

Land For Sale

CLEAR SPRINGS TRACT (Listing # 4015)

- 25.5 acres, more or less.
- Clark County, Arkansas
- 2 miles northeast of Antoine, Arkansas

\$59,500.00

*See this and other listings at
www.kingwoodforestry.com*

KINGWOOD FORESTRY SERVICES, INC.

P.O. Box 65
#4 Executive Circle
Arkadelphia, Arkansas 71923

Phone: 870-246-5757

Fax: 870-246-3341

E-mail: arkadelphia@kingwoodforestry.com



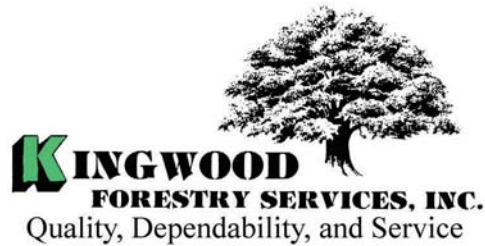
Kingwood Forestry Services, Inc. has been authorized to manage the sale of the Clear Springs Tract (Listing # 4015) in Clark County, Arkansas. Land to be sold is described as pt. Section 7, Township 8 South, Range 22 West, containing a total of 25.5 acres, more or less, Clark County, Arkansas. See attached location map for detailed directions.

Tract is located 2 miles northeast of Antoine, AR. Access is private road frontage on Woodchuck Lane (no sign) off Highway 26 West. Tract contains advanced pine reproduction, pine pulpwood and scattered pine sawtimber. Terrain is rolling. Soils consist of silty clay loams and fine sandy loams with site index for loblolly pine averaging 85 feet on fifty year base. The tract offers excellent hunting/wildlife viewing opportunities. Maps and photographs of this and other listed tracts can be viewed at www.kingwoodforestry.com.

- Development Potential
- Private Rd. Frontage
- Utilities Available
- Small Stream
- Wildlife



P.O. Box 65
No. 4 Executive Circle
Arkadelphia, AR 71923
(870)246-5757
FAX 1-870-246-3341
E-mail: arkadelphia@kingwoodforestry.com



Other Kingwood Locations:

P.O. Box 1290
145 Greenfield Drive
MONTICELLO, AR 71657
(870)367-8567
FAX 1-870-367-8424

4414 Morris Lane
P.O. Box 5887
Texarkana, TX 75505
(903)831-5200
FAX 1-903-831-9988

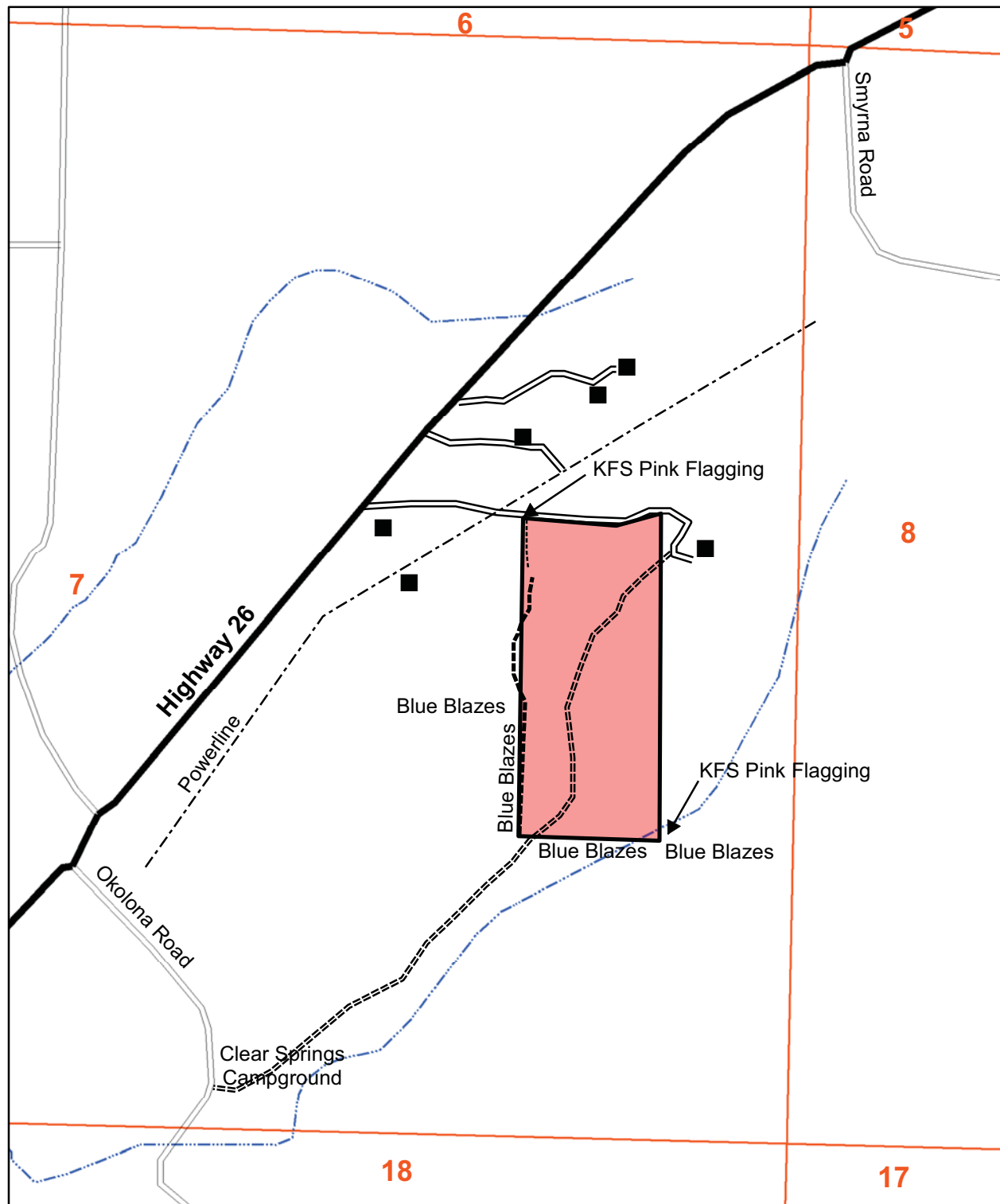
CLEAR SPRINGS TRACT (Listing # 4015) —CLARK COUNTY, ARKANSAS

Method of Sale: The tract is offered for sale for **\$59,500**. Mailed offers should be addressed to Kingwood Forestry Services, Inc., P.O. Box 65, Arkadelphia, AR 71923 with **"Clear Springs 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.

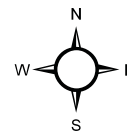
Conditions of Sale:

1. The landowner reserves the right to accept or reject any offer or to reject all offers.
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 buyer and seller 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. Mineral rights will not be conveyed (previously reserved) .
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. Pioneer Abstract (Arkadelphia, AR) 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.
8. Questions regarding the land sale should be directed to licensed brokers Pete Prutzman or Terrell Baker or licensed agent Mark Clark of Kingwood Forestry Services at 870-246-5757.

LAND SALE NOTICE
Clear Springs Tract (Listing # 4015)
Part Section 7, T8S, R22W,
Clark County, Arkansas,
containing 25.5 acres, more or less.



0 0.25 Miles



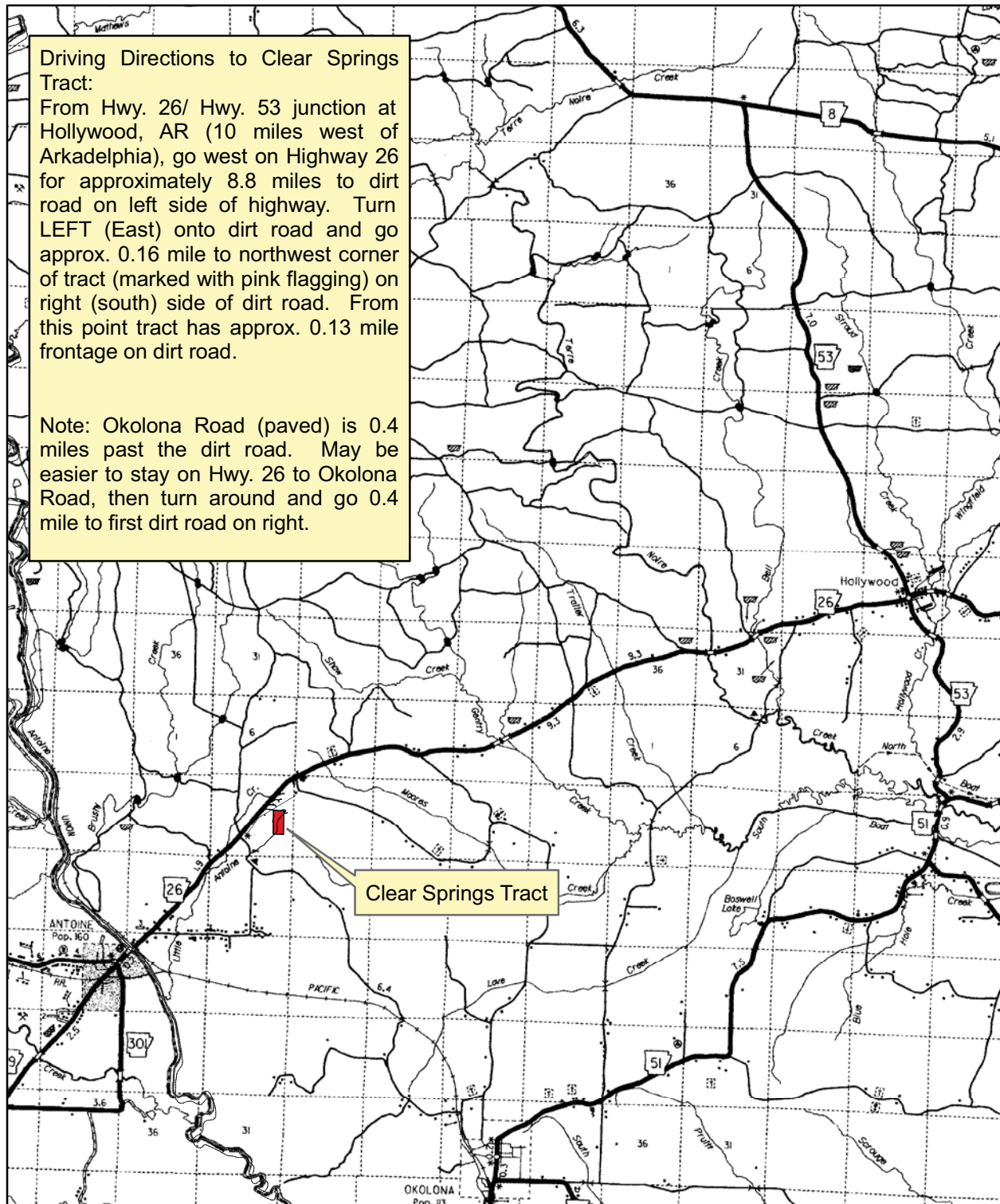
Tract Map
MEC
Feb. 2009

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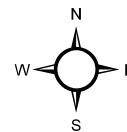
Driving Directions to Clear Springs Tract:

From Hwy. 26/ Hwy. 53 junction at Hollywood, AR (10 miles west of Arkadelphia), go west on Highway 26 for approximately 8.8 miles to dirt road on left side of highway. Turn LEFT (East) onto dirt road and go approx. 0.16 mile to northwest corner of tract (marked with pink flagging) on right (south) side of dirt road. From this point tract has approx. 0.13 mile frontage on dirt road.

Note: Okolona Road (paved) is 0.4 miles past the dirt road. May be easier to stay on Hwy. 26 to Okolona Road, then turn around and go 0.4 mile to first dirt road on right.



0 1 2 3 Miles



Location Map
MEC
Feb. 2009

OFFER FORM

LAND SALE

CLEAR SPRINGS TRACT (Listing # 4015) - CLARK COUNTY

— 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.

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 acceptance with earnest money in the amount of 10% of purchase price. Closing is expected to be held within thirty days of offer acceptance.

Date of Offer: _____

Tract Name:

Clear Springs Tract (Listing # 4015)

Legal Description:

The W ½ of the NE ¼ of the SE ¼ containing 20 acres, more or less, and also that part of the SW ¼ of the SE ¼ of the NE ¼ lying south of the road, containing 5.5 acres, more or less, all in Section 7, Township 8 South, Range 22 West, Clark County, Arkansas.

Total Number of Acres in Tract:

Twenty-five and one-half (25.5) acres, more or less.

Amount of Offer:

\$ _____

Name: _____ Fax No.: _____
Printed

Name: _____ Phone No.: _____
Signed

Address: _____ Email: _____

City, State, Zip: _____ Date: _____

Send offer form to:

Kingwood Forestry Services, Inc.
P. O. Box 65
Arkadelphia, AR 71923

Or fax to 870-246-3341