

KINGWOOD FORESTRY SERVICES, INC.

Pinebergen Property

KFS# 1197

**Two Tracts Available
10.19 Acres & 18.09 Acres**

**Highway Frontage
Hwy 63 & Hwy 54**

**Great Home Site
Potential**

**Both Tracts have
Hardwood and Pine
Timber and Available
Utilities**

**Only Minutes from
Pine Bluff**

**Tract 5 (10.19 Ac)
\$36,500.00**

**Tract 6 (18.09 Ac)
\$53,500.00**

**KINGWOOD FORESTRY
SERVICES, INC.**

**145 GREENFIELD DR
P.O. BOX 1290
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Conveniently located on Highway 63 & Highway 54, these two tracts of the Pinebergen Property offer great potential for a larger acreage home site or possible subdivision for more than one home. Tract 5 is +/-10.19 acres located on Highway 54 with about 700 feet of frontage along the highway. Tract 6 is +/-18.09 acres located on Highway 63 with about 623 feet of frontage on the highway and is a little over 1,000 feet deep to allow the buyer to put a home off the highway a fair distance. Both of the tracts have mixed stands of hardwood and pine timber that offer both privacy and a beautiful setting. The property has plenty of deer, squirrels and other wildlife to offer a little hunting, if you chose, or great habitat for just watching the wildlife. Both properties have recently been surveyed, but not yet divided on the ground. Orange and lime flagging marks the approximate division and will be formally surveyed prior to sale.

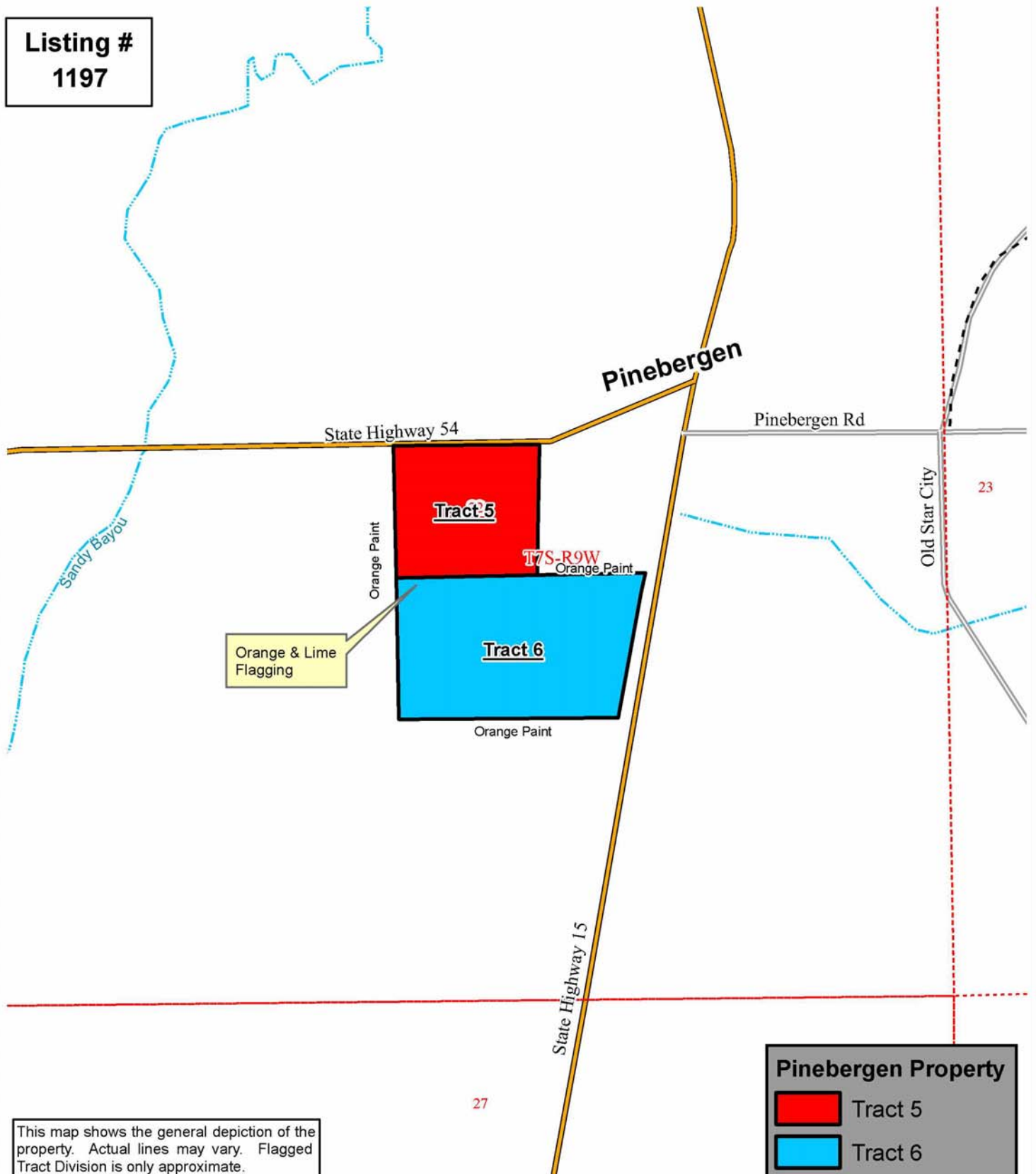



KINGWOOD
FORESTRY SERVICES, INC.
Quality, Dependability, and Service

LAND FOR SALE
Pinebergen Property
Tract 5 (+/-10.19 ac.) & Tract 6 (+/-18.09 ac.)
Sec. 22 of T7S, R9W Jefferson County, Arkansas

Listing #
1197

Tract Map



This map shows the general depiction of the property. Actual lines may vary. Flagged Tract Division is only approximate.

0 0.05 0.1 0.2 Miles

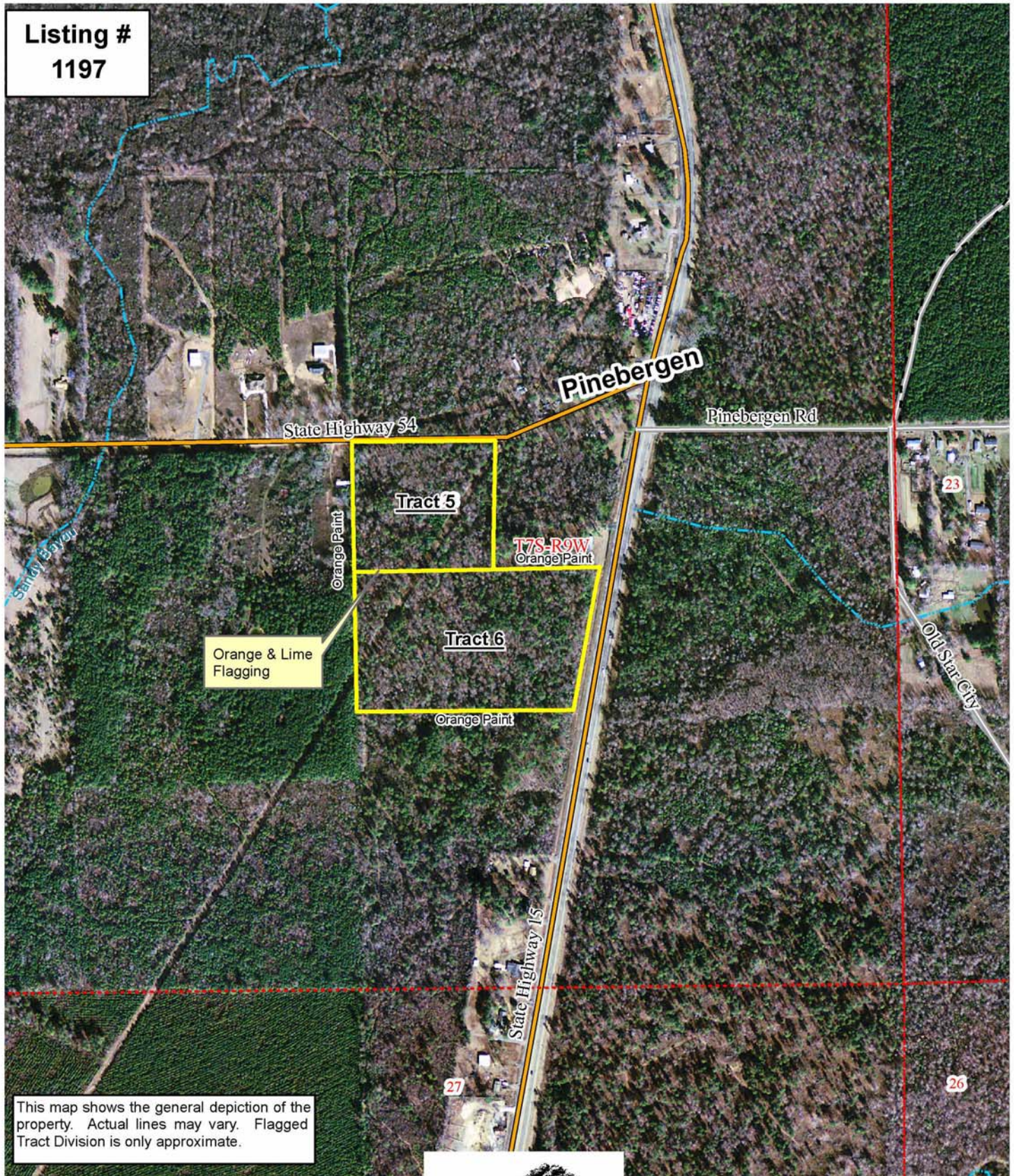


Created By: BDB
Printed Date: January 5, 2012

LAND FOR SALE
Pinebergen Property
Tract 5 (+/-10.19 ac.) & Tract 6 (+/-18.09 ac.)
Sec. 22 of T7S, R9W Jefferson County, Arkansas

2006 Winter Photo

Listing #
1197



This map shows the general depiction of the property. Actual lines may vary. Flagged Tract Division is only approximate.

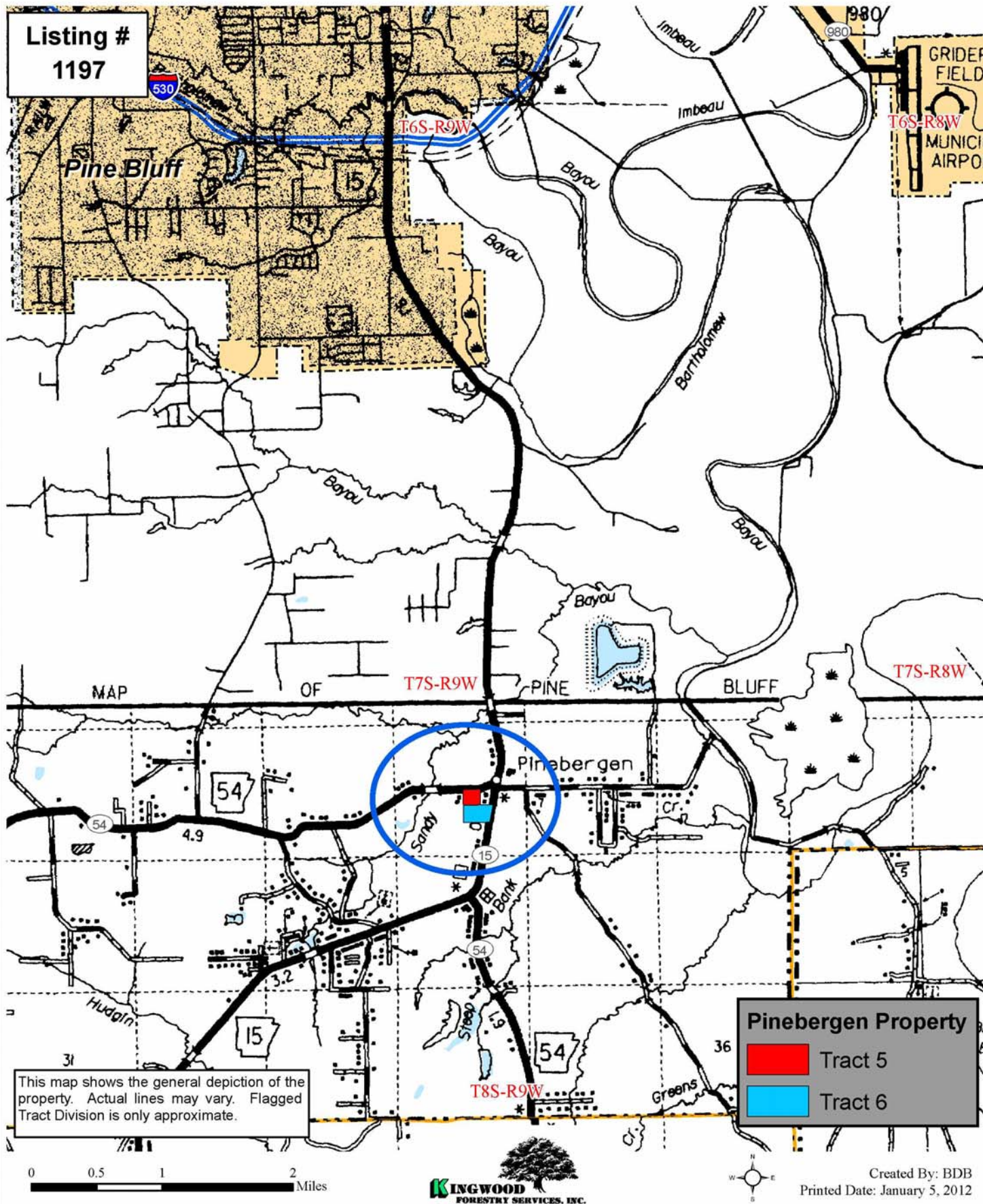
0 0.05 0.1 0.2 Miles



Created By: BDB
Printed Date: January 5, 2012

LAND FOR SALE
Pinebergen Property
Tract 5 (+/-10.19 ac.) & Tract 6 (+/-18.09 ac.)
Sec. 22 of T7S, R9W Jefferson County, Arkansas

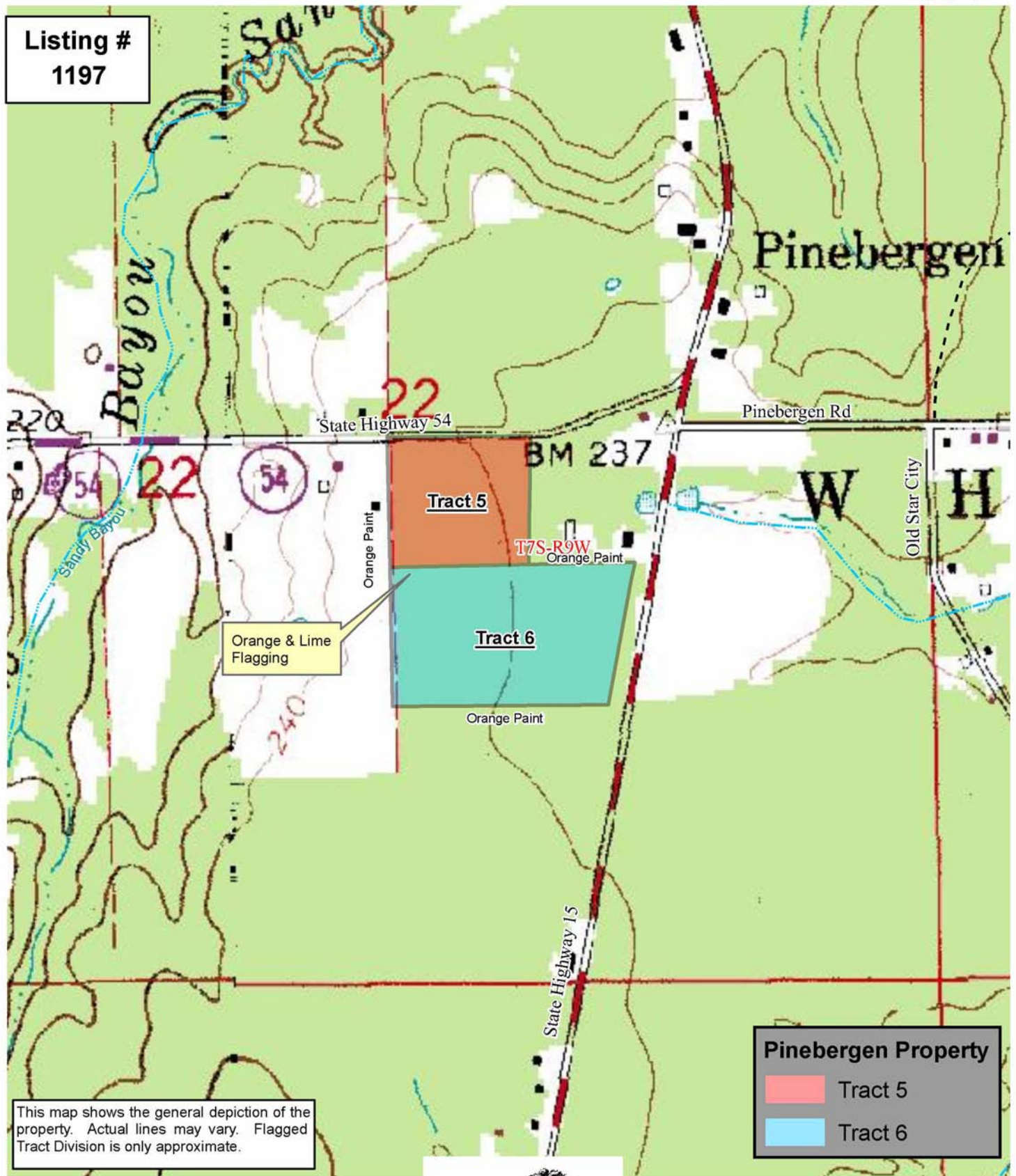
Location Map



LAND FOR SALE
Pinebergen Property
Tract 5 (+/-10.19 ac.) & Tract 6 (+/-18.09 ac.)
Sec. 22 of T7S, R9W Jefferson County, Arkansas

USGS Topographic

Listing #
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Pinebergen Property

Tract 5 (10.19 Ac.) & Tract 6 (18.09 Ac.)

KFS# 1197
Jefferson County, AR

Driving Directions: From the junction of I-530 and Highway 63 at Pine Bluff (at Wal-Mart), travel south on Highway 63 for about 5 miles to Pinebergen. To Tract 5: Turn right (West) onto Highway 54 and travel about 0.15 miles to Tract 5 on the left, which fronts the road for about 700 feet. The east line is painted white and the west line is painted orange. The north line is in the highway and the south line is approximately flagged with orange and lime flagging. To Tract 6: At the junction of Highway 63 & Highway 54, continue south on Highway 63 for about 0.15 miles to the property on the right (West) side of the highway. The south and west lines are marked with orange paint, the east line is the highway right of way and the north line is partially marked with paint and partially flagged where it joins Tract 5.

Conditions of Sale:

- All offers will be presented to Seller for consideration. Offers must remain valid for a minimum of 5 business days for Seller to consider. Seller reserves the right to either counter offer or reject the offer.
- 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 buyer 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.
- Only offers for a specific dollar amount will be accepted. The tracts are being sold in their entirety for single sum and not on a per acre basis. Advertised acreage is believed to be correct, but is not guaranteed. Offer price is for each entire tract, regardless of acreage. Seller has a current survey of the entire property. If adjoining parcels are sold to different buyers, Seller will pay to have the division surveyed prior to closing. The attached tract maps are thought to be accurate, but should not be considered as survey plats. Survey plats are available on request.
- Conveyance will be by General 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. Seller will convey whatever mineral rights they may have title to, without warranty of any kind.
- 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. Should Buyer be required to purchase a lenders title insurance policy the Buyer will pay any fees for such policy.
- A local title company selected by Seller will conduct the closing with Buyer and Seller each paying one-half of fees associated with closing services.
- 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. Each bidder should make their own timber volume determination.
- Property inspections shall be done in daylight hours. Seller and Kingwood Forestry Services, Inc. in no way warrants the conditions of the property, including access routes, and all persons entering upon the property assumes all risk and accept said property in its existing conditions during such inspection and assume all liability and shall indemnify Seller and its agents from and against all damages to property, claims, demands, or causes of action of every kind, nature and description relating to its access to or presence on the property.
- Hunting equipment (such as deer stands, camp house, feeders, trail cameras, etc.) and any other man-made items found on the property do not convey unless stated otherwise.
- Questions regarding this land sale should be directed to licensed brokers Ben Ballard or John McAlpine or licensed sales agent Sam Denison at 870-367-8567.

www.kingwoodforestry.com

For more information, contact Ben Ballard 1-800-308-3831 or visit our website.

Kingwood Forestry Services, Inc. represents the interests of the Seller of this property. All information presented in this flyer is believed to be accurate. Buyers are responsible for verifying information on this tract for themselves.

Kingwood makes no representation for the Buyer.