

Dyers Road Tract

KFS #1120

- +/-14 Acres
- Possible Home Site with Hunting and Recreation on your property
- Pine Plantations and natural hardwood timber
- County Road Frontage with Available utilities

\$36,500.00

KINGWOOD FORESTRY
SERVICES, INC.

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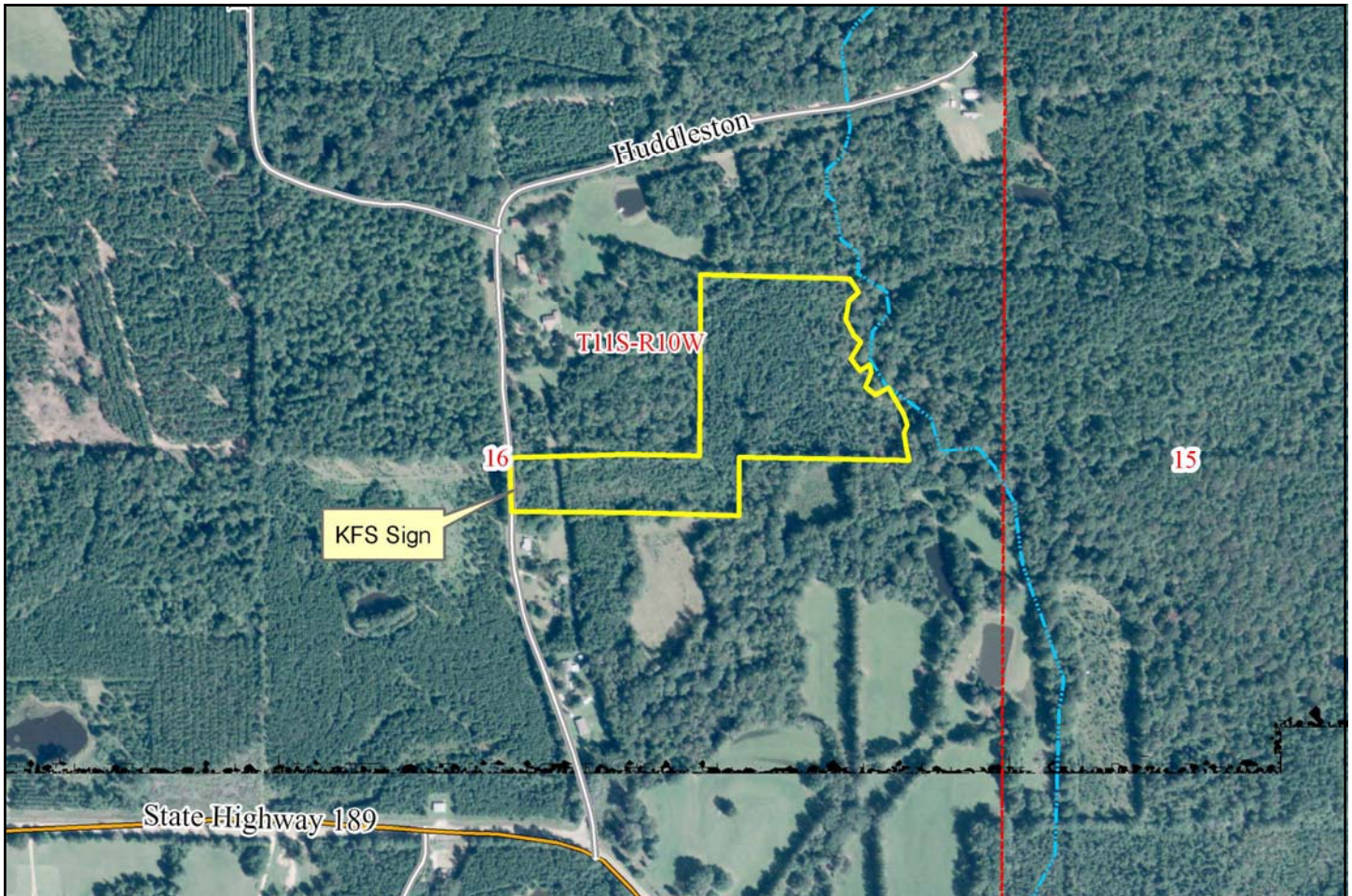
The Dyers Road tract is +/-14 acres with good road frontage and available utilities in rural Cleveland County, Arkansas. The tract has great opportunity for a country home site with deer, turkey and squirrel hunting right on your land. The tract is located east of New Edinburg just off of Highway 189. The property has planted pines, which are now about 12 years old, and some other natural hardwood timber.



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Cleveland County, AR

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Driving Instructions

From Kingsland - Highway 79 in Kingsland, go south on Hwy 189 South. Take Highway 189/ Highway 97 south across the railroad tracks and continue about 0.5 miles to Highway 189. Turn left (southeast) onto Highway 189 and go about 9.7 miles to Dyers Road (County Road 32). Turn left, north onto Dyers Road and go about 0.2 miles to the tract on the right.

From Warren - Take Highway 8 north towards Fordyce. At about 6 miles, turn right onto Highway 189. Continue about 4.9 miles to Dyers Road (County Road 32) on the right. Turn onto Dyers road an go 0.2 miles to the tract on the right.

A Kingwood Land For Sale sign marks the property.

www.kingwoodforestry.com/realestate.htm

For more information, contact Ben Ballard 1-800-308-3831 or visit our website.

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.

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Conditions of Sale:

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 offer or reject the offer. Upon acceptance of an offer a formal Contract of Sale, with earnest money in the amount of 10% of purchase price, will be executed between the buyer and seller 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.

Only offers for a specific dollar amount will be accepted. The parcel is being sold in its entirety for 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 survey. The attached tract maps are thought to be accurate, but should not be considered as survey plats.

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. No environmental inspection or representation has been or will be made by seller. Any oil, gas, lignite and other mineral rights which are owned by the seller will be conveyed without warranty.

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. Should Buyer wish to acquire title insurance, the buyer will be responsible for the cost of such title search and insurance policy.

A local title company selected by Buyer will conduct the closing with Buyer paying all fees associated with closing services.

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. Each bidder should make their own timber volume determination.

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. Access routes provided in this notice are for inspecting purposes only and do not represent legal easements to the property.

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.

Questions regarding this land sale should be directed to licensed sales agent Ben Ballard or licensed broker John McAlpine of Kingwood Forestry Services at 870-367-8567.

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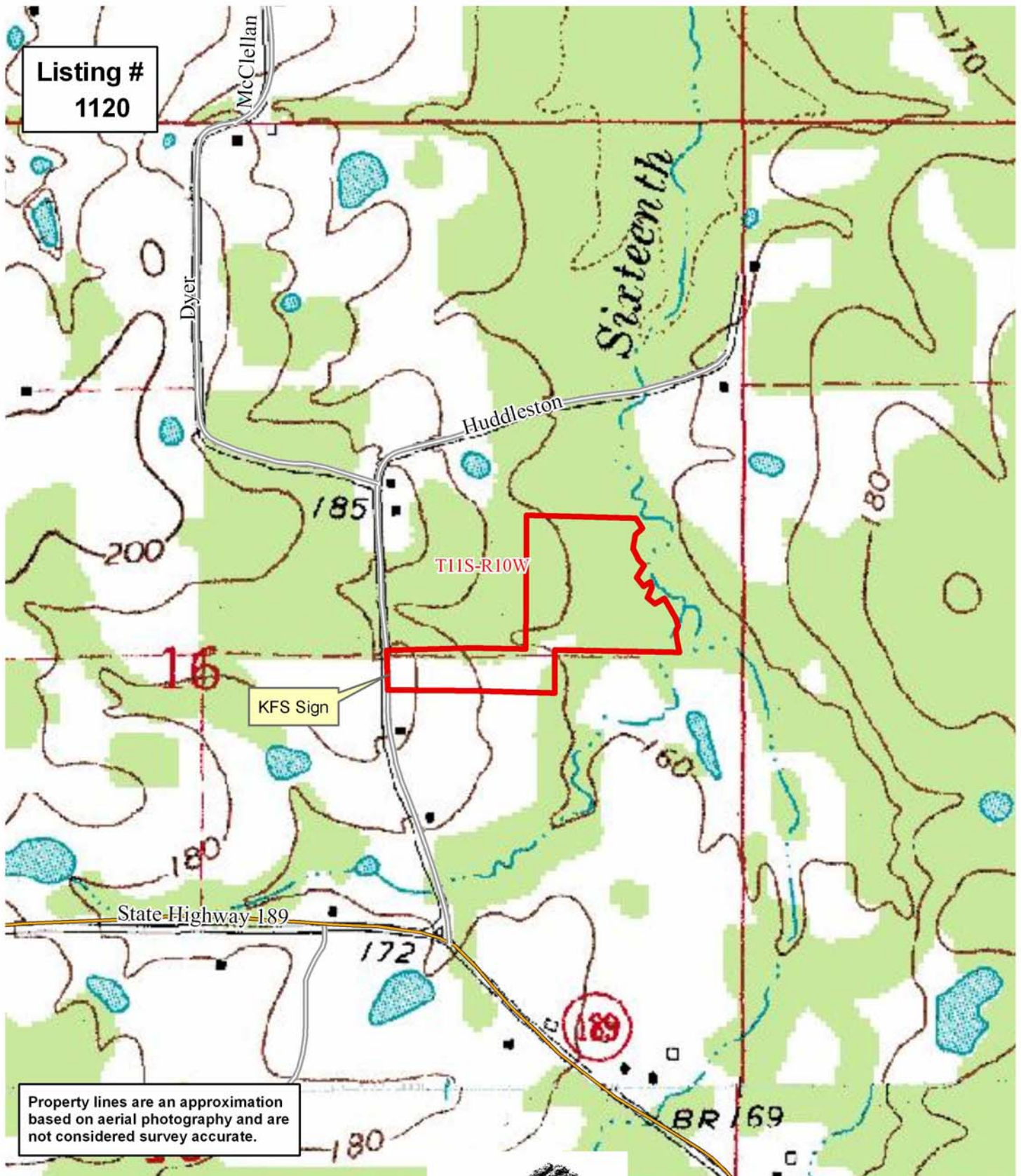
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LAND FOR SALE
Dyers Road Tract (+/-14 Acres)
Section 16, T11S, R10W
Cleveland County, Arkansas

Listing #
1120

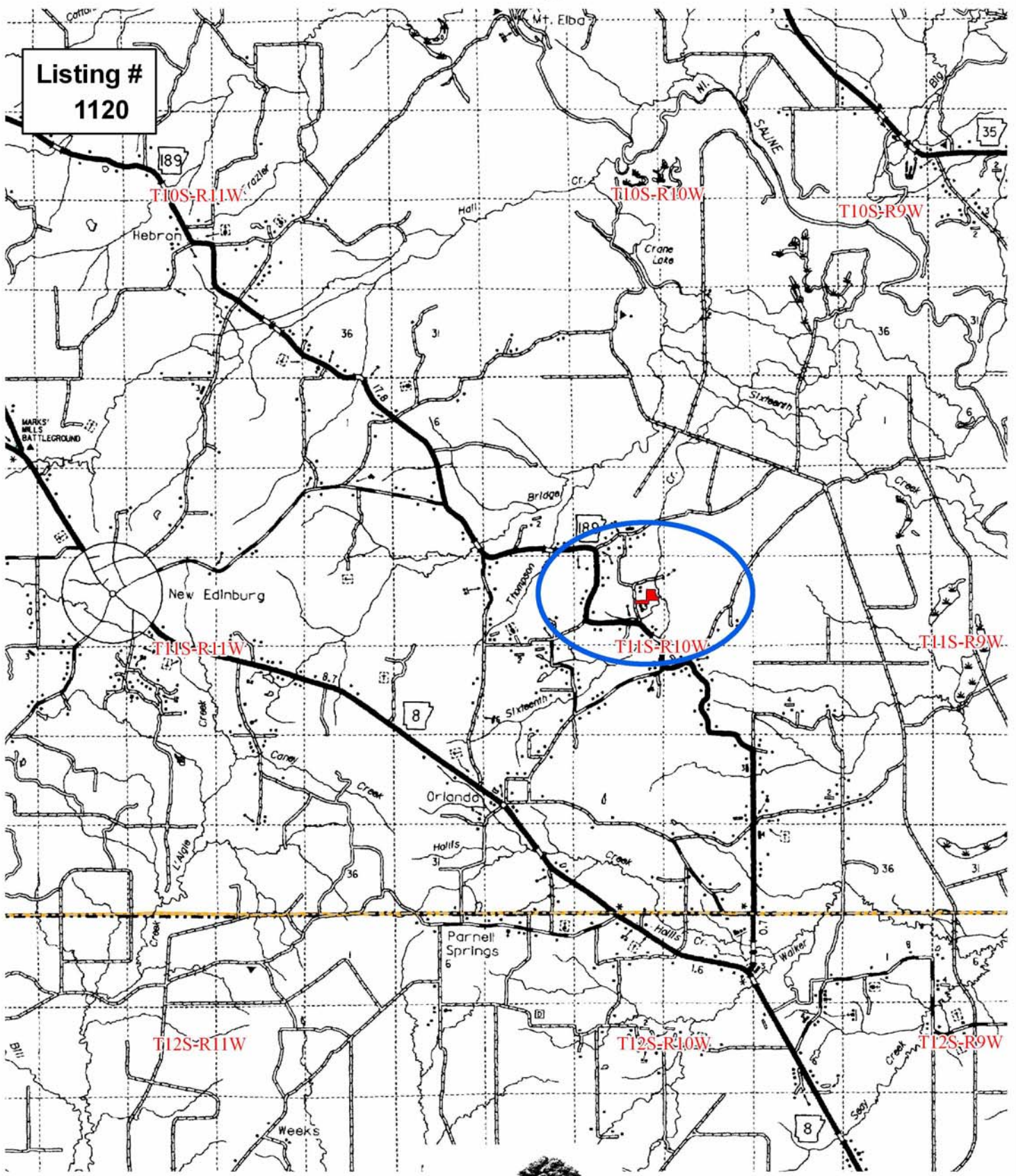


Property lines are an approximation
based on aerial photography and are
not considered survey accurate.

0 0.05 0.1 0.2
Miles

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Created By: BDB
Printed Date Sep 21, 2010

OFFER FORM

-- Please fax offer to 870-367-8424 or mail to P.O. Box 1290, Monticello, AR 71657 --

I submit the following offer for the purchase of the following tract as detailed below.

My offer will remain valid for five (5) business days. If my offer is accepted, I am ready, willing, able and hereby obligated to execute a more formal Contract of Sale within seven business days, and deposite earnest money in the amount of 10% of the purchase price. **Closing is expected to be held within forty-five days after execution of Contract of Sale.**

Send Offer Form to: Kingwood Forestry Services, Inc.

P.O. Box 1290

Monticello, AR 71657

Or Fax 870-367-8424

**** Clearly write "LISTED LAND SALE OFFER" and the " KFS Listing # "on lower left corner of mailed envelopes ****

Offer Date:

KFS Listing #:

Tract Name:

Location (County/State):

Advertised Acreage:

Offer Price:

*** Please clearly complete all information below ***

Name: _____
Printed

Fax No: _____

Signed

Phone No: _____

Address: _____

E-mail: _____

Date: _____

*** Buyer acknowledges that Kingwood Forestry Services, Inc. is the agent of the seller in this land sale transaction ***