

**Kingwood Forestry Services, Inc.**

**LISTING # 7364**

## NOTICE OF LAND SALE

**Cheatham Tract**

- 80 ACRES, HEMPSTEAD COUNTY
- COUNTY WATER AVAILABLE
- ELECTRICITY ON THE PROPERTY
- POTENTIAL HOMESITE LOCATIONS
- NO ZONING RESTRICTIONS
- 1/4 MILE COUNTY ROAD FRONTAGE
- GENTLY SLOPING TERRAIN
- SMALL STOCK POND



**List Price:**  
**\$160,000.00**  
**(\$2,000/Acre)**

### **POSSIBLE HOMESTE WITH ELECTRICITY, WATER & HAY FIELD**

This tract has 45 acres of improved hayfield and another 35 acres that has been cleared for conversion to hayfield. It has the potential for rural residential and county water at the road. It also has electricity at the gravel county road as well as a line into the property for 1/4 mile. It's fenced on two sides. This tract has several options awaiting the new owner. Come see the potential today!

You are welcome to view the property on your own, or you can contact listing broker Carl Herberg for a showing.

Phone: (903) 831-5200

[texarkana@kingwoodforestry.com](mailto:texarkana@kingwoodforestry.com)



*See this listing and more at:  
[www.kingwoodforestry.com](http://www.kingwoodforestry.com)*



**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.

Cheatham Tract  
Hempstead County, Arkansas



KFS Listing #: 7364  
\$160,000.00

### **Method of Sale**

All offers must be submitted on the attached offer form. No phone/verbal offers will be accepted. Please submit offers by e-mail, US mail, or hand deliver. E-mail offers to [texarkana@kingwoodforestry.com](mailto:texarkana@kingwoodforestry.com). Mail offers to Kingwood Forestry Services, Inc., P.O. Box 5887 Texarkana, TX 75505. Hand deliver to 4414 Galleria Oaks Dr. Texarkana, TX 75503. Please call our office to confirm receipt of e-mailed and mailed offers at (903) 831-5200.

### **Conditions of Sale:**

1. The Seller reserves the right to accept or reject any offer. Final approval of the sale is subject to the Hempstead County Probate Court.
2. Upon acceptance of an offer, a formal Contract of Sale will be executed with earnest money in the amount of five percent (5%) of purchase price. A sample Contract of Sale may be provided in advance upon request. Terms are cash at closing. Offers contingent on a loan approval or an appraisal will not be accepted. Offers submitted will remain valid until the Hempstead County Probate Court can meet to approve the sale. This is expected to take 1-3 weeks. Closing is expected to occur within 30-45 days of Probate Court approval.
3. Only offers for a specific dollar amount will be accepted. Seller will not provide a survey. The attached tract map is thought to be accurate but should not be considered as a survey plat.
4. Conveyance will be 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. No environmental inspection or representation has been or will be made by seller. Seller will convey any mineral rights owned.
5. Seller will pay for title insurance policy, prorated property taxes to date of closing, Kingwood's sales commission, and any Probate Court fees.
6. Buyer will pay deed preparation, real estate transfer tax, closing fees and recording fees. Should Buyer be required by a lender to purchase a lender's title insurance policy, the Buyer will pay any fees for such policy.
7. It is understood that the property is being sold "As is, where is, and with all faults" condition. Seller makes no representations or warranties of any kind with respect to the condition or value of the Property or its fitness, suitability or acceptability for any particular use or purpose.
8. Property inspections shall be done in daylight hours. Seller and Kingwood Forestry Services, Inc. in no way make any representations or warranties regarding the conditions of the property, including any and all access routes, and all persons entering upon the property do so at their own risk and accept said property "as-is" in its existing condition during such inspections. All persons entering upon the property assume all risks and liabilities and agree to indemnify, defend, and hold harmless Seller, its affiliates, officers, directors, managers, agents, representatives and employees from and against any and all claims, demands, causes of action, injuries (including death) and damages resulting from any accident, incident, or occurrence arising out of, incidental to or in any way resulting from his or her inspection of the property or his or her exposure to the conditions of the property.
9. 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.
10. Kingwood Forestry is the real estate firm acting as the 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.
11. Questions regarding the land sale should be directed to licensed broker Carl Herberg of Kingwood Forestry Services at 903-831-5200.

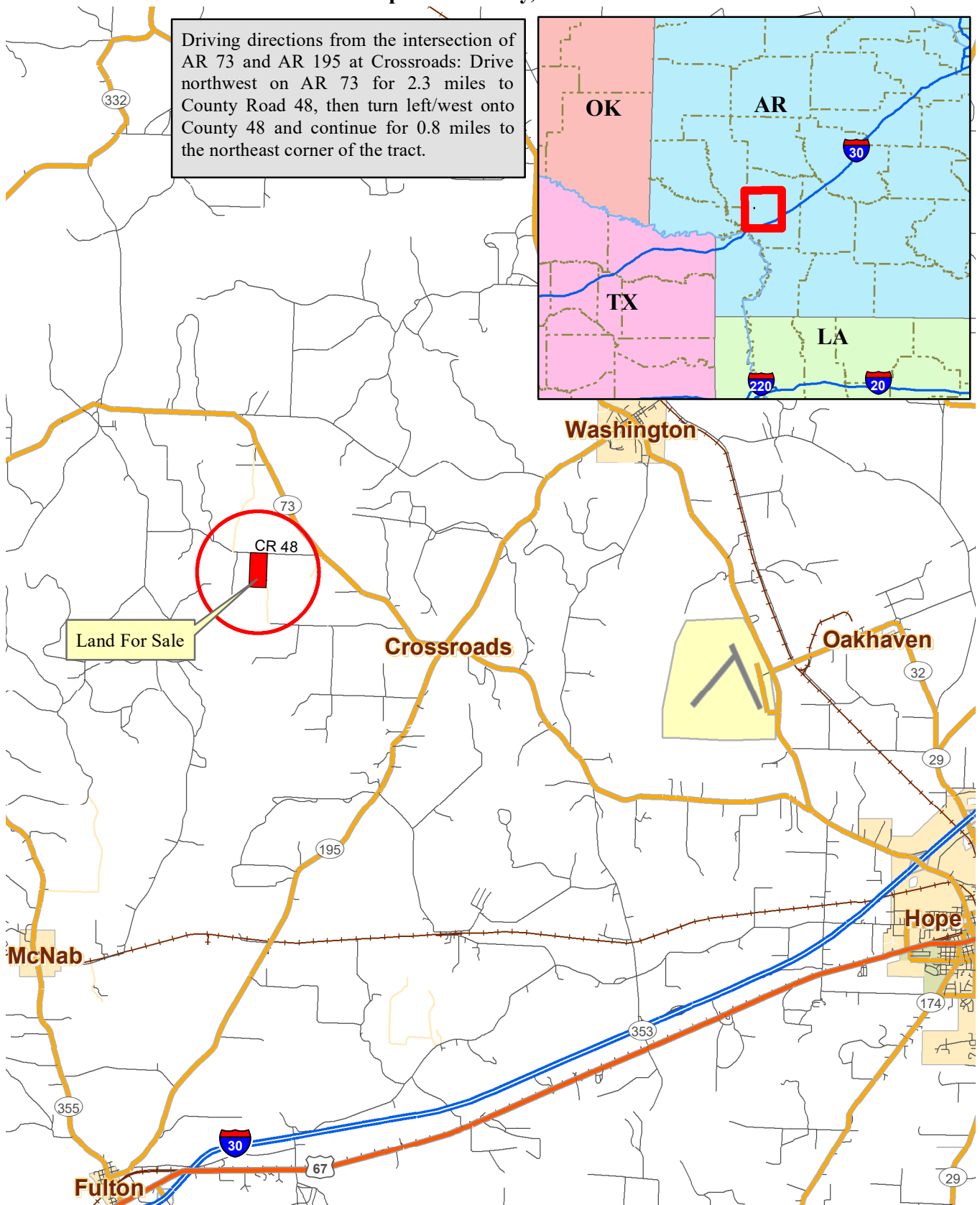
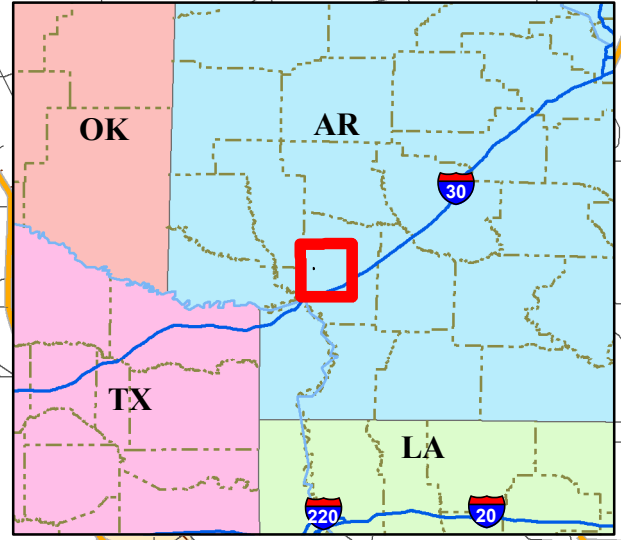
**For more information, call (903) 831-5200 or visit our website at:  
[www.kingwoodforestry.com](http://www.kingwoodforestry.com)**

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**  
**\$160,000.00**  
**Cheatham Tract**  
**Listing # 7364 +/- 80 Acres**  
**Hempstead County, Arkansas**

Driving directions from the intersection of AR 73 and AR 195 at Crossroads: Drive northwest on AR 73 for 2.3 miles to County Road 48, then turn left/west onto County 48 and continue for 0.8 miles to the northeast corner of the tract.





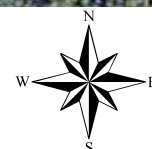
**Land for Sale**  
**\$160,000.00**  
**Cheatham Tract**  
**Listing # 7364 +/- 80 Acres**  
**Hempstead County, Arkansas**



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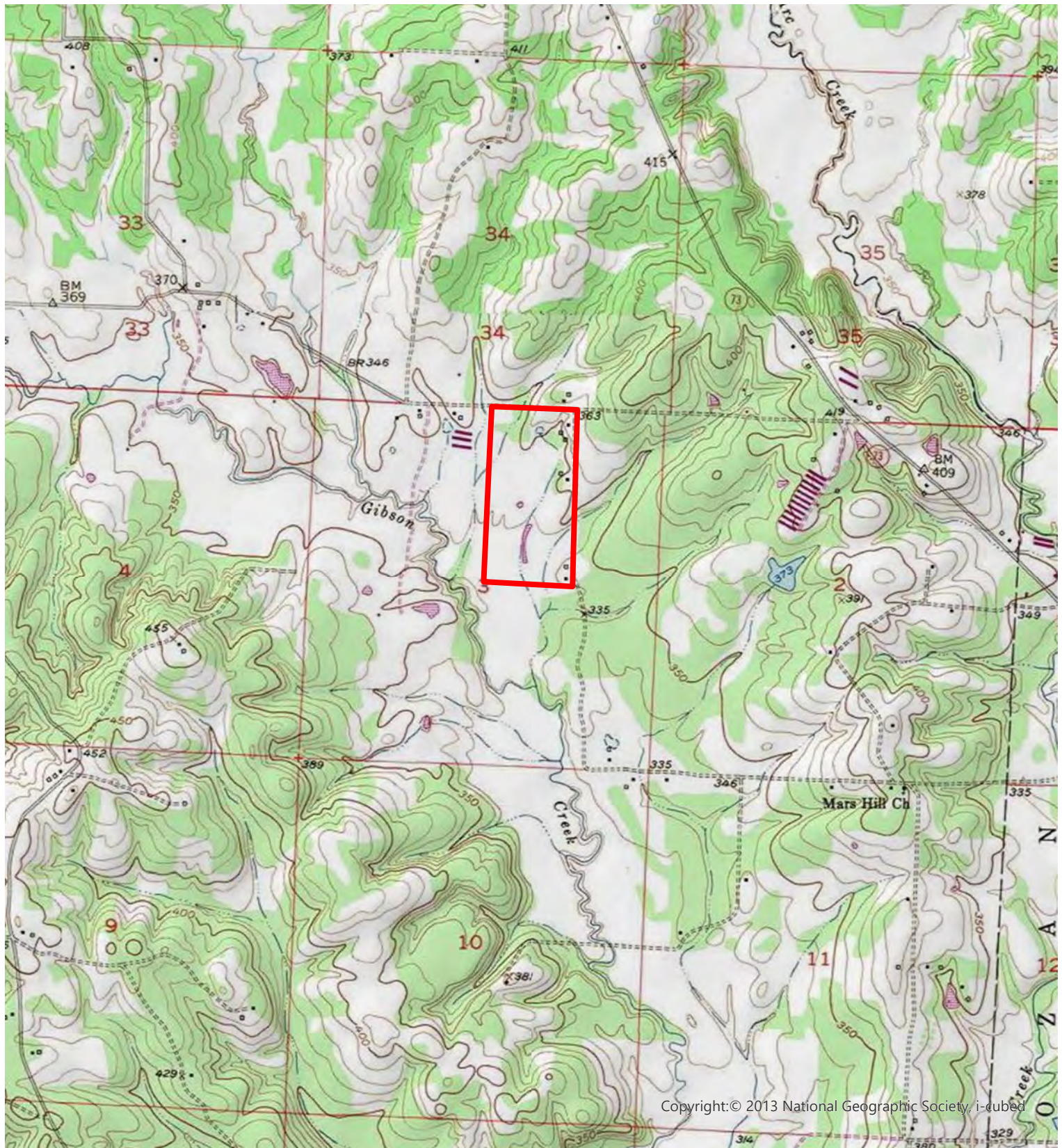
Miles



April 2023 Drone Imagery  
Printed By: CBH



**Land for Sale**  
**\$160,000.00**  
**Cheatham Tract**  
**Listing # 7364 +/- 80 Acres**  
**Hempstead County, Arkansas**



0.25  
Miles



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## Offer Form

### Cheatham Tract-80 Acres - Hempstead County, Arkansas

**Listing # 7364 - \$160,000.00**

**Send Completed Offer Forms to:**

**E-mail:** [texarkana@kingwoodforestry.com](mailto:texarkana@kingwoodforestry.com)

**Hand Deliver:** 4414 Galleria Oaks Dr. Texarkana, TX 75505

**Mail:** P.O. Box 5887, Texarkana, TX 75505

**(Call to confirm receipt after submitting an offer (903) 831-5200.**

If my offer is accepted, I am ready, willing, able, and obligated to execute a Contract of Sale within five (5) business days with earnest money in the amount of five percent (5%) of purchase price. My offer will remain valid until the Hempstead County Probate has approved the sale. Closing is expected to be held within 30-45 days of Probate Court approval. I have read, understand and agree to the Conditions of Sale sections in this notice. Any contingencies must be in writing and accompany this completed Offer Form.

I submit the following offer for purchase of the **Cheatham Tract** (Listing #7364 ± 80 Acres) Legal Description: W½ of NE¼, Section 3, Township 12 South, Range 26 West, Hempstead County, Arkansas:

\$ \_\_\_\_\_

Date: \_\_\_\_\_

Company: \_\_\_\_\_ Phone: \_\_\_\_\_

Name: \_\_\_\_\_ Printed Name: \_\_\_\_\_ Signed

Address: \_\_\_\_\_

Email: \_\_\_\_\_

\* 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

