

EXCELLENT TIMBERLAND INVESTMENT AND RECREATION PROPERTY NEAR HOPE

Pilgrim Rest Tract (#7127)

- SOLID LONG-TERM
TIMBER INVESTMENT
- 2005 INDUSTRIAL GRADE
PINE PLANTATION
- GENTLY ROLLING, WELL
DRAINED TOPOGRAPHY
- HUNTING AND
RECREATIONAL
OPPORTUNITIES

Offered For Sale At
\$68,900.00

See this and other listings at
www.kingwoodforestry.com



The Pilgrim Rest Tract offers an excellent long-term timber investment while also providing opportunity for hunting and recreational experiences. The tract consists of +/-39 acres of a 2005 industrial grade loblolly pine plantation that is well stocked and in excellent condition, and +/-8 acres of native pine and hardwood timber in the streamside zone. Topography on the tract is gently rolling and well drained. Access is by way of two gravel roads across adjoining private landowners; one road leading to the north property line and the other to the south property line. Located approximately 4 miles southeast of Hope, the tract is within the market regions for timber production.

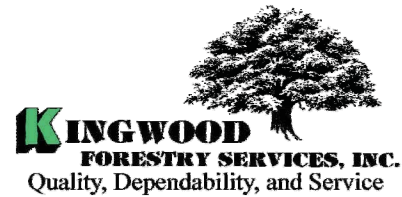
Maps and Photographs can be viewed
at www.kingwoodforestry.com



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

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





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\$68,900.00

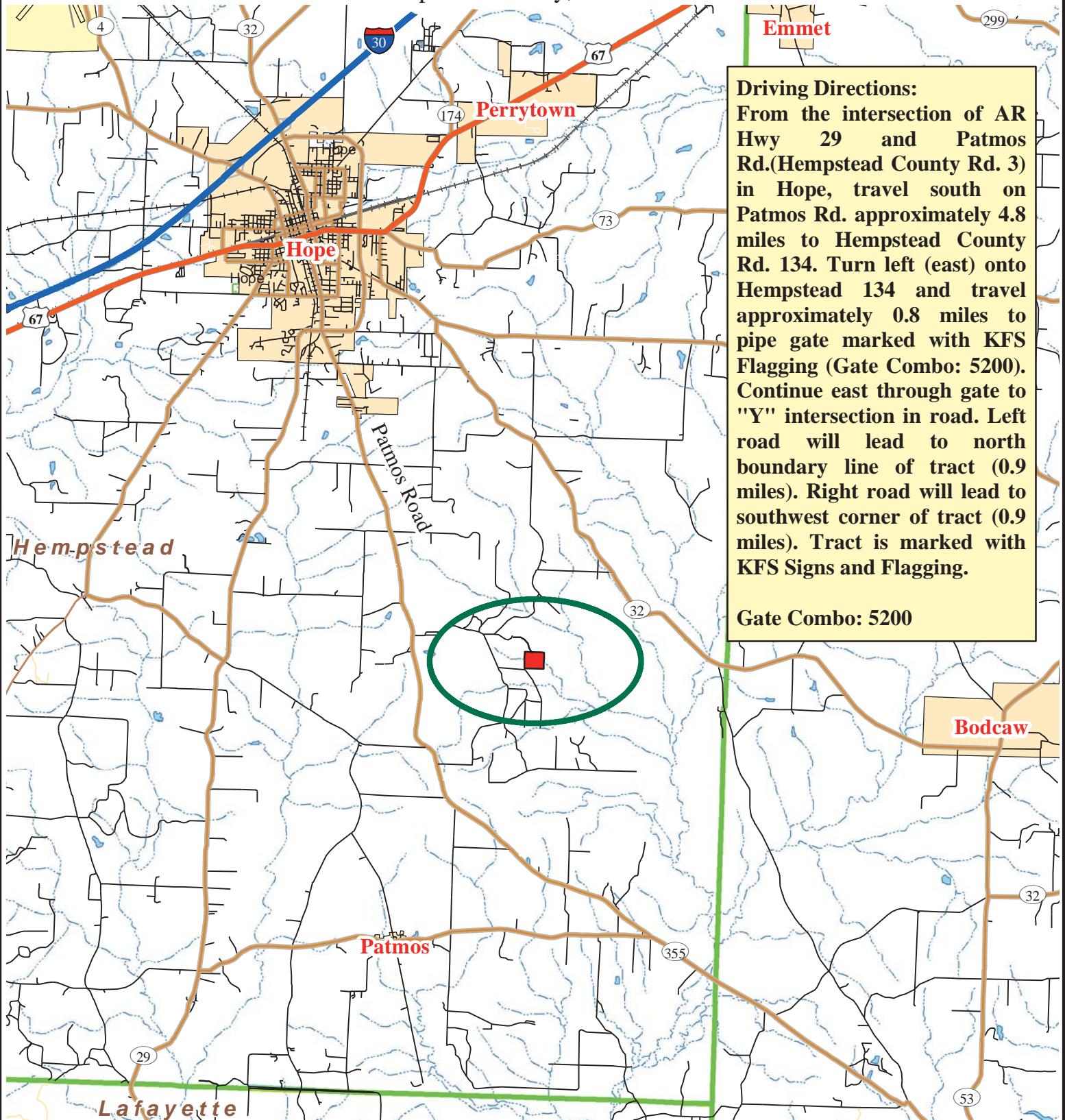
Conditions of Sale:

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
Pilgrim Rest Tract (#7127)
+/-47 Acres

Frl. SW1/4 of NW1/4, Sec. 31, T13S, R23W
Hempstead County, Arkansas



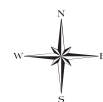
Driving Directions:

From the intersection of AR Hwy 29 and Patmos Rd.(Hempstead County Rd. 3) in Hope, travel south on Patmos Rd. approximately 4.8 miles to Hempstead County Rd. 134. Turn left (east) onto Hempstead 134 and travel approximately 0.8 miles to pipe gate marked with KFS Flagging (Gate Combo: 5200). Continue east through gate to "Y" intersection in road. Left road will lead to north boundary line of tract (0.9 miles). Right road will lead to southwest corner of tract (0.9 miles). Tract is marked with KFS Signs and Flagging.

Gate Combo: 5200

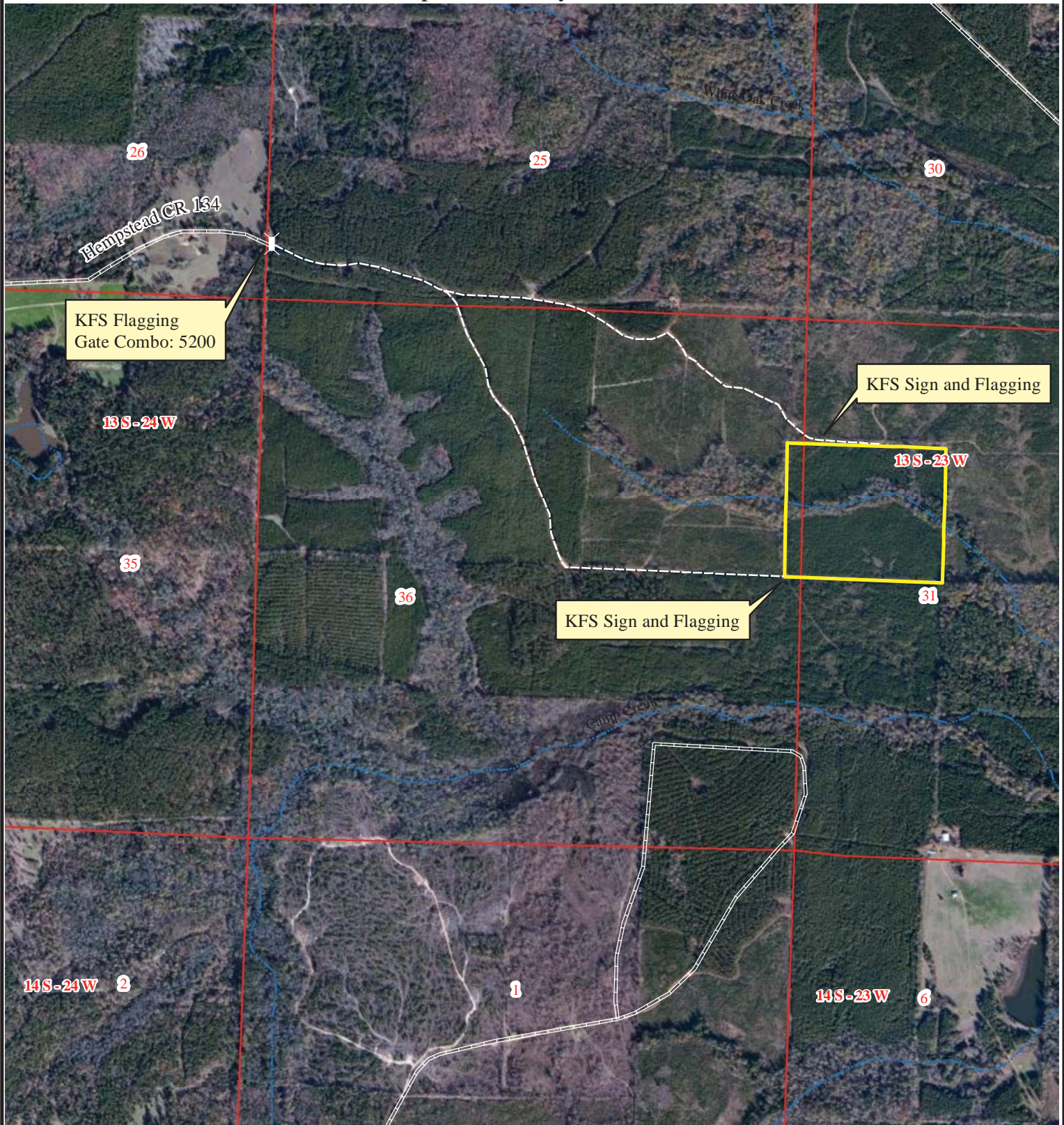
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Miles

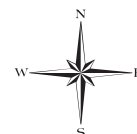


StreetMap USA
Created: March 2013
Printed By: RDH

Land For Sale
Pilgrim Rest Tract (#7127)
+/-47 Acres
Fr. SW1/4 of NW1/4, Sec. 31, T13S, R23W
Hempstead County, Arkansas

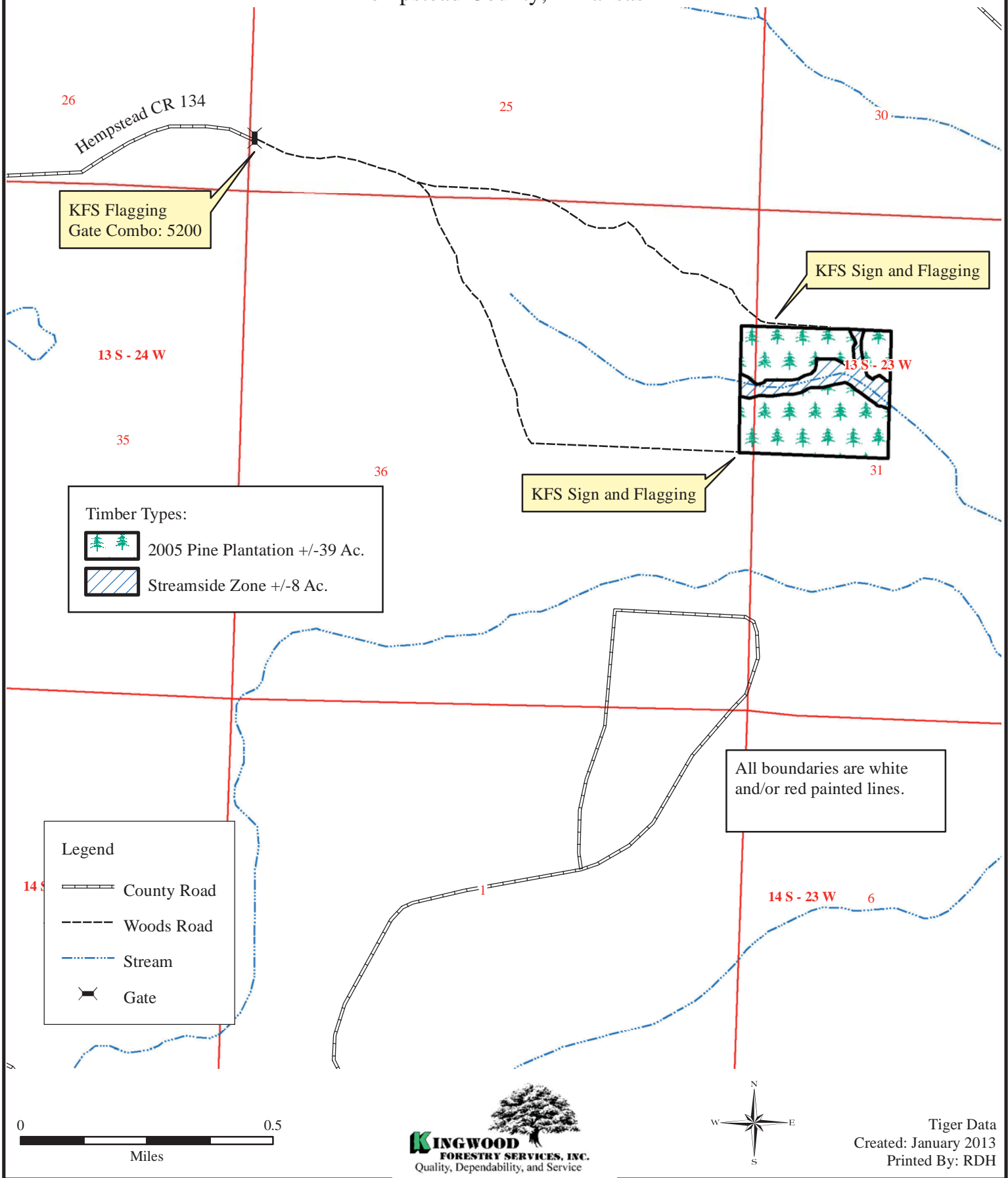


0 0.5
Miles

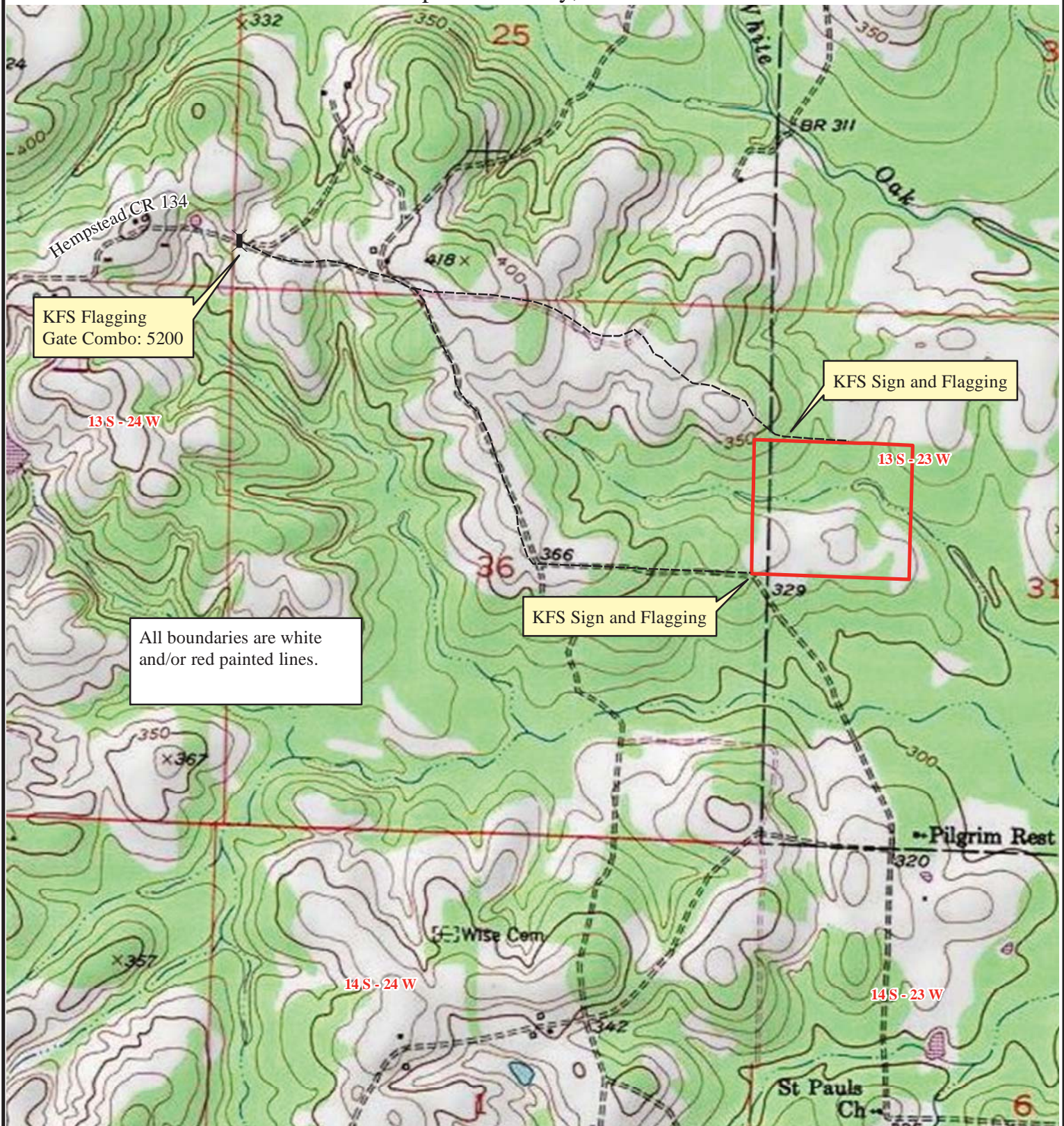


Bing Maps
Created: January 2013
Printed By: RDH

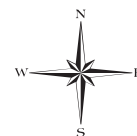
Land For Sale
Pilgrim Rest Tract (#7127)
+/-47 Acres
Fr. SW1/4 of NW1/4, Sec. 31, T13S, R23W
Hempstead County, Arkansas



Land For Sale
Pilgrim Rest Tract (#7127)
+/-47 Acres
Fr. SW1/4 of NW1/4, Sec. 31, T13S, R23W
Hempstead County, Arkansas



0 0.5
Miles



USA Topo Maps
Created: January 2013
Printed By: RDH

OFFER FORM

Pilgrim Rest Tract (#7127)

**- 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**

Reference is made to the Kingwood Forestry Services, Inc. notice for the Pilgrim Rest Tract Land Sale (#7127).

I submit the following as an offer for the purchase of the Pilgrim Rest Tract described as the Fractional SW $\frac{1}{4}$ of NW $\frac{1}{4}$, Section 31, Township 13 South, Range 23 West, Hempstead County, Arkansas, containing 47 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

Pilgrim Rest Tract, 47 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