

Land for Sale

Rocky Mound Tract

- 158 acres, more or less
- Highway Frontage
- Timber Investment
- Development Potential

\$375,844.00

See this and other listings at

www.kingwoodforestry.com



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

The Rocky Mound Tract is located just minutes from Hope, Arkansas and Interstate 30, between Little Rock and Texarkana. With highway frontage, good internal access and industrial-grade pine plantations, this tract is perfect for the timberland investor. The three ridges on this property also provide opportunity for nice views to the north, giving the property potential for as a building site as well as an investment. Electricity is available at the highway right-of-way.

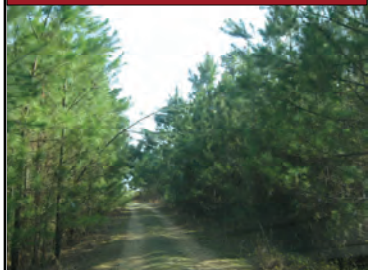
The property is located on the north side of Highway 73 in the Rocky Mound area about three miles east of Hope. The tract has been managed as industrial timberland and contains a pine plantation established in 1999 and one established in 2006. There is also about 26 acres of mature pine and hardwood in streamside corridors. The multiple cover-types and corridors provide excellent habitat for wildlife, especially deer.

Please visit our website

www.kingwoodforestry.com

to view maps and photographs of this property and all of our other listings.

- Excellent Hunting
- Pine Plantations

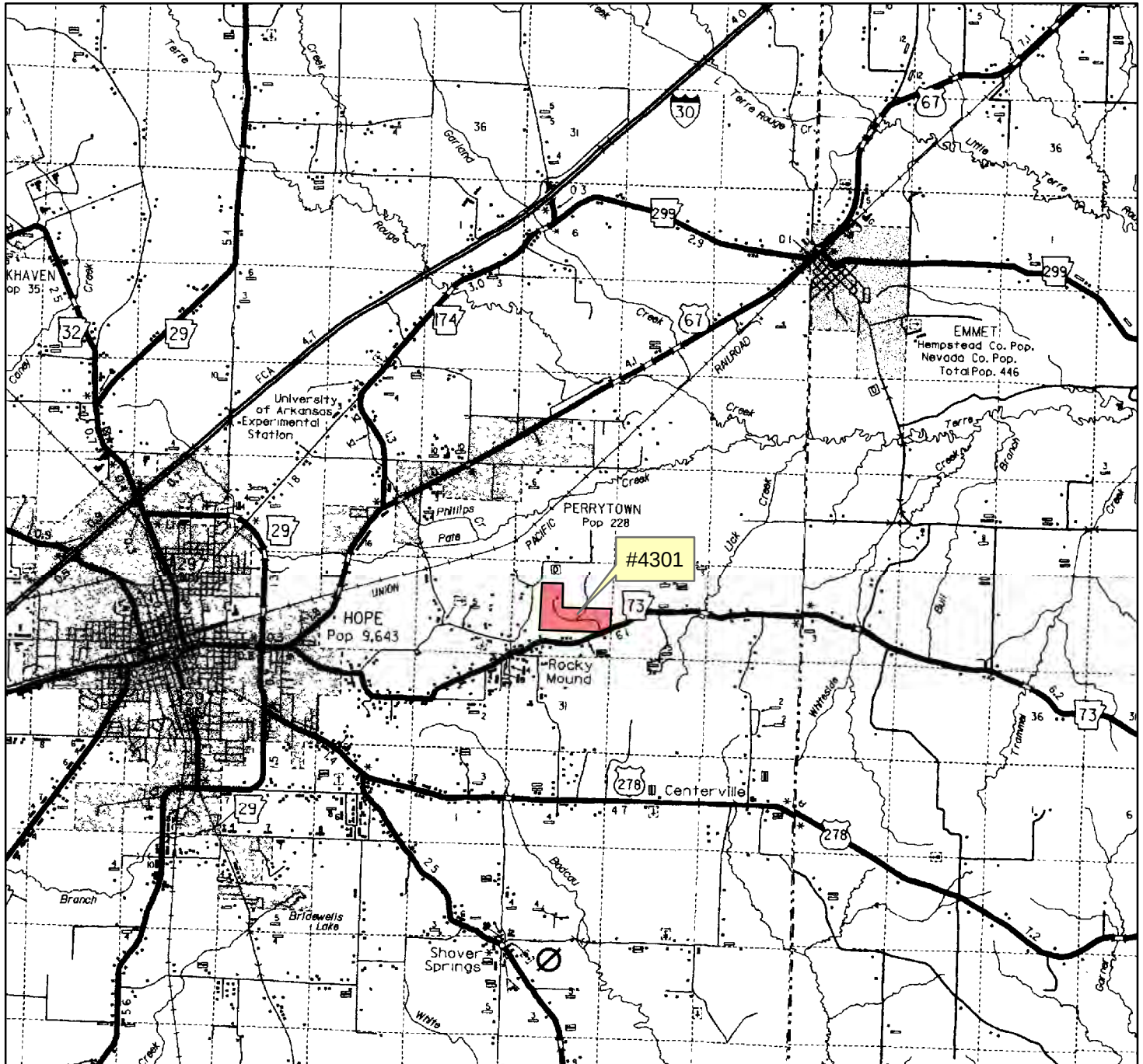


Notice: Any person receiving this land sale marketing material is considered a prospective buyer for the subject property. Should a prospective buyer or its agents choose to inspect the property, they do so at their own risk and assume all liability and shall indemnify Seller and its agents against any and all claims, demands or causes of action, of every kind, nature and description relating to its access to or presence on the property.

LAND SALE NOTICE

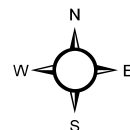
Rocky Mound Tract (Listing #4301)

Pt. N1/2 of SE1/4; NE 1/4 of SW 1/4 and SE 1/4 of NW 1/4 Section 30, T12S, R23 West,
Hempstead County, Arkansas,
containing 158.252 acres, more or less.



Driving Directions: From the Highway 73/ 67 Junction east of Hope, go east on Hwy. 73 for approximately 3.6 miles to the property, located on the left (north) side of the highway and marked with pink flagging and Land For Sale signs. Use the gravel road, to inspect the interior of the property.

0 1 2
Miles

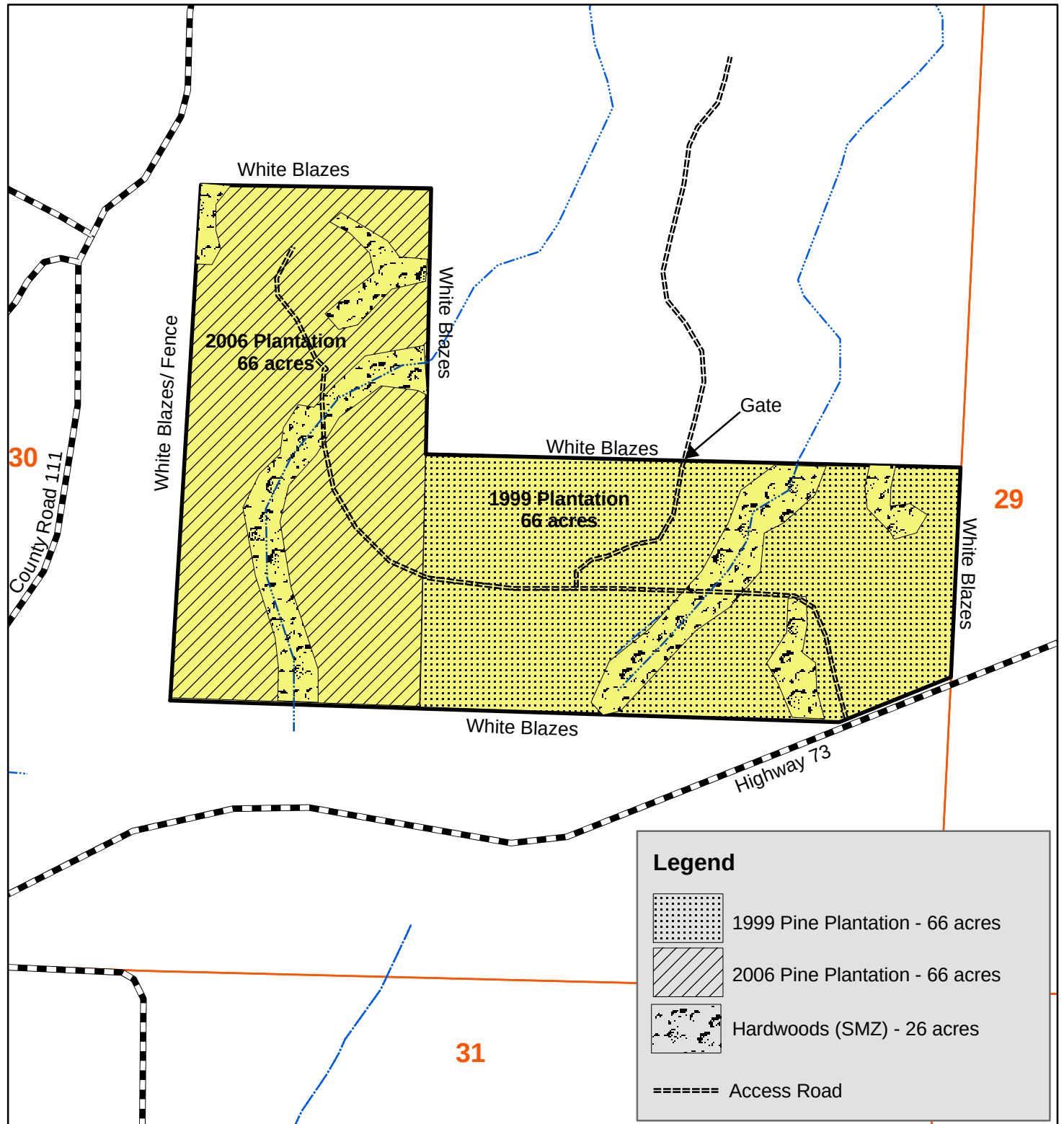


Location Map
MEC

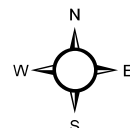
LAND SALE NOTICE

Rocky Mound Tract (Listing #4301)

Pt. N1/2 of SE1/4; NE 1/4 of SW 1/4 and SE 1/4 of NW 1/4 Section 30, T12S, R23 West,
Hempstead County, Arkansas,
containing 158.252 acres, more or less.



0 0.25 Miles



Tract Map
MEC

Rocky Mound Tract (Listing #4301)

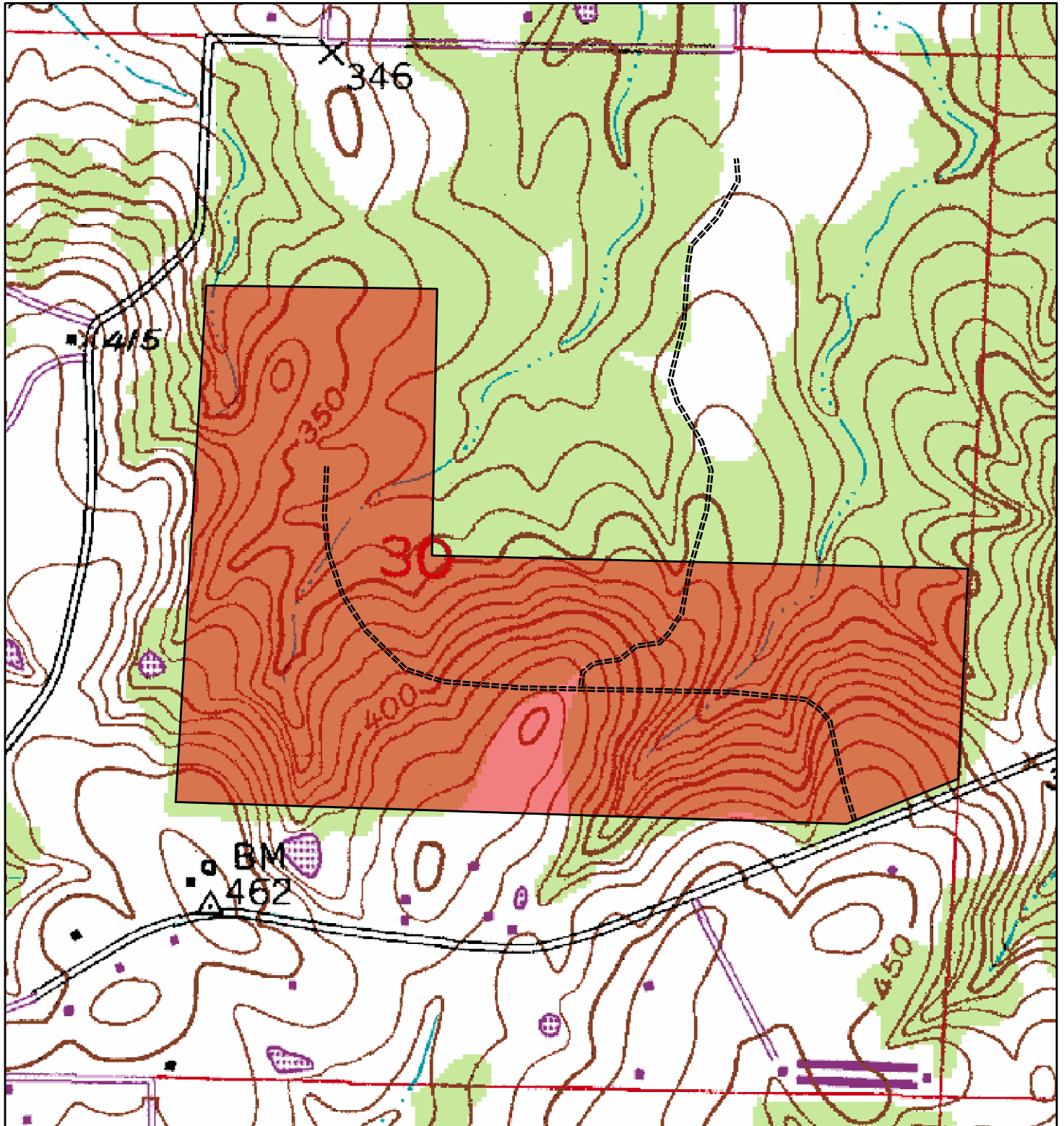
An aerial photograph of a forested landscape. A yellow rectangular boundary is drawn over a portion of the forest. The boundary starts on the left, extends horizontally to the right, then turns diagonally down and to the right, and finally turns diagonally up and to the left to close the rectangle. The forest is dense and green. In the bottom left corner, there are some cleared areas with buildings and a road. Orange numerical labels are placed at the corners of the map: 19 at the top left, 20 at the top right, 29 on the right side, 30 inside the yellow boundary, 31 at the bottom left, and 32 at the bottom right.

2010 Aerial
MEC

LAND SALE NOTICE

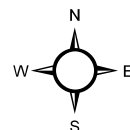
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Pt. N1/2 of SE1/4; NE 1/4 of SW 1/4 and SE 1/4 of NW 1/4 Section 30, T12S, R23 West,
Hempstead County, Arkansas,
containing 158.252 acres, more or less.



0

0.25
Miles



USGS Topo
Hope Quad
MEC

NOTICE OF LAND SALE
ROCKY MOUND TRACT (LISTING # 4301)
HEMPSTEAD COUNTY, ARKANSAS

Method of Sale

The Rocky Mound tract is offered for sale for \$375,844.00. Mailed offers should be addressed to Kingwood Forestry Services, Inc., P.O. Box 65, Arkadelphia, AR 71923 with **“Rocky Mound 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 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. 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 or licensed agent Mark Clark of Kingwood Forestry Services at 870-246-5757.

LAND SALE

ROCKY MOUND TRACT (LISTING #4301)

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 \$375,844.00.

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 45 days after contract execution.

Date of Offer: _____

Tract Name: ROCKY MOUND TRACT

Location of Tract: Pt. N 1/2 of SE 1/4; NE 1/4 of SW 1/4 and SE 1/4 of NW 1/4 of Section 30, Township 12 South, Range 23 West, Hempstead County, Arkansas, containing 158.252 acres, more or less.

Total Number of Acres in Tract: 158.252 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