

Land for Sale

Nashville 38 Tract

- $\pm$ 38.2 Acres
- Near Nashville,
Arkansas
- 1999 Pine Plan-
tation

\$67,000.00



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

Kingwood Forestry Services, Inc. has been authorized to manage the sale of the Nashville 38 Tract in Hempstead County, Arkansas. Land to be sold is described as S $\frac{3}{4}$ of SW $\frac{1}{4}$ of NW $\frac{1}{4}$, Section 30, Township 9 South, Range 26 West, containing 38.2 acres, more or less, Hempstead County, AR. See attached location map for detailed directions.

This former Cabe Family timberland contains a well-stocked 1999 pine plantation and over one-quarter-mile frontage on County Road 342 (Collins Road). The county road frontage combined with the utilities that are available at the right right-of-way provides future development potential. The tract is located approximately one-half mile East of Nashville, AR city limits. Soils are fine sandy loams. The terrain is rolling and well drained.

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

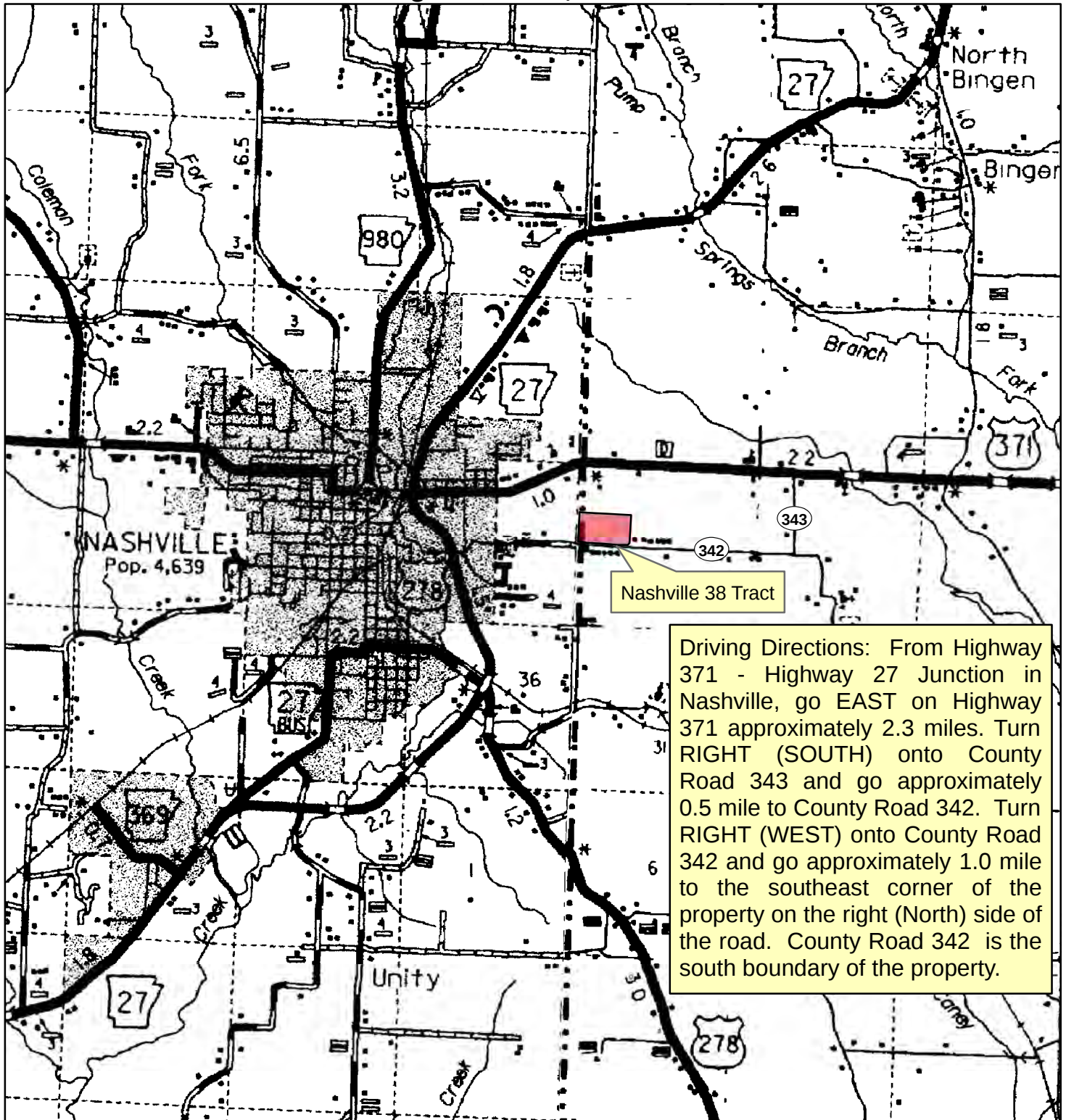
**County Road
Frontage**

**Excellent
Investment Property**



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.

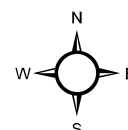
LAND SALE NOTICE
Nashville 38 Tract
S 3/4 of SW 1/4 of NW 1/4 of Section 30, T9S, R26W,
Hempstead County, Arkansas,
containing 38.2 acres, more or less.



Driving Directions: From Highway 371 - Highway 27 Junction in Nashville, go EAST on Highway 371 approximately 2.3 miles. Turn RIGHT (SOUTH) onto County Road 343 and go approximately 0.5 mile to County Road 342. Turn RIGHT (WEST) onto County Road 342 and go approximately 1.0 mile to the southeast corner of the property on the right (North) side of the road. County Road 342 is the south boundary of the property.

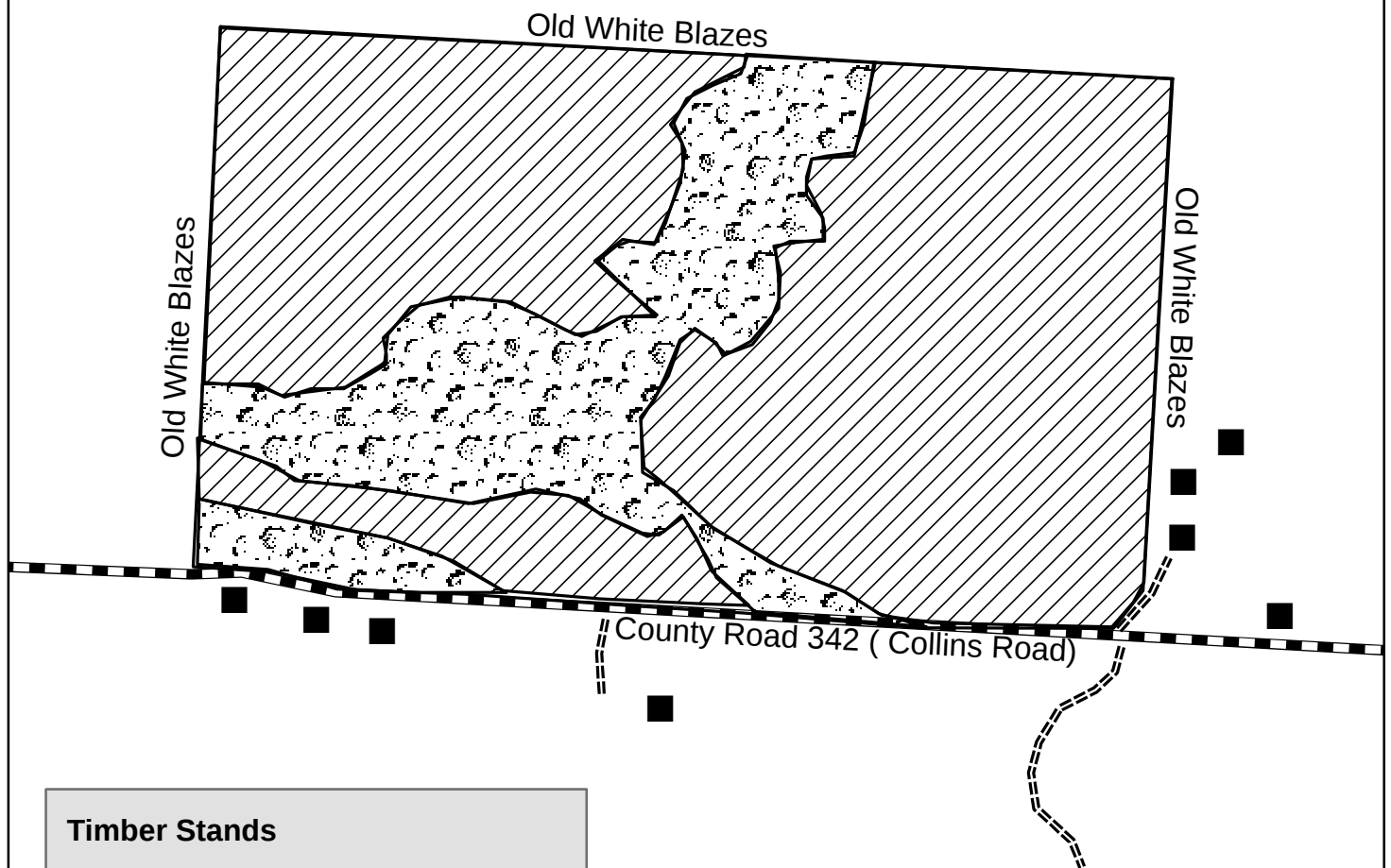
0 0.5 1
Miles

(870) 246-5757
www.kingwoodforestry.com

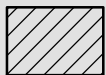


Location Map
MEC

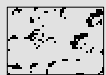
LAND SALE NOTICE
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Timber Stands



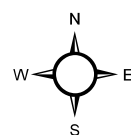
1999 Pine Plantation - 30 acres



Hardwoods (SMZ) - 8 acres

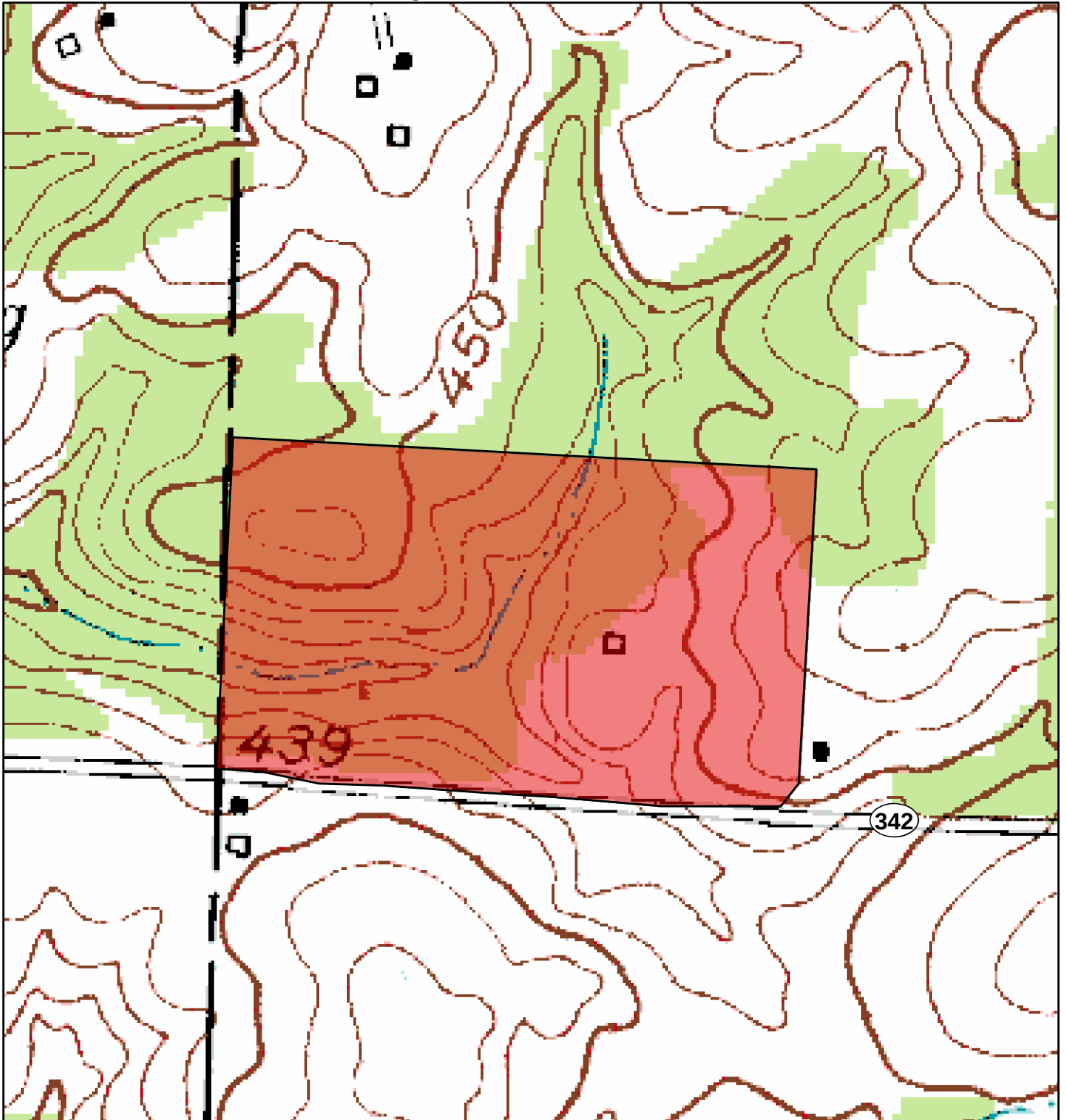
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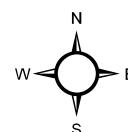
Tract Map
MEC

LAND SALE NOTICE
Nashville 38 Tract
S 3/4 of SW 1/4 of NW 1/4 of Section 30, T9S, R26W,
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containing 38.2 acres, more or less.



0 0.1
Miles

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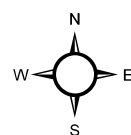


USGS Topo
Nashville Quad.
MEC

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Hempstead County, Arkansas,
containing 38.2 acres, more or less.



0 0.1 Miles



2010 Aerial
MEC

NOTICE OF LAND SALE
NASHVILLE 38 TRACT (LISTING # 4217)
HEMPSTEAD COUNTY, ARKANSAS

Method of Sale: The Joan South tract is offered for sale for \$67,000.00. Mailed offers should be addressed to Kingwood Forestry Services, Inc., P.O. Box 65, Arkadelphia, AR 71923 with “**Nashville 38 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 five business days. Successful bidder 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 is not guaranteed. Offer price is for the entire tract, regardless of acreage. Seller will not provide a survey.
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. All mineral rights are reserved and will not convey.
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. Property is being sold on an “As Is” basis without representations or warranties of any kind or nature. No environmental inspection or representation has been or will be made by Seller or its agents.
7. Kingwood Forestry Services, Inc. is the real estate firm representing the Seller. All information in this notice is provided solely as a courtesy to prospective buyers, but is not guaranteed. Neither Seller nor its agents, nor Kingwood warrant the accuracy of any information contained in this notice. Prospective buyers should make their own timber volume determination. Prospective buyers assume the responsibility for verifying this information to their satisfaction. Kingwood makes no representation for the Buyer.
8. If prospective buyers or their agents wish to inspect the property, such property inspections shall be done at reasonable times 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.
9. 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.
10. The Conditions of Sale stated herein are a general summary of those aspects more specifically described in the Real Estate Sales Contract. Should there be any variation in wording or conditions the Real Estate Sales Contract takes precedence.
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.

www.kingwoodforestry.com

LAND SALE

NASHVILLE 38 TRACT (LISTING #4217)

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 Nashville 38 tract is offered for sale at \$67,000.00.

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:

NASHVILLE 38 TRACT (LISTING # 4217)

Location of Tract:

S $\frac{3}{4}$ of SW $\frac{1}{4}$ of NW $\frac{1}{4}$, Section 30, Township 9 South, Range 26 West, containing 38.2 acres, more or less, Hempstead County, Arkansas (Nashville 38 Tract – see attached maps).

Total Number of Acres in Tract:

38.2 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