

Kingwood Forestry Services, Inc.

LISTING # 7365

LAND FOR SALE

CR 25 Tract

- 75 ACRES
- LAFAYETTE COUNTY, ARKANSAS
- ALL-WEATHER GRAVEL ROAD ACCESS
- IMMEDIATE INCOME POTENTIAL
- ELECTRICITY
- RECREATIONAL TIMBERLAND
- GENTLY ROLLING TERRAIN
- SITE INDEX AVERAGES 85

List Price:
\$150,000.00
(\$2,000/Acre)



Recreational Timberland Investment.

This recreational timberland property is ready for a thinning. It has all-weather gravel well roads that provide access to the property. Timber is a mix of native and natural loblolly pine with an effective age of about 15 years old. With 40 feet of elevation across the property, water drains quickly off the hills. Site index averages 85 (base age 50). It's located north of Lewisville off of County Road 25. No appointment is needed to inspect this property. Hurry, it won't last long.

You are welcome to view the property on your own, or you can contact listing broker Carl Herberg for a showing.

Phone: (903) 831-5200

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.

CR 25 Tract

KFS Listing #: 7365

Lafayette County, Arkansas

\$135,000.00

All offers must be submitted on the attached offer form. No phone/verbal offers will be accepted. Please submit offers by e-mail, fax, US mail, or hand deliver. E-mail offers to texarkana@kingwoodforestry.com. Fax offers to 903-831-9988. Mail offers to Kingwood Forestry Services, Inc., P.O. Box 5887 Texarkana, TX 75505. Hand deliver to 4414 Galleria Oaks Dr. Texarkana, TX 75503. Please call our office to confirm receipt of e-mailed, mailed, or faxed offers at (903) 831-5200.

Conditions of Sale:

1. All offers will be presented to the Seller for consideration. The Seller reserves the right to accept or reject any offer.
2. Offers submitted will remain valid for five (5) business days. Upon acceptance of an offer, a Contract of Sale will be executed with earnest money in the amount of five percent (5%) of purchase price. A sample Real Estate Sales Contract may be provided upon request. Closing is expected to occur within 45 days of contract execution.
3. Only offers for a specific dollar amount will be accepted. The parcel is being sold in its entirety for a single sum, not on a per acre basis. Advertised acreage is believed to be correct, but is not guaranteed. If the 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 as 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 and affect the property. No environmental inspection or representation has been or will be made by seller. Seller makes no representation regarding mineral rights, but will convey any mineral rights owned.
5. Seller will pay for title insurance, deed preparation and pro-rated property tax.
6. Buyer will pay for closing costs and fees, recording fees, deed stamps, and a survey if needed. A title company selected by the Buyer will conduct the closing. Should Buyer be required by a lender to purchase a lender's title insurance policy, the Buyer will pay any fees for such policy.
7. It is understood that the property is being sold "As is, where is, and with all faults" condition. Seller makes no representations or warranties of any kind with respect to the condition or value of the Property or its fitness, suitability or acceptability for any particular use or purpose.
8. Property inspections shall be done in daylight hours. Seller and Kingwood Forestry Services, Inc. in no way make any representations or warranties regarding the conditions of the property, including any and all access routes, and all persons entering upon the property do so at their own risk and accept said property "as-is" in its existing condition during such inspections. All persons entering upon the property assume all risks and liabilities and agree to indemnify, defend, and hold harmless Seller, its affiliates, officers, directors, managers, agents, representatives and employees from and against any and all claims, demands, causes of action, injuries (including death) and damages resulting from any accident, incident, or occurrence arising out of, incidental to or in any way resulting from his or her inspection of the property or his or her exposure to the conditions of the property.
9. 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.
10. Kingwood Forestry is the real estate firm acting as the 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.
11. Questions regarding the land sale should be directed to licensed broker Carl Herberg of Kingwood Forestry Services at 903-831-5200.

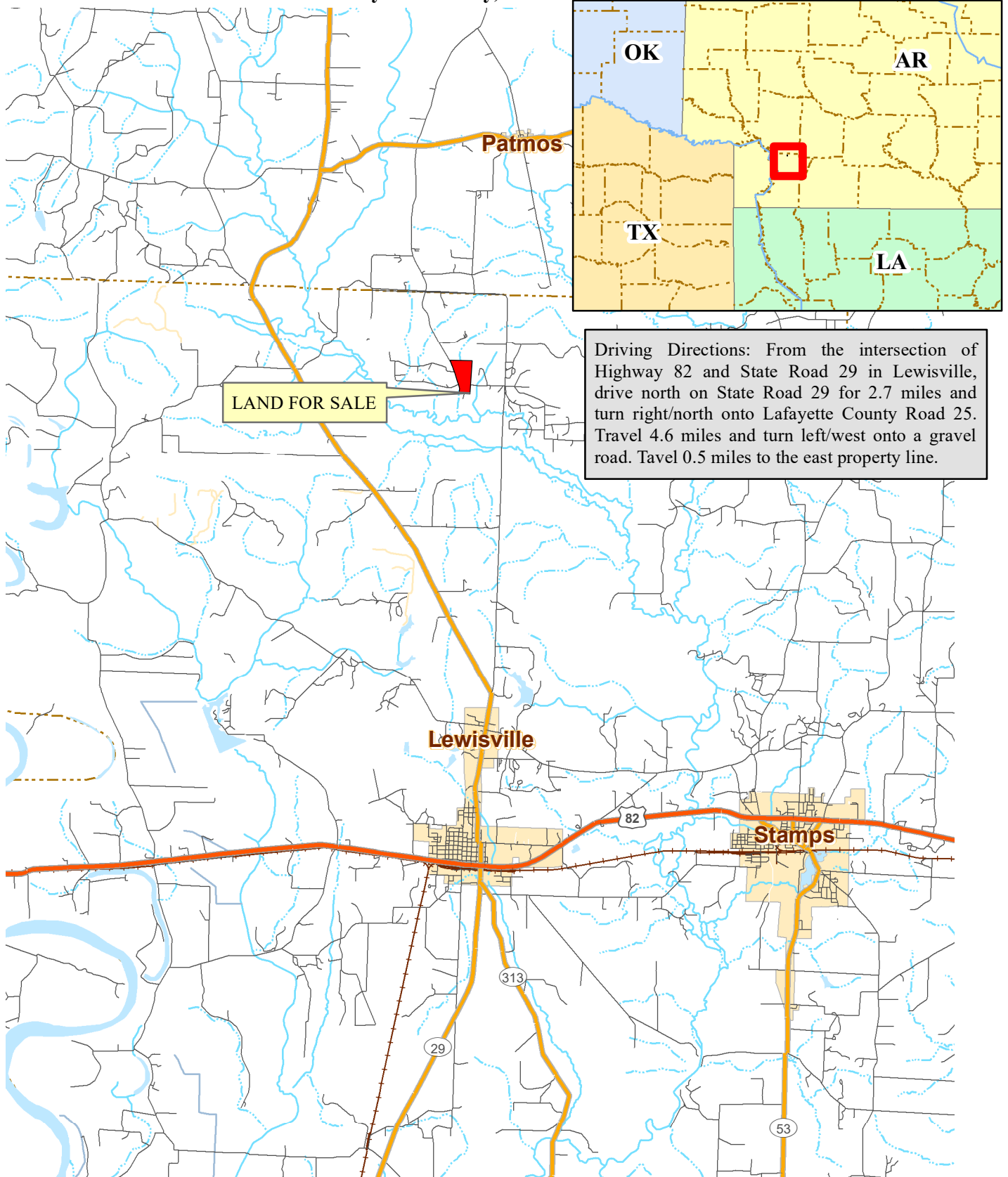
For more information, call (903) 831-5200 or visit our website at:

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
CR 25 Tract
+/- 75 Acres
Lafayette County, Arkansas



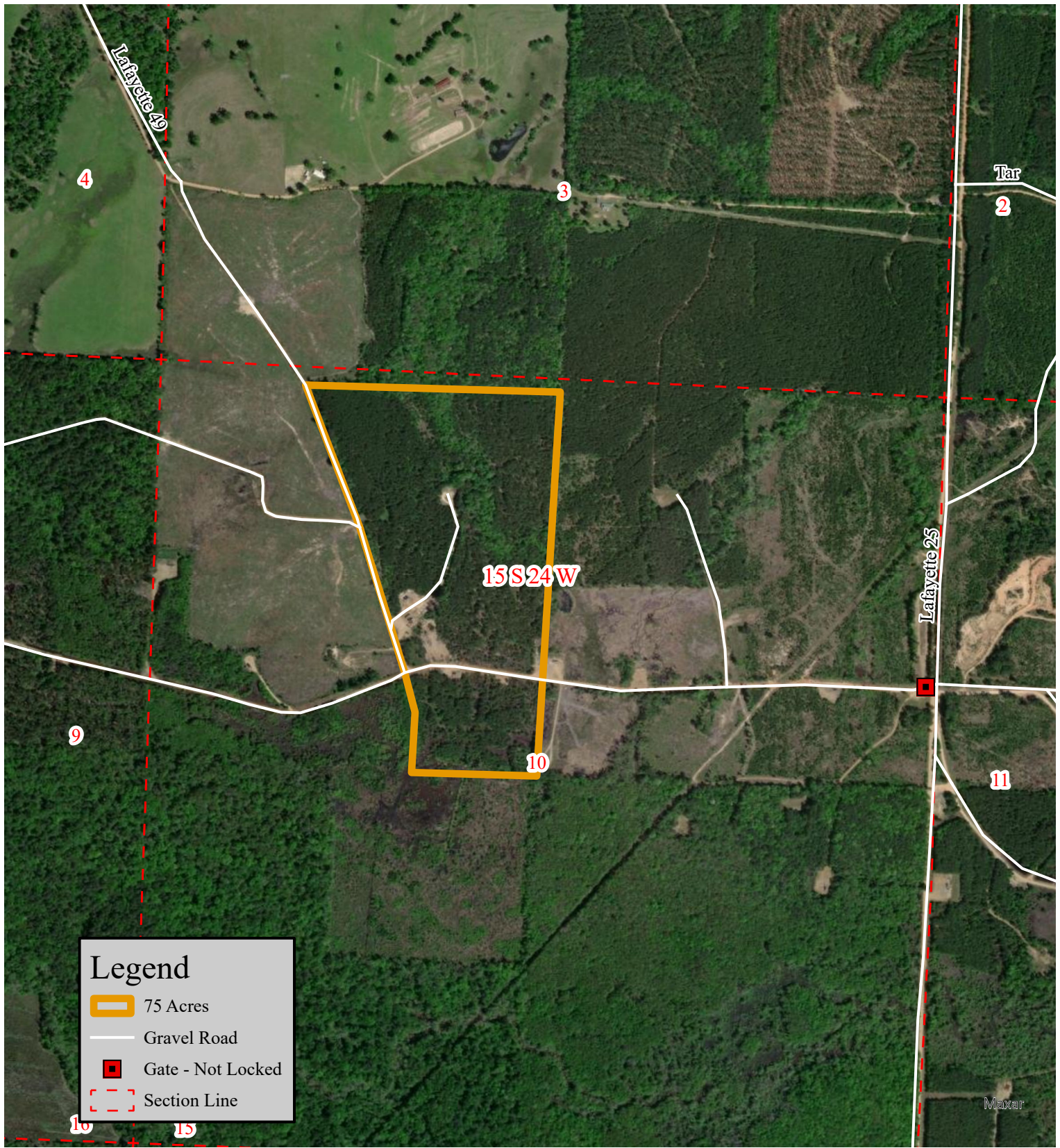
Driving Directions: From the intersection of Highway 82 and State Road 29 in Lewisville, drive north on State Road 29 for 2.7 miles and turn right/north onto Lafayette County Road 25. Travel 4.6 miles and turn left/west onto a gravel road. Travel 0.5 miles to the east property line.

0 2
Miles



Printed By: CBH

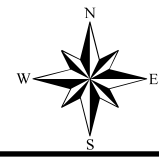
LAND FOR SALE
CR 25 Tract
+/- 75 Acres
Lafayette County, Arkansas



Legend

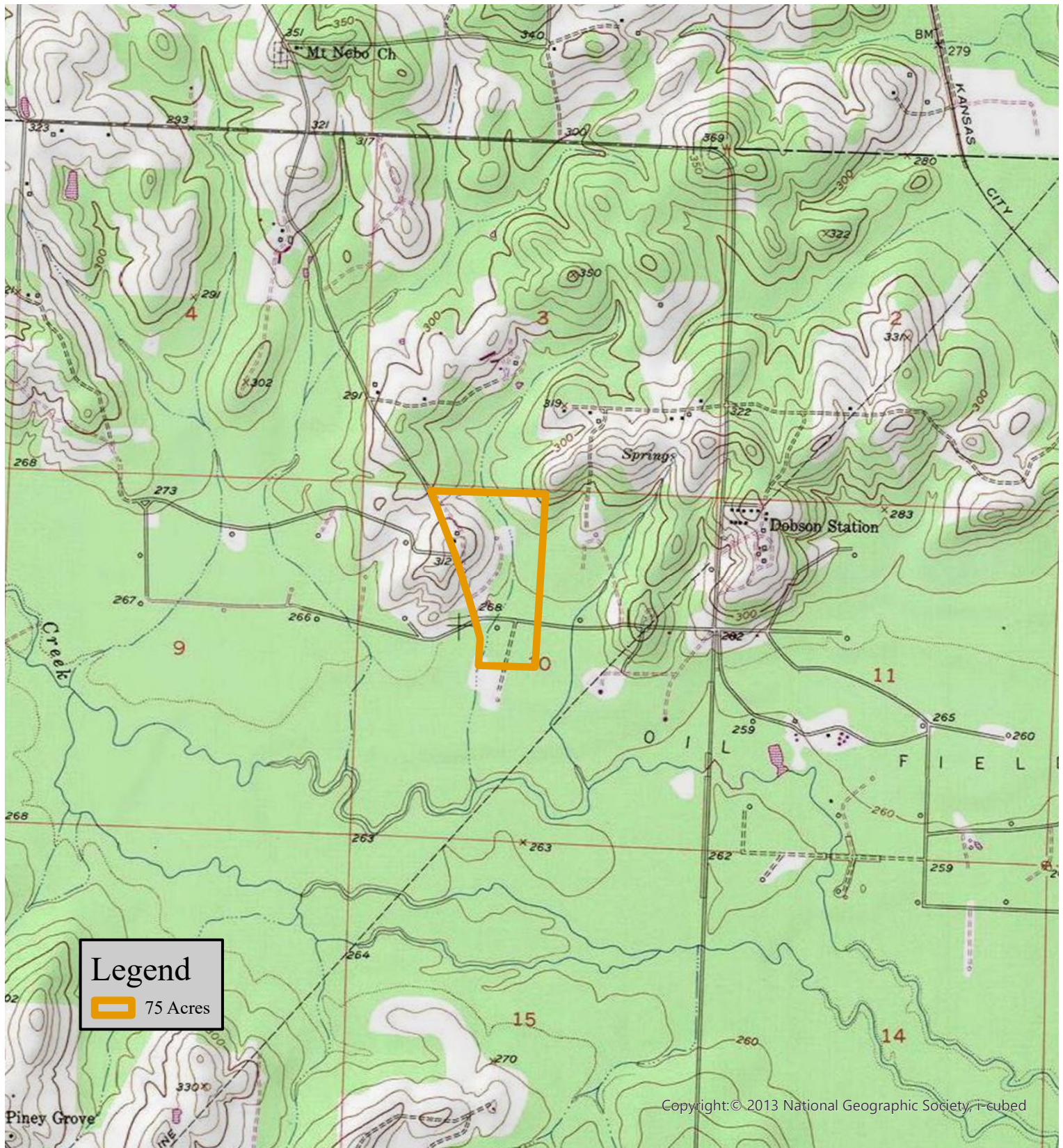
-  75 Acres
-  Gravel Road
-  Gate - Not Locked
-  Section Line

0.25
Miles



Printed by: CBH

LAND FOR SALE
CR 25 Tract
+/- 75 Acres
Lafayette County, Arkansas



0.25
Miles



Printed by: CBH

Land Sale Offer Form

CR 25 Tract

Listing # 7365 Lafayette County, Arkansas

Completed Offer Forms can be submitted by:

E-mail: texarkana@kingwoodforestry.com

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

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

Fax: 903-831-9988

(Call to confirm receipt after submitting offer (903) 831-5200)

I submit the following offer for the purchase of the property below. I have read and understand the Conditions of Sale section in this notice. 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 purchase price. Closing date is to occur within forty five (45) days of contract execution.

Tract Name:

CR 25

Listed Price:

\$150,000.00

Advertised Acreage:

75 Acres

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: _____

Company: _____

Printed

Fax Number: _____

Signed

Phone Number: _____

Address: _____

E-Mail: _____

Date: _____

AREA BELOW FOR KINGWOOD USE ONLY

Offer Acknowledged by Agent/ Broker: _____

Name

Date

