

Land for Sale

Royston Tract

- Over 110 Acres of 10 & 14 Year Old Plantations

- Hempstead County, AR

- Public Road Frontage

- 204.21 Acres

\$293,013.00

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



This ± 204 acre tract is just waiting to be developed into one large rural home site or several smaller ones. Land offers public road frontage and electricity at the road right-of-way. Excellent hunting on rolling terrain. There is a pond and a creek on the property as well as native pine and hardwood. Located in the Blevins School District.

Please visit our website at
www.kingwoodforestry.com
for viewing of all maps and photographs.

**Excellent
Potential for
Rural
Homesite**



Kingwood Forestry Services agents are ready to assist you!

Contact us at **870-246-5757** or e-mail us at:
arkadelphia@kingwoodforestry.com

**NOTICE OF LAND SALE
ROYSTON TRACT (LISTING # 4152)
HEMPSTEAD COUNTY, ARKANSAS**

Method of Sale: The tract is offered for sale for \$293,013.00. Mailed offers should be addressed to Kingwood Forestry Services, Inc., P.O. Box 65, Arkadelphia, AR 71923 with **"Royston 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

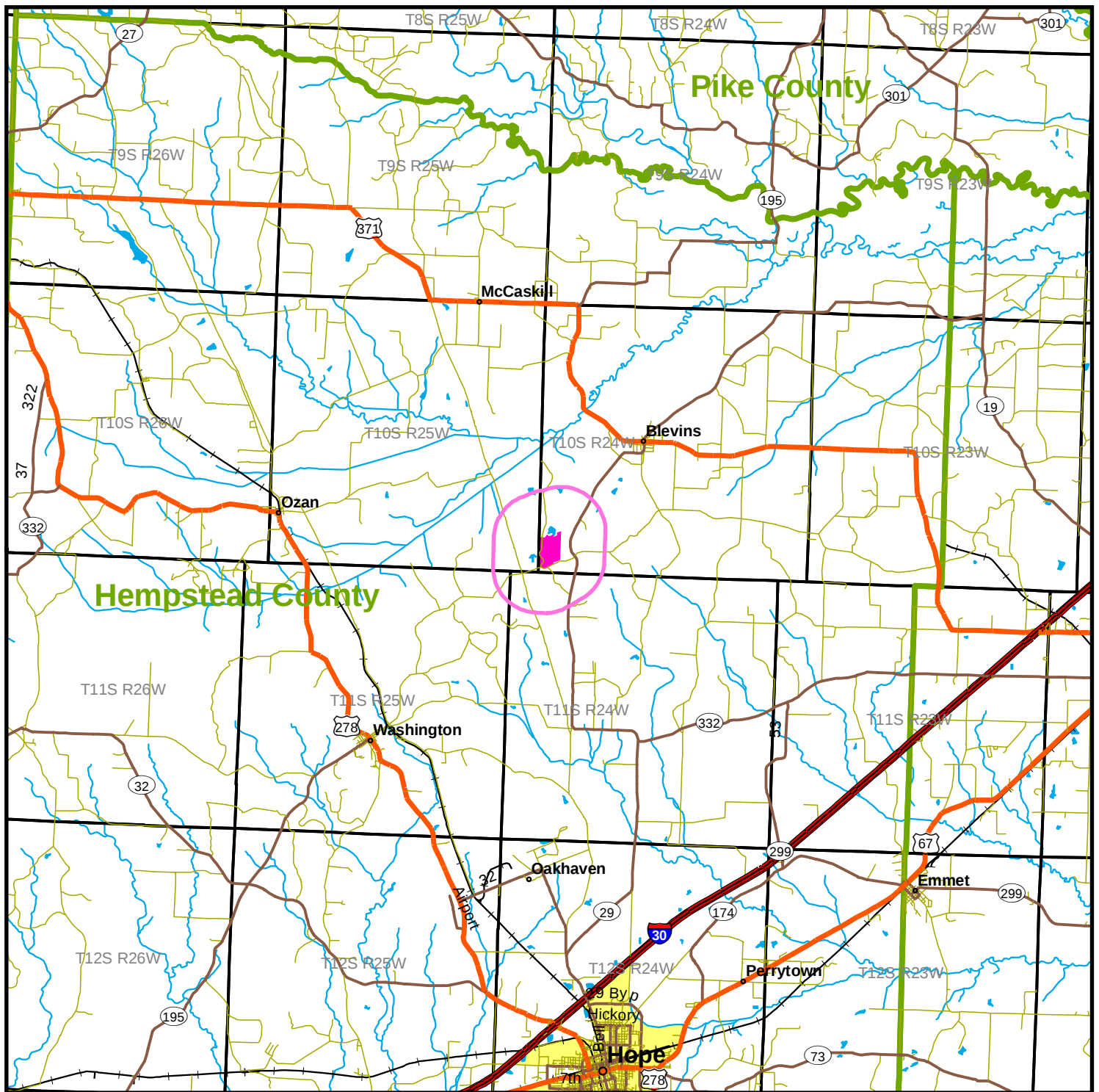
Conditions of Sale

1. All offers will be presented to Seller for consideration. Offers must remain valid for a minimum of five (5) business days for Seller to consider. Seller reserves the right to either counter offer 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 is to be scheduled within 45 days on a pre-scheduled date.
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. Buyer and Seller will split real estate transfer tax (deed stamps). Seller will not provide title insurance policy. If Buyer wishes to acquire a title search or title insurance policy, the cost of any such title search or title insurance policies will be paid by Buyer.
7. A local title company selected by Buyer will be used to conduct closing between Buyer and Seller, with Buyer paying for 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 agent Mark Clark or licensed broker Pete Prutzman of Kingwood Forestry Services at (870)246-5757.

Kingwood Forestry Services, Inc. represents the interests of the Seller of this property. All information presented in this flyer is believed to be accurate. Buyers are responsible for verifying information on this tract for themselves.

Kingwood makes no representation for the Buyer.

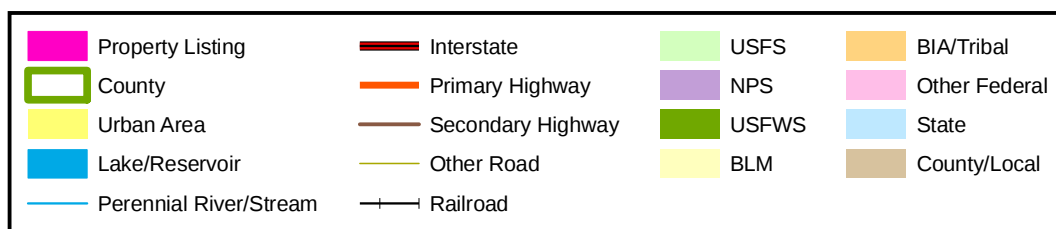
www.kingwoodforestry.com



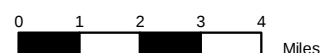
Royston - Location Map

Parcel # 05057H003

Hempstead County, AR - approx. 204 acres +/-

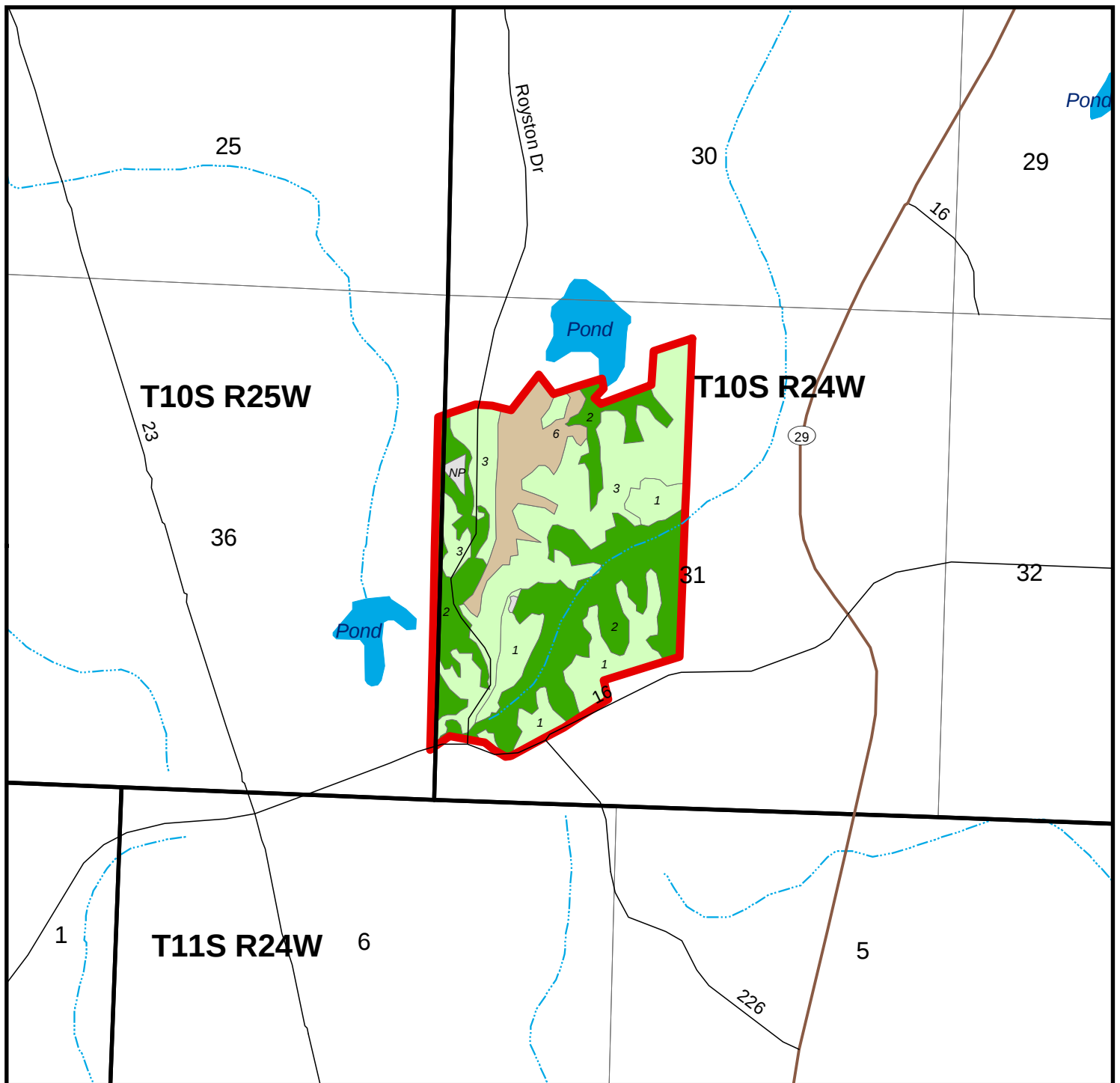


SCALE: 1:200,000



The property depicted on this map has not been surveyed. The acreage is an estimate based upon GIS data. The volume information in this report is based on current information in the seller's inventory system. The information is subject to change due to harvest activities and/or updates resulting from routine maintenance of the inventory system. Neither the owner nor its officers, directors, employees or agents represent or warrant the accuracy or completeness of the ownership acreage, the cover type acreage, timber inventory species, grade or volumes, legal or practical access to the property, or operability.

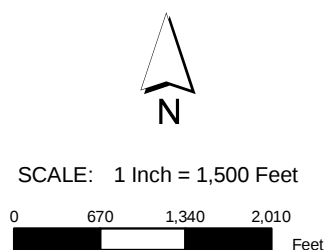
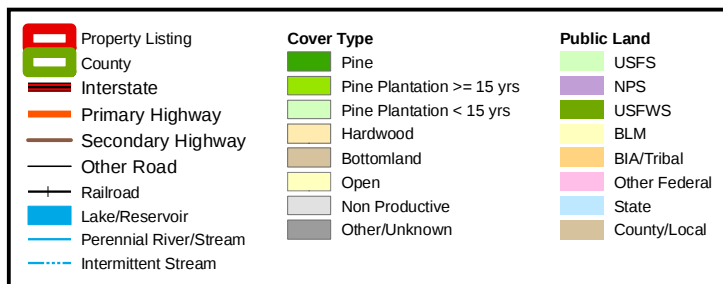
1/26/2010



Stand Map Royston

Parcel # 05057H003

Hempstead County, AR - approx. 204 acres +/-

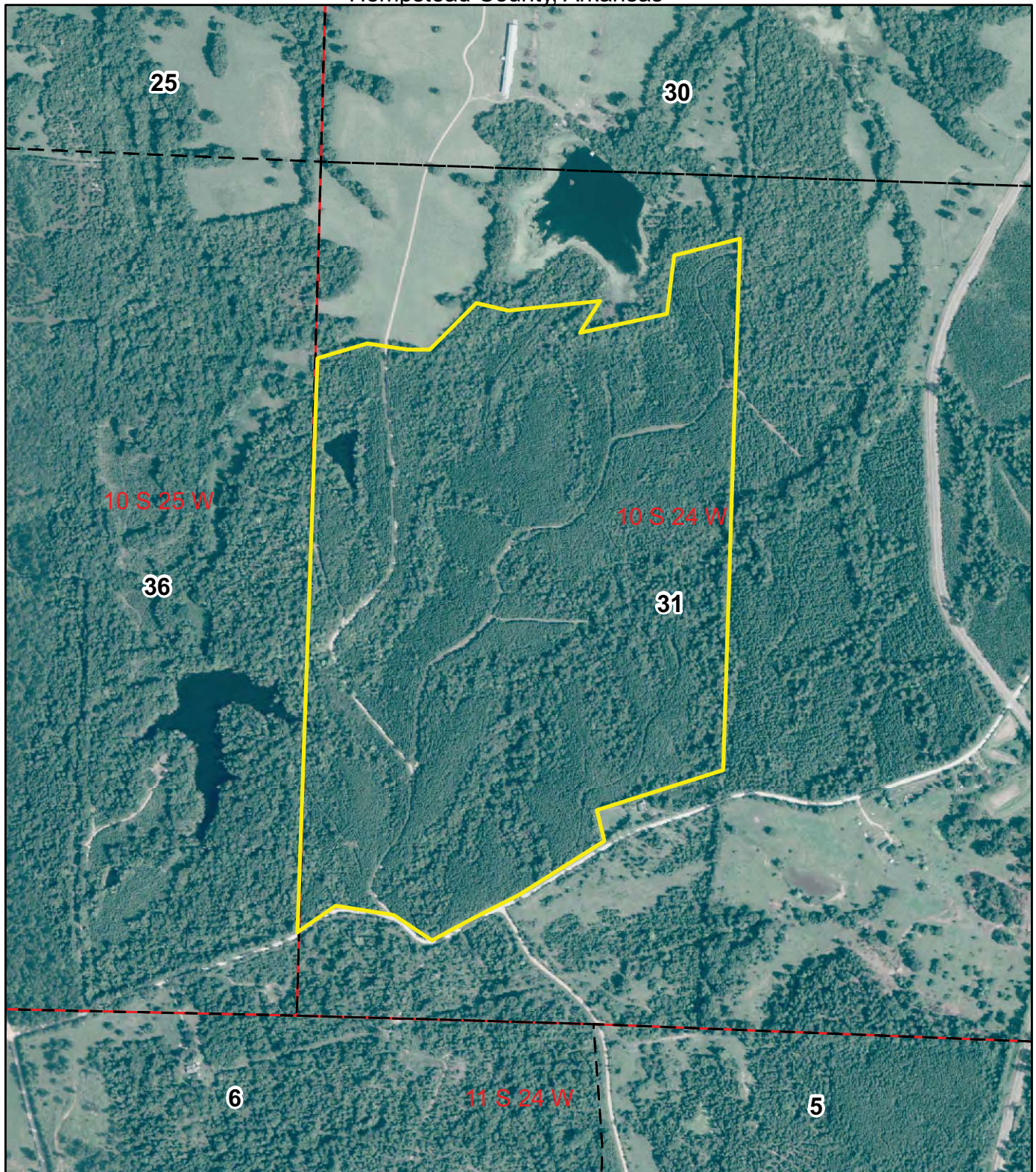


Stand #	Cover Type	Age	Acres
NP	Non Productive	NA	1.2
1	Pine Plantation<15 yr	13	31.2
2	Pine	58	79.1
3	Pine Plantation<15 yr	9	70.9
6	Bottomland	10	21.5

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1/26/2010

NOTICE OF LAND SALE
Royston Tract - Listing #4152
Pt. Sec. 31, T10S, R24W
Hempstead County, Arkansas

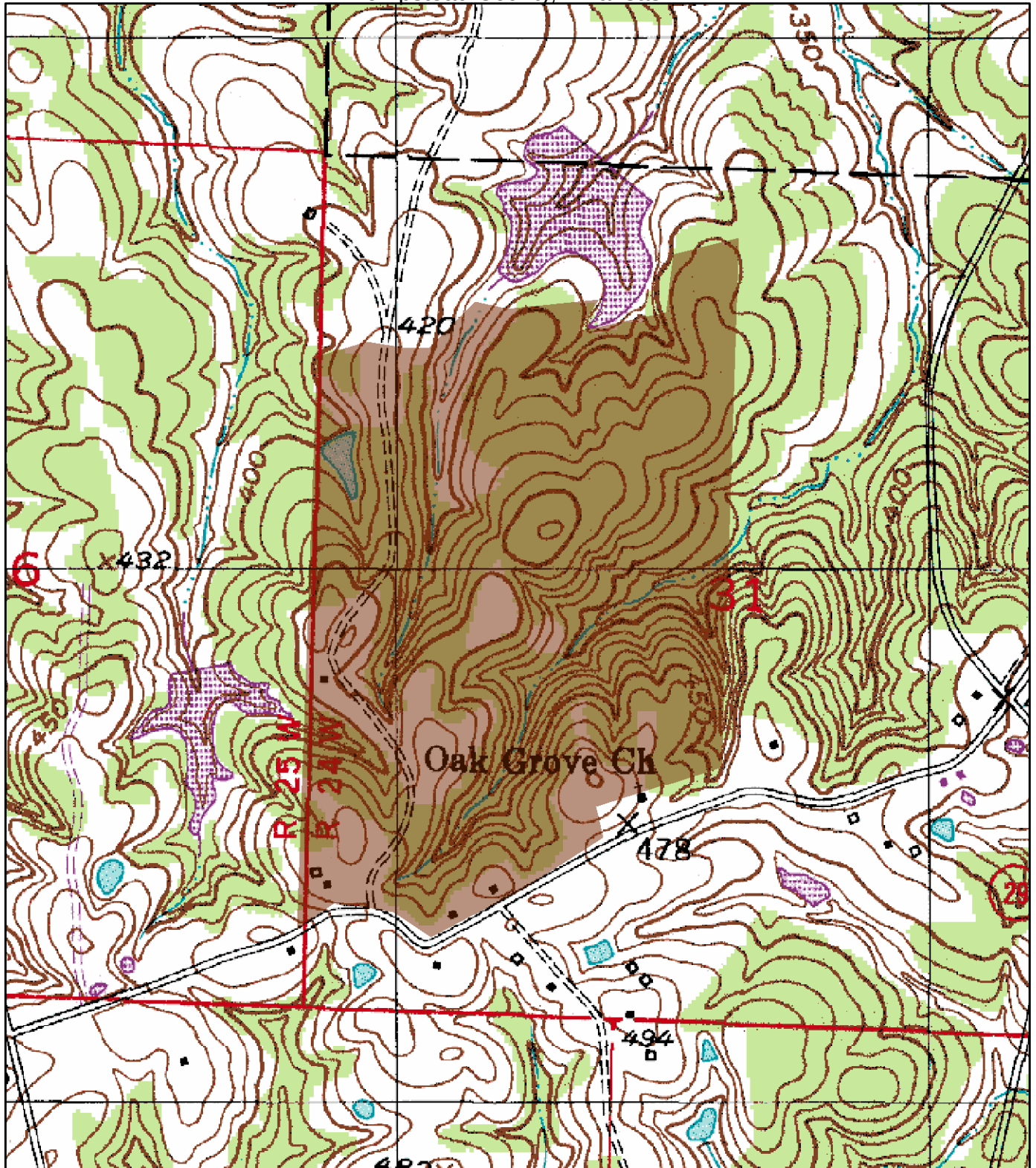


0 0.125 0.25
Miles



Created: May, 2010
Flown: 2009
Drawn By: JDT

NOTICE OF LAND SALE
Royston Tract - Listing #4152
Pt. Sec. 31, T10S, R24W
Hempstead County, Arkansas



0 0.125 0.25
Miles



Created: May, 2010
Drawn By: JDT

**LAND SALE
ROYSTON TRACT (LISTING #4152)**

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 \$293,013.00.

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: ROYSTON TRACT

Location of Tract: E 1/2 of NW 1/4, part of NW 1/4, part of N 1/2 of SW 1/4, containing a total of 204.21 acres, more or less, Hempstead County, AR.

Total Number of Acres in Tract: 204.21 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.*