

KINGWOOD FORESTRY SERVICES, INC.

Green Acres Tract

Green Acres Tract (KFS #1128)

- 40 Acres, more or less,
- Located on Gun Club Road in Cleveland County, Arkansas
- Great Road Frontage with Rural Utilities Available
- Pine Plantation and Natural Timber

\$91,826.00

KINGWOOD FORESTRY
SERVICES, INC.

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P.O. BOX 1290
MONTICELLO, AR 71655

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www.kingwoodforestry.com



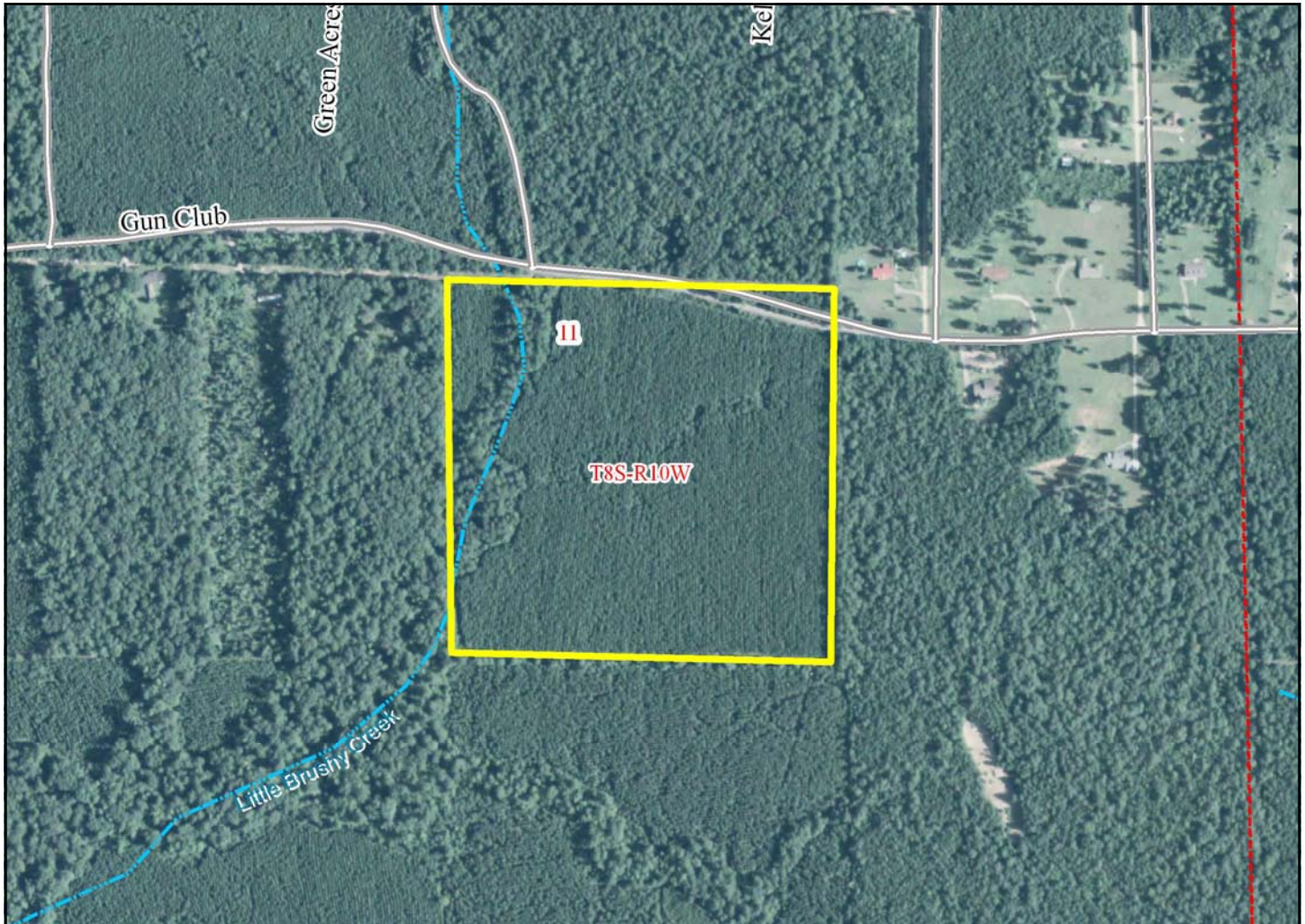
The Green Acres Tract is +/-40 acres located on Gun Club Road in northern Cleveland County, Arkansas. This tract has great road frontage and available utilities for a rural home site or possible division. The tract has a well stocked pine plantation that was professionally established using bedding at site preparation and has now just finished its 9th growing season. Trees are estimated at about 25-30 feet in height and offer great long term growth potential. A small strip of land lying north of the road is heavily stocked with timber and a stream passing through the tract has a timbered buffer offering good hunting opportunities.




KINGWOOD
FORESTRY SERVICES, INC.
Quality, Dependability, and Service

Green Acres Tract
Cleveland County, AR

KFS #1128
\$91,826.00



The Green Acres Tract is located in a rural residential area, with several homes located on adjoining lands. Utilities are available to the property.

Driving Instructions:

From downtown Rison, Arkansas, travel northeast on Highway 133 for about 8.2 miles to Gun Club Road on the right. Turn right (East) onto Gun Club Road and continue for about 1.1 miles to the tract. Kingwood Land For Sale signs mark the property. Orange boundary line paint can be found in many places around the perimeter.

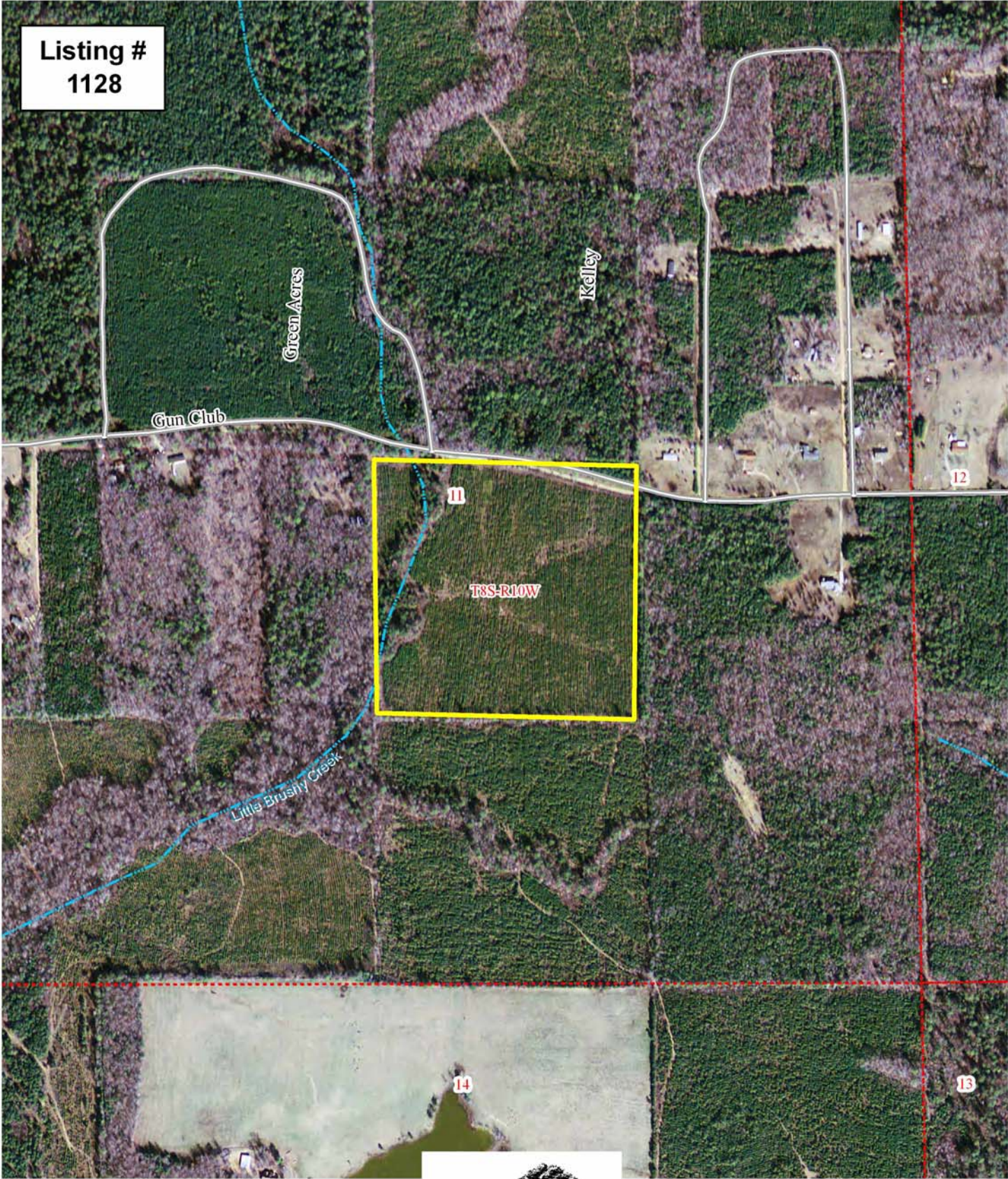
For more information, contact Ben Ballard 1-800-308-3831 or visit our website.

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.

LAND FOR SALE
Green Acres Tract +/-40 Acres
Sec. 11, T8S, R10W
Cleveland County, AR

Listing #
1128



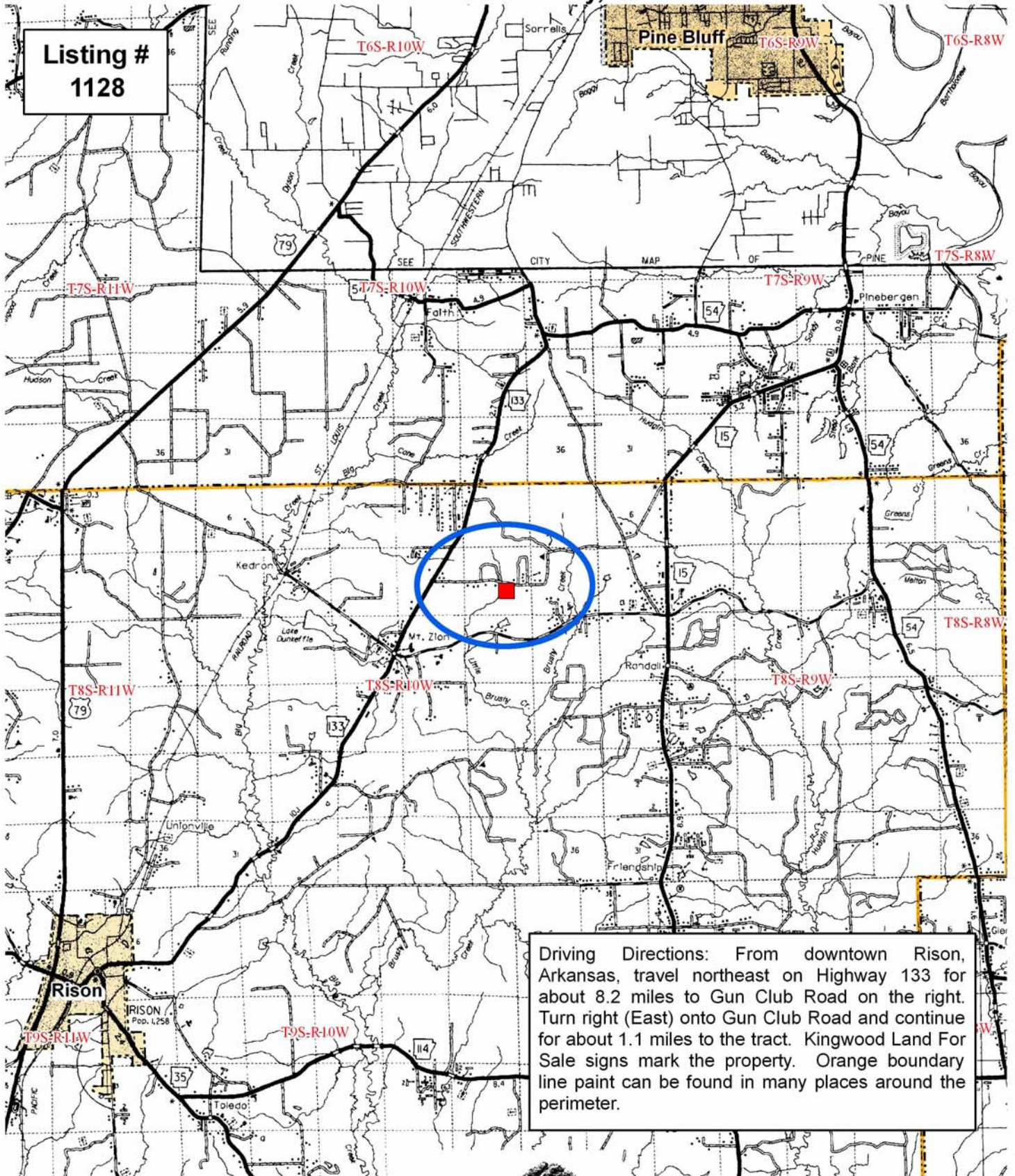
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0 1 2 4 Miles



Green Acres Tract Cleveland County, AR

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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 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.
- 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.
- 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.
- No environmental inspection or representation has been or will be made by Seller.
- 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.
- 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.
- 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.
- 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.
- 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 the land sale should be directed to licensed agent Ben Ballard or licensed broker John McAlpine of Kingwood Forestry Services at 870-367-8567.

www.kingwoodforestry.com/realestate.htm

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

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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 ***