

KINGWOOD FORESTRY SERVICES, INC.

LISTING #5077

LAND FOR SALE

**Kennedy Cutoff Tract
Montgomery County, AR**

- **±40 Acres-Montgomery Co., AR**
- **Frontage on Kennedy Road**
- **Native Pine and Hardwood**
- **Minutes to Caddo River Access**
- **Just Outside Glenwood City Limits**

\$205,000.00

Visit our website
www.kingwoodforestry.com
to view maps and additional photographs.



Kingwood Forestry Services, Inc. has been authorized to manage the sale of the Kennedy Road 40 Tract described as NE¼ of SE¼, Section 35, Township 4 South, Range 24 West, containing 40 acres, more or less, Montgomery County, Arkansas (see attached maps).

This property is located just 1/2-mile outside of Glenwood city limits and is accessed by almost 1/4-mile of frontage on paved Kennedy Cutoff Road. Glenwood offers all of the small-town amenities needed for daily living. Downtown Hot Springs approximately 30 miles away, offers even more options for a nice evening out.

The gently rolling of this property offers you multiple homesite options with spectacular views. The ridge in the center of the property offers the ideal homesite. The mature pine and hardwood timber is sure to attract an abundance of wildlife. Arkansas is known for and offers the opportunity for periodic income. A recent timber inventory is available upon request.

In addition, the property is located a mere 2.5 miles to the Glenwood Caddo River Access. You can be fishing or enjoying a relaxing float on the Caddo in minutes from this property. The Caddo is known for excellent smallmouth bass fishing.

You will not want to miss your opportunity to own this beautiful property. Call today if you would like to schedule a tour with an agent.

Please see Method of Sale and Conditions of Sale within this notice.

KINGWOOD FORESTRY SERVICES, INC.
PHONE: (870) 246-5757
FAX: (870) 246-3341
4 EXECUTIVE CIRCLE P.O. Box 65
ARKADELPHIA, AR 71923



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

KENNEDY CUTOFF TRACT (LISTING #5077)

MONTGOMERY COUNTY, ARKANSAS

Method of Sale

The tract is offered for sale for \$205,000.00. Offers may be submitted using the attached Offer Form and may be delivered by e-mail to arkadelphia@kingwoodforestry.com, by fax to (870) 246-3341, or hand-delivered to #4 Executive Circle, Arkadelphia, Arkansas. All faxed / e-mailed offers will be immediately acknowledged; please await confirmation that your offer has been received. Offers may also be submitted by mail to Kingwood Forestry Services, Inc., P.O. Box 65, Arkadelphia, Arkansas 71923. Please call our office at (870) 246-5757 to confirm receipt of offers.

Conditions of Sale

1. The landowner reserves the right to accept or reject any offer or to reject all offers.
2. **Sale is subject to Clark County Probate Court approval. Offer submitted will remain valid until the court can meet to approve the sale.** 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 landowner within ten (10) 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 Probate Court approval.
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. If buyer requires a new survey, the cost will be buyer's responsibility. 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. Should Buyer be required by a lender to purchase a lender's title insurance policy, the Buyer will pay any fees for such policy. Property is being sold "As is, where is, with all faults." No environmental inspection or representation has been or will be made by Seller. Seller will convey, without warranty, any mineral rights they may own on the property advertised in this notice.
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 closing between Buyer and Seller with each paying one-half (½) of closing fee.
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. Any existing hunting lease will terminate at closing.
9. 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 including, but not limited to, acreage, timber, and access.
10. Questions regarding the land sale should be directed to licensed agents Brian Clark or broker Phil Wright, of Kingwood Forestry Services at 870-246-5757 or by e-mail at Arkadelphia@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.

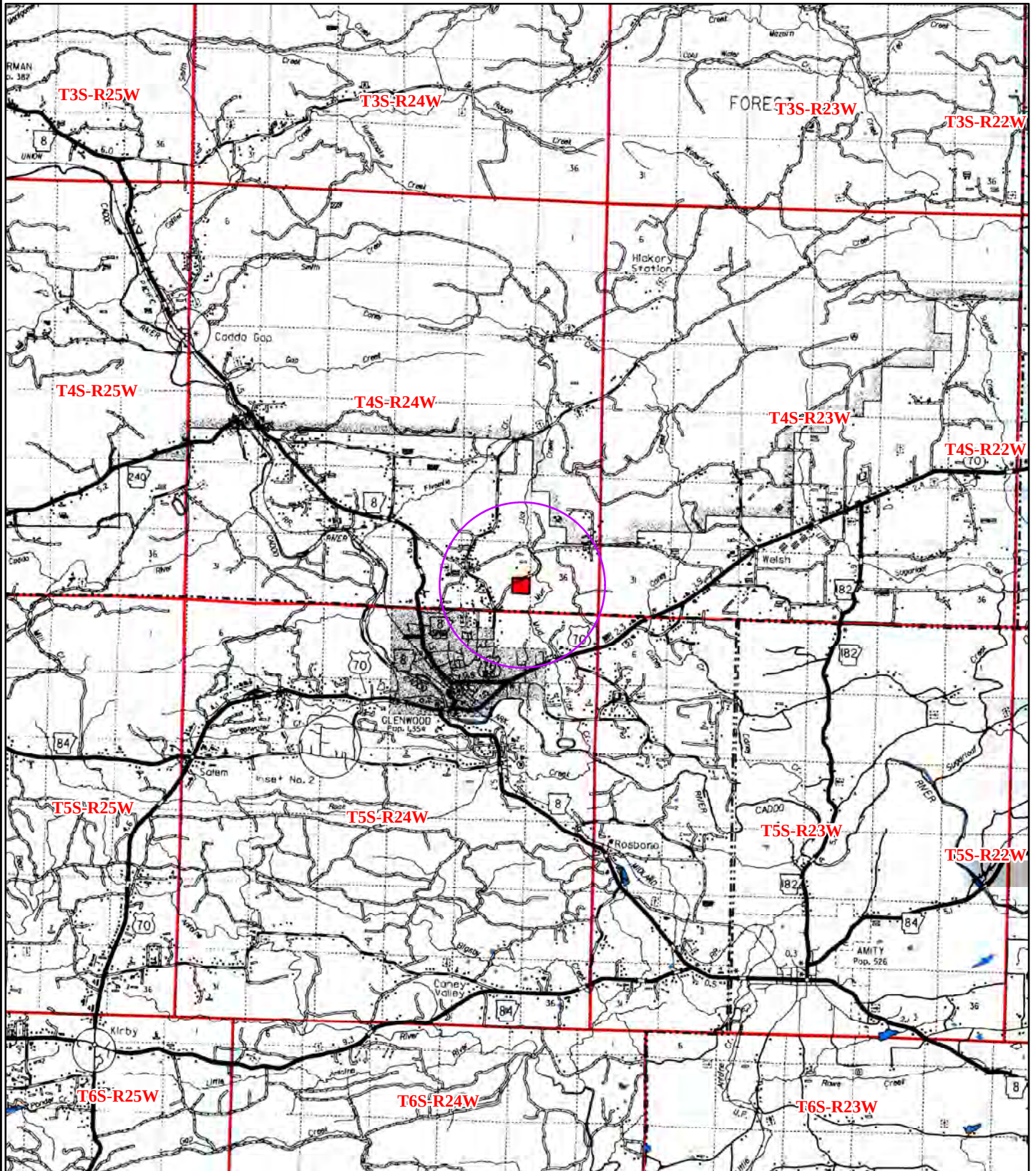
Kingwood makes no representation for the Buyer.

www.kingwoodforestry.com

NOTICE OF LAND SALE - Listing #5077

"Kennedy Cutoff"

NE¼ of SE¼, Sec. 35, T4S, R24W,
Montgomery County, Arkansas



0 0.5 1 2 3 4
Miles



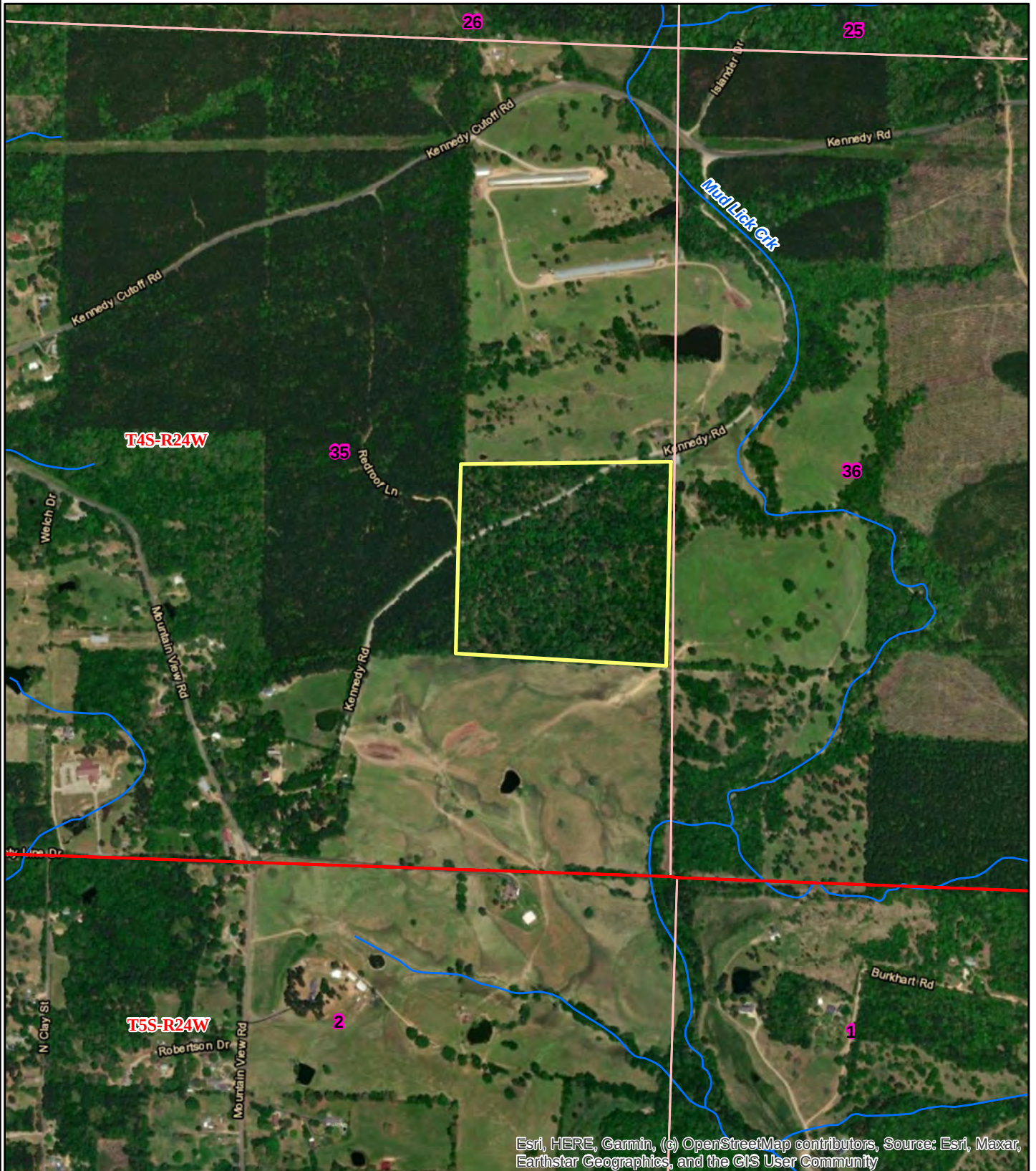
Drawn By: BJC

NOTICE OF LAND SALE - Listing #5077

"Kennedy Cutoff"

NE¼ of SE¼, Sec. 35, T4S, R24W,

Montgomery County, Arkansas



Esri, HERE, Garmin, (c) OpenStreetMap contributors, Source: Esri, Maxar, Earthstar Geographics, and the GIS User Community

0 0.175 0.35
Miles



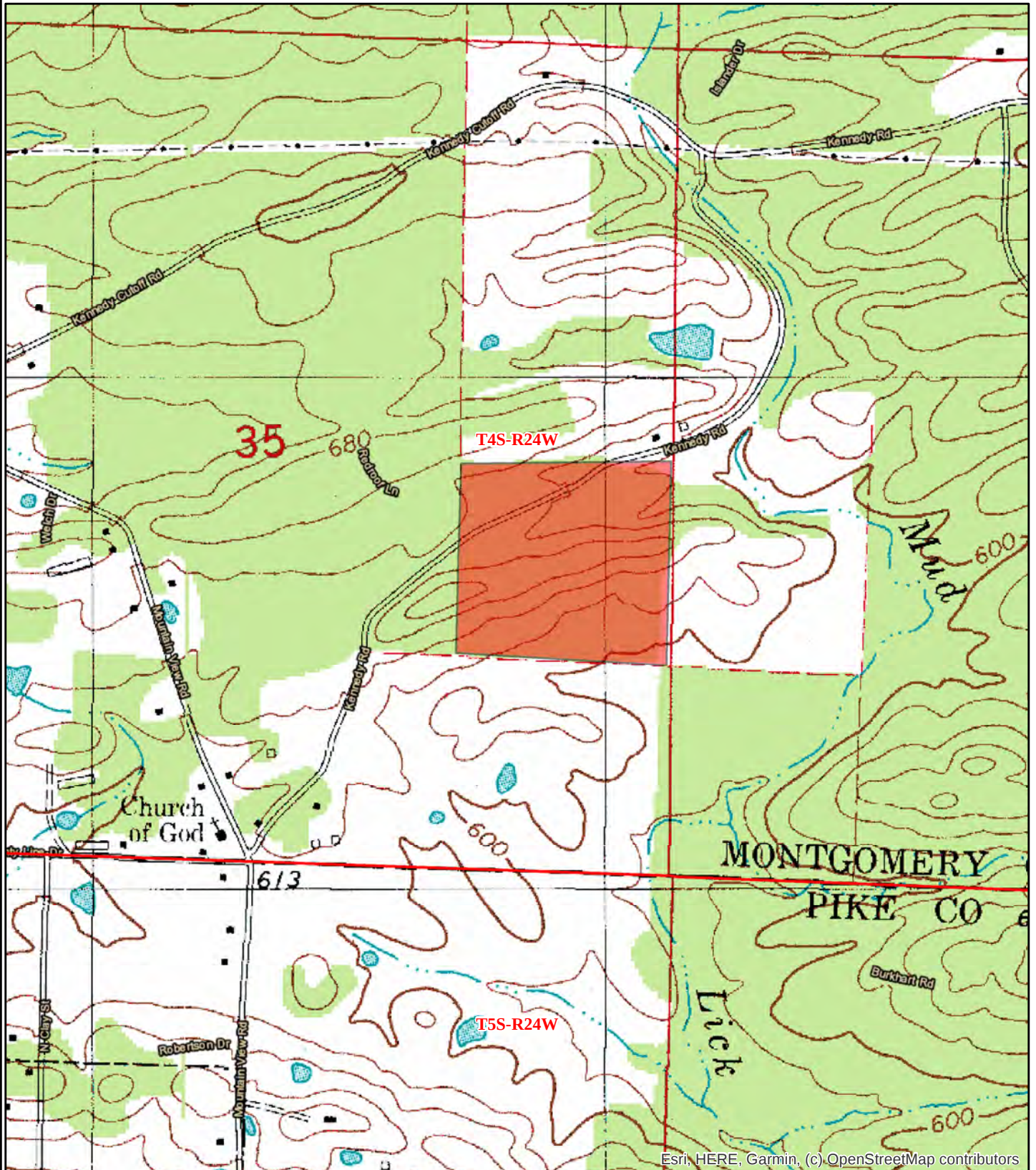
Drawn By: BJC



NOTICE OF LAND SALE - Listing #5077

"Kennedy Cutoff"

NE¼ of SE¼, Sec. 35, T4S, R24W,
Montgomery County, Arkansas



Esri, HERE, Garmin, (c) OpenStreetMap contributors

0 0.175 0.35
Miles



Drawn By: BJC



OFFER FORM

Kennedy Cutoff Tract—Listing #5077—Montgomery 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

In reference to the attached Kingwood Forestry Services, Inc. Notice of Land Sale, I submit the following as an offer for the purchase of Kennedy Cutoff Tract located in Montgomery County, Arkansas and further described within this Notice (see attached maps and Conditions of Sale). **The tract is offered for sale at \$205,000.00.**

My offer will remain valid until the Clark County Probate Court meets to approve the sale. If my offer is accepted, I am ready, willing, able, and obligated to execute a Contract of Sale within ten (10) business days with earnest money in the amount of five percent (5%) of purchase price. Closing is expected to be held within forty-five (45) days of Probate Court approval. I have read, understand, **and agree to** the Method of Sale and Conditions of Sale sections within this Notice. Any contingencies must be in writing and accompany this completed Offer Form.

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

Kennedy Cutoff Tract (Listing #5077—±40 acres): \$ _____

Date: _____ Fax No.: _____

Company: _____ Phone No.: _____
Printed

Name: _____ Name: _____
Printed Signed

Address: _____
Street City, State, Zip

Email: _____

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

AREA BELOW FOR KINGWOOD USE ONLY

Offer Acknowledged by Agent / Broker: _____
Name Date

