

KINGWOOD FORESTRY SERVICES, INC.

LISTING #4601

LAND FOR SALE

West Pumpkin Hill Road Tract

- 15 Acres, More or Less, with Utilities
- Rison School District
- Frontage on gravel Pumpkin Hill Road

\$34,900.00

*See this and other listings at
www.kingwoodforestry.com*

KINGWOOD FORESTRY
SERVICES, INC.

PHONE: (870) 246-5757
FAX: (870) 246-3341

4 EXECUTIVE CIRCLE
P.O. BOX 65
ARKADELPHIA, AR 71923

Kingwood Forestry Services, Inc. has been authorized to manage the sale of the West Pumpkin Hill Tract described as that part of NW¼ of SW¼ lying west of Pumpkin Hill Road, Section 8, Township 9 South, Range 10 West, containing 15 acres, more or less, Cleveland County, Arkansas (see attached maps).

The tract is located about one (1) mile east of Rison. Access is over one-quarter-mile of public gravel frontage on Pumpkin Hill Road. All timber was cleanly harvested in early 2017 and the tract is ready for replanting, conversion to pasture, or residential development. Electric, water, and telephone utilities are available. Site index for loblolly pine averages eighty-five (85) feet (base age 50) on Savannah and Pheba fine sandy loams. Boundary lines consist of yellow painted blazes and blue flagging.

Please visit our website
www.kingwoodforestry.com
to view maps and photographs of this tract
and all of our active listings

Homesite Potential



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.

NOTICE OF LAND SALE
WEST PUMPKIN HILL ROAD TRACT (LISTING #4601)
CLEVELAND COUNTY, ARKANSAS

Method of Sale: The tract is offered for sale for \$34,900.00. An Offer Form is attached. Mailed offers should be addressed to Kingwood Forestry Services, Inc., **P. O. Box 65, Arkadelphia, Arkansas 71923** with **"Pumpkin Hill Tract"** clearly marked in the lower left corner of the envelope to protect security of the offer. On mailed offers, please call our office to confirm receipt of offer. Offers may also be hand-delivered to **#4 Executive Circle, Arkadelphia, AR 71923**, sent by fax to **870-246-3341**, or e-mailed to **arkadelphia@kingwoodforestry.com**. All faxed / e-mailed offers will be immediately acknowledged; please await confirmation that your faxed / e-mailed offer has been received.

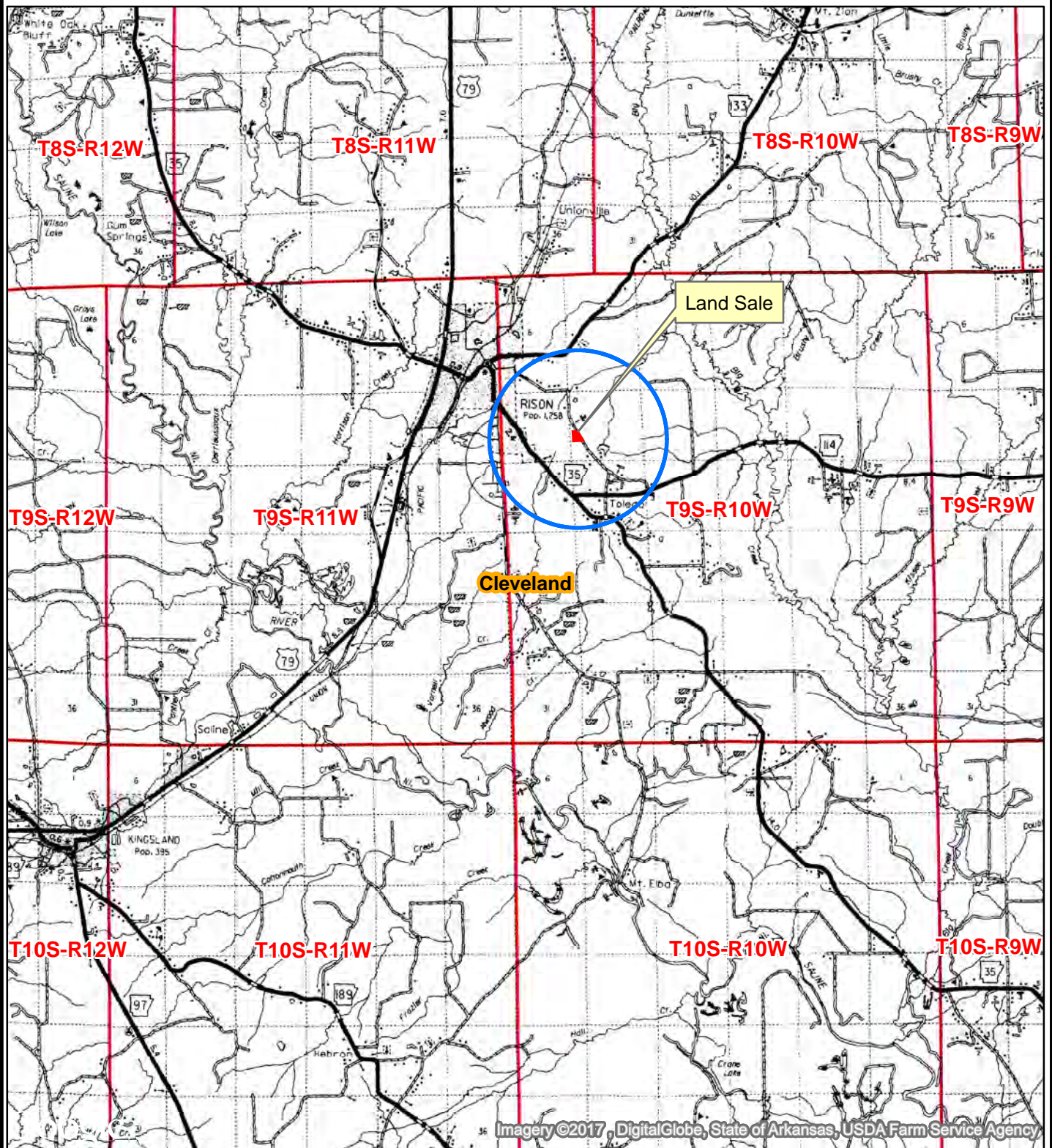
Conditions of Sale:

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. Upon acceptance of an offer, a Contract of Sale, with earnest money in the amount of ten percent (10%) of purchase price, will be executed between the successful bidder and landowner within seven (7) 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 forty-five (45) 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 is not guaranteed. Offer price is for entire tract, regardless of acreage. A survey is scheduled but not yet complete. The attached tract map is thought to be accurate but should not be considered as a survey plat.
4. 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, with title assured through seller-provided title insurance policy. No environmental inspection or representation has been or will be made by seller. Owner will convey, without warranty, any mineral rights they may own on this property.
5. Seller will pay prorated property taxes (to date of closing), deed preparation, and one-half (½) of deed stamps. Buyer will pay recording fees and one-half (½) of deed stamps.
6. A local title company will conduct the closing with buyer and seller each paying one-half (½) of fees of settlement / closing fees.
7. If prospective buyers or their agents wish to inspect the property, such property inspections shall be done at reasonable times during daylight hours. Prospective buyers and their agents understand and acknowledge that while on the property, prospective buyers and their agents assume all liability and shall indemnify Seller and its agents, property managements, and Kingwood Forestry Services from and against all claims, demands, or causes of action, of every kind, nature, and description relating to its access to or presence on the property.
8. 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.
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. One of the sellers is a licensed Arkansas real estate agent.
10. Questions regarding the land sale should be directed to licensed broker Pete Prutzman or licensed agents Brian Clark or Jimmy Don Thomas of Kingwood Forestry Services at 870-246-5757.

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

NOTICE OF LAND SALE

"West Pumpkin Hill Road Tract" - Listing #4601
Pt. NW¼ of SW¼ lying west of Pumpkin Hill Road
Section 8, T9S, R10W, Cleveland County, Arkansas
containing 15 acres, more or less



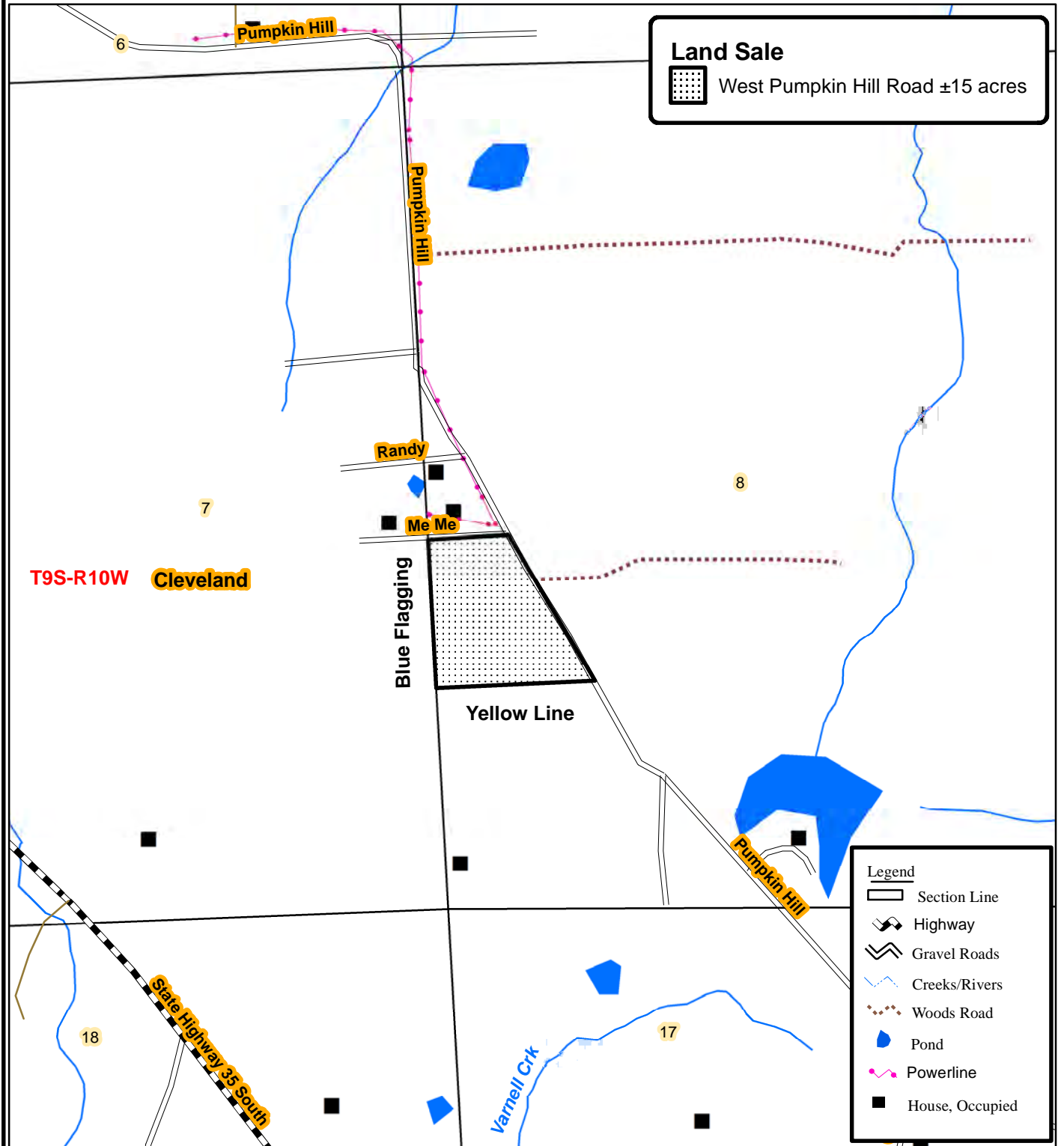
0 0.5 1 2 3 4
Miles



Date: 8/22/2017
ESRI Aerial Photography
Drawn By: BJC

NOTICE OF LAND SALE

"West Pumpkin Hill Road Tract" - Listing #4601
Pt. NW¼ of SW¼ lying west of Pumpkin Hill Road
Section 8, T9S, R10W, Cleveland County, Arkansas
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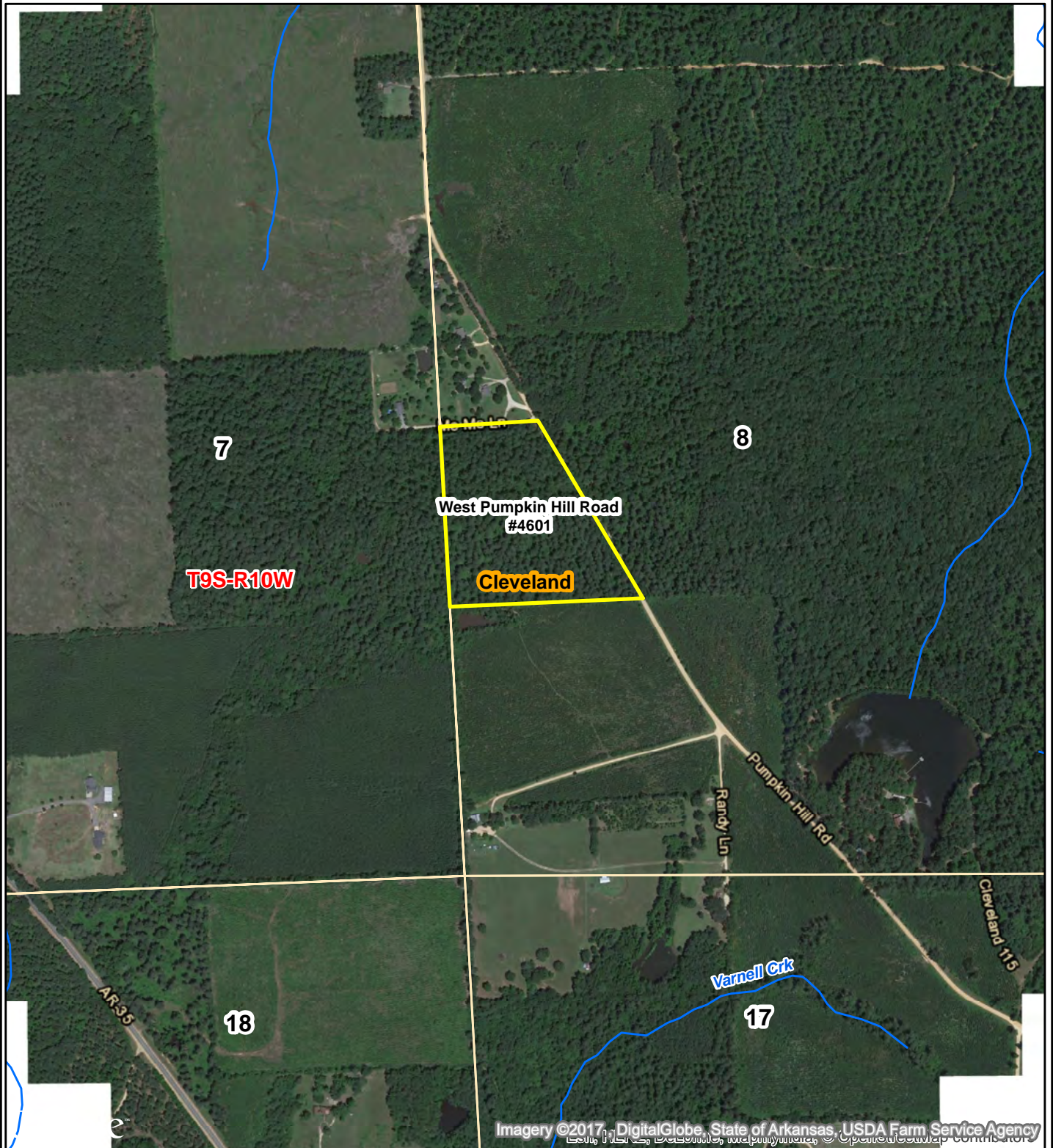
0 0.125 0.25
Miles



Created: Agust, 2017
By: BJC

NOTICE OF LAND SALE

"West Pumpkin Hill Road Tract" - Listing #4601
Pt. NW¹/₄ of SW¹/₄ lying west of Pumpkin Hill Road
Section 8, T9S, R10W, Cleveland County, Arkansas
containing 15 acres, more or less



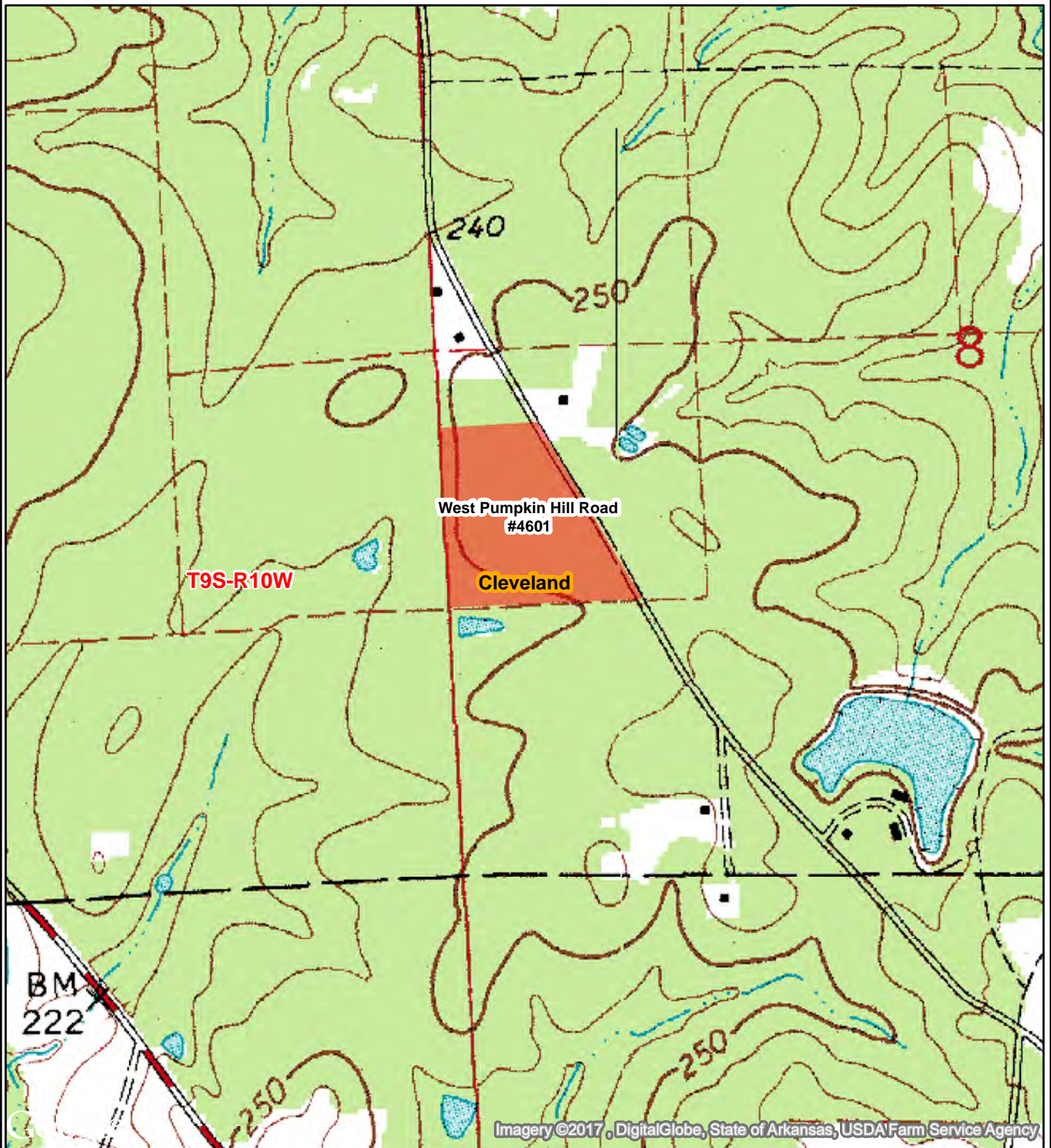
0 0.125 0.25
Miles



Date: 8/22/2017
ESRI Aerial Photography
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NOTICE OF LAND SALE

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Pt. NW¼ of SW¼ lying west of Pumpkin Hill Road
Section 8, T9S, R10W, Cleveland County, Arkansas
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Imagery ©2017, DigitalGlobe, State of Arkansas, USDA Farm Service Agency

0 0.125 0.25
Miles



Date: 8/22/2017
ESRI Aerial Photography
Drawn By: BJC

OFFER FORM

WEST PUMPKIN HILL ROAD TRACT

LISTING #4601—CLEVELAND COUNTY, ARKANSAS

Send Completed Offer Forms to us:

Mail: P.O. Box 65, Arkadelphia, AR 71923

Fax: 870-246-3341

Hand Deliver: #4 Executive Circle, Arkadelphia, AR 71923

E-mail: arkadelphia@kingwoodforestry.com

Reference is made to the Kingwood Forestry Services, Inc. West Pumpkin Hill Road Tract Land Sale Notice. I submit the following as an offer for the purchase of the property described as that part of NW¼ of SW¼ lying west of Pumpkin Hill Road, Section 8, Township 9 South, Range 10 West, containing 15 acres, more or less, Cleveland County, Arkansas (see attached maps). I understand that the tract is offered for sale at **\$34,900.00**.

My offer will remain valid for five (5) business days from this date. If my offer is accepted, I am ready, willing, able and obligated to execute a Contract of Sale within seven (7) business days of owner's acceptance with earnest money in the amount of ten percent (10%) of purchase price. Closing date to occur within forty-five (45) days of contract execution. I have read and understand the Method of Sale and Conditions of Sale sections in this notice.

Send offer form to: Kingwood Forestry Services, Inc.
P.O. Box 65, Arkadelphia, AR 71923 or fax to 870-246-3341
E-mail completed Offer Form to Arkadelphia@kingwoodforestry.com

West Pumpkin Hill Road Tract (Listing #4601, ±15 Acres): \$ _____

Date: _____ Fax No.: _____

Name: _____ Phone No.: _____
Printed

Name: _____ Company: _____
Signed Printed

Address: _____
Street City, State, Zip

Email: _____

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

