

# Land For Sale

## Forest Hill Tract (#4295)

- 86.02 acres of land, more or less.
- Great House Place (s)
- 1/4 mile of Highway 278 frontage on both sides of Highway.

**\$106,766.00**

See this and other listings at  
[www.kingwoodforestry.com](http://www.kingwoodforestry.com)



**KINGWOOD FORESTRY  
SERVICES, INC.**

Phone: 870-246-5757

Fax: 870-246-3341

E-Mail Us At  
[arkadelphia@kingwoodforestry.com](mailto:arkadelphia@kingwoodforestry.com)



This 86.02-acre property sports Highway 278 frontage conveniently located near Hope, between Little Rock and Texarkana, Arkansas. Merchantable timber was recently removed from part of the property, which is now ready for conversion to pasture, plantation or lawns. A seasonal stream crosses the property and has nice hardwood and pine timber along the borders. There is also a wide strip of oaks along the highway.

Maps and photographs of this property and all of our other listings can be viewed at [www.kingwoodforestry.com](http://www.kingwoodforestry.com).

Kingwood Forestry Services agents are ready to assist. Contact us at **870-246-5757** or e-mail us at [arkadelphia@kingwoodforestry.com](mailto:arkadelphia@kingwoodforestry.com)

- Outstanding investment opportunity
- Potential for multiple homesites.

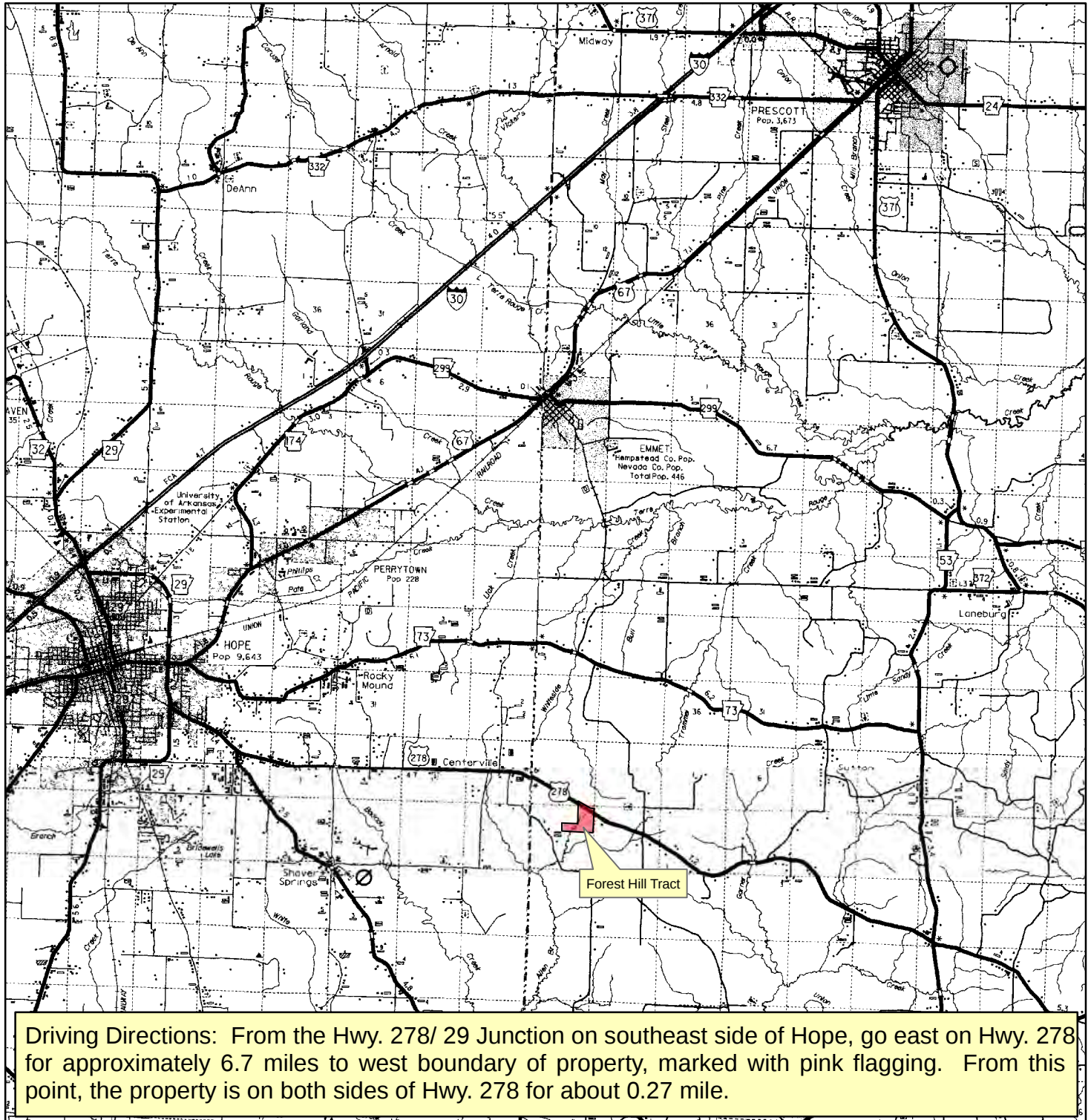


**Notice:** Any person receiving this land sale marketing material is considered a prospective buyer for the subject property. Should a prospective buyer or its agents choose to inspect the property, they do so at their own risk and assume all liability and shall indemnify Seller and its agents against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

# LAND SALE NOTICE

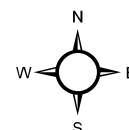
## Forest Hill Tract (Listing #4295)

Part SE 1/4 of SE 1/4 of Section 3; Part of NE 1/4 of Section 10,  
Township 13 South, Range 23 West,  
Nevada County, Arkansas,  
containing 86.02 acres, more or less.



0 1 2  
Miles

(870) 246-5757  
www.kingwoodforestry.com

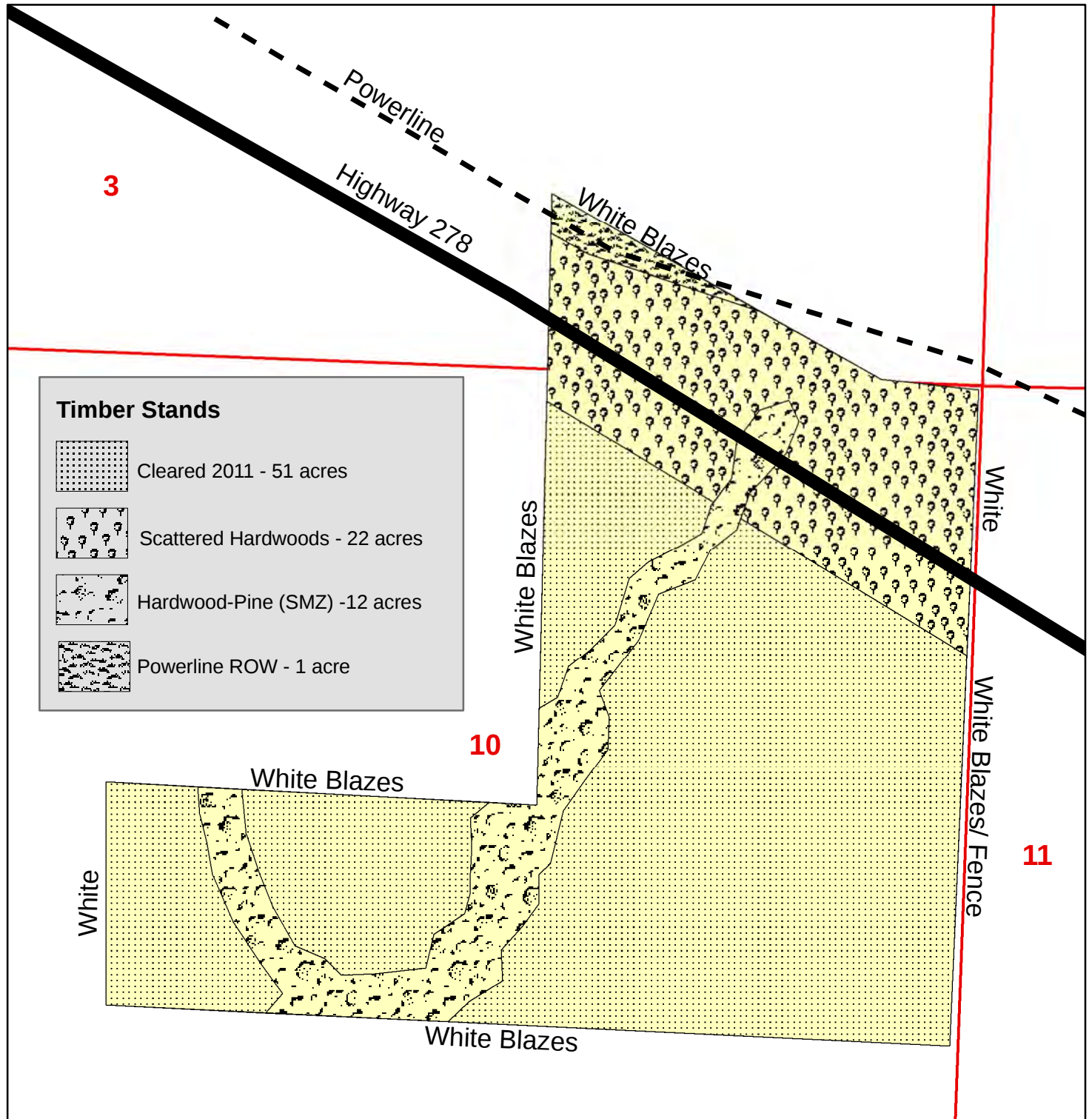


Location  
MEC

# LAND SALE NOTICE

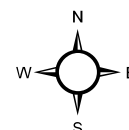
Forest Hill Tract (Listing #4295)

Part SE 1/4 of SE 1/4 of Section 3; Part of NE 1/4 of Section 10,  
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0 0.25 Mile

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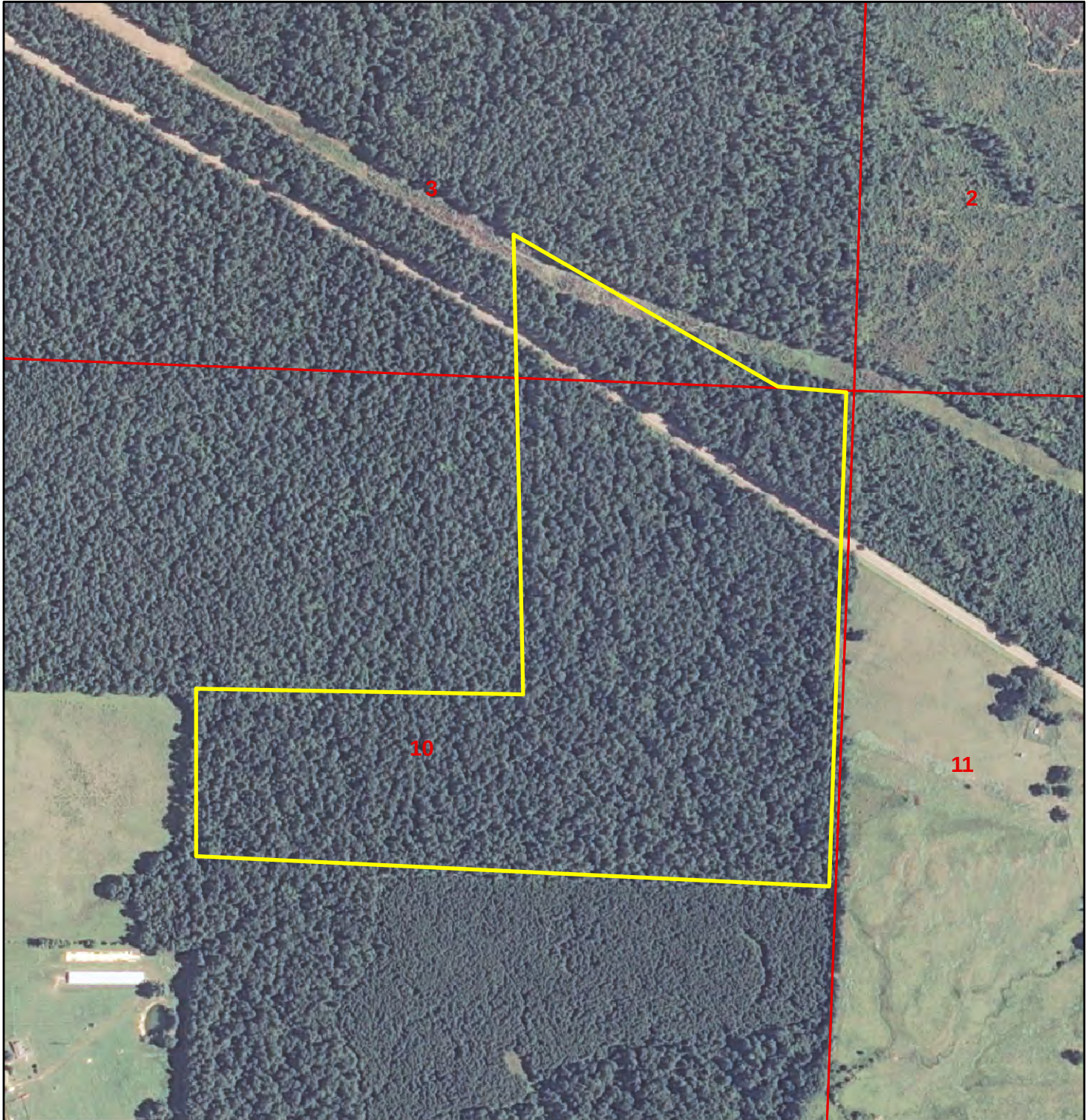


Tract Map  
MEC

# LAND SALE NOTICE

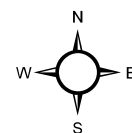
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0 0.25 Miles

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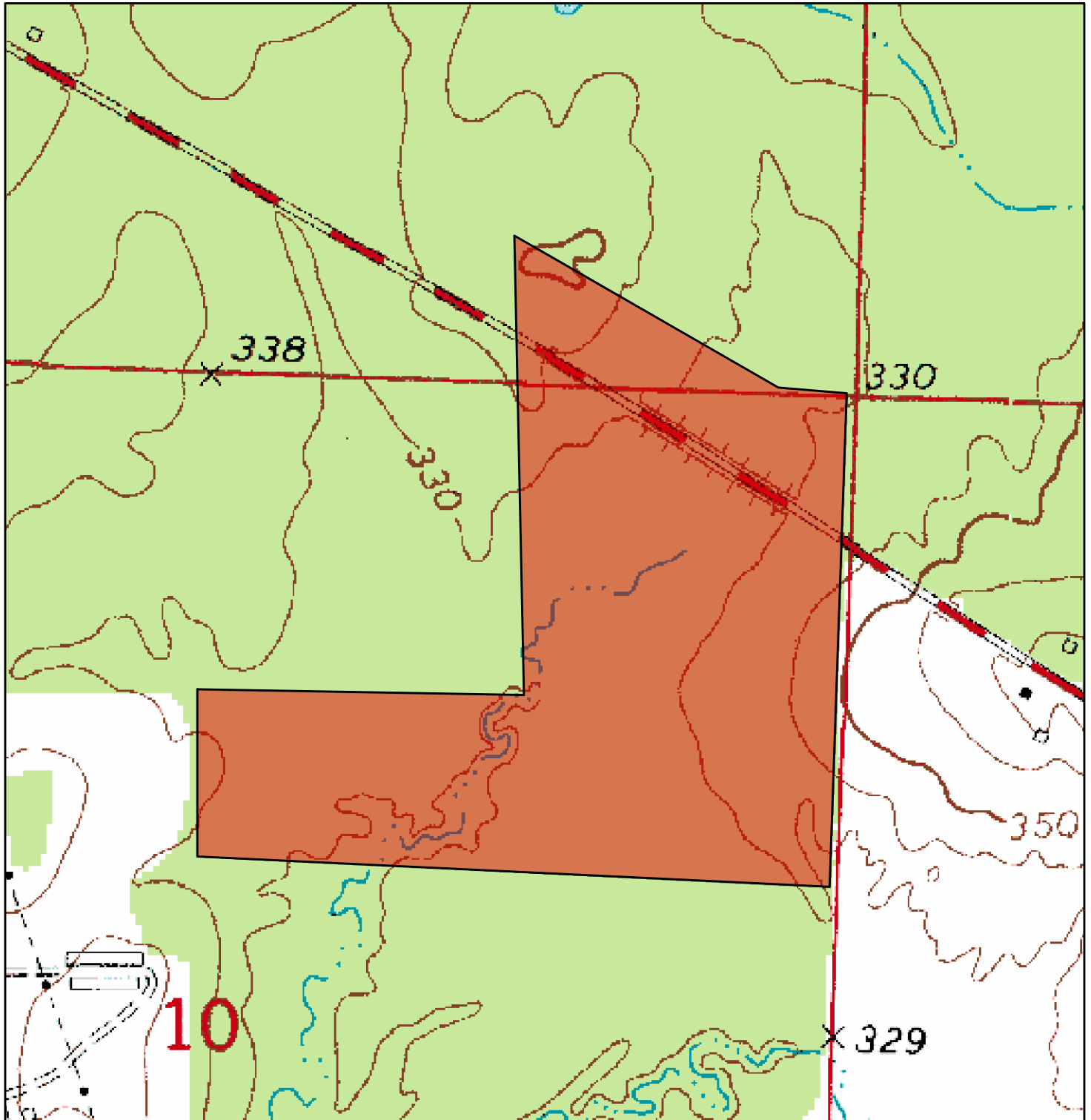


2010 Aerial  
MEC

# LAND SALE NOTICE

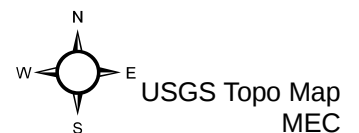
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Part SE 1/4 of SE 1/4 of Section 3; Part of NE 1/4 of Section 10,  
Township 13 South, Range 23 West,  
Nevada County, Arkansas,  
containing 86.02 acres, more or less.



0 0.25 Miles

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**NOTICE OF LAND SALE  
FOREST HILL TRACT (LISTING # 4295)  
NEVADA COUNTY, ARKANSAS**

**Method of Sale:** The tract is offered for sale for **\$106,766.00**. Mailed offers should be addressed to Kingwood Forestry Services, Inc., P.O. Box 65, Arkadelphia, AR 71923 with "**Forest Hill 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. All offers will be presented to Seller for consideration. Offers must remain valid for a minimum of five business days for Seller to consider. Seller reserves the right to either accept, counter or reject the offer.
2. Upon acceptance of an offer, a more formal Agreement of Sale will be executed between Buyer and Seller, with Buyer depositing earnest money of 10% of purchase price with Broker or Title Company. A sample Contract of Sale may be provided upon request. Terms are cash at closing. Closing date to be determined by seller, but will be no sooner than 20 days after 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 a survey.
4. Conveyance will be by Special (Limited) 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. No environmental inspection or representation has been or will be made by Seller.
6. Seller will pay pro-rated property taxes (to date of closing) and deed preparation. Buyer will pay recording fees and one-half of real estate transfer tax (deed stamps). Seller will provide title insurance policy and one-half of transfer tax.
7. Martin Abstract in Warren, AR will be used to conduct closing between Buyer and Seller, with Buyer and seller sharing cost of any fees associated with closing services.
8. Kingwood Forestry Services, Inc. is the real estate firm representing the seller. All information provided is believed to be accurate. Prospective buyers assume the responsibility for verifying this information to their satisfaction. Kingwood makes no representation for the Buyer.
9. Property inspections shall be done in daylight hours prior . 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.
10. 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.
11. Questions regarding the land sale should be directed to licensed broker Pete Prutzman or licensed agent Mark Clark of Kingwood Forestry Services at 870-246-5757.

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**LAND SALE  
FOREST HILL TRACT (LISTING #4295)**

**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 as detailed below; the tract is offered for sale at \$106,766.00.

My offer will remain valid for five business days from this 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 of owner's acceptance with earnest money in the amount of 10% of purchase price. Closing date to occur within 45 days of contract execution.

**Date of Offer:** \_\_\_\_\_

**Tract Name:**

FOREST HILL TRACT (#4295)

**Location of Tract:**

Pt. SE 1/4 SE 1/4, Section 3; NE 1/4 NE 1/4, N 1/2 SW 1/4 NE 1/4, N 1/2 SE 1/4 NE 1/4, Section 10, Township 13 South, Range 23 West, Nevada County, Arkansas, containing 86.02 acres, more or less.

**Total Number of Acres in Tract:**

86.02 (Eighty-six and two one-hundredths acres, more or less).

**Amount of Offer**

\$ \_\_\_\_\_

Name: \_\_\_\_\_ Printed Fax No: \_\_\_\_\_

Name: \_\_\_\_\_ Signed Phone No: \_\_\_\_\_

Address: \_\_\_\_\_ Email: \_\_\_\_\_

City, State, Zip: \_\_\_\_\_

**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.\*