

BOTOMLAND HARDWOODS TRACT WITH EXCELLENT RECREATION AND HUNTING POTENTIAL

Cummings Springs Tract (#7121), +/-160 Acres

- NATIVE BOTOMLAND HARDWOODS
- LESS THAN 30 MINUTES FROM PRESCOTT IN NEVADA COUNTY
- EXCELLENT HUNTING & RECREATION POTENTIAL
- MERCHANTABLE TIMBER THAT COULD PRODUCE IMMEDIATE INCOME
- SEVERAL CREEKS & SLOUGHS RUNNING THROUGH THE TRACT

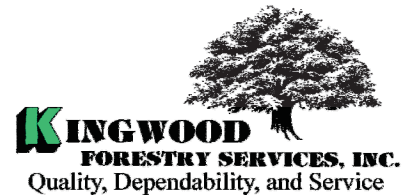
Offered For Sale At

\$289,600.00

See this and other listings at
www.kingwoodforestry.com



The Cummings Springs Tract offers excellent opportunity for quality deer, squirrel, waterfowl, feral hog, and turkey hunting with several sloughs and Caney Creek running through the property. The tract is comprised of native bottomland hardwood species such as white oaks and red oaks along with various hickories, ash, and cypress trees. The mast producing trees could provide an ideal food source for white-tailed deer, squirrel, and feral hogs. During wet periods, several areas on the tract flood and hold water which could provide habitat for waterfowl. The remote location of the tract surrounded by diverse timber types such as upland pine plantations and native pine and hardwood could present an excellent opportunity for quality hunting.



4414 Morris Lane
P.O. Box 5887
Texarkana, Texas 75505

Phone: 903-831-5200
Fax: 903-831-9988
texarkana@kingwoodforestry.com

Maps and Photographs can be viewed at
www.kingwoodforestry.com





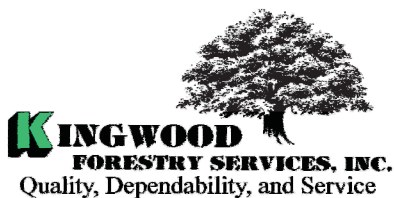
Cummings Springs Tract (#7121)
\$289,600.00

*Excellent Bottomland Hunting
Property near Prescott, Arkansas*

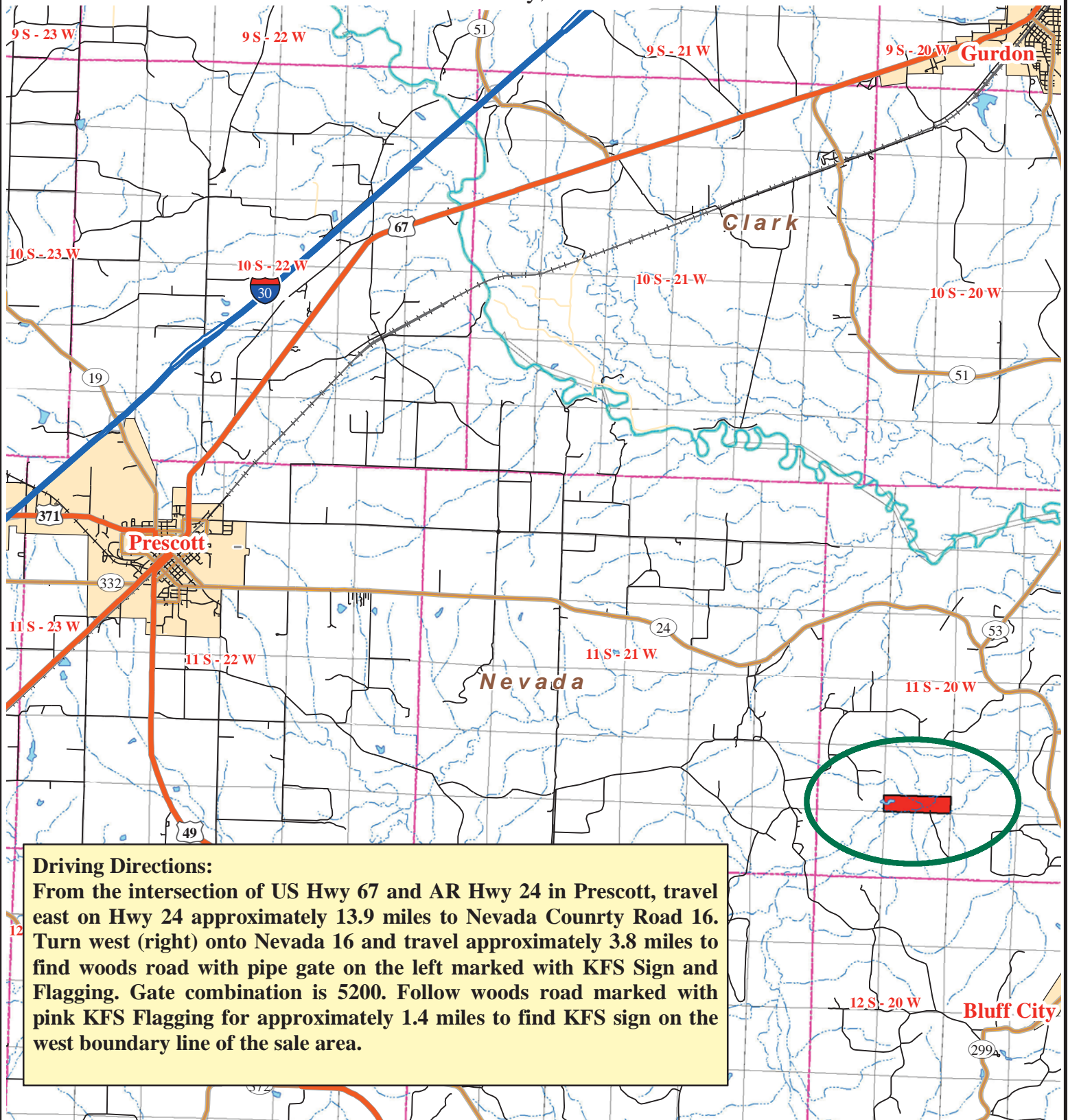
Conditions of Sale:

1. All offers will be presented to Seller for consideration. Offers must remain valid for a minimum of five business days for Seller to consider. Seller reserves the right to either accept, counter or reject the offer.
2. Upon acceptance of an offer, a more formal Agreement of Sale will be executed between Buyer and Seller, with Buyer depositing earnest money of 10% of purchase price with Broker or Title Company. A sample Contract of Sale may be provided upon request. Terms are cash at closing. Closing date to be determined by seller, but will be no sooner than 20 days after 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. Seller will not provide a survey.
4. Conveyance will be by Special (Limited) 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. Seller's conveyance will except and/or reserve all oil, gas, lignite and other minerals of similar or dissimilar nature.
5. Seller will grant an access easement across the existing road that is advertised as the access route to view the property being sold.
6. No environmental inspection or representation has been or will be made by Seller.
7. Seller will pay pro-rated property taxes (to date of closing) and deed preparation. Buyer will pay recording fees and one-half of real estate transfer tax (deed stamps). Seller will provide title insurance policy and one-half of transfer tax.
8. Martin Abstract in Warren, AR will be used to conduct closing between Buyer and Seller, with Buyer and seller sharing cost of fees associated with closing services.
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. Property inspections shall be done in daylight hours. Seller and Kingwood Forestry Services, Inc. in no way warrants the conditions of the property, including access routes, and all persons entering upon the property assumes all risk and accept said property in its existing conditions during such inspection and assume all liability and shall indemnify Seller and its agents from and against all damages to property, claims, demands, or causes of action of every kind, nature and description relating to its access to or presence on the property.
11. 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.
12. Questions regarding the land sale should be directed to licensed broker Roger Hooper of Kingwood Forestry Services at 903-831-5200.

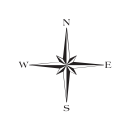
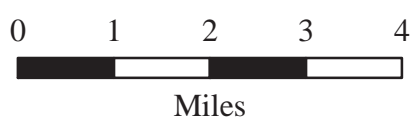
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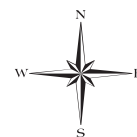
Land For Sale
 Cummings Springs Tract (#7121)
 +/-160 Acres
 S1/2 of S1/2, Sec. 29, T11S, R20W
 Nevada County, Arkansas



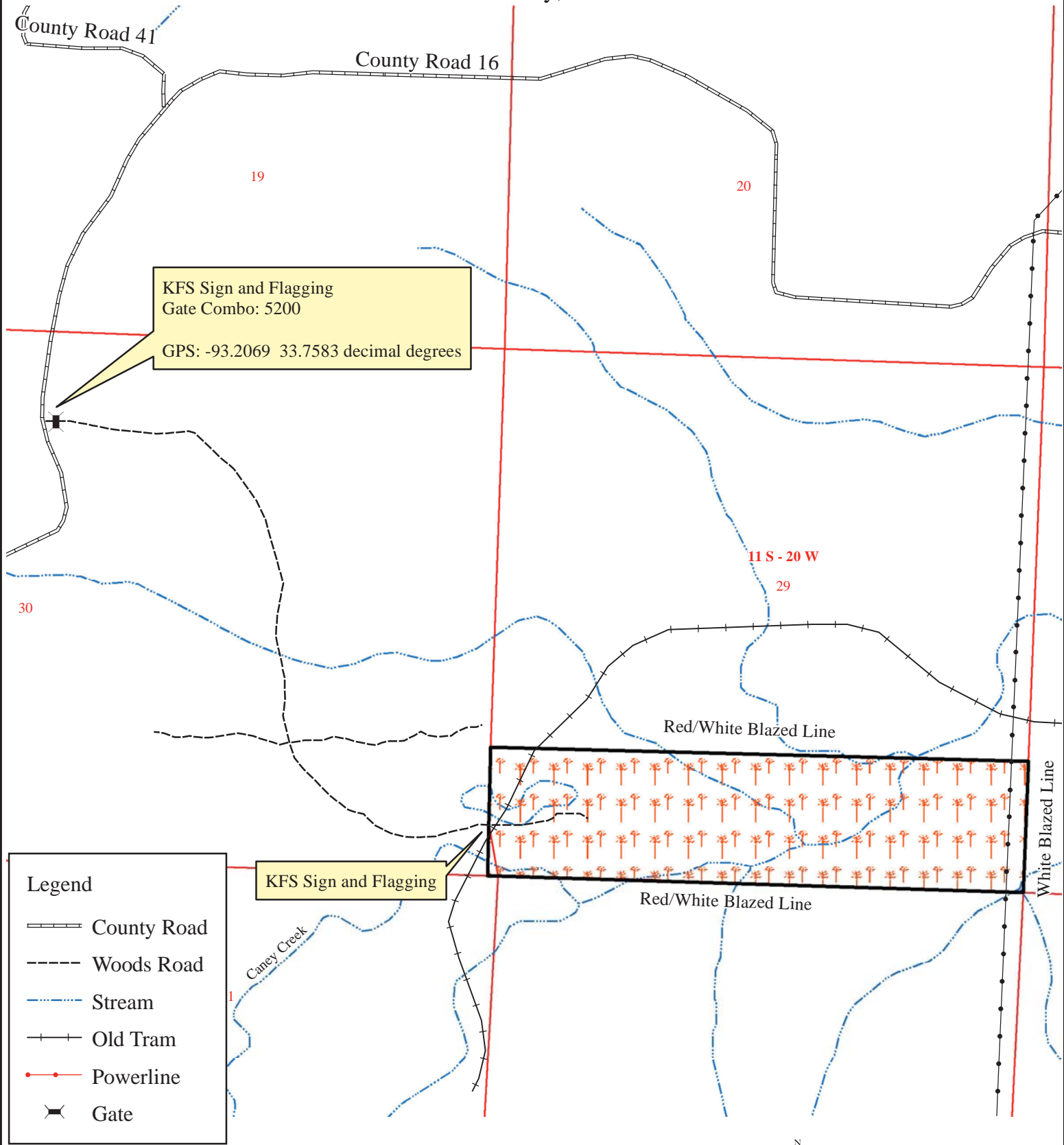
Driving Directions:
 From the intersection of US Hwy 67 and AR Hwy 24 in Prescott, travel east on Hwy 24 approximately 13.9 miles to Nevada County Road 16. Turn west (right) onto Nevada 16 and travel approximately 3.8 miles to find woods road with pipe gate on the left marked with KFS Sign and Flagging. Gate combination is 5200. Follow woods road marked with pink KFS Flagging for approximately 1.4 miles to find KFS sign on the west boundary line of the sale area.



Land For Sale
Cummings Springs Tract (#7121)
+/-160 Acres
S1/2 of S1/2, Sec. 29, T11S, R20W
Nevada County, Arkansas



Land For Sale
 Cummings Springs Tract (#7121)
 +/-160 Acres
 S1/2 of S1/2, Sec. 29, T11S, R20W
 Nevada County, Arkansas



Legend

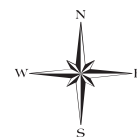
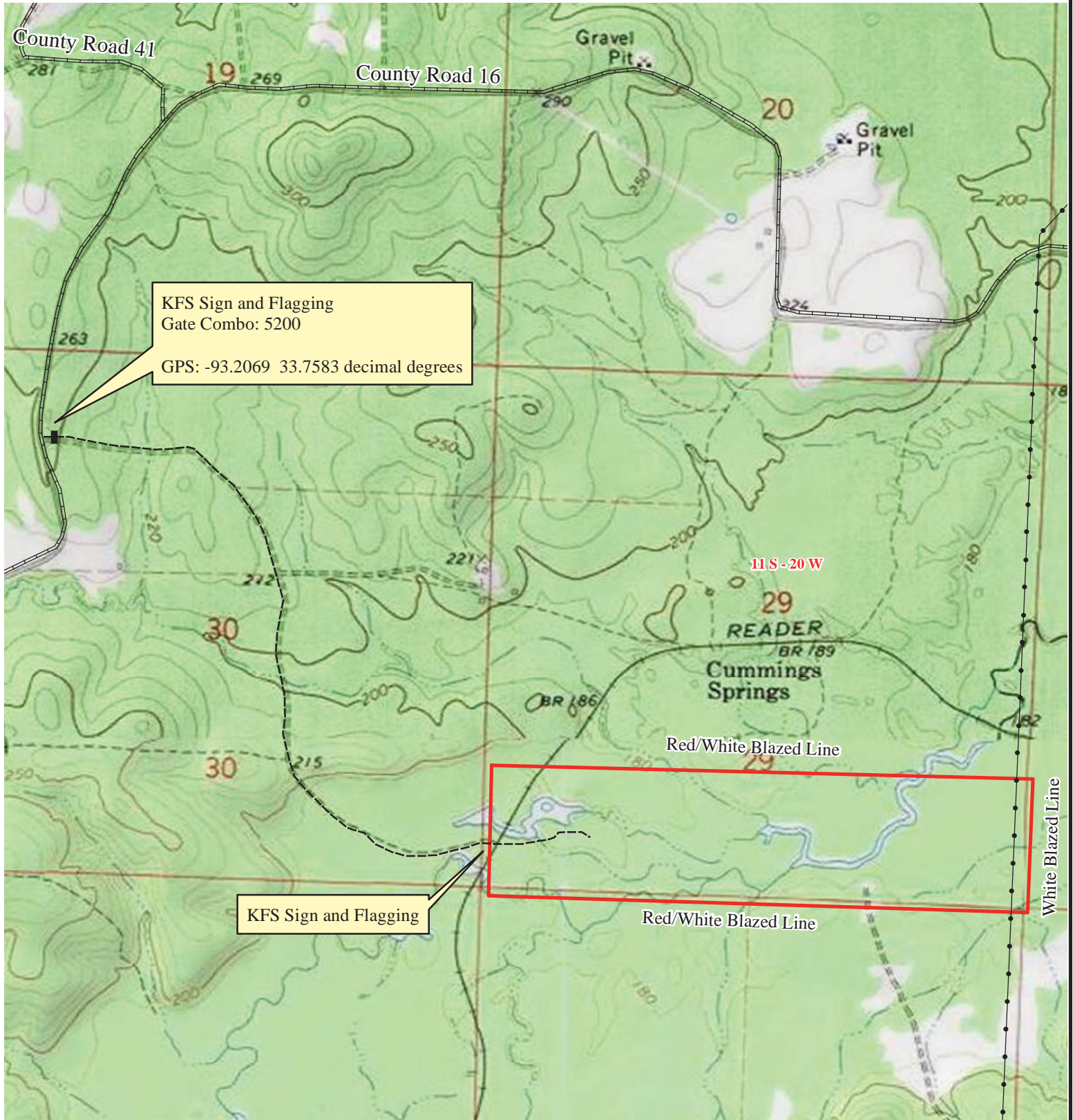
- County Road
- Woods Road
- Stream
- Old Tram
- Powerline
- Gate

KFS Sign and Flagging



Tiger Data
 August 2012
 Printed By: RDH

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+/-160 Acres
S1/2 of S1/2, Sec. 29, T11S, R20W
Nevada County, Arkansas



OFFER FORM

**Cummings Springs Tract Land Sale
(#7121)**

**- Please fax offer to 903-831-9988 or mail to P. O. Box 5887, Texarkana, TX 75505 –
Or hand deliver to 4414 Morris Lane, Texarkana, TX 75503**

Reference is made to the Kingwood Forestry Services, Inc. notice for the Cummings Springs Tract Land Sale.

I submit the following as an offer for the purchase of 160 acres, more or less, of land and timber more particularly described as the S½ of S½, Section 29, Township 11 South, Range 20 West, Nevada County, Arkansas.

My offer will remain valid through five business days following the day the offer is submitted. If my offer is accepted, I am ready, willing, able, and obligated to execute a more formal Contract of Sale within seven business days with earnest money in the amount of 10% of purchase price. Closing is expected to be held within 45 days of offer acceptance.

Send bid form to: Kingwood Forestry Services, Inc.
P. O. Box 5887
Texarkana, TX 75505
Or fax to 903-831-9988
Or hand deliver to 4414 Morris Ln.
Texarkana, TX 75503

Cummings Springs Tract, 160 acres, more or less: \$ _____

Name: _____
Printed

Fax No.: _____

Signed

Phone No.: _____

Address: _____

E-mail: _____

Date: _____

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