

NOTICE OF LAND SALES—HEMPSTEAD COUNTY, ARKANSAS

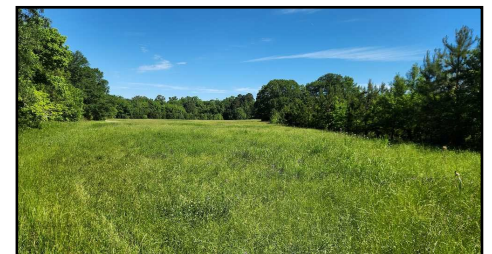
Highway 29 North Tract—±87 Parcel Acres
Listing #5138 \$411,000.00

Highway 29 South Tract—±80 Parcel Acres
Listing #5141 \$390,000.00

The Highway 29 North & South Tracts are located approximately three and one-half ($\pm 3\frac{1}{2}$) miles north of Hope, Arkansas and have frontage on Highway 29 with multiple internal trails. Timber consists of native hardwood / pine with younger planted pine and various species of oak. The rest of the properties are in productive pasture. Terre Rouge Creek (year around) flows through part of each property with other small creeks. Terrain is relatively flat.

These tracts offer an exceptional opportunity for hunting and recreation with cabin built in 2011 on South property and 1945 house remodeled in 2011 on North property. Both properties have utilities. Multiple sheds on both properties and old dairy barn (North property) for storing your equipment. Live on either property or have it to hunt and sleep if you live out of state. Hunting blinds come with tracts. These properties offer so many options for outdoor enthusiasts.

Viewing by appointment only—please contact us to schedule a visit.



Highway 29 North Tract is described as Part of SW $\frac{1}{4}$ of SW $\frac{1}{4}$ of NW $\frac{1}{4}$, Section 34; S $\frac{1}{2}$ of NE $\frac{1}{4}$, Section 33; all located in Township 11 South, Range 24 West, containing a total of 87 Acres, more or less, Hempstead County, Arkansas (see attached maps).

Highway 29 South Tract is described as N $\frac{1}{2}$ of SE $\frac{1}{4}$, Section 33, Township 11 South, Range 24 West, containing 80 Acres, more or less, Hempstead County, Arkansas (see attached maps).

www.kingwoodforestry.com

KINGWOOD FORESTRY SERVICES, INC.
PHONE: (870) 246-5757 FAX: (870) 367-8424
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—HEMPSTEAD COUNTY, ARKANSAS

Highway 29 North Tract—±87 Parcel Acres
Listing #5138 \$411,000.00

Highway 29 South Tract—±80 Parcel Acres
Listing #5141 \$390,000.00

METHOD OF SALE

The Highway 29 Tracts are offered for sale at the prices advertised within this Notice of Land Sale. Offers may be submitted using the attached Offer Form and may be delivered by e-mail to arkadelphia@kingwoodforestry.com, by fax to (870) 367-8424, or hand-delivered to #4 Executive Circle, Arkadelphia, Arkansas. All faxed / e-mailed offers will be immediately acknowledged; please await confirmation that your offer has been received. Offers may also be submitted by mail to Kingwood Forestry Services, Inc., P.O. Box 65, Arkadelphia, Arkansas 71923. Please call our office at (870) 246-5757 to confirm receipt of offers.

CONDITIONS OF SALE

1. The landowner reserves the right to accept or reject any offer or to reject all offers.
2. Offers submitted will remain valid for five (5) business days. Upon acceptance of an offer, a Contract of Sale, with earnest money in the amount of five percent (5%) of purchase price, will be executed between the buyer and landowner within ten (10) business days. A sample Contract of Sale may be provided in advance upon request. Terms are cash at closing. Closing is to be scheduled within forty-five (45) days on of offer acceptance.
3. Only offers for a specific dollar amount will be accepted. The parcels are being sold in their entirety, for single sum(s) and not on a per-acre basis. Advertised acreage is believed to be correct, but is not guaranteed. Offer price is for entire tract(s), regardless of acreage. If buyer requires a new survey, the cost will be buyer's responsibility. The attached maps are thought to be accurate but should not be considered survey plats.
4. Conveyance will be by Special 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. Should Buyer be required by a lender to purchase a lender's title insurance policy, the Buyer will pay any fees for such policy. Property is being sold "As is, where is, with all faults." No environmental inspection or representation has been or will be made by Seller. Seller will NOT convey, without warranty, any mineral rights they may own on the property advertised in this notice.
5. Seller will pay prorated property taxes (to date of closing), deed preparation, and one-half (½) of deed stamps. Buyer will pay recording fees and one-half (½) of deed stamps.
6. A local title company will conduct closing between Buyer and Seller with each paying one-half (½) of closing fee.
7. If prospective buyers or their agents wish to inspect the property, such property inspections shall be done at reasonable times during daylight hours. Prospective buyers and their agents understand and acknowledge that while on the property, prospective buyers and their agents assume all liability and shall indemnify Seller and its agents, property managers, and Kingwood Forestry Services from and against all claims, demands, or causes of action, of every kind, nature, and description relating to its access to or presence on the property.
8. 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. Any existing hunting lease will terminate at closing.
9. Kingwood Forestry is the real estate firm acting as agent for the seller. Information presented in this prospectus is believed to be accurate but is not guaranteed. Prospective buyers are advised to verify information presented in this sale notice including, but not limited to, acreage timber, and access.
10. Questions regarding the land sale should be directed to licensed broker Brian Clark or broker Phil Wright, of Kingwood Forestry Services at 870-246-5757 or by e-mail at Arkadelphia@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.

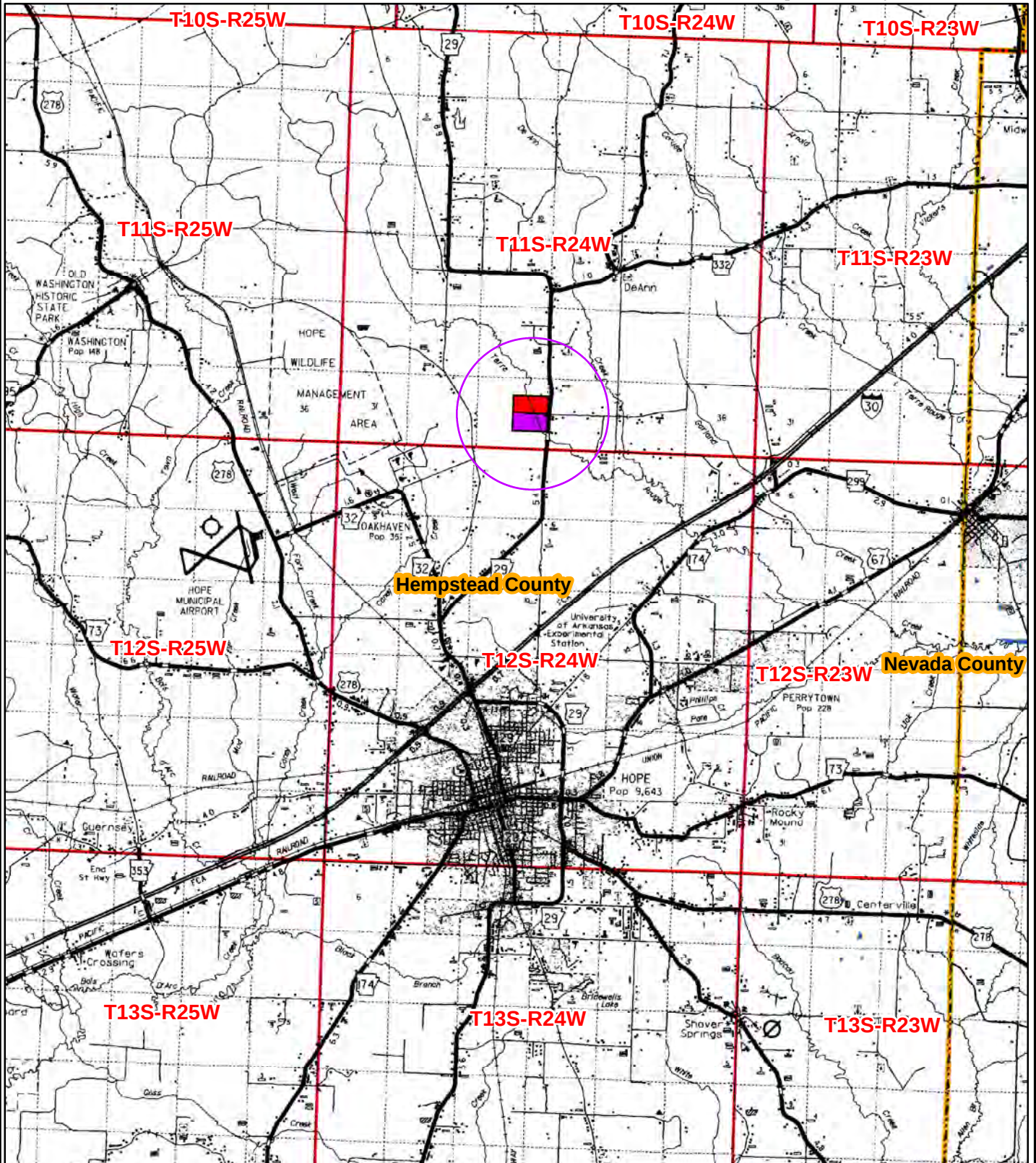
Kingwood makes no representation for the Buyer.

www.kingwoodforestry.com

NOTICE OF LAND SALES

"Highway 29 North Tract" - Listing #5138
S½ of NE¼, Sec. 33 & Pt. W½ of SW¼ of NW¼, Sec. 34,
T11S, R24W, Hempstead County, Arkansas

"Highway 29 South Tract" - Listing #5141
N½ of SE¼, Sec. 33, T11S, R24W,
Hempstead County, Arkansas



0 0.5 1 2 3
Miles



Drawn By: BJC

NOTICE OF LAND SALE—HEMPSTEAD COUNTY, ARKANSAS

Highway 29 North Tract—±87 Parcel Acres—Listing #5138—\$411,000.00



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.

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NOTICE OF LAND SALE—HEMPSTEAD COUNTY, ARKANSAS

Highway 29 South Tract—±80 Parcel Acres—Listing #5141—\$390,000.00



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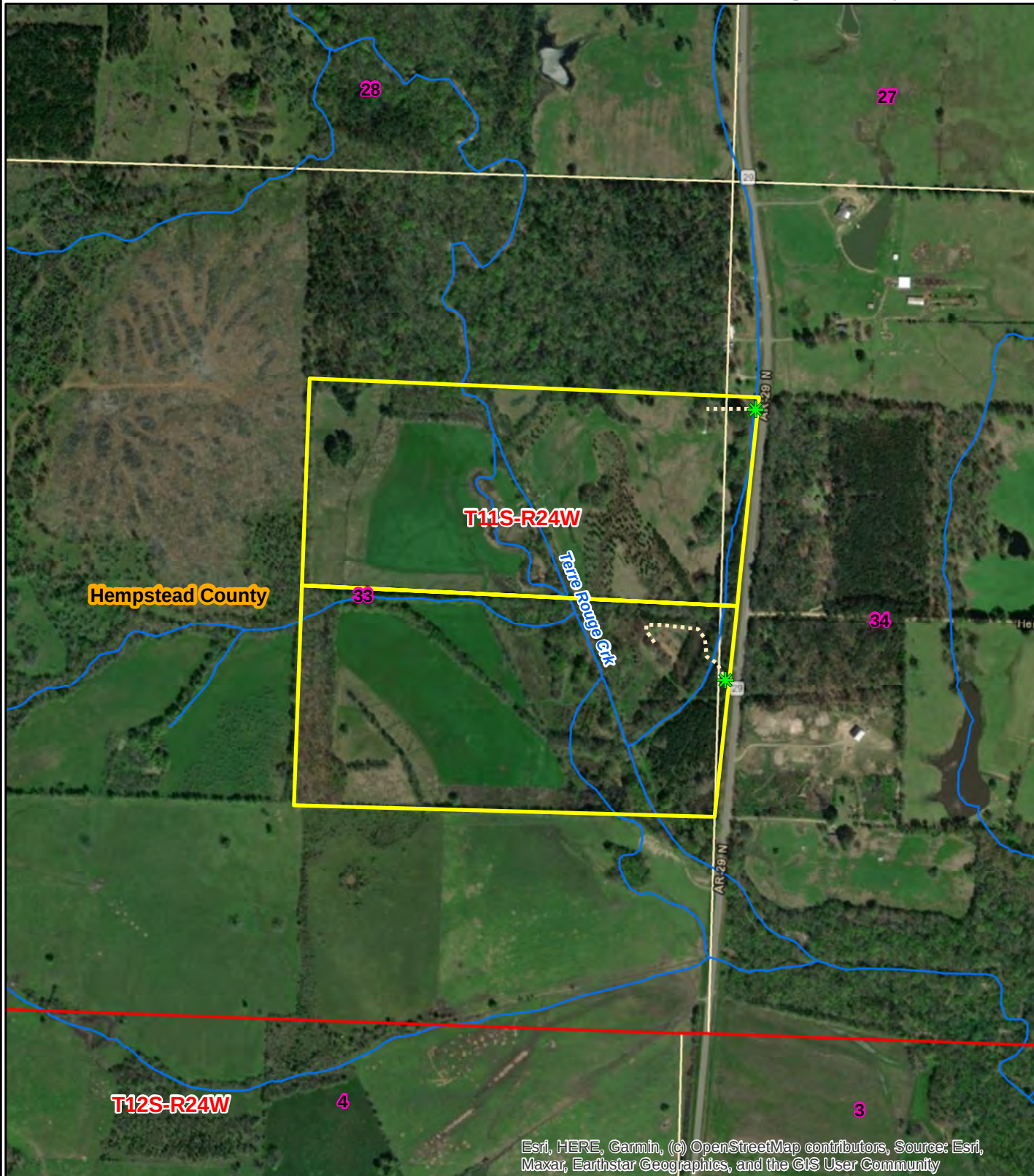
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NOTICE OF LAND SALES

"Highway 29 North Tract" - Listing #5138
S½ of NE¼, Sec. 33 & Pt. W½ of SW¼ of NW¼, Sec. 34,
T11S, R24W, Hempstead County, Arkansas

"Highway 29 South Tract" - Listing #5141
N½ of SE¼, Sec. 33, T11S, R24W,
Hempstead County, Arkansas



0 0.125 0.25
Miles

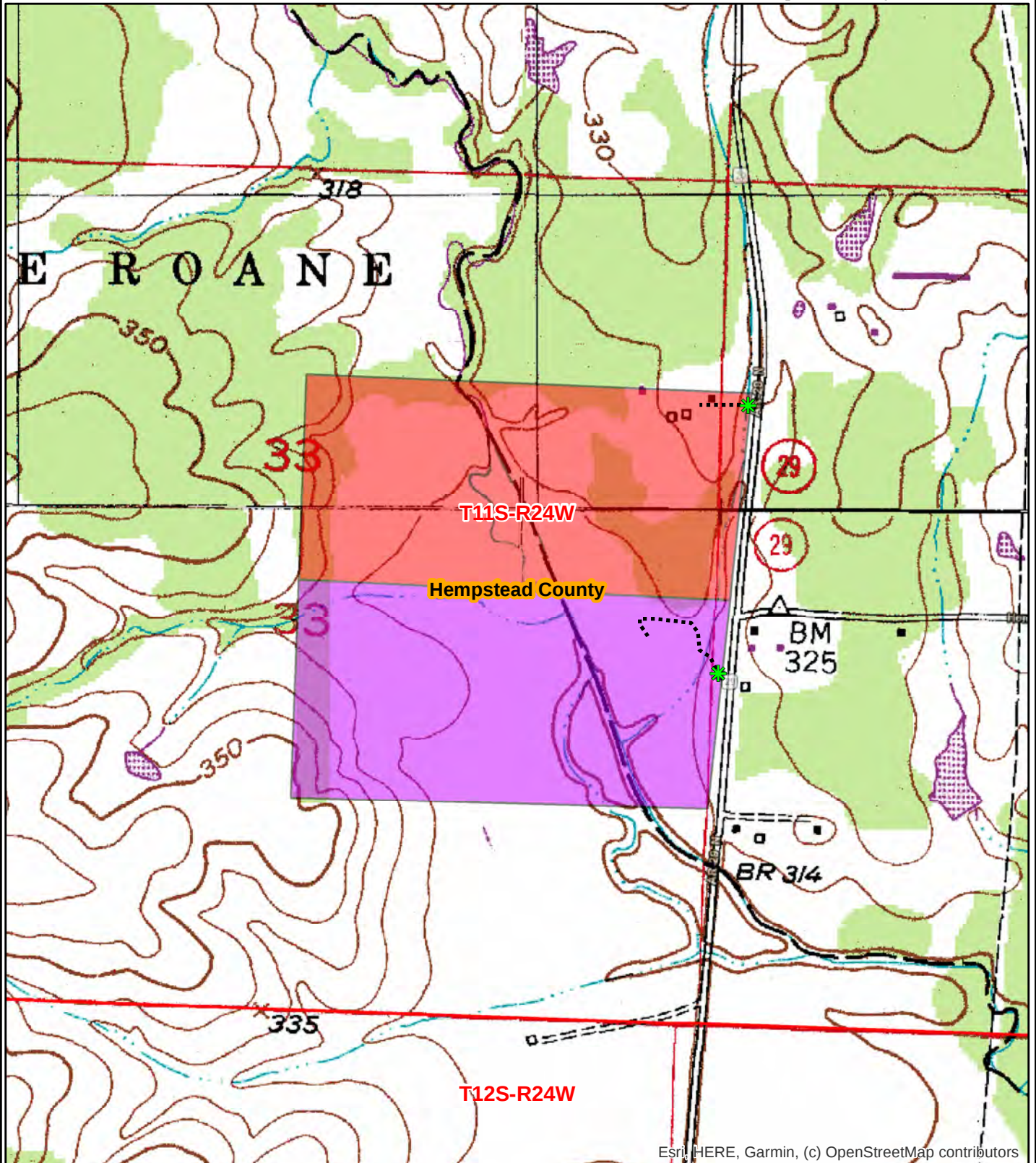


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NOTICE OF LAND SALES

"Highway 29 North Tract" - Listing #5138
S½ of NE¼, Sec. 33 & Pt. W½ of SW¼ of NW¼, Sec. 34,
T11S, R24W, Hempstead County, Arkansas

"Highway 29 South Tract" - Listing #5141
N½ of SE¼, Sec. 33, T11S, R24W,
Hempstead County, Arkansas



Esri, HERE, Garmin, (c) OpenStreetMap contributors

0 0.125 0.25
Miles



Drawn By: BJC

OFFER FORM

Highway 29 North Tract—\$411,000.00
±87 Parcel Acres Listing #5138

Highway 29 South Tract—\$390,000.00
±80 Parcel Acres Listing #5141

Send Completed Offer Forms to us:

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

Fax: 870-367-8424

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

E-mail: arkadelphia@kingwoodforestry.com

In reference to the attached Kingwood Forestry Services, Inc. Notice of Land Sale, I submit the following as an offer for the purchase of tract(s) located in Hempstead County, Arkansas and further described within this Notice (see attached maps and Conditions of Sale).

My offer(s) 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 ten (10) business days with earnest money in the amount of five percent (5%) of purchase price. Closing is expected to be held within forty-five (45) days of offer acceptance. I have read, understand, **and agree to** the Method of Sale and Conditions of Sale sections within this Notice. Any contingencies must be in writing and accompany this completed Offer Form.

Send offer form to: Kingwood Forestry Services, Inc.
P.O. Box 65, Arkadelphia, AR 71923 or fax to 870-367-8424
E-mail completed offer form to: Arkadelphia@kingwoodforestry.com

Highway 29 North Tract (Listing #5138—±87 Parcel Acres): \$ _____

Highway 29 South Tract (Listing #5141—±80 Parcel Acres): \$ _____

Both Tracts—(±167 Parcel Acres): \$ _____

Date: _____

Fax No.: _____

Company: _____
Printed

Phone No.: _____

Name: _____
Printed

Name: _____
Signed

Address: _____
Street City, State, Zip

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

