

KINGWOOD FORESTRY SERVICES, INC.

LISTING #4497

LAND FOR SALE

PRAIRIE CREEK TRACT

- ±115.65 acres in Pike County, AR
- Near Crater of Diamonds State Park
- Creek Frontage
- Borders city limits of Murfreesboro

\$139,000.00

*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 Prairie Creek Tract at Murfreesboro, Arkansas. Land to be sold is described as Part of the SE¼ of NE¼ lying east of Prairie Creek, Section 17; and the S½ of NW¼, Section 16, all located in Township 8 South, Range 25 West, containing 115.65 acres, more or less, Pike County, Arkansas (see attached maps).

The Prairie Creek Tract is located just east of Murfreesboro city limits, near the high school. Access is good via gated gravel road along part of south line. Prairie Creek makes up west boundary of tract. Tract consists of pine and hardwood regeneration, with some scattered pine sawtimber and pine pulpwood. Utilities are available along the gravel road on the southern part of the tract.

Please visit our website
www.kingwoodforestry.com
to view maps and photographs of this tract
and all of our active listings

**Timberland /
Recreation
Investment**



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
PRAIRIE CREEK TRACT (LISTING # 4497)
PIKE COUNTY, ARKANSAS

Method of Sale: The tract is offered for sale for \$139,000.00. Mailed offers should be addressed to Kingwood Forestry Services, Inc., P. O. Box 65, Arkadelphia, Arkansas 71923 with "**Prairie Creek 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:

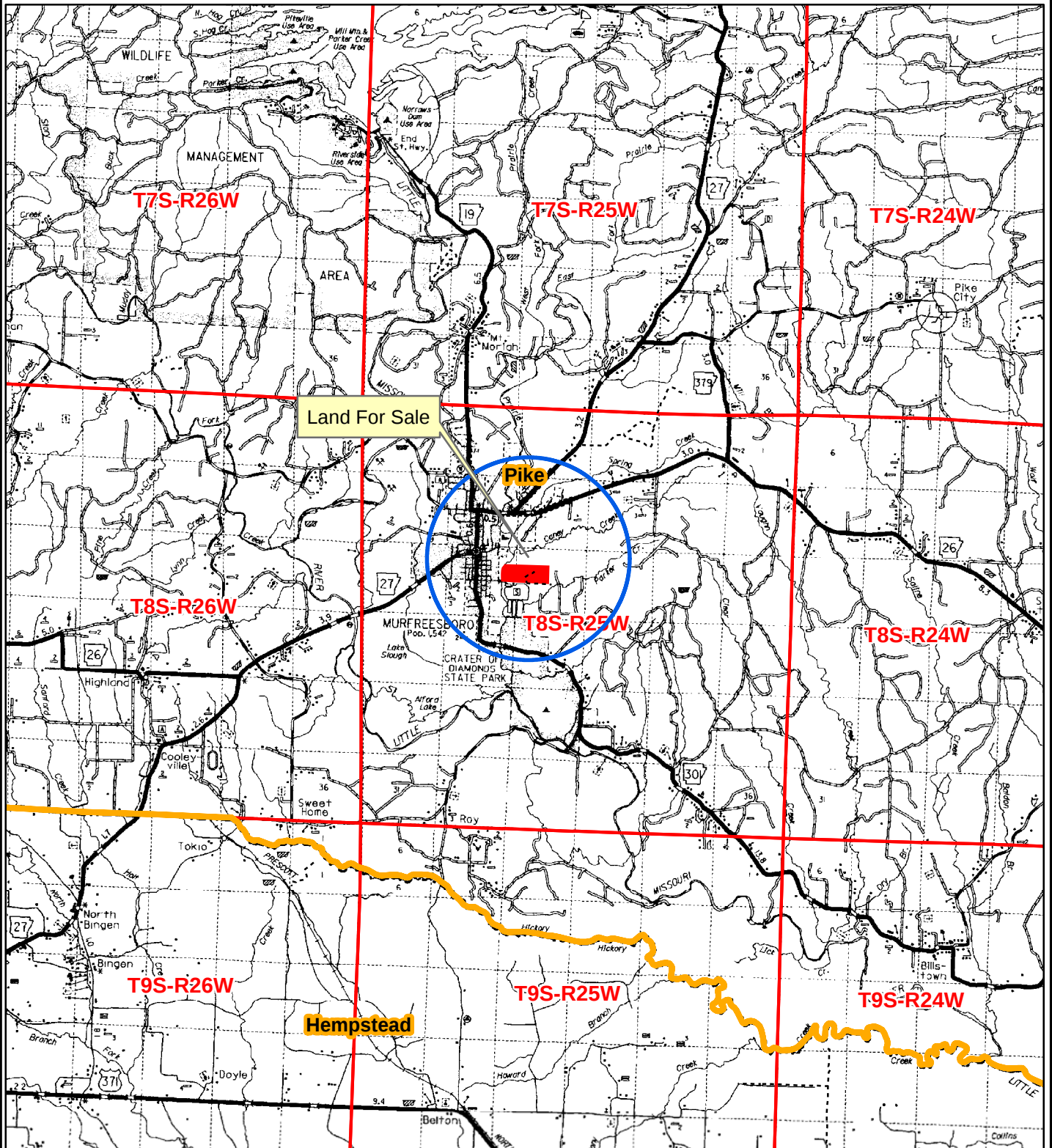
1. The landowner reserves the right to accept or reject any offer or to reject all offers.
2. Offers submitted will remain valid for five (5) business days. Upon acceptance of an offer, a Contract of Sale, with earnest money in the amount of ten percent (10%) of purchase price, will be executed between the successful bidder 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 expected to be held within thirty (30) 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 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 that are owned by the seller will be conveyed without warranty.
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 the closing with buyer and seller each paying one-half (½) of fees associated with closing services.
7. Property inspections shall be done in daylight hours. Seller and Kingwood Forestry Services, Inc. in no way warrant the conditions of the property, including access routes, and all persons entering upon the property do so at their own risk and accept said property in its existing condition during such inspections. All persons entering upon the property assume all risks and liabilities and agree to indemnify, defend and hold harmless Seller, its managers, agents and employees, from and against any and all claims, demands, causes of action and damages resulting from any accident, incident or occurrence arising out of, incidental to or in any way resulting from his or her inspection or the property or his or her exposure to the conditions of 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 broker Pete Prutzman or sales agents Jimmy Don Thomas and Brian Clark of Kingwood Forestry Services at 870-246-5757.

www.kingwoodforestry.com

NOTICE OF LAND SALE

"Prairie Creek Tract" - Listing #4497

All that part of the SE $\frac{1}{4}$ of NE $\frac{1}{4}$ lying East of Prairie Creek, Sec. 17; S $\frac{1}{2}$ of NW $\frac{1}{4}$
Sec. 16, T8S, R25W, Pike County, Arkansas
containing 115.65 acres, more or less

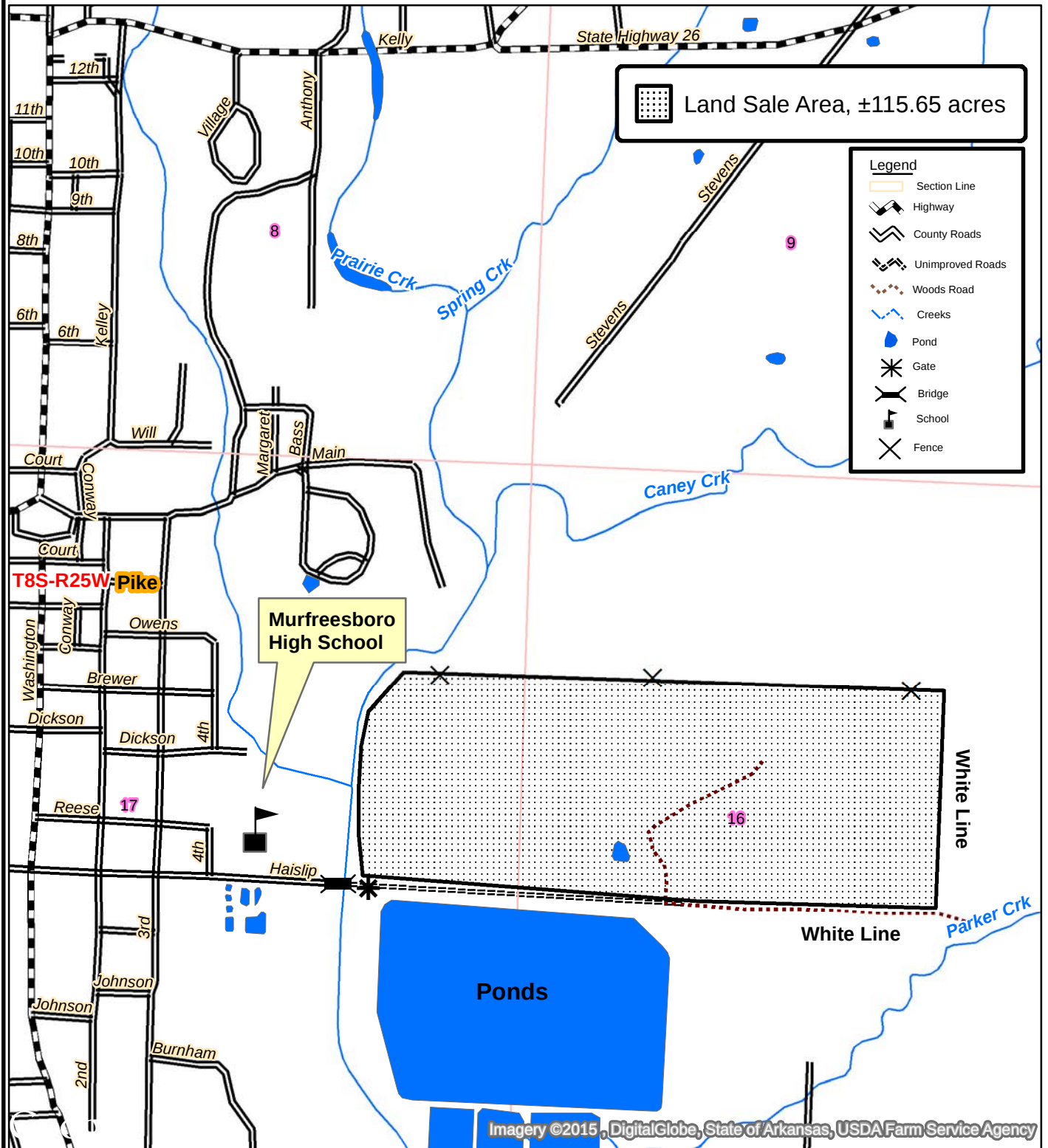


Created: June, 2015
Drawn By: BJC

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containing 115.65 acres, more or less



0 0.125 0.25
Miles

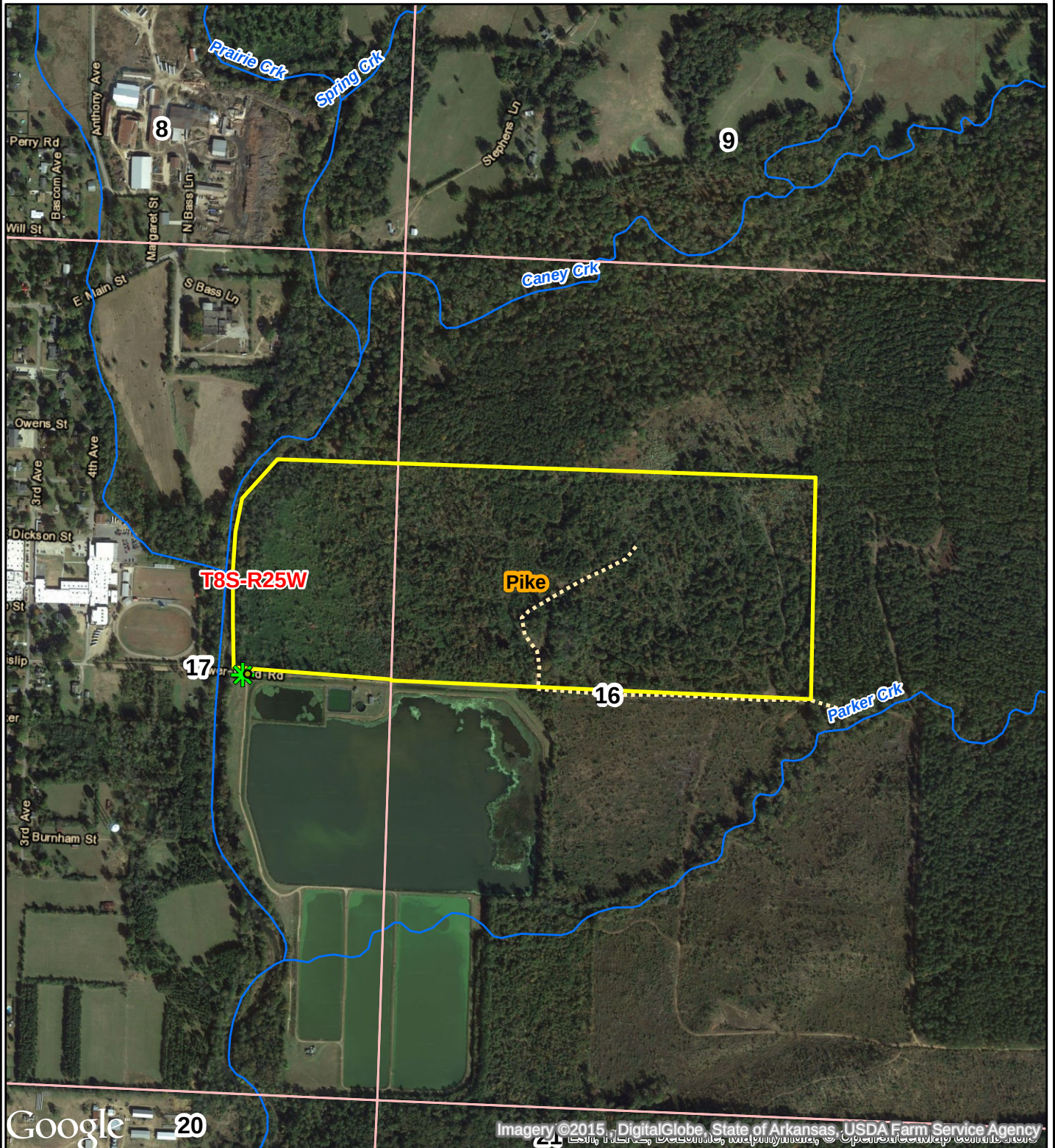


Created: June, 2015
By: JDT

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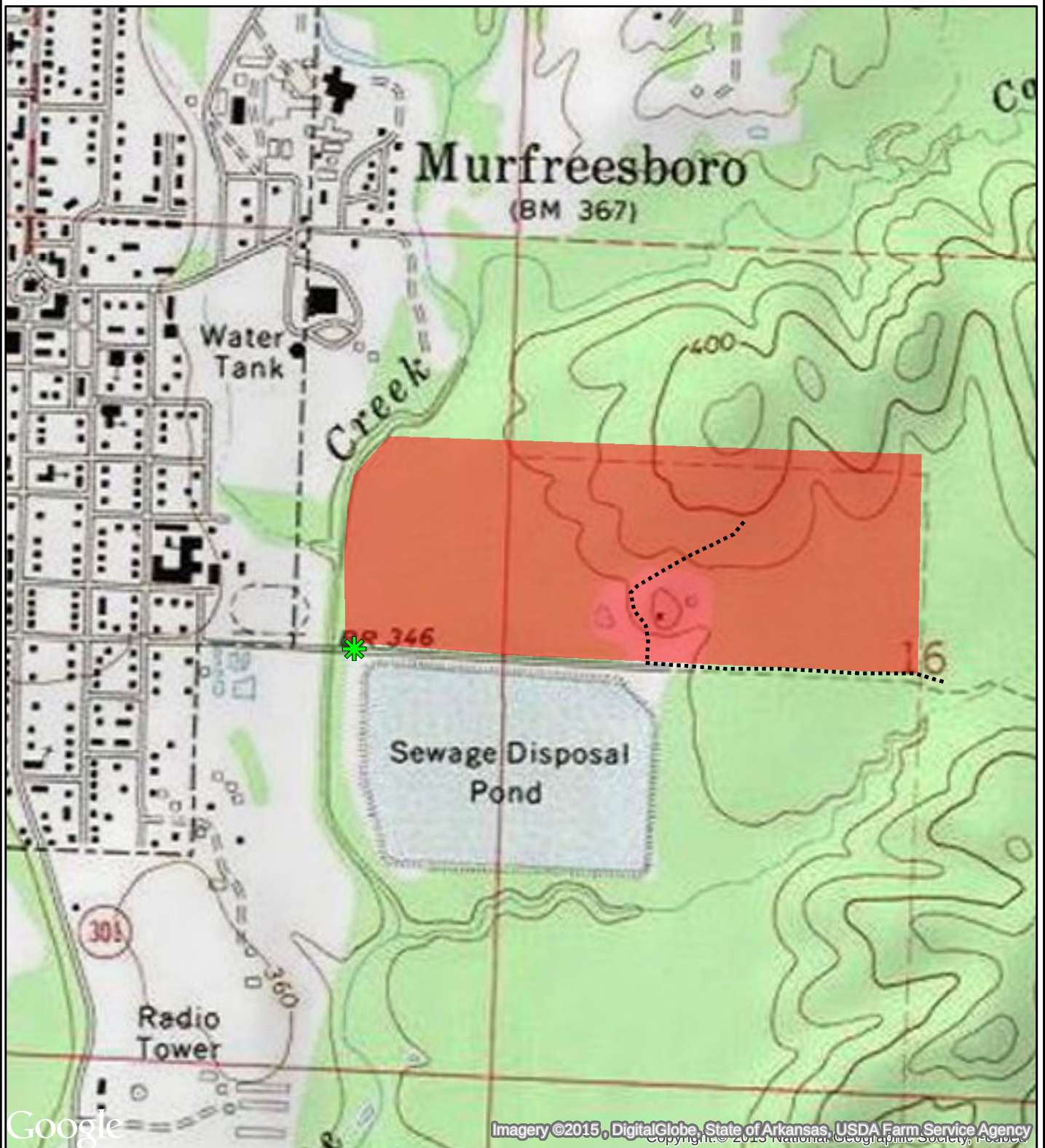


Created: June, 2015
ESRI Aerial Photography
Drawn By: JDT

NOTICE OF LAND SALE

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**All that part of the SE¼ of NE¼ lying East of Prairie Creek, Sec. 17; S½ of NW¼
Sec. 16, T8S, R25W, Pike County, Arkansas
containing 115.65 acres, more or less**



0 0.125 0.25
Miles



**Created: June, 2015
Drawn By: BJC**

LAND SALE
PRAIRIE CREEK TRACT (LISTING #4497)
OFFER FORM

-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 summarized below and further described as Part of the SE¼ of NE¼ lying east of Prairie Creek, Section 17; and the S½ of NW¼, Section 16, all located in Township 8 South, Range 25 West, containing a total of 115.65 acres, more or less, Pike County, Arkansas (see attached maps). The tract is offered for sale at \$139,000.00.

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 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 thirty (30) days of contract execution.

Date of Offer: _____

Tract Name: PRAIRIE CREEK TRACT (#4497)

Location of Tract: PIKE COUNTY, ARKANSAS

Total Number of Acres in Tract: 115.65 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.*