

KINGWOOD FORESTRY SERVICES, INC.

LISTING #4435

LAND FOR SALE

FOX PEN TRACT

- 40 acres, more or less
- Hempstead County
- 20 Acres of 2009 pine plantation, balance in native hardwood
- One-third mile county road frontage (Hemp. Co. #152)

\$55,000.00

*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 Fox Pen Tract in Hempstead County, Arkansas. Land to be sold is described as SW¼ of NE¼, Section 35, Township 14 South, Range 25 West, containing 40 acres, more or less, Hempstead County, Arkansas. Gravel frontage on County Road 152.

Fox Pen Tract is located six miles south of Spring Hill, Arkansas, and eleven miles south of Hope. Access is 0.3 mile frontage on K-L Fox Pen Road (CR 152). Subject contains 20-acre 2009 pine plantation and 17 acres of native hardwood sawtimber and pulpwood. Prior to planting, the 2009 plantation was site-prep sprayed with a Chopper-Accord XRT-LI700 tank mix. Second Generation Select seedlings were planted on 10' X 8' spacing. Plantation was interplanted in January 2010. Terrain is gently rolling. Soils consist of fine sandy loams with site index for loblolly pine averaging 82 feet on fifty year base.

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

**Timber
Investment
Property**



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
FOX PEN TRACT (LISTING # 4435)
HEMPSTEAD COUNTY, ARKANSAS

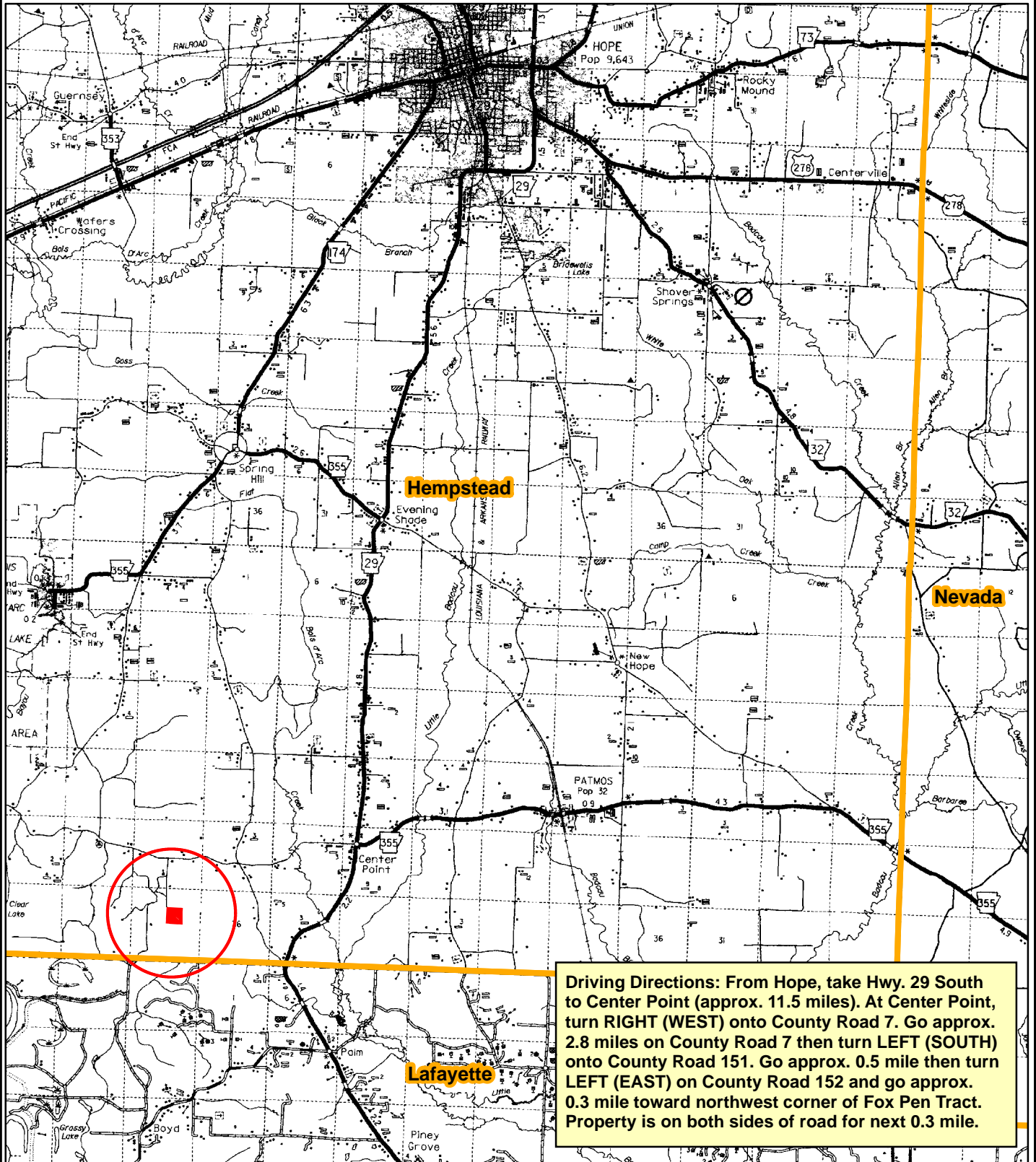
Method of Sale: The tract is offered for sale for \$55,000.00. Mailed offers should be addressed to Kingwood Forestry Services, Inc., P. O. Box 65, Arkadelphia, Arkansas 71923 with **"Fox Pen Tract"** clearly marked in the lower left corner of the envelope to protect security of the offer. An offer form 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 Special 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. Seller will pay title insurance premium (owner's policy), but Buyer will be responsible for title search fee. No environmental inspection or representation has been or will be made by seller. Mineral rights are previously reserved.
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 of Kingwood Forestry Services at 870-246-5757.

www.kingwoodforestry.com

NOTICE OF LAND SALE
"Fox Pen Tract" - Listing #4435
SW¼ of NE¼, Sec. 36, T14S, R25W, Hempstead County, Arkansas
Containing 40 acres, more or less

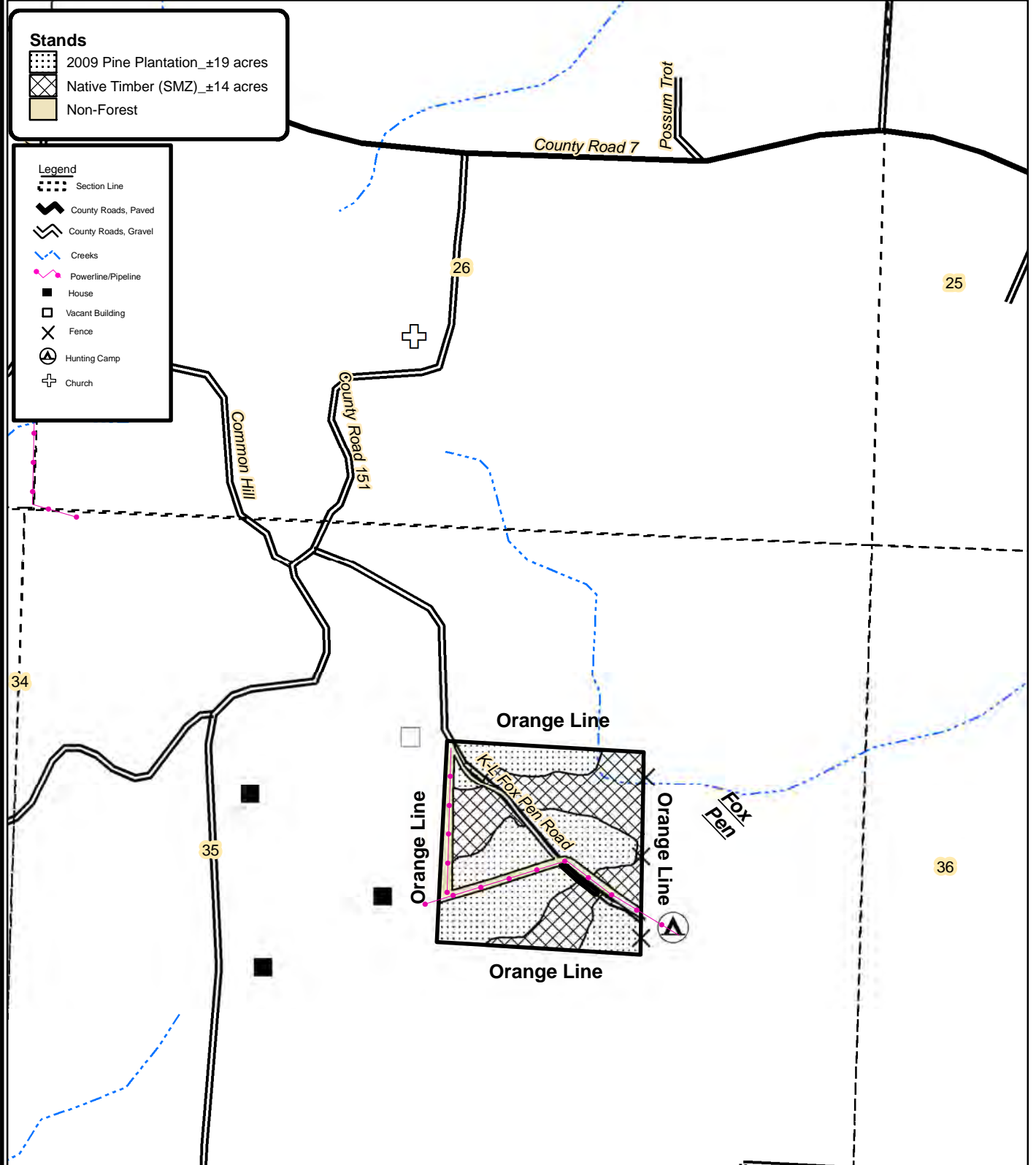


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Miles

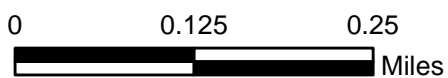


Created: August, 2014
Drawn By: JDT

NOTICE OF LAND SALE
"Fox Pen Tract" - Listing #4435
SW¼ of NE¼, Sec. 36, T14S, R25W, Hempstead County, Arkansas
Containing 40 acres, more or less

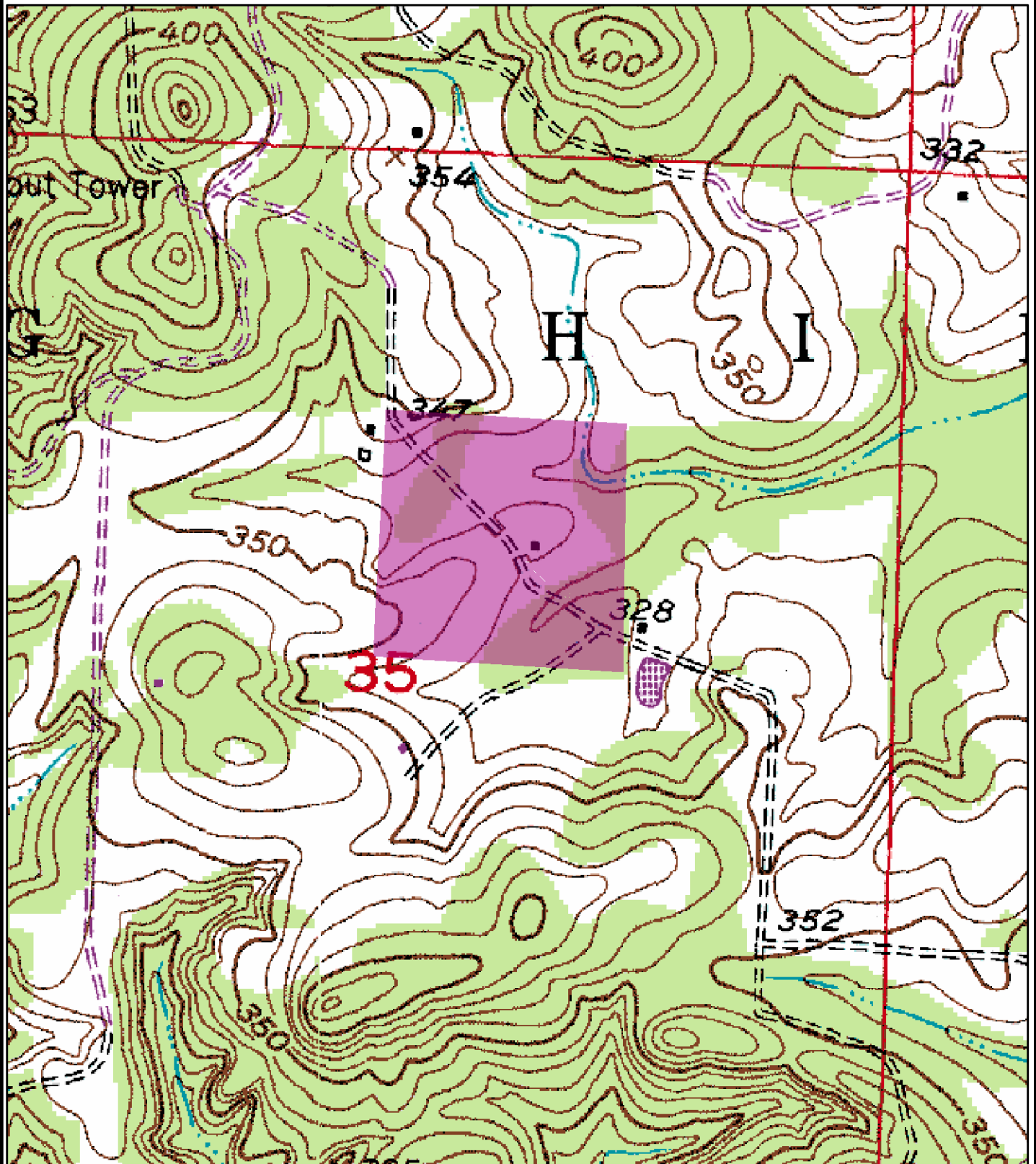


SW¼ of NE¼, Sec. 36, T14S, R25W, Hempstead County, Arkansas
Containing 40 acres, more or less



Created: August, 2014
ESRI Aerial Photography
Drawn By: JDT

NOTICE OF LAND SALE
"Fox Pen Tract" - Listing #4435
SW¼ of NE¼, Sec. 36, T14S, R25W, Hempstead County, Arkansas
Containing 40 acres, more or less



0 0.125 0.25
Miles



Created: August, 2014
Drawn By: JDT

LAND SALE
FOX PEN TRACT (LISTING #4435)
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 SW $\frac{1}{4}$ of NE $\frac{1}{4}$, Section 35, Township 14 South, Range 25 West, containing 40 acres, more or less, Hempstead County, Arkansas. The tract is offered for sale at \$55,000.00.

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:

FOX PEN TRACT (#4435)

Location of Tract:

HEMPSTEAD COUNTY, ARKANSAS

Total Number of Acres in Tract:

40 acres, more or less

Amount of Offer:

\$_____

Name: _____ Fax No: _____
Printed

Name: _____ Phone No: _____
Signed

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.*