

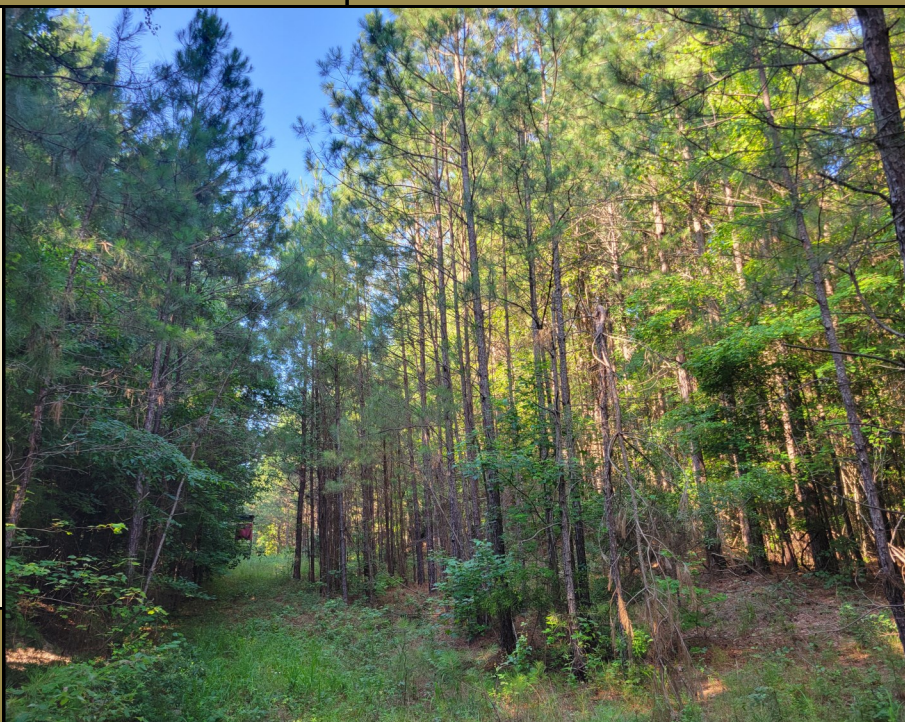
**Kingwood Forestry Services, Inc.**

**LISTING # 7399**

# LAND FOR SALE

McNeil Hill Tract

- +/- 80 ACRES
- COLUMBIA COUNTY
- 65 ACRES - PLANTED PINE
- 15 ACRES - HARDWOOD
- 80 FEET OF ELEVATION CHANGE
- TIMBERLAND INVESTMENT
- RECREATIONAL PROPERTY
- IMMEDIATE INCOME POTENTIAL



**List Price:**  
**\$180,000.00**  
**(\$2,250/Acre)**

### *Recreational Timberland*

The majority of tract was planted about 17 years ago and is fully stocked. A thinning can be done at any time to produce immediate timber sale revenue. Soils data indicates an average site index of 85 (base age 50). Rolling terrain across the property changes by 80 feet allowing good drainage. Hunters will like the seclusion and the mature bottomland hardwood oak.

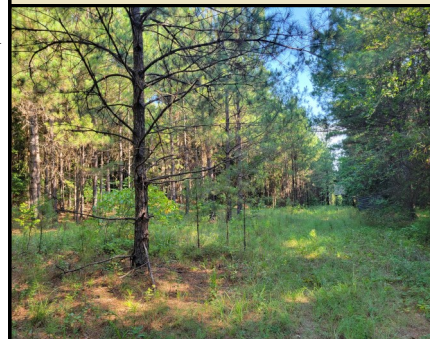
You are welcome to view the property on your own, or you can contact listing broker Carl Herberg for a showing.

Phone: (903) 831-5200

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

McNeil Hill Tract

KFS Listing #: 7399

Columbia County, Arkansas

\$180,000.00

All offers must be submitted on the attached offer form. No phone/verbal offers will be accepted. Please submit offers by e-mail, US mail, or hand deliver. E-mail offers to [texarkana@kingwoodforestry.com](mailto: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 landowner reserves the right to accept or reject any offers.
2. Offers submitted will remain valid for five (5) business days. Upon acceptance of an offer, a formal Contract of Sale, with earnest money in the amount of five percent (5%) of purchase price, will be executed between the buyer and seller within ten (10) business days. A sample Contract of Sale may be provided in advance upon request. Terms are cash at closing. Seller will not accept offers contingent on financing or contingent on offer meeting appraised price. Closing is expected to be held within thirty (30) 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 and not on a per acre basis. Advertised acreage is believed to be correct, but is not guaranteed. Offer price is for the entire tract, regardless of acreage. Seller will not provide a survey. The attached maps are thought to be accurate but should not be considered as a survey plat.
4. Conveyance will be by Warranty Deed, subject to all previous mineral conveyances, reservations, and exceptions, to any valid rights-of-way, easements, including flowage easement, leaseholds, and to any protective covenants or restrictions, which may have been recorded affecting the property, with title assured through buyer-provided title insurance policy. No environmental inspection or representation has been or will be made by seller.
5. Buyer intends to retain any mineral rights they own unless negotiated otherwise.
6. Buyer will pay for deed preparation, closing costs, and a survey if needed. Seller will pay for title insurance, pro-rated property tax, and real estate commission to Kingwood. 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. A local title company, selected by Buyer, will conduct the closing with Buyer paying all closing costs.
8. 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.
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 broker Carl Herberg of Kingwood Forestry Services at 903-831-5200.

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

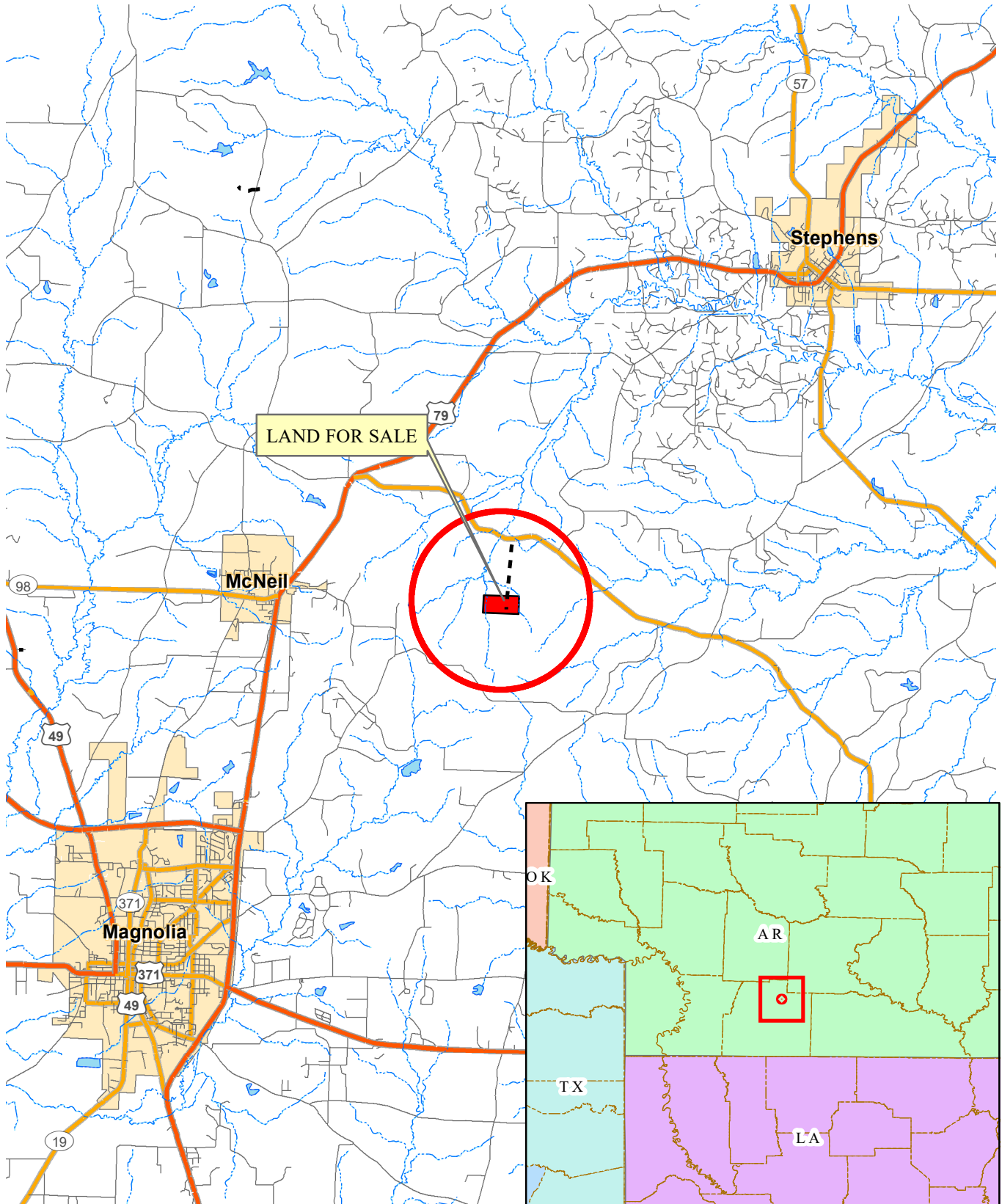
**[www.kingwoodforestry.com](http://www.kingwoodforestry.com)**

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.**



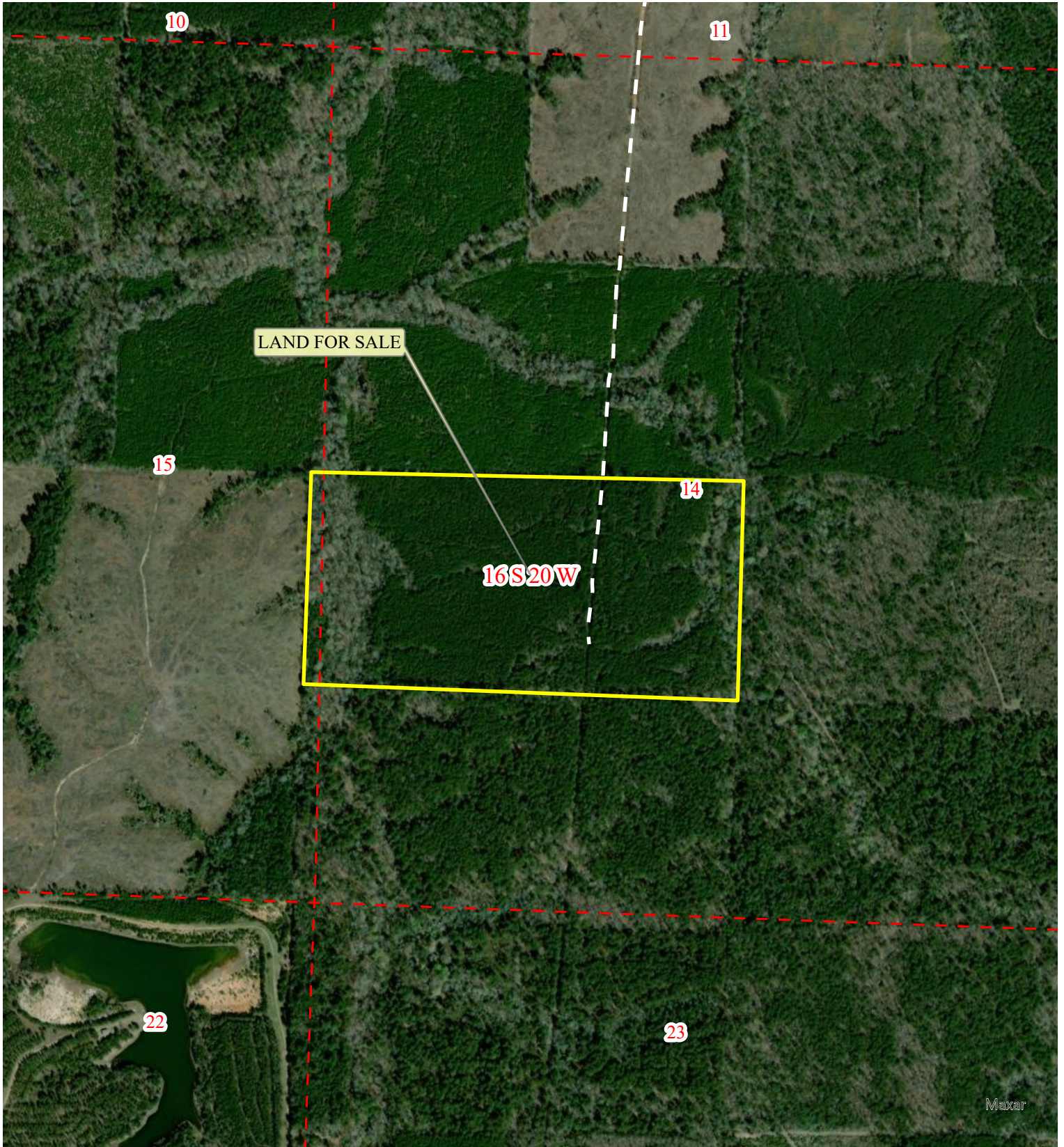
**Land For Sale**  
**McNeil Hill Tract**  
**Listing # 7399**  
**+/- 80 Acres**  
**Columbia County, Arkansas**



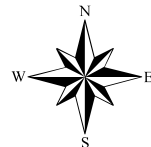
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**McNeil Hill Tract**  
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**+/- 80 Acres**  
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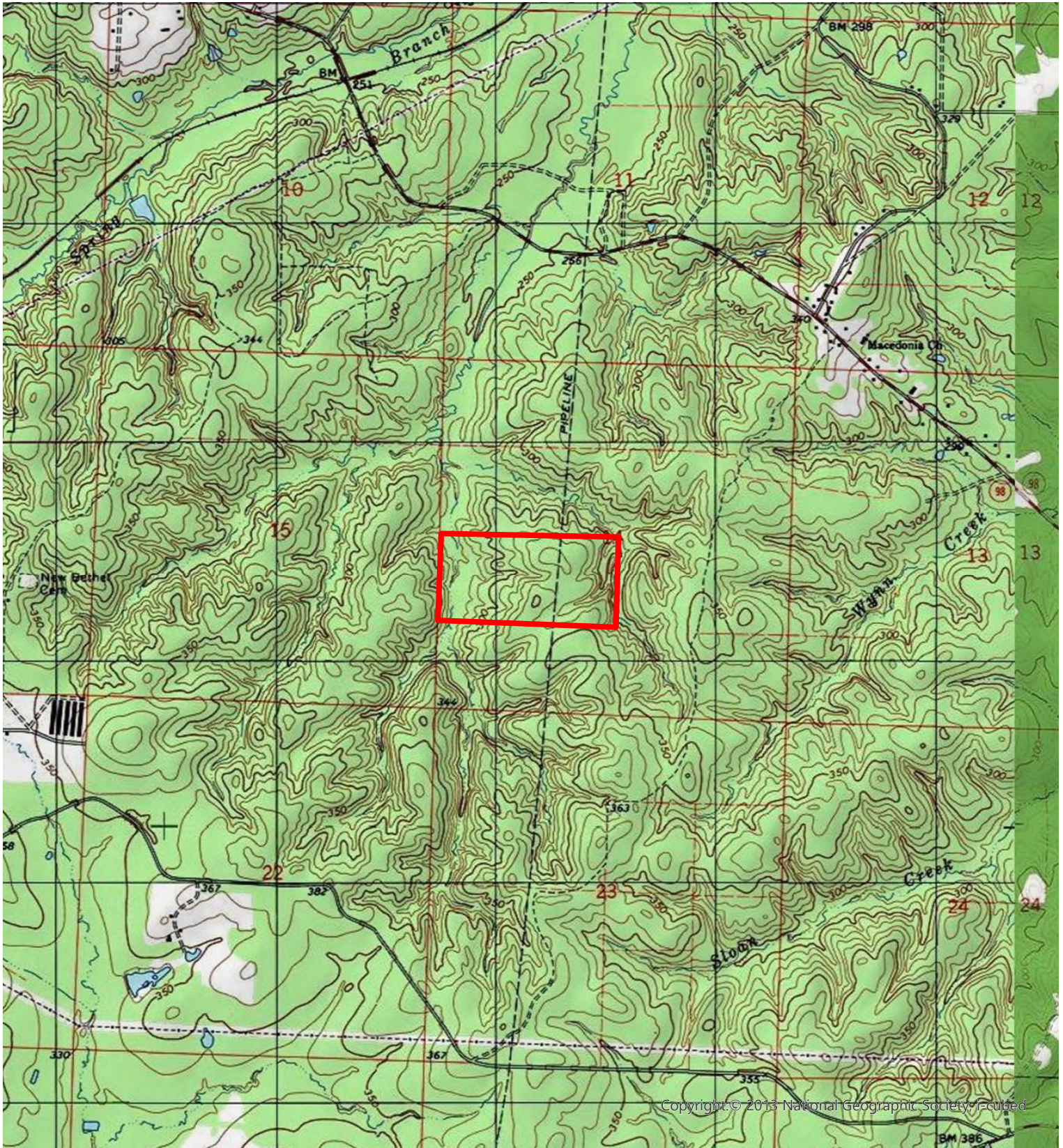
0.25  
Miles



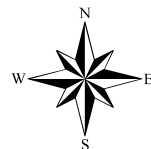
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**LAND FOR SALE**  
**McNeil Hill Tract**  
**Listing # 7399**  
**+/- 80 Acres**  
**Columbia County, Arkansas**



0.25  
Miles



Printed by: RJH



# Land Sale Offer Form

## McNeil Hill Tract

**Listing # 7399 Columbia County, Arkansas**

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

(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 the purchase price. Closing date is to occur within thirty (30) days of contract execution.

**Tract Name:** **McNeil Hill**

**Listed Price:** **\$180,000.00**

**Advertised Acreage:** **+/- 80 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

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

Signed

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

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

Date: \_\_\_\_\_

\_\_\_\_\_

AREA BELOW FOR KINGWOOD USE ONLY

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

Name

Date

