

Kingwood Forestry Services, Inc.

LISTING # 7370

LAND FOR SALE

Haynesville Tract

- +/- 60 ACRES
- UNION COUNTY, ARKANSAS
- PREMIUM QUALITY PLANTATION
- RECREATIONAL TIMBERLAND
- 9 YEAR OLD PLANTATION
- SECLUDED HUNTING

List Price:

\$103,328.00



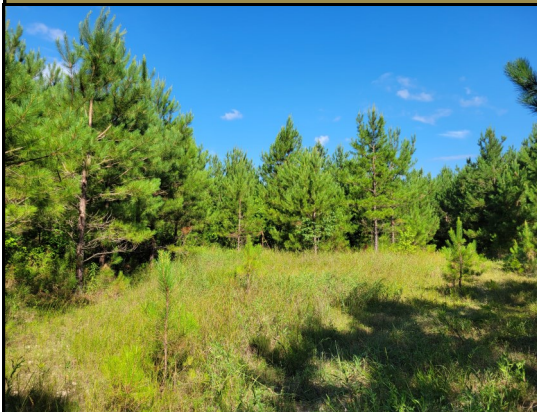
Recreational Timberland Investment.

This timber investment property is also an excellent hunting getaway. The timber is a planted loblolly pine plantation that is 9 years old, and will bring future income. Site index averages 79 (base age 25). There is an internal road that allows ATV access to the entire property. It's located southwest of El Dorado off of AR Hwy 15. No appointment is needed to inspect this property. Come explore this property today! Call for the gate combination.

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.

Haynesville Tract

KFS Listing #: 7370

Union County, Arkansas

\$103,328.00

All offers must be submitted on the attached offer form. No phone/verbal offers will be accepted. Please submit offers by e-mail, US mail, or hand deliver. E-mail offers to texarkana@kingwoodforestry.com. 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 or mailed 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, and pro-rated property tax.
6. Buyer will pay for other closing costs/fees 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:

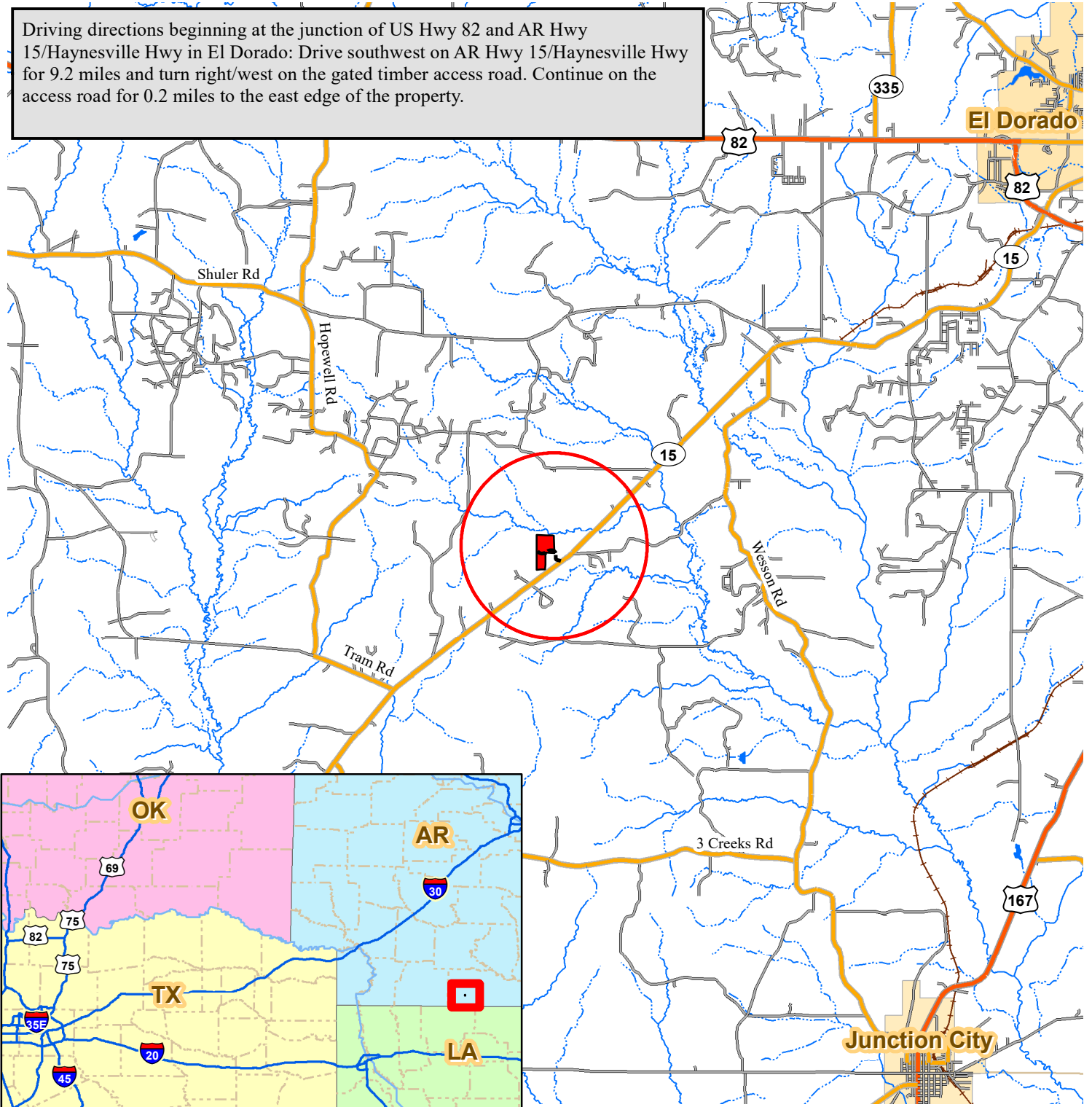
www.kingwoodforestry.com

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
Haynesville Tract
Listing #7370
+/- 60 Acres
Union County, Arkansas

Driving directions beginning at the junction of US Hwy 82 and AR Hwy 15/Haynesville Hwy in El Dorado: Drive southwest on AR Hwy 15/Haynesville Hwy for 9.2 miles and turn right/west on the gated timber access road. Continue on the access road for 0.2 miles to the east edge of the property.



0

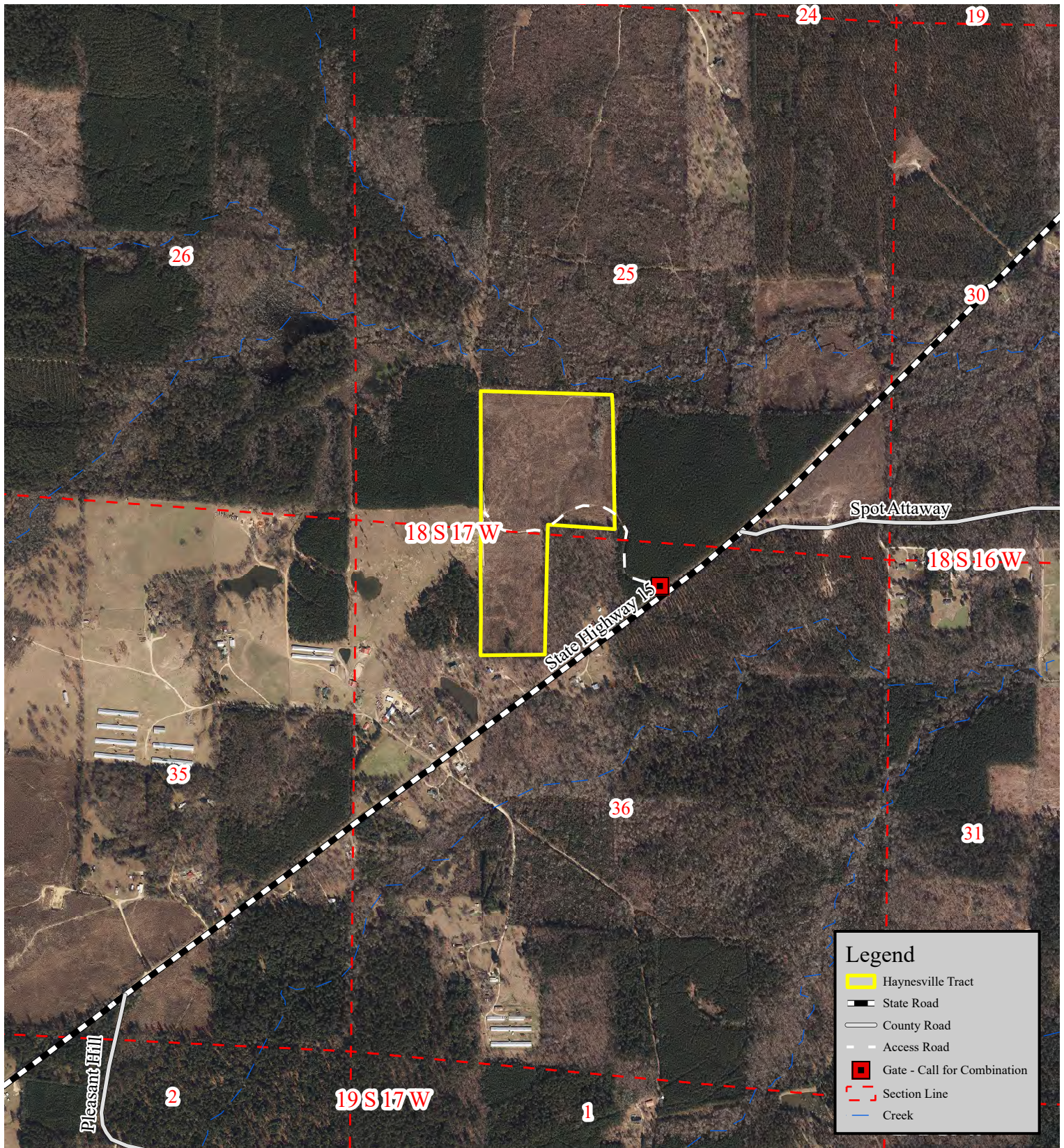
5

Miles



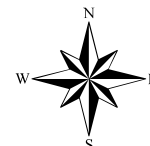
Printed By: DJS

LAND FOR SALE
Haynesville Tract
Listing #7370
+/- 60 Acres
Union County, Arkansas



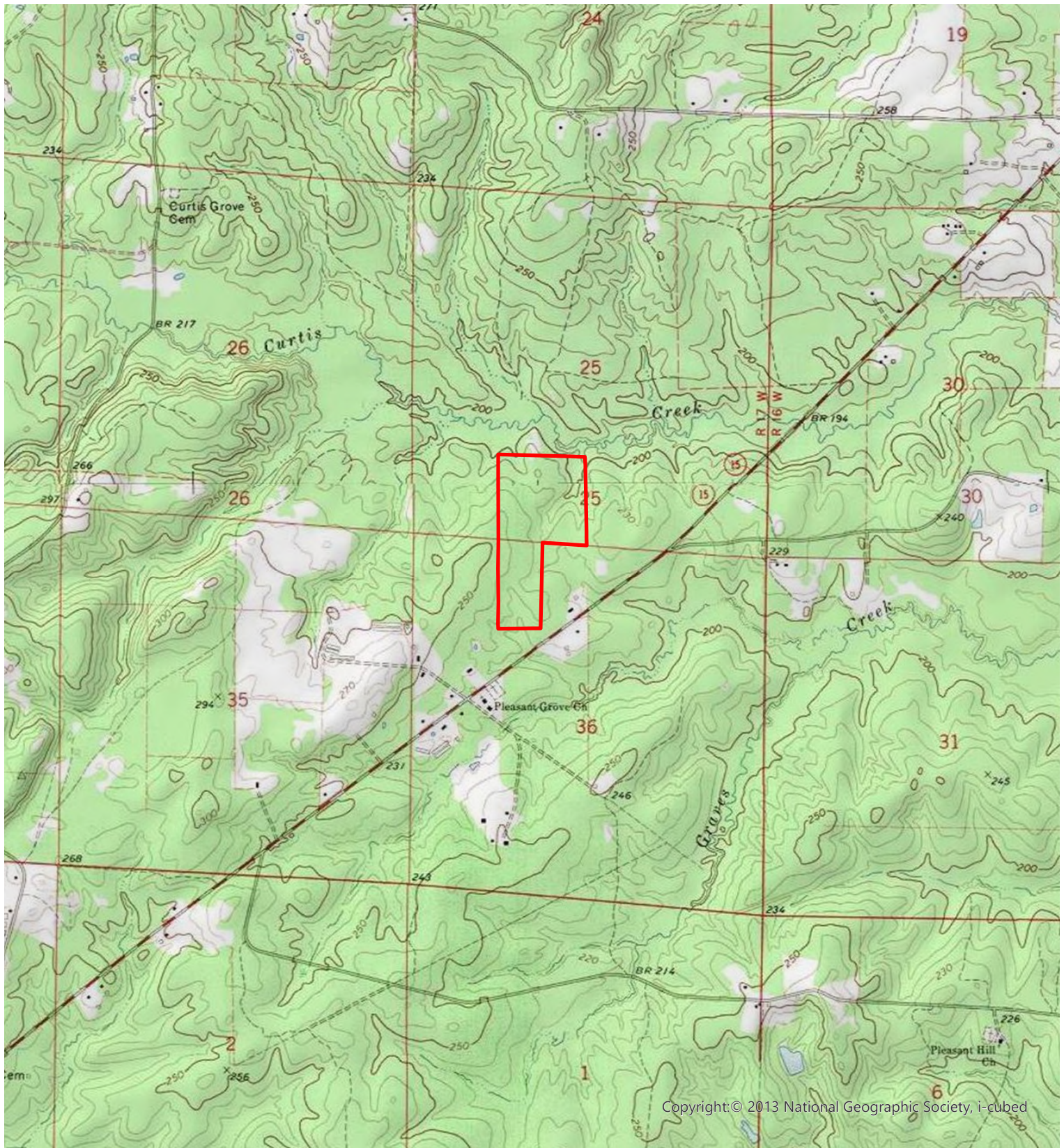
0.25

Miles



Printed By: DJS

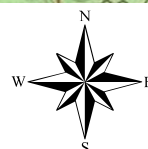
LAND FOR SALE
Haynesville Tract
Listing #7370
+/- 60 Acres
Union County, Arkansas



Copyright: © 2013 National Geographic Society, i-cubed

0.25

Miles



Printed By: DJS

Land Sale Offer Form
Haynesville Tract
Listing # 7370 Union 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

(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: **Haynesville**

Listed Price: **\$103,328.00**

Advertised Acreage: **+/- 60 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: _____

Printed

Company: _____

Phone Number: _____

Signed

E-Mail: _____

Address: _____

Date: _____

AREA BELOW FOR KINGWOOD USE ONLY

Offer Acknowledged by Agent/ Broker: _____

Name

Date

