

KINGWOOD FORESTRY SERVICES, INC.

LISTING #4485

LAND FOR SALE

RIDGE TRACT

- **39.43 acres, more or less, Hot Spring County, AR**
- **Native Pine and Hardwoods**
- **Beautiful Views**
- **Southwest of Hot Springs**

\$49,000.00

*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 Ridge Tract further described as SE¼ of SE¼, Section 29, Township 4 South, Range 21 West, containing 39.43 acres, more or less, Hot Spring County, Arkansas (see attached maps).

The Ridge Tract is located approximately 2.5 miles northeast of Point Cedar and 15 miles southwest of Hot Springs. Tract contains native upland pine and hardwood forest. Beautiful views of valley and mountains. Access is unimproved logging road to southeast corner of tract. Excellent location for hunting (turkey, squirrel and deer), campsite and recreational use.

Recreational Property



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



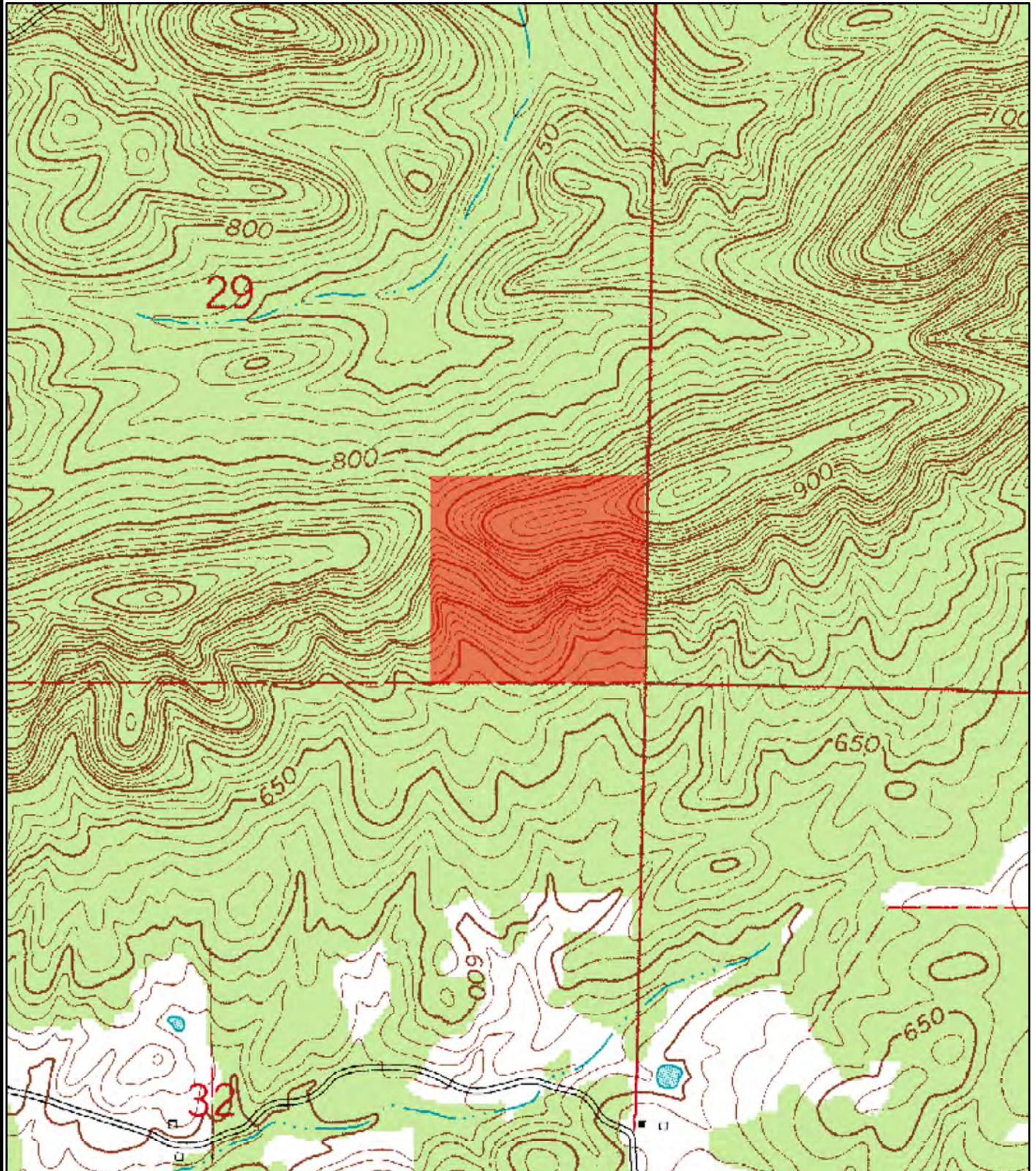
Notice: Any person receiving this land sale marketing material is considered a prospective buyer for the subject property. Should a prospective buyer or its agents choose to inspect the property, they do so at their own risk and assume all liability and shall indemnify Seller and its agents against any 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 - #4485

"Ridge Tract"

SE¼ of SE¼, Sec. 29, T4S, R21W

Hot Spring County, Arkansas



0 0.125 0.25
Miles



Created: January, 2015
By: JBK

**NOTICE OF LAND SALE
RIDGE TRACT (LISTING #4485)
HOT SPRING COUNTY, ARKANSAS**

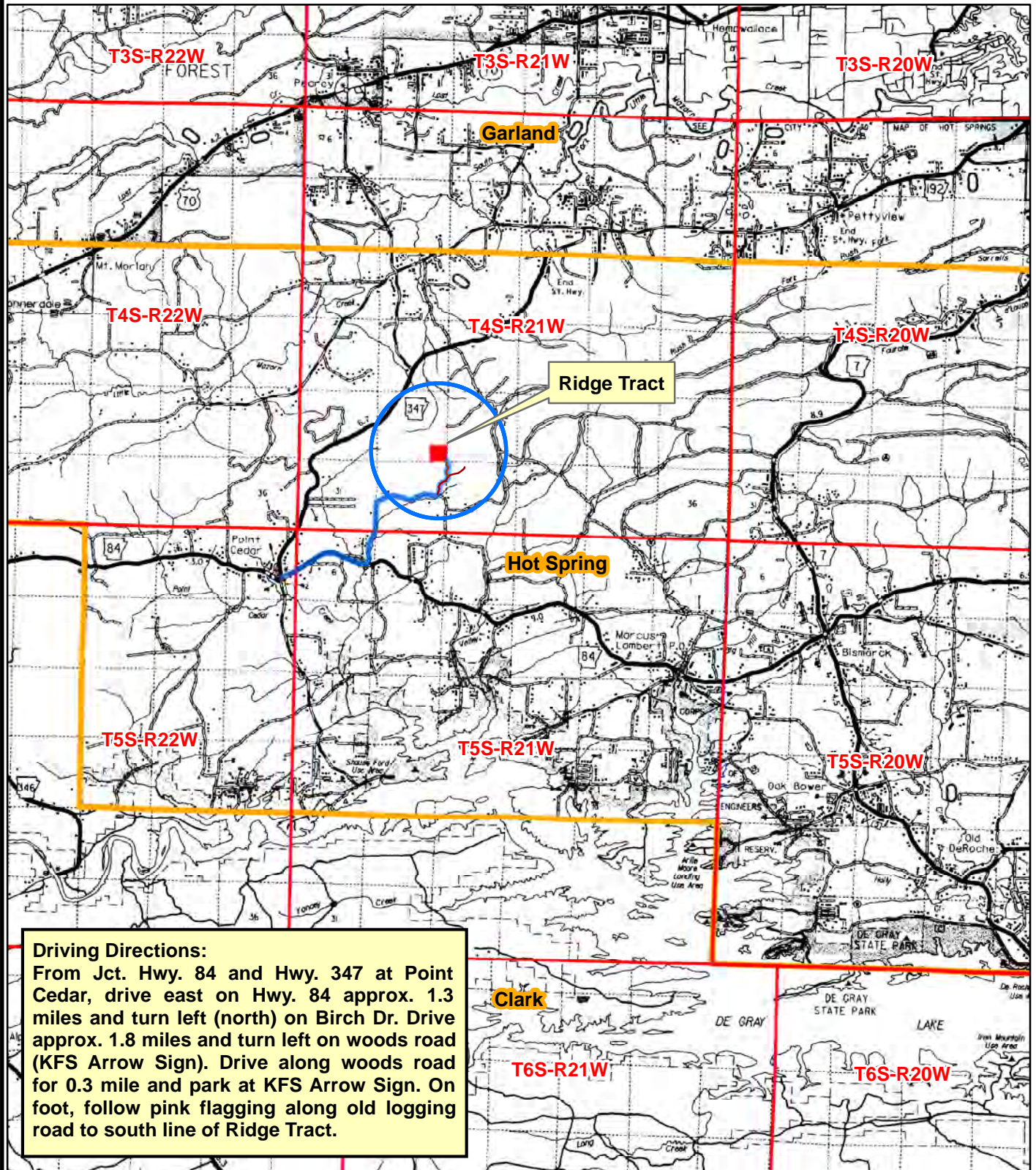
Method of Sale: The tract is offered for sale for \$49,000.00. Mailed offers should be addressed to Kingwood Forestry Services, Inc., P. O. Box 65, Arkadelphia, Arkansas 71923 with “**Ridge Tract**” clearly marked in the lower left corner of the envelope to protect security of the offer. An offer form is attached. On mailed offers please call our office to confirm receipt of offer. Offers also may be hand-delivered or sent by fax to **870-246-3341**. All faxed offers will be immediately acknowledged. Please await confirmation that your faxed offer has been received.

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 ten percent (10%) 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. The attached tract map is thought to be accurate but should not be considered as a survey plat. A 2012 survey plat is included in this notice.
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. Mineral rights that are owned by the seller will be conveyed without warranty.
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 broker Pete Prutzman, or sales agents J. D. Thomas or Brian Clark, of Kingwood Forestry Services at 870-246-5757.


www.kingwoodforestry.com

NOTICE OF LAND SALE
"Ridge Tract" - #4485
SE¼ of SE¼, Sec. 29, T4S, R21W
Hot Spring County, Arkansas



Driving Directions:

From Jct. Hwy. 84 and Hwy. 347 at Point Cedar, drive east on Hwy. 84 approx. 1.3 miles and turn left (north) on Birch Dr. Drive approx. 1.8 miles and turn left on woods road (KFS Arrow Sign). Drive along woods road for 0.3 mile and park at KFS Arrow Sign. On foot, follow pink flagging along old logging road to south line of Ridge Tract.








0 0.5 1 2 3 4
 Miles



Created: January, 2015
By: JBK

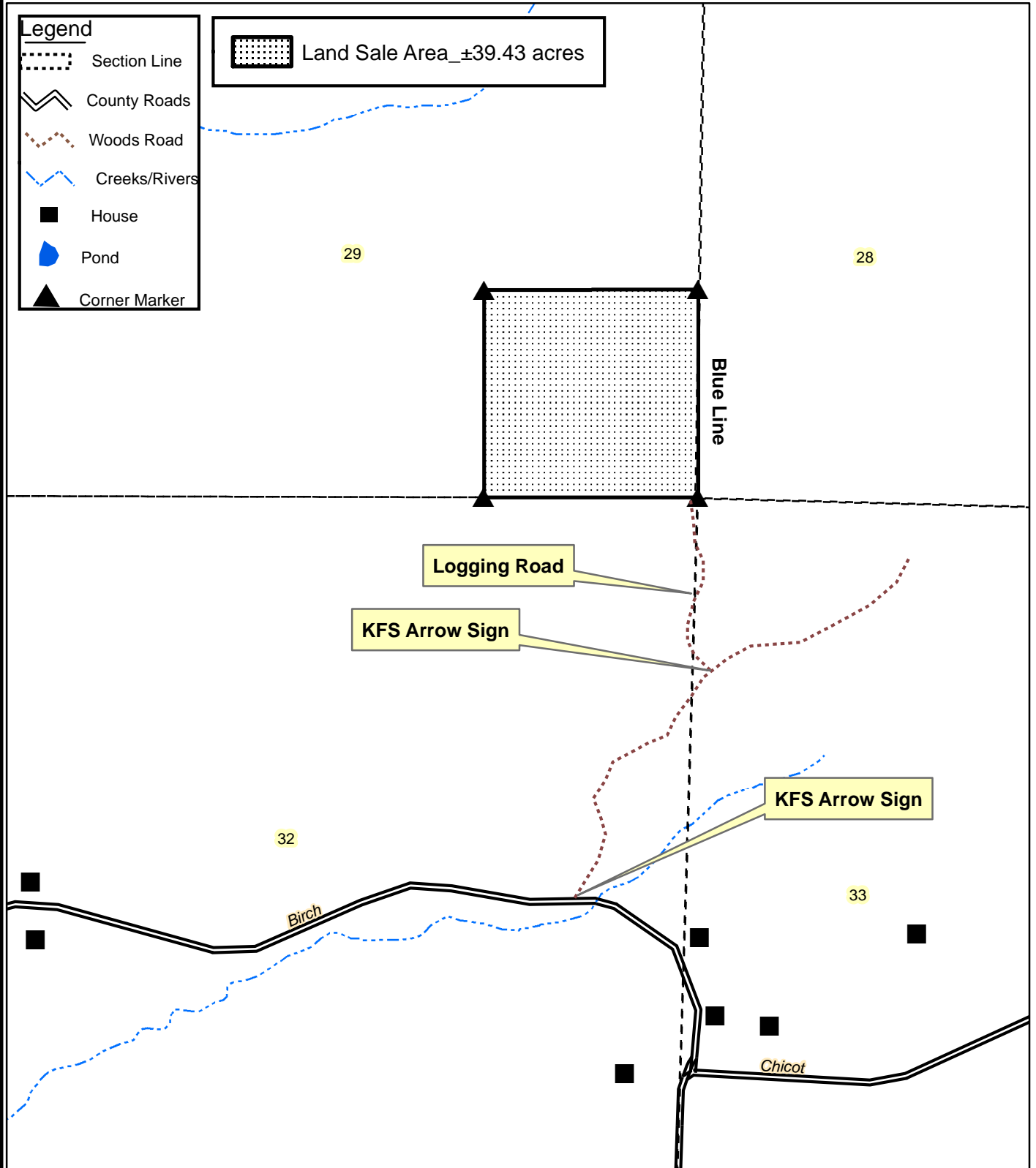
NOTICE OF LAND SALE
"Ridge Tract" - Listing #4485
SE¼ of SE¼, Sec. 29, T4S, R21W
Hot Spring County, Arkansas

Legend

-  Section Line
-  County Roads
-  Woods Road
-  Creeks/Rivers
-  House
-  Pond
-  Corner Marker



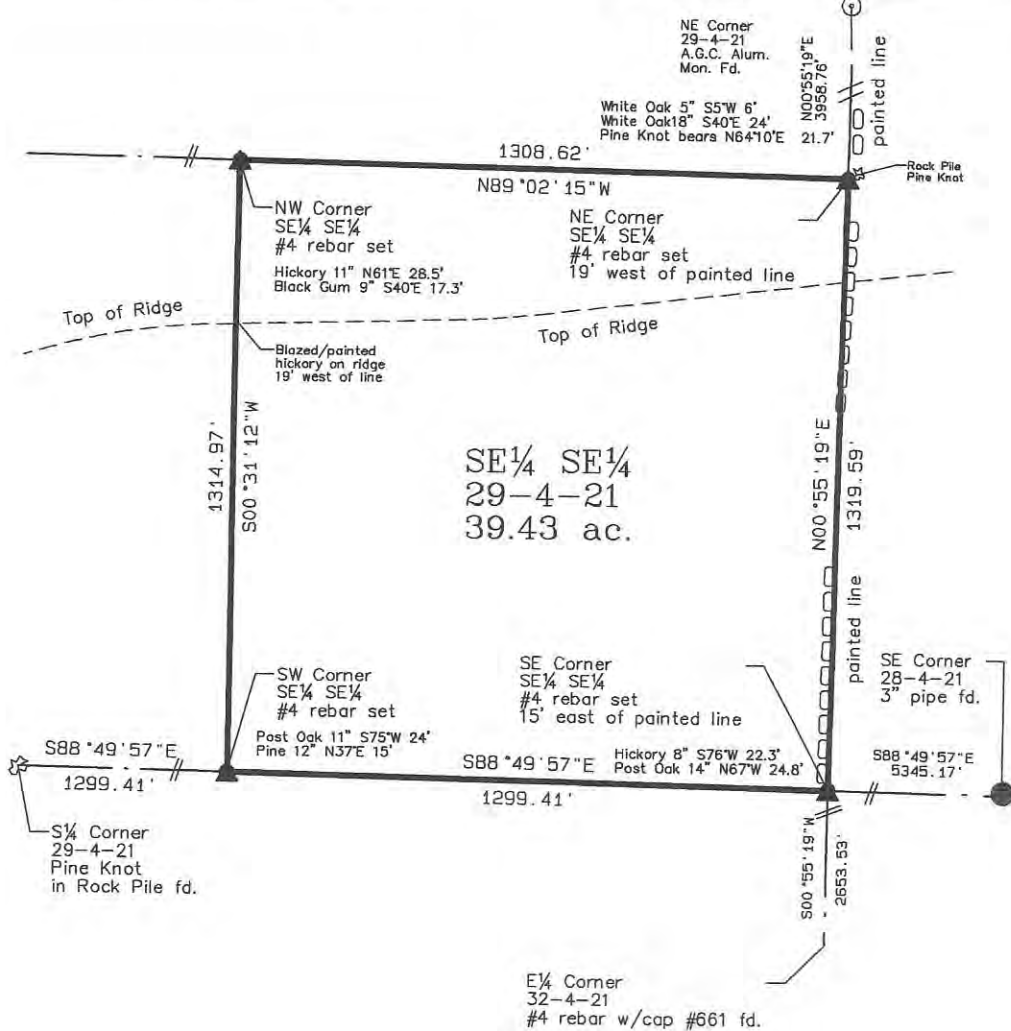
Land Sale Area_±39.43 acres



0 0.125 0.25
Miles



Created: January, 2015
By: JBK



#201207230001

Description.

All of the SE 1/4 SE 1/4 Section 29, Township 4 South, Range 21 West, Hot Spring County, Arkansas described as follows:
Begin at a set #4 rebar for the SE Corner of said SE 1/4 SE 1/4, thence North 00°55'19" East, a distance of 1319.59 feet to a set #4 rebar for the NE Corner of said SE 1/4 SE 1/4; thence North 89°02'15" West, a distance of 1308.62 feet to a set #4 rebar for the NW Corner of said SE 1/4 SE 1/4; thence South 00°31'12" West, a distance of 1314.97 feet to a set #4 rebar for the SW Corner of said SE 1/4 SE 1/4; thence South 88°49'57" East, a distance of 1299.41 feet to the Point of Beginning.
Containing 39.43 Acres, more or less.



Per GPS

I, Vincent C. Harris, certify that the above plat is based on a survey made under my direction & or supervision, and all visible rights of way, easements or encroachments as shown or noted. This certification is limited to parties named in title block and use by others shall be at their own risk. Not valid unless Surveyor's stamp with original signature is affixed.

LEGEND	
Rebar fd. or set	▲
Pipe fd.	●
Sewer MH	⊙
Alum. Mon. fd.	○
Rock Pile/Pine Knot	⚡

Control not shown on this plat
NW Corner 29-4-21 1/2" Iron rod.
SW Corner 29-4-21 Rock Pile

All set rebar have affixed cap #1414



0

400

Client 500-04s-21w-0-29-220-30-1414

Job# 1a06141

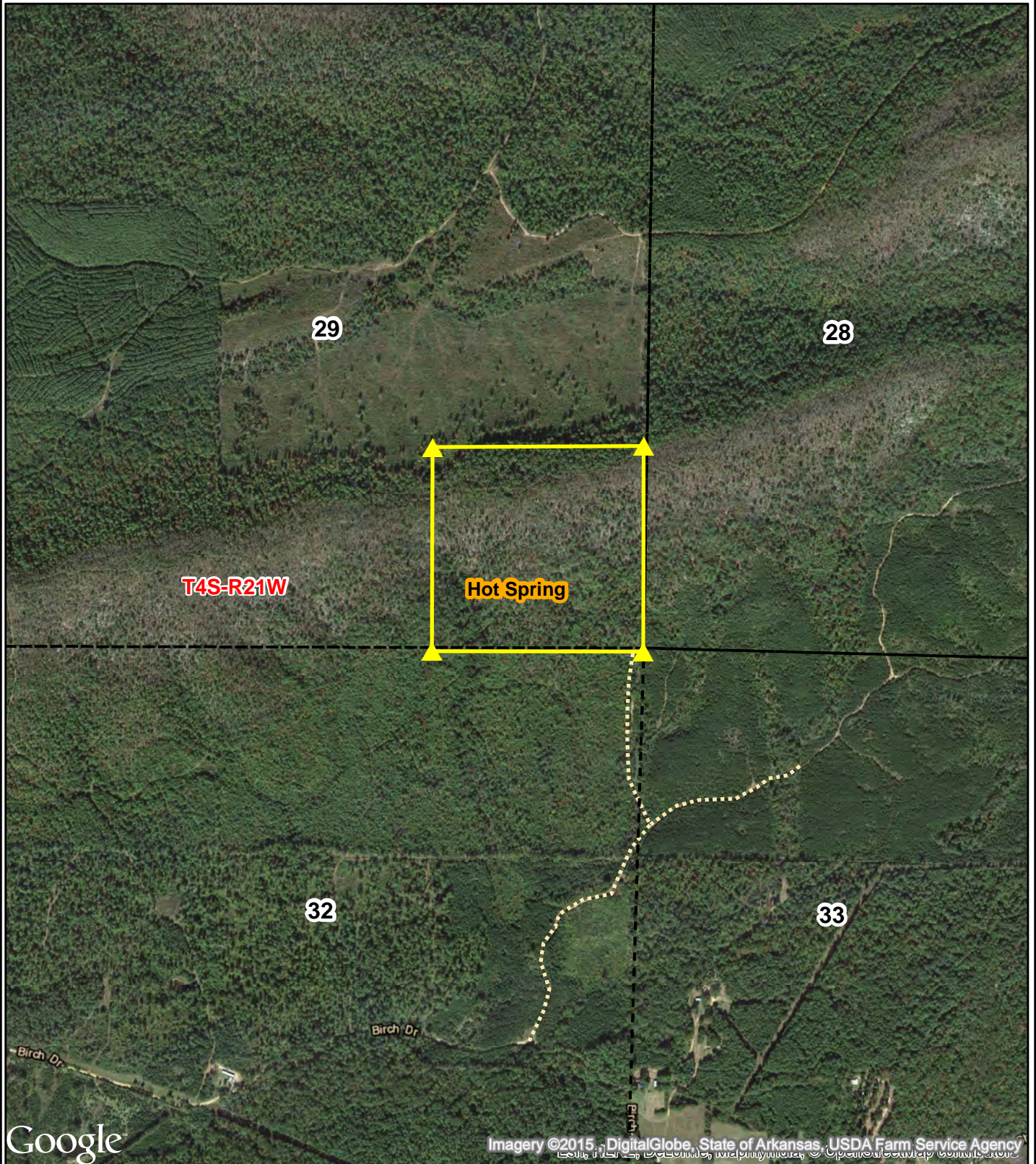
Denver Shuffield Estate
Bismarck, Ar.

Date: 06/14/12

Lewis & Clark Surveying
102 Nevada #234
Prescott Ar. 71857

Ph. 870-887-0411 Fax 870-887-0413

NOTICE OF LAND SALE
"Ridge Tract" - #4485
SE $\frac{1}{4}$ of SE $\frac{1}{4}$. Sec. 29, T4S, R21W
Hot Springs County, Arkansas



0 0.125 0.25
Miles



Created: January, 2015
ESRI Aerial Photography
Drawn By: JBK

LAND SALE
RIDGE TRACT (LISTING #4485)
OFFER FORM

-Please fax offer to 870-246-3341 or mail to P.O. Box 65, Arkadelphia, AR 71923-

I submit the following as an offer for the purchase of the following tract summarized below and further described as the SE $\frac{1}{4}$ of SE $\frac{1}{4}$, Section 29, Township 4 South, Range 21 West, containing 39.43 acres, more or less, Hot Spring County, Arkansas (see attached maps). The tract is offered for sale at \$49,000.00.

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 ten percent (10%) of purchase price. Closing date to occur within thirty (30) days of contract execution.

Date of Offer: _____

Tract Name: RIDGE TRACT (#4485)

Location of Tract: HOT SPRING COUNTY, ARKANSAS

Total Number of Acres in Tract: 39.43 acres, more or less

Amount of Offer: \$ _____

Name: _____ Printed Fax No: _____

Name: _____ Signed Phone No: _____

Company: _____

Address: _____
Street City, State, Zip

City, State, Zip: _____

Email: _____

Send offer form to: Kingwood Forestry Services, Inc.
P.O. Box 65
Arkadelphia, AR 71923
Or fax to 870-246-3341

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