

+/-158 ACRE CATTLE FARM NEAR EMMET

New Bethel Church Tract (#7109)

- +/-1,421 SQ FT HOUSE WITH ATTACHED CARPORT
- PERIMETER FENCING WITH CROSS-FENCED PASTURES
- FRONTAGE ON NEVADA COUNTY ROAD 1
- 42X60 AND 48X60 POLE BARN FOR HAY AND EQUIPMENT STORAGE
- ALL UTILITIES AVAILABLE

Offered For Sale At
\$142,200.00

See this and other listings at
www.kingwoodforestry.com



The New Bethel Church Tract is a +/-158 acre cattle farm located north of Emmet, Arkansas straddling the Nevada/Hempstead County Line. Improvements on the property include a +/-1,421 square foot house on pier and beam, a 48x60 pole barn and a 46x60 pole barn for hay and equipment storage. The tract consists of +/-32 acres of hay meadow, +/-64 acres of pasture, +/-14 acres of native hardwoods, +/-38 acres of hardwood regeneration, and a +/-1 acre pond. The tract is fenced around the perimeter and has cross fences as well. Access is excellent with over 1/4 mile of frontage on Nevada County Road 1.

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





New Bethel Church Tract (#7109)

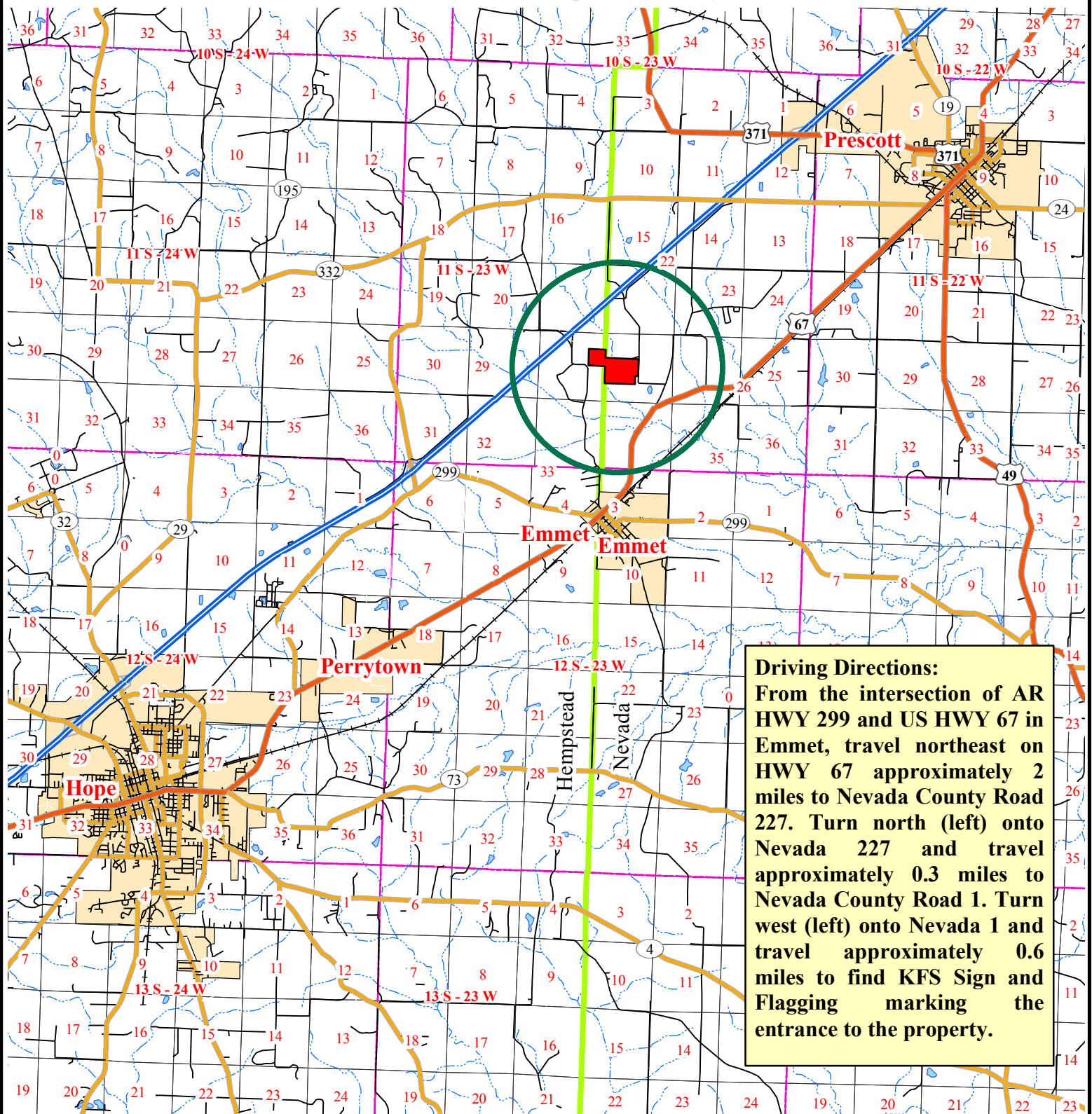
Conditions of Sale:

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 conditions of the property, including access routes, and all persons entering upon the property assume all risk and accept said property in its/their 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 sales agent, of Kingwood Forestry Services office at 903-831-5200.

www.kingwoodforestry.com

Land For Sale
New Bethel Church Tract (#7109)
+/-158 Acres

S1/2 of S1/2 of NW1/4 &
Pt. N1/2 of SW1/4, Sec. 27, T11S, R23W, Nevada County, Arkansas (+/-118 Acres) and
SE1/4 of NE1/4, Sec. 28, T11S, R23W, Hempstead County, Arkansas (+/-40 Acres)



Driving Directions:

From the intersection of AR HWY 299 and US HWY 67 in Emmet, travel northeast on HWY 67 approximately 2 miles to Nevada County Road 227. Turn north (left) onto Nevada 227 and travel approximately 0.3 miles to Nevada County Road 1. Turn west (left) onto Nevada 1 and travel approximately 0.6 miles to find KFS Sign and Flagging marking the entrance to the property.

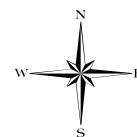
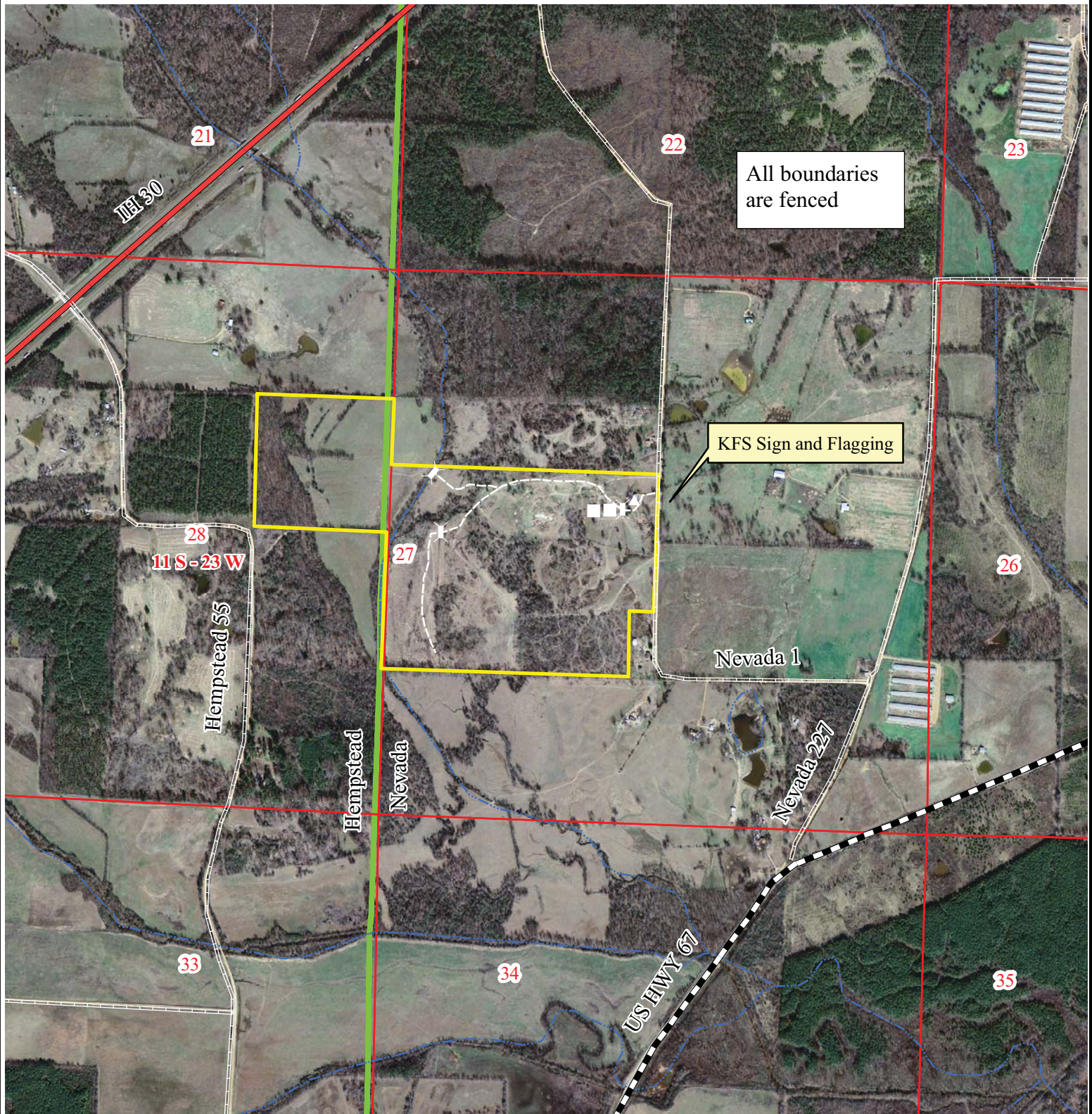
0 1 2 3 4

Miles



StreetMap USA
August 2011
Printed By: RDH

Pt. N1/2 of SW1/4, Sec. 27, T11S, R23W, Nevada County, Arkansas (+/-118 Acres) and
SE1/4 of NE1/4, Sec. 28, T11S, R23W, Hempstead County, Arkansas (+/-40 Acres)



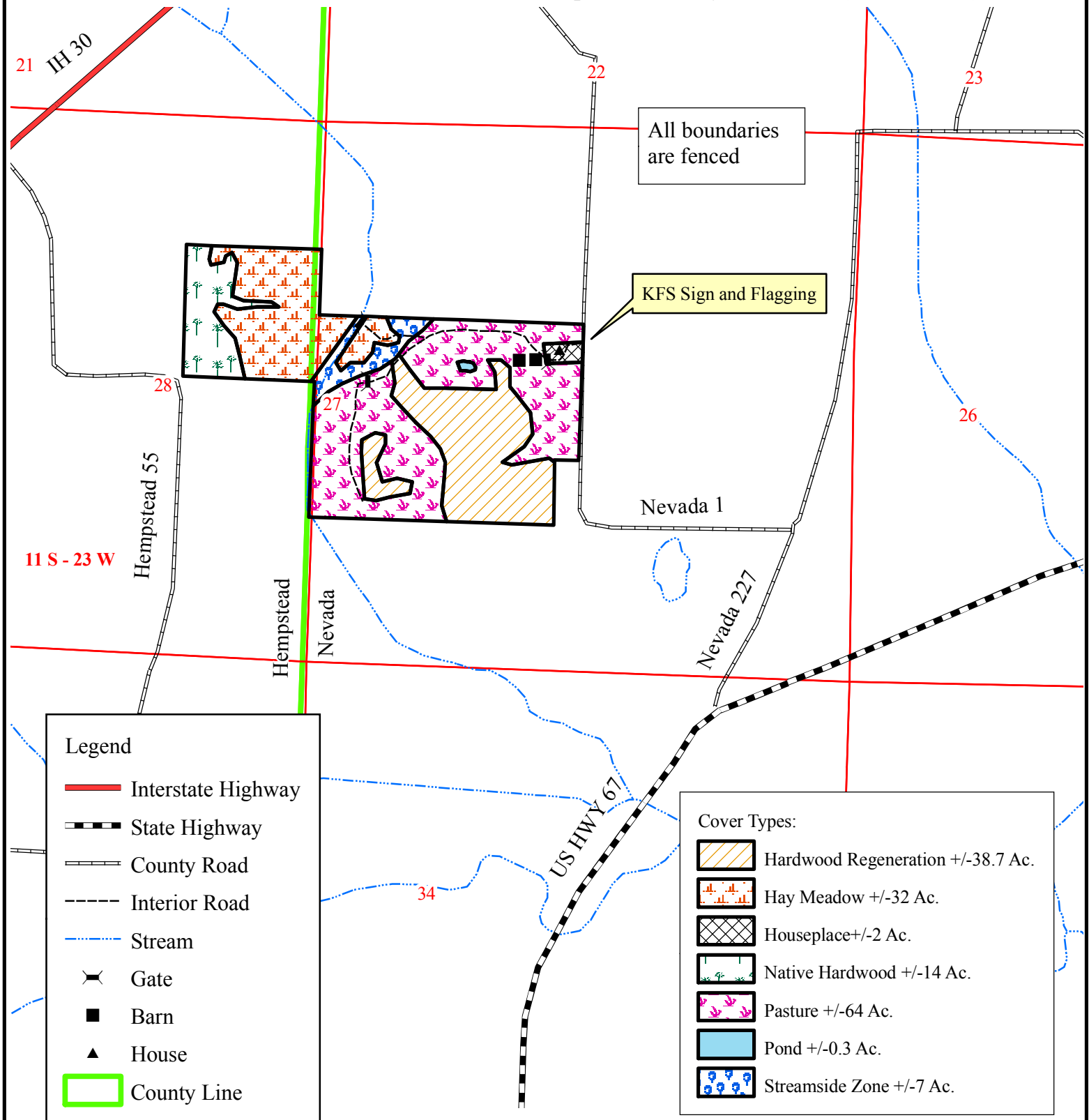
2006 AR DOQQ
September 2011
Printed By: RDH

Land For Sale
New Bethel Church Tract (#7109)

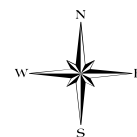
+/-158 Acres

S1/2 of S1/2 of NW1/4 &

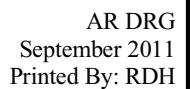
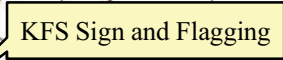
Pt. N1/2 of SW1/4, Sec. 27, T11S, R23W, Nevada County, Arkansas (+/-118 Acres) and
SE1/4 of NE1/4, Sec. 28, T11S, R23W, Hempstead County, Arkansas (+/-40 Acres)



0 0.5
Miles



Pt. N1/2 of SW1/4, Sec. 27, T11S, R23W, Nevada County, Arkansas (+/-118 Acres) and
SE1/4 of NE1/4, Sec. 28, T11S, R23W, Hempstead County, Arkansas (+/-40 Acres)



OFFER FORM

NEW BETHEL CHURCH TRACT LAND SALE (#7109)

**---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 New Bethel Church Tract (#7109) Land Sale.

I submit the following as an offer for the purchase of the following tract described as part of the N½ of SW¼, Section 27, T11S, R23W, Nevada County, Arkansas, containing 118 acres, more or less; and the SE¼ of NE¼, Section 28, T11S, R23W, Hempstead County, Arkansas, containing 40 acres, more or less. Total acres equal 158, 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 thirty 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

New Bethel Church Tract (#7109), +/- 158 acres

\$ _____

Name: _____
Printed

Fax No.: _____

Signed

Phone No.: _____

Address: _____

E-mail: _____

Date: _____

Kingwood Forestry Services, Inc. is the real estate agent representing the seller in this land sale transaction.