

Gun Club Road Tract

KFS #1118

- +/-10 Acres
- Great Possible Home Site on Gun Club Road
- Pine Plantation is nearing time to be first thinned offering income potential
- Cleveland County, Arkansas

\$35,000.00

KINGWOOD FORESTRY
SERVICES, INC.

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The Gun Club Road tract is +/-10 Acres of land located just south of Gun Club Road in north Cleveland County, Arkansas. The tract has an advancing pine plantation stand that is currently about 12 years of age and will be ready to thin in the next couple years. The property offers great opportunity for a rural home site with adjoining properties consisting of home sites and with available utilities at the property.

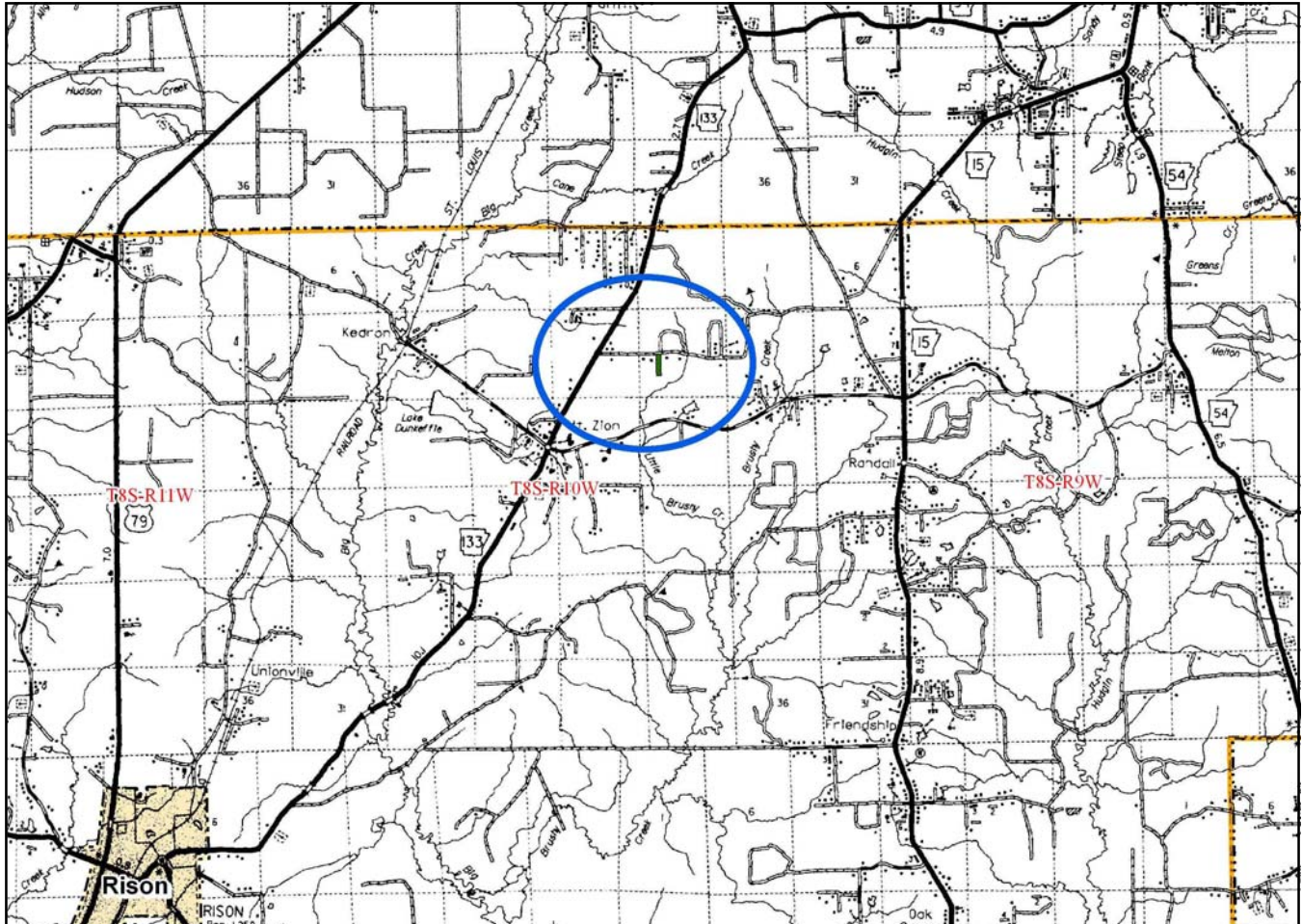


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Driving Instructions

From downtown Rison, travel north on Highway 133 for about 8.2 miles to Gun Club Road on the right. Turn right onto Gun Club Road and go about 0.7 miles to the tract on the right. Or, from the I-530 Loop around Pine Bluff, take Exit 41 at Old Warren Road. Go south for a total of 11.1 miles on Old Warren which will become Highway 54 for a short distance and then Highway 133, if you continue straight. Follow to Gun Club Road on the left, then 0.7 miles to the tract on the right. A Kingwood Land For Sale sign marks the tract.

www.kingwoodforestry.com/realestate.htm

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.

LAND FOR SALE
Gun Club Road Tract - +/- 10 Acres
Section 11, T8S, R10W
Cleveland County, Arkansas

Listing #
1118

KFS Sign

Green Acres

Gun Club

10

11

T8S-R10W

Little Brushy Creek

13

14

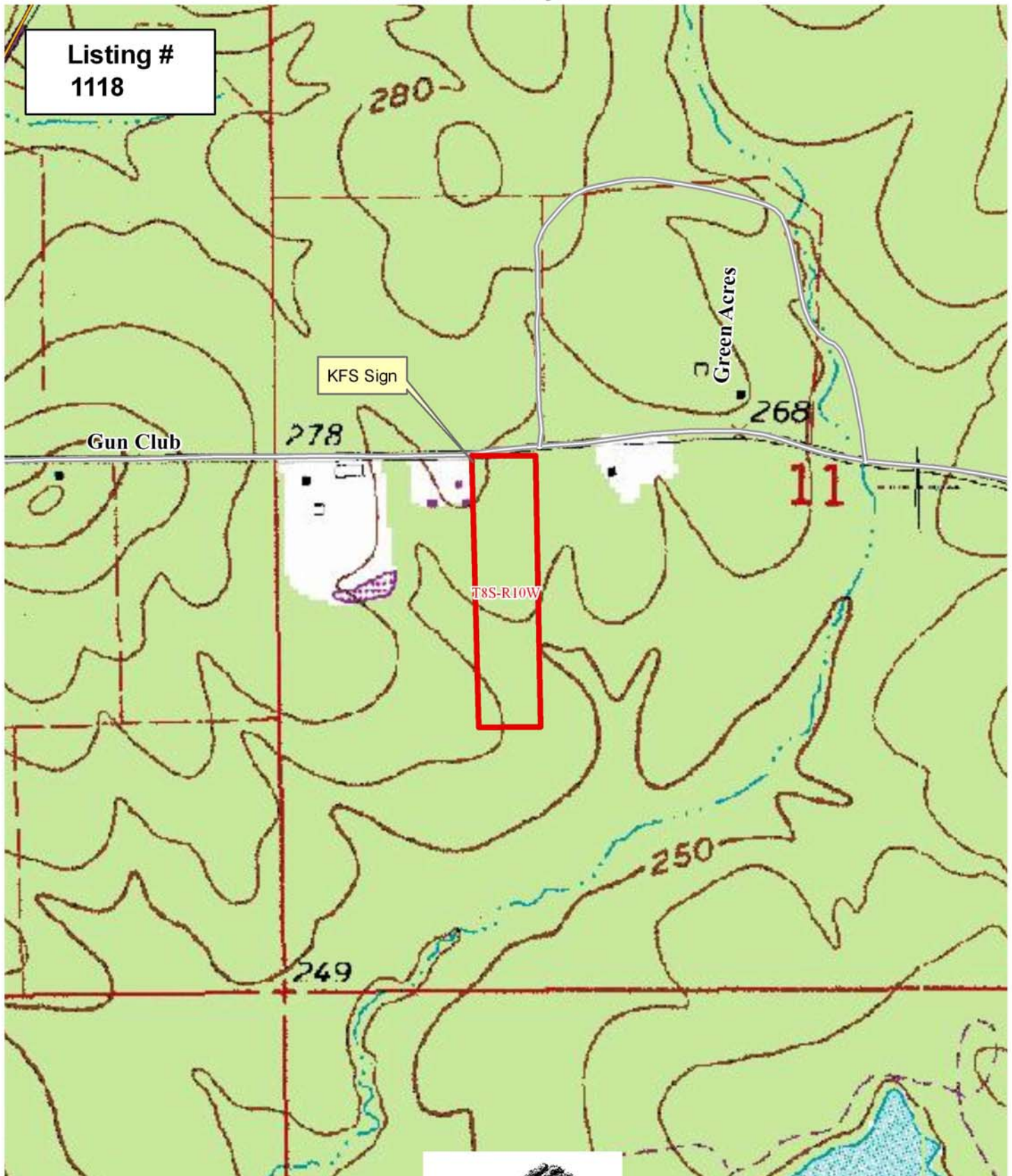
0 0.05 0.1 0.2
Miles



Created By: BDB
Created On: 08-11-10

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0 0.05 0.1 0.2
Miles



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Gun Club Road Tract

Cleveland County, AR

KFS #1118
\$35,000.00

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 formal Contract of Sale, with earnest money in the amount of 10% of purchase price, will be executed between the buyer 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 thirty days of offer acceptance.

Only offers for a specific dollar amount will be accepted. The parcel is being sold in its 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 entire tract, regardless of acreage. Seller will not provide survey. The attached tract maps are thought to be accurate, but should not be considered as survey plats.

Conveyance will be by 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. No environmental inspection or representation has been or will be made by seller. Any oil, gas, lignite and other mineral rights which are owned by the seller will be conveyed without warranty.

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 wish to acquire title insurance, the buyer will be responsible for the cost of such title search and insurance policy.

A local title company selected by Buyer will conduct the closing with Buyer paying all 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 prior to the bid date stated in this notice. 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. Access routes provided in this notice are for inspecting purposes only and do not represent legal easements to the property.

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.

Questions regarding this land sale should be directed to licensed sales agent Ben Ballard or licensed broker John McAlpine of Kingwood Forestry Services at 870-367-8567.

www.kingwoodforestry.com/realestate.htm

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Kingwood makes no representation for the Buyer.

OFFER FORM

-- Please fax offer to 870-367-8424 or mail to P.O. Box 1290, Monticello, AR 71657 --

I submit the following offer for the purchase of the following tract as detailed below.

My offer will remain valid for five (5) business days. If my offer is accepted, I am ready, willing, able and hereby obligated to execute a more formal Contract of Sale within seven business days, and deposite earnest money in the amount of 10% of the purchase price. **Closing is expected to be held within forty-five days after execution of Contract of Sale.**

Send Offer Form to: Kingwood Forestry Services, Inc.

P.O. Box 1290

Monticello, AR 71657

Or Fax 870-367-8424

**** Clearly write "LISTED LAND SALE OFFER" and the "KFS Listing #" on lower left corner of mailed envelopes ****

Offer Date:

KFS Listing #:

Tract Name:

Location (County/State):

Advertised Acreage:

Offer Price:

*** Please clearly complete all information below ***

Name: _____
Printed

Fax No: _____

Signed

Phone No: _____

Address: _____

E-mail: _____

Date: _____

*** Buyer acknowledges that Kingwood Forestry Services, Inc. is the agent of the seller in this land sale transaction ***