

+/-75 ACRES IN HEMPSTEAD COUNTY

Walker Tract (#7113)

- +/-75 ACRES WITH PAVED COUNTY ROAD FRONTAGE
- GREAT OPPORTUNITY FOR HUNTING AND RECREATION
- POTENTIAL FOR LONG TERM TIMBER INVESTMENT
- GATED ACCESS WITH PERIMETER FENCING
- UTILITIES AVAILABLE

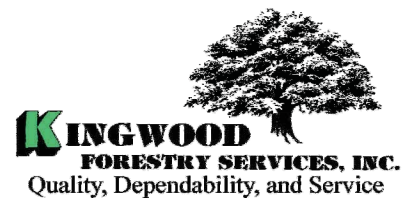
Offered For Sale At
\$69,000.00

See this and other listings at
www.kingwoodforestry.com



The Walker Tract is +/-75 acres located approximately 4 miles southeast of Nashville, Arkansas and about 8 miles northwest of historic Old Washington. The property offers excellent opportunity for quality hunting and recreation, as well as, long term timber investment. Access is excellent with paved county road frontage on Hempstead County Road 324. Gate Combination is 5200. Utilities are adjacent to the property and readily available. The tract consists of approximately 74.5 acres of natural pine and hardwood regeneration, +/-0.4 acres of wildlife food plot, and a +/-0.1 acre pond for fishing.

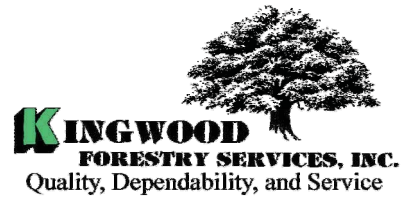
Maps and Photographs can be viewed
at www.kingwoodforestry.com



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

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





Walker Tract (#7113)
\$69,000.00

Conditions of Sale:

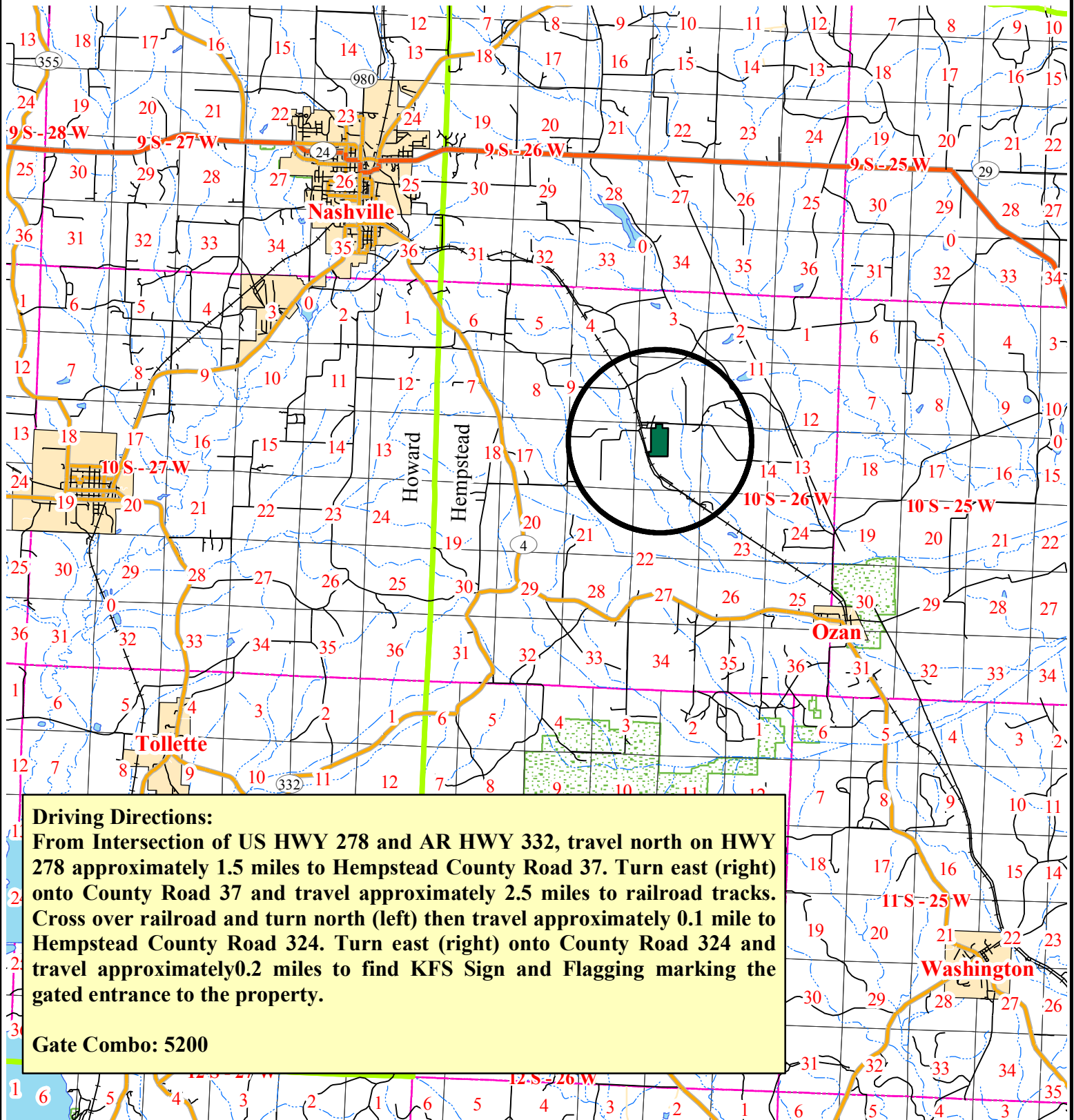
1. All offers will be presented to Seller for consideration. Offers must remain valid for a minimum of 5 business days for Seller to consider. Seller reserves the right to either counter the offer or reject the offer.
2. Upon acceptance of an offer, a more formal Contract of Sale will be executed between Buyer and Seller with Buyer depositing earnest money of 10% of purchase price with title company. A sample Contract of Sale may be provided upon request. Terms are cash at closing. Closing is to be scheduled within 45 days.
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 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. Any mineral rights owned by Seller will be conveyed with this sale.
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), deed preparation and one-half of the real estate transfer tax (deed stamps). Buyer will pay recording fees and one-half of the real estate transfer tax (deed stamps). Seller will provide a policy of owner's title insurance. Buyer is responsible for any additional title insurance that may be required, such as a lender's title insurance policy.
7. A local title company selected by Seller will be used to conduct closing between Buyer and Seller, with Seller and Buyer paying for one-half each of any fees associated with closing services.
8. Kingwood Forestry Services, Inc. is the real estate firm representing the seller in this transaction. Kingwood makes no representation for the Buyer.
9. All information in this brochure is believed to be correct. Buyers assume the responsibility for verifying this information to their satisfaction.
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. Property inspections shall be done in daylight hours. Seller and Kingwood Forestry Services, Inc. in no way warrant the condition of the property, including access routes, and all persons entering upon the property assume all risk and accept said property in its existing condition 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.
12. Questions regarding the land sale should be directed to Roger Hooper, licensed broker, of Kingwood Forestry Services office at 903-831-5200.

www.kingwoodforestry.com

Land For Sale
Walker Tract (#7113)

+/-75 Acres

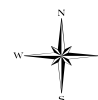
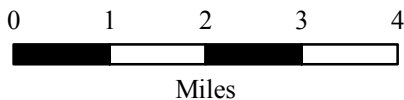
Pt. of the NW1/4 of Sec. 15, T10S, R26W
Hempstead County, Arkansas



Driving Directions:

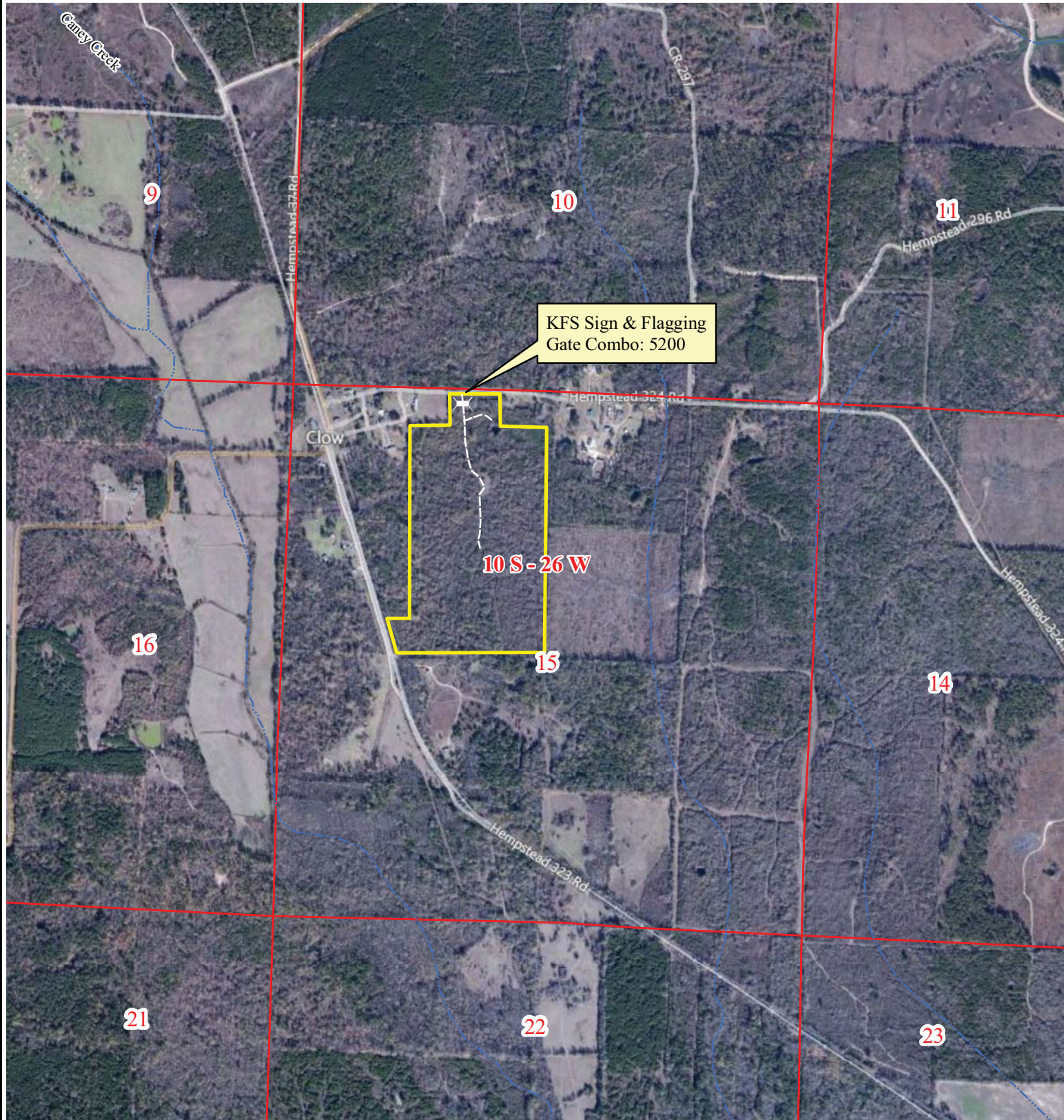
From Intersection of US HWY 278 and AR HWY 332, travel north on HWY 278 approximately 1.5 miles to Hempstead County Road 37. Turn east (right) onto County Road 37 and travel approximately 2.5 miles to railroad tracks. Cross over railroad and turn north (left) then travel approximately 0.1 mile to Hempstead County Road 324. Turn east (right) onto County Road 324 and travel approximately 0.2 miles to find KFS Sign and Flagging marking the gated entrance to the property.

Gate Combo: 5200

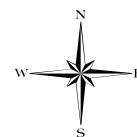


StreetMap USA
December 2011
Printed By: RDH

Land For Sale
Walker Tract (#7113)
+/-75 Acres
Pt. of the NW1/4 of Sec. 15, T10S, R26W
Hempstead County, Arkansas

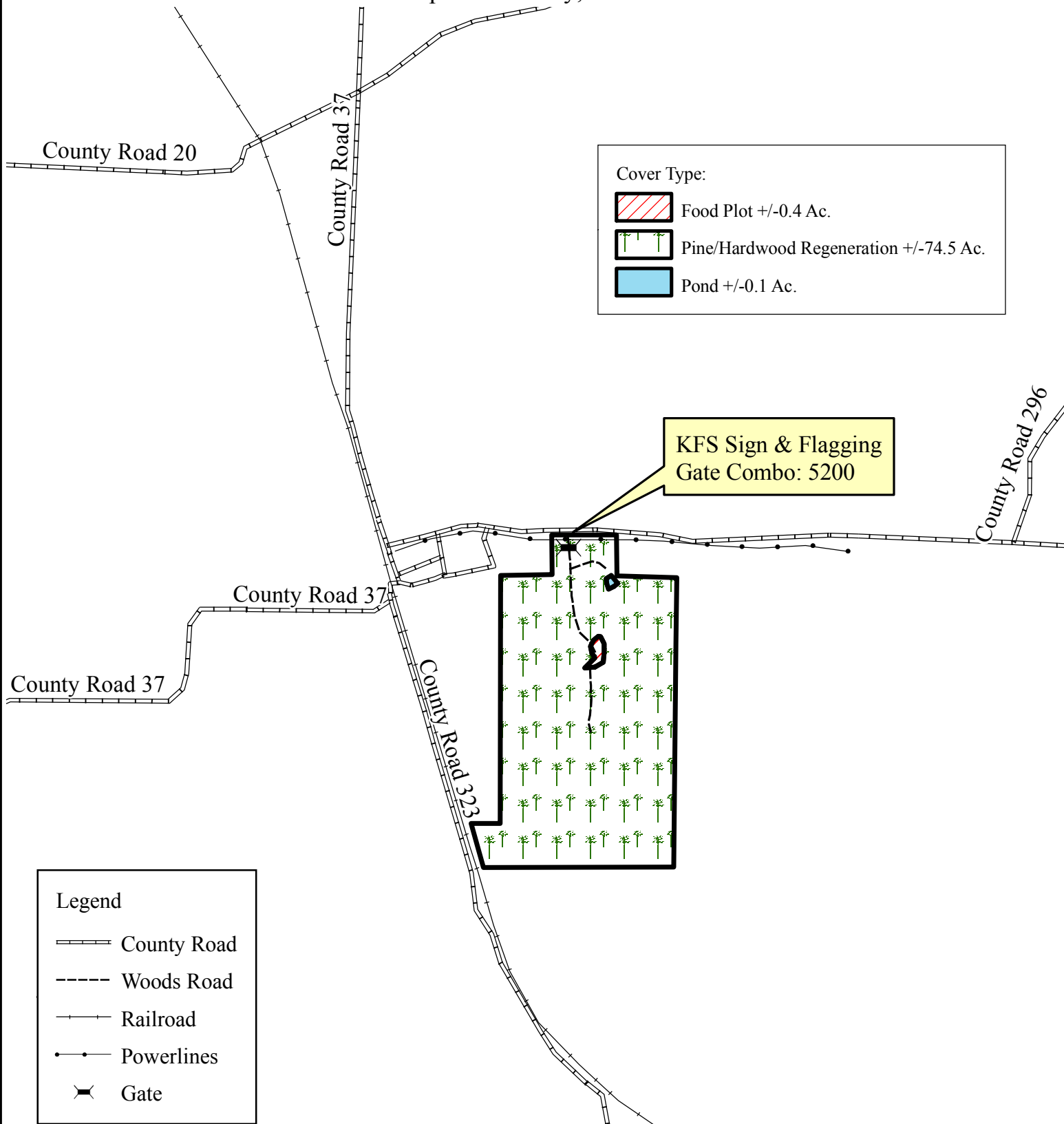


0 0.5
Miles



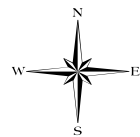
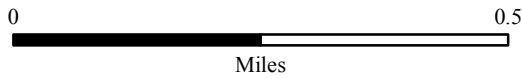
Bing Maps
December 2011
Printed By: RDH

Land For Sale
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+/-75 Acres
Pt. of the NW1/4 of Sec. 15, T10S, R26W
Hempstead County, Arkansas

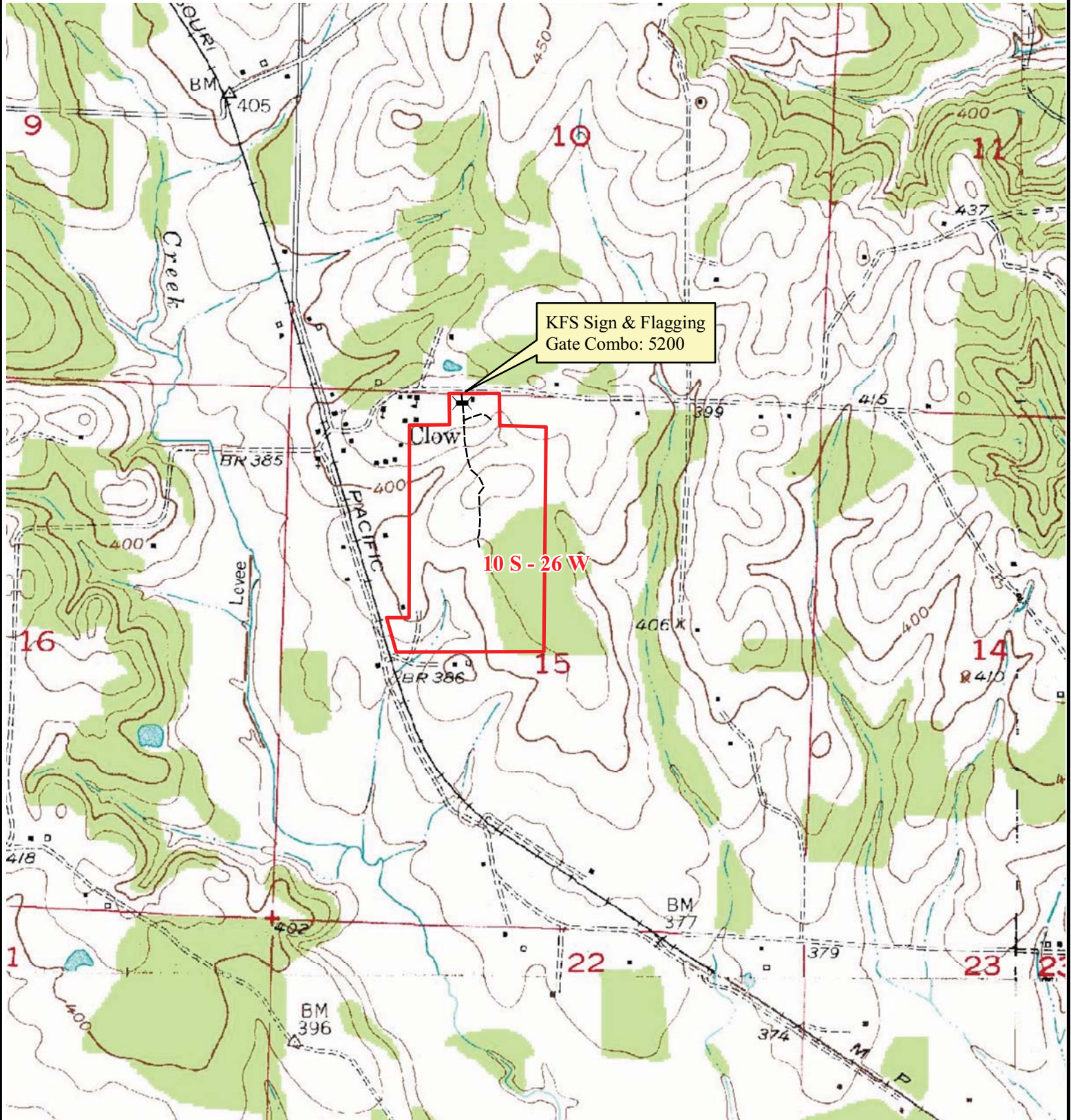


Legend

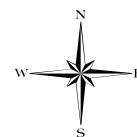
- County Road
- Woods Road
- Railroad
- Powerlines
- Gate



Land For Sale
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+/-75 Acres
Pt. of the NW1/4 of Sec. 15, T10S, R26W
Hempstead County, Arkansas



0 0.5
Miles



AR DRG
December 2011
Printed By: RDH

OFFER FORM

Walker Tract Land Sale (#7113)

**- 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 Walker Tract Land Sale.

I submit the following as an offer for the purchase of 75 acres, more or less, of land and timber described as part of the NW ¼ of Section 5, Township 10 South, Range 26 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

Walker Tract, 75 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