

Webb North Tract

KFS #1098

- **160+ Acres**
- **Great Timberland Investment Combined with Hunting & Recreation**
- **Two Ages of Pine Plantation**
- **Located close to Pine Bluff, Arkansas**
- **Cypress Slough offers Wildlife Diversity**

\$288,000.00

KINGWOOD FORESTRY
SERVICES, INC.

145 GREENFIELD DR
P.O. BOX 1290
MONTICELLO, AR 71655

Phone: (870) 367-8567

Fax: (870) 367-8424

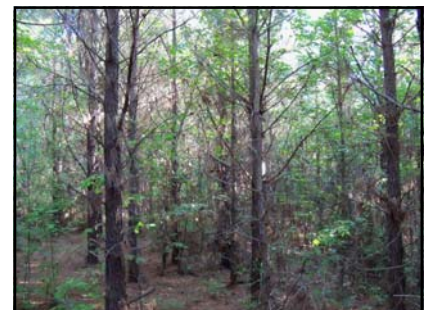
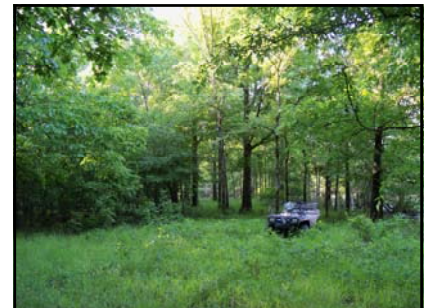
E-mail:

monticello@kingwoodforestry.com

www.kingwoodforestry.com



The Webb North Tract is +/-160 Acres of timberland and hunting land located just south of Pine Bluff, Arkansas. The property comes with an additional lot of land that provides access to a residential street off of Highway 63 providing excellent access. The tract consists of both upland and bottomland. The upland area has two ages of pine plantations that offer great long term investment, as well as, immediate timber harvest potential. The bottomland area consists of a mix of floodable cypress sloughs and bottomland hardwood timber. There are several open food plots that have been developed that provide some large hunting set ups. The cypress slough offers the opportunity for some duck hunting in addition to the great deer hunting.



Webb North Tract

Jefferson County, AR

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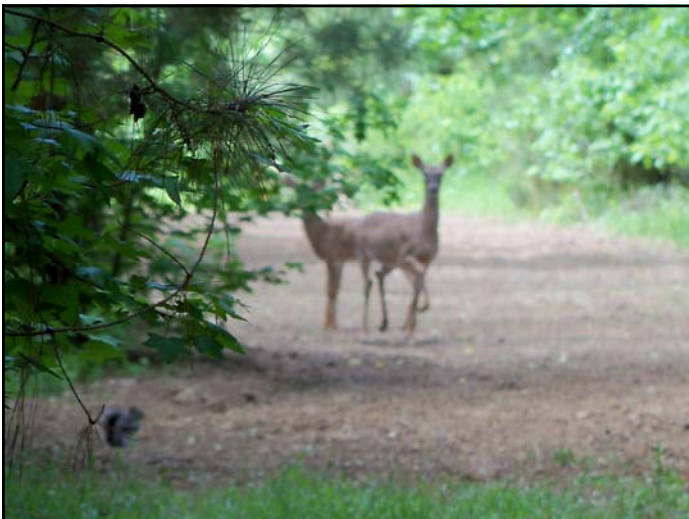


Flooding Cypress Slough offers hunting and fishing opportunities



Bottomland Hardwood Areas offer great wildlife habitat

The tract has two ages of pine plantations and a nice area of bottomland hardwood timber and flooded cypress brake area. The tract has about 48 acres of 12+ year old plantation that is in need of a first thinning and about 26 acres of 8-10 year old plantation that will be nearing time for a first thinning in the next few years. About 81 acres of the tract is hardwood timber and cypress area with some large food plots spread throughout. The cypress area offers some opportunity for duck hunting in addition to the deer hunting that is readily available on the upland areas.



Habitat is perfect for white tailed deer with numerous food plots, year round water sources and a mix of both hardwood timber and pine



Two ages of pine plantations offer great long term timber growth potential to the owner. One stand is ready to thin now.

www.kingwoodforestry.com/realestate.htm

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

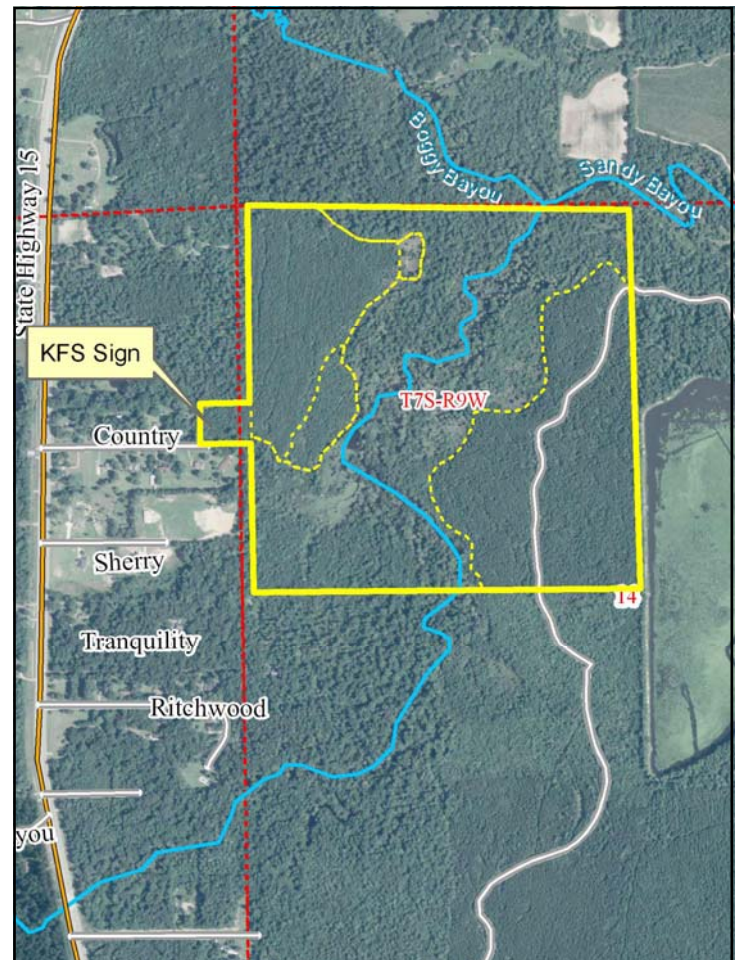
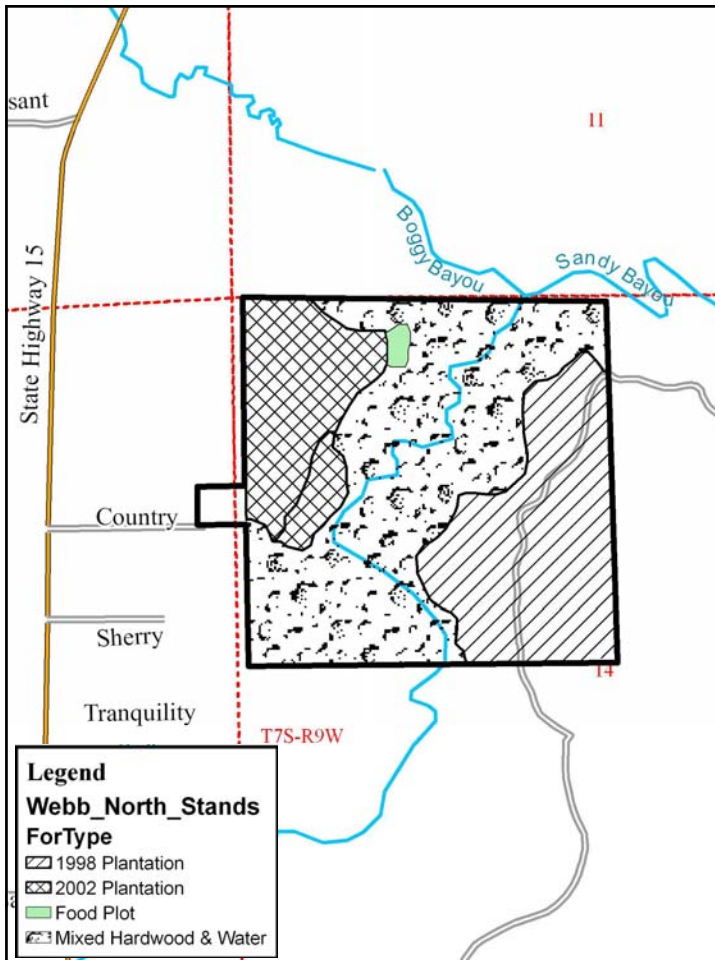
Kingwood Forestry Services, Inc. represents the interests of the Seller of this property. All information presented in this flyer is believed to be accurate. Buyers are responsible for verifying information on this tract for themselves.

Kingwood makes no representation for the Buyer.

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Driving Instructions:

From the intersection of I-530 and Highway 63 at Pine Bluff (Walmart), travel south on Highway 63 for 3.9 miles to Country Lane. Turn left (East) onto Country Lane and go to the end of the road at Cul-de-Sac. A Kingwood Land For Sale sign marks the property on the left. A woods road will travel into the property. An ATV is best used to get around the property.

www.kingwoodforestry.com/realestate.htm

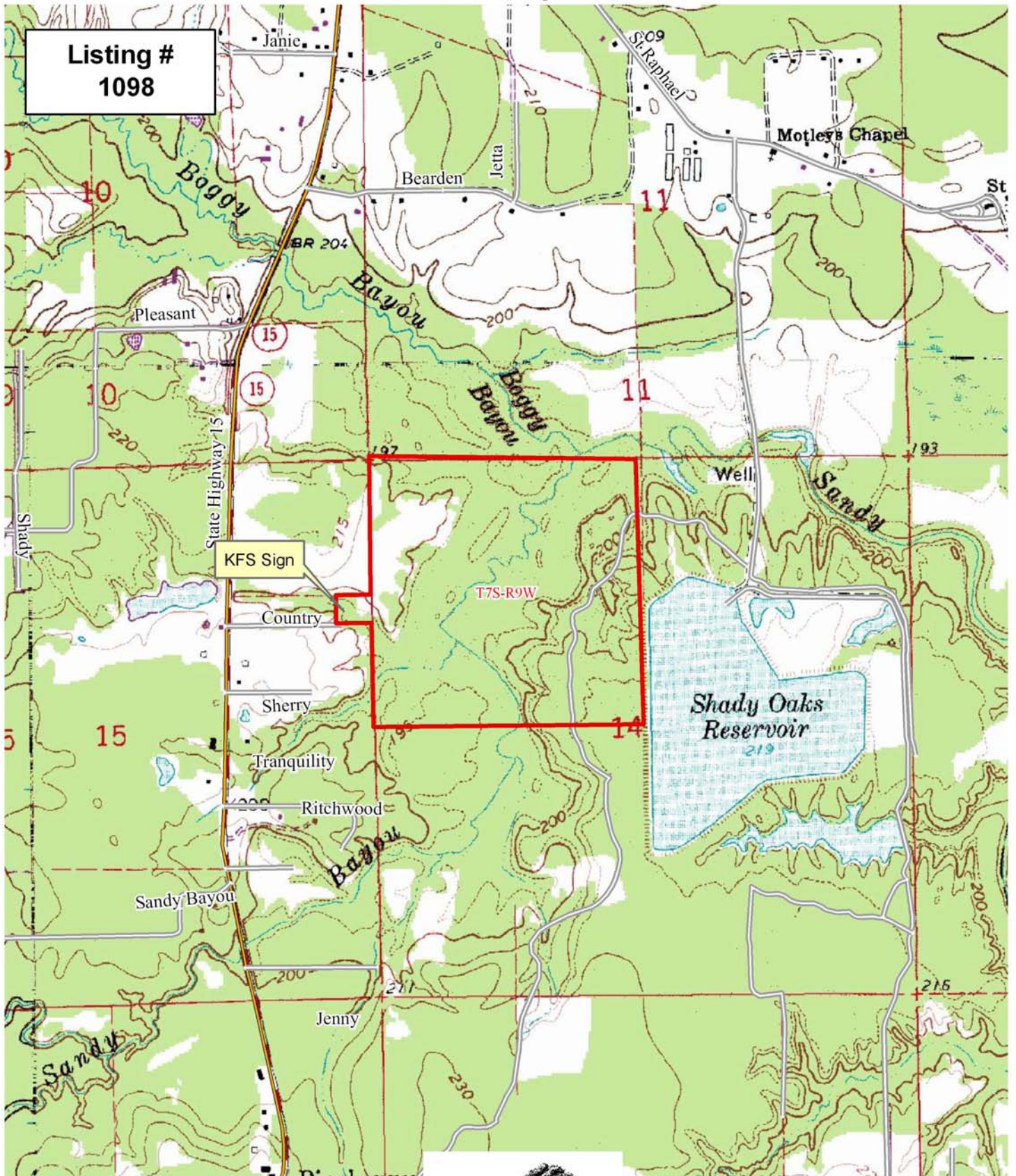
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LAND FOR SALE
Webb North Tract - +/-460 Acres
Section 14, Township 7 South, Range 9 West
Jefferson County, Arkansas

Listing #
1098

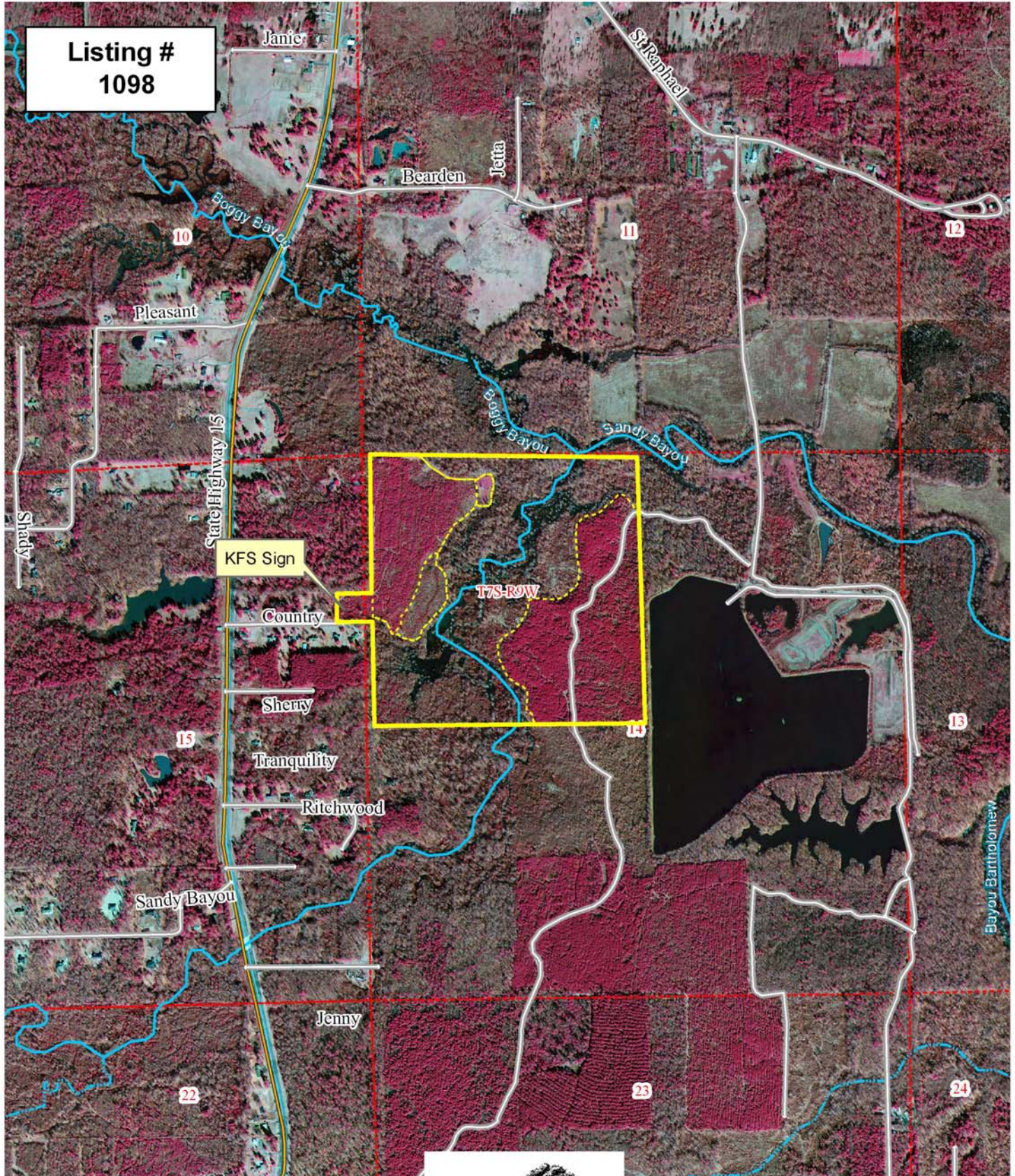


0 0.125 0.25 0.5 Miles



LAND FOR SALE
Webb North Tract - +/-160 Acres
Section 14, Township 7 South, Range 9 West
Jefferson County, Arkansas

Listing #
1098



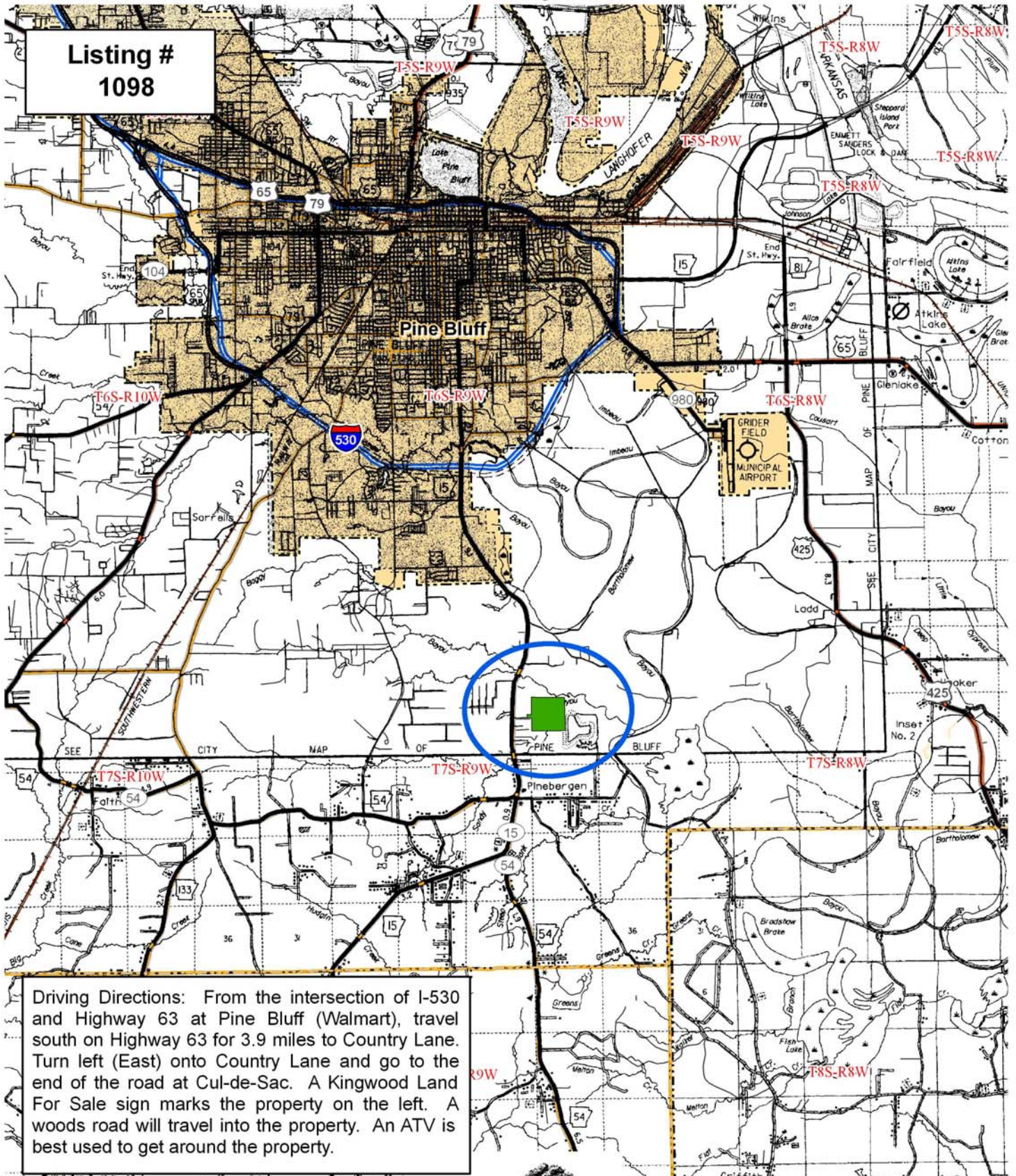
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Miles



Created By: BDB
Printed Date: 6-30-10

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Webb North Tract - +/-160 Acres
Section 14, Township 7 South, Range 9 West
Jefferson County, Arkansas

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0 1 2 4 Miles

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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, with title assured through seller-provided title insurance policy. No environmental inspection or representation has been or will be made by seller. Any mineral rights which are owned by the seller will be conveyed to the buyer without warranty of any kind.

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 be required by a lender to purchase a lender's title insurance policy the Buyer will pay any fees for such policy.

A local title company selected by Seller will conduct the closing with Buyer and Seller each paying one-half of 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 prior to the bid date stated in this notice. 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 assume 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 agents Sam Denison or Ben Ballard or licensed broker John McAlpine of Kingwood Forestry Services at 870-367-8567.

www.kingwoodforestry.com/realestate.htm

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Kingwood makes no representation for the Buyer.

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 ***