

TIMBERLAND INVESTMENT WITH FRONTAGE ON THREE COUNTY ROADS

Midway South Tract (#7133)

- 2013 MACHINE PLANTED PINE PLANTATION
- FRONTAGE ON THREE COUNTY ROADS
- UTILITIES AVAILABLE
- LONG-TERM TIMBER INVESTMENT/HOME-SITE POTENTIAL

Offered For Sale At

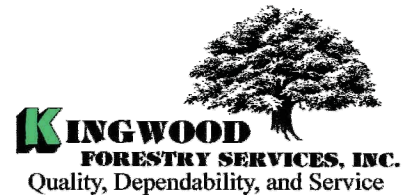
\$104,000.00

See this and other listings at
www.kingwoodforestry.com



The Midway South Tract consists of +/-73 acres of 2013 machine planted, industrial grade loblolly pine plantation, and +/-6 acres of pine/hardwood that is mostly sawtimber size and quality. The 73 acre plantation received a chemical herbicide application in 2012 to control hardwood competition. A small pond is located south of Hempstead County Road 22 within the pine hardwood stand. The remaining acreage is found in roads and the powerline ROW. Access is excellent with frontage on Hempstead County Roads 22, 42, and 220. The tract has potential to provide a solid long-term timber investment, as well as, recreational opportunities and potential for home-site development.

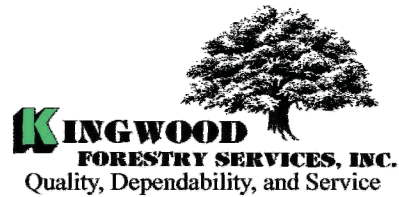
Maps and Photographs can be viewed at
www.kingwoodforestry.com



4414 Morris Lane
P.O. Box 5887
Texarkana, Texas 75505

Phone: 903-831-5200
Fax: 903-831-9988
texarkana@kingwoodforestry.com





Midway South Tract (#7133)
\$104,000.00

Conditions of Sale:

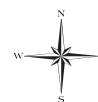
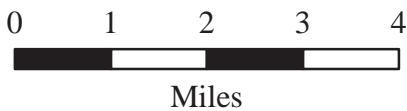
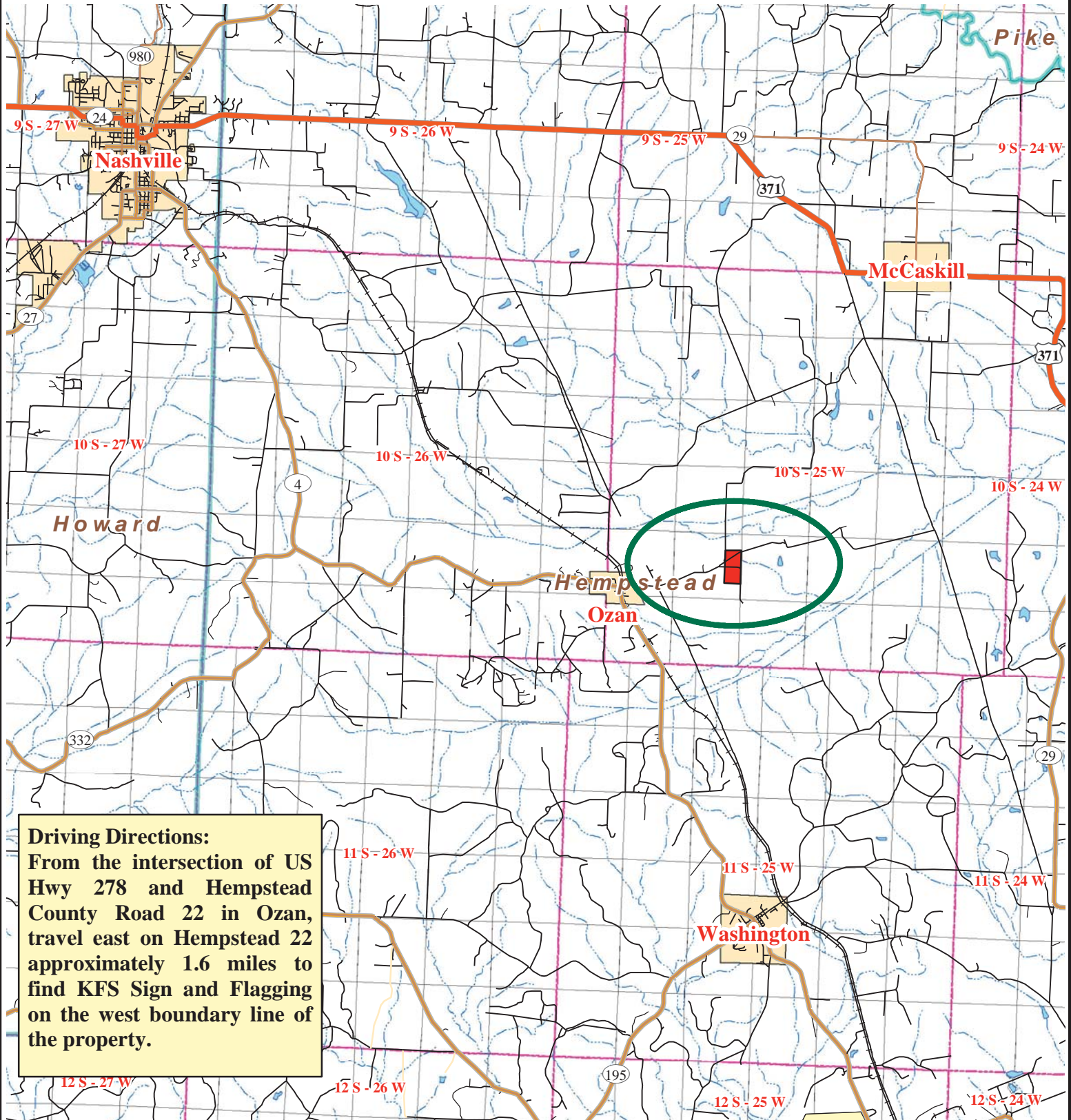
1. All offers will be presented to Seller for consideration. Offers must remain valid for a minimum of five business days for Seller to consider. Seller reserves the right to either accept, counter or reject the offer.
2. Upon acceptance of an offer, a more formal Agreement of Sale will be executed between Buyer and Seller, with Buyer depositing earnest money of 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 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 Roger Hooper of Kingwood Forestry Services at 903-831-5200.

www.kingwoodforestry.com

Land For Sale
Midway South Tract (#7133)

+/-80 Acres

SE1/4 of NE1/4, NE1/4 of SE1/4, Sec. 29, T10S, R25W
Hempstead County, Arkansas

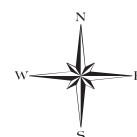


StreetMap USA
Created: April 2013
Printed By: RDH

Land For Sale
Midway South Tract (#7133)
+/-80 Acres
SE1/4 of NE1/4, NE1/4 of SE1/4, Sec. 29, T10S, R25W
Hempstead County, Arkansas



0 0.5
Miles



Bing Maps-2011 Imagery
Created: April 2013
Printed By: RDH

Timber Types:

- 2013 Pine Plantation +/-73 Ac.
- Pine +/-6 Ac.

KFS Sign & Flagging

KFS Sign & Flagging

KFS Sign & Flagging

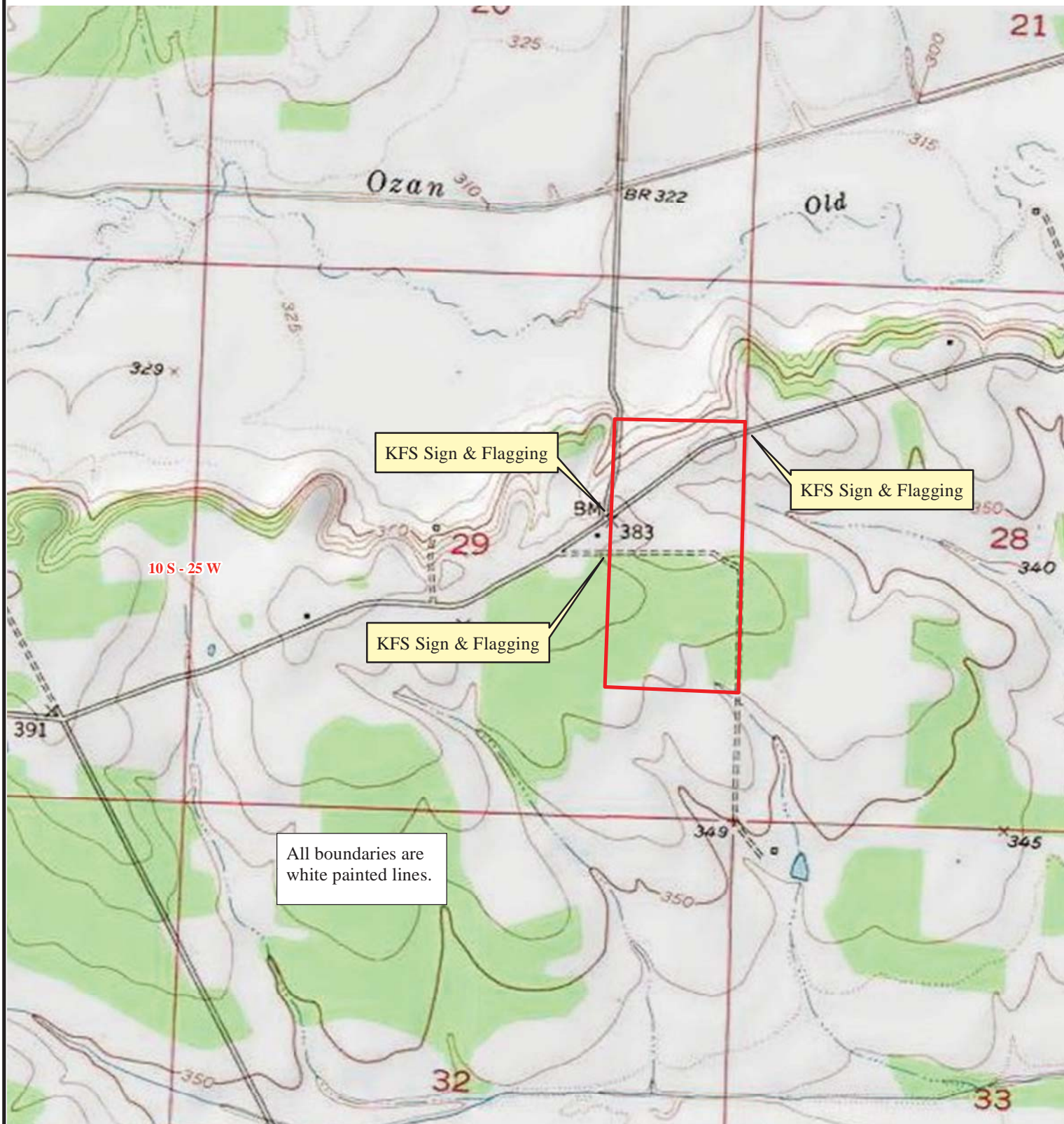
All boundaries are white painted lines.

Legend

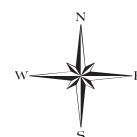
- State/US Highway
- County Road
- Powerlines
- Stream

Tiger Data
Created: April 2013
Printed By: RDH

Land For Sale
Midway South Tract (#7133)
+/-80 Acres
SE1/4 of NE1/4, NE1/4 of SE1/4, Sec. 29, T10S, R25W
Hempstead County, Arkansas



0 0.5
Miles



USA Topo Maps
Created: April 2013
Printed By: RDH

OFFER FORM

Midway South Tract Land Sale (#7133)

**- Please fax offer to 903-831-9988 or mail to P. O. Box 5887, Texarkana, TX 75505 –
Or hand deliver to 4414 Morris Lane, Texarkana, TX 75503**

Reference is made to the Kingwood Forestry Services, Inc. notice for the Midway South Tract Land Sale.

I submit the following as an offer for the purchase of 80 acres, more or less, of land more particularly described as the SE ¼ of NE ¼, NE ¼ of SE ¼, Section 29, Township 10 South, Range 25 West, Hempstead County, Arkansas.

My offer will remain valid through five business days following the day the offer is submitted. If my offer is accepted, I am ready, willing, able, and obligated to execute a more formal Contract of Sale within seven business days with earnest money in the amount of 10% of purchase price. Closing is expected to be held within 45 days of offer acceptance.

Send bid form to: Kingwood Forestry Services, Inc.
P. O. Box 5887
Texarkana, TX 75505
Or fax to 903-831-9988
Or hand deliver to 4414 Morris Ln.
Texarkana, TX 75503

Midway South Tract, 80 acres, more or less: \$ _____

Name: _____
Printed

Fax No.: _____

Signed

Phone No.: _____

Address: _____

E-mail: _____

Date: _____

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