

LAND FOR SALE

Mt. Moriah Tract

- ±154.7 Acres
- Near Lake Greeson
- Great hunting opportunity
- Native Pine & Hardwood



\$167,600.00



The Mt. Moriah Tract (Listing #4514) is located approximately three (3) miles north of Murfreesboro near the Mt. Moriah community and is described as S³/₄ of E¹/₂ of the E¹/₂, part of NW¹/₄ of SE¹/₄, Section 29; Township 7 South, Range 25 West, containing a total of 154.7 acres, more or less, Pike County, Arkansas (see attached maps). Access is good with gravel woods road (no gate) passing north and south through tract. Electricity is available at Highway 19, approximately 230 feet west of the property. Terrain is rolling. Most merchantable timber was harvested in early 2015.



KINGWOOD FORESTRY SERVICES, INC.
 PHONE: (870) 246-5757
 FAX: (870) 246-3341
 E-mail us at arkadelphia@kingwoodforestry.com

The tract contains ±32 acres of native pine and hardwood located within the Streamside Management Zones.

RECREATIONAL PROPERTY

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
MT. MORIAH TRACT (LISTING # 4514)
PIKE COUNTY, ARKANSAS**

Method of Sale: The tract is offered for sale for **\$167,600.00**. Mailed offers should be addressed to Kingwood Forestry Services, Inc., P.O. Box 65, Arkadelphia, AR 71923 with "**Mt. Moriah 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 to #4 Executive Circle, Arkadelphia, sent by fax to 870-246-3341, or e-mailed to arkadelphia@kingwoodforestry.com. All faxed and e-mailed offers will be immediately acknowledged. Please await confirmation that your offer has been received.

Conditions of Sale:

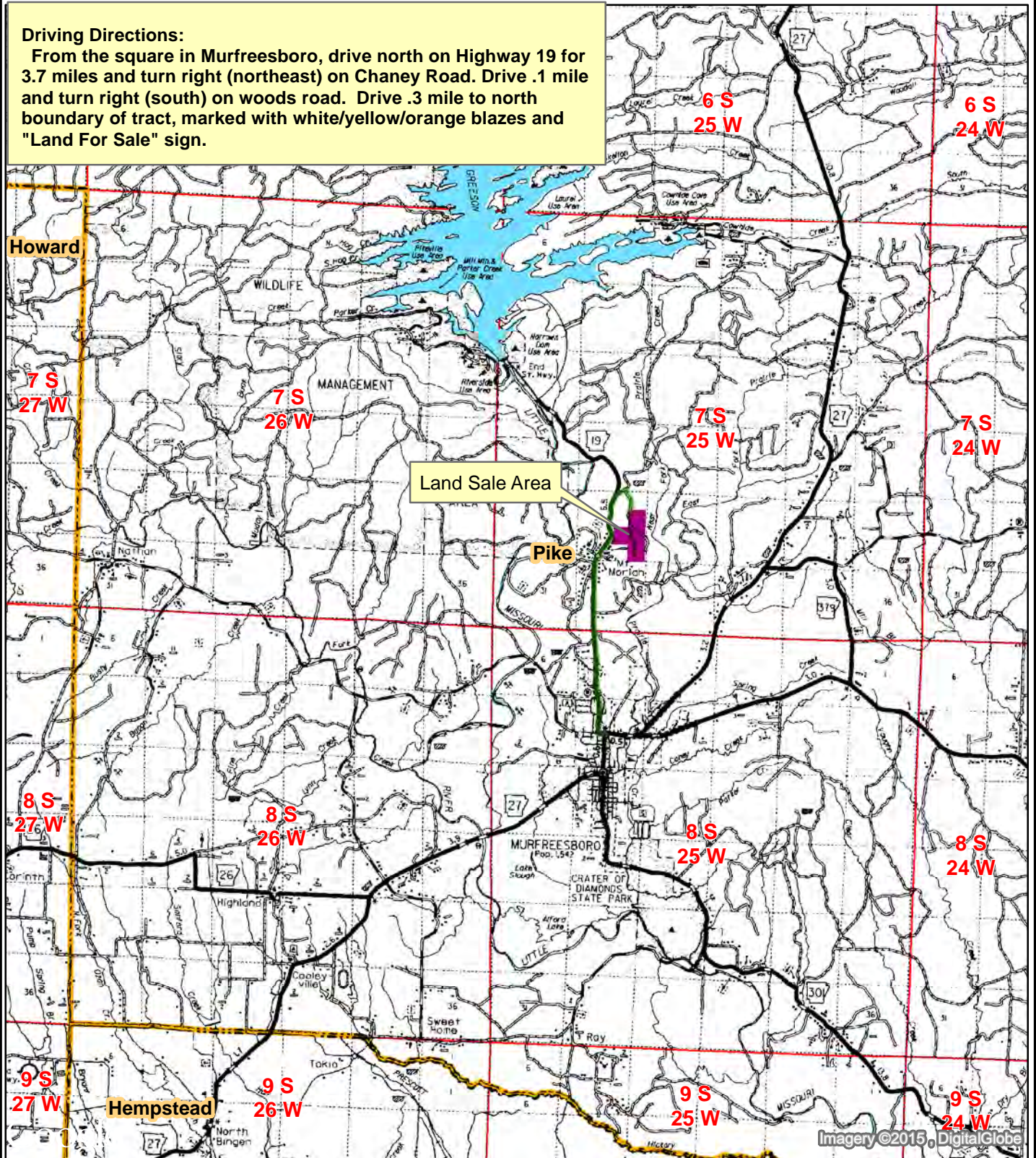
1. All offers will be presented to Seller for consideration. Offers must remain valid for a minimum of five (5) business days for Seller to consider. Seller reserves the right to either accept, counter or reject the offer.
2. Upon acceptance of an offer, a formal Agreement of Sale will be executed between 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 date to be determined by seller, but will be no sooner than twenty (20) days after 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 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 pro-rated property taxes (to date of closing) and deed preparation. Buyer will pay recording fees and one-half of real estate transfer tax (deed stamps). Seller will provide title insurance policy and one-half of transfer tax.
7. Martin Abstract in Warren, AR will be used to conduct closing between Buyer and Seller, with Buyer and seller sharing cost of 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 broker Pete Prutzman, or licensed sales agents J. D. Thomas or Brian Clark, of Kingwood Forestry Services at 870-246-5757.

www.kingwoodforestry.com

NOTICE OF LAND SALE
"Mt. Moriah Tract" - Listing #4514
Pt. Sec. 29, T7S, R25W, Pike County, Arkansas
Containing 154.7 acres, more or less

Driving Directions:



From the square in Murfreesboro, drive north on Highway 19 for 3.7 miles and turn right (northeast) on Chaney Road. Drive .1 mile and turn right (south) on woods road. Drive .3 mile to north boundary of tract, marked with white/yellow/orange blazes and "Land For Sale" sign.



Created: October, 2015
 Drawn By: ATG

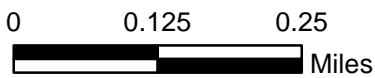
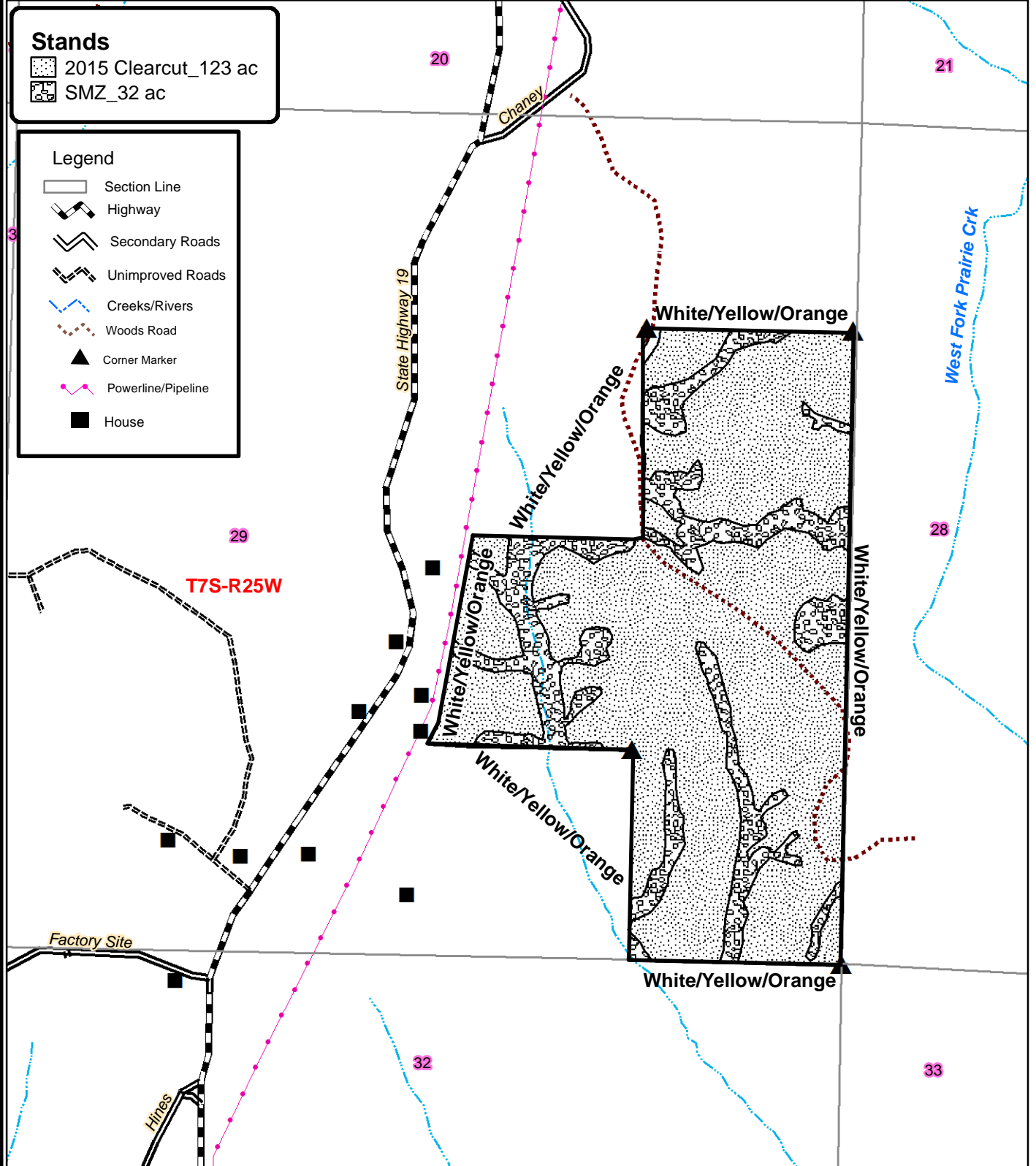
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Stands

-  2015 Clearcut_123 ac
-  SMZ_32 ac

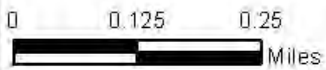
Legend

-  Section Line
-  Highway
-  Secondary Roads
-  Unimproved Roads
-  Creeks/Rivers
-  Woods Road
-  Corner Marker
-  Powerline/Pipeline
-  House



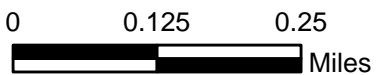
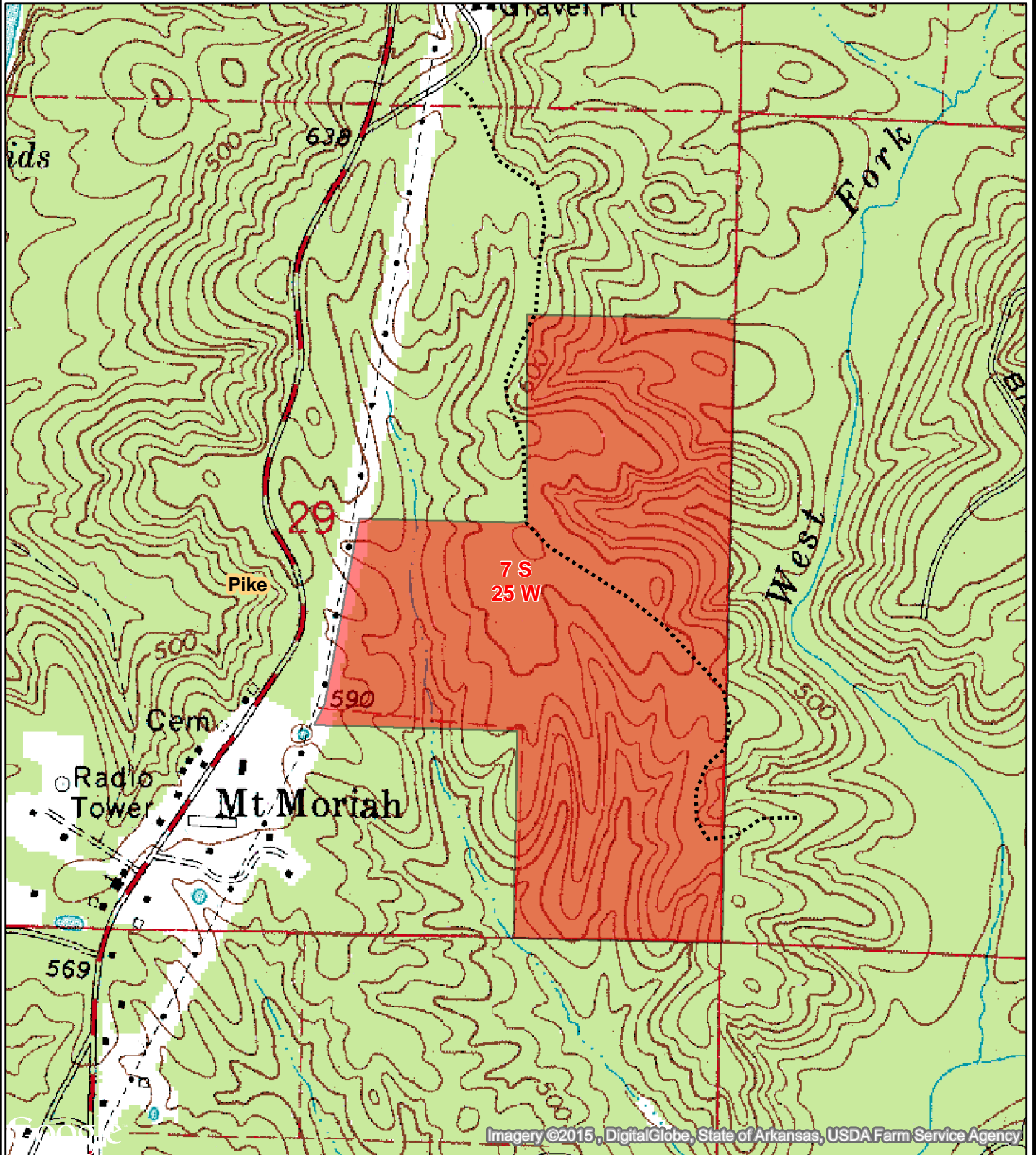
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OFFER FORM

MT. MORIAH TRACT (LISTING #4514)

Completed Offer Forms

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. Mt. Moriah Tract Land Sale Notice. The tract is offered for sale at \$167,600.00. I submit the following as an offer for the purchase of the tract described as S³/₄ of E¹/₂ of the E¹/₂, part of NW¹/₄ of SE¹/₄, Section 29; Township 7 South, Range 25 West, containing a total of 154.7 acres, more or less, Pike County, Arkansas (see attached maps).

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 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 is expected to be held within forty-five (45) days of contract execution. I have read and understand the Method of Sale and Conditions of Sale sections in this notice.

Date of Offer: _____

Tract Name: MT. MORIAH TRACT (#4514)

Location of Tract: PIKE COUNTY, ARKANSAS

Total Number of Acres in Tract: 154.7 acres, more or less

Amount of Offer \$ _____

Name: _____ Printed Fax No: _____

Name: _____ Signed Phone No: _____

Company: _____

Address: _____ Street City, State, Zip

Email: _____

Completed Offer Forms

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

* Buyer acknowledges that Kingwood Forestry Services, Inc., is the agent of the seller in this land sale transaction.*