

**Kingwood Forestry Services, Inc.**

**Listing # 7349**

# LAND FOR SALE

**GAP 42 TRACT**

- 42 ACRES IN NEVADA COUNTY
- 2009 PLANTATION
- READY TO BE THINNED
- FERTILE SOILS
- SITE INDEX 84-94 (BASE AGE 50)
- GENTLY ROLLING HILLS
- ACCESSED ACROSS POTLATCH DELTIC



**List Price:**  
**\$80,000.00**

***Excellent timber investment!***

The pine plantation on this tract is ready to be thinned. It was planted in 2009 and has a site indices from 84 to 94 (base age 50). The soils are fine sandy loams. Topography on the tract is gently rolling hills with an elevation change of 40 feet. Access is via woods roads for a mile that leads right to the property. This is a small but good timberland investment for the first time buyer with high site index soils and fully stocked plantation ready to be thinned.

**Kingwood Forestry Services, Inc.**

**Broker Contact:**

**Carl Herberg**

**Phone: (903) 831-5200**

**[texarkana@kingwoodforestry.com](mailto:texarkana@kingwoodforestry.com)**

**[www.kingwoodforestry.com](http://www.kingwoodforestry.com)**



***See this listing and more at:***  
**[www.kingwoodforestry.com](http://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.

**LAND FOR SALE**  
**GAP 42 TRACT (LISTING # 7349)**  
**+/-42 ACRES**  
**NEVADA COUNTY, ARKANSAS**

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

**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, with earnest money in the amount of 5% of the purchase price will be executed between the Buyer and Seller within ten (10) business days. A sample Real Estate Sales Contract may be provided in advance upon request. Terms are cash at closing. Offers contingent on financing or an appraisal will not be accepted. Closing is expected to occur within 45 days of signing a purchase contract.
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. If the buyer requires a survey, the cost will be the buyer's responsibility. Offer price is for the entire tract, regardless of acreage. The attached maps are thought to be accurate but should not be considered survey plats.
4. Conveyance will be by General 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 a title insurance policy paid by buyer. No environmental inspection or representation has been or will be made by seller. Owner will not convey any mineral rights.
5. Seller will pay pro-rated taxes to date of closing, any costs of curing any title objections that Seller elects to cure, and the brokerage commission. Buyer will pay for title insurance and closing costs.
6. 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 including but not limited to acreage, timber, and access.
7. Property inspections shall be done in daylight hours. Seller and Kingwood Forestry Services, Inc. in no way warrant the conditions of the property, including access routes, and all persons entering upon the property do so at their own risk and accept said property 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 managers, agents, and employees from and against any and all claims, demands, causes of action, 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.
8. Any 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 hunting lease will terminate at closing.
9. 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.
10. Questions regarding the land sale should be directed to licensed broker Carl Herberg of Kingwood Forestry Services at 903-831-5200.

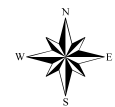
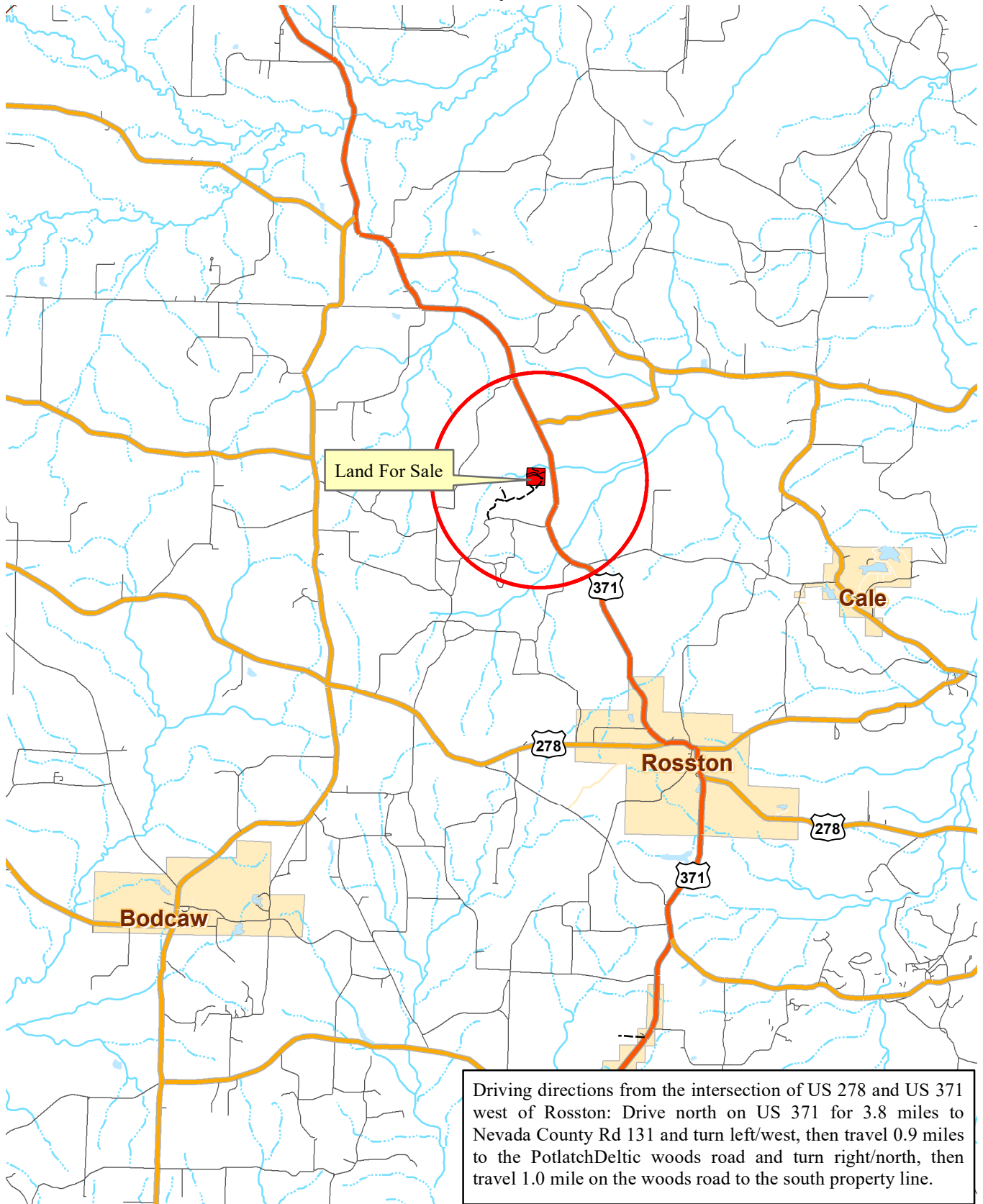
**For more information, call (903) 831-5200 or visit our website at:**  
**[www.kingwoodforestry.com](http://www.kingwoodforestry.com)**

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.

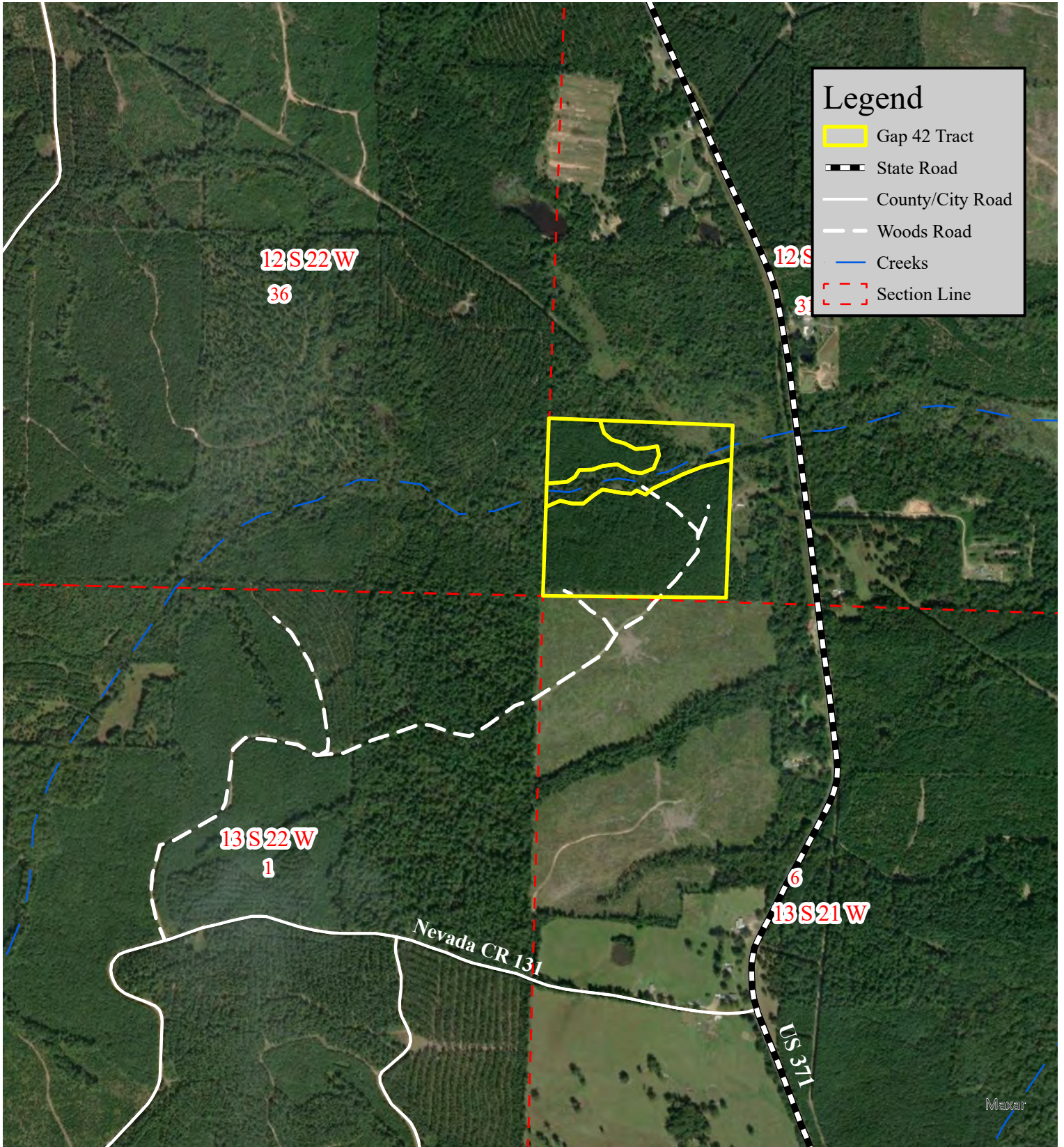


**Land For Sale**  
**Gap 42 Tract**  
**+/- 42 Acres**  
**Nevada County, Arkansas**





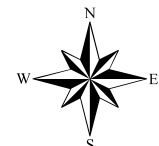
Land For Sale  
Gap 42 Tract  
+/- 42 Acres  
Nevada County, Arkansas



**Legend**

- Gap 42 Tract
- State Road
- County/City Road
- Woods Road
- Creeks
- Section Line

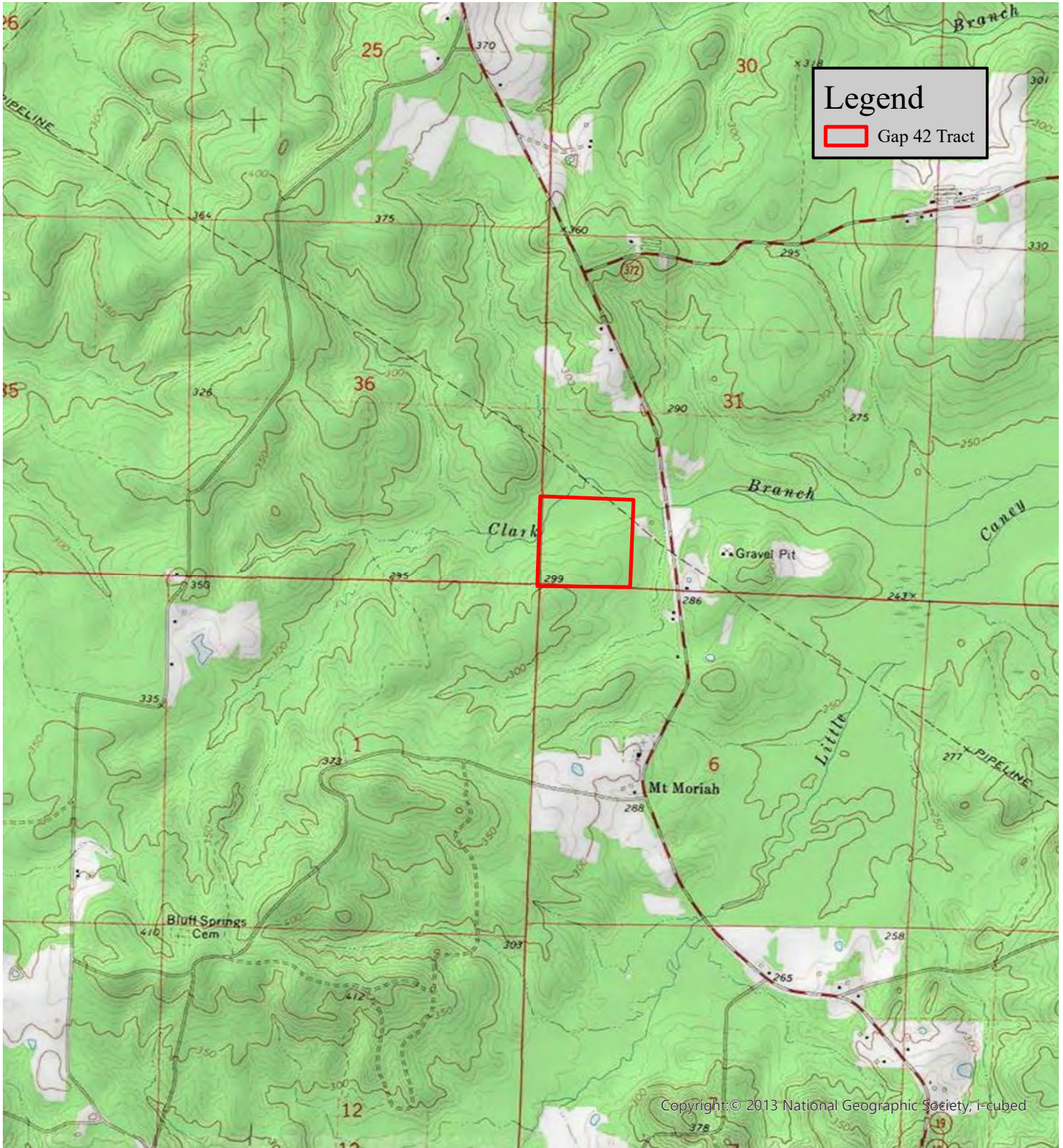
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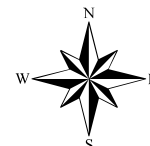
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Land For Sale  
Gap 42 Tract  
+/- 42 Acres  
Nevada County, Arkansas



0.25  
Miles



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# Land Sale Offer Form

## Gap 42 Tract (Listing #7349)

**Completed Offer Forms can be submitted by:**

**E-mail:** [texarkana@kingwoodforestry.com](mailto:texarkana@kingwoodforestry.com)

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

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

**Fax:** 903-831-9988

**Call our office to confirm receipt of an offer at (903) 831-5200.**

In reference to the attached Kingwood Forestry Services, Inc. Notice of Land Sale, I submit the following as an offer for the purchase of this tract. My offer will remain valid for 5 business days from this date. If my offer is accepted, I am ready, willing, able, and obligated to execute a Contract of Sale within 10 business days with earnest money in the amount of 5% of purchase price. Closing is expected to be held within 45 days of offer acceptance. I have read, understand, and agree to the Method of Sale and Conditions of Sale sections within this Notice.

**Tract Name:** Gap 42

**List Price:** \$80,000.00

**Advertised Acreage:** 42 acres, more or less

**Amount of Offer:** \_\_\_\_\_

**Date of Offer:** \_\_\_\_\_

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

Name: \_\_\_\_\_

Printed

Company: \_\_\_\_\_

\_\_\_\_\_  
Signed

Phone Number: \_\_\_\_\_

Address: \_\_\_\_\_

E-Mail: \_\_\_\_\_

\_\_\_\_\_

### AREA BELOW FOR KINGWOOD USE ONLY

Offer Acknowledged by Agent/ Broker: \_\_\_\_\_

Name

Date

