

Land For Sale

Woods Cemetery Tract

- 123.91 acres of land, more or less, Pike County, AR
- Ten Miles Northeast of Murfreesboro
- Great Hunting Property

\$75,000.00

*See this and other listings at
www.kingwoodforestry.com*



The Woods Cemetery tract is located approximately ten miles northeast of Murfreesboro, Arkansas. Complete legal description is printed on back of Offer Form.

Access is excellent with gravel frontage on Shawmut and Caddo Gap Roads. Site index for loblolly pine averages 82 feet (base age 50) on fine sandy loam soils. Most timber was harvested in 2009, but a large streamside zone (SMZ) contains native hardwoods. There are also areas of pine regeneration. Caney Creek crosses tract. Terrain is flat to gently rolling.

Driving directions are as follows: Route 1 on attached location map starts at junction of Highways 26 and 27 on East side of Murfreesboro. Drive North on Highway 27 about 4.7 miles to Shawmut Road. Turn right (northeast) on Shawmut Road and stay on Shawmut Road about 7.8 miles to tract (pink Kingwood flagging and signs). Route 2 on attached map starts at junction of Caddo Gap Road and Highway 26 on East side of Delight. Turn North on Caddo Gap Road and stay on Caddo Gap Road (first 4 miles are paved) about 9.5 miles to tract (pink flagging and signs).

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

Excellent Access

Caney Creek



KINGWOOD FORESTRY SERVICES, INC.

Phone: 870-246-5757

Fax: 870-246-3341

E-Mail Us At
arkadelphia@kingwoodforestry.com



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
WOODS CEMETERY TRACT (LISTING # 4327)
PIKE COUNTY, ARKANSAS

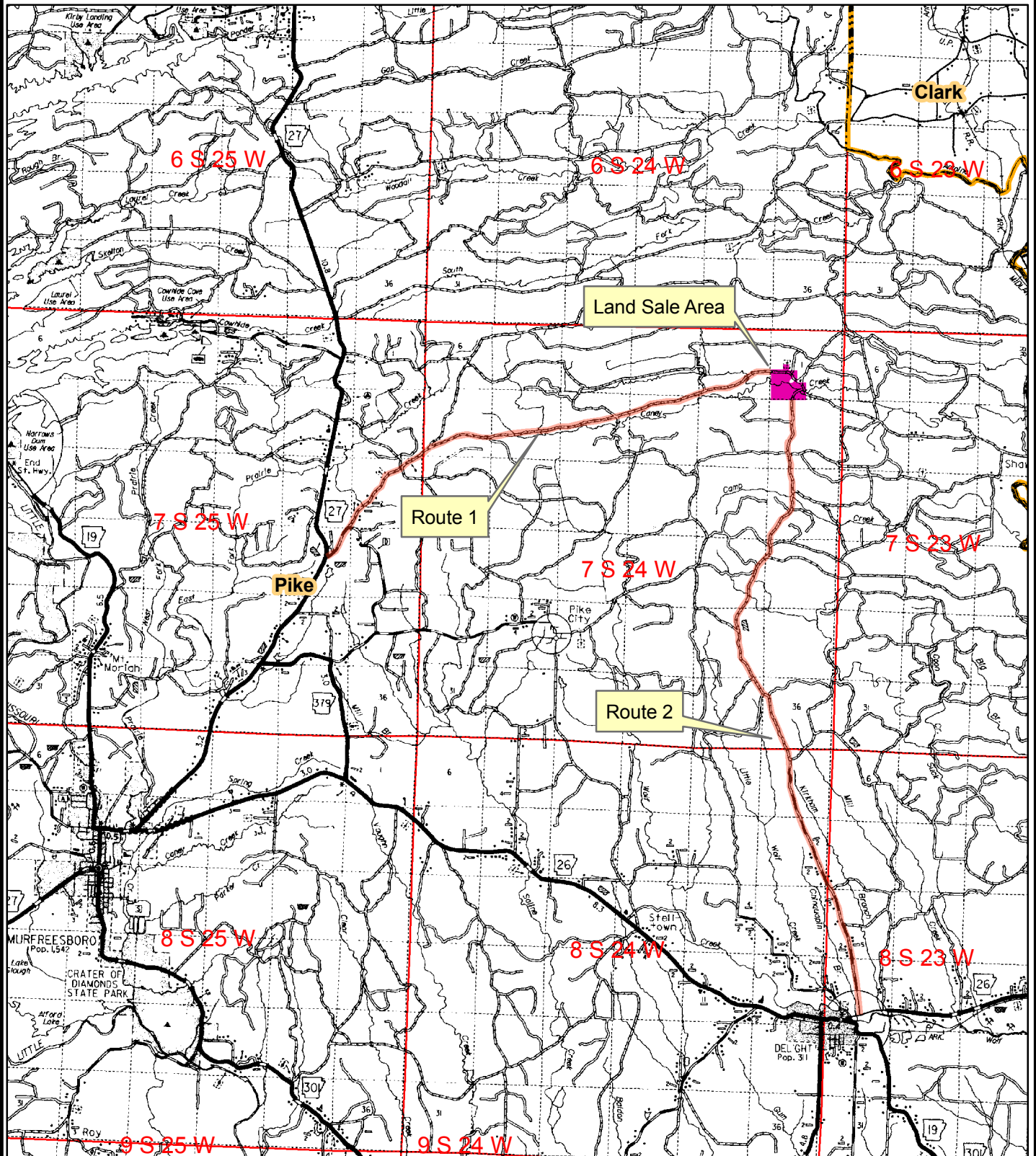
Method of Sale: The tract is offered for sale for **\$75,000.00**. Mailed offers should be addressed to Kingwood Forestry Services, Inc., P.O. Box 65, Arkadelphia, AR 71923 with “**Woods Cemetery Tract**” clearly marked in the lower left corner of the envelope to protect security of the offer. An offer 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 any or all offers.
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 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. Mineral rights are previously reserved and will not convey.
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. Local title company will be used to conduct closing between Buyer and Seller, with Buyer and seller sharing cost of any 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 prior. 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

NOTICE OF LAND SALE
"Woods Cemetery Tract" Listing #4327
Pt. Sec. 1, T7S, R24W, Pike County, Arkansas
Containing 123.91 acres, more or less

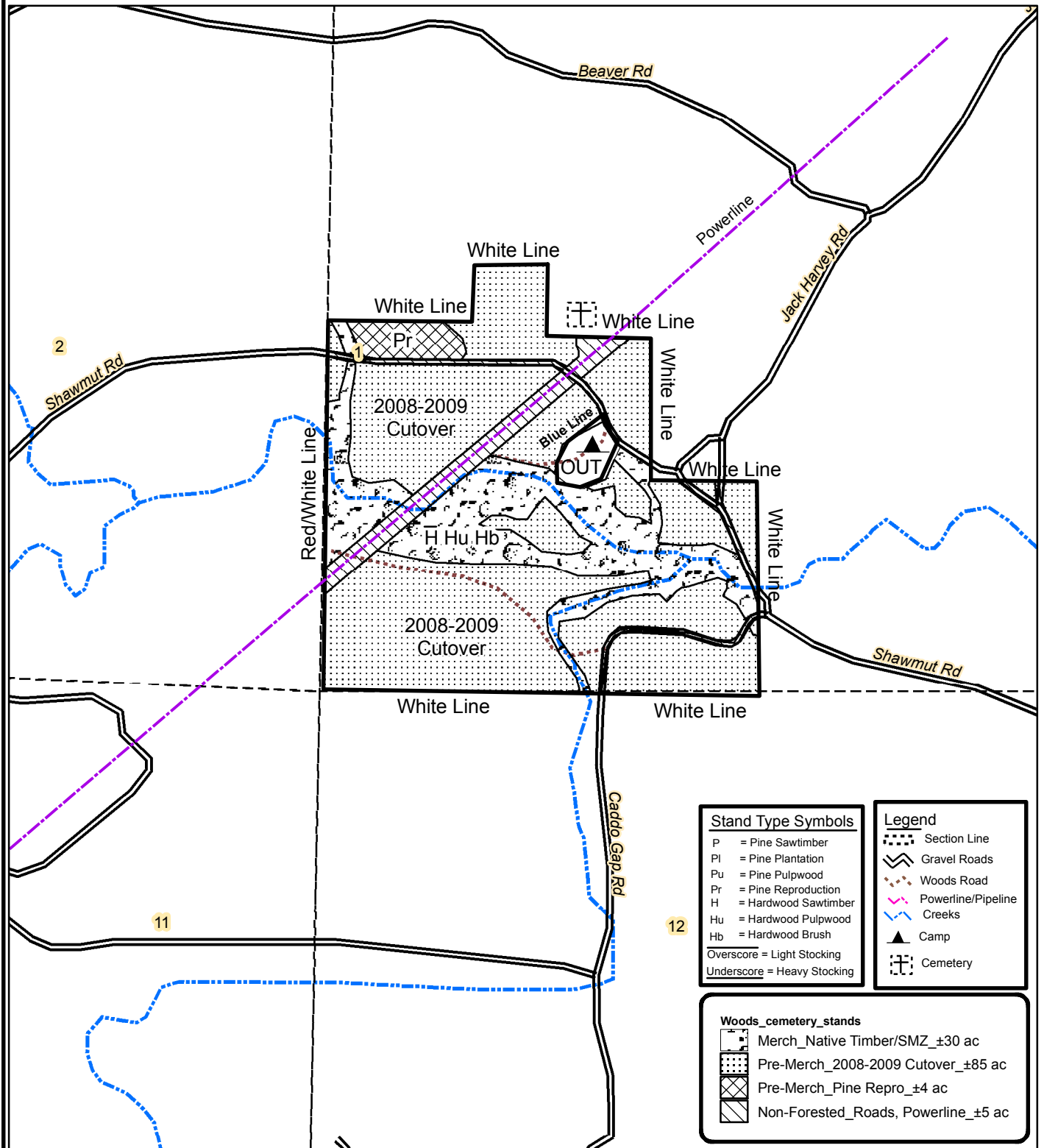


0 0.5 1 2 3
Miles



Created: April, 2012
Drawn By: JDT

NOTICE OF LAND SALE
 "Woods Cemetery Tract" Listing #4327
 Pt. Sec. 1, T7S, R24W, Pike County, Arkansas
 Containing 123.91 acres, more or less



0 0.125 0.25
 Miles



Created: May, 2012
 By: JDT

LAND SALE

WOODS CEMETERY TRACT (LISTING #4327)

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 \$75,000.00.

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:

WOODS CEMETERY TRACT (#4327)

Location of Tract:

Part of Section 1, Township 7 South, Range 24 West, containing a total of 123.91 acres, more or less, Pike County, Arkansas. Complete legal description is printed on back of this Offer Form.

Total Number of Acres in Tract:

123.91 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
WOODS CEMETERY TRACT (LISTING # 4327)
PIKE COUNTY, ARKANSAS

Legal Description

(from 2011 Warranty Deed recorded in Book D247, Page 297):

Woods Cemetery Tract: The South Half of the Southwest Quarter (S1/2 SW-4), the Northwest Quarter of the Southwest Quarter (NW-4 Sw-4), EXCEPT 7.15 acres described as follows: Beginning at the NW corner of said NW-4 of the SW-4 and running thence South 112 yards; thence East 308 yards; thence North 112 yards; thence West 308 yards to the Point of Beginning. Part of the West Half of the Northeast Quarter of the Southwest Quarter (Pt. W1/2 NE-4 SW-4), EXCEPT 3 acres in the NW corner thereof described as follows: Beginning at the NW corner thereof and running thence South 550 links, thence South 52 degrees East 4.75 links to a Black Gum Tree 15 inches in diameter; thence South 88 degrees East 1230 links; thence North 3 degrees East 1850 links; thence West 550 links to the Point of Beginning, all in Section 1, Township 7 South, Range 24 West in Pike County, Arkansas.

LESS AND EXCEPT the following: Part of the East 1/2 of the SW1/4 of Section 1, Township 7 South, Range 24 West in Pike County , Arkansas, described as follows: Begin at the NE corner of the SE1/4 of the SW1/4 of Section 1; thence North 87 degrees West 670' along approximate Forty line as accepted by both land owners and designated by both white and blue boundary paint; thence North 2 degrees East along and with painted property line 126' to the center line of the Shawmut Road; thence North 64 degrees West along and with said centerline of road 236' to the POINT OF BEGINNING for this parcel. From the POINT OF BEGINNING run through the following courses: South 24 degrees West 35' to an iron pin; thence South 24 degrees West 221' to an iron pin; South 69 degrees West 133' to an iron pin; North 82 degrees West 153' to an iron pin; North 0 degrees East 99' to an iron pin set approximately 16' North of the center of existing old woods road; North 29 degrees East 144' to an iron pin; North 38 degrees East 277' to an iron pin; North 38 degrees East 21' to the center line of Shawmut Road; thence along and with centerline of said road, South 39 degrees East 74' to the POINT OF BEGINNING, containing in all 2.39 acres more or less, containing in the aggregate less said exceptions, 123.91 acres, more or less.