

KINGWOOD FORESTRY SERVICES, INC.

LISTING #4660

LAND FOR SALE

Little Mo Tract

- **River Frontage**
- **Frontage on Highway 67**
- **Hardwood & Pine Timber**

\$341,126.00

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



Kingwood Forestry Services, Inc. has been authorized to manage the sale of the Little Mo Tract described as Part of N $\frac{1}{2}$ of NW $\frac{1}{4}$, Part of N $\frac{1}{2}$ of NE $\frac{1}{4}$, Section 13; part of W $\frac{1}{2}$ of SE $\frac{1}{4}$, Section 12; all located in Township 10 South, Range 22 West, containing a total of 145.16 acres, more or less, Nevada County, Arkansas (see attached maps).

The tract is located about six (6) miles northeast of Prescott. Access is one-half ($\frac{1}{2}$) mile frontage on Arkansas Highway 67. Electricity is available at road right-of-way. Little Missouri River runs along eastern border of property, with over one-quarter ($\frac{1}{4}$) mile river frontage. Timber consists of pine and hardwood. Timber volume estimates available upon request. This tract is a timberland investment with development potential. Tract also offers a variety of wildlife habitats and multiple recreational uses.



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
LITTLE MO TRACT (LISTING #4660)
NEVADA COUNTY, ARKANSAS**

Method of Sale: The tract is offered for sale for \$341,126.00. An Offer Form is attached. Mailed offers should be addressed to Kingwood Forestry Services, Inc., P. O. Box 65, Arkadelphia, Arkansas 71923 with "**Little Mo 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 Agreement of Sale may be provided upon request. Terms are cash at closing. Closing is expected 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 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 reserve all sand, rock, and gravel, and 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 total 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 the closing between Buyer and Seller with Buyer paying for any fees associated with closing services.
8. Kingwood Forestry 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 warrant the conditions of the property, including access routes, and all persons entering upon the property do so at their own risk and accept said property in its existing condition during such inspections and 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.
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 Brian Clark, Drew Griffin, or Jimmy Don Thomas of Kingwood Forestry Services at 870-246-5757.

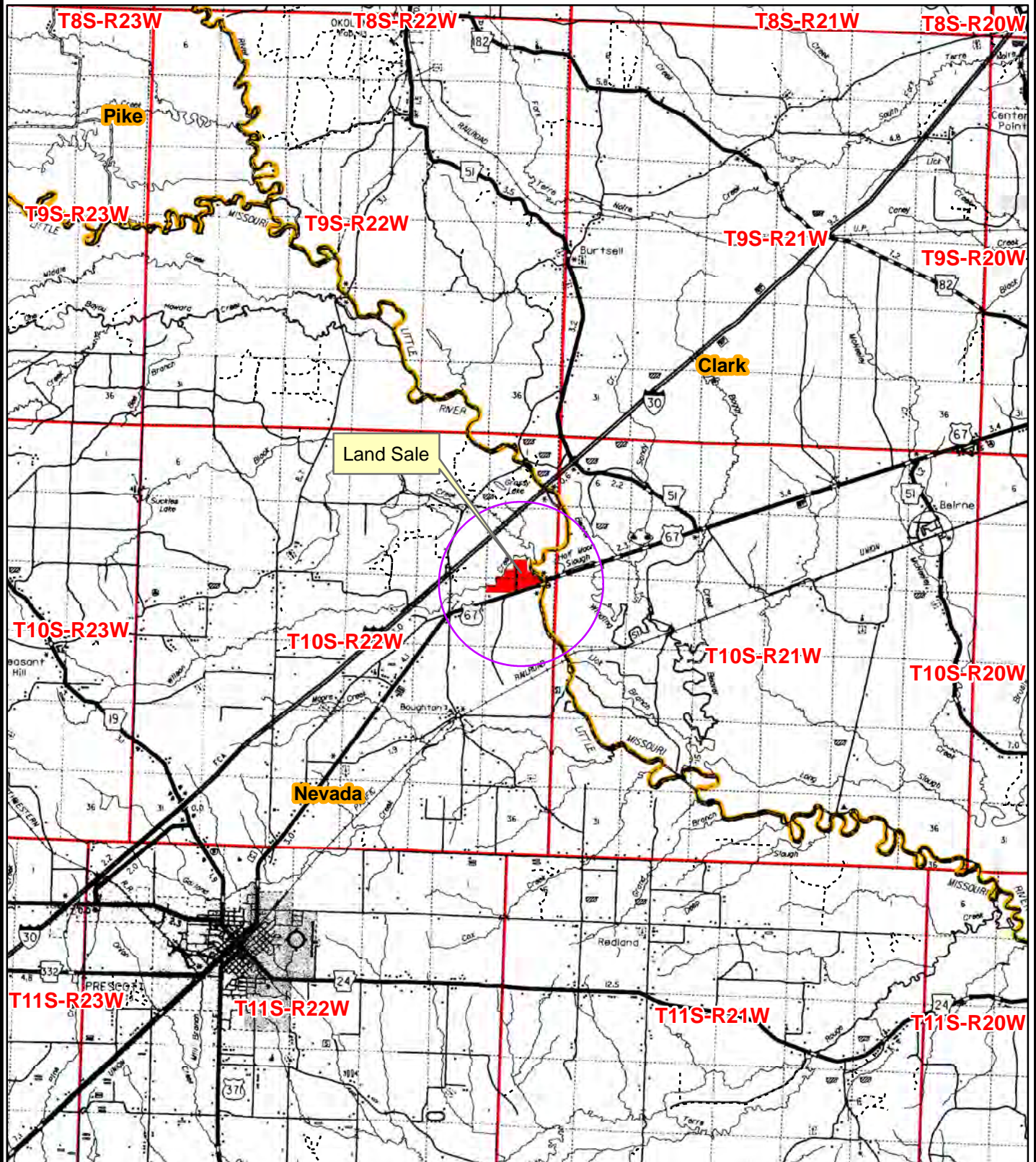
www.kingwoodforestry.com

NOTICE OF LAND SALE - Listing #4660

"Little Mo Tract"

Pt. Sec. 12 & 13, T10S, R22W

Nevada County, Arkansas



0 0.5 1 2 3
Miles




Date: 9/18/2018
ESRI Aerial Photography
Drawn By: BJC

NOTICE OF LAND SALE - Listing #4660

"Little Mo Tract"

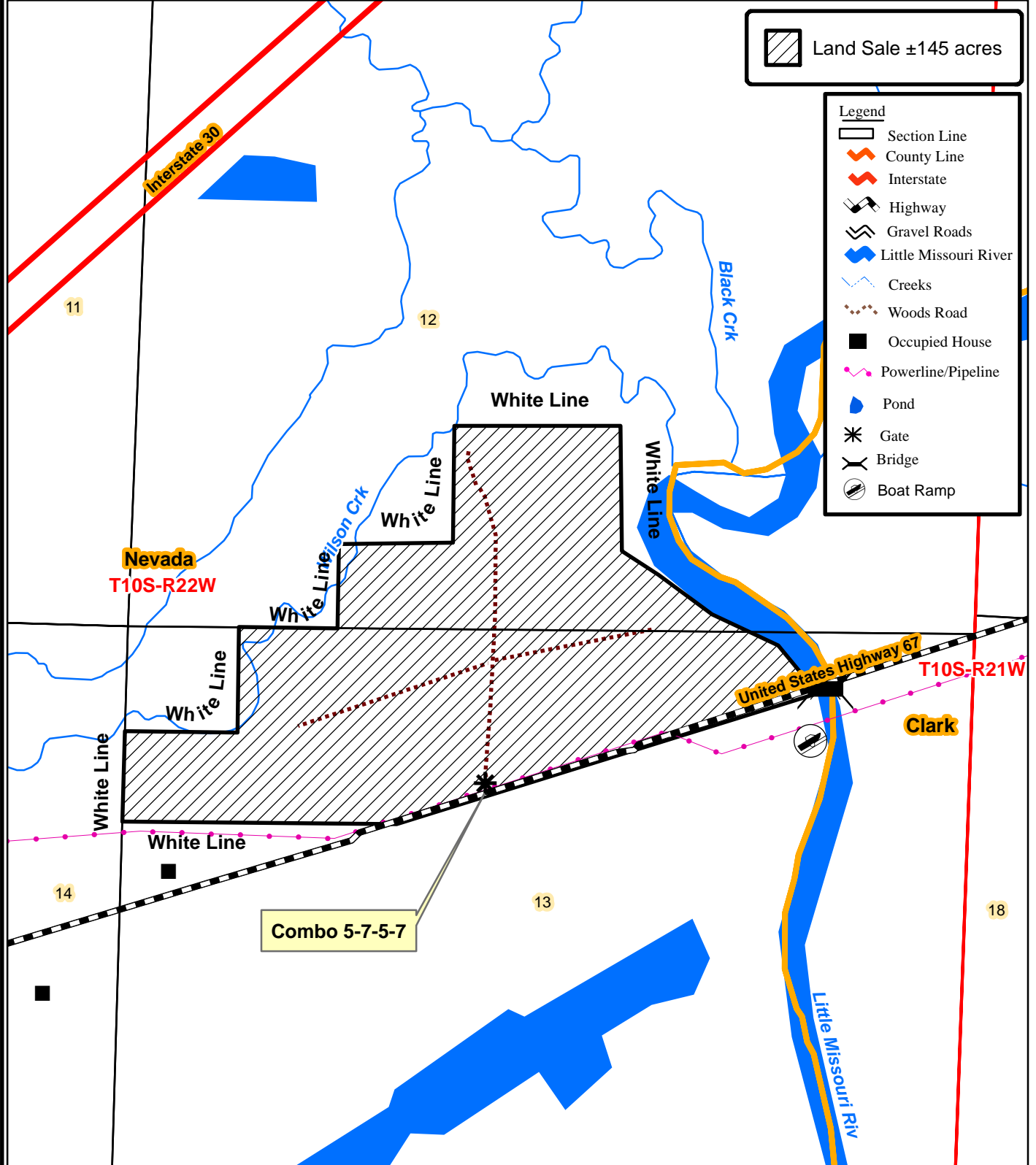
Pt. Sec. 12 & 13, T10S, R22W


Nevada County, Arkansas

 Land Sale ±145 acres

Legend

-  Section Line
-  County Line
-  Interstate
-  Highway
-  Gravel Roads
-  Little Missouri River
-  Creeks
-  Woods Road
-  Occupied House
-  Powerline/Pipeline
-  Pond
-  Gate
-  Bridge
-  Boat Ramp

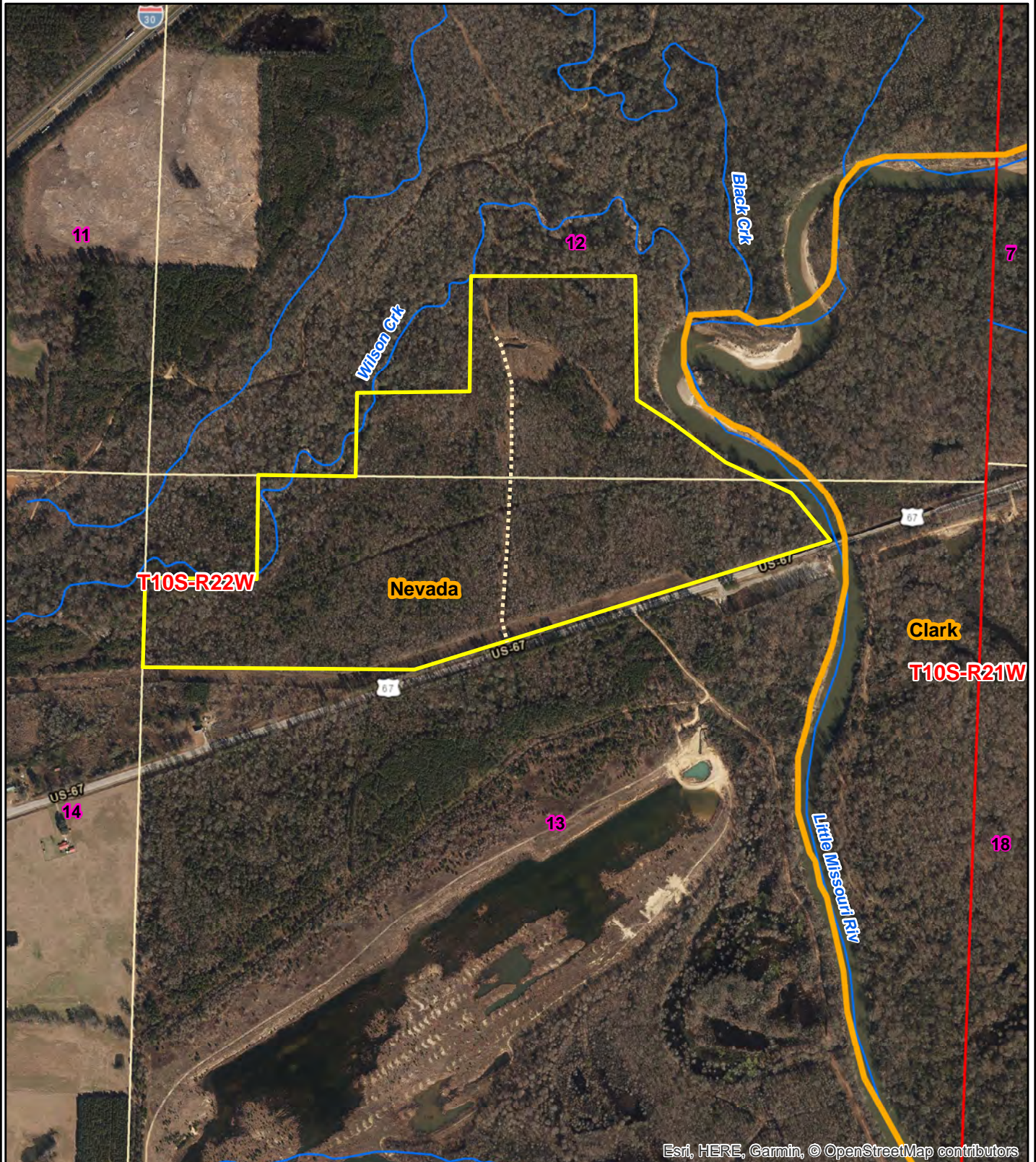


0 0.125 0.25
 Miles



Date: 10/4/2018
ESRI GIS Mapping
Drawn By: BJC

NOTICE OF LAND SALE - Listing #4660
"Little Mo Tract"
Pt. Sec. 12 & 13, T10S, R22W
Nevada County, Arkansas



Esri, HERE, Garmin, © OpenStreetMap contributors

0 0.125 0.25
Miles



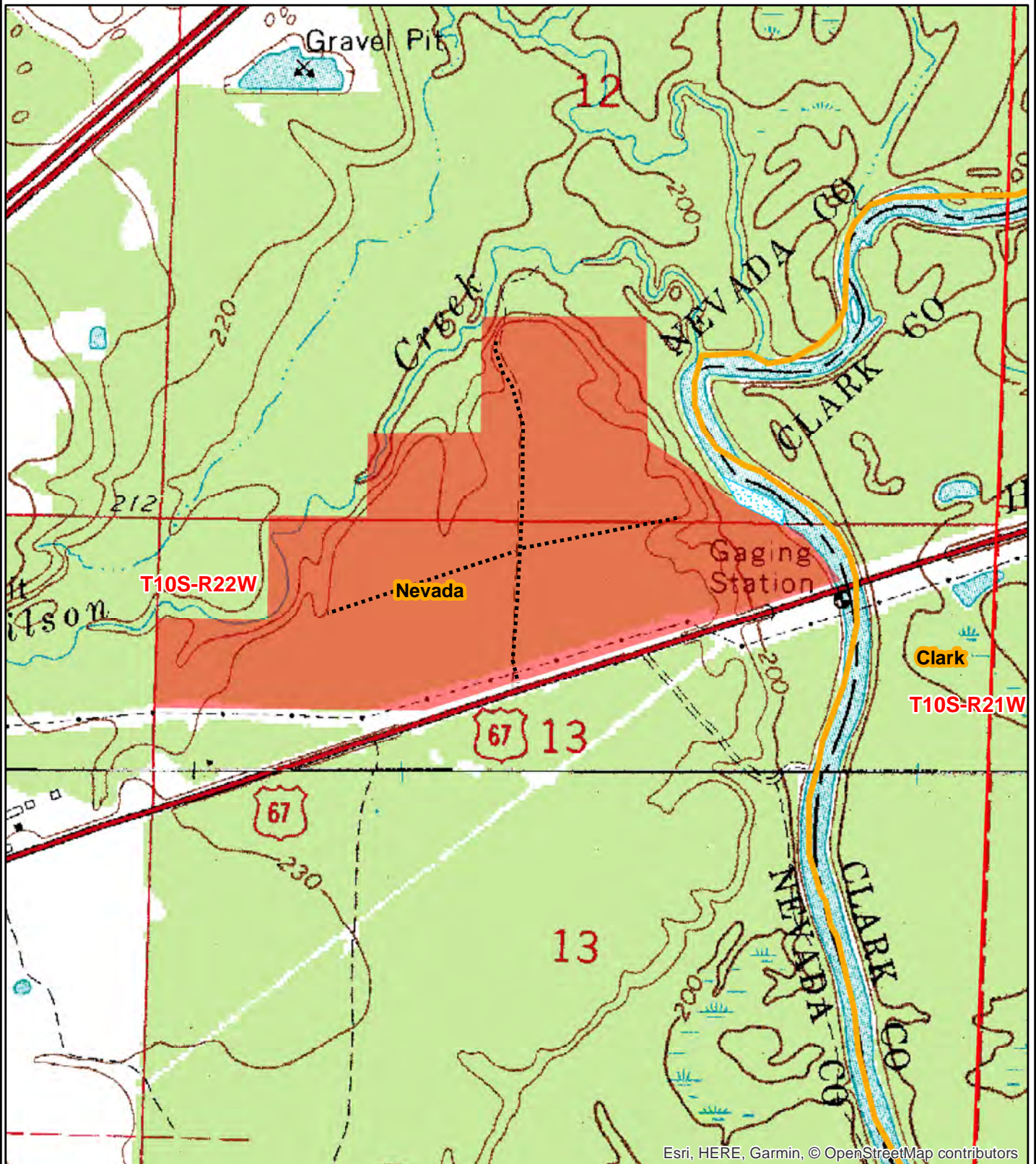
Date: 9/18/2018
ESRI Aerial Photography
Drawn By: BJC

NOTICE OF LAND SALE - Listing #4660

"Little Mo Tract"

Pt. Sec. 12 & 13, T10S, R22W

Nevada County, Arkansas



Esri, HERE, Garmin, © OpenStreetMap contributors

0 0.125 0.25
Miles



Date: 10/4/2018
ESRI Aerial Photography
Drawn By: BJC

OFFER FORM

LITTLE MO TRACT—LISTING #4660

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. Little Mo Tract Land Sale Notice. I submit the following as an offer for the purchase of the property further described as Part of N½ of NW¼, Part of N½ of NE¼, Section 13; Part of W½ of SE¼, Section 12; all located in Township 10 South, Range 22 West, containing a total of 145.16 acres, more or less, Nevada County, Arkansas (see attached maps). The tract is offered for sale at **\$341,126.00**, with surface and subsurface mineral rights reserved.

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 ten percent (10%) of purchase price. Closing date to occur within forty-five (45) days of contract execution. 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

Little Mo Tract (Listing #4660—145.16± 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: _____
05099Hb002 Name Date

