

Kingwood Forestry Services, Inc.

Listing # 7230

LAND & COTTAGE FOR SALE

ROOK TRACT

- +/- 195 ACRES IN HEMPSTEAD COUNTY, ARKANSAS
- 1,266 SQUARE FOOT COTTAGE
- 10 MINUTES EAST OF HOPE
- 3 STORAGE BUILDINGS
- 2 PONDS, SEVERAL FOOD PLOTS
- EXCELLENT DEER HUNTING
- COUNTY ROAD FRONTAGE
- COUNTRY COTTAGE OR HUNTERS RETREAT

List Price:
\$375,000.00



*Weekend getaway and hunting retreat.
Call Carl to schedule a showing today.*

Come see a tract that has not been on the market in 28 years. During your custom showing, you'll see all this tract has to offer; a 1,266 sq ft, 2 bed 2 bath home with 3 large storage buildings, 2 ponds, several food plots, shooting lanes, great access, excellent hunting for deer, turkey and squirrel, beautiful hardwood and pine trees, and gently rolling hills. All this is less than 10 minutes from Hope. Call to schedule your showing today.

Kingwood Forestry
Services, Inc.

4414 Galleria Oaks Dr.
P.O. Box 5887
Texarkana, TX 75505

Phone: (903) 831-5200

Fax: (903) 831-9988

E-mail:

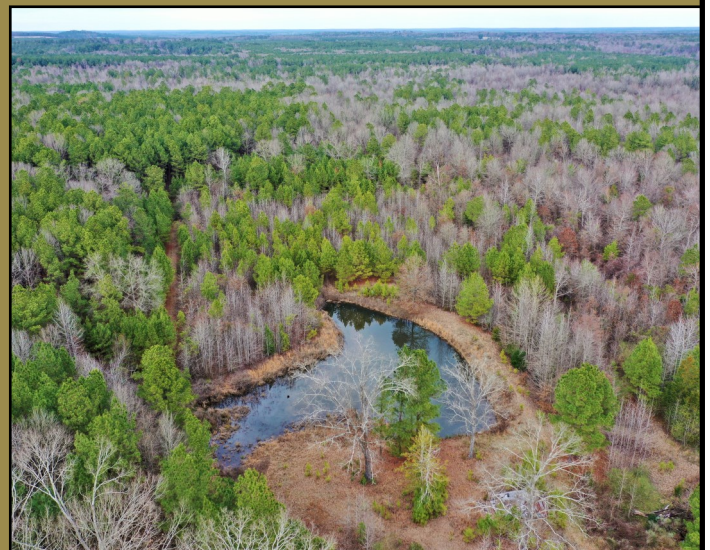
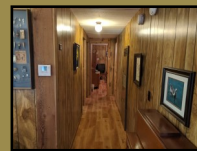
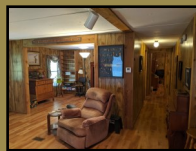
texarkana@kingwoodforestry.com



*See this listing and more at:
www.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.



Rook Tract

KFS Listing #: 7230

Hempstead County, Arkansas

\$375,000.00

Conditions of Sale:

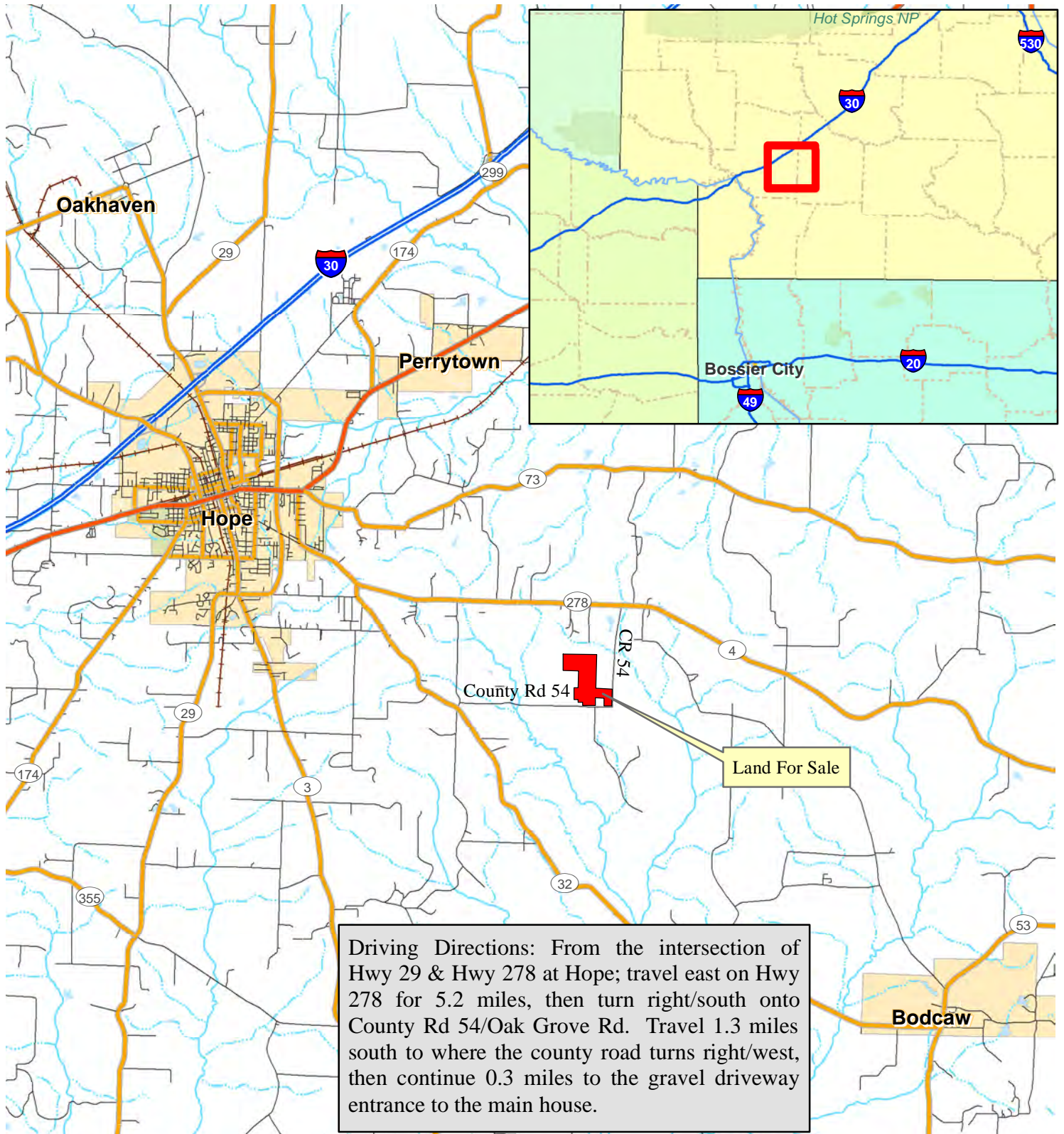
1. The landowner reserves the right to accept or reject any offer or to reject all offers.
2. Offers submitted will remain valid for five (5) business days. Upon acceptance of an offer, a Contract of Sale, with earnest money in the amount of five percent (5%) of purchase price will be executed between the buyer and seller within five (5) business days. A sample Contract of Sale may be provided in advance upon request. Terms are cash at closing. Closing is to be scheduled within forty-five (45) days on 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. No survey will be provided. The attached maps are thought to be accurate but should not be considered survey plats.
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. Seller will convey, without warranty, any mineral rights they own on this property.
5. Seller will pay prorated property taxes to date of closing and deed preparation. Buyer will pay recording fees and deed stamps.
6. A local title company will conduct closing between Buyer and Seller with each paying one-half (½) of closing fee.
7. Property inspections and showing are by appointment only with Carl Herberg at 903-831-5200. Prospective buyers and their agents understand and acknowledge that while on the property they assume all liability and shall indemnify and hold harmless the Seller, its agents 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. Property and improvements (modular home and buildings) will convey in an AS-IS condition.
9. Items inside the cottage that convey include refrigerator, range, dishwasher, washing machine, dryer and TV. Other items that convey include picnic table, shooting bench and three storage buildings. Contact broker for a more details.
10. 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.
11. Kingwood Forestry is the real estate firm acting as agent for the seller. Information presented in this prospectus is believed to be accurate but is not guaranteed. Prospective buyers are advised to verify information presented in this sale notice.
12. Questions regarding the land sale should be directed to licensed broker Carl Herberg of Kingwood Forestry Services at 903-831-5200.

**For more information, call (903) 831-5200 or visit our website at:
www.kingwoodforestry.com**

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
Listing #7230
+/-195 Acres
Hempstead County, Arkansas

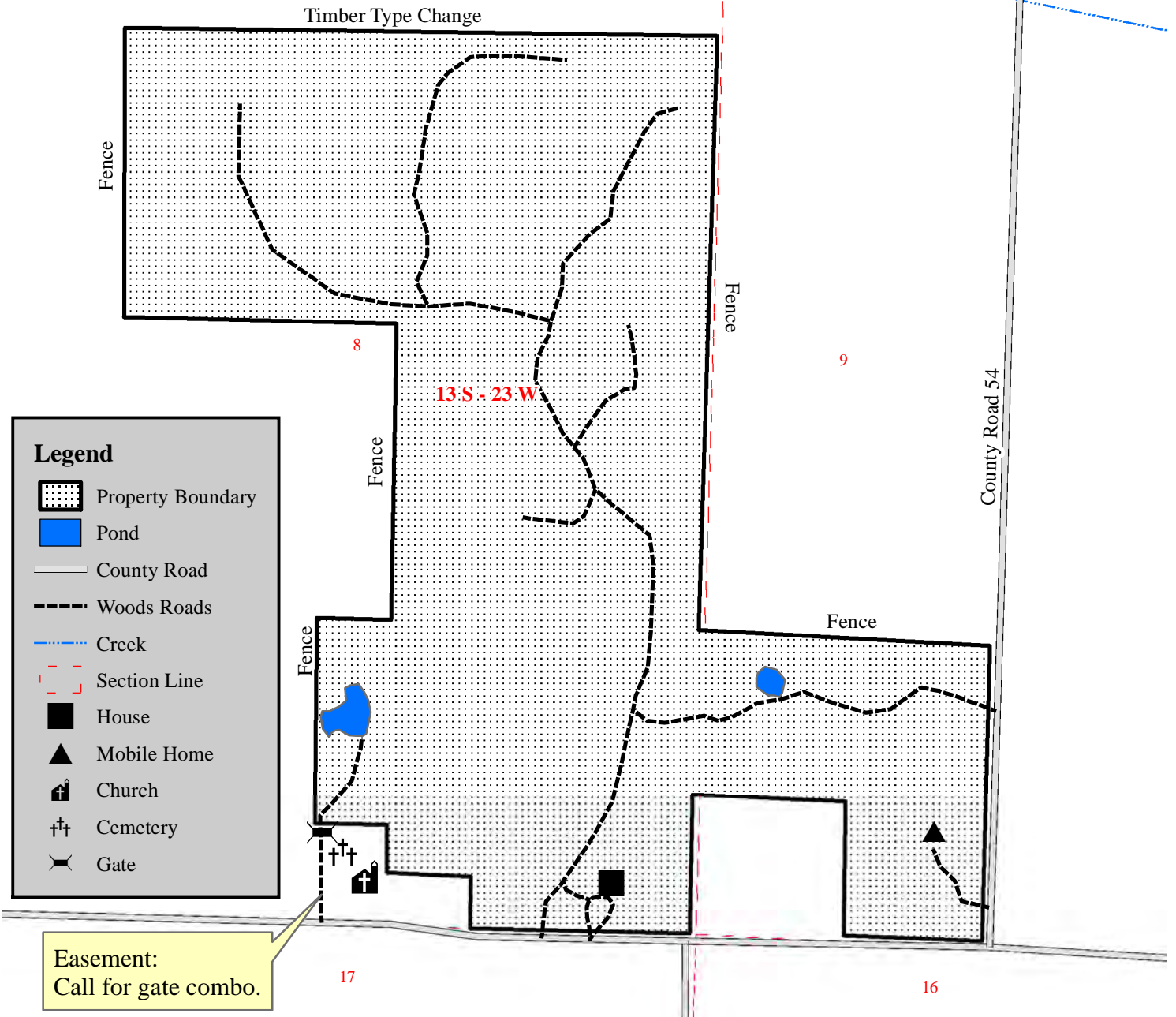


0 2
Miles



LAND FOR SALE
Listing #7230
+/-195 Acres
Hempstead County, Arkansas

All house showings must be accompanied by Broker Carl Herberg.
 Call to schedule your showing. Office: 903-831-5200 Cell: 903-748-8600

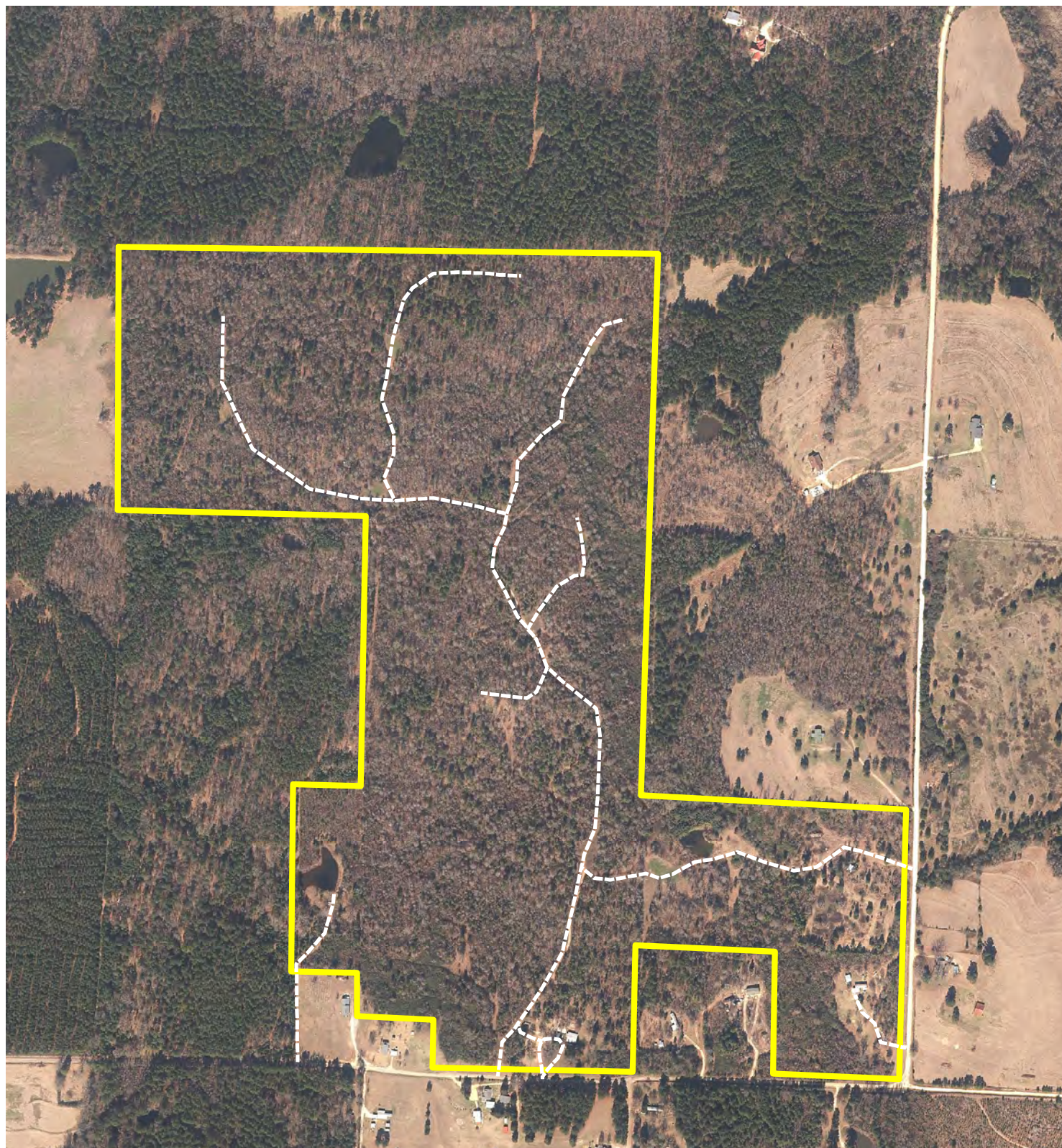


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Printed: June, 2020
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LAND FOR SALE
Listing #7230
+/-195 Acres
Hempstead County, Arkansas

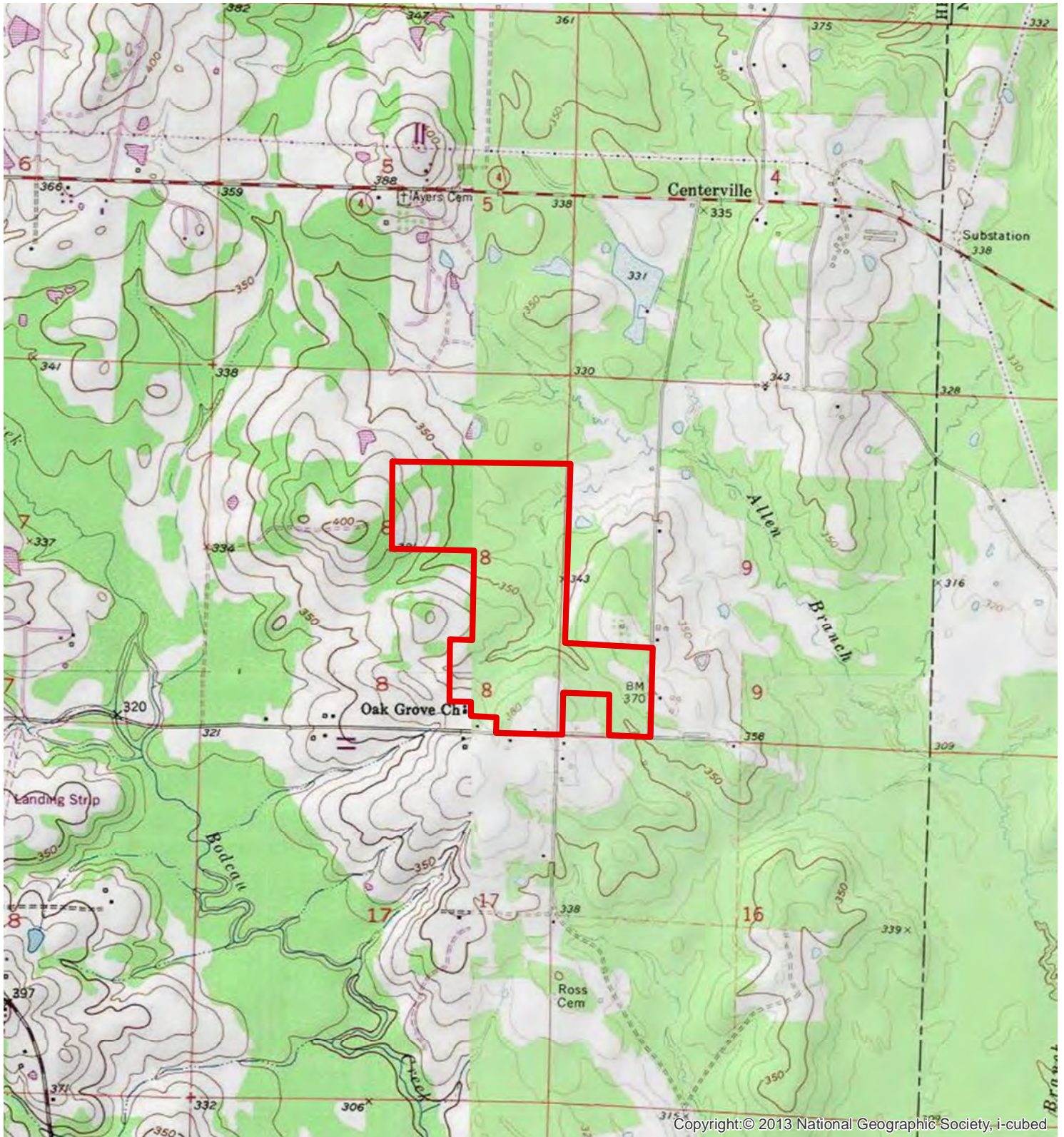


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LAND FOR SALE
Listing #7230
+/-195 Acres
Hempstead County, Arkansas



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Miles



Printed: June, 2020
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Land Sale — Offer Form

Rook Tract

Listing # 7230 — Hempstead County, Arkansas

Completed Offer Forms can be submitted by:

Mail: P.O. Box 5887, Texarkana, TX 75505

Fax: 903-831-9988

Hand Deliver: 4414 Galleria Oaks Dr. Texarkana, TX 75503

E-mail: texarkana@kingwoodforestry.com

I submit the following as an offer for the purchase of the property described as the Rook Tract-Listing #7230 offered for sale at **\$375,000.00.**

If my offer is accepted, I am ready, willing, able, and obligated to execute a Real Estate Sales Contract with earnest money in the amount of five percent (5%) of the purchase price within five (5) days of acceptance. Closing date is to occur within forty five (45) days of contract execution. I have read and understand the Conditions of Sale section in this notice.

Tract Name: **Rook Tract-Listing #7230**

Advertised Acreage: **195 Acres, more or less, Hempstead County, Arkansas**

Date of Offer: _____

Amount of Offer: _____

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

Name: _____

Printed

Signed

Address: _____

Company: _____

Fax Number: _____

Phone Number: _____

E-Mail: _____

Date: _____

AREA BELOW FOR KINGWOOD USE ONLY

Offer Acknowledged by Agent/ Broker: _____

Name

Date

