

KINGWOOD FORESTRY SERVICES, INC.

LISTING #4663

LAND FOR SALE

Wales Road

- **Native Hardwood plus 2015 Pine Plantation**
- **Mountain Vistas**
- **42 Acres, more or less**
- **Great Hunting**

\$52,562.00

Please visit our website
www.kingwoodforestry.com
to view maps and photographs of this tract
and all of our active listings



*See this and other listings at
www.kingwoodforestry.com*



Kingwood Forestry Services, Inc. has been authorized to manage the sale of the Wales Road Tract described as SW¼ of SW¼, Section 33, Township 4 South, Range 22 West, containing 42 acres, more or less, Hot Spring County, Arkansas (see attached maps).

The tract is located approximately three (3) miles west of the Point Cedar community in the Centerpoint School District. Access is via gravel road with deeded easement from Highway 84. Terrain is rolling to steep. ±19 acres of ±2015 pine plantation and ±23 acres of native pine and hardwood. This property is ideal for an outdoorsman or long-term investor who enjoys beautiful mountain vistas and hunting their own property.

**Timberland
Investment &
Recreation**



KINGWOOD FORESTRY SERVICES, INC.
PHONE: (870) 246-5757 FAX: (870) 246-3341
4 EXECUTIVE CIRCLE P.O. Box 65
ARKADELPHIA, AR 71923

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.

**NOTICE OF LAND SALE
WALES ROAD TRACT (LISTING #4663)
HOT SPRING COUNTY, ARKANSAS**

Method of Sale: The tract is offered for sale for \$52,562.00. An Offer Form is attached. Mailed offers should be addressed to Kingwood Forestry Services, Inc., P. O. Box 65, Arkadelphia, Arkansas 71923 with **"Wales Road Tract"** clearly marked in the lower left corner of the envelope to protect security of the offer. On mailed offers, please call our office to confirm receipt of offer. Offers may also be delivered by fax to 870-246-3341, by e-mail to Arkadelphia@kingwoodforestry.com or hand-delivered to #4 Executive Circle, Arkadelphia, AR. All faxed / e-mailed offers will be immediately acknowledged. Please await confirmation that your faxed / e-mailed offer has been received.

Conditions of Sale:

1. All offers will be presented to Seller for consideration. Offers must remain valid for a minimum of five (5) business days for Seller to consider. Seller reserves the right to either counter offer or reject the offer.
2. Upon acceptance of an offer an Agreement of Sale will be executed between Buyer and Seller, with Buyer depositing earnest money of five percent (5%) 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 forty-five (45) days on a pre-scheduled date.
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 entire tract, regardless of acreage. Seller will not provide a survey.
4. 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.
5. No environmental inspection or representation has been or will be made by Seller.
6. Seller will pay prorated 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.
7. 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
8. 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.
9. 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.
10. 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.
11. Questions regarding the land sale should be directed to licensed agents Jimmy Don Thomas or Brian Clark, or broker Pete Prutzman, of Kingwood Forestry Services at 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.

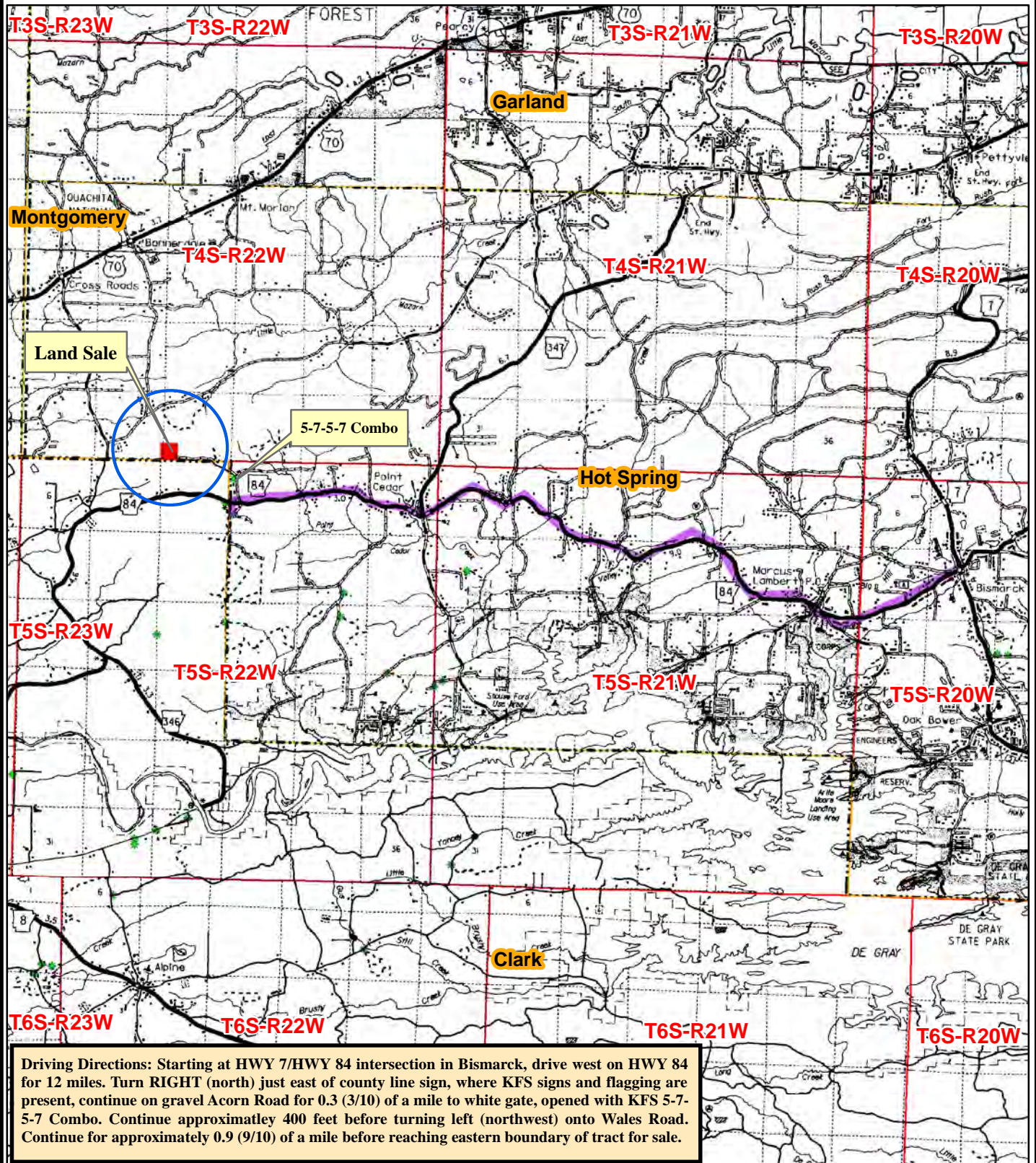
www.kingwoodforestry.com

NOTICE OF LAND SALE - Listing #4663

"Wales Road Tract"

SW¼ of SW¼, Sec. 33, T4S, R22W

Hot Spring County, Arkansas



0 0.75 1.5 3
Miles



Created: August, 2018
Drawn By: BJC

NOTICE OF LAND SALE - Listing #4663

"Wales Road Tract"

SW¼ of SW¼, Sec. 33, T4S, R22W

Hot Spring County, Arkansas

Land Sale Area ±42 Acres

Native Pine / Hardwood ±23 Acres

±2015 Pine Plt ±19 Acres

Legend

Section Line

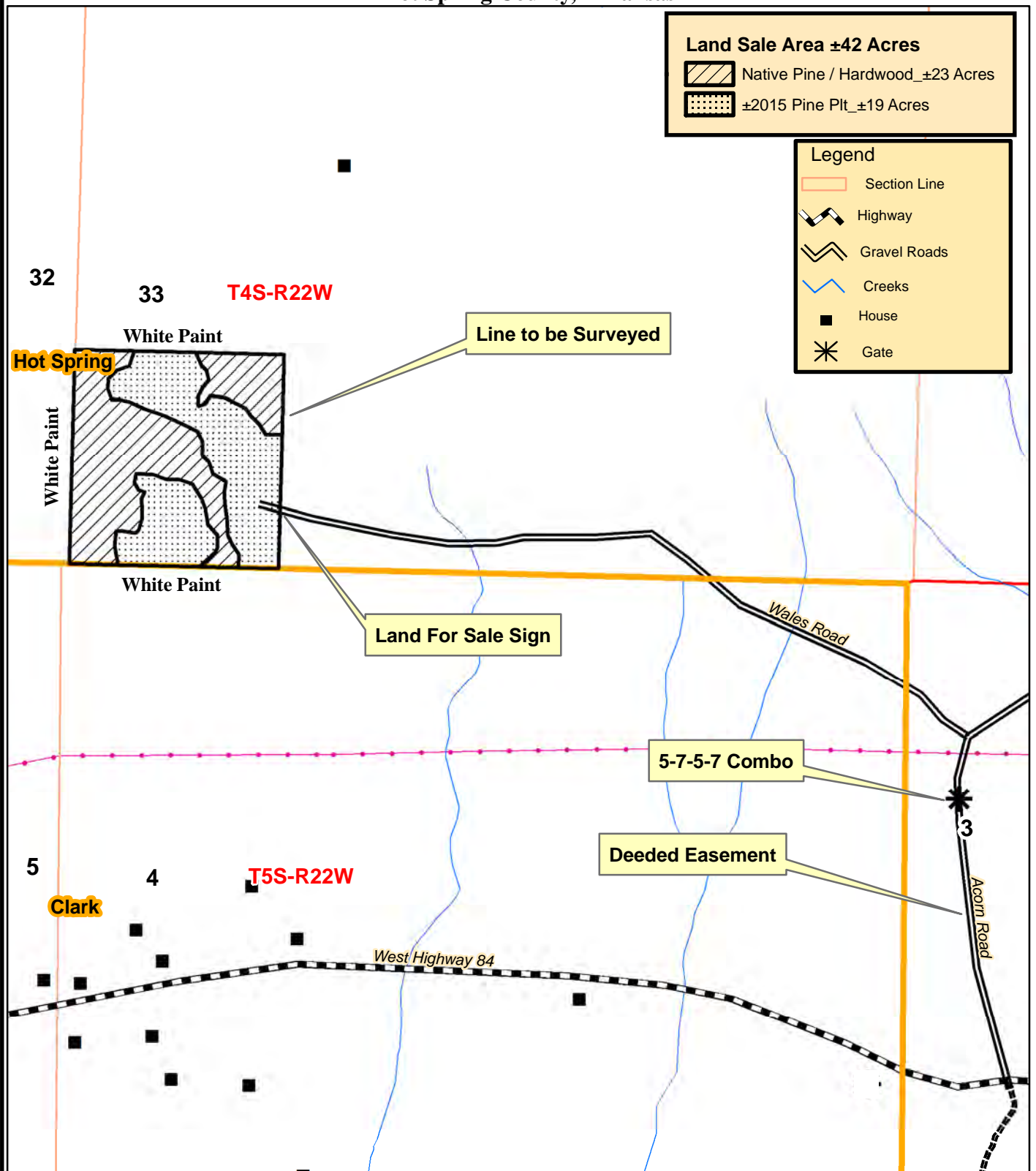
Highway

Gravel Roads

Creeks

House

Gate



0 0.125 0.25 Miles



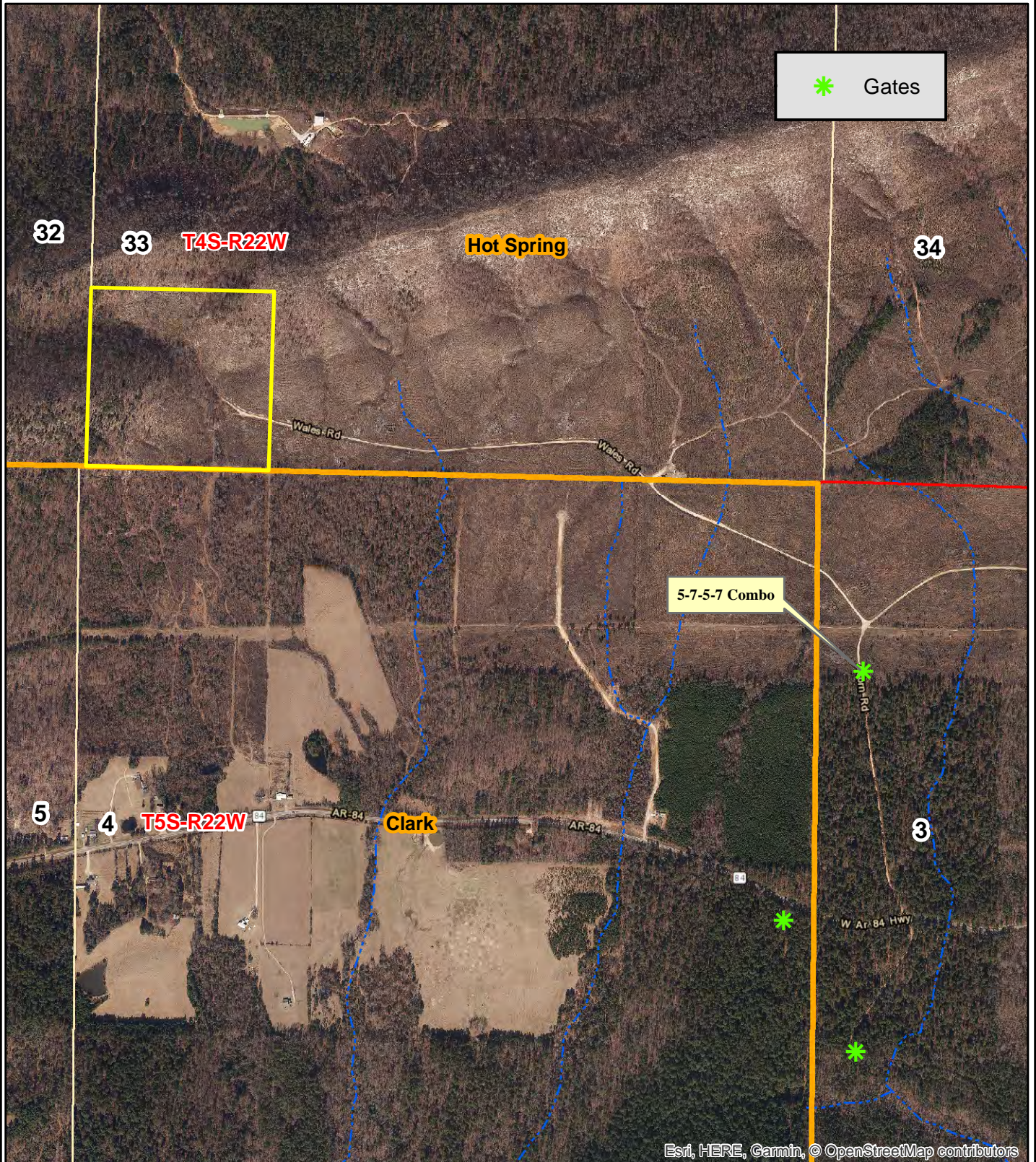
Created: August, 2018
By: ATG

NOTICE OF LAND SALE - Listing #4663

"Wales Road Tract"

SW¼ of SW¼, Sec. 33, T4S, R22W

Hot Spring County, Arkansas



0 0.075 0.15 0.3
Miles



Created: August, 2018
Drawn By: BJC

Hot Spring County, Arkansas



Created: August, 2018
Drawn By: BJC

OFFER FORM

WALES ROAD TRACT—LISTING #4663

Send Completed Offer Forms to us:

Mail: P.O. Box 65, Arkadelphia, AR 71923

Fax: 870-246-3341

Hand Deliver: #4 Executive Circle, Arkadelphia, AR 71923

E-mail: arkadelphia@kingwoodforestry.com

Reference is made to the Kingwood Forestry Services, Inc. Wales Road Tract Land Sale Notice. I submit the following as an offer for the purchase of the property further described as SW $\frac{1}{4}$ of SW $\frac{1}{4}$, Section 33, Township 4 South, Range 22 West, containing 42 acres, more or less, Hot Spring County, Arkansas (see attached maps). The tract is offered for sale at **\$52,562.00**.

My offer will remain valid for five (5) business days from this date. If my offer is accepted, I am ready, willing, able and obligated to execute a Contract of Sale within seven (7) business days of owner's acceptance with earnest money in the amount of five percent (5%) of purchase price. Closing date to occur within forty-five (45) days of contract execution on a prescheduled date. I have read and understand the Method of Sale and Conditions of Sale sections in this notice.

Send offer form to: Kingwood Forestry Services, Inc.
P.O. Box 65, Arkadelphia, AR 71923 or fax to 870-246-3341
E-mail completed offer form to: Arkadelphia@kingwoodforestry.com

Wales Road Tract (Listing #4663, \pm 42 Acres): \$ _____

Date: _____

Fax No.: _____

Name: _____
Printed

Phone No.: _____

Name: _____
Signed

Email: _____

Address: _____
Street City, State, Zip

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

AREA BELOW FOR KINGWOOD USE ONLY

Offer Acknowledged by Agent / Broker: _____
Name Date

05059Hb028

