

Land for Sale

Hwy 371
Masey
Tract

- $\pm$ 32.62 acres
- Near Nashville,
Arkansas
- Possible Rural
Home Site

\$27,700.00

See this and other listings at
www.kingwoodforestry.com

PRICE REDUCED!

This recently cleared timberland tract just west of McCaskill, AR has lots of possibilities. It would make a nice home site or weekend get-a-way with plenty of room for gardens and some livestock. Or, it could be replanted and treated as a timberland investment property. The property is just a few miles from the cities of Nashville, Hope and Murfreesboro, Crater of Diamonds State Park, Little Missouri River and 7,000-acre Lake Greeson.

Better hurry because this one will not last long. It is definitely a diamond in the rough.

Please visit

www.kingwoodforestry.com

for maps and photographs of this property.

- Highway 371
Frontage
- Electricity
- Wildlife

KINGWOOD FORESTRY
SERVICES, INC.

P.O. Box 65 / #4 Executive Circle
Arkadelphia, AR 71923

Phone: 870-246-5757

Fax: 870-246-3341

E-mail:

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
HIGHWAY 371 MASEY TRACT (LISTING # 4252)
HEMPSTEAD COUNTY, ARKANSAS

Method of Sale

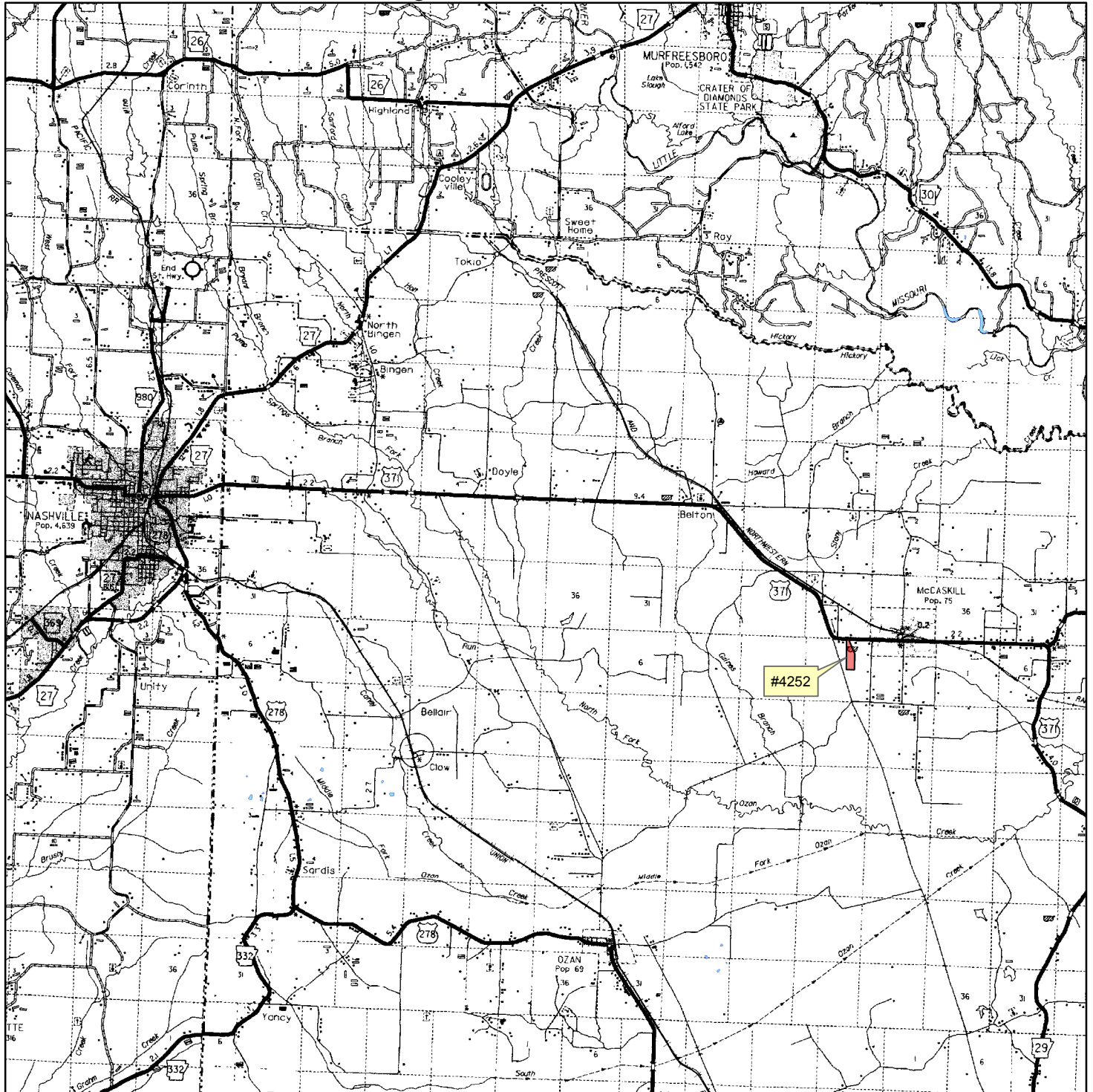
The Hwy. 371 tract is offered for sale for \$27,700.00. Mailed offers should be addressed to Kingwood Forestry Services, Inc., P.O. Box 65, Arkadelphia, AR 71923 with **“Hwy. 371 Masey Tract”** clearly marked in the lower left corner of the envelope to protect security of the offer. An offer form is 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. The landowner reserves the right to accept or reject any offer or to reject all offers for any reason.
2. Offers submitted will remain valid for five business days. Successful buyer will be notified on or before that time by telephone, fax, or e-mail. 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 landowner 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 thirty 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 it is not guaranteed. Offer price is for entire tract, regardless of acreage. Seller will not provide survey. The attached tract map is thought to be accurate but should not be considered as a survey plat.
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, with title assured through seller-provided title insurance policy. No environmental inspection or representation has been or will be made by seller. One-half (1/2) of mineral rights that are owned by the seller will be conveyed without warranty.
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.
6. Local title company will conduct the closing with buyer and seller each paying one-half of fees associated with closing services.
7. 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 advised to verify information presented in this sale notice. Each bidder should make their own timber volume determination.
8. Property inspections shall be done in daylight hours prior to the bid date stated in this notice. 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 inspection(s). 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, trail cameras and any other man-made items do not convey unless stated otherwise.
10. Questions regarding the land sale should be directed to licensed broker Pete Prutzman or Licensed Agent Mark Clark of Kingwood Forestry Services at 870-246-5757.

www.kingwoodforestry.com

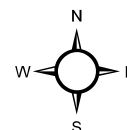
LAND SALE NOTICE
Highway 371 Masey Tract (#4252)
Section 3, Township 10 South, Range 25W,
Hempstead County, Arkansas,
containing 32.62 acres, more or less.



Driving Directions: From Highway 371 - Highway 27 Junction in Nashville, go EAST on Highway 371 for approximately 11.7 miles. Turn RIGHT (SOUTH) onto tract and gravel access road marked with pink flagging and sign.

www.kingwoodforestry.com
(870) 246-5757

0 1 2
Miles



Location Map
MEC

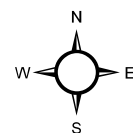
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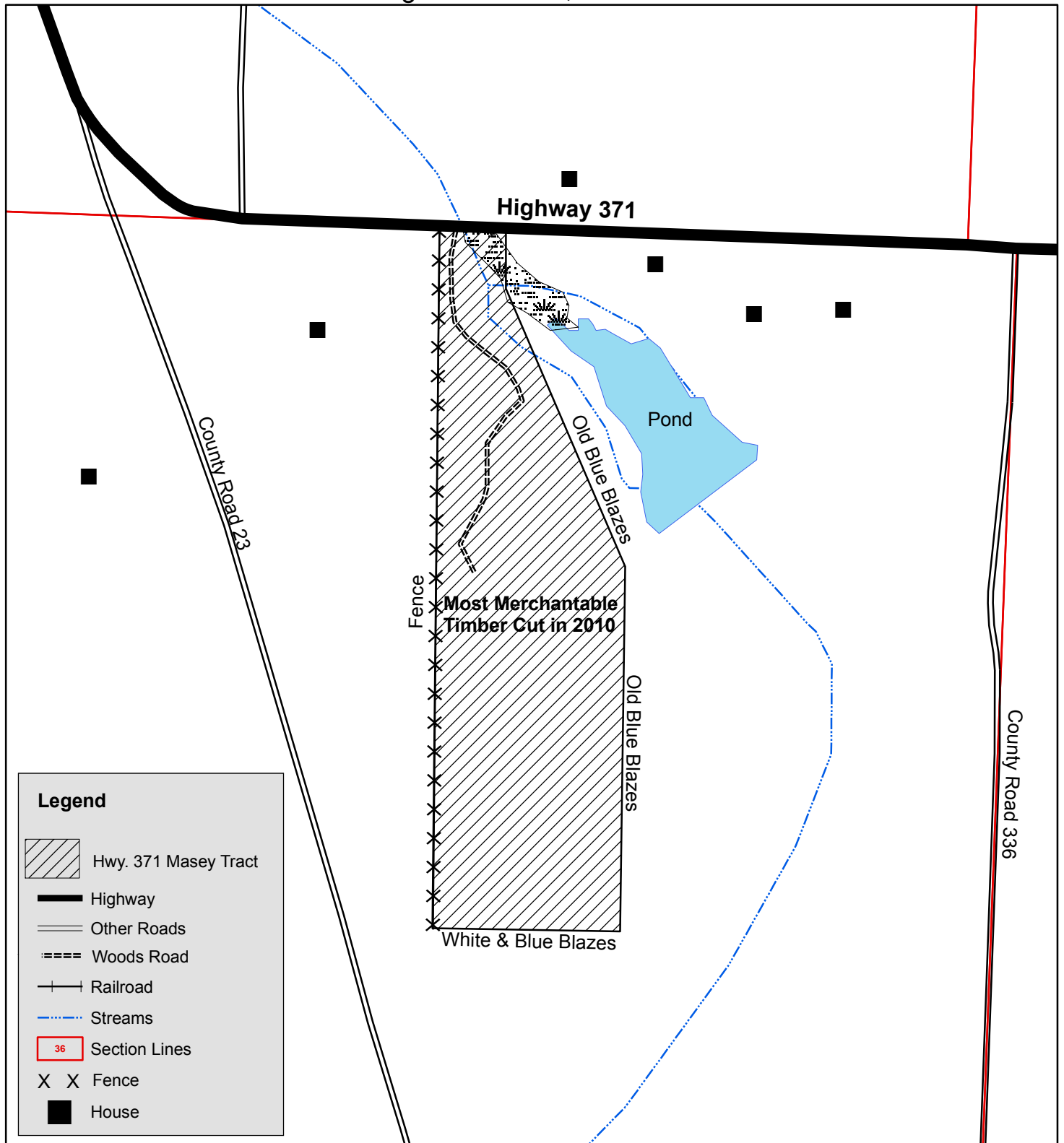
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2010 Aerial
MEC

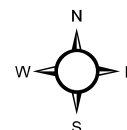
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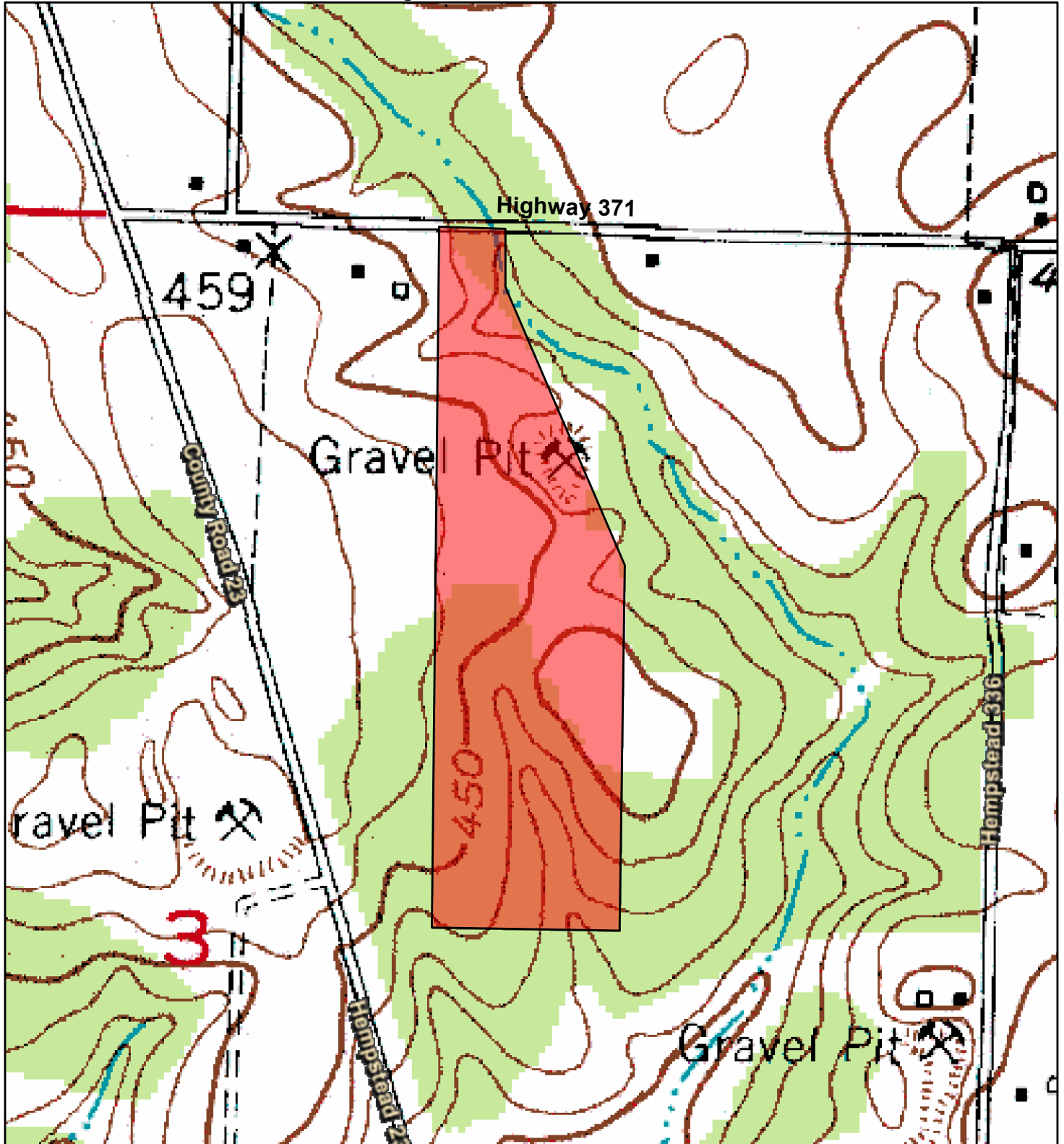
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Tract Map
MEC

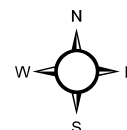
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Mile



USGS Topo
McCaskill Quad.
MEC

LAND SALE

HWY. 371 MASEY TRACT (LISTING #4252)

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 \$27,700.00.

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 approximately 30 days after contract execution.

Date of Offer: _____

Tract Name:

HWY. 371 MASEY TRACT

Location of Tract:

Part of the E 1/2 of the NW 1/4 of the NE 1/4; E 1/2 of SW 1/4 of NE 1/4, Section 3, Township 10 South, Range 25 West, Hempstead County, Arkansas (see attached maps).

Total Number of Acres in Tract:

32.62 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.*