

Kingwood Forestry Services, Inc. Notice of Land Sales

Two (2) Wooded Tracts on Amity Road
Amity Road #1—±18.5 Acres
Amity Road #4—±12.3 Acres

Near Hot Springs in Garland County, Arkansas

Public Road Frontage with Utilities

Potential for Residential Development



P.O. Box 65
No. 4 Executive Circle
Arkadelphia, AR 71923
(870)246-5757
FAX 1-870-246-3341

E-mail: arkadelphia@kingwoodforestry.com



See Method of Sale
and Conditions of Sale
Within this Notice

NOTICE OF LAND SALES

Amity Road Tracts #1 and #4

METHOD OF SALE

The **Amity Road #1 and #4** tracts are offered for sale for the prices listed within this Notice of Land Sale. Offers may be submitted using the attached Offer Form and may be delivered by e-mail to Arkadelphia@kingwoodforestry.com, by fax to 9870) 246-3341, or hand-delivered to #4 Executive Circle, Arkadelphia, Arkansas. All faxed / e-mailed offers will be immediately acknowledged; please await confirmation that your offer has been received. Offers may also be submitted by mail to Kingwood Forestry Services, Inc., P.O. Box 65, Arkadelphia, AR 71923. Please call our office at (870) 246-5757 to confirm receipt of offers.

CONDITIONS OF SALE

1. The landowner reserves the right to accept or reject any offer or to reject all offers and to sell in the manner most advantageous to them.
2. Offers submitted will remain valid for five (5) business days. Upon acceptance of an offer, a Contract of Sale, with earnest money in the amount of ten percent (10%) of purchase price, will be executed between the buyer and landowner within seven (7) business days. A sample Contract of Sale may be provided in advance upon request. Terms are cash at closing. Closing is to be scheduled within forty-five (45) days on 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 based on GIS data and is believed to be correct, but is not guaranteed. Survey by a registered surveyor will be contracted after offer is accepted. Seller and Buyer will each pay one-half of survey costs. Each tract will convey acreage to the Amity Road right-of-way. The attached maps are thought to be accurate but should not be considered survey plats.
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. Seller will convey, without warranty, any mineral rights they may owned on the property advertised in this notice.
5. Seller will pay prorated property taxes (to date of closing), deed preparation, and one-half (½) of deed stamps. Buyer will pay recording fees and one-half (½) of deed stamps.
6. A local title company will conduct closing between Buyer and Seller with each paying one-half (½) of settlement / closing fee.
7. 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.
8. 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.
9. 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.
10. Questions regarding the land sale should be directed to licensed agents Brian Clark or Jimmy Don Thomas, or brokers Pete Prutzman or Phil Wright, of Kingwood Forestry Services at 870-246-5757 or by e-mail at Arkadelphia@kingwoodforestry.com

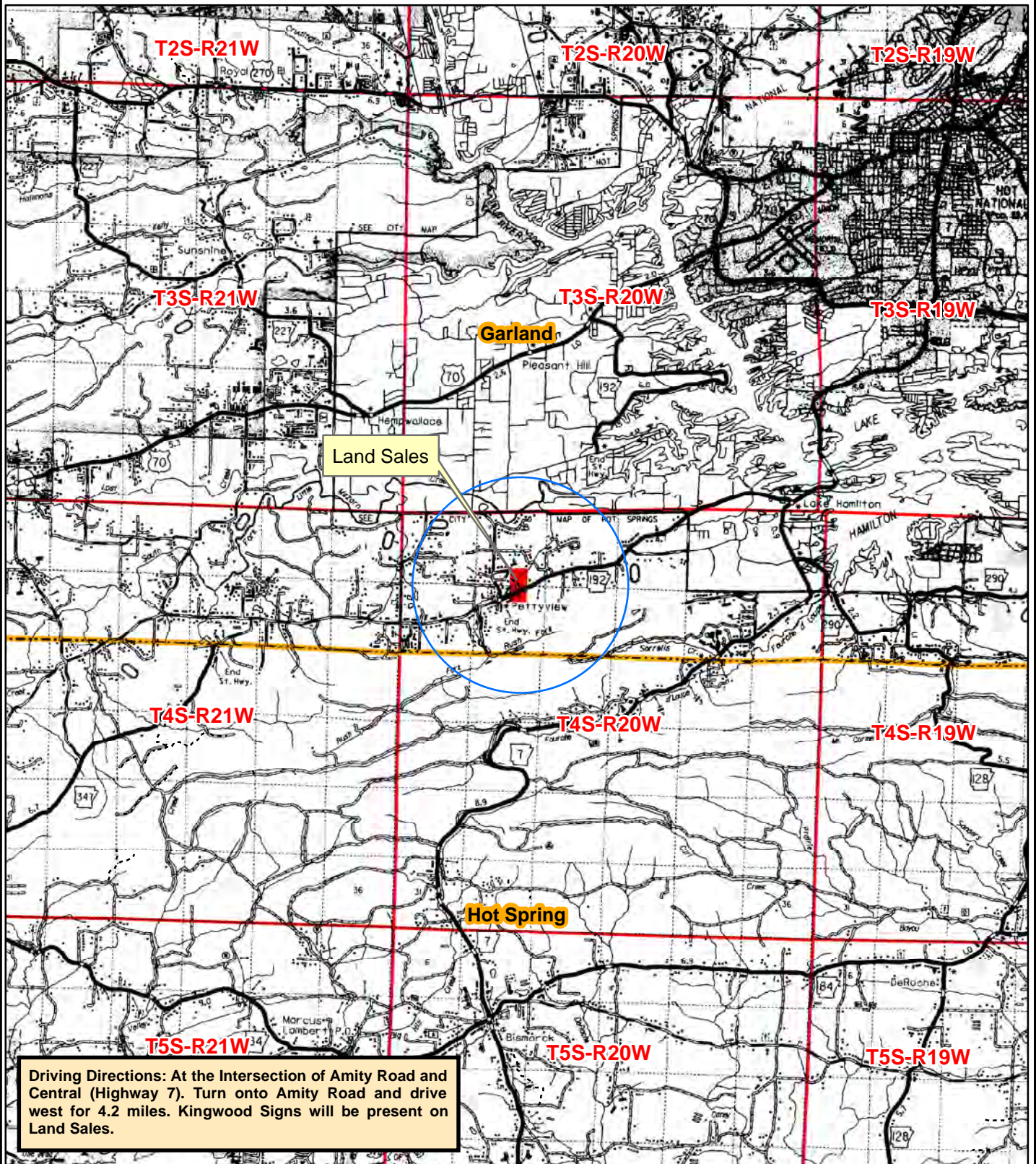
Notice: Any person receiving this land sale marketing material is considered a prospective buyer for the subject property. Should a prospective buyer or its agents choose to inspect the property, they do so at their own risk and assume all liability and shall indemnify Seller and its agents against any 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 SALES

"Amity Road Tracts"

Pt. NW¹/₄ of NE¹/₄, Sec. 8; Pt. SW¹/₄ of SE¹/₄, Sec. 5, T4S, R20W

Garland County, Arkansas



0 0.5 1 2 3 4
Miles



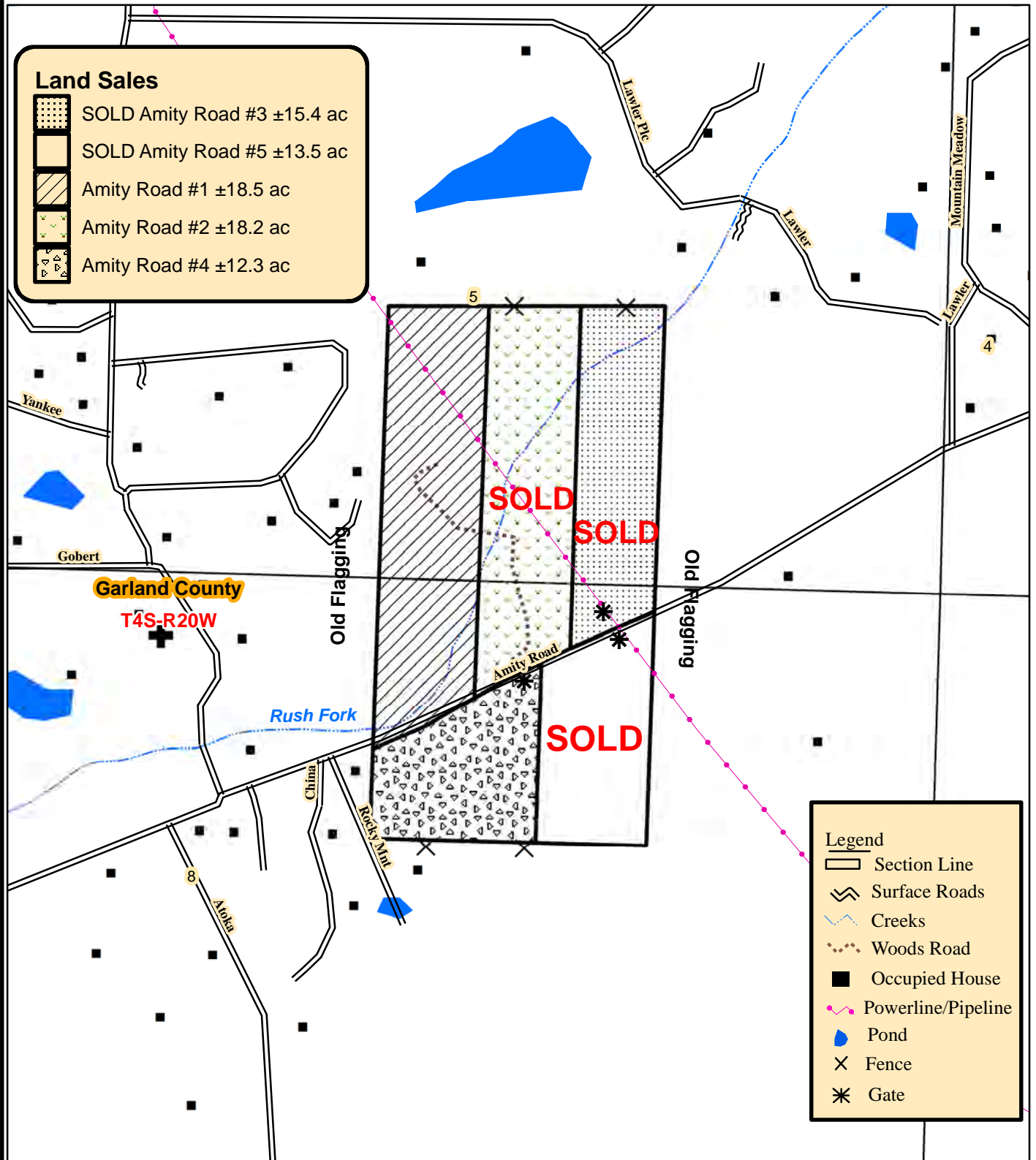
Date: 11/21/2019
ESRI Aerial Photography
Drawn By: BJC

NOTICE OF LAND SALES










"Amity Road Tracts"
Pt. NW¼ of NE¼ Sec. 8; Pt. SW¼ of SE¼ Sec. 5, T4S, R20W
Garland County, Arkansas

Land Sales

-  SOLD Amity Road #3 ±15.4 ac
-  SOLD Amity Road #5 ±13.5 ac
-  Amity Road #1 ±18.5 ac
-  Amity Road #2 ±18.2 ac
-  Amity Road #4 ±12.3 ac



Legend

-  Section Line
-  Surface Roads
-  Creeks
-  Woods Road
-  Occupied House
-  Powerline/Pipeline
-  Pond
-  Fence
-  Gate



Date: 8/28/2020
ESRI GIS Mapping
Drawn By: BJC



Amity Road Tracts

The Amity Road Tracts are located about four (4) miles southwest of Hot Springs, Arkansas and are comprised of SW¼ of SE¼, Section 5 and NW¼ of NE¼, Section 8, Township 4 South, Range 20 West, Garland County, Arkansas. Approximately 30.8 acres are split into two (2) parcels all with public access (see attached maps). Access is frontage on paved Amity Road. Timber consists of native hardwood and pine. Terrain is gently rolling with Rush Fork flowing through parcel #1. Located in Lake Hamilton School District.

These Amity Road parcels are well-suited for residential development. Located just outside of Hot Springs and close to Lake Hamilton, Lake Ouachita and Lake Catherine. Properties are priced to sell.

Amity Road #1 Listing #4676 - 18.5± Acres - \$120,600.00



Amity Road #2 Listing #4684 - 18.2± Acres—\$109,200.00



Amity Road #3 Listing #4704 - 15.4± Acres—\$92,400.00



www.kingwoodforestry.com

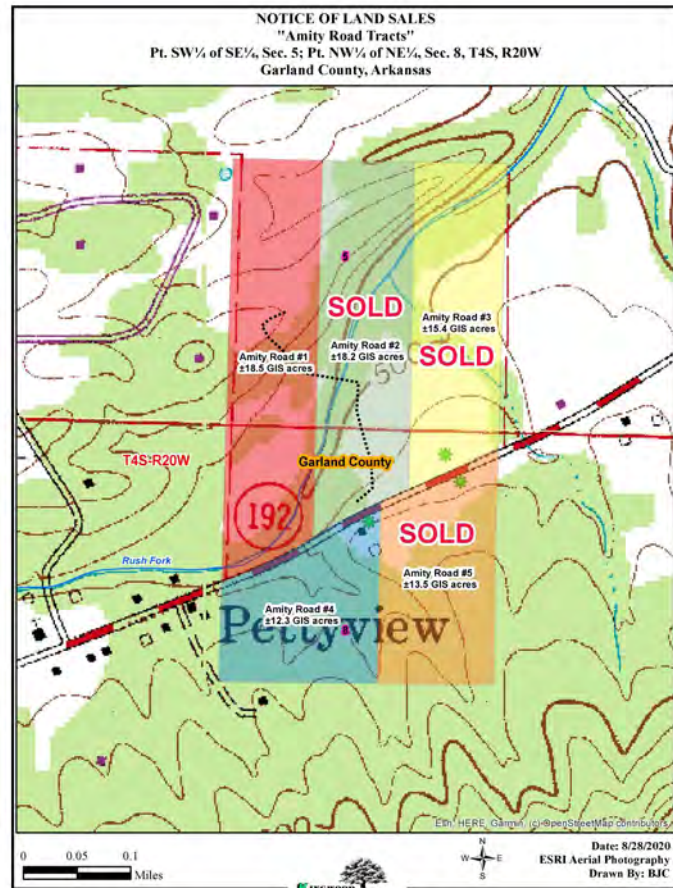
Amity Road #4
 Listing #4705 - 12.3± Acres - \$73,800.00



Amity Road #5
 Listing #4706 - 14.5± Acres—\$81,000.00



SOLD!



OFFER FORM

Amity Road Tracts #1 and #4

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

In reference to the attached Kingwood Forestry Services, Inc. Notice of Land Sales, I submit the following as offer(s) for the purchase of tract(s) located in Garland County, Arkansas and further described within the attached Notice of Land Sale (see attached maps and Conditions of Sale). Offers may be submitted for either or both parcels.

My offer(s) will remain valid for five (5) business days from this date. If my offer(s) is (are) accepted, I am ready, willing, able, and obligated to execute a 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. Closing date to occur within forty-five (45) days of offer acceptance. I have read and understand the Method of Sale and Conditions of Sale sections in this notice.

Send offer form to: Kingwood Forestry Services, Inc.
P.O. Box 65, Arkadelphia, AR 71923 or fax to 870-246-3341
E-mail completed offer form to: Arkadelphia@kingwoodforestry.com

Note: Final acreages will be determined by survey; see Item 3 of Conditions of Sale.

Amity Road #1 Tract (Listing #4676 - 18.5 acres, more or less): \$ _____

Amity Road #4 Tract (Listing #4705 - 12.3 acres, more or less): \$ _____

Tracts #1 and #4 combined (30.8 acres, more or less): \$ _____

Date: _____ Fax No.: _____

Name: _____ Printed Phone No.: _____

Name: _____ Signed Company: _____

Address: _____ Street City, State, Zip

E-mail: _____

AREA BELOW FOR KINGWOOD USE ONLY

Offer Acknowledged by Agent / Broker: _____ Name Date

