

LAND FOR SALE

HOG HEAVEN TRACT (#4016)

+/-240 ACRES IN NEVADA COUNTY

*RECREATIONAL AND TIMBER INVESTMENT TRACT
IN NEVADA COUNTY, ARKANSAS*

**±110 ACRES IN 2008 PINE PLANTATION
±130 ACRES IN BOTTOMLAND HARDWOOD**

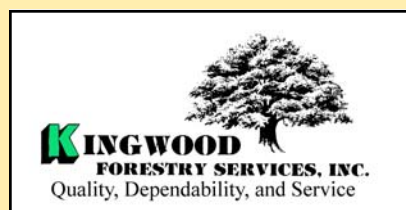
**EXCELLENT POTENTIAL FOR DEER, TURKEY, HOG,
SQUIRREL & DUCK HUNTING**

240 ACRES FOR SALE AT \$367,650.00

Texarkana, Texas
P.O. Box 5887
Texarkana, Texas 75505
4414 Morris Lane
Texarkana, Texas 75503

Phone: 903-831-5200
Fax: 903-831-9988
Email: texarkana@kingwoodforestry.com

Offered By



Other Kingwood Locations
Monticello, Arkansas
145 Greenfield Drive
Monticello, Arkansas 71655
Phone: 870-367-8567

Arkadelphia, Arkansas
No. 4 Executive Circle
P.O. Box 65
Arkadelphia, Arkansas 71923
Phone: 870-246-5757

www.kingwoodforestry.com/realestate.htm

Hog Heaven Tract (#4016)
For sale at \$367,650.00

Recreation opportunities and timberland investment. Located near the Bodcaw and Willisville communities.



Bottomland Hardwoods



2008 Pine Plantation

The Hog Heaven Tract offers up great potential for several types of hunting, such as, white-tailed deer, squirrel, turkey, hogs and ducks. Cypress Creek runs through the property. The tract has +/-130 acres of merchantable hardwood timber that can provide immediate income. Timber volumes available upon request. The diverse mix of native, bottomland hardwoods and upland pine plantations provide ideal conditions for hunting wildlife while also providing timber income. Located just off a county road, the Hog Heaven Tract provides an excellent opportunity to get away and enjoy the Natural State.



Bottomland Hardwoods



Internal Access

www.kingwoodforestry.com/realestate.htm

Contact Roger Hooper for more information: (903) 831-5200

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.**

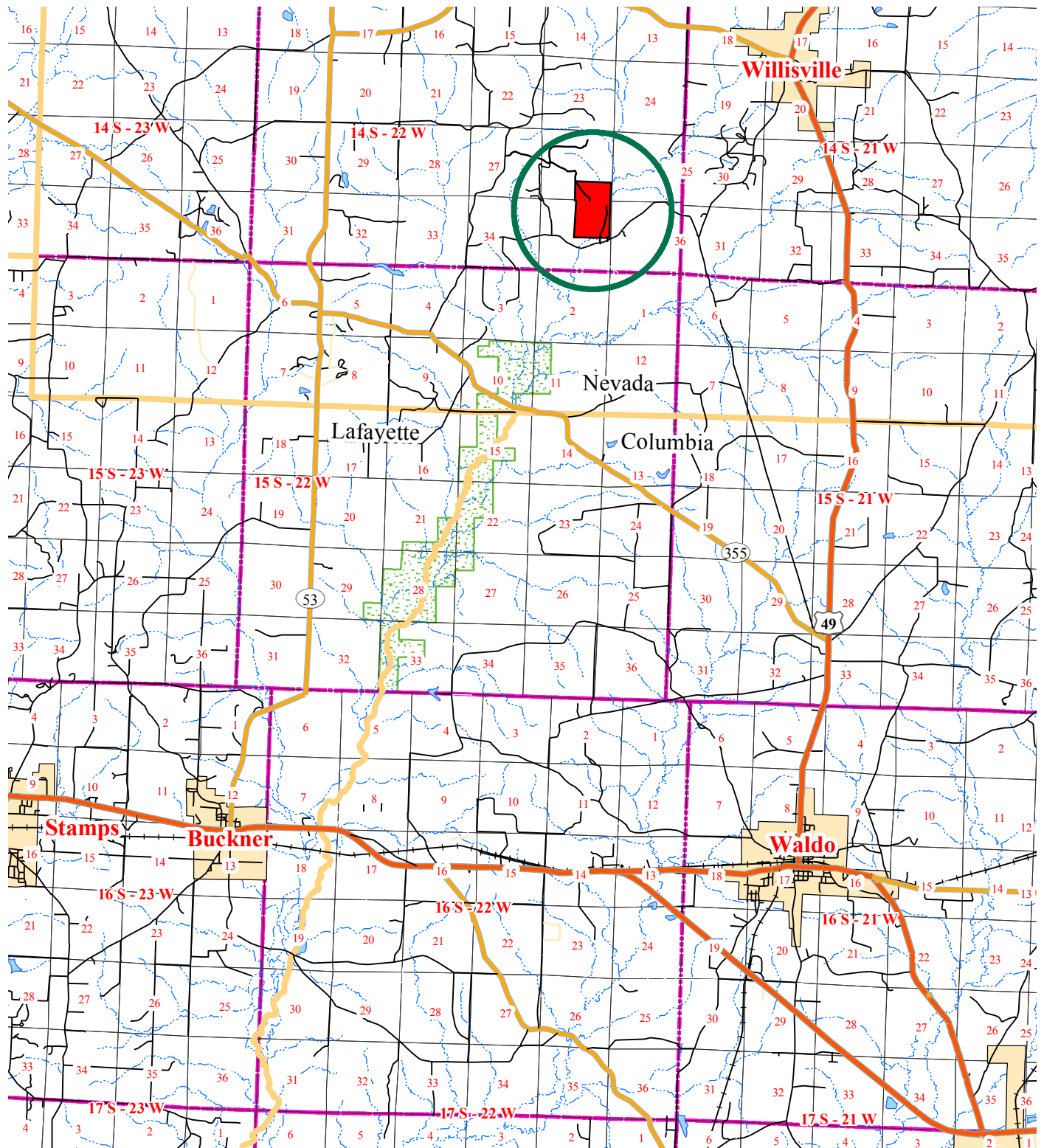


Hog Heaven Tract (#4016)

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 business days after submittal. Successful offeror will be notified on or before that time by telephone, fax, or e-mail. 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 maps are thought to be accurate but should not be considered survey plats.
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 that are owned by the seller will be conveyed without warranty.
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. Ouachita Abstract will conduct the closing with buyer and seller each paying one-half of fees associated with closing services.
7. 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 buyer should make his/her own timber volume determination.
8. Questions regarding the land sale should be directed to licensed agent Roger Hooper at 903-831-5200.

Land For Sale
Hog Heaven Tract
+/-240 Acres
Pt. of Secs. 26 & 35, T14S, R22W
Nevada County, Arkansas

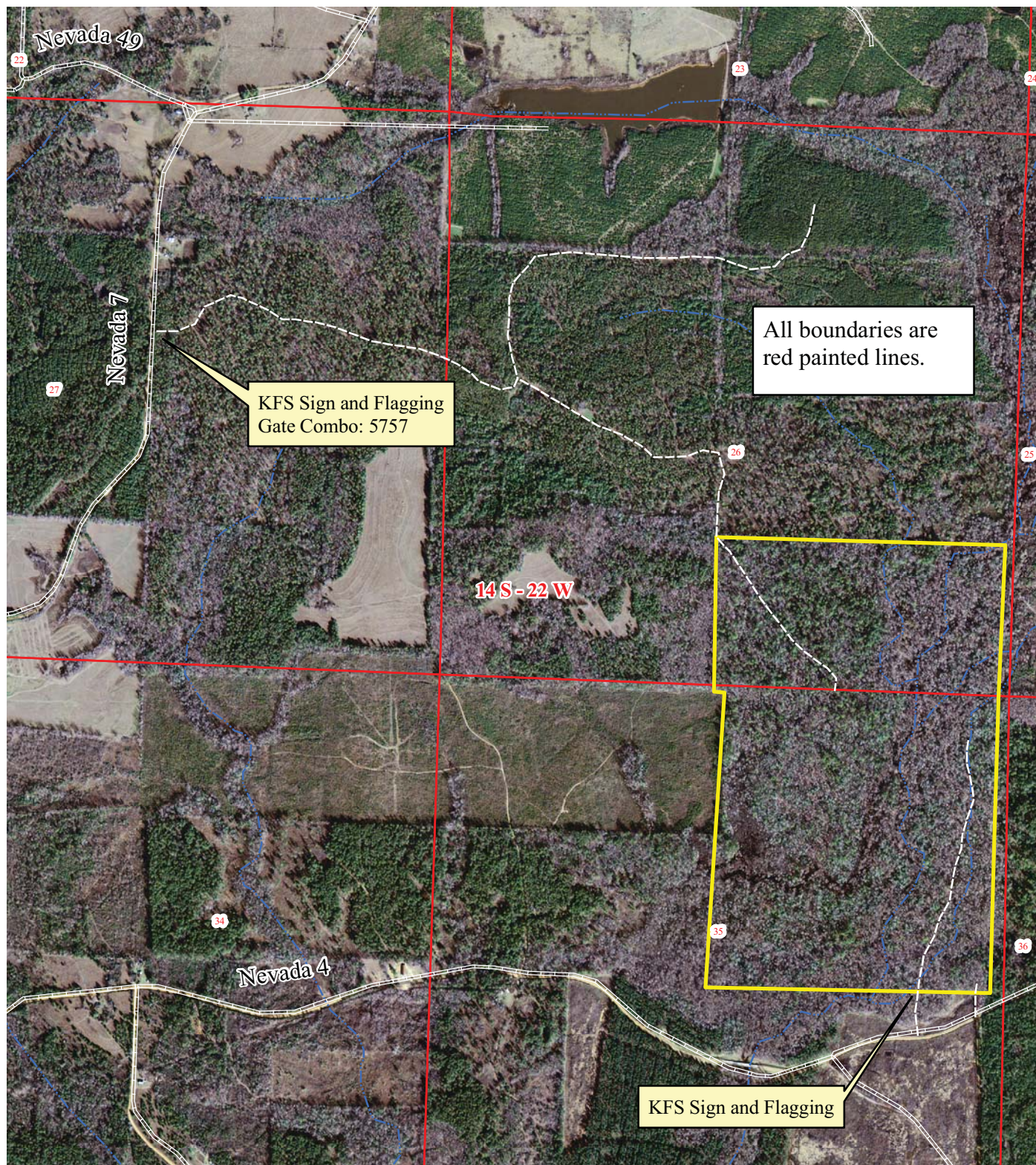


0 1 2 3 4 Miles



StreetMap USA
August 2010
Printed By: RDH

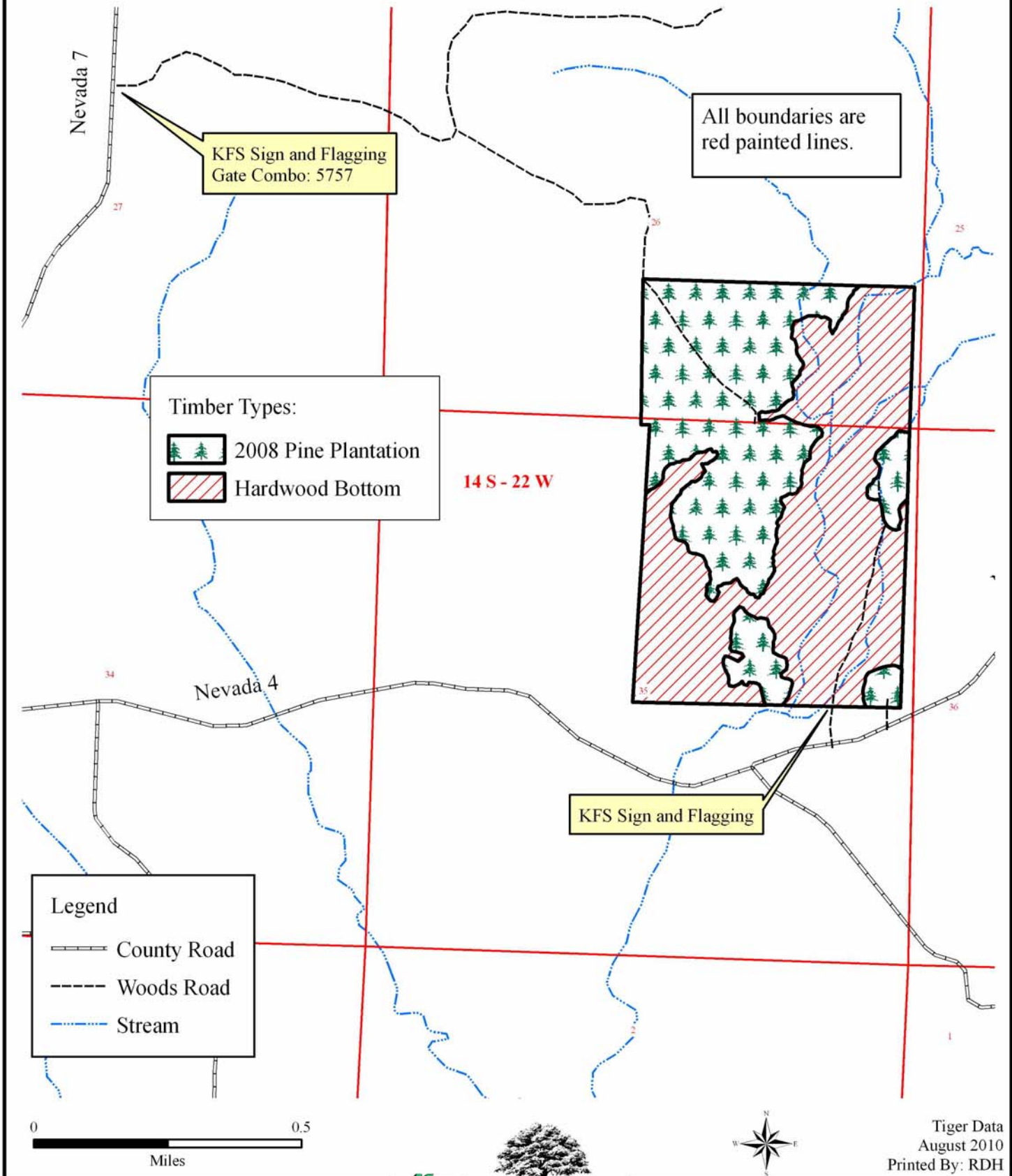
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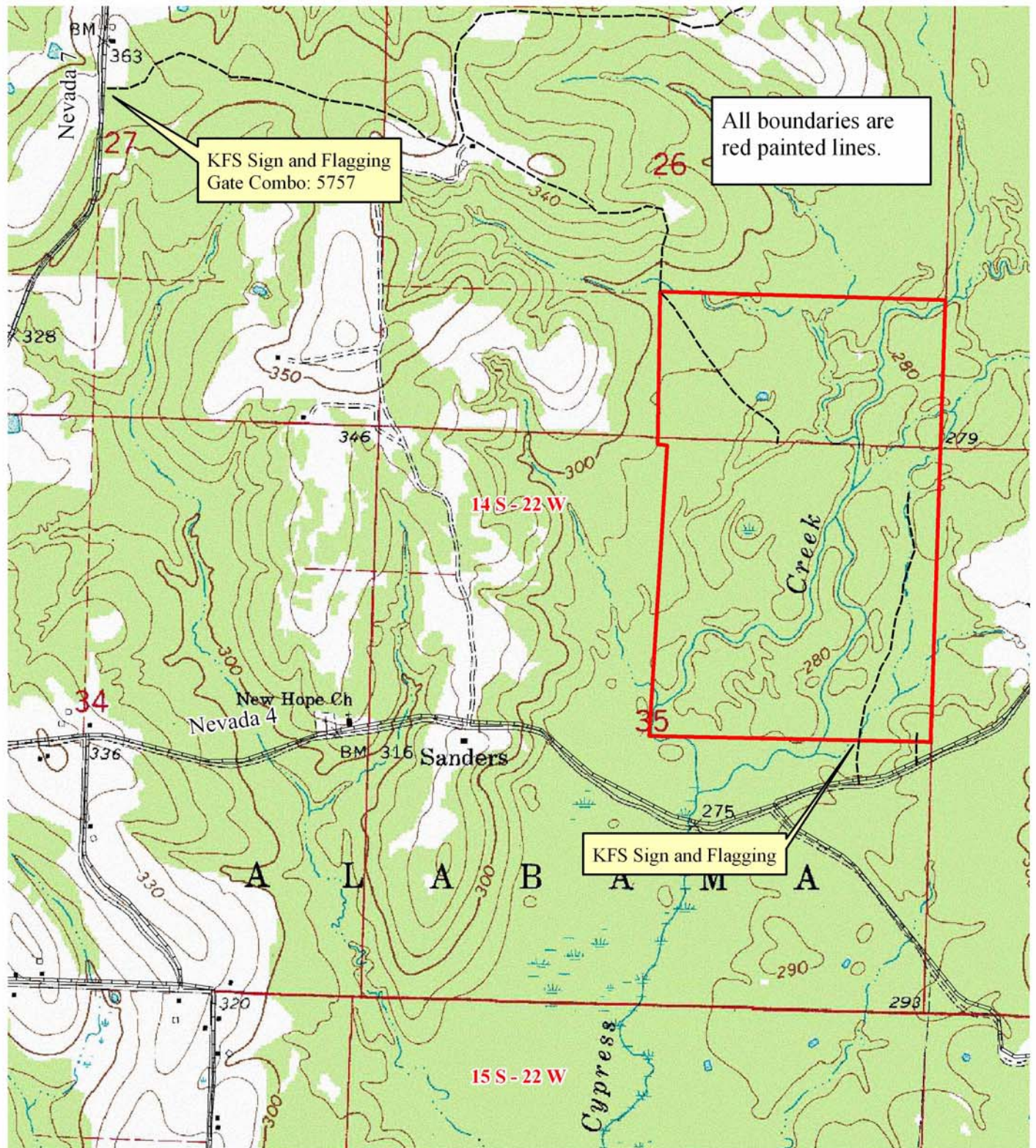
0 0.5
Miles



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Hog Heaven Tract (#4016)
+/-240 Acres
Pt. of Secs. 26 & 35, T14S, R22W
Nevada County, Arkansas



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Nevada County, Arkansas



0 0.5
Miles



OFFER FORM

HOG HEAVEN TRACT LAND SALE (#4016)

**---Please fax offer to 903-831-9988 or mail to P. O. Box 5887, Texarkana, TX 75505 ---
Or hand deliver to 4414 Morris Lane, Texarkana, TX 75503**

Reference is made to the Kingwood Forestry Services, Inc. notice for the Hog Heaven Tract (#4016) Land Sale.

I submit the following as an offer for the purchase of the following tract located in Nevada County, Arkansas and further described as part of Sec. 26 & 35, T14S, R22W, Nevada County, Arkansas, containing 240 acres, more or less.

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 forty-five days of offer acceptance.

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

Hog Heaven Tract (#4016), 240 acres, more or less: \$ _____

Name: _____
Printed

Fax No.: _____

Signed

Phone No.: _____

Address: _____

E-mail: _____

Date: _____

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