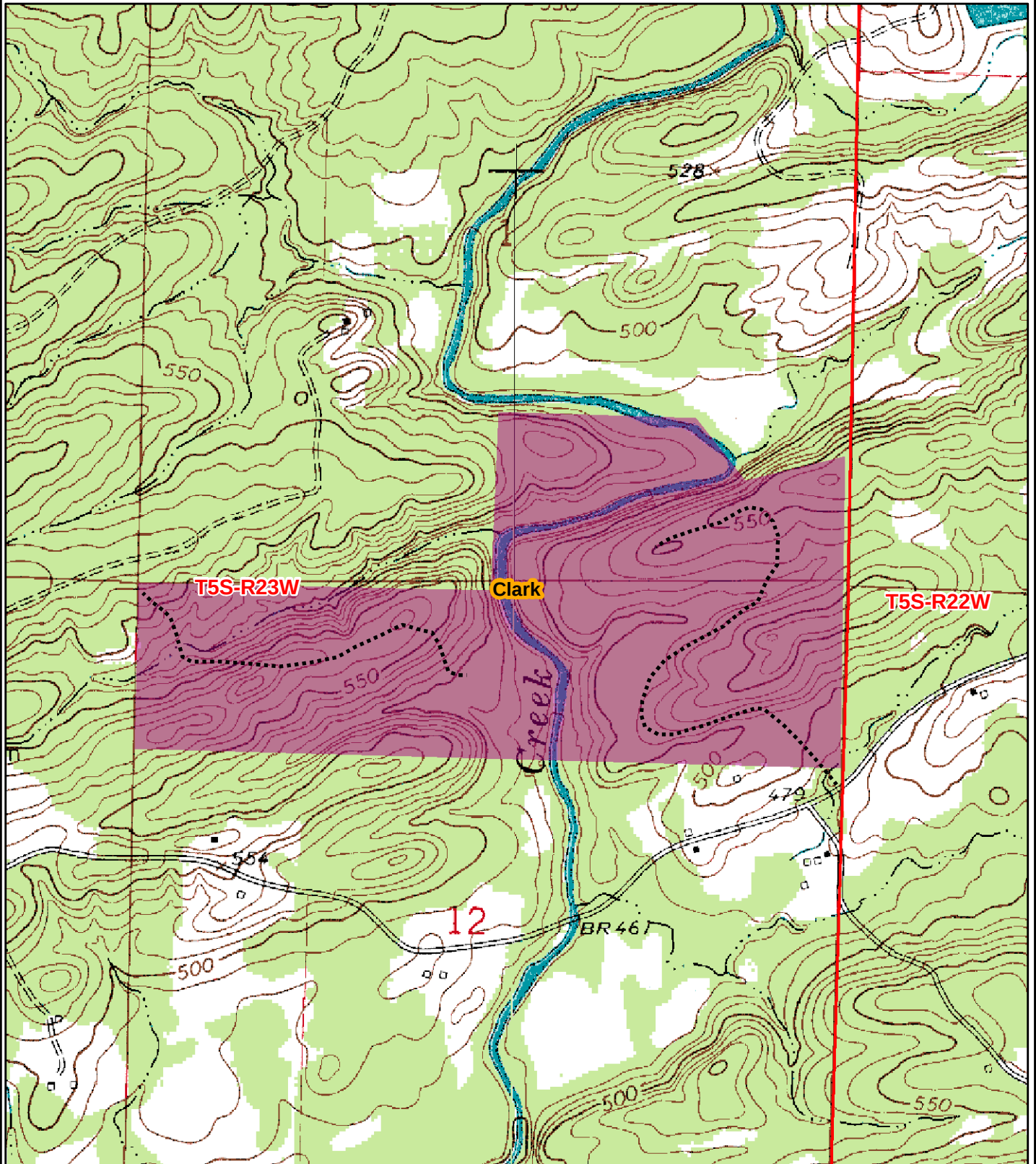


0 0.125 0.25
Miles



Created: October, 2017
ESRI Aerial Photography
Drawn By: BJC

NOTICE OF LAND SALE - Listing #4558
"Sugarloaf Tract"
Pt. Sec. 1 & 12, T5S, R23W, Clark County, Arkansas
Containing 225.9 acres, more or less



0 0.125 0.25
Miles



Created: October, 2016
Drawn By: JDT

LAND SALE OFFER FORM
SUGARLOAF TRACT (LISTING #4558) - CLARK COUNTY, ARKANSAS

Send Completed Offer Forms to us:

Mail: P.O. Box 65, Arkadelphia, AR 71923

Fax: 870-246-3341

Hand Deliver: #4 Executive Circle, Arkadelphia, AR 71923

E-mail: arkadelphia@kingwoodforestry.com

Reference is made to the Kingwood Forestry Services, Inc. Sugarloaf Tract Land Sale Notice. I submit the following as an offer for the purchase of the property further described as N½ of NE¼, N½ of NW¼, Section 12; Part of S½ of SE¼, Section 1; all located in Township 5 South, Range 23 West, containing 225.9 acres, more or less, Clark County, Arkansas (see attached maps and Conditions of Sale). The tract is offered for sale at **\$348,432.00**.

My offer will remain valid for five (5) 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 (7) business days of owner's acceptance with earnest money in the amount of ten percent (10%) of purchase price. **I have read and understand the Conditions of Sale sections in this notice.** Closing date to occur within forty-five (45) days of contract execution.

Date of Offer: _____

Tract Name: Sugarloaf Tract (#4558)

Location of Tract: Clark County, Arkansas

Total Number of Acres in Tract: 225.9 acres, more or less

Amount of Offer: \$ _____

Name: _____ Printed Fax No: _____

Name: _____ Signed Phone No: _____

Company: _____

Address: _____ Street _____ City, State, Zip _____

City, State, Zip: _____

Email: _____

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.*