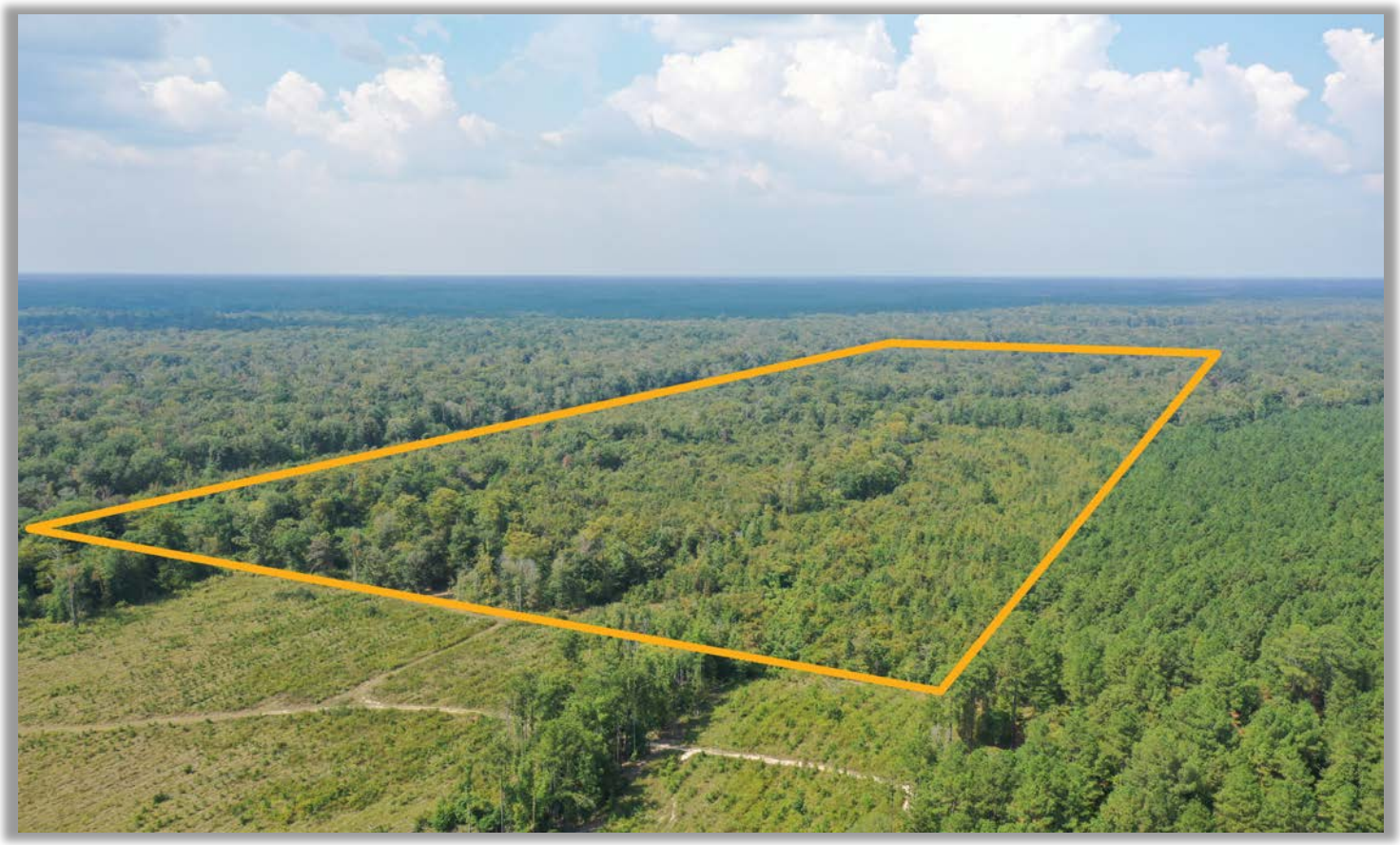
Land for Sale

South 80 Tract - Listing #1739

±80 Acres

Bradley County, Arkansas

$114,000



870-367-8567
www.kingwoodforestry.com

KINGWOOD FORESTRY SERVICES, INC.

Conditions of Sale:

1. The owners reserve the right to accept or reject any offer or to refuse all offers and sell in a manner which they determine will be most advantageous to them.
2. Offers submitted must be valid for seven (7) days. Upon acceptance of an offer, a more formal Contract of Sale, with earnest money in the amount of ten percent (10%) of purchase price, will be executed between the Buyer and the Seller within five business days. A sample Contract of Sale may be provided in advance upon request. Terms are cash at closing. Closing is expected to be held within forty-five (45) days of offer acceptance.
3. Only offers for a specific dollar amount will be accepted. The property 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 it is not guaranteed. Offer prices are for the entire tract, regardless of acreage. The attached maps are thought to be accurate but should not be considered as survey plats.
4. 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 affecting the property, with title assured through a Title Insurance Policy at the Seller's expense. No environmental inspection or representation has been or will be made by Seller. A survey will not be provided by the Seller. No mineral rights will be conveyed to the Buyer.
5. Seller will pay prorated property taxes (to date of closing), deed preparation, and one-half (1/2) of the deed stamps. Buyer will pay recording fees and one-half (1/2) of the deed stamps. Should Buyer be required by a lender to purchase a lender's title insurance policy, the Buyer will pay any fees for such policy.
6. A local title company, selected by Seller, will conduct the closing with Buyer and Seller each paying one-half (1/2) of fees associated with closing services.
7. Property inspections shall be done in daylight hours. Seller and Kingwood Forestry Services, Inc. (Kingwood) in no way warrants the conditions of the property, including access routes, and all persons entering upon the property assumes 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. Access routes provided in this notice are for inspecting purposes only and do not represent legal easements to 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.
9. Kingwood is the real estate firm acting as agent for the Seller. All information presented in this brochure is believed to be accurate. Prospective buyers are advised to verify information presented in this brochure and should make their own timber volume determination or suitability for their intended use.
10. Questions regarding the land sale should be directed to broker John McAlpine or agent David Dick at 870-367-8567.

Disclaimer:

Any person receiving this brochure is considered a prospective buyer for the subject property. 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, they assume all liability and shall indemnify Seller and its agents, property managers and Kingwood from and 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. The attached maps are thought to be accurate but should not be considered survey plats. 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. Kingwood is the real estate firm acting as agent for and represents the Seller. Kingwood makes no representation for the Buyer. All information presented in this brochure is believed to be accurate but is not guaranteed. Prospective buyers are advised to verify information presented in this brochure including, but not limited to, access, acreage, timber information, utilities and property lines.

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Highlights

- ±80 Acres in Bradley County, AR
- 13-year-old Hardwood Timber
- Water Sources
- Recreation and Timberland Investment

Scan for Driving Directions

Property Description

The South 80 Tract offers an ideal recreation and timberland investment opportunity. The timber consists of ~65 acres of 13-year-old hardwood timber and ~15 acres of streamside management zone. Access to the property is from the south by ~0.4 miles of woods roads from County Rd 81. Several creeks run through the property and provide water for wildlife for most of the year.

- Prospective buyers are welcome to tour the property at their convenience.
- Video and additional photographs can be found at www.kingwoodforestry.com.

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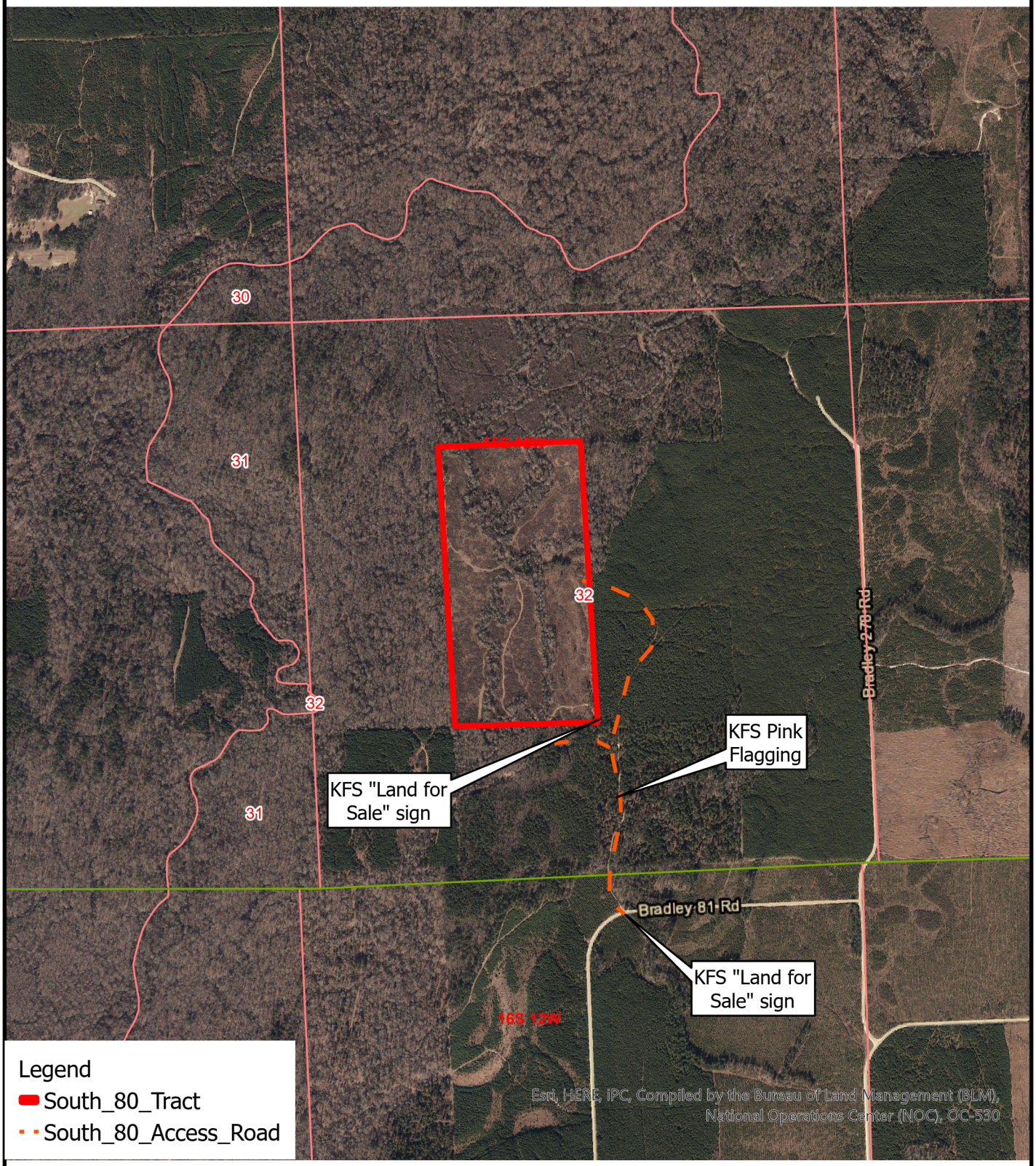
LAND FOR SALE
KFS #1739 - South 80 Tract
The Southeast ¼ of the Northwest ¼ and the Northeast ¼ of the Southwest ¼ of Section 32, Township 15 South, Range 12 West, Bradley County, Arkansas, containing +/- 80 acres



0 0.125 0.25 Miles

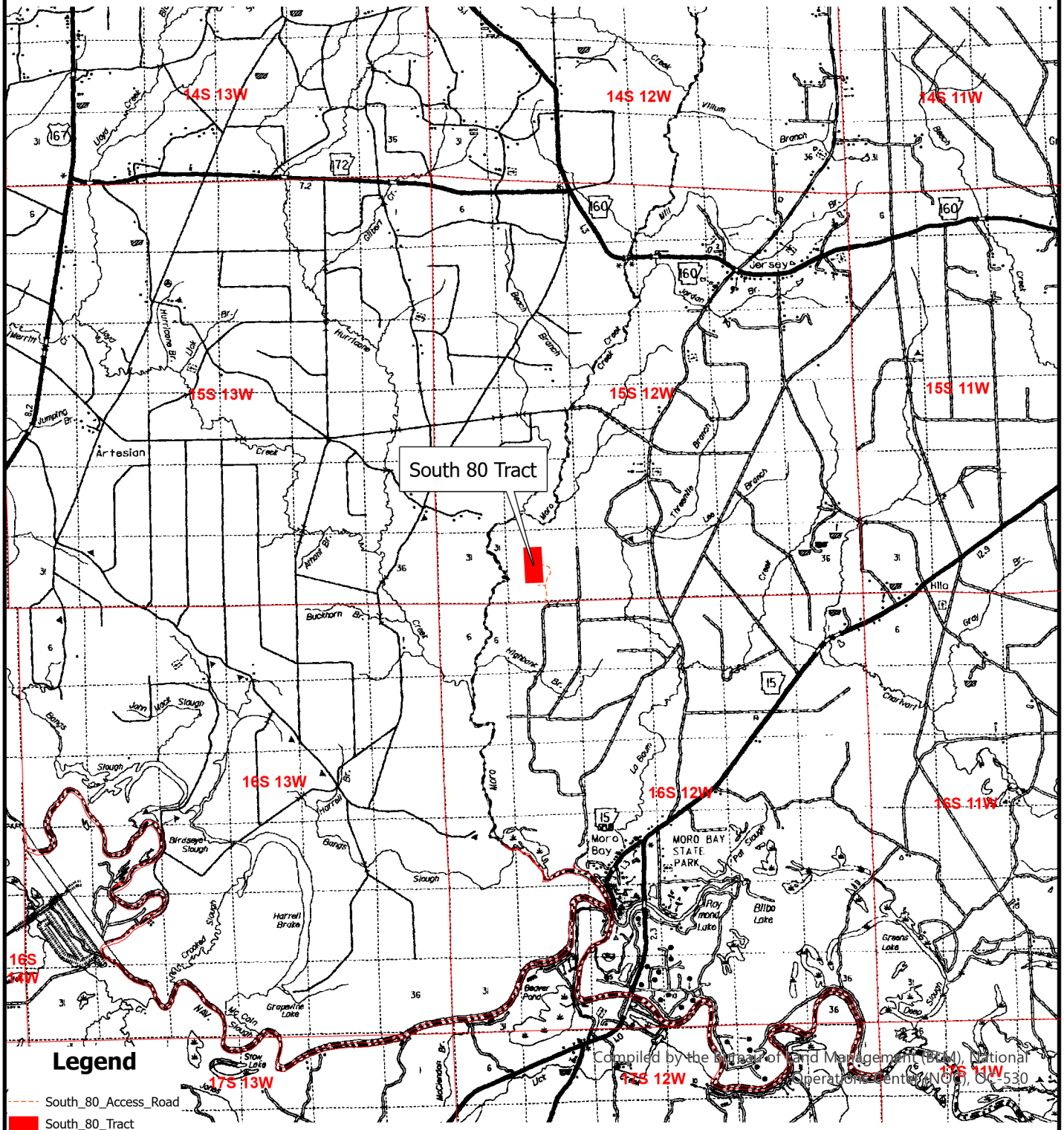
This map depicts the general situation of the property. Actual property lines may vary.

KINGWOOD FORESTRY SERVICES, INC.
Quality, Dependability, and Service

Author: ddick
Center: 92°21'56"W 33°22'13"N

N

LAND FOR SALE
KFS #1739 - South 80 Tract
The Southeast ¼ of the Northwest ¼ and the Northeast ¼ of the Southwest ¼ of Section 32,
Township 15 South, Range 12 West, Bradley County, Arkansas, containing +/- 80 acres



N

0 1 2 Miles

Author: ddick

Center: 92°21'56"W 33°22'13"N
Coordinate System: NAD 1983 UTM Zone 15N

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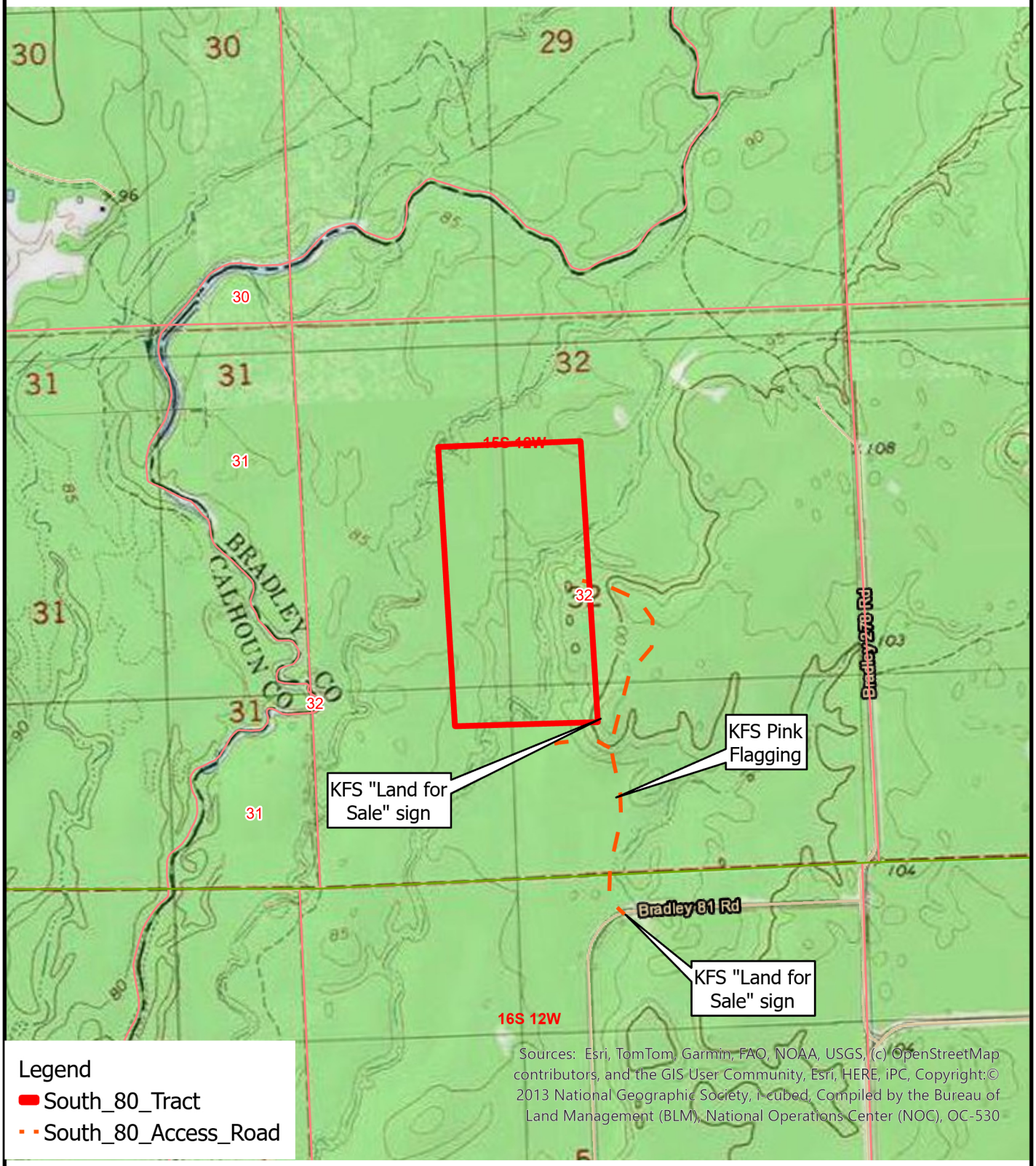

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Land Sale Offer Form

Completed Offer Forms can be Submitted by:

E-mail: monticello@kingwoodforestry.com

Hand Deliver: 145 Greenfield Drive, Monticello, AR 71655

Mail: PO Box 1290, Monticello, AR 71657

Fax: (870) 367-8424

Call (870) 367-8567 to confirm receipt after submitting offer.

I submit the following as an offer to purchase the tract listed above. My offer will remain valid for seven (7) 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 ten percent (10%) 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 Conditions of Sale and Disclaimer within this brochure. Any contingencies must be in writing and accompany this completed Offer Form.

Offer Amount: $_____

Offer Date:_____

Company:_____ Phone No:_____

Name: _____ Signature:_____
Printed Signed

Address:_____
Street City State Zip

Email:_____

Area Below for Kingwood Use Only:

Offer Acknowledged by Agent/Broker:_____