

BOTTOMLAND HARDWOODS TRACT ON LITTLE BODCAU CREEK

Providence Tract (#7145)

- NATIVE BOTTOMLAND HARDWOODS
- FRONTAGE ON LITTLE BODCAU CREEK
- EXCELLENT HUNTING POTENTIAL
- CONVENIENTLY LOCATED BETWEEN HOPE AND LEWISVILLE

Offered For Sale At

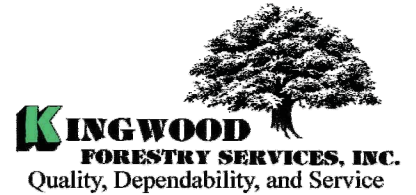
\$69,000.00

See this and other listings at
www.kingwoodforestry.com



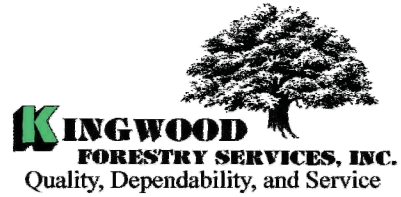
The Providence Tract is +/-40 acres of native bottomland hardwoods situated in Little Bodcau Creek bottoms. The property could provide excellent potential for hunting waterfowl, wild/feral hogs, squirrel, and white-tailed deer and has approximately 1/4 mile frontage on Little Bodcau Creek. The tract is conveniently located between Hope and Lewisville, with access by way of Hempstead County Road 161 and a private woods road. The Providence Tract also has potential as a long-term timber investment. The native hardwood timber is mature and merchantable and could provide immediate income.

Maps and Photographs can be viewed
at www.kingwoodforestry.com



4414 Morris Lane
P.O. Box 5887
Texarkana, Texas 75505

Phone: 903-831-5200
Fax: 903-831-9988
texarkana@kingwoodforestry.com



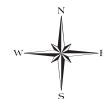
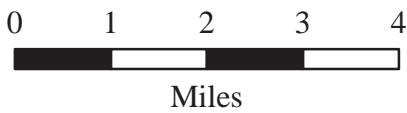
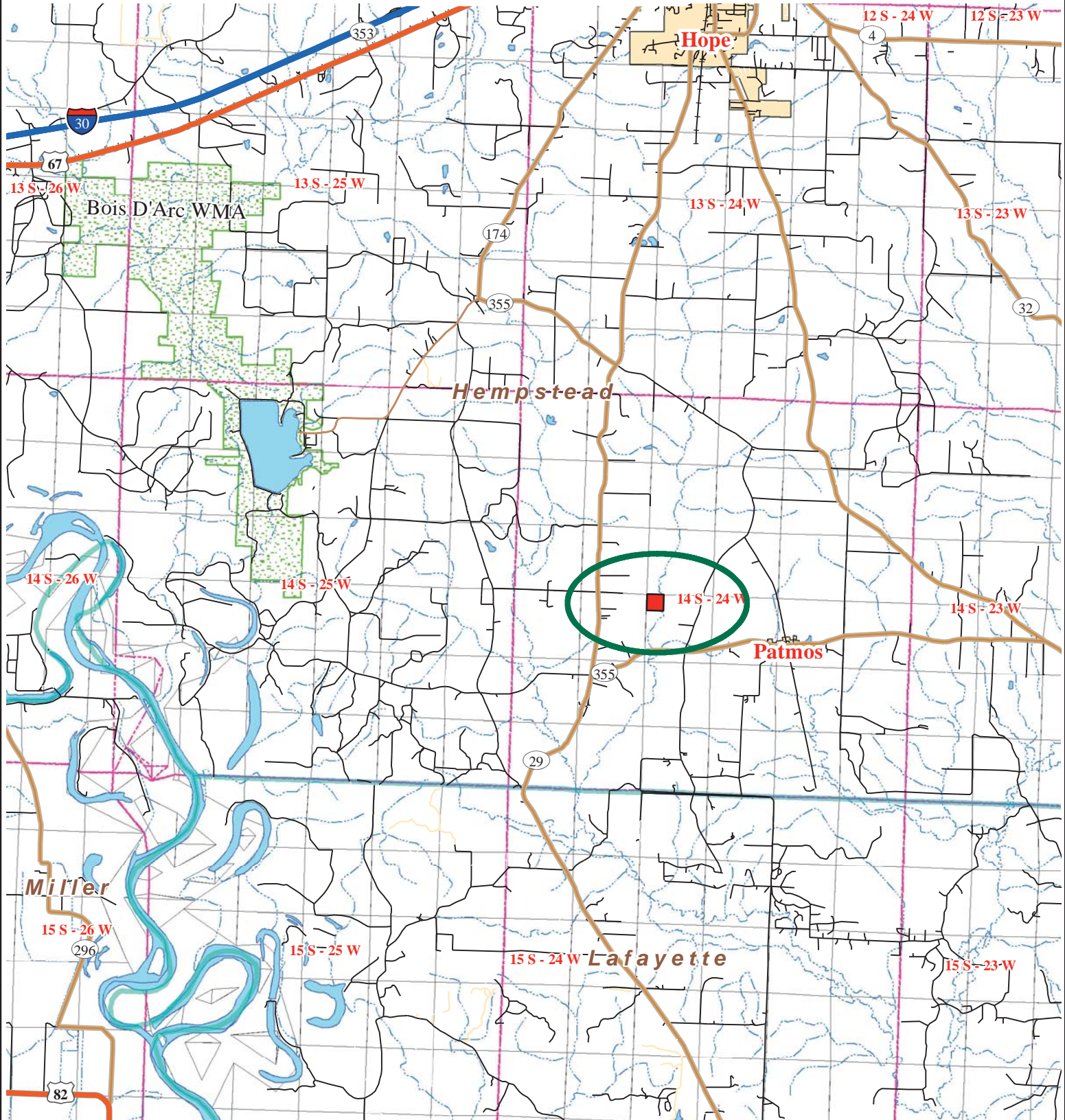
**Providence Tract (#7145)
\$69,000.00**

Conditions of Sale:

1. The Seller reserves the right to accept or reject any offer or to reject all offers.
2. Offers submitted will remain valid for 5 business days. Upon acceptance of an offer, a more formal Contract of Sale with earnest money in the amount of 10% of purchase price will be executed between the successful bidder and Seller within seven 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 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 maps are thought to be accurate but should not be considered as 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. Seller's conveyance will except and/or reserve all oil, gas, lignite and other minerals of similar or dissimilar nature.
5. Seller will pay pro-rated property taxes (to date of closing), deed preparation, and one-half of deed stamps. Buyer will pay recording fees and one-half of deed stamps. Seller will not provide a title insurance policy. If Buyer wishes to acquire a title search or title insurance policy, that cost shall be at the expense of the Buyer.
6. Seller's attorney will serve as counsel for the Seller and prepare Seller's documents that are necessary for conveyance. Buyer may choose his/her own title company or attorney to conduct a title search, provide title insurance and/or serve as Buyer's closing or escrow agent. All fees or expenses charged by Buyer's attorney or closing agent shall be paid by Buyer.
7. No environmental inspection or representation has been or will be made by seller.
8. 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.
9. Deer stands, feeders, game cameras and any other man-made items do not convey unless stated otherwise.
10. 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 responsible for verifying information presented in this sale notice. Kingwood makes no representation for the Buyer.
11. Questions regarding the land sale should be directed to licensed broker Roger Hooper of Kingwood Forestry Services at 903-831-5200.

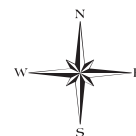
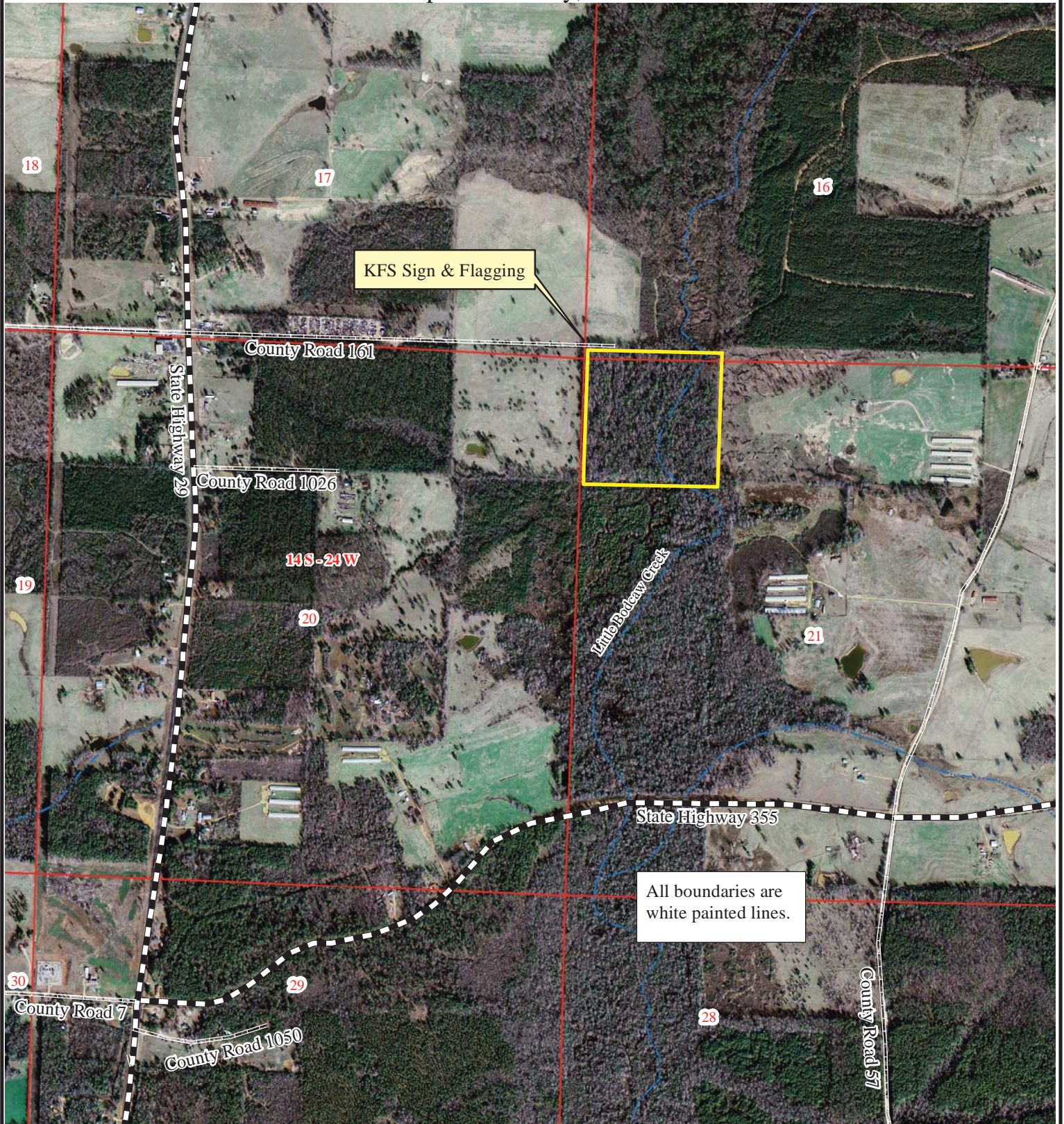
www.kingwoodforestry.com

Land For Sale
Providence Tract (#7145)
+/-40 Acres
NW1/4 of NW1/4, Sec. 21, T14S, R24W
Hempstead County, Arkansas

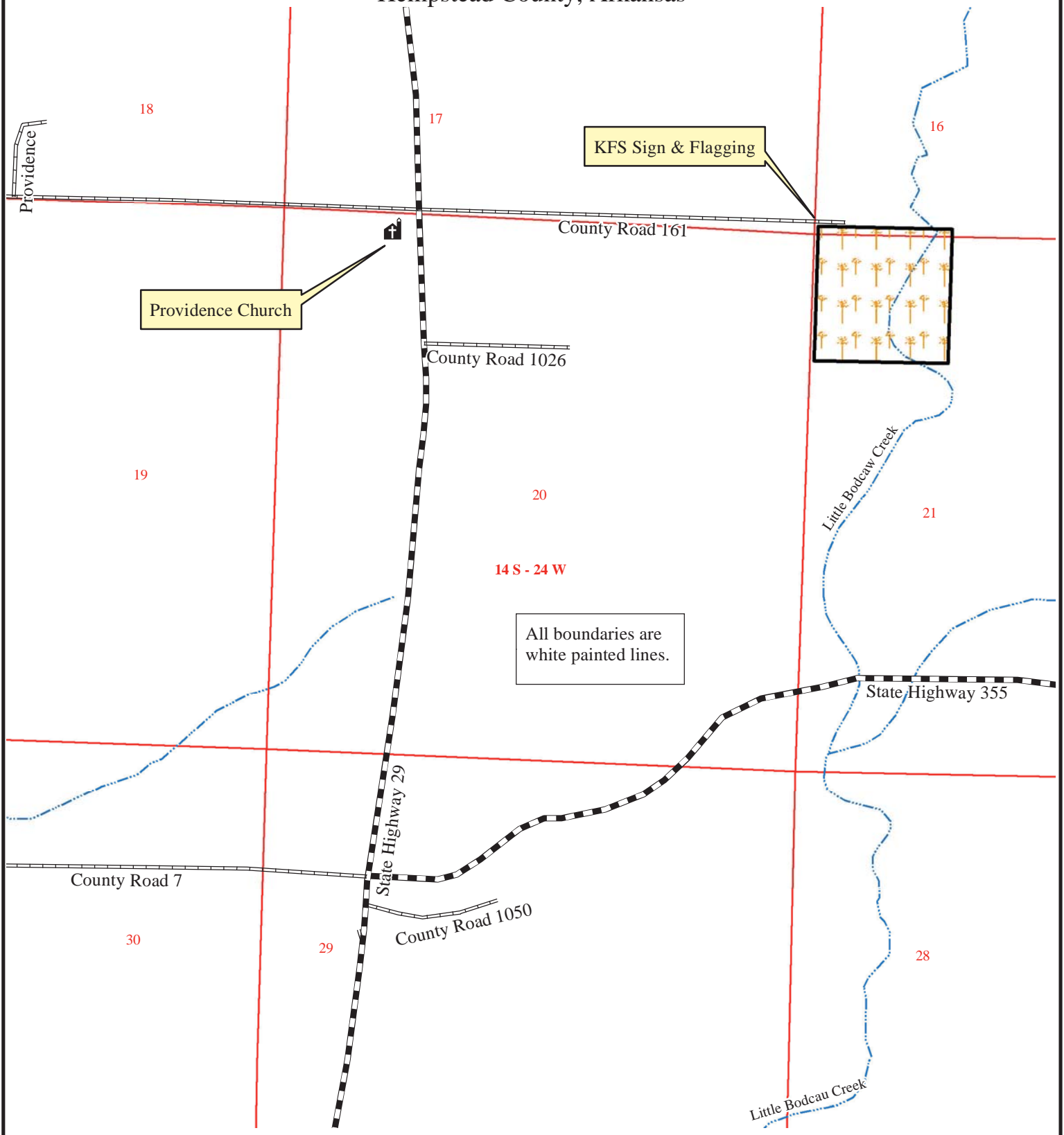


StreetMap USA
Created: January 2014
Printed By: RDH

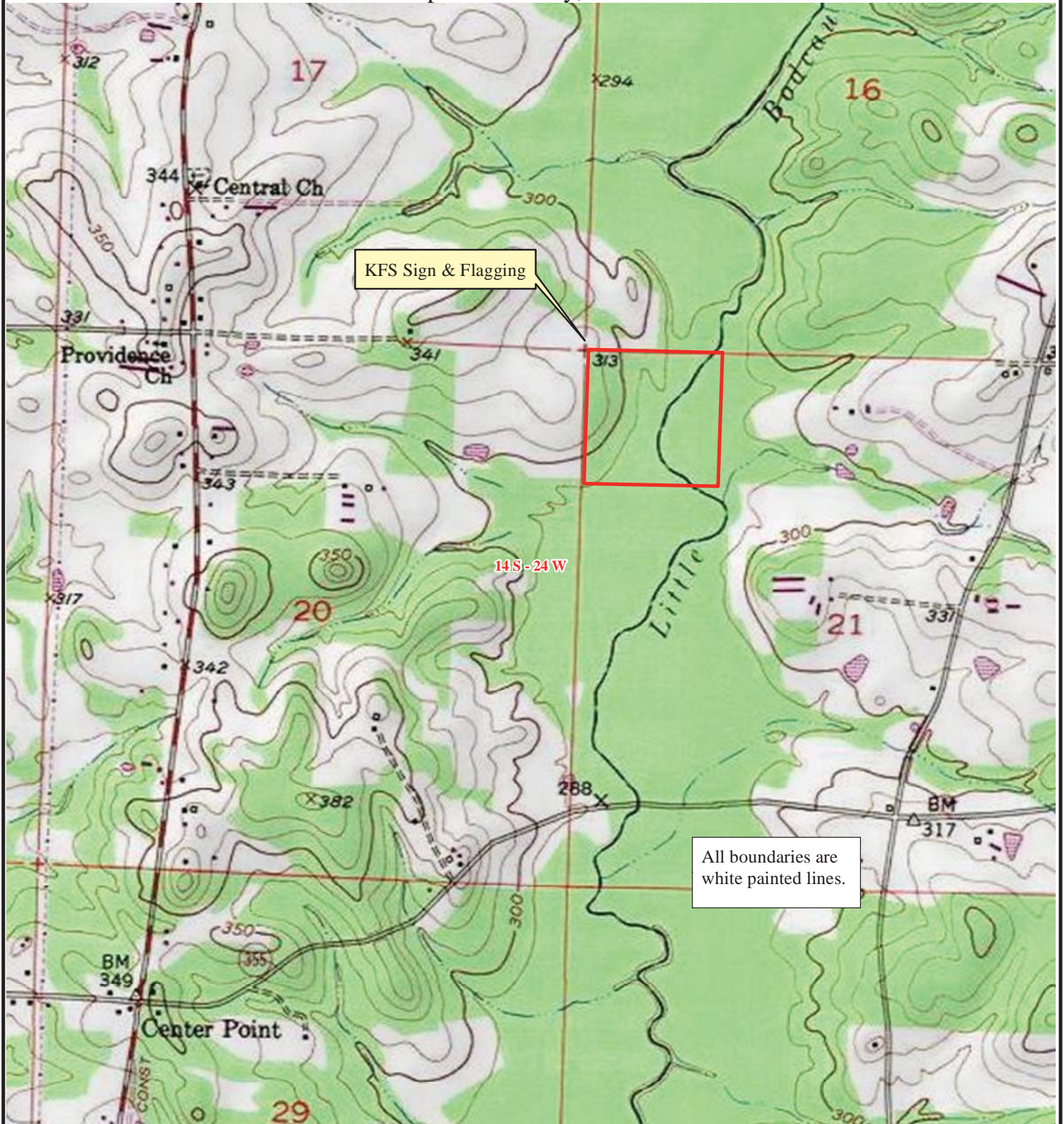
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Providence Tract (#7145)
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NW1/4 of NW1/4, Sec. 21, T14S, R24W
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+/-40 Acres
NW1/4 of NW1/4, Sec. 21, T14S, R24W
Hempstead County, Arkansas



OFFER FORM

Providence Tract (#7145)

**- Please fax offer to 903-831-9988 or mail to P. O. Box 5887, Texarkana, TX 75505 –
Or hand deliver to 4414 Morris Ln., Texarkana, TX 75503
or email to texarkana@kingwoodforestry.com**

Reference is made to the Kingwood Forestry Services, Inc. notice for the Providence Tract Land Sale (#7145).

I submit the following as an offer for the purchase of the Providence Tract described as the NW¼ of NW¼, Section 21, Township 14 South, Range 24 West, Hempstead County, Arkansas, containing 40 acres, more or less.

My offer will remain valid through five business days following the day of submitted offer. If my offer is accepted, I am ready, willing, able, and obligated to execute a more formal Contract of Sale within seven business days with earnest money in the amount of 10% of purchase price. Closing is expected to be held within 45 days of offer acceptance.

Send offer form to: Kingwood Forestry Services, Inc.
P. O. Box 5887
Texarkana, TX 75505
Or fax to 903-831-9988
Or hand deliver to 4414 Morris Lane
Texarkana, TX 75503
Or email to texarkana@kingwoodforestry.com

Providence Tract, 40 acres, more or less: \$ _____

Name: _____
Printed

Fax No.: _____

Signed

Phone No.: _____

Address: _____

E-mail: _____

Date: _____

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