

# GIBSON TRACT (#7099)

**+/- 141 ACRES**

**DEVELOPMENT PROPERTY NEAR HOPE, ARKANSAS**

**EXCELLENT DEVELOPMENT POTENTIAL  
FOR COUNTRY HOMESITES**

**ELECTRICITY IS READILY AVAILABLE**

**1/4 MILE OF STATE HIGHWAY 174  
FRONTAGE**

**SMALL LAKE ON SOUTHERN END WITH  
POTENTIAL FOR CONSTRUCTION OF  
OTHER SMALL LAKES**

**OFFERED FOR SALE AT  
\$324,000**



CONVENIENTLY LOCATED ON STATE HIGHWAY 174  
JUST 2 MILES SOUTH OF HOPE, AR

GENTLY ROLLING TO FLAT TERRAIN

HEAVILY WOODED PROPERTY WITH POTENTIAL FOR SECLUDED  
COUNTRY HOME SITES



CONTACT ROGER HOOPER AT 903-831-5200

[www.kingwoodforestry.com](http://www.kingwoodforestry.com)

KINGWOOD FORESTRY SERVICES, INC  
P.O. Box 5887  
TEXARKANA, TX 75505

PHONE: 903-831-5200  
FAX: 903-831-9955

[texarkana@kingwoodforestry.com](mailto:texarkana@kingwoodforestry.com)



# **Gibson Tract (#7099)**

## ***For sale at \$324,000.00***

***Development Property Conveniently Located  
on State Highway 174 Just 2 miles south of  
Hope, Arkansas***

### **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 five (5) business days after date of submittal. 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 it 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. All mineral rights are previously reserved.
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.
6. Local title company will conduct the closing with buyer and seller each paying one-half of fees associated with closing services.
7. 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 inspection(s). 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.
8. Deer stands, feeders, trail cameras and any other man-made items 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 Roger Hooper of Kingwood Forestry Services at 903-831-5200.



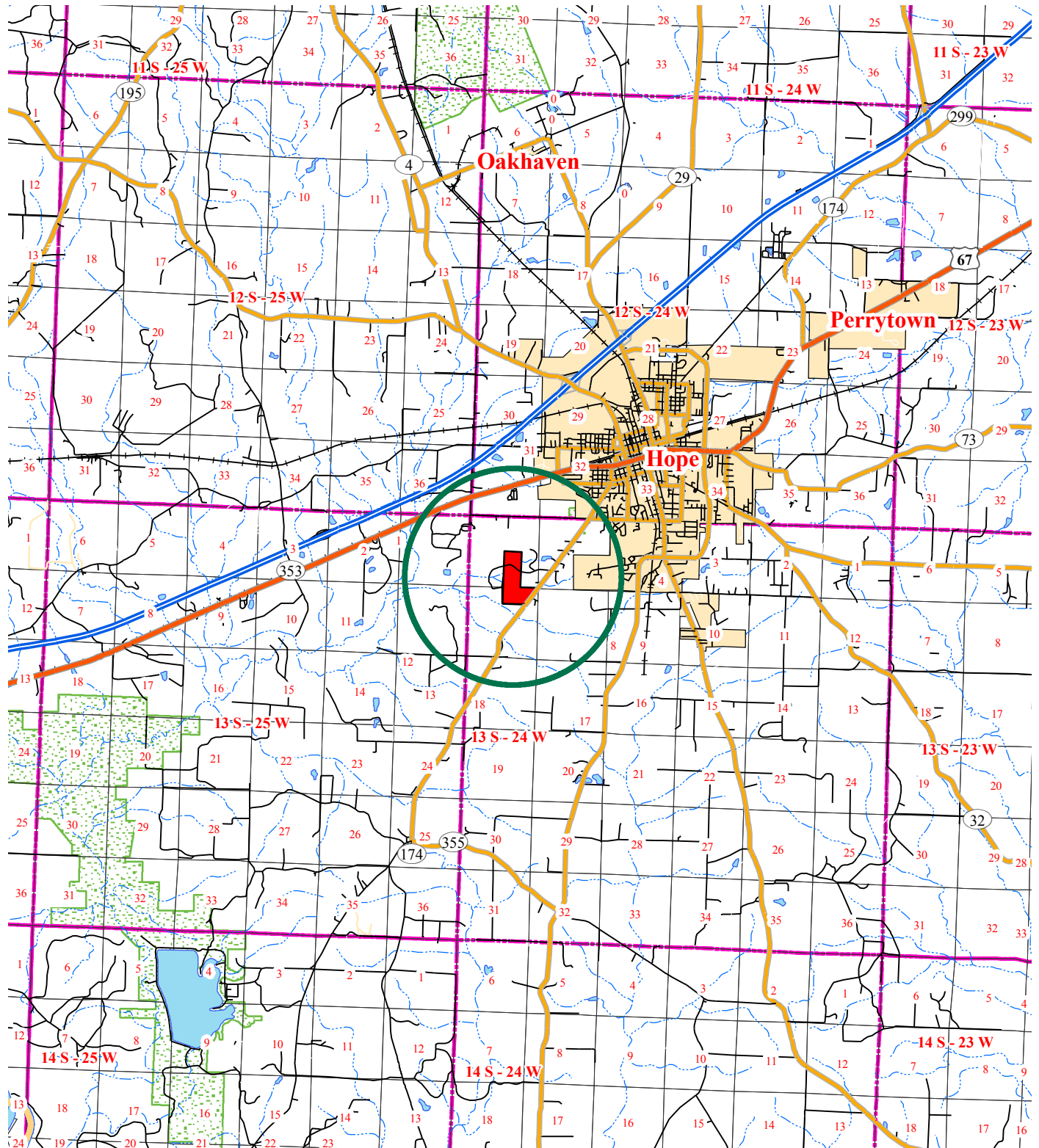
**[www.kingwoodforestry.com/real-estate.html](http://www.kingwoodforestry.com/real-estate.html)**

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.**



Land For Sale  
Gibson Tract (#7099)  
+/-141 Acres

W1/2 of SE1/4, Sec. 6 & Pt. of N1/2 of NE1/4, Sec. 7, T13S, R24W  
Hempstead County, Arkansas



0 1 2 3 4 Miles

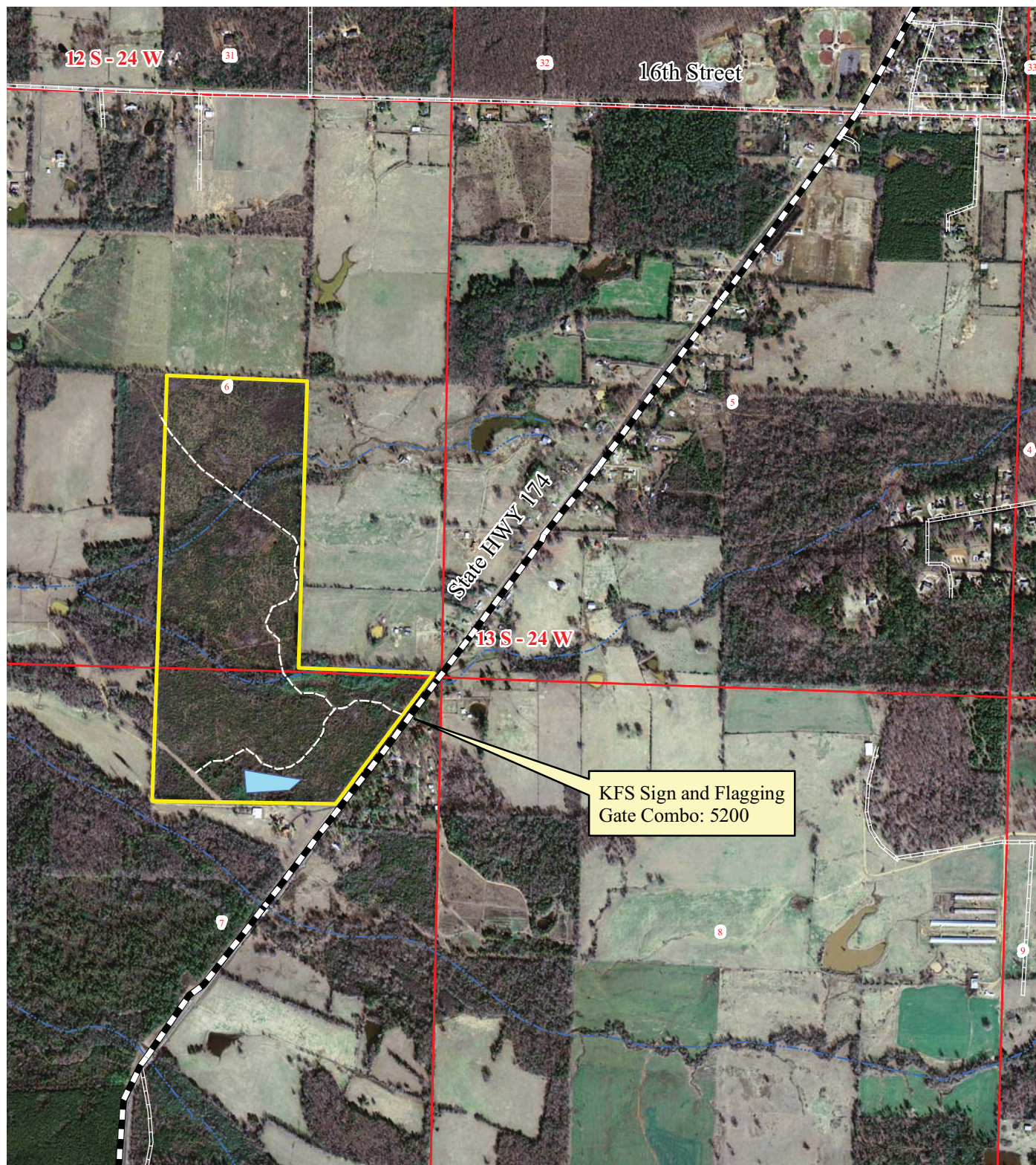


StreetMap USA  
November 2010  
Printed By: RDH



Land For Sale  
Gibson Tract (#7099)  
+/-141 Acres

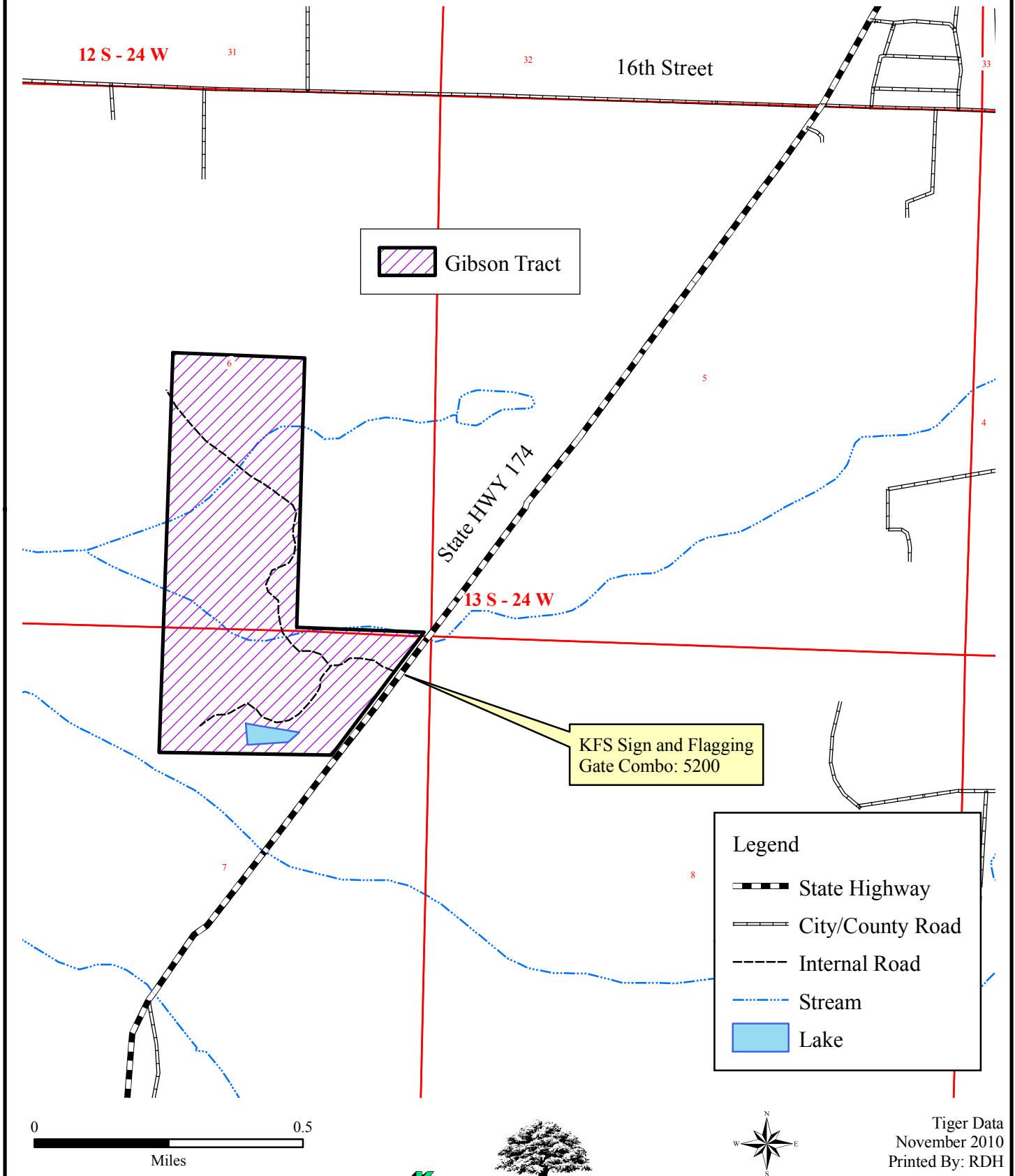
W1/2 of SE1/4, Sec. 6 & Pt. of N1/2 of NE1/4, Sec. 7, T13S, R24W  
Hempstead County, Arkansas





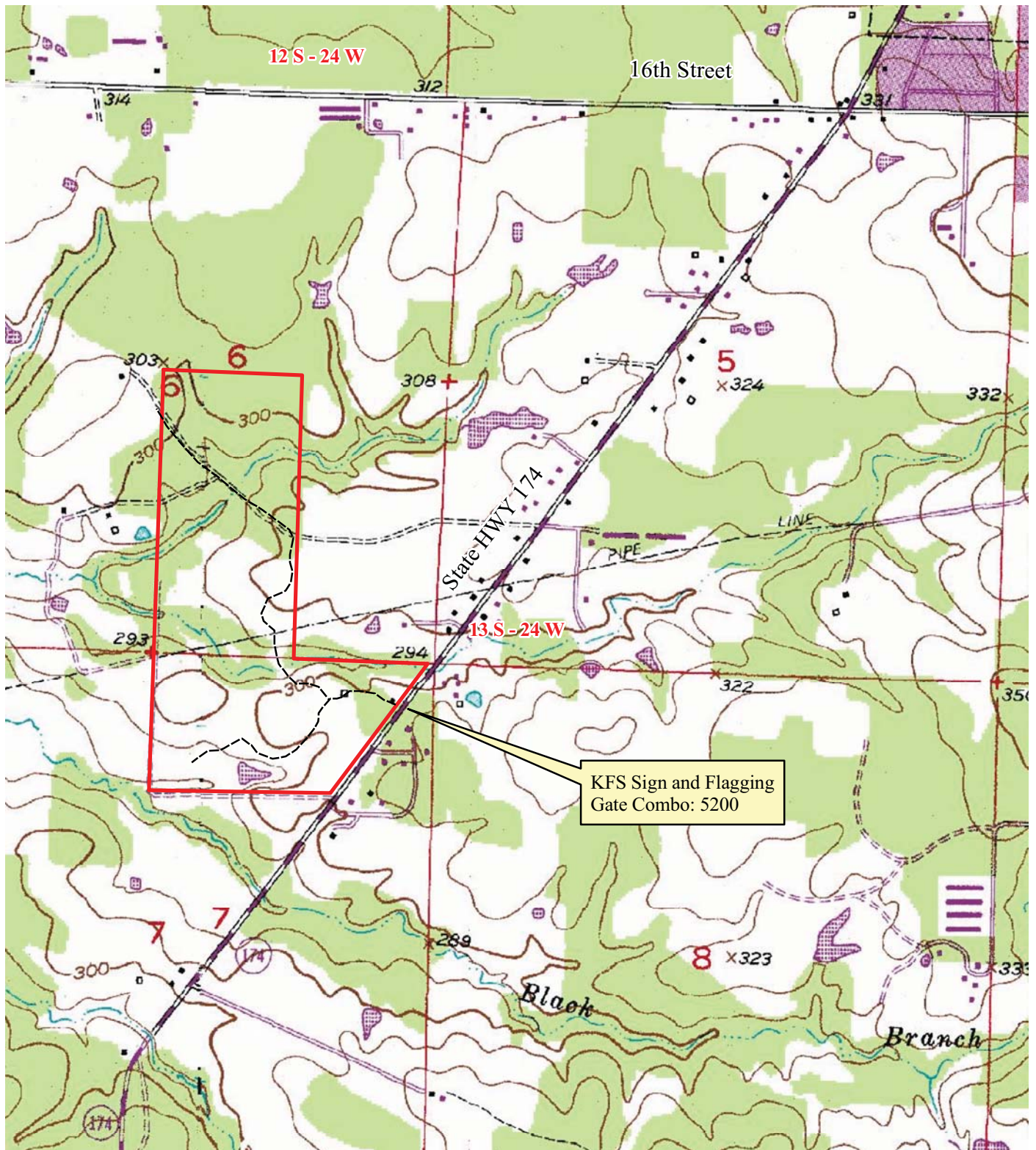
Land For Sale  
Gibson Tract (#7099)  
+/-141 Acres

W1/2 of SE1/4, Sec. 6 & Pt. of N1/2 of NE1/4, Sec. 7, T13S, R24W  
Hempstead County, Arkansas



Land For Sale  
Gibson Tract (#7099)  
+/-141 Acres

W1/2 of SE1/4, Sec. 6 & Pt. of N1/4 of NE1/4, Sec. 7, T13S, R24W  
Hempstead County, Arkansas



0 0.5  
Miles



## OFFER FORM

### GIBSON TRACT LAND SALE (#7099)

**---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 Gibson Tract (#7087) Land Sale.

I submit the following as an offer for the purchase of the following tract described as the W½ of SE¼, Section 6 & Pt. of N½ of NE¼, Sec. 7, Township 13 South, Range 24 West, Hempstead County, Arkansas.

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 thirty days of offer acceptance.

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**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

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**Gibson Tract (#7099), +/- 141 acres**

**\$** \_\_\_\_\_

Name: \_\_\_\_\_  
Printed

Fax No.: \_\_\_\_\_

\_\_\_\_\_  
Signed

Phone No.: \_\_\_\_\_

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

E-mail: \_\_\_\_\_

\_\_\_\_\_  
Date: \_\_\_\_\_

**\*Kingwood Forestry Services, Inc. is the real estate agent representing the seller in this land sale transaction.\***