

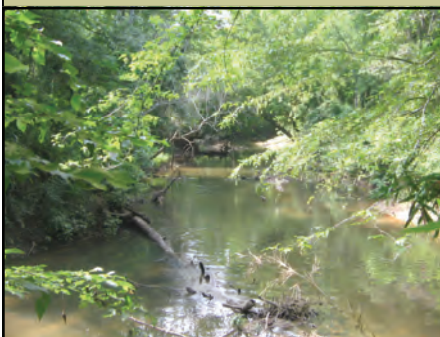
LAND FOR SALE

Mineral Springs Tract

- ±244 acres, Howard County, AR
- Pine Plantations & Merchantable Pine and Hardwood
- Mine Creek Frontage
- Excellent Hunting

\$665,632.00

See this and other listings at
www.kingwoodforestry.com



**KINGWOOD
FORESTRY
SERVICES, INC.**

PHONE: (870) 246-5757
FAX: (870) 246-3341

E-mail us at
arkadelphia@kingwoodforestry.com



The Mineral Springs Tract (Listing #4339) is located approximately five miles southwest of Nashville and two miles east of Mineral Springs, Arkansas. Mine Creek passes through tract. A powerline crosses the southern half of the tract and access is from county gravel road (Barton Bethel Road).

The tract contains ±62 acres of well-stocked, industrial grade 2008 pine plantation plus native merchantable timber and 90 acres of 1988 plantation. Owner's timber volume estimates are available upon request. This tract is "loaded" with pine and hardwood.

Please see back of "Offer Form" for complete legal description.

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

**Great
Investment
Opportunity**



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
MINERAL SPRINGS TRACT (LISTING # 4339)
HOWARD COUNTY, ARKANSAS**

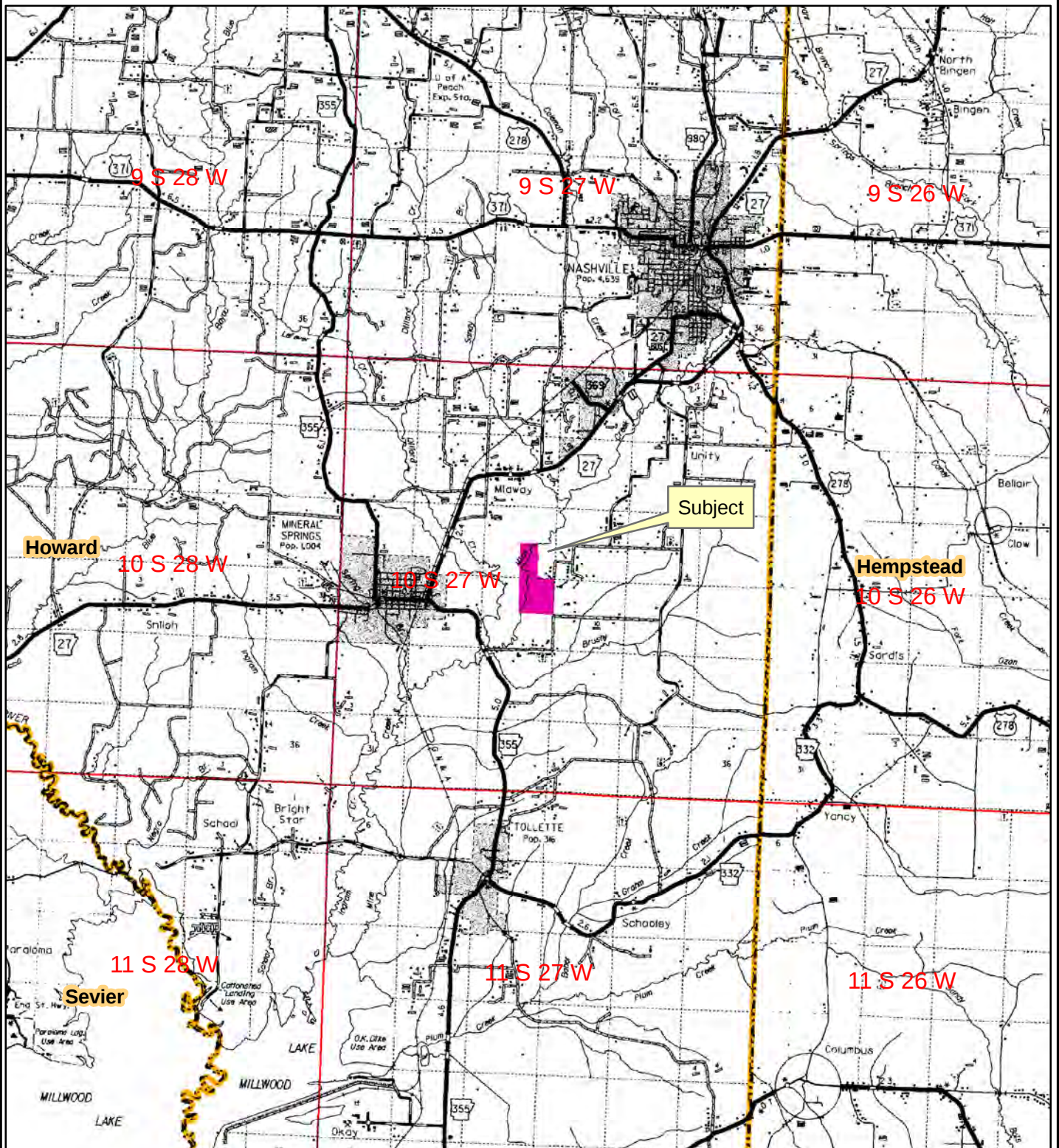
Method of Sale: The tract is offered for sale for **\$665,632.00**. Mailed offers should be addressed to Kingwood Forestry Services, Inc., P.O. Box 65, Arkadelphia, AR 71923 with “**Mineral Springs Tract**” clearly marked in the lower left corner of the envelope to protect security of the offer. An offer 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. 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 Pete Prutzman of Kingwood Forestry Services at 870-246-5757.

www.kingwoodforestry.com

Mineral Springs Tract
Pt. Sec. 16 & 21, T10S, R27W, Howard County, Arkansas
Containing 244 acres, more or less

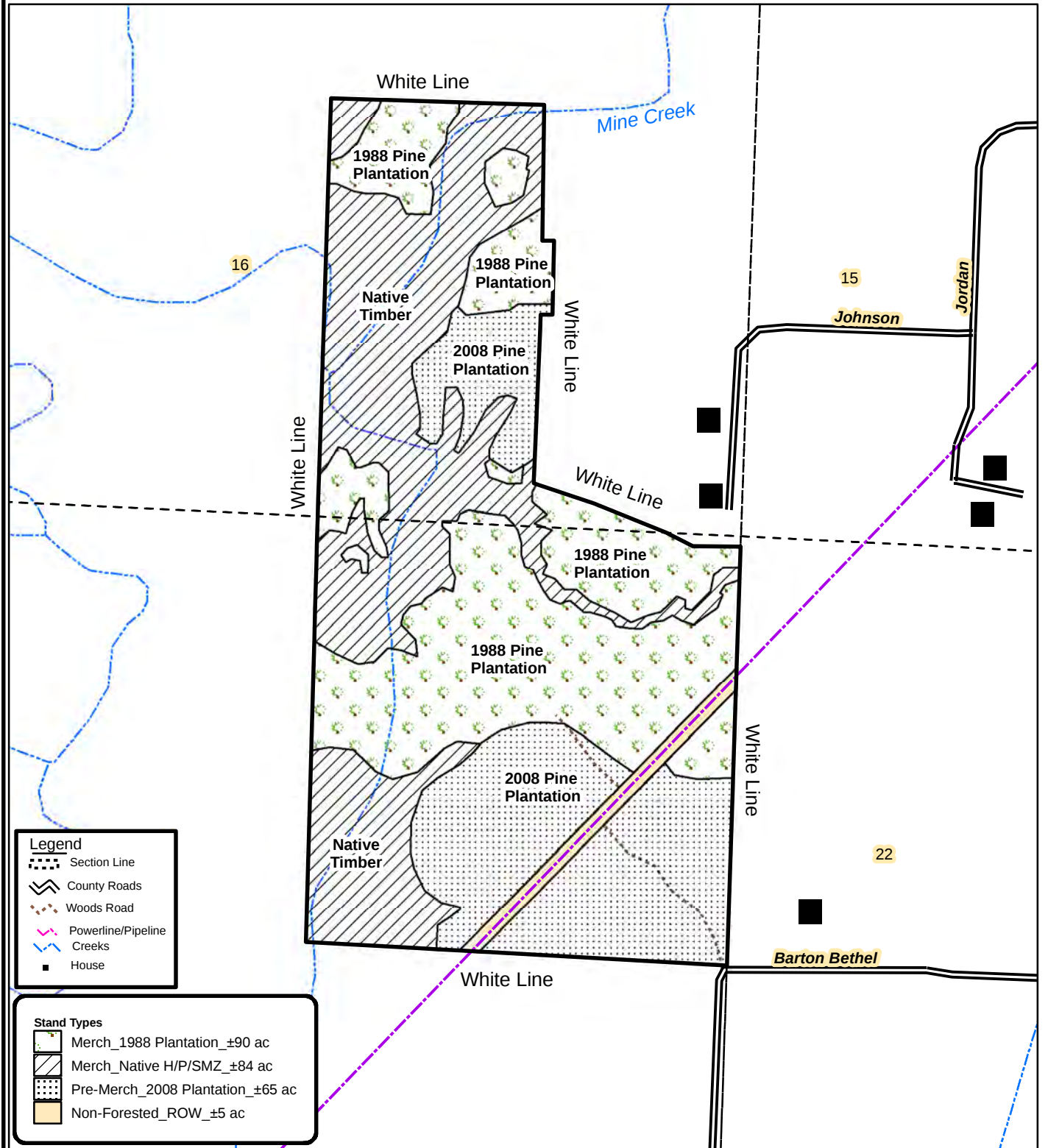


0 0.5 1 2 3
Miles



Created: May, 2012
Drawn By: JDT

Mineral Springs Tract
Pt. Sec. 16 & 21, T10S, R27W, Howard County, Arkansas
Containing 244 acres, more or less

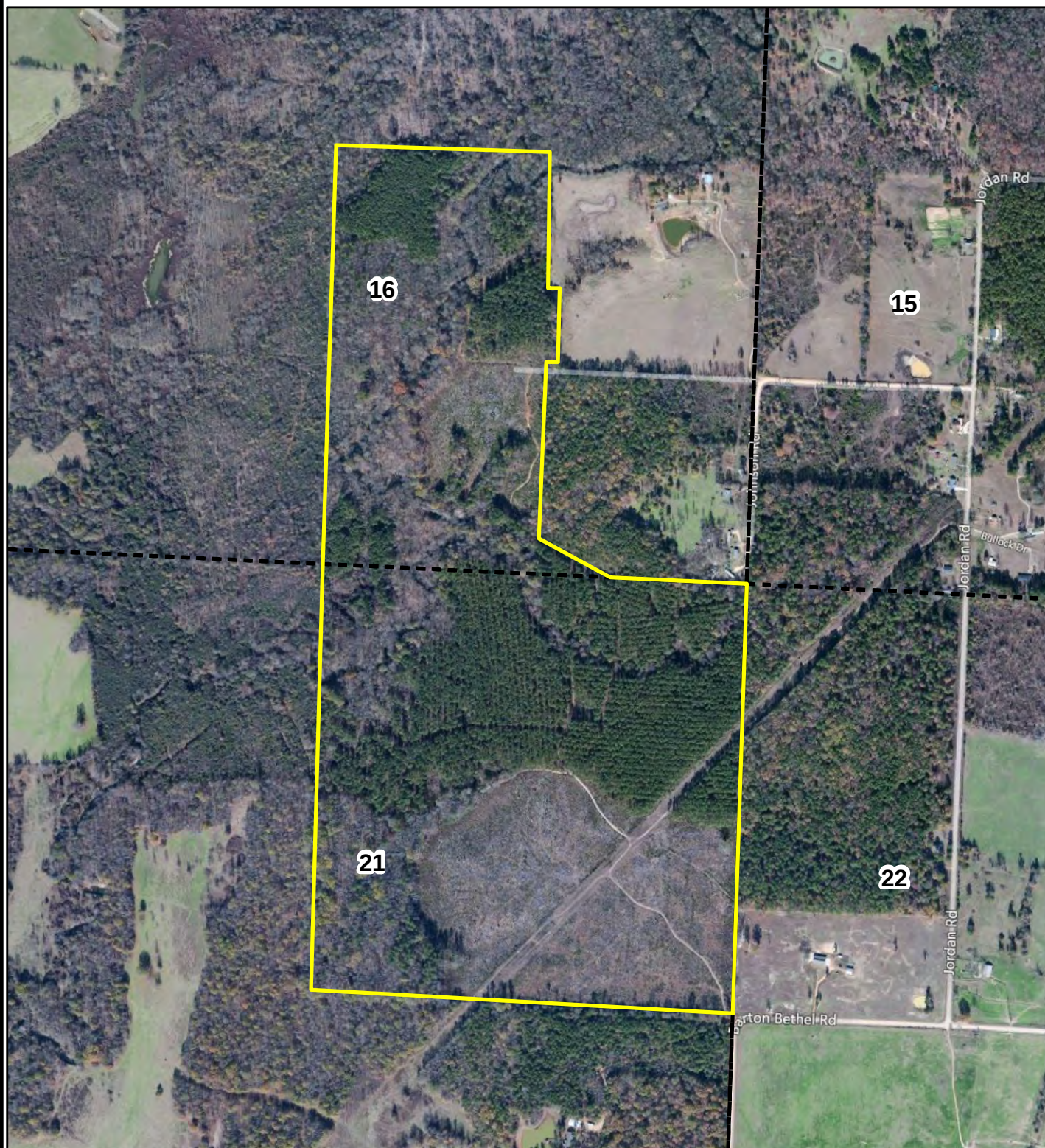


0 0.125 0.25
Miles



Created: June, 2012
By: JDT

Mineral Springs Tract
Pt. Sec. 16 & 21, T10S, R27W, Howard County, Arkansas
Containing 244 acres, more or less

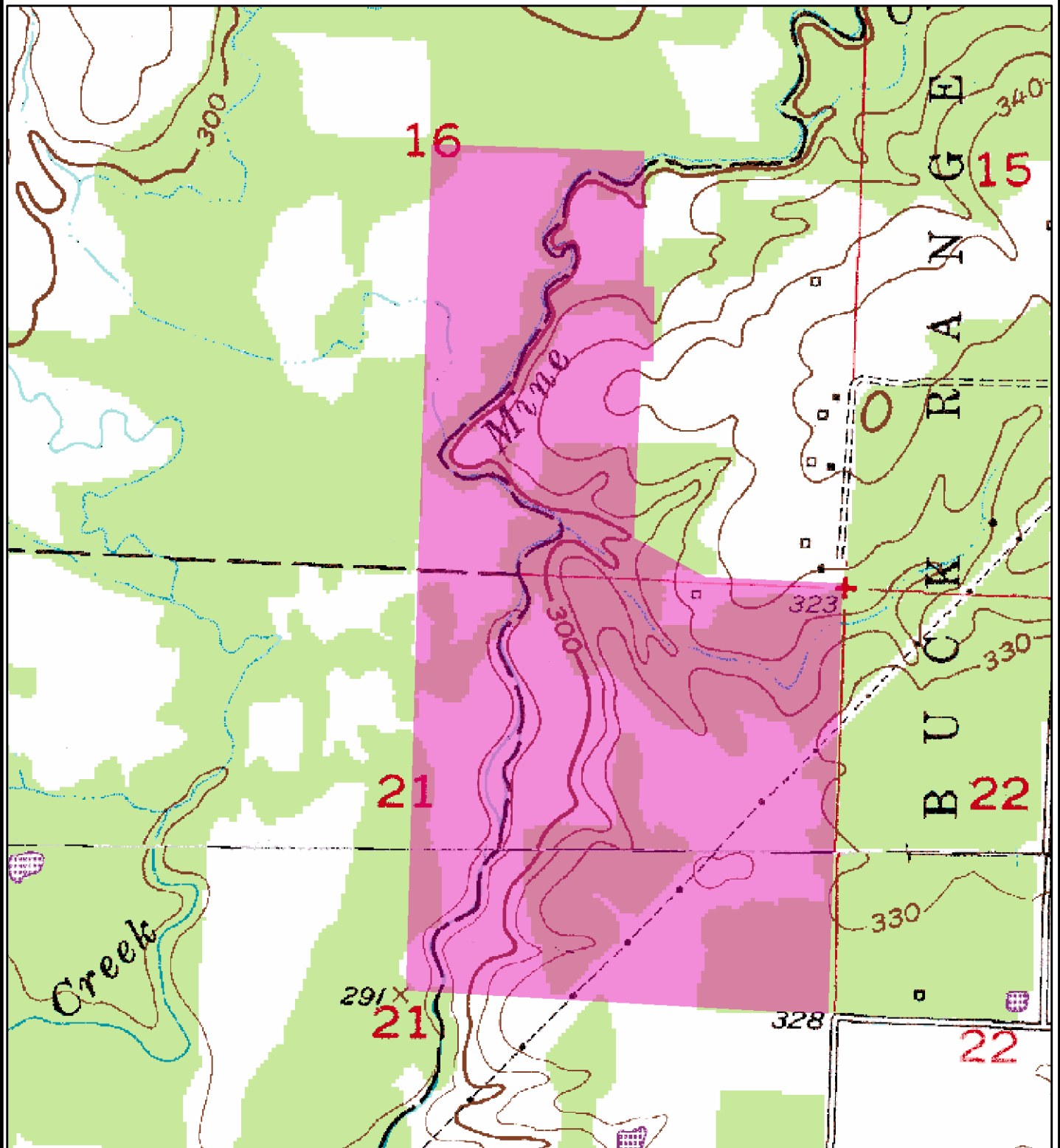


0 0.125 0.25
Miles



Created: May, 2012
Flown: 2011
Drawn By: JDT

Mineral Springs Tract
Pt. Sec. 16 & 21, T10S, R27W, Howard County, Arkansas
Containing 244 acres, more or less



0 0.125 0.25
Miles



Created: May, 2012
Drawn By: JDT

LAND SALE

MINERAL SPRINGS TRACT (LISTING #4339)

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 as detailed below; the tract is offered for sale at \$665,632.00.

My offer will remain valid for five business days from this date. If my offer is accepted, I am ready, willing, able and obligated to execute a more formal Contract of Sale within seven business days of owner's acceptance with earnest money in the amount of 10% of purchase price. Closing date to occur within 45 days of contract execution.

Date of Offer:

Tract Name:

MINERAL SPRINGS TRACT (#4339)

Location of Tract:

HOWARD COUNTY, ARKANSAS
(See complete legal description on back of this form.)

Total Number of Acres in Tract:

244 acres, more or less

Amount of Offer

\$_____

Name: _____

Printed

Fax No: _____

Name: _____

Signed

Phone No: _____

Address: _____

Email: _____

City, State, Zip: _____

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.*

**NOTICE OF LAND SALE
MINERAL SPRINGS TRACT (LISTING # 4339)
HOWARD COUNTY, ARKANSAS**

Howard County, Arkansas

A parcel of land situated in the Southwest corner of the Northeast Quarter of the Southeast Quarter of Section 16, Township 10 South, Range 27 West (which is the "40 acre tract" in this description hereinafter referred to), bounded by a line beginning at the Southwest corner of said 40 acre tract, and thence running East along the South boundary of said 40 acre tract a distance of 35 yards, thence running North parallel with the West boundary of said 40 acre tract a distance of 140 yards, thence running West parallel with the South boundary of said 40 acre tract a distance of 35 yards to the West boundary thereof, thence running South along the West boundary thereof a distance of 140 yards to the point of beginning, containing approximately 1.00 acre, more or less.

The West Half of the Southeast Quarter of Section 16, Township 10 South, Range 27 West, containing approximately 80.00 acres, more or less.

A parcel of land situated in the Southeast Quarter of the Southeast Quarter of Section 16, Township 10 South, Range 27 West (which is the "40 acre tract" in this description hereinafter referred to) bounded by a line beginning on the South boundary of said 40 acre tract at a point which is 330 feet West of the Southeast corner of said 40 acre tract, thence running North 77 degrees and 25 minutes West to an intersection with the West boundary of said 40 acre tract, thence running South along said last mentioned boundary to the Southwest corner of said 40 acre tract, thence running East along the South boundary thereof a distance of 990 feet to the point of beginning, containing approximately 3.00 acres, more or less.

The Northeast Quarter of Section 21, Township 10 South, Range 27 West, containing approximately 160 acres, more or less.

Aggregate total containing 244 acres, more or less.