

EXCELLENT HUNTING PROPERTY ON LITTLE BODCAU CREEK IN HEMPSTEAD COUNTY

Little Bodcau Tract (#7128)

- FRONTAGE ON LITTLE BODCAU CREEK & FLAT BOIS D'ARC CREEK
- NATIVE BOTTOMLAND HARDWOOD
- OUTSTANDING HUNTING OPPORTUNITIES
- CONVENIENTLY LOCATED BETWEEN HOPE AND LEWISVILLE, ARKANSAS

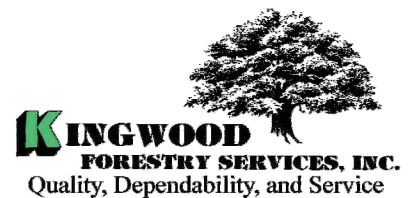
Offered For Sale At
\$70,500.00

See this and other listings at
www.kingwoodforestry.com



The Little Bodcau Tract offers high quality hunting opportunities for native game such as white-tailed deer, squirrel, waterfowl, and eastern wild turkey, as well as, wild and feral hogs. The tract consists of native bottomland hardwoods and has approximately 1/4 mile frontage along Little Bodcau Creek with some frontage on Flat Bois D'Arc Creek also. The timber has recently been thinned offering high visibility and ease for moving through the woods. Situated between Hope and Lewisville, the tract provides the outdoor enthusiast the convenience of getting to the woods, but still has the ideal remote location for enjoying a worthy hunting experience.

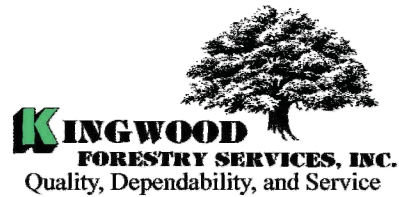
Maps and Photographs can be viewed
at www.kingwoodforestry.com



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

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





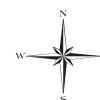
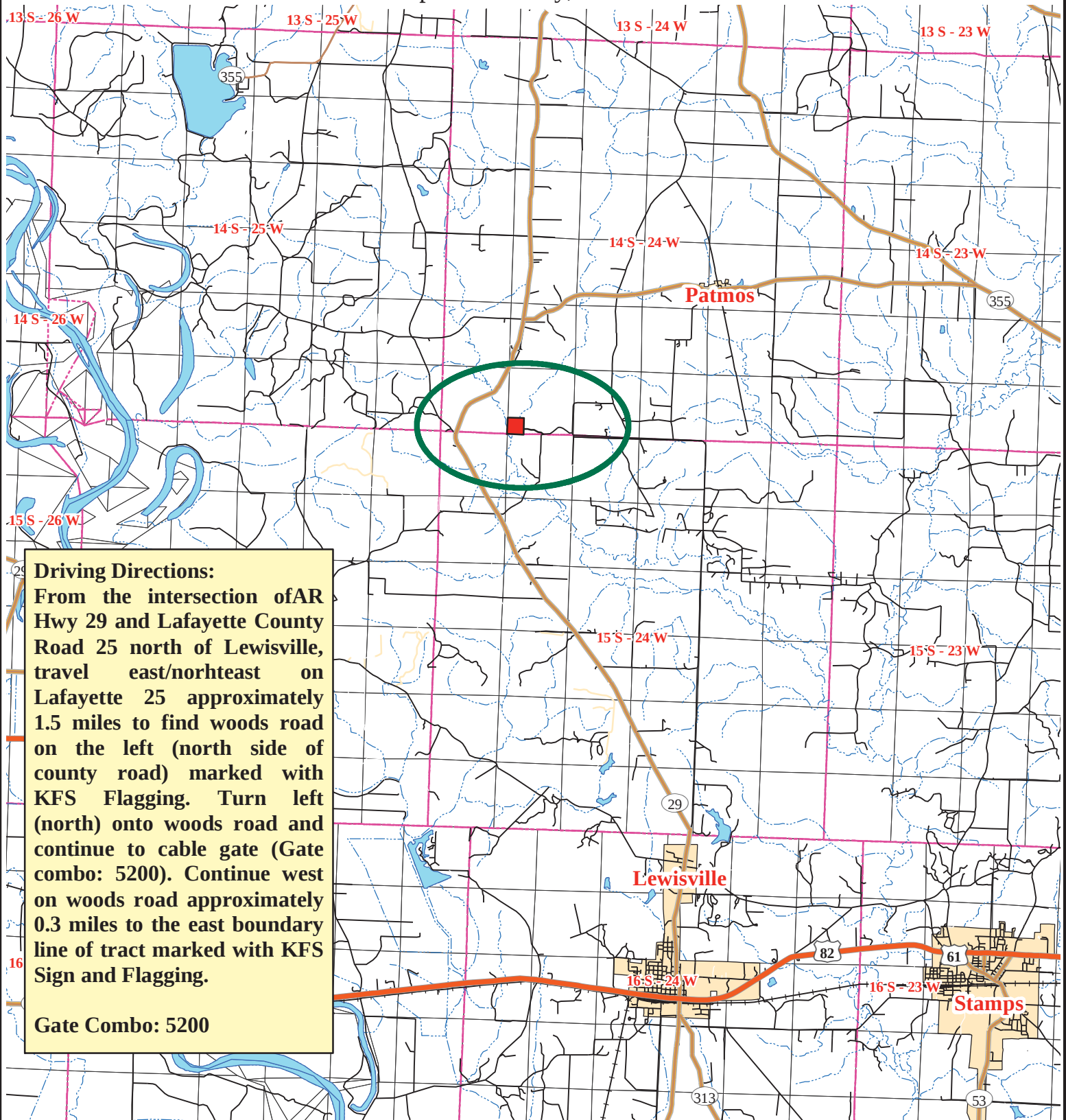
Little Bodcau Tract (#7128) \$70,500.00

Conditions of Sale:

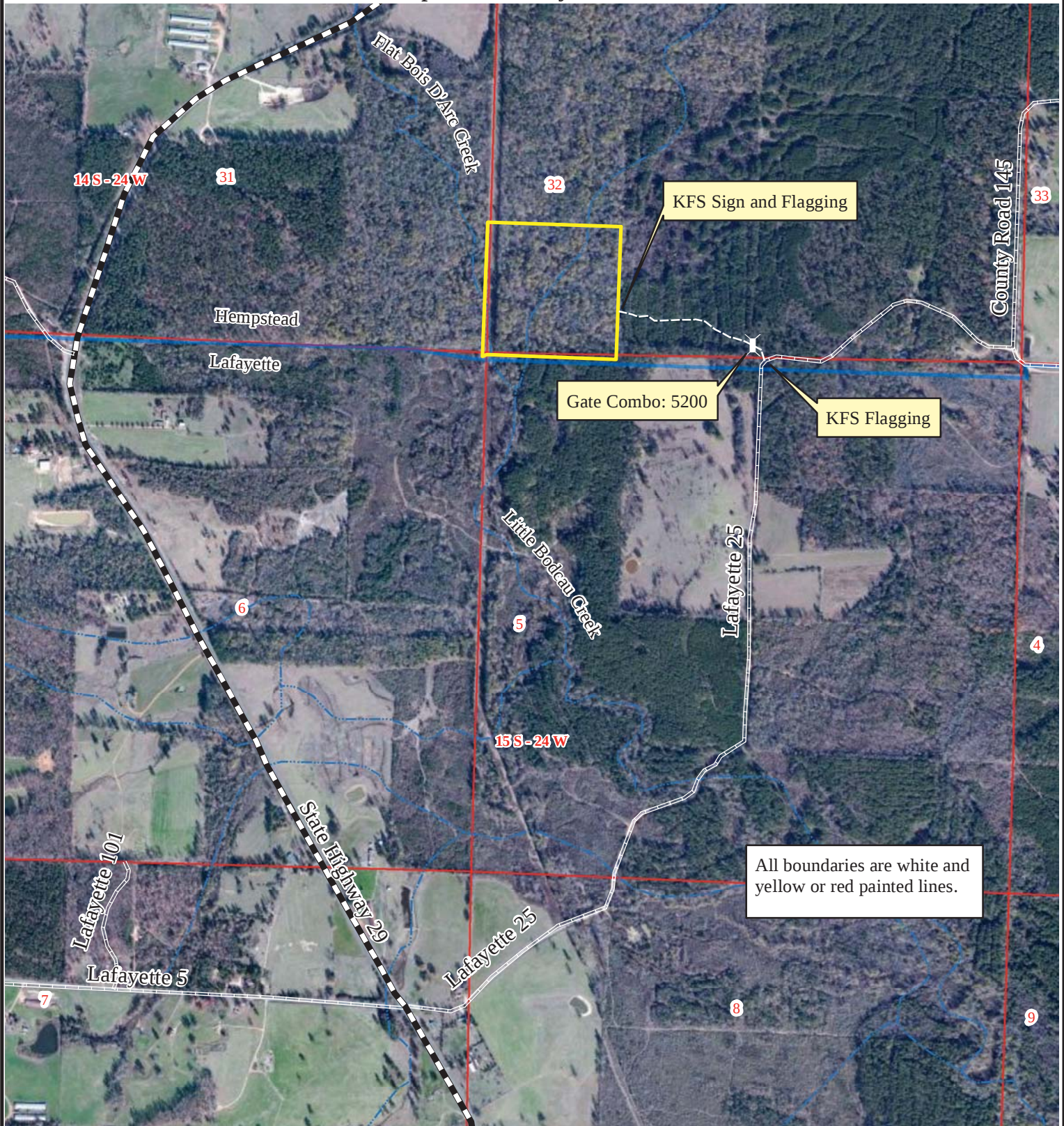
1. The Seller reserves the right to accept or reject any offer or to reject all offers.
2. Offers submitted will remain valid for 5 business days. Upon acceptance of an offer, a more formal Contract of Sale with earnest money in the amount of 10% of purchase price will be executed between the successful bidder 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 forty-five 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 maps are thought to be accurate but should not be considered as survey plats.
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. Seller's conveyance will except and/or reserve all oil, gas, lignite and other minerals of similar or dissimilar nature.
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. Seller will not provide a title insurance policy. If Buyer wishes to acquire a title search or title insurance policy, that cost shall be at the expense of the Buyer.
6. Seller's attorney will serve as counsel for the Seller and prepare Seller's documents that are necessary for conveyance. Buyer may choose his/her own title company or attorney to conduct a title search, provide title insurance and/or serve as Buyer's closing or escrow agent. All fees or expenses charged by Buyer's attorney or closing agent shall be paid by Buyer.
7. No environmental inspection or representation has been or will be made by seller.
8. 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.
9. Deer stands, feeders, game cameras and any other man-made items do not convey unless stated otherwise.
10. 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 responsible for verifying information presented in this sale notice. Kingwood makes no representation for the Buyer.
11. Questions regarding the land sale should be directed to licensed broker Roger Hooper of Kingwood Forestry Services at 903-831-5200.

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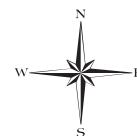
Land For Sale
Little Bodcau Tract (#7128)
+/-40 Acres
SW1/4 of SW1/4, Sec. 32, T14S, R24W
Hempstead County, Arkansas



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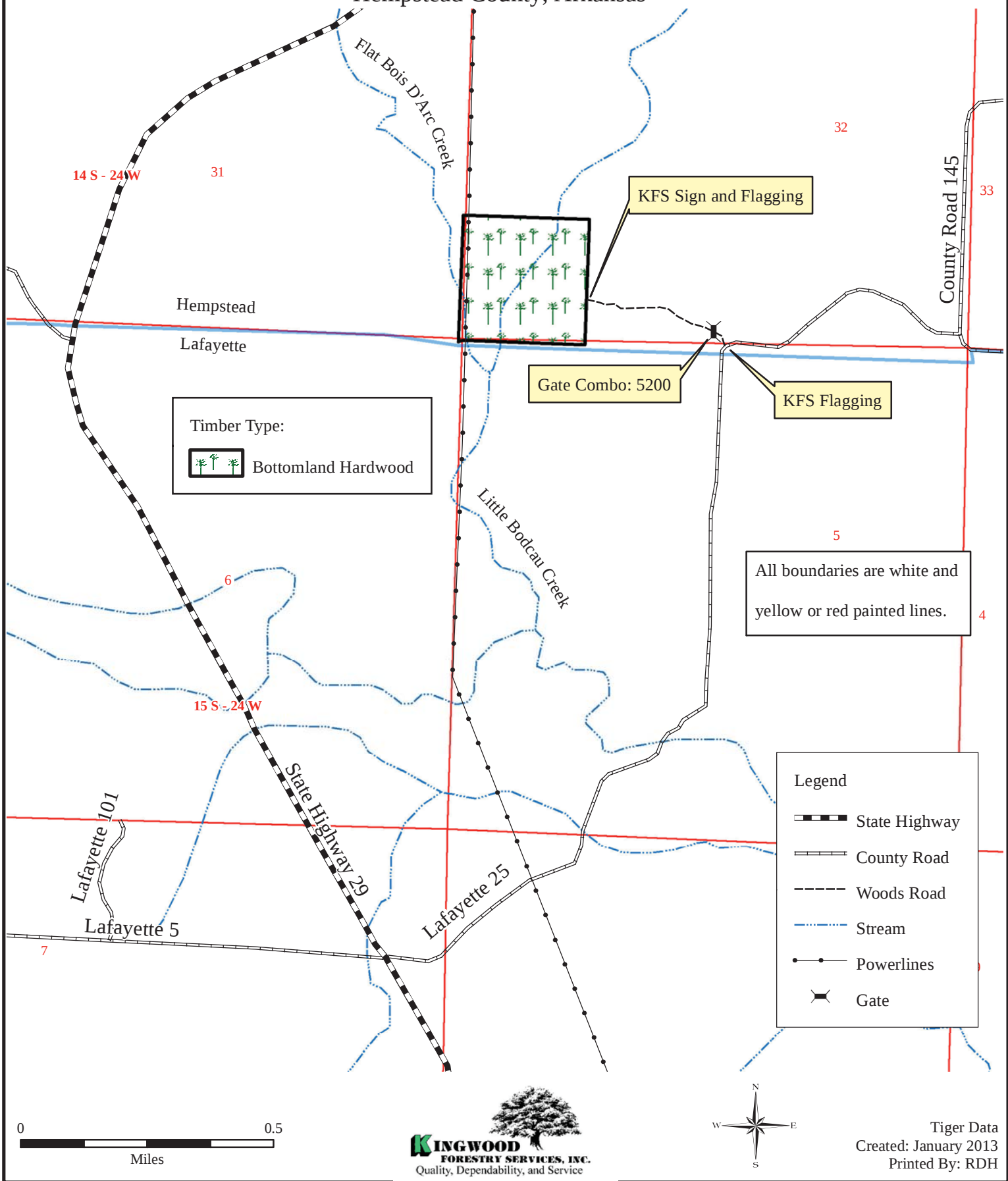


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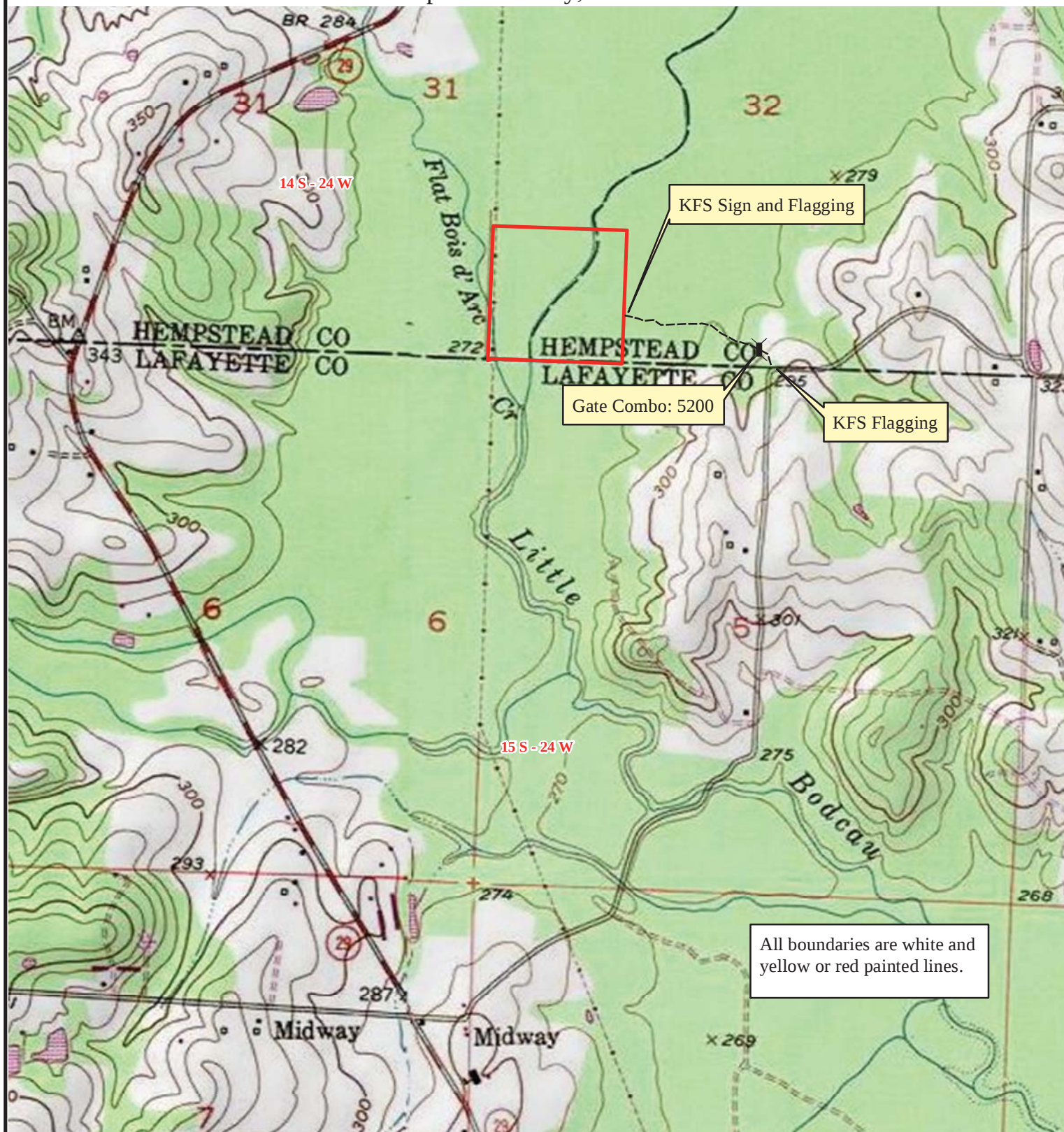


Bing Maps
Created: January 2013
Printed By: RDH

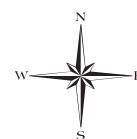
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0 0.5
Miles



USA Topo Maps
Created: January 2013
Printed By: RDH

OFFER FORM

Little Bodcau Tract (#7128)

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

Reference is made to the Kingwood Forestry Services, Inc. notice for the Little Bodcau Tract Land Sale (#7128).

I submit the following as an offer for the purchase of the Little Bodcau Tract described as the SW $\frac{1}{4}$ of SW $\frac{1}{4}$, Section 32, Township 14 South, Range 24 West, Hempstead County, Arkansas, containing 40 acres, more or less.

My offer will remain valid through five business days following the day of submitted offer. 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 offer 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 Lane
Texarkana, TX 75503

Little Bodcau Tract, 40 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