

Kingwood Forestry Services, Inc.

Listing #4375

Murfreesboro Highway Tract

Land for Sale



- Highway 26 & 27 Frontage
- 641 acres, more or less
- Pine Regeneration
- Former Murfreesboro Lumber Company Land
- Excellent Hunting
- Development Potential

\$509,000.00



See this and other listings at www.kingwoodforestry.com

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.



Kingwood Forestry Services, Inc.

P.O. Box 65 / #4 Executive Circle

Arkadelphia, AR 71923

Phone: (870) 246-5757

Fax: (870) 246-3341

Email: Arkadelphia@kingwoodforestry.com

Kingwood Forestry Services, Inc.

Listing #4375

Murfreesboro Highway Tract

Pike County, AR

±641 Acres



Excellent Hunting

Highway Frontage

Development Potential



Located one mile Northeast of Murfreesboro on Highway 27, this property was owned for many years by Murfreesboro Lumber Company, until its 2007 sale to the current owners. With additional frontage on Highway 26 and utilities available, this large tract offers many opportunities. Development potential, tree farming, conversion to pasture are among the possibilities. There is significant pine regeneration on the tract and several areas contain trees of pulpwood size. It's rare to find a large tract with highway frontage like this, all within ten miles of both Lake Greeson and Crater of Diamonds State Park.

LEGAL DESCRIPTION: A tract of land being situated in Sections 2, 3, and 4, Township 8 South, Range 25 West of the Fifth Principal Meridian, and Sections 34 and 35, Township 7 South, Range 25 West of the Fifth Principal Meridian, all being located in Pike County, Arkansas and being more particularly described as follows: All that part of the E ½ of the NE ¼ lying South and East of Arkansas Highway 27 and All that part of the NE ¼ of the SE ¼ lying South and East of Arkansas Highway 27, all being located in Section 4, Township 8 South, Range 25 West, All that part of the NW ¼ of the SW ¼, All that part of the N ½ of the NW ¼, All that part of the SE ¼ of the NW ¼, All that part of the NE ¼, and the South 16.01 Acres of even width of the SW ¼ of the NW ¼, all being located in Section 3, Township 8 South, Range 25 West, All that part of the NW ¼ and All that part of the E ½ of the NE ¼ of the SW ¼ lying North and West of Arkansas Highway 26, all being located in Section 2, Township 8 South, Range 25 West, All that part of Section 34, Township 7 South, Range 25 West, being more particularly described as follows: Beginning at the intersection of the South Line of Section 34 and the Centerline of Arkansas Highway 27, Thence East, along said South Line, 420 feet; Thence North, 210 feet; Thence West to the Centerline of Arkansas Highway 27; Thence Southwesterly, along said Centerline, to the Point of Beginning and, All that part of the E ½ of the SW ¼ of Section 35, Township 7 South, Range 25 West, containing a total of approximately 641 acres, more or less, and being subject to any and all covenants, easements, and restrictions of record.

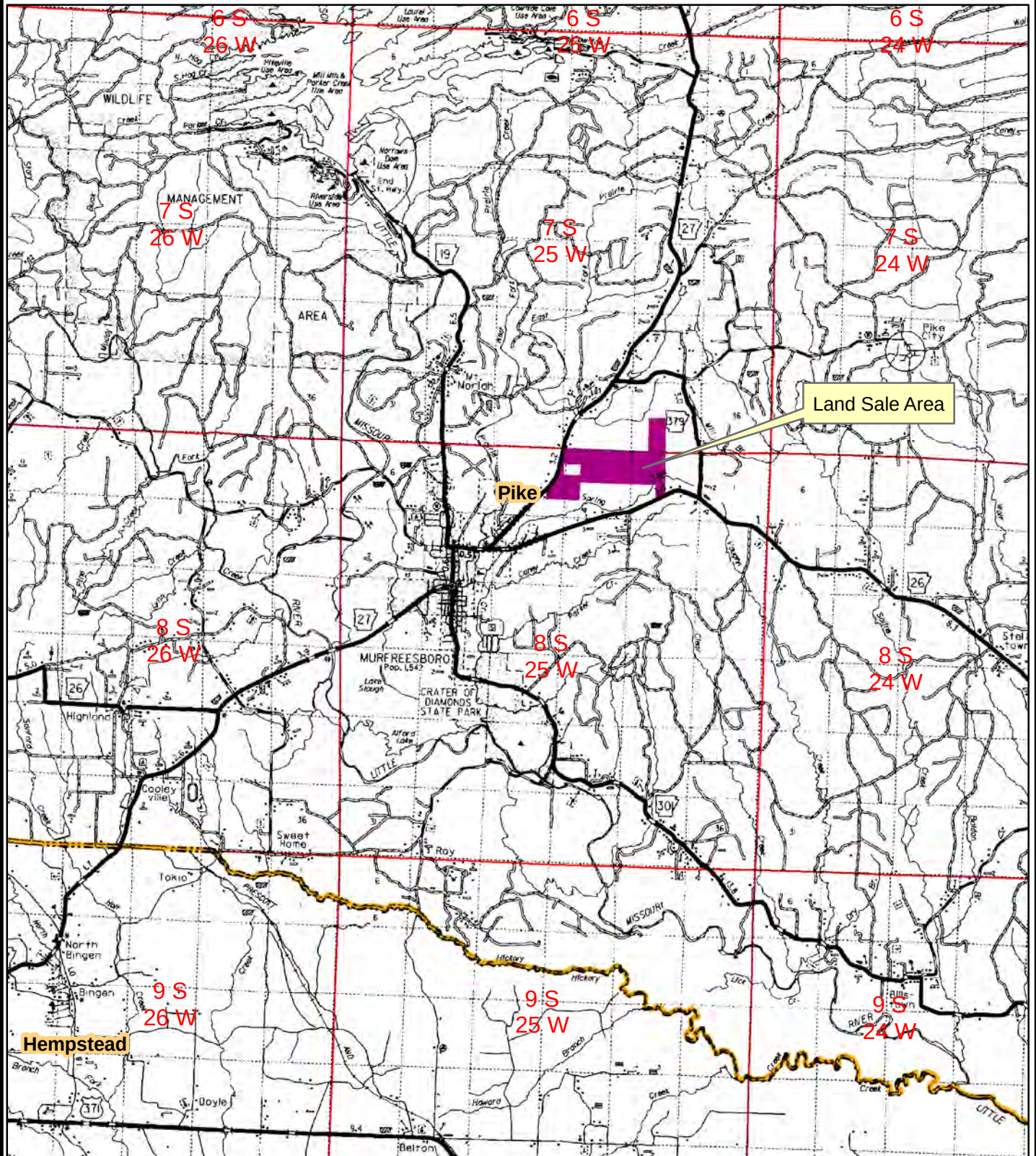
NOTICE OF LAND SALE
Murfreesboro Highway Tract (Listing #4375)
Pike County, Arkansas

Method of Sale: The property is offered for sale for **\$509,000.00**. Mailed offers should be addressed to Kingwood Forestry Services, Inc., P.O. Box 65, Arkadelphia, AR 71923 with "**Murfreesboro Highway Tract Land Sale**" 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 may be delivered 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 a minimum of five (5) business days for Seller to consider. 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 landowner 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 thirty 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 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, with title assured through seller-provided title insurance policy. No environmental inspection or representation has been or will be made by seller. Mineral rights are previously reserved and will not convey.
5. Seller will pay prorated 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.
6. Local title company will conduct the closing with buyer and seller each paying one-half of fees associated with closing services.
7. 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, prospective buyers and their agents assume all liability and shall indemnify Seller and its agents, property managers and Kingwood Forestry Services from and against all claims, demands, or causes of action, of every kind, nature and description relating to its access to or presence on 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 of Kingwood Forestry Services at 870-246-5757 or emailed to arkadelphia@kingwoodforestry.com.

NOTICE OF LAND SALE
MLC #4 Tract, (Listing #4375)
Pt. Sec. 34 & 35, T7S, R25W; Pt. Sec. 2, 3, 4, T8S, R25W
Pike County, Arkansas

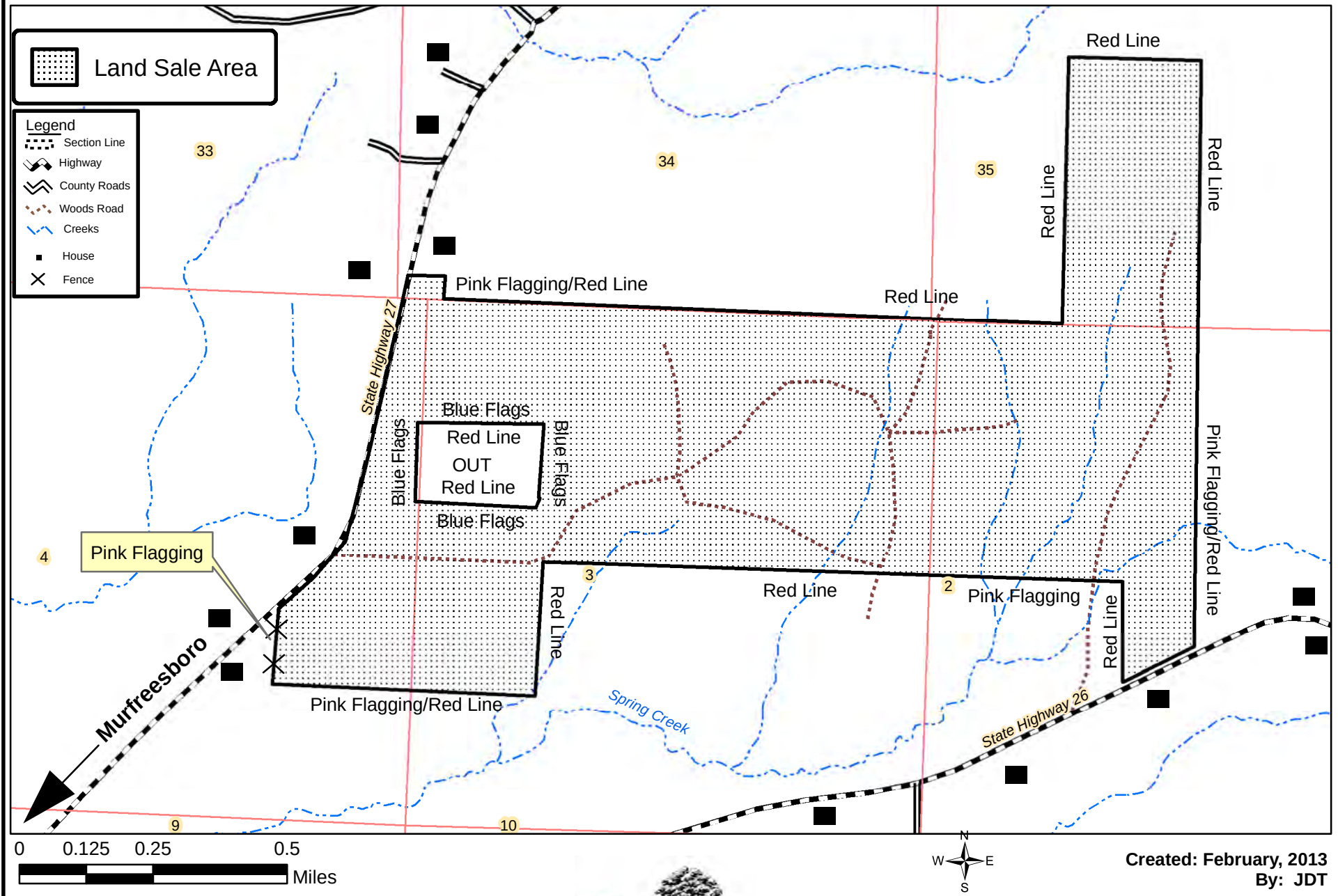


0 0.5 1 2 3 4
Miles



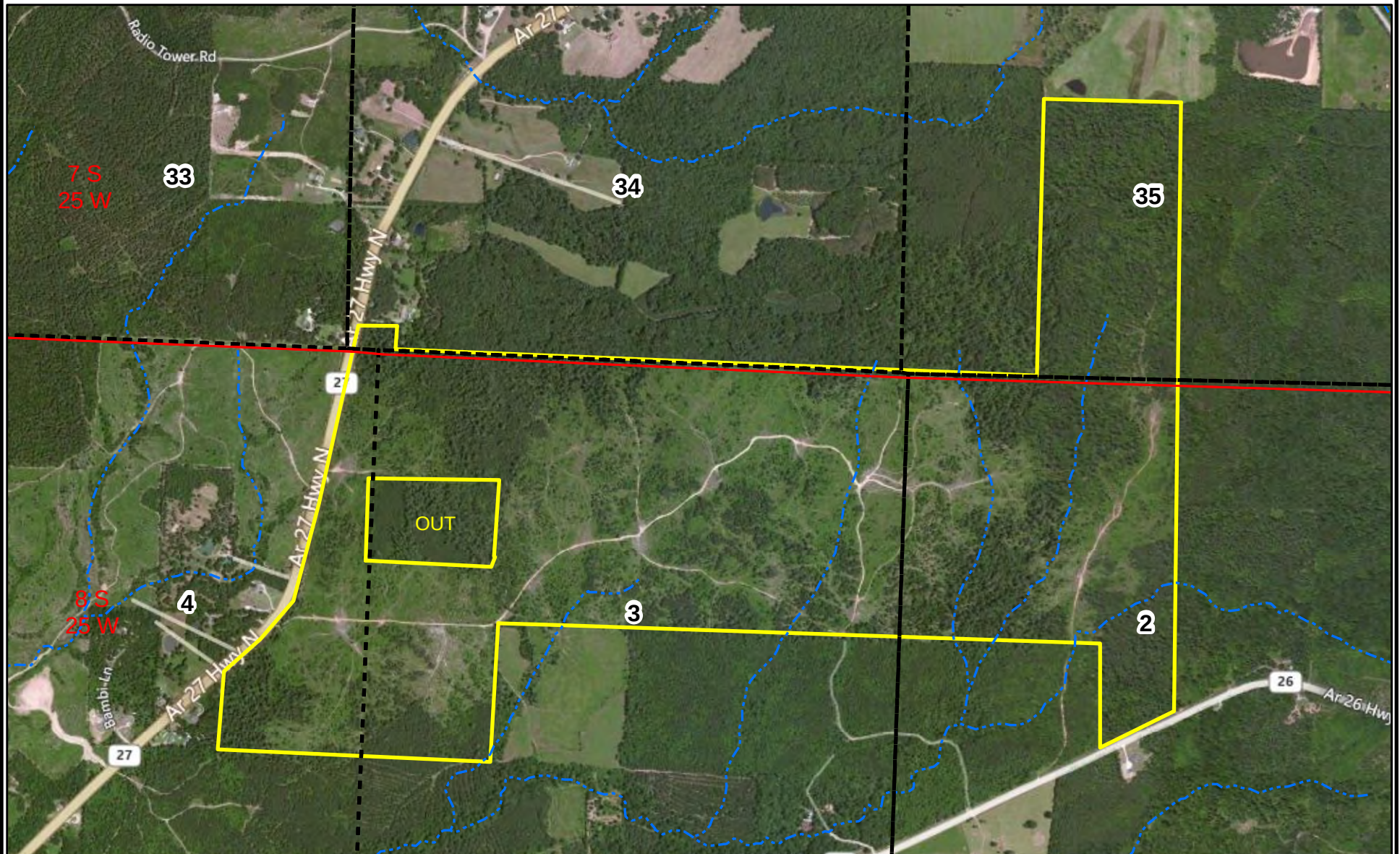
Created: February, 2013
Drawn By: JDT

NOTICE OF LAND SALE
MLC #4 Tract, (Listing #4375)
Pt. Sec. 34 & 35, T7S, R25W; Pt. Sec. 2, 3, 4, T8S, R25W
Pike County, Arkansas



Created: February, 2013
By: JDT

NOTICE OF LAND SALE
MLC #4 Tract, (Listing #4375)
Pt. Sec. 34 & 35, T7S, R25W; Pt. Sec. 2, 3, 4, T8S, R25W
Pike County, Arkansas

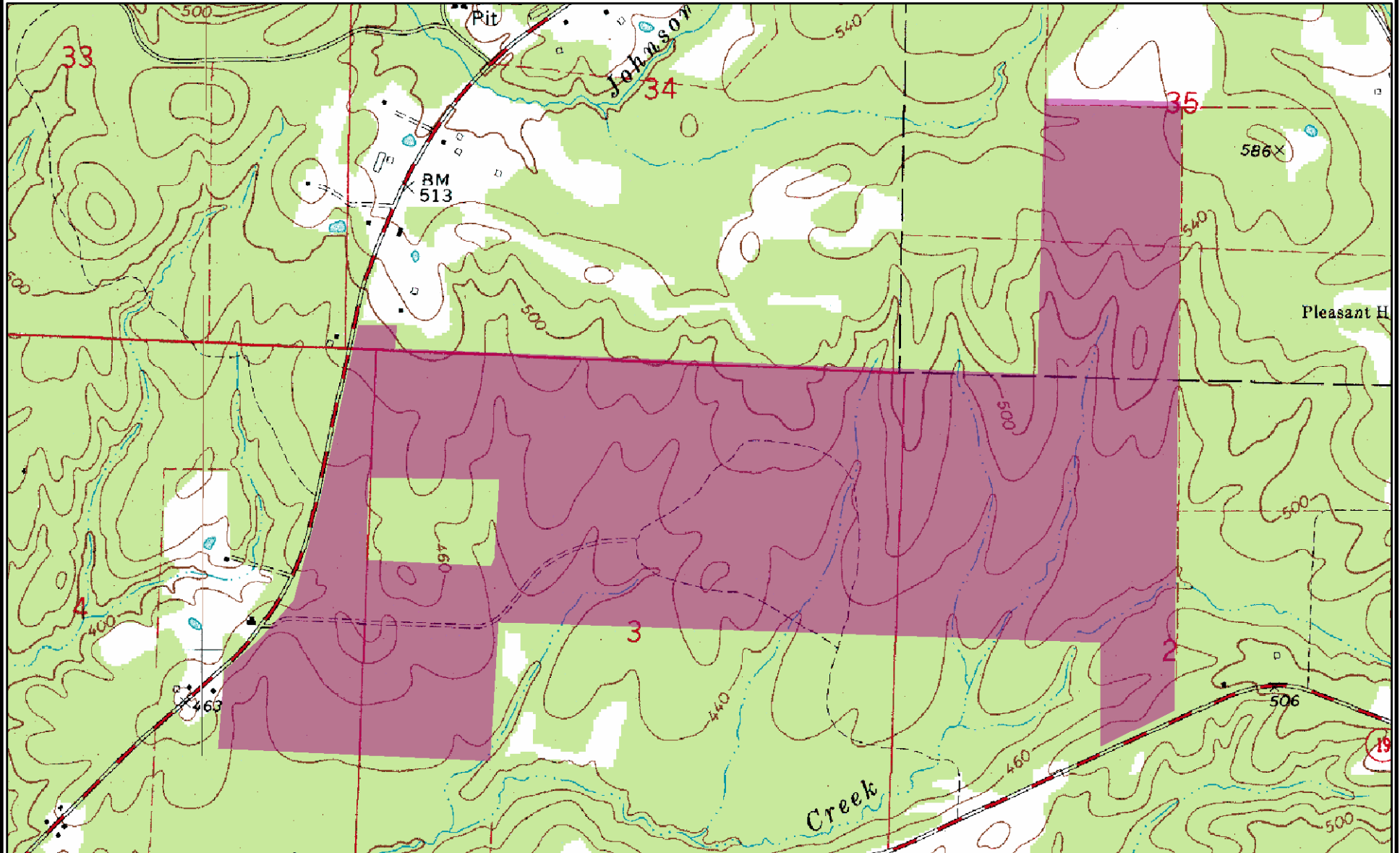


0 0.125 0.25 0.5
Miles



Created: February, 2013
Flown: 2011
Drawn By: JDT

NOTICE OF LAND SALE
MLC #4 Tract, (Listing #4375)
Pt. Sec. 34 & 35, T7S, R25W; Pt. Sec. 2, 3, 4, T8S, R25W
Pike County, Arkansas



0 0.125 0.25 0.5
Miles



Created: February, 2013
Drawn By: JDT

LEGAL DESCRIPTION

Murfreesboro Highway Tract (Listing #4375) Pike County, Arkansas

A tract of land being situated in Sections 2, 3, and 4, Township 8 South, Range 25 West of the Fifth Principal Meridian, and Sections 34 and 35, Township 7 South, Range 25 West of the Fifth Principal Meridian, all being located in Pike County, Arkansas and being more particularly described as follows: All that part of the E $\frac{1}{2}$ of the NE $\frac{1}{4}$ lying South and East of Arkansas Highway 27 and All that part of the NE $\frac{1}{4}$ of the SE $\frac{1}{4}$ lying South and East of Arkansas Highway 27, all being located in Section 4, Township 8 South, Range 25 West, All that part of the NW $\frac{1}{4}$ of the SW $\frac{1}{4}$, All that part of the N $\frac{1}{2}$ of the NW $\frac{1}{4}$, All that part of the SE $\frac{1}{4}$ of the NW $\frac{1}{4}$, All that part of the NE $\frac{1}{4}$, and the South 16.01 Acres of even width of the SW $\frac{1}{4}$ of the NW $\frac{1}{4}$, all being located in Section 3, Township 8 South, Range 25 West, All that part of the NW $\frac{1}{4}$ and All that part of the E $\frac{1}{2}$ of the NE $\frac{1}{4}$ of the SW $\frac{1}{4}$ lying North and West of Arkansas Highway 26, all being located in Section 2, Township 8 South, Range 25 West, All that part of Section 34, Township 7 South, Range 25 West, being more particularly described as follows: Beginning at the intersection of the South Line of Section 34 and the Centerline of Arkansas Highway 27, Thence East, along said South Line, 420 feet; Thence North, 210 feet; Thence West to the Centerline of Arkansas Highway 27; Thence Southwesterly, along said Centerline, to the Point of Beginning and, All that part of the E $\frac{1}{2}$ of the SW $\frac{1}{4}$ of Section 35, Township 7 South, Range 25 West, containing a total of approximately 641 acres, more or less, and being subject to any and all covenants, easements, and restrictions of record.

OFFER FORM

Murfreesboro Highway Tract (Listing #4375)

Pike County, Arkansas

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

Reference is made to the Kingwood Forestry Services, Inc. **Murfreesboro Highway Tract Land Sale Notice**. The tract is offered for sale at \$509,000.00. I submit the following as an offer for the purchase of the following tract located in Pike County, Arkansas. **Complete legal description of property is on the previous page.**

My offer will remain valid for five (5) business days from today's date. 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 thirty days of offer acceptance. I have read and understand the Method of Sale and Conditions of Sale sections in this notice.

DATE OF OFFER: _____

TRACT NAME:

MURFREESBORO HIGHWAY TRACT (Listing #4375)

TOTAL # OF ACRES IN TRACT:

641 Acres, more or less

AMOUNT OF OFFER:

\$ _____

Name: _____ Printed Fax No: _____

Name: _____ Signed Phone No: _____

Address: _____
Street 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