

RECTOR TRUST ESTATE

MAYBERRY SPRINGS TRACT #3

TIMBERLAND/DEVELOPMENT PROPERTY

Highway 270 Frontage

Development Site Opportunities

Timberland Investment

10 Miles west of Hot Springs, AR

TRACT #3

±150 ACRES FOR SALE AT \$505,600

±40 ACRES FOR SALE AT \$109,000

- OR COMBINED -

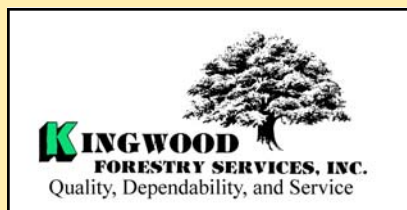
±190 ACRES FOR SALE AT \$581,650

Arkadelphia, Arkansas

No. 4 Executive Circle
P.O. Box 65
Arkadelphia, Arkansas 71923

Phone: 870-246-5757
Fax: 870-246-3341
Email: arkadelphia@kingwoodforestry.com

Offered By



Other Kingwood Locations

Monticello, Arkansas
145 Greenfield Drive
Monticello, Arkansas 71655
Phone: 870-367-8567

Texarkana, Texas
4414 Morris Lane
Texarkana, Texas 75505
Phone: 903-831-5200

www.kingwoodforestry.com/realestate.htm

Mayberry Springs Tract #3

±150 Acres—\$505,600.00

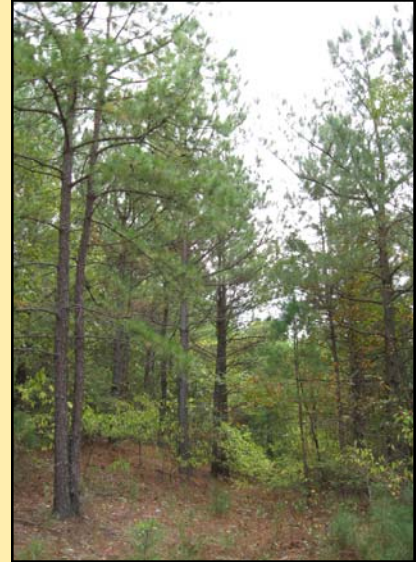
±40 Acres-\$109,000.00

Or the Combined 190 Acres—\$581,650.00

**LOCATED ON HIGHWAY 270
BETWEEN HOT SPRINGS
&
CRYSTAL SPRINGS
IN GARLAND COUNTY, ARKANSAS**



Old Mayberry Inn



Pine Plantation established in 1992.

Over 3,900 feet of Highway 270 Frontage along the north boundary. The subject is located approximately 10 miles west of Hot Springs in rural Garland County, near the Bear community and Lake Ouachita. Topography is flat to rolling. A creek flows across the subject. Limited utilities are available at highway right-of-way.

The 40-acre tract contains a pine plantation established in 1992. Approximately 135 acres of the 150-acre tract contains a pine plantation established in 1992 with the residual acreage in a old home lot and native timber.

History of Mayberry Inn:

The property was purchased in 1888 by Elias William Rector, son of Governor Henry M. Rector, governor of Arkansas during the Civil War. The house, standing on the south tract along Highway 270, was built by David Mayberry around 1875, and was used as an inn to serve the public as the midway stop between Hot Springs and Mt. Ida.

The house is a former residence of James "Indian" Alcorn Rector. He was Arkansas' first Olympian, winning the Silver Medal for the 100 Meter Dash in the 1908 Olympics in London, England.

Directions to Mayberry Springs Tract #3:

From Hot Springs, take Highway 270 West approximately 10 miles. The tract is approximately one mile west of the Highway 227 South junction (to Sunshine) and two miles east of Crystal Springs. Tract #3 is located on the south side of Highway 270.

www.kingwoodforestry.com/realestate.htm

Contact Terrell Baker or Pete Prutzman for more information: (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.

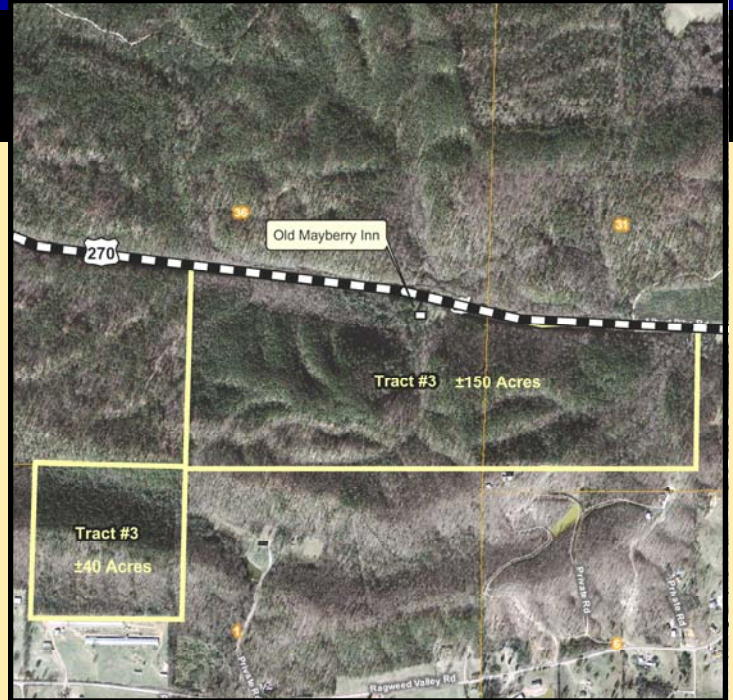
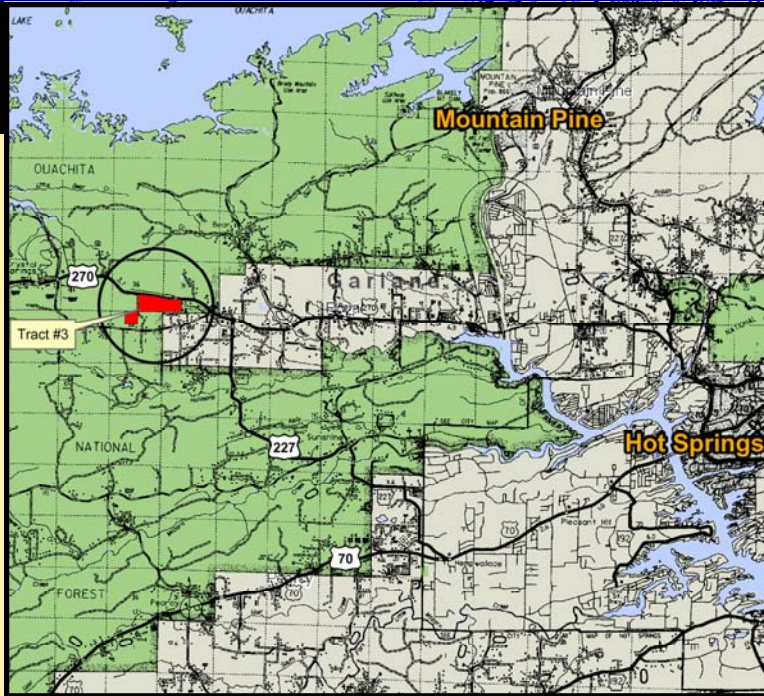
Buyers are responsible for verifying information on this tract for themselves.

Kingwood makes no representation for the Buyer.

RECTOR TRUST ESTATE

MAYBERRY SPRINGS TRACT #3

GARLAND COUNTY, ARKANSAS



Conditions of Sale:

-More information on our website: www.kingwoodforestry.com/realestate.htm

-Upon acceptance of an offer a more formal Contract of Sale, with earnest money of 10% of purchase price, will be executed between the successful offerer (or buyers) and landowner within seven days. A sample Contract of Sale may be provided in advance upon request. Terms are cash at closing.

-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. If required a survey expense will be shared between buyer and seller. Advertised maps are thought to be accurate but should not be considered as survey plats.

-Conveyance will be by General 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. Minerals owned by the seller will be conveyed without warranty.

-Seller will pay pro-rated property taxes (to date of closing), and deed preparation, and one-half of deed stamps. Buyer will pay recording fees and one-half of deed stamps.

-Garland County Title 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 the 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.

-Questions regarding the land sale should be directed to licensed brokers Terrell Baker or Pete Prutzman of Kingwood Forestry Services at (870) 246-5757; email tbaker@kingwoodforestry.com