

KINGWOOD FORESTRY SERVICES, INC.

LISTING #4530

LAND FOR SALE

Womble Silver Road Tract

- Mountain Views near Lake Ouachita
- Adjoins Ouachita National Forest within 15 miles of Hot Springs
- Native Upland Hardwood/
Pine Sawtimber
- Utilities Available
- One mile South of U.S. Highway 270

\$369,000.00

*See this and other listings at
www.kingwoodforestry.com*

KINGWOOD FORESTRY SERVICES, INC.

PHONE: (870) 246-5757
FAX: (870) 246-3341

4 EXECUTIVE CIRCLE
P.O. BOX 65
ARKADELPHIA, AR 71923

Kingwood Forestry Services, Inc. has been authorized to manage the sale of the Womble Silver Road Tract described as S $\frac{1}{2}$ of SE $\frac{1}{4}$, Section 35; S $\frac{1}{2}$ of SW $\frac{1}{4}$, Section 36; all located in Township 2 South, Range 23 West, containing a total of 160 acres, more or less, Montgomery County, Arkansas (see attached maps).

The tract is located approximately four miles west of Crystal Springs. Access is Womble Silver Road frontage, plus internal gravel road and dozed woods roads. Property contains mixed hardwood/pine (timber volume estimates are available upon request). This tract is well-suited for recreation or homestead with outstanding views.

Please visit our website
www.kingwoodforestry.com
to view maps and photographs of this tract
and all of our active listings

**Recreation near
Lake Ouachita**



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
WOMBLE SILVER ROAD TRACT (LISTING #4530)
MONTGOMERY COUNTY, ARKANSAS

Method of Sale: The tract is offered for sale for \$369,000.00. An offer form is attached. Completed offer forms may be hand-delivered to #4 Executive Circle, Arkadelphia, AR 71923, sent by fax to **870-246-3341**, or **e-mailed to arkadelphia@kingwoodforestry.com**. All faxed / e-mailed offers will be immediately acknowledged. Please await confirmation that your faxed / e-mailed offer has been received. Mailed offers should be addressed to Kingwood Forestry Services, Inc., P. O. Box 65, Arkadelphia, Arkansas 71923 with "**Womble Silver Road Tract**" clearly marked in the lower left corner of the envelope to protect security of the offer. On mailed offers please call our office to confirm receipt of offer.

Conditions of Sale:

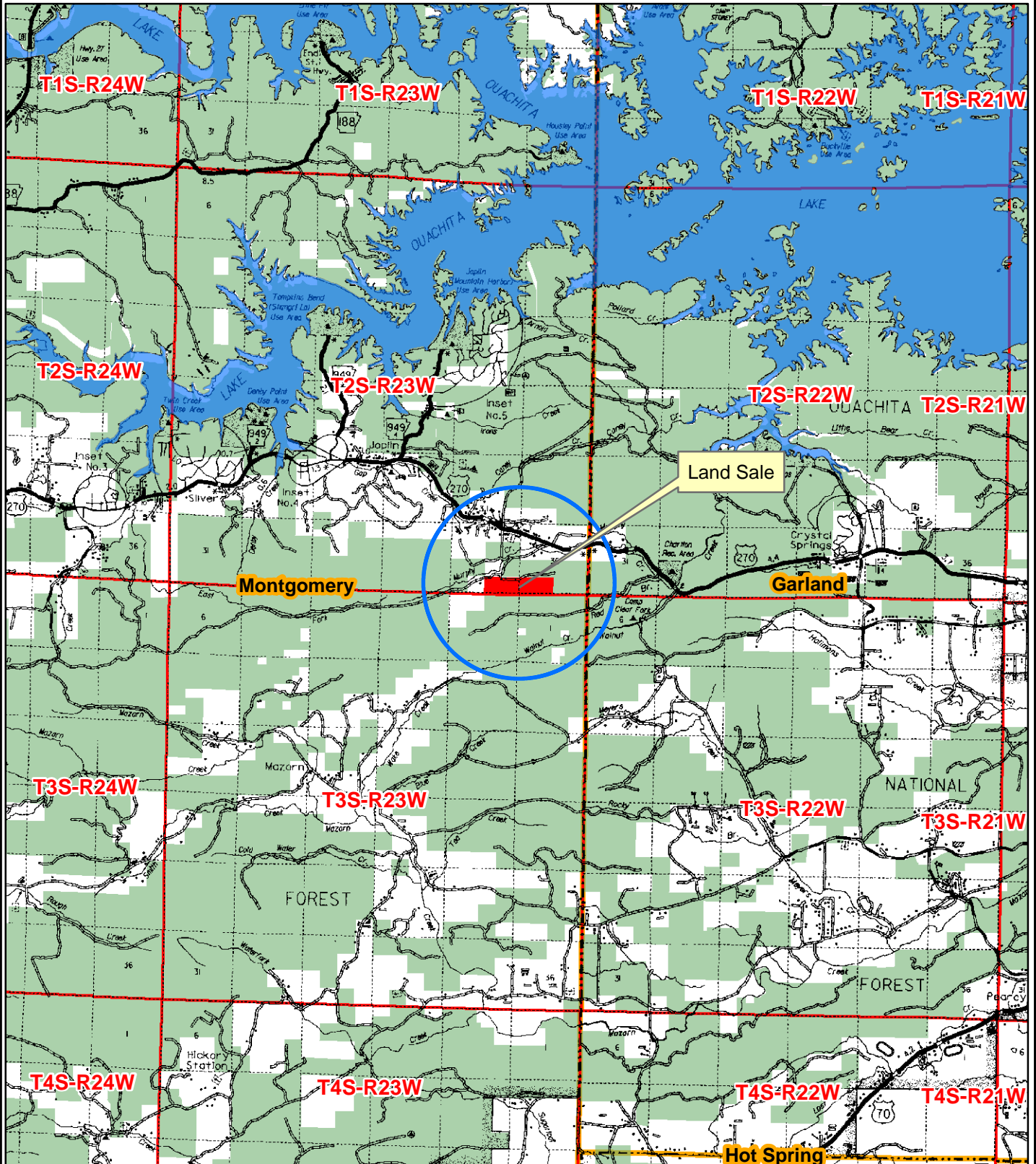
1. The landowner reserves the right to accept or reject any offer or to reject all offers.
2. Offers submitted will remain valid for five (5) business days. Upon acceptance of an offer, a Contract of Sale, with earnest money in the amount of five percent (5%) of purchase price, will be executed between the successful bidder and landowner within seven (7) 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 thirty (30) days of offer acceptance.
3. Only offers for a specific dollar amount will be accepted. The parcel 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 is not guaranteed. Offer price is for entire tract, regardless of acreage. Seller will not provide survey. The attached tract map is thought to be accurate but should not be considered as a survey plat.
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 seller-provided title insurance policy. No environmental inspection or representation has been or will be made by seller. Owner will convey, without warranty, any mineral rights they may own on this property.
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 the closing with buyer and seller each paying one-half (½) of fees associated with closing services.
7. Property inspections shall be done in daylight hours. Seller and Kingwood Forestry Services, Inc. in no way warrant the conditions of the property, including access routes, and all persons entering upon the property do so at their own risk and accept said property 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 managers, agents and employees, from and against any and all claims, demands, causes of action and damages resulting from any accident, incident or occurrence arising out of, incidental to or in any way resulting from his or her inspection or the property or his or her exposure to the conditions of 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 Forestry is the real estate firm acting as 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.
10. Questions regarding the land sale should be directed to licensed agents J.D. Thomas or Brian Clark of Kingwood Forestry Services at 870-246-5757.

www.KingwoodForestry.com

NOTICE OF LAND SALE - #4530

"Womble Silver Road Tract"

**S $\frac{1}{2}$ of SE $\frac{1}{4}$, Sec. 35, S $\frac{1}{2}$ of SW $\frac{1}{4}$, Sec. 36, T2S, R23W, Montgomery County, Arkansas
containing 160 acres, more or less**



0 0.5 1 2 3 4
Miles

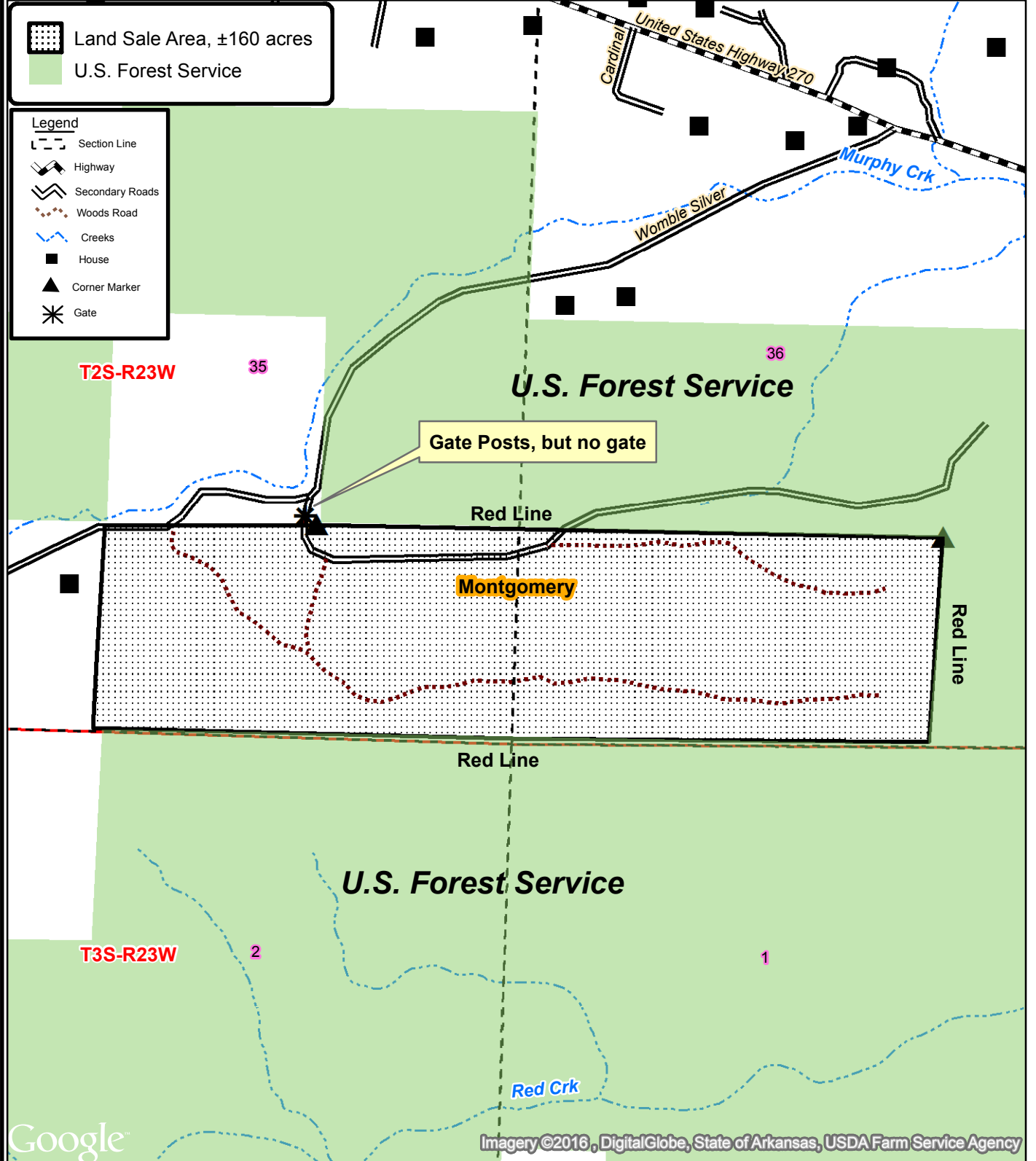


Created: May, 2016
Drawn By: ATG

NOTICE OF LAND SALE - #4530

"Womble Silver Road Tract"

S½ of SE¼, Sec. 35, S½ of SW¼, Sec. 36, T2S, R23W, Montgomery County, Arkansas
containing 160 acres, more or less

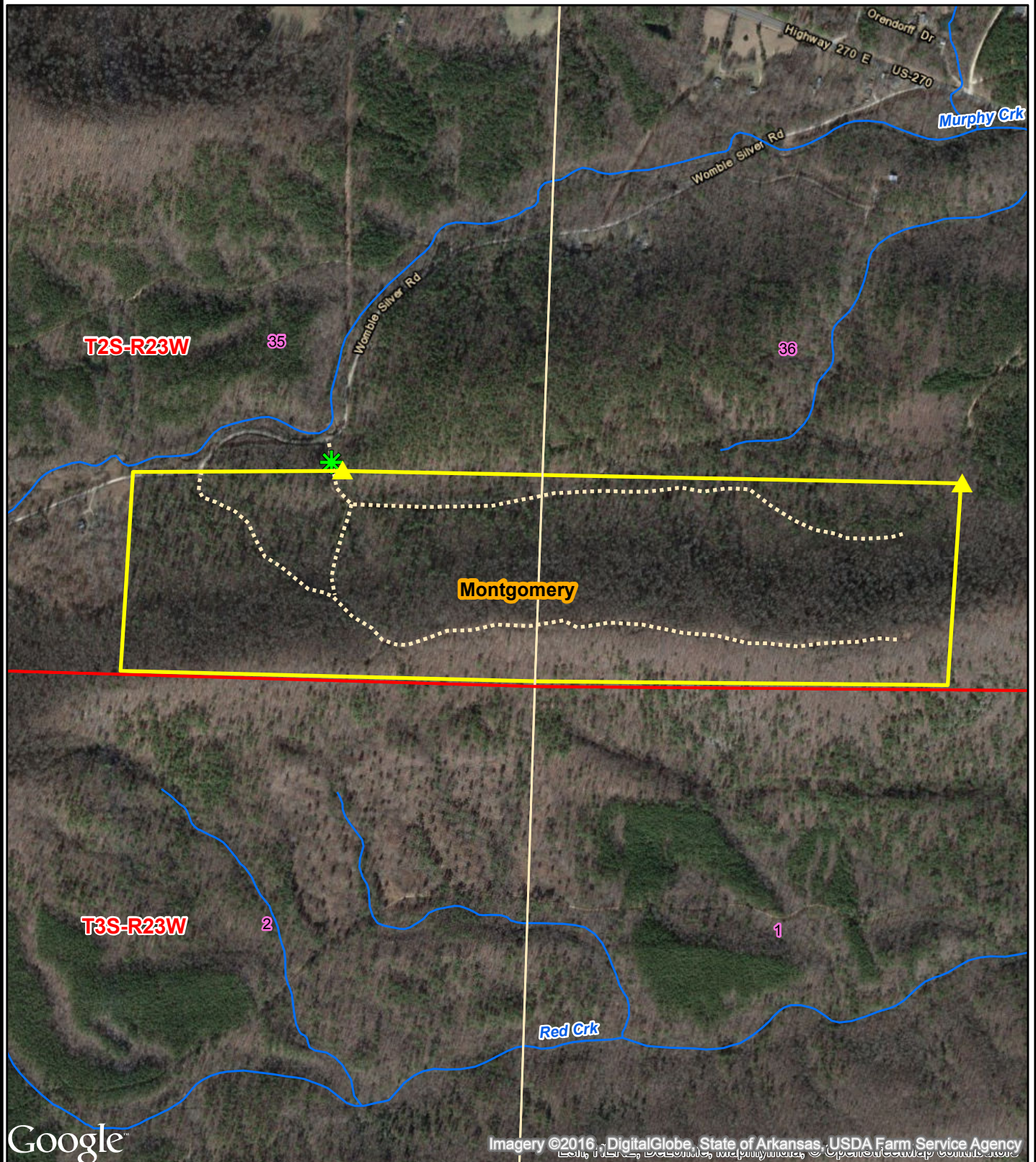


0 0.125 0.25
Miles



Created: June, 2016
By: JDT

NOTICE OF LAND SALE - #4530
"Womble Silver Road Tract"
S½ of SE¼, Sec. 35; S½ of SW¼, Sec. 36, T2S, R23W,
Montgomery County, Arkansas

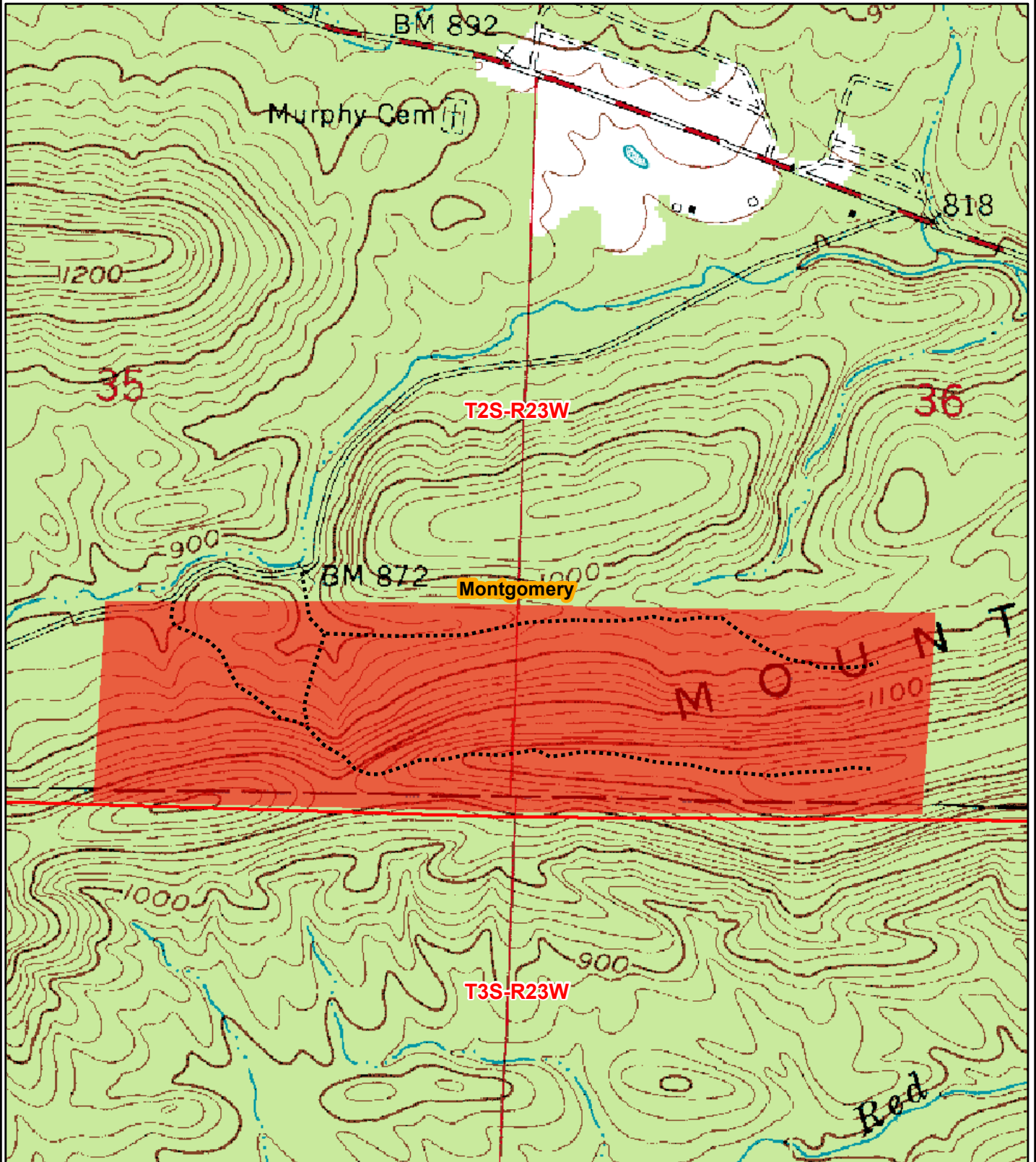


0 0.125 0.25
Miles



Created: June, 2016
ESRI Aerial Photography
Drawn By: ATG

NOTICE OF LAND SALE - #4530
"Womble Silver Road Tract"
S½ of SE¼, Sec. 35; S½ of SW¼, Sec. 36, T2S, R23W,
Montgomery County, Arkansas



0 0.125 0.25
Miles



Created: June, 2016
Drawn By: ATG

OFFER FORM

WOMBLE SILVER ROAD TRACT—MONTGOMERY COUNTY, ARKANSAS

Send Completed Offer Forms to us:

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

Fax: 870-246-3341

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

E-mail: arkadelphia@kingwoodforestry.com

Reference is made to the Kingwood Forestry Services, Inc. Womble Silver Road Tract Land Sale Notice. I submit the following as an offer for the purchase of the property further described as S½ of SE¼, Section 35; S½ of SW¼, Section 36; all located in Township 2 South, Range 23 West, containing a total of 160 acres, more or less, Montgomery County, Arkansas (see attached maps). The tract is offered for sale at **\$369,000.00.**

My offer 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 seven (7) business days of owner's acceptance with earnest money in the amount of five percent (5%) of purchase price. Closing date to occur within thirty (30) days of contract execution. I have read and understand the Method of Sale and Conditions of Sale sections in this notice.

Send offer form to: Kingwood Forestry Services, Inc.
P.O. Box 65 / #4 Executive Circle
Arkadelphia, AR 71923
Fax to 870-246-3341 / E-mail to arkadelphia@kingwoodforestry.com

Womble Silver Road Tract (Listing #4530, ±160 Acres): \$ _____

Date: _____ Fax No.: _____

Name: _____ Phone No.: _____
Printed

Name: _____ Company: _____
Signed Printed

Address: _____
Street City, State, Zip

Email: _____

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

