

Kingwood Forestry Services, Inc.

LISTING # 7412

LAND FOR SALE

53 Acres with
Manufactured Home

- **BY APPOINTMENT ONLY**
- +/- 53 ACRES RECENTLY SURVEYED
- HEMPSTEAD COUNTY, ARKANSAS
- 1,976 SQ FT 4 BED, 3 BATH MANUFACTURED HOME
- ELECTRICITY, NATURAL GAS, WELL WATER & COUNTY WATER
- 6 MILES FROM WALMART & INTERSTATE 30
- PAVED ROAD FRONTAGE
- WATER CREEK RUNS ALL YEAR
- FENCED IMPROVED PASTURE

Price Reduced:

~~\$230,000.00~~

\$199,000.00



Home on 53 Acres

Call to to schedule a showing. This property has a 1,976 sq ft manufactured home with 4 bedrooms, 3 bathrooms, a 2-car carport, covered front porch, attached storage building, 3 acre homesite, and 50 acres fenced with improved pasture and shade trees. Water Creek bisects the property and flows year-round to provide water for cattle. It's 7 minutes from the Walmart in Hope, Arkansas. You won't find many secluded locations so close to town. Call today to schedule your showing. This won't last long.

By appointment only.

Call Real Estate Broker
Carl Herberg
to schedule a showing.

Phone: (903) 831-5200

texarkana@kingwoodforestry.com



*See this listing and more at:
www.kingwoodforestry.com*



Scan for driving directions

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.

53 Acres with Manufactured Home

KFS Listing #: 7412

Hempstead County, Arkansas

Price Reduced: ~~\$230,000.00~~ \$199,000.00

All offers must be submitted on the attached offer form. No phone/verbal offers will be accepted. Please submit offers by e-mail or hand deliver. E-mail offers to texarkana@kingwoodforestry.com. Hand deliver to 4414 Galleria Oaks Dr. Texarkana, TX 75503. Please call our office to confirm receipt of e-mailed offer at (903) 831-5200.

Conditions of Sale:

1. The property may only be viewed by scheduling an appointment. The manufactured home is being sold "As-Is". Manufactured Home Information Disclosure sheet and internal pictures available upon request.
2. All offers will be presented to the Seller for consideration. The Seller reserves the right to accept or reject any offer.
3. Offers submitted shall remain valid for five (5) business days. Upon acceptance of an offer, a Contract of Sale will be executed with earnest money in the amount of five percent (5%) of purchase price. A sample Real Estate Sales Contract may be provided upon request. Closing is expected to occur within 45 days of contract execution.
4. Only offers for a specific dollar amount will be accepted. The parcel is being sold in its entirety for a single sum, not on a per acre basis. Advertised acreage is based on a survey provided by Seller. If the buyer requires a new survey, the cost will be the buyer's responsibility. The attached maps are thought to be accurate but should not be considered as survey plats.
5. Conveyance will be by 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 and affect the property. No environmental inspection or representation has been or will be made by seller. All mineral rights seller owns will convey.
6. Seller will pay for title insurance and pro-rated property tax.
7. Buyer will pay for other closing costs/fees and a survey if needed. A title company selected by the Seller will conduct the closing. Should Buyer be required by a lender to purchase a lender's title insurance policy, the Buyer will pay any fees for such policy.
8. It is understood that the property and manufactured home are being sold in a "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.
9. Property inspections shall be done by prior appointment. 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.
10. Only the property and structures will convey and man-made items found on the property do not convey unless stated otherwise.
11. 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.
12. To participate in a real estate commission, Real Estate agents must make the first contact with Kingwood and must also accompany the potential buyer on the initial showing of the property. Any fee will be at the sole discretion of Kingwood.
13. Questions regarding the 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

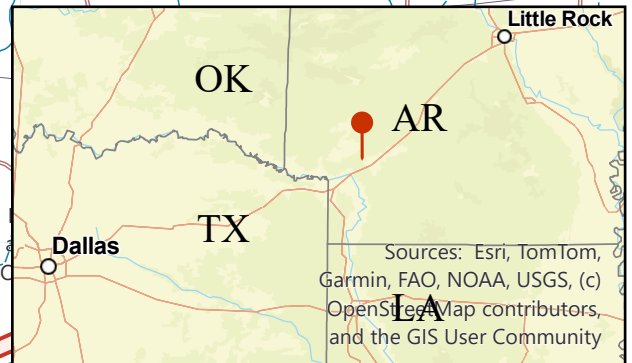
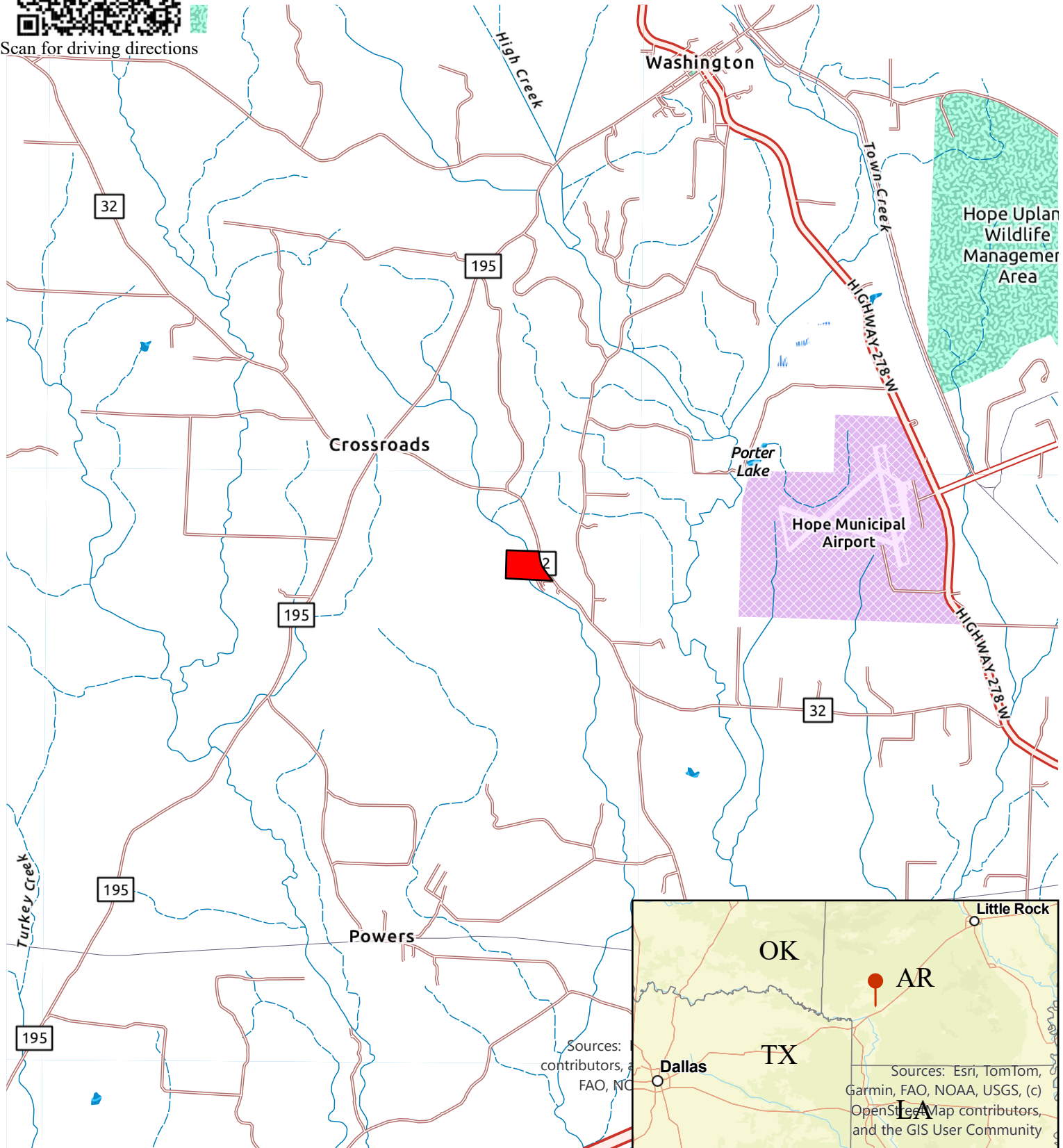
Kingwood Forestry Services, Inc. represents the interests of the Seller of this property. All information presented in this flyer is believed to be accurate. Buyers are responsible for verifying information on this tract for themselves.

Kingwood makes no representation for the Buyer.

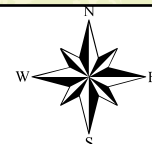


Scan for driving directions

Land For Sale
Listing #7412
+/- 53 Acres with Manufactured Home
Hempstead County, Arkansas

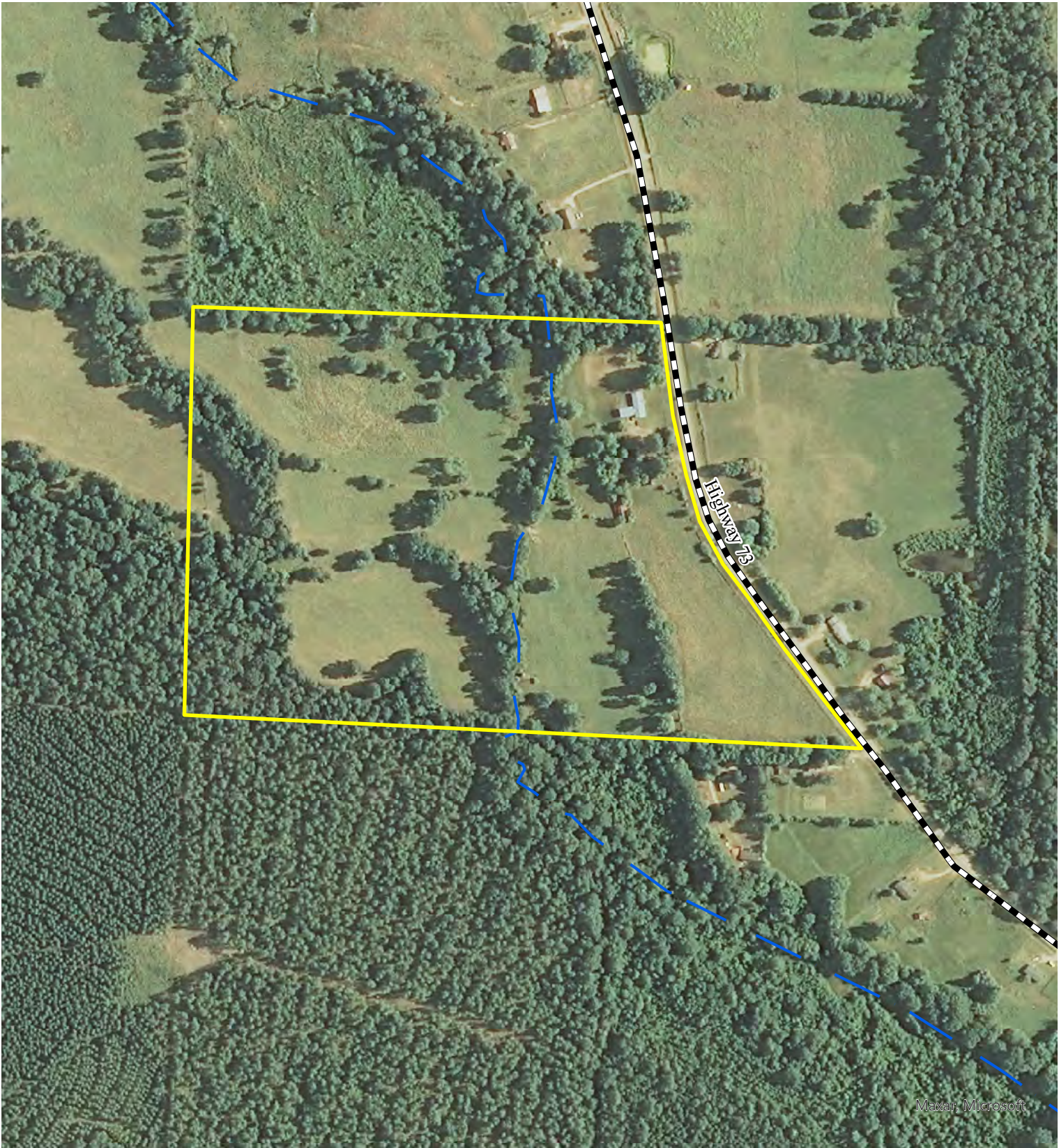


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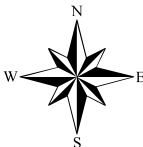
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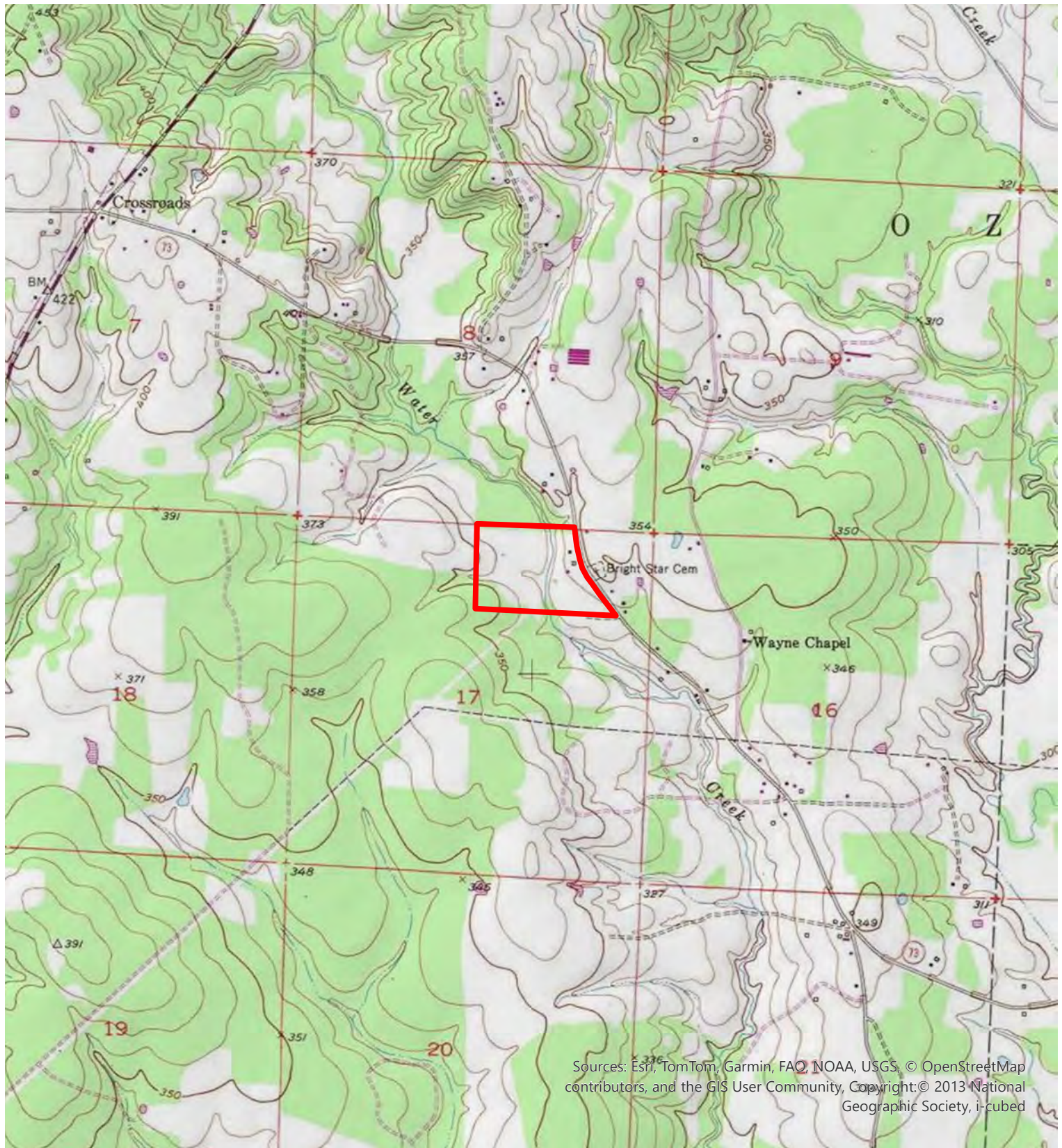
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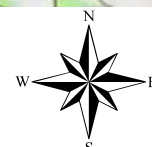
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+/- 53 Acres with Manufactured Home
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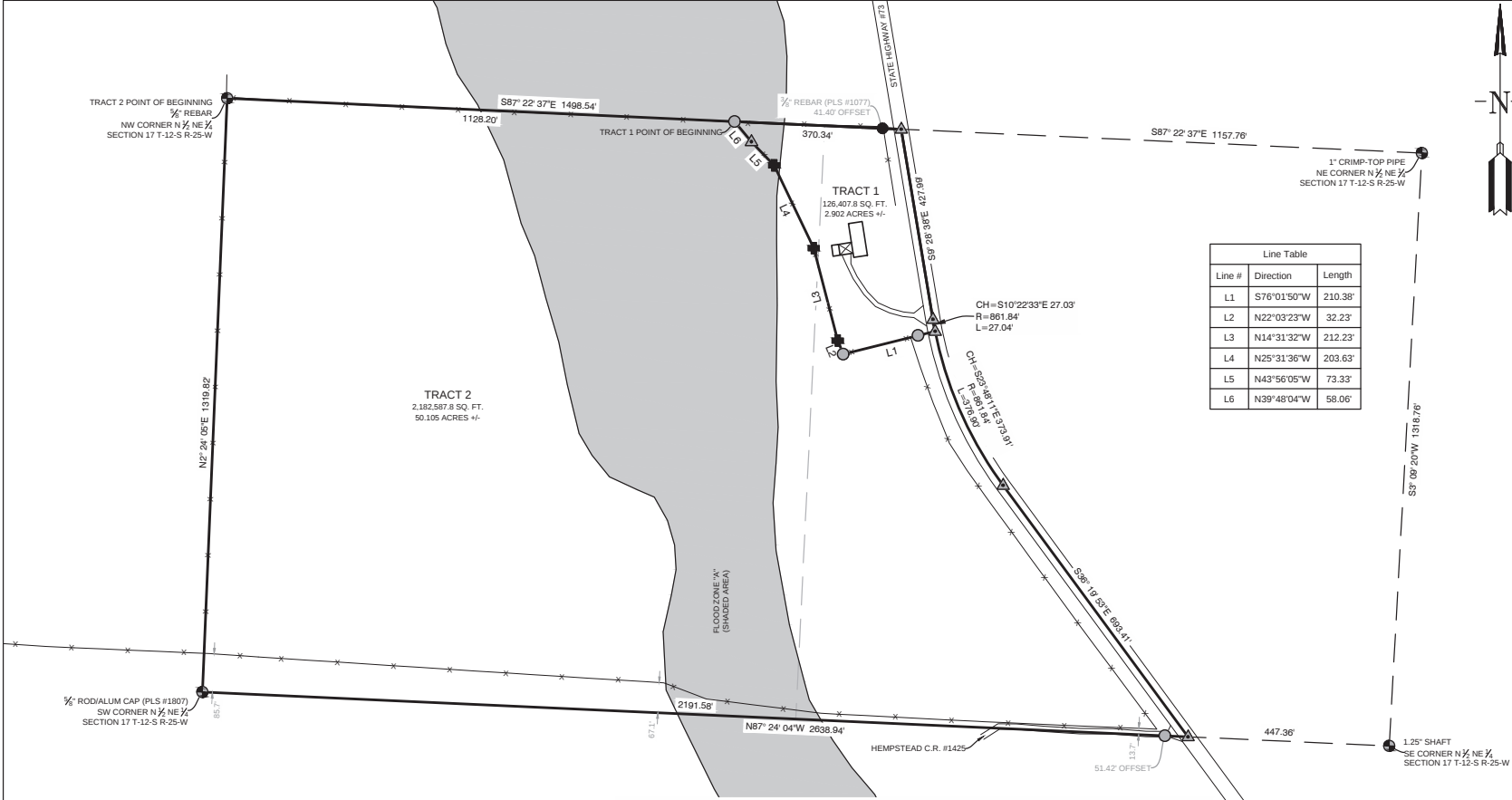
Sources: Esri, TomTom, Garmin, FAO, NOAA, USGS, © OpenStreetMap contributors, and the GIS User Community, Copyright:© 2013 National Geographic Society, i-cubed

0.25

Miles



Printed by: RJH



BASIS OF BEARING:
GRID NORTH ARKANSAS
NAD 83 (2011) EPOCH 2010.0000
CONVERGENCE ANGLE - 0° 53' 46"
C.S.F. 0.99991342

SCALE: 1" = 250'
SHEET: 11" X 17"

LEGEND

- Aluminum Controlling Corner
- Found Metal Rod (size/L.D. shown)
- Fence Corner/Angle Post
- Set 3/4" Rod with Plastic Cap
- Calculated Point
- Power Pole
- Fence
- Overhead Electric

Drawn By: DKP Checked: DKP

TRACT 1 DESCRIPTION:
PART OF THE NORTH HALF OF THE NORTHEAST QUARTER (N 1/2 NE 1/4) OF SECTION 17, TOWNSHIP 12 SOUTH, RANGE 25 WEST, HEMPSTEAD COUNTY, ARKANSAS; MORE PARTICULARLY DESCRIBED AS FOLLOWS:
COMMENCING AT A 3/8" REBAR, ACCEPTED AS THE NORTHWEST CORNER OF THE N 1/2 NE 1/4 OF SECTION 17; THENCE SOUTH 87°22'37" EAST, ALONG THE NORTH LINE THEREOF, A DISTANCE OF 1,128.20 FEET TO A 3/8" ROD SET AT THE POINT OF BEGINNING OF HEREIN DESCRIBED TRACT; THENCE CONTINUING SOUTH 87°22'37" EAST, ALONG THE NORTH LINE THEREOF, A DISTANCE OF 370.34 FEET TO A POINT IN THE CENTER OF STATE HIGHWAY #73; THENCE LEAVING SAID NORTH LINE AND ALONG THE CENTER OF STATE HIGHWAY #73 THE FOLLOWING TWO (2) COURSES: SOUTH 09°28'38" EAST, A DISTANCE OF 427.99 FEET TO A POINT; THENCE ALONG A CURVE TO THE LEFT, HAVING A RADIUS OF 861.84 FEET, A CHORD MEASURING SOUTH 10°22'33" EAST 27.03 FEET, AND AN ARC LENGTH OF 27.04 FEET TO A POINT; THENCE LEAVING STATE HIGHWAY #73 AND FOLLOWING ALONG AN EXISTING FENCE LINE THE FOLLOWING SIX (6) COURSES:
SOUTH 76°01'50" WEST, A DISTANCE OF 210.38 FEET TO A SET 3/8" ROD; THENCE NORTH 22°03'23" WEST, A DISTANCE OF 32.23 FEET TO A PIPE FENCE ANGLE POST; THENCE NORTH 14°31'32" WEST, A DISTANCE OF 212.23 FEET TO A PIPE FENCE ANGLE POST; THENCE NORTH 25°31'36" WEST, A DISTANCE OF 203.63 FEET TO A PIPE FENCE ANGLE POST; THENCE NORTH 43°56'05" WEST, A DISTANCE OF 73.33 FEET TO A POINT; THENCE NORTH 39°48'04" WEST, A DISTANCE OF 58.06 FEET BACK TO THE POINT OF BEGINNING; CONTAINING 126,407.8 SQUARE FEET, OR 2.902 ACRES, MORE OR LESS.

TRACT 2 DESCRIPTION:
PART OF THE NORTH HALF OF THE NORTHEAST QUARTER (N 1/2 NE 1/4) OF SECTION 17, TOWNSHIP 12 SOUTH, RANGE 25 WEST, HEMPSTEAD COUNTY, ARKANSAS; MORE PARTICULARLY DESCRIBED AS FOLLOWS:
BEGINNING AT A 3/8" REBAR, ACCEPTED AS THE NORTHWEST CORNER OF THE N 1/2 NE 1/4 OF SECTION 17; THENCE SOUTH 87°22'37" EAST, ALONG THE NORTH LINE THEREOF, A DISTANCE OF 1,128.20 FEET TO A SET 3/8" ROD; THENCE LEAVING SAID NORTH LINE AND ALONG AN EXISTING FENCE LINE THE FOLLOWING SIX (6) COURSES:
SOUTH 39°48'04" EAST, A DISTANCE OF 58.06 FEET TO A POINT; THENCE SOUTH 43°56'05" EAST, A DISTANCE OF 73.33 FEET TO A PIPE FENCE ANGLE POST; THENCE SOUTH 25°31'36" EAST, A DISTANCE OF 203.63 FEET TO A PIPE FENCE ANGLE POST; THENCE SOUTH 14°31'32" EAST, A DISTANCE OF 212.23 FEET TO A PIPE FENCE ANGLE POST; THENCE SOUTH 22°03'23" EAST, A DISTANCE OF 32.23 FEET TO A SET 3/8" ROD; THENCE NORTH 76°01'50" EAST, A DISTANCE OF 210.38 FEET TO A POINT IN THE CENTER OF STATE HIGHWAY #73; THENCE ALONG THE CENTER OF STATE HIGHWAY #73 THE FOLLOWING TWO (2) COURSES:
ALONG A CURVE TO THE LEFT, HAVING A RADIUS OF 861.84 FEET, A CHORD MEASURING SOUTH 23°48'11" EAST 373.91 FEET, AND AN ARC LENGTH OF 376.90 FEET TO A POINT; THENCE SOUTH 36°19'53" EAST, A DISTANCE OF 693.41 FEET TO A POINT ON THE SOUTH LINE OF THE N 1/2 NE 1/4 OF SECTION 17; THENCE LEAVING STATE HIGHWAY #73, NORTH 87°24'04" WEST, ALONG THE SOUTH LINE THEREOF, A DISTANCE OF 2,191.58 FEET TO A 3/8" ROD WITH ALUM CAP AT THE SOUTHWEST CORNER OF THE N 1/2 NE 1/4 OF SECTION 17; THENCE NORTH 02°24'05" EAST, ALONG THE WEST LINE THEREOF, A DISTANCE OF 1,319.82 FEET BACK TO THE POINT OF BEGINNING; CONTAINING 2,182,587.8 SQUARE FEET, OR 50.105 ACRES, MORE OR LESS.

24S-142A
Project

PROFESSIONAL SURVEYOR
STATE OF ARKANSAS
No. 1807
SIGNATURE
KYLE PENNINGTON
11/08/2024

PENNINGTON
For the Exclusive Use and Benefit of:
Donald & Rita Byers Living Trust
Address: 1035 Highway 73 West
Hope, Arkansas 71801
Date: 11/04/2024
500 12S 24W 0 17 100 29 1807

By affixing my seal and signature, I Kyle Pennington, PLS No. 1807, hereby certify that this drawing correctly depicts a survey made by me or under my direct supervision. This survey is for the exclusive use and benefit of parties shown hereon. Use or duplication of this document by any other parties is prohibited and voids said document. This survey is based on documents filed of record which were discovered through a personal search by chain of title ownership and/or title work furnished by others. It should be noted that additional documents of record or not filed) not readily discoverable could affect these results or further search or detailed performed upon the property and area. A portion of the property described hereon lies within the 100 year flood plain, according to the Flood Insurance Rate Map, panel # 05057C0350C, dated: April 04, 2011.

Land Sale Offer Form
53 acres with Manufactured Home
Listing # 7412 Hempstead County, Arkansas

Completed Offer Forms can be submitted by:

E-mail: texarkana@kingwoodforestry.com

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

(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.

Property: **53 acres with Manufactured Home**

Listed Price: ~~\$230,000.00~~ **\$199,000.00**

Surveyed Acreage: **+/- 53.007 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: _____

Printed

Company: _____

Phone Number: _____

Signed

E-Mail: _____

Address: _____

Date: _____

AREA BELOW FOR KINGWOOD USE ONLY

Offer Acknowledged by Agent/ Broker: _____

Name

Date

