

Kingwood Forestry Services, Inc.

Land for Sale Near Hot Springs, Arkansas

WATER TOWER TRACT
(Listing #4337)
±189.89 Acres



\$309,000.00

- Mountain Views
- Native Pine & Hardwood
- Gravel Road Frontage
- Deeded Easement

VALLEY CREEK TRACT
(Listing #4336)
±80 Acres



\$139,000.00

- Electricity available
- Year-Round Creek
- Native Pine & Hardwood
- Former Weyerhaeuser Land



Offer on Either or Both Tracts

More information on these and other listings at www.kingwoodforestry.com



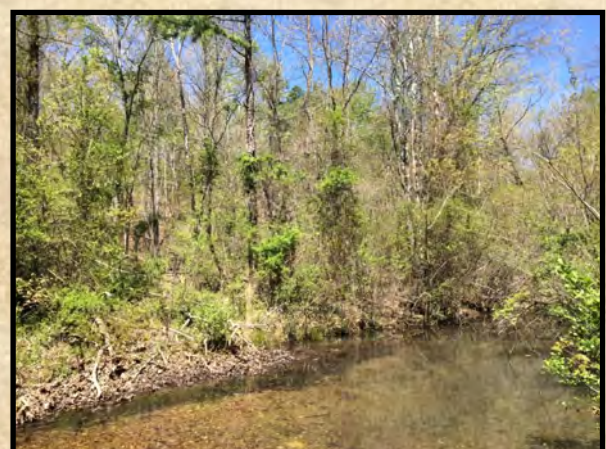
Kingwood Forestry Services, Inc.
P.O. Box 65 / #4 Executive Circle
Arkadelphia, AR 71923
Phone : 870-246-5757
Fax: 870-246-3341
E-mail: Arkadelphia@kingwoodforestry.com

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.

Water Tower Tract Listing #4337



Valley Creek Tract Listing #4336



**Merchantable timber includes native and hardwood of good quality.
Timber volume estimates available upon request.**

Contact licensed agents Brian Clark or J. D. Thomas for more information: (870) 246-5757 or arkadelphia@kingwoodforestry.com

www.kingwoodforestry.com

NOTICE OF LAND SALE

Water Tower Tract (Listing #4337)

Valley Creek Tract (Listing #4336)

Hot Spring County, Arkansas

Method of Sale

The Water Tower Tract is offered for sale at \$309,000.00. The Valley Creek Tract is offered for sale at \$139,000.00. Offers may be submitted for either or both tracts. An offer form is attached. Mailed offers should be addressed to Kingwood Forestry Services, Inc., P.O. Box 65, Arkadelphia, AR 71923 with "Valley Creek/Water Tower Tracts" 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. Completed offer forms may be hand-delivered to #4 Executive Circle, Arkadelphia, AR 71923, e-mailed to arkadelphia@kingwoodforestry.com, or sent by fax to (870)246-3341. All e-mailed / faxed offers will be immediately acknowledged. Please await confirmation that your e-mailed / 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 (5) business days for Seller to consider. Seller reserves the right to either accept, counter, or reject any or all offers.
2. Upon acceptance of an offer, a Contract of Sale, with earnest money in the amount of five percent (5%) of purchase price, will be executed between Buyer and Seller 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 parcels are being sold in their entirety, for single sum(s) and not on a per-acre basis. Advertised acreages are believed to be correct, but are not guaranteed. Offer price is for entire tract(s), regardless of acreage. A copy of survey is available upon request. 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. Mineral rights are previously reserved and will not convey.
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. Local title company will be used to conduct closing between Buyer and Seller each paying one-half (½) of fees associated with closing services.
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 managers 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 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.
10. Questions regarding the land sale should be directed to licensed agents Brian Clark or Jimmy Don Thomas of Kingwood Forestry Services at 870-246-5757.

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.

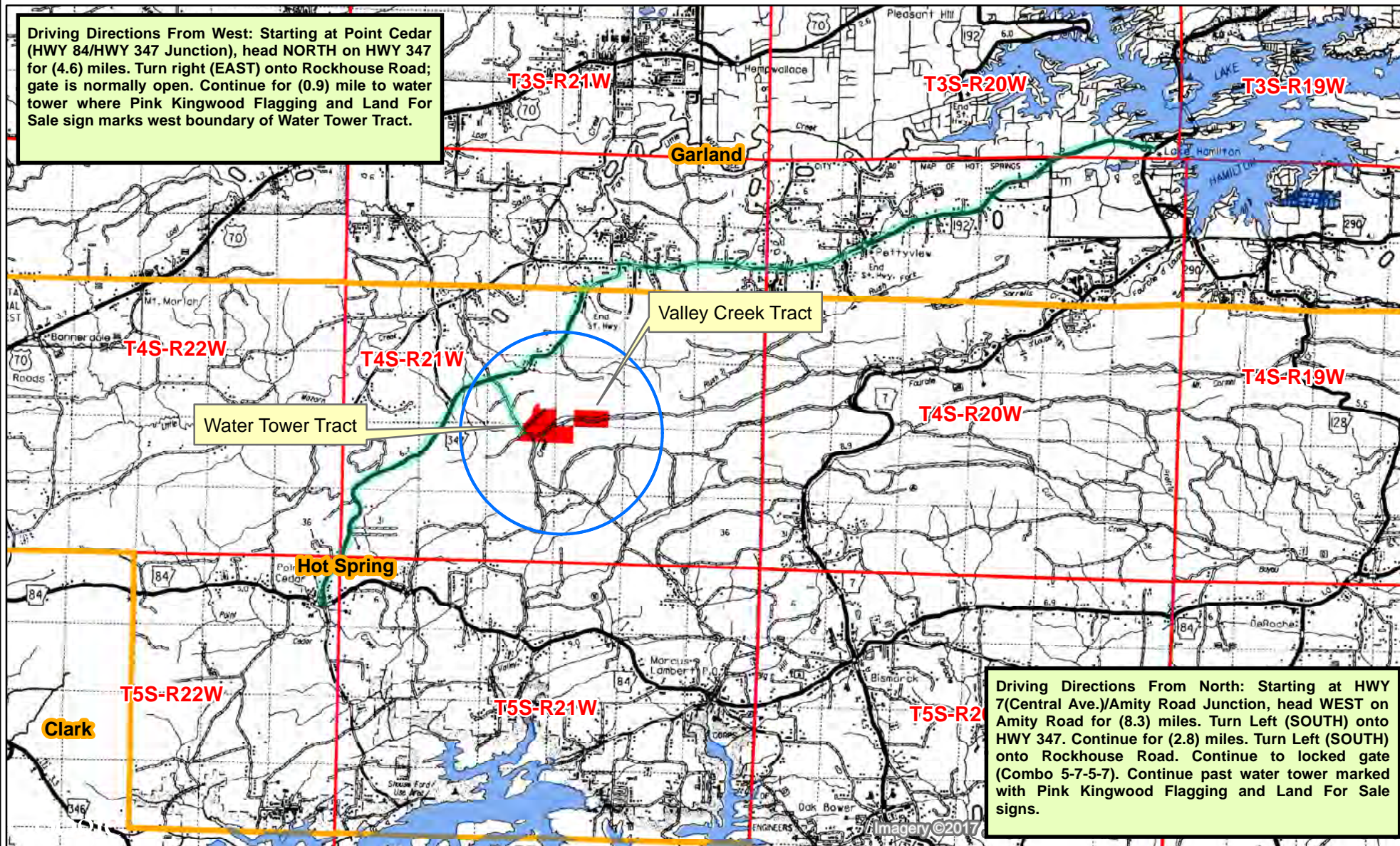
www.KingwoodForestry.com

"Water Tower Tract" - Listing #4337
Pt. Sec. 21, 27 & 28, T4S, R21W
Hot Spring County, Arkansas

NOTICE OF LAND SALES

"Valley Creek Tract" - Listing #4336
Pt. Sec. 22, T4S, R21W
Hot Spring County, Arkansas

Driving Directions From West: Starting at Point Cedar (HWY 84/HWY 347 Junction), head NORTH on HWY 347 for (4.6) miles. Turn right (EAST) onto Rockhouse Road; gate is normally open. Continue for (0.9) mile to water tower where Pink Kingwood Flagging and Land For Sale sign marks west boundary of Water Tower Tract.



Driving Directions From North: Starting at HWY 7(Central Ave.)/Amity Road Junction, head WEST on Amity Road for (8.3) miles. Turn Left (SOUTH) onto HWY 347. Continue for (2.8) miles. Turn Left (SOUTH) onto Rockhouse Road. Continue to locked gate (Combo 5-7-5-7). Continue past water tower marked with Pink Kingwood Flagging and Land For Sale signs.

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Miles

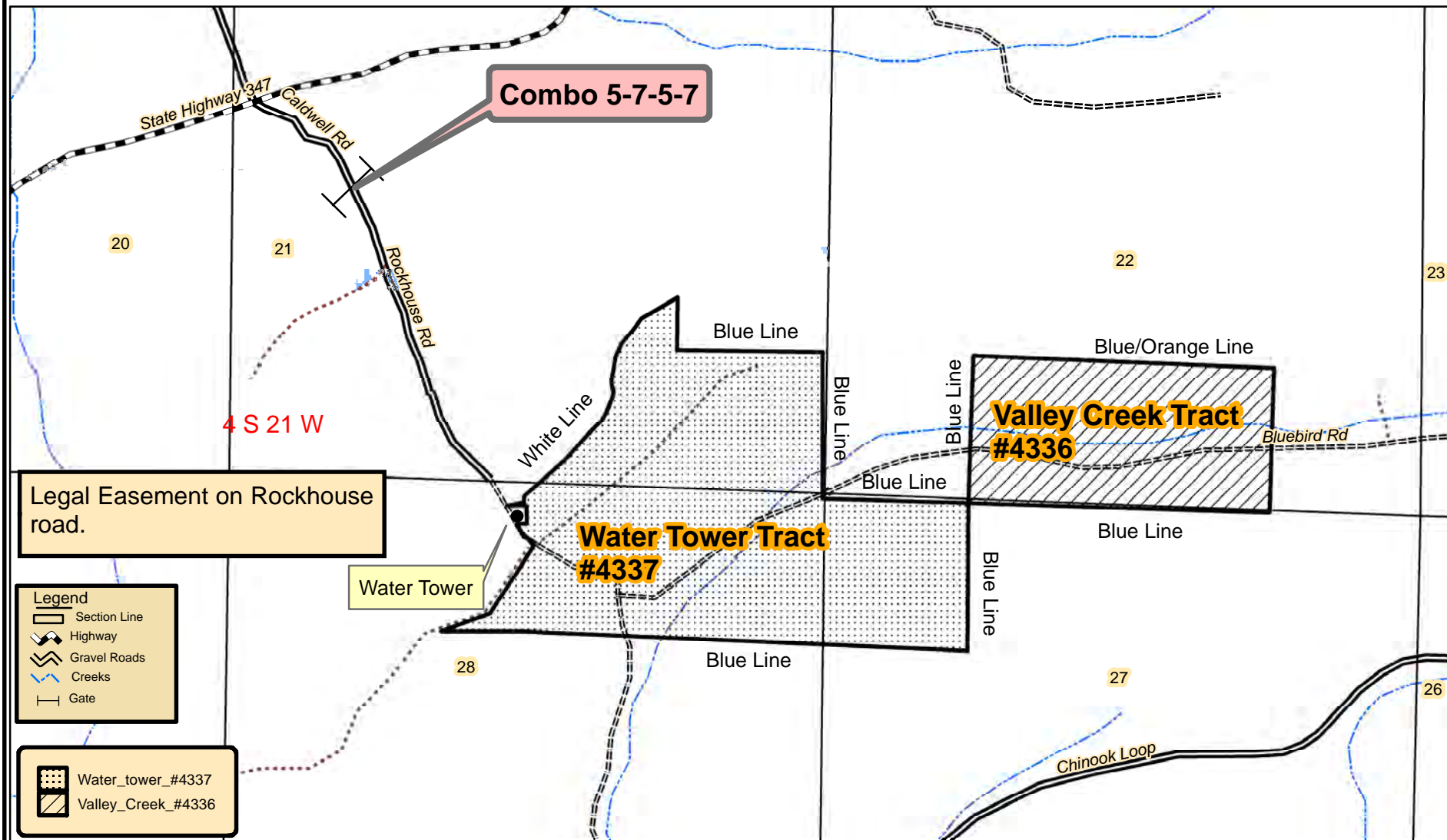


Created: December, 2017
 Drawn By: BJC

NOTICE OF LAND SALES

"Water Tower Tract" - Listing #4337
Pt. Sec. 21, 27, 28, T4S, R21W
Hot Spring County, Arkansas

"Valley Creek Tract" - Listing #4336
Pt. Sec. 22, T4S, R21W
Hot Spring County, Arkansas



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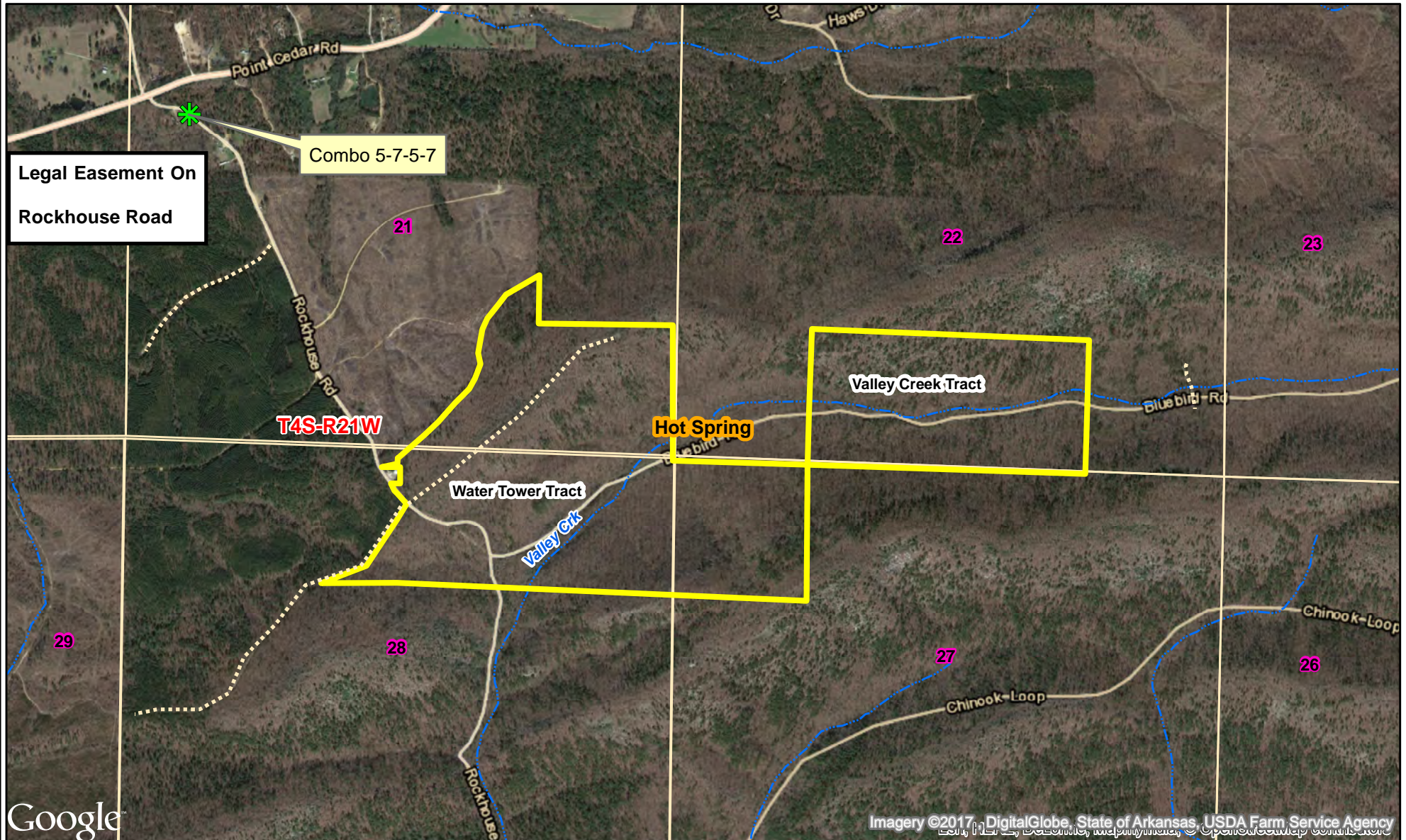


Created: December, 2017
By: JDT

"Water Tower Tract" - Listing #4337
Pt. Sec. 21, 27 & 28, T4S, R21W
Hot Spring County, Arkansas

NOTICE OF LAND SALES

"Valley Creek Tract" - Listing #4336
Pt. Sec. 22, T4S, R21W
Hot Spring County, Arkansas



0.25 0.125 0 0.25
Miles



Created: December, 2017
ESRI Aerial Photography
Drawn By: BJC

LAND SALE OFFER FORM

**Water Tower Tract
(Listing #4337)**

**Valley Creek Tract
(Listing #4336)**

Send Completed Offer Form 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. **Water Tower and Valley Creek Tracts Land Sale Notice**. I submit the following as an offer for the purchase of the following tract(s) located in Hot Spring County, Arkansas and described below and on attached maps and survey. If there are any contingencies to an offer, they must be clearly noted at time of offer.

WATER TOWER (Listing #4337): Part of Sections 21, 27 & 28, Township 4 South, Range 21 West, containing 189.89 acres, more or less, Hot Spring County, Arkansas (listed at \$309,000.00).

VALLEY CREEK (Listing #4336): SE $\frac{1}{4}$ of SW $\frac{1}{4}$; SW $\frac{1}{4}$ of SE $\frac{1}{4}$, Section 22, Township 4 South, Range 21 West, containing 80 acres, more or less, Hot Spring County, Arkansas (listed at \$139,000.00).

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 five percent (5%) of purchase price. **I have read and understand the Conditions of Sale section in this notice.** Closing to occur within forty-five (45) days after contract execution.

Water Tower (Listing #4337, \pm 189.89 acres): \$ _____

Valley Creek (Listing #4336, \pm 80 acres): \$ _____

Both Tracts Combined (\pm 269.89 acres): \$ _____

Date: _____ Fax No.: _____

Name: _____ Printed _____ Phone No.: _____

Name: _____ Signed _____ Company: _____ Printed _____

Address: _____ Street _____ City, State, Zip _____

Email: _____

Send offer form to: Kingwood Forestry Services, Inc.
P.O. Box 65 / #4 Executive Circle
Arkadelphia, AR 71923
Fax to 870-246-3341
E-mail to arkadelphia@kingwoodforestry.com

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