

Land For Sale

Ruth Burks Tract

- ± 185 acres
- Pike Co.
- Near Lake Greeson

\$249,000.00

See this and other listings at

www.kingwoodforestry.com



This property offers excellent timberland investment opportunity and is an outstanding recreational property.

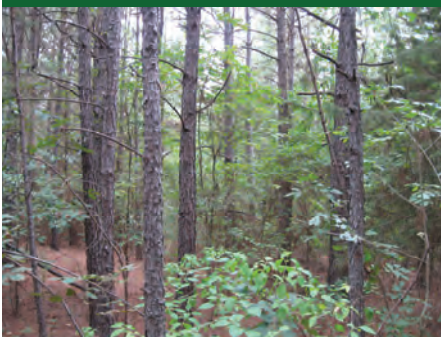
This tract contains 25 acres of 1994 pine plantation, 116 acres of 2000 pine plantation, 28 acres of 2007 pine plantation and about 8 acres of hardwoods along a seasonal stream that flows across the tract. Property is located near Kirby, AR, just off paved Ebenezer Road, and 7,000-acre Lake Greeson. It is also short drive from Hot Springs, Lake Hamilton, Glenwood and Lake Degray. A ridge across the property offers opportunity for excellent views, and would be a great place for a cabin or camping spot.

Please visit www.kingwoodforestry.com for maps and photographs of this property and all of our other listings.

Pine Plantations

Nice Views

Great Hunting



**KINGWOOD FORESTRY
SERVICES, INC.**

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

Phone: 870-246-5757

Fax: 870-246-3341

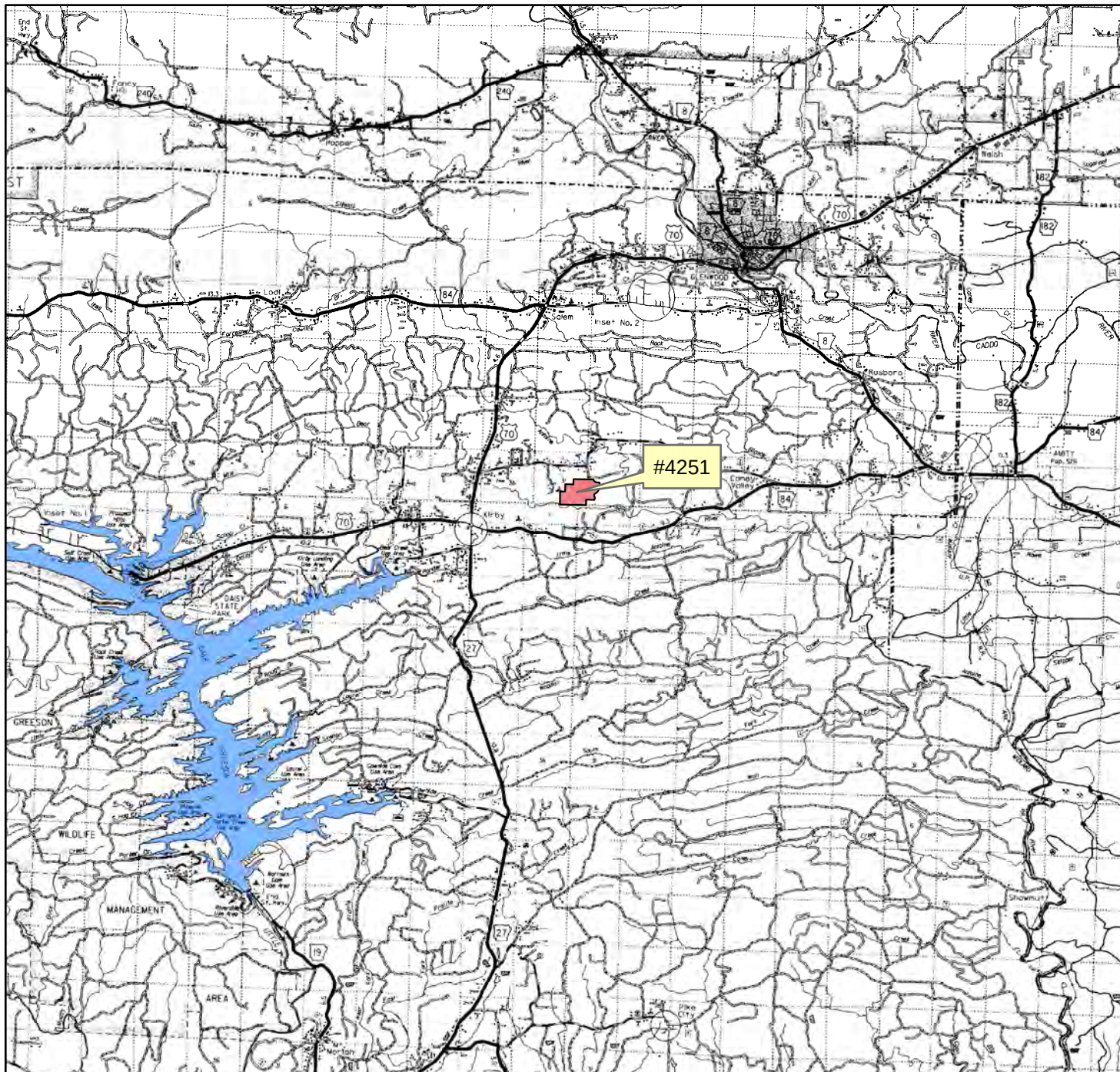
E-mail:

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.

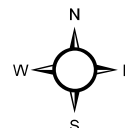
Burks Tract (Listing # 4251)
Part of Sections 31 & 32, Township 5 South, Range 24W,
Pike County, Arkansas,
containing 185 acres, more or less.



Driving Directions: From Kirby, go NORTH on Highway 70 approximately 1 mile. Turn RIGHT (EAST) onto Ebenezer Road and go approximately 2 miles. Turn RIGHT (SOUTH) onto Danny Britt Road and go 0.2 mile. Go STRAIGHT (SOUTH) onto woods road and go approximately 0.1 mile to northeast corner of property, marked with sign and pink flagging.

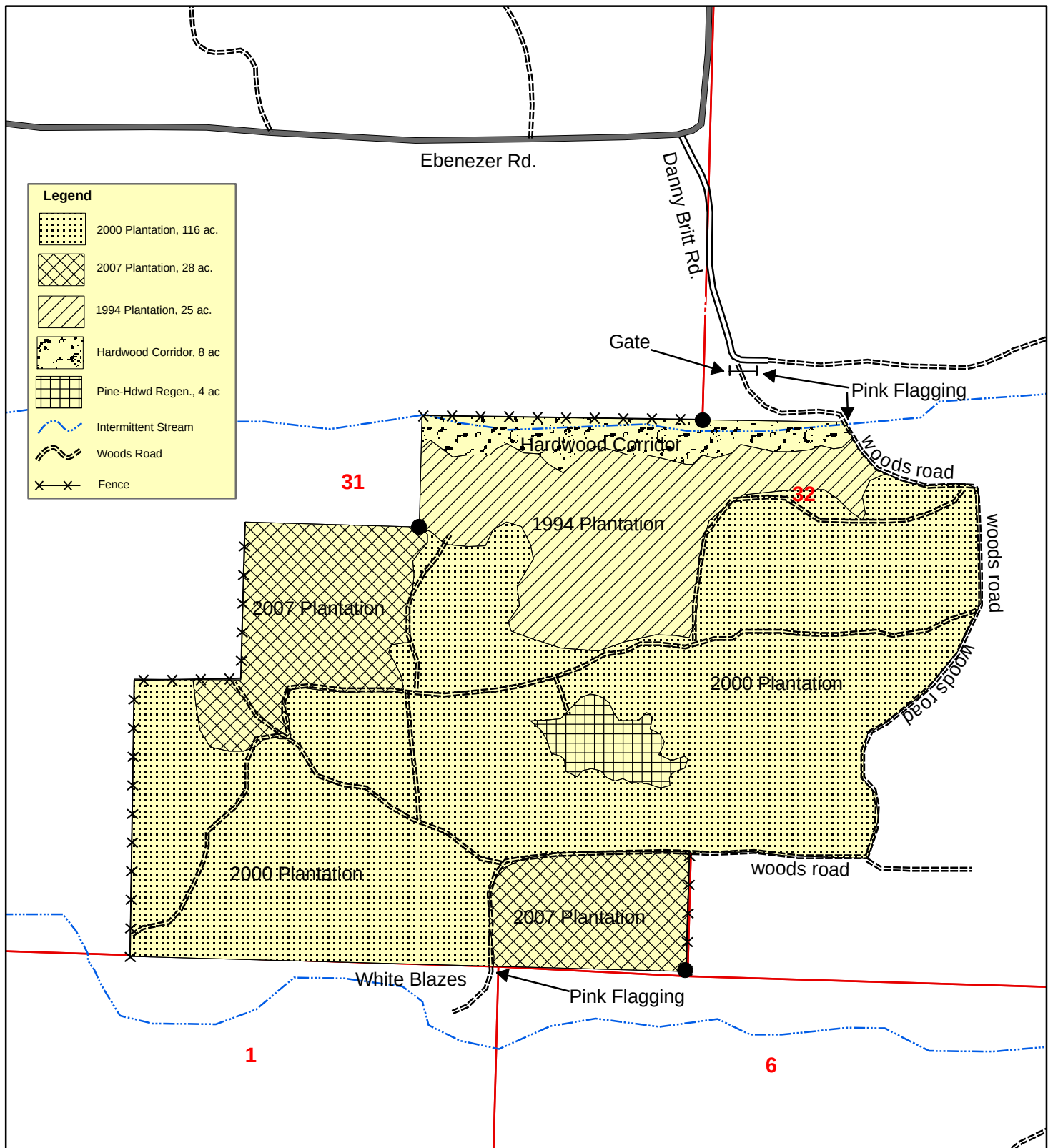
www.kingwoodforestry.com
(870) 246-5757

0 1 2
Miles



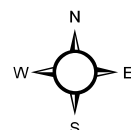
Location
MEC

Burks Tract (Listing # 4251)
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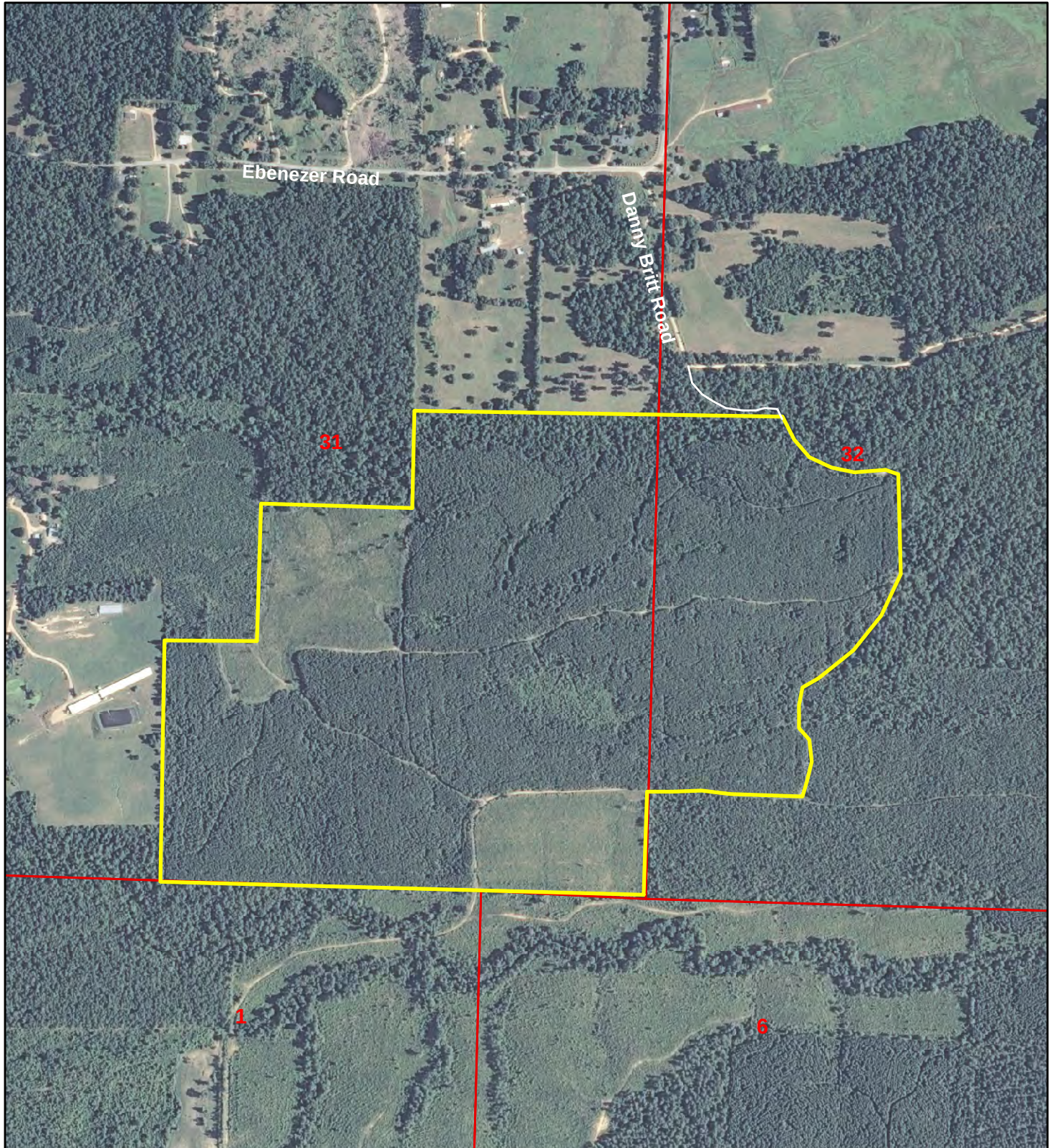
www.kingwoodforestry.com
 (870) 246-5757

0 0.25 Miles



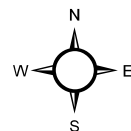
Tract Map
 MEC

Burks Tract (Listing # 4251)
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Pike County, Arkansas,
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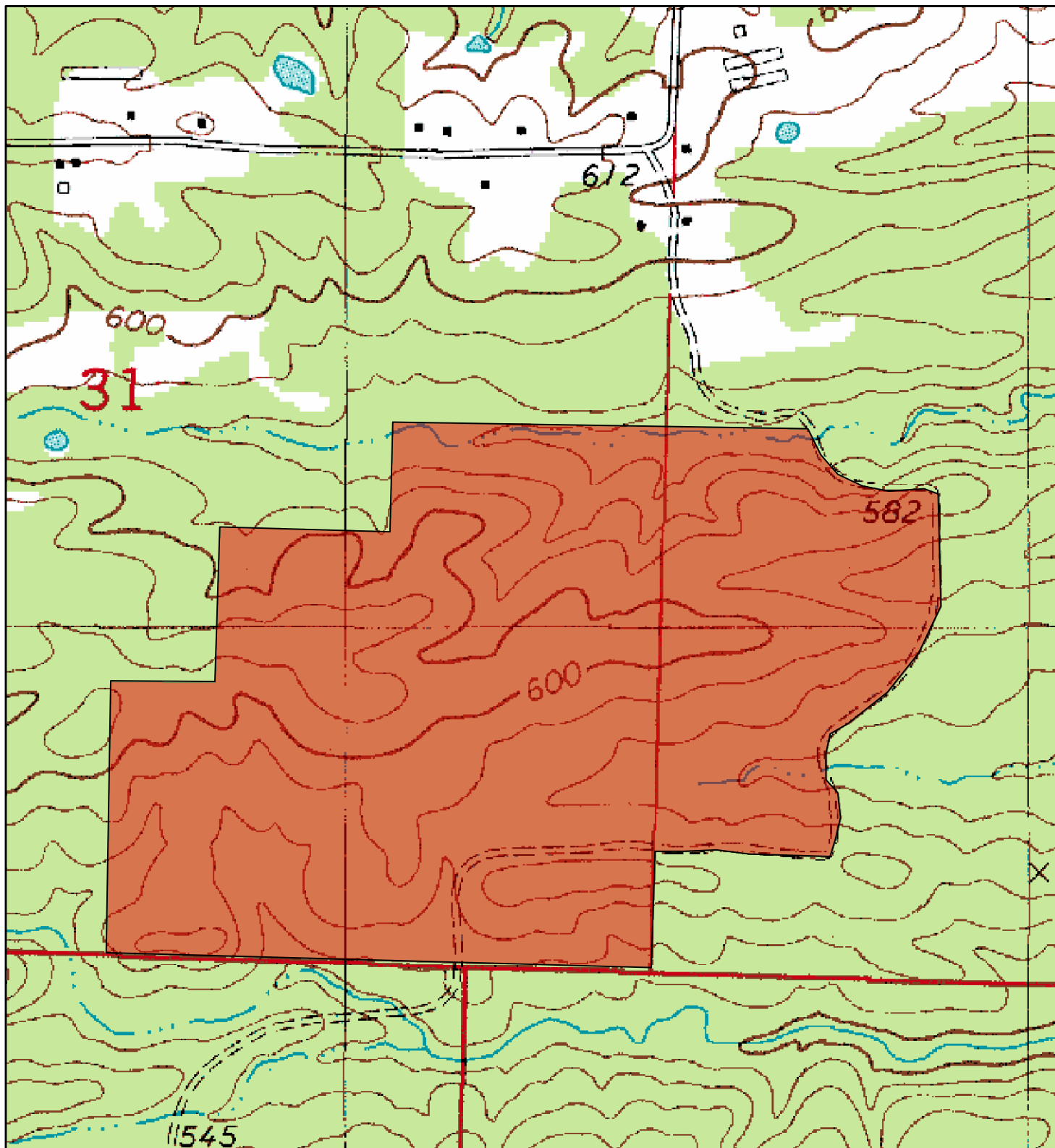
www.kingwoodforestry.com
(870) 246-5757

0 0.25
Miles



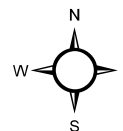
2010 Aerial
MEC

Burks Tract
Part of Sections 31 & 32, Township 5 South, Range 24W,
Pike County, Arkansas,
containing 185 acres, more or less.



www.kingwoodforestry.com
(870) 246-5757

0 0.25 Miles



USGS Topo
MEC

**NOTICE OF LAND SALE
RUTH BURKS TRACT (LISTING # 4251)
PIKE COUNTY, ARKANSAS**

Method of Sale: The Ruth Burks tract is offered for sale for \$249,000.00. Mailed offers should be addressed to Kingwood Forestry Services, Inc., P.O. Box 65, Arkadelphia, AR 71923 with **“Ruth Burks 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.
2. Offers submitted will remain valid for three (3) business days. 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 buyer 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 is not guaranteed. Offer price is for the entire tract, regardless of acreage.
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. Seller will convey 50% of mineral rights they own, if any, 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. If prospective buyers or their agents wish to inspect the property, such property inspections shall be conducted during daylight hours. Prospective buyers and their agents understand and acknowledge that while on the property, prospective buyers and their agents assume all liability and shall indemnify Seller and its agents, property managers and Kingwood Forestry Services from and against all claims, demands, or causes of action, of every kind, nature and description relating to its access to or presence on the property.
8. 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.
9. 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.
10. Questions regarding the land sale should be directed to licensed agent Mark Clark or licensed broker Pete Prutzman of Kingwood Forestry Services at (870)246-5757.

**LAND SALE
RUTH BURKS TRACT (LISTING #4251)**

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 and on attached prospectus; the Ruth Burks tract is offered for sale at \$249,000.00.

My offer will remain valid for three business days from this date. I have read and understand the Conditions of Sale section of this notice. 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: RUTH BURKS TRACT

Location of Tract: Part SE ¼ of Section 31 and Part of SW ¼ of Section 32, Township 5 South, Range 24 West, containing 185 acres, more or less, Pike County, Arkansas (see attached maps).

Total Number of Acres in Tract: 185 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.*