COUNTY ROAD 36 TRACT
±34.14 Acres
$86,000.00
Listing #5154
Ouachita County, Arkansas

(870) 246-5757
WWW.KINGWOODFORESTRY.COM

KINGWOOD FORESTRY SERVICES, INC.

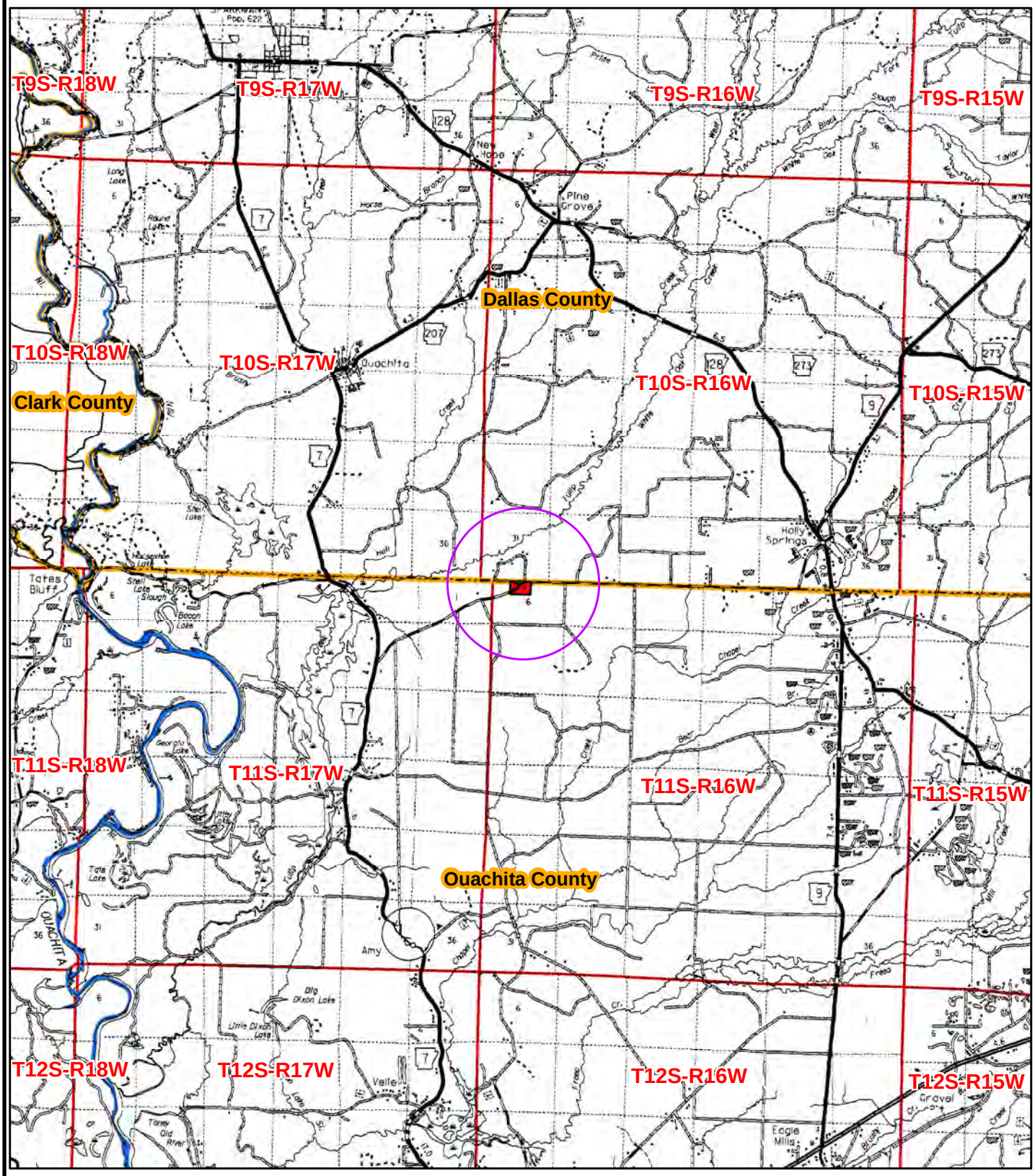
CONDITIONS OF SALE

1. The seller reserves the right to accept or reject any offer.
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 five percent (5%) of the purchase price, will be executed between the buyer and seller within ten (10) business days. A sample real estate sales contract may be provided in advance upon request. Closing is expected to be held within forty-five (45) days of offer acceptance.
3. Only offers for a specific dollar amount will be accepted. The parcel is being sold in its entirety for single sum and not on a per-acre basis. Advertised acreage is believed to be correct but is not guaranteed. Seller will not provide survey.
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. Seller will convey, without warranty, any mineral rights they may own on the property advertised in this notice.
5. It is understood that the property is being sold "as is, where is, and with all faults" condition. Seller makes no representations or warranties of any kind with respect to the condition or value of the property or its fitness, suitability or acceptability for any particular use or purpose. No environmental inspection or representation has been or will be made by seller.
6. A local title company, selected by seller, will conduct the closing with each party paying one-half of settlement / closing fee.
7. Seller will pay for deed preparation, one-half of deed stamps, prorated property taxes (to date of closing), the cost of title insurance, and Kingwood's real estate commission.
8. Buyer will pay for deed recording, one-half of deed stamps, and a survey if desired. Should buyer be required to purchase a lender's title insurance policy, the buyer will pay any fees for such policy.

Disclaimer: Any person receiving this land sale marketing material is considered a prospective buyer for the subject property. 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, they assume all liability and shall indemnify Seller and its agents, property managers and Kingwood Forestry Services from and 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. The attached maps are thought to be accurate but should not be considered survey plats. 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. Any existing hunting lease will terminate at closing. Kingwood Forestry is the real estate firm acting as agent for and represents the seller. Kingwood makes no representation for the Buyer. All information presented in this brochure is believed to be accurate but is not guaranteed. Prospective buyers are advised to verify information presented in this sale brochure including, but not limited to, access, acreage, timber information, utilities and property lines.

Broker Cooperation Statement: Real estate agents must make the first contact with Kingwood and register their potential buyer to participate in Kingwood's real estate commission. The buyer's agent must also accompany the potential buyer on the initial showing of the property. Otherwise, the fee participation will be at the sole discretion of Kingwood.

NOTICE OF LAND SALE - Listing #5154
"County Road 36 Tract"
Pt. N½ of NW¼, Sec. 6, T11S, R16W,
Ouachita County, Arkansas, containing 34.14 acres, more or less



0 0.5 1 2 3 Miles

N W E S

Drawn By: BJC

KINGWOOD FORESTRY SERVICES, INC.
Quality, Dependability, and Service

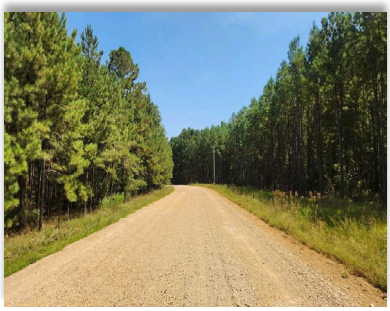
County Road 36
Listing #5154

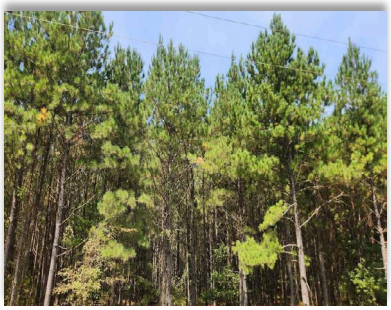
±34.14 Acres
$86,000.00

Highlights

- **±34.14 acres in Ouachita County, AR**
- **Well Stocked Pine Stand**
- **Public Frontage**
- **Utilities at Road**
- **Great Timberland Investment**
- **Opportunity for Hunting/Recreation**

Scan for Driving Directions





PROPERTY DESCRIPTION

The tract is located eight (8) miles south of Sparkman, Arkansas. Access is frontage on County Road 36. Terrain is relatively flat. Timber consists of a well-stocked unthinned pine plantation. Pine site index averages eighty-five (85) feet (base age 50) on silt loam soils. Tract offers excellent opportunity for timberland investment, hunting with electricity / cable at the county road.

Video and additional photographs can be found online.

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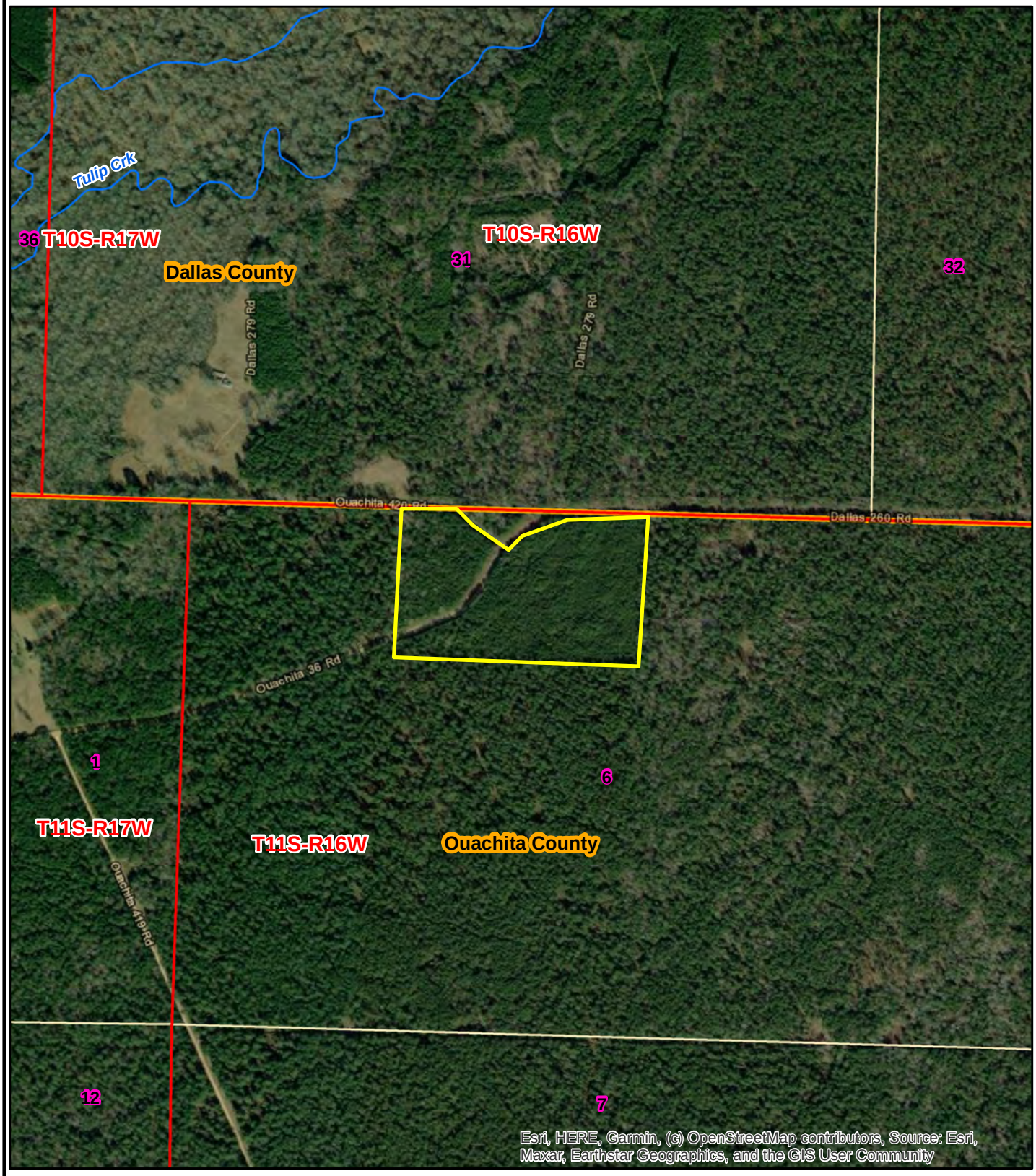

0 0.125 0.25 Miles

N W E S

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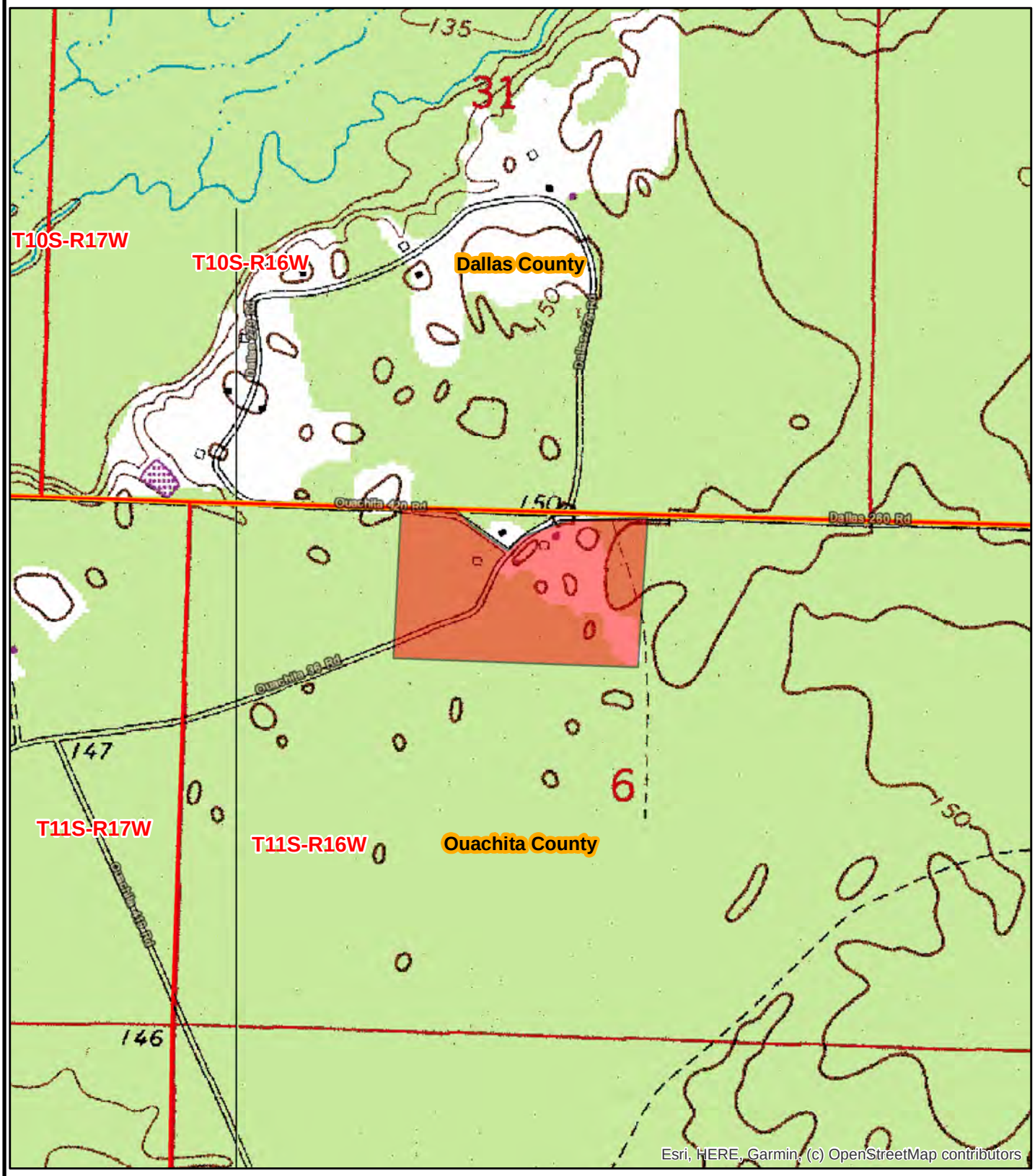

0 0.125 0.25 Miles

N W E S

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LAND SALE OFFER FORM

OFFER FORM SUBMISSION INSTRUCTIONS
E-mail: Arkadelphia@kingwoodforestry.com
Hand Deliver: 4 Executive Circle, Arkadelphia, AR 71923
Fax: (870) 367-8424
Mail: PO Box 65, Arkadelphia, AR 71923
All Offers Will Be Confirmed Upon Receipt.
Call Us to Confirm Receipt After Submitting Offer: 870-246-5757.

I submit the following as an offer for the purchase of the tract described within the corresponding sales brochure. My offer(s) will remain valid for five business days from the Offer date and time. If my offer is accepted, I am ready, willing, able, and obligated to execute a Contract of Sale within ten (10) business days with earnest money in the amount of five percent (5%) of purchase price. Closing is expected to be held within forty-five (45) days of offer acceptance. I acknowledge, understand, and agree to, the Conditions of Sale and Disclaimer in the sale brochure. Any contingencies must be in writing and accompany this completed Offer Form.

Tract Name: County Road 36

Listing Price: $86,000.00

Advertised Acreage: ± 34.14

Amount Offered: $_____

Date Of Offer:_____

COMPANY:_____PHONE NO:_____

NAME: _____NAME:_____
Printed Signed

ADDRESS:_____
Street City State Zip

EMAIL:_____

AREA BELOW FOR KINGWOOD USE ONLY

OFFER ACKNOWLEDGED BY AGENT / BROKER:_____