

Kingwood Forestry Services, Inc.

Listing # 7401

LAND FOR SALE

Byers Farm 160 Tract

- +/- 160 ACRES IN HEMPSTEAD COUNTY
- FULLY FENCED PASTURELAND
- LIVE WATER CREEK
- PAVED ROAD FRONTAGE
- RESIDENTIAL POTENTIAL
- ELECTRICITY AND PUBLIC WATER
- GENTLY ROLLING TERRAIN
- ADJOINING 80 ACRES AVAILABLE FOR PURCHASE



List Price:

\$480,000.00

Pastureland with possible home location just northwest of Hope!

Located near the community of Crossroads, this 160 acres is just minutes from Hope. It's fully fenced and is currently pastureland used for cattle. Water on the property consists of a live water creek and springs. It has frontage on State Road 73. Utilities are found at the paved road. Come see this tract today.

The adjoining 80 acres to the north of State Road 73 is also for sale.

Contact: Carl Herberg

Phone: (903) 831-5200

E-mail:

texarkana@kingwoodforestry.com



*See this listing and more at:
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.

Byers Farm 160 Tract
Hempstead County, Arkansas

KFS Listing #: 7401

\$480,000.00

The Byers Farm 160 Tract is offered for sale for \$480,000.00. All offers must be submitted on the attached offer form. No phone/verbal bids will be accepted. Please submit offers by e-mail, US mail, or hand deliver. E-mail offers to texarkana@kingwoodforestry.com. Please call our office to confirm receipt of e-mailed and mailed offers. Mail offers to Kingwood Forestry Services, Inc., P.O. Box 5887 Texarkana, TX 75505 with "Byers Farm 160 Tract" clearly marked in the lower left corner of the envelope. Hand deliver to 4414 Galleria Oaks Dr. Texarkana, TX 75503.

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. Offers contingent on a loan approval or an appraisal will not be accepted. 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.
3. Offers submitted will remain valid until the Hempstead County Probate Court can meet to approve the sale. This is expected to take a week from date of offer. Closing is expected to occur within 30 days of Probate Court approval. Upon Court Approval, Contract of Sale will be executed with earnest money in the amount of five per-cent (5%) of purchase price. A sample Contract of Sale may be provided in advance upon request. Terms are cash at closing.
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 and seller's agent make 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**

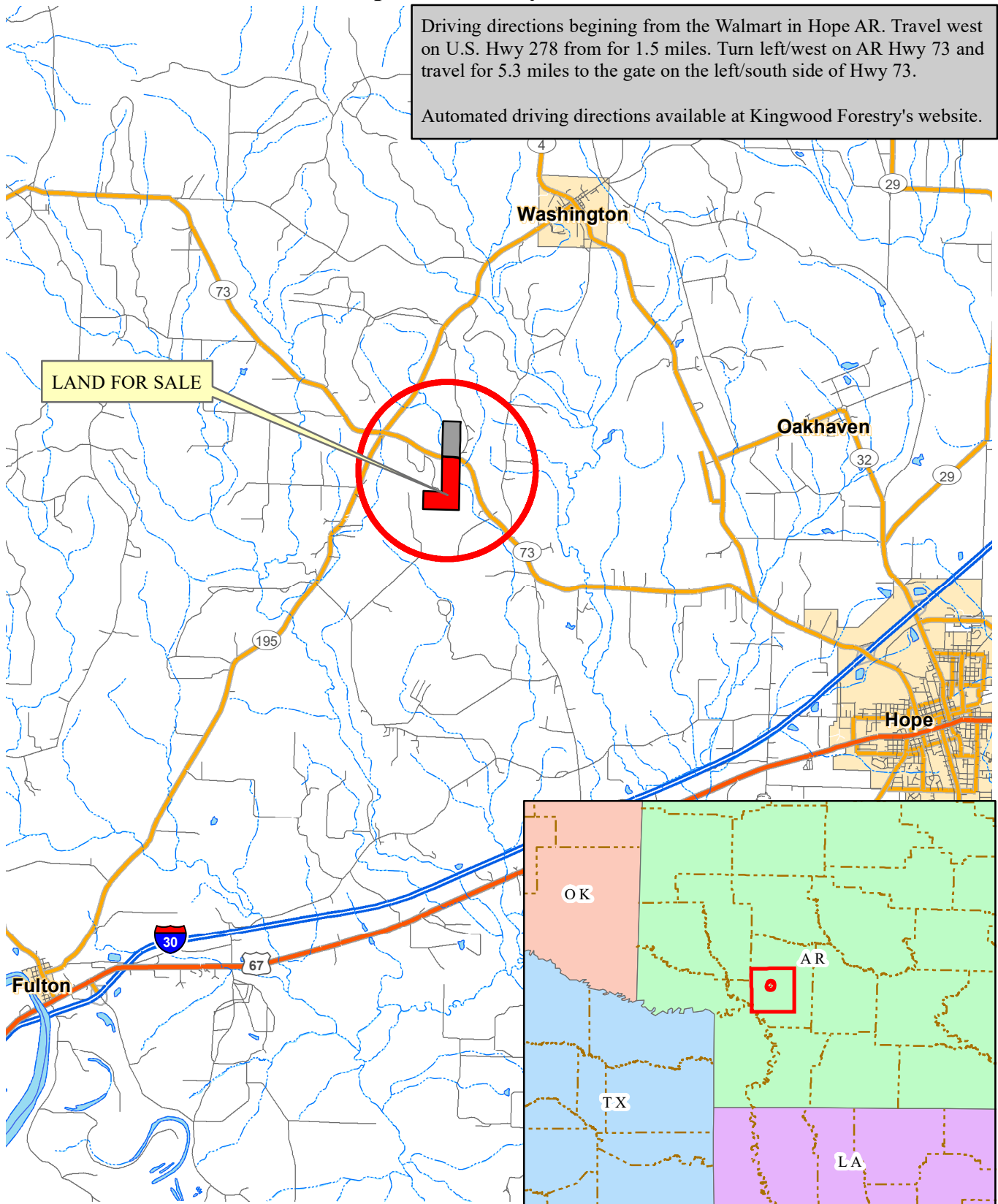
Kingwood Forestry Services, Inc. represents the interests of the Seller of this property. All information presented in this flyer is believed to be accurate. Buyers are responsible for verifying information on this tract for themselves.

Kingwood makes no representation for the Buyer.

Land For Sale
Byers Farm 160 Tract
Listing # 7401
+/- 160 Acres
Hempstead County, Arkansas

Driving directions beginning from the Walmart in Hope AR. Travel west on U.S. Hwy 278 from for 1.5 miles. Turn left/west on AR Hwy 73 and travel for 5.3 miles to the gate on the left/south side of Hwy 73.

Automated driving directions available at Kingwood Forestry's website.



LAND FOR SALE

Washington

Oakhaven

Hope

OK

AR

TX

LA

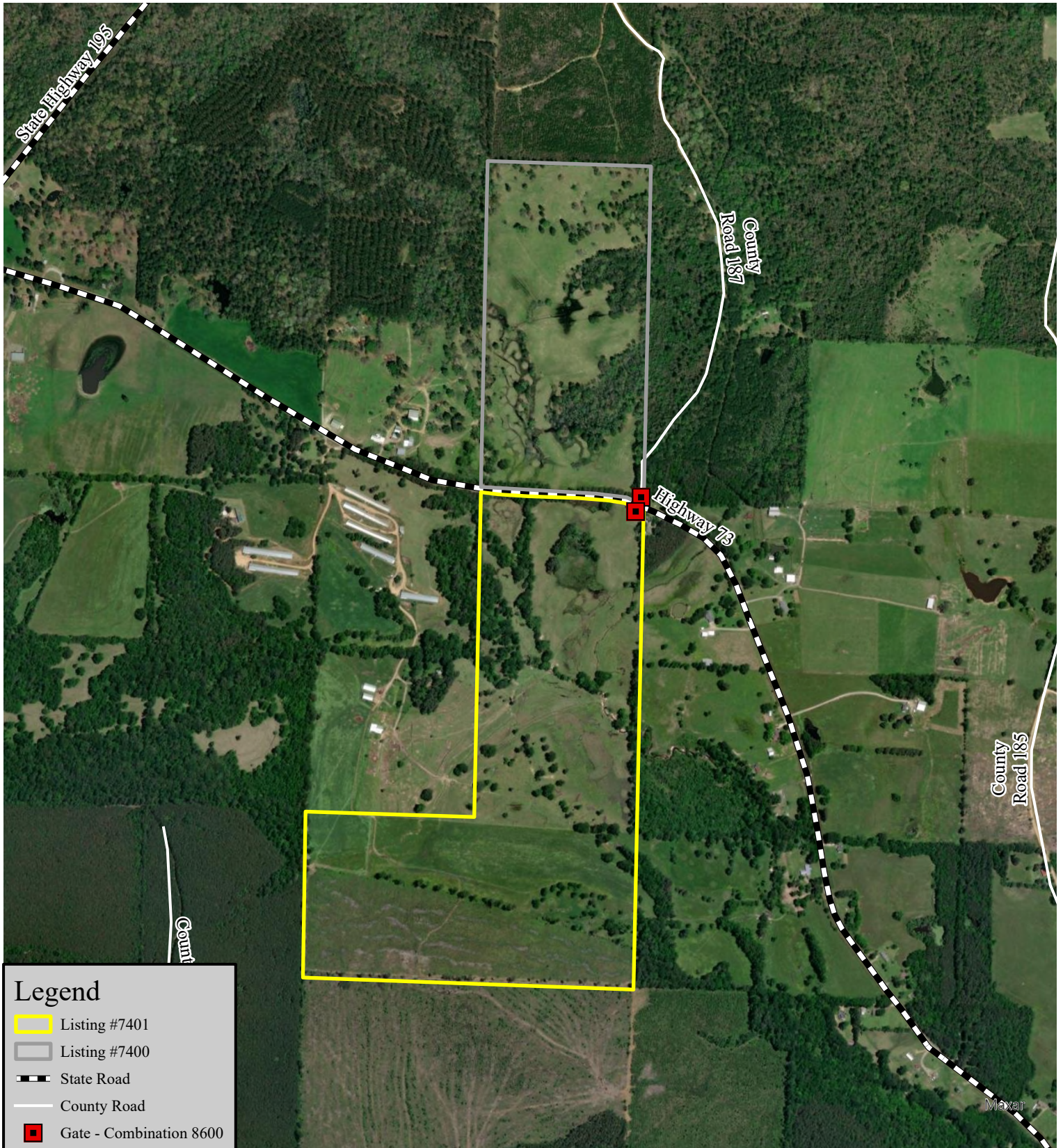
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Land For Sale
Listing #7401
+/- 160 Acres
Hempstead County, Arkansas

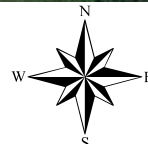


Legend

-  Listing #7401
-  Listing #7400
-  State Road
-  County Road
-  Gate - Combination 8600

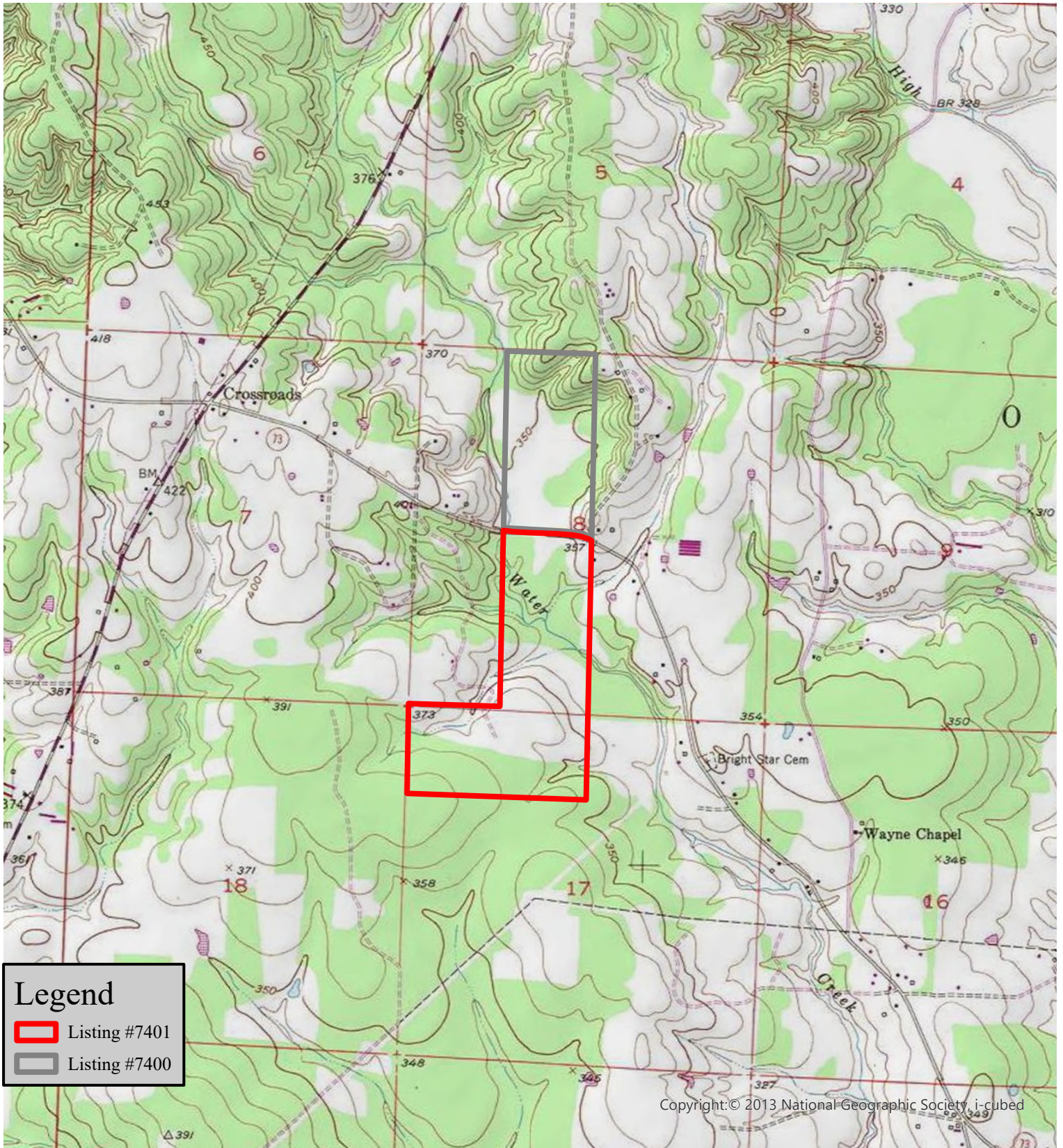
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Land For Sale
Listing #7401
+/- 160 Acres
Hempstead County, Arkansas



Legend

-  Listing #7401
-  Listing #7400

0.25

Miles



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Land Sale Offer Form

Byers Farm 160 Tract

Listing # 7401 Hempstead County, Arkansas

Completed Offer Forms can be submitted by:

E-mail: texarkana@kingwoodforestry.com

Hand Deliver: 4414 Galleria Oaks Dr. Texarkana, TX 75503

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

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

I submit the following offer for the purchase of the property below. I have read and understand the Conditions of Sale section in this notice. If my offer is accepted, I am ready, willing, able, and obligated to execute a Real Estate Sales Contract with earnest money in the amount of five percent (5%) of purchase price. Closing date is to occur within forty five (45) days of contract execution.

Tract Name: **Byers Farm 160**

Listed Price: **\$480,000.00**

Advertised Acreage: **+/- 160 Acres**

Date of Offer: _____

Amount of Offer: _____

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

Name: _____

Company: _____

Printed

Phone Number: _____

Signed

E-Mail: _____

Address: _____

Date: _____

AREA BELOW FOR KINGWOOD USE ONLY

Offer Acknowledged by Agent/ Broker: _____

Name

Date

