

Kingwood Forestry Services, Inc.

Listing #1511

LAND FOR SALE

Chemin-a-haut Tract

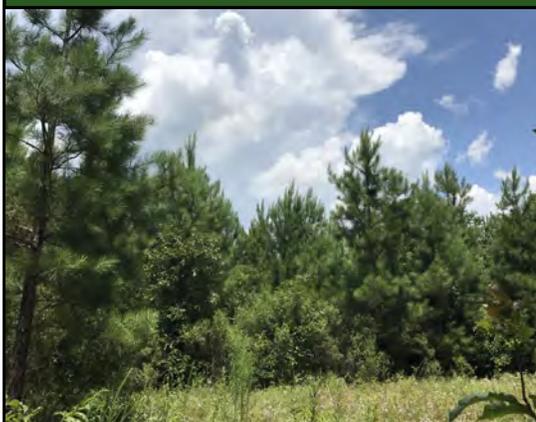
- +/- 80 Acres located in Ashley County, Arkansas
- 6 Miles NE of Hamburg, Arkansas
- 1/4 Mile of County Gravel Road Frontage
- Pre-merchantable 2009 Pine Plantation



(\$1,337/acre)

\$106,940.00

*See this listing and more at:
www.kingwoodforestry.com*



Timberland Investment Property

Kingwood Forestry Services, Inc. has been authorized to manage the sale of the Chemin-a-haut Tract described as the S $\frac{1}{2}$ of the SW $\frac{1}{4}$ of Sec 19, T16S, R6W, Ashley County, Arkansas, containing 80 acres more or less.

The property has $\frac{1}{4}$ mile of gravel road frontage along Ashley CR 71.

The timber stands on the property consist of 79 acres of 2009 loblolly pine plantation just a few years away from a first thinning and 1 acre of natural hardwood timber along a drain in northeast corner of property.

The topography is flat. Per the NRCS Web Soil Survey the predominant soils are somewhat poorly drained silt loam soils with an expressed average native site index for loblolly pine of 80 feet (Base Age 50).

Kingwood Forestry Services, Inc.

145 Greenfield Drive
P.O. Box 1290
Monticello, AR 71655

Phone: (870) 367-8567
Fax: (870) 367-8424

E-mail:
Monticello@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.

Chemin-a-haut Tract

KFS # 1511

Ashley County, Arkansas

\$106,940.00 (\$1,337/Acre)

Method of Sale: The Chemin-a-haut Tract is offered for sale for \$106,940.00. Mailed offers should be addressed to Kingwood Forestry Services, Inc., P.O. Box 1290, Monticello, Arkansas, 71657 with “**Chemin-a-haut Tract**” clearly marked in the lower left corner of the envelope to protect the security of the offer. An offer form is attached. On mailed offers, please call our office to confirm receipt of offer. Offers may also be hand-delivered or sent by fax to **(870) 367-8424**. All faxed offers will be immediately acknowledged. Please await confirmation that your faxed offer has been received.

Conditions of Sale:

1. All offers will be presented to the Seller for consideration. The landowner reserves the right to accept or reject all 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 ten percent (10%) of purchase price, will be executed between the buyer and seller within seven (7) business days. A sample Contract of Sale may be provided in advance upon request. Terms are cash at closing. Closing is expected to be held within forty-five (45) days of 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 the entire tract, regardless of acreage. Seller will not provide survey. The attached tract map is 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, leaseholds, and to any protective covenants or restrictions, which may have been recorded affecting the property, with title assured though seller-provided title insurance policy. Property is being sold “As Is, Where Is, with all faults”. No environmental inspection or representation has been or will be made by seller. Owner **will** convey, without warranty, any mineral rights they may own on this property.
5. Seller will pay prorated property taxes (to date of closing), deed preparation, and one-half (1/2) of the deed stamps. Buyer will pay recording fees and one-half (1/2) of the deed stamps. Should Buyer be required by a lender to purchase a lender’s title insurance policy, the Buyer will pay any fees for such policy.
6. A local title company, selected by Seller, will conduct the closing with Buyer and Seller each paying one-half (1/2) of fees associated with closing services.
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. 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. Existing hunting leases will terminate at closing.
9. Kingwood Forestry Services, Inc. is the real estate firm representing the seller. Information provided is believed to be substantially correct, but is not guaranteed. Prospective buyers assume the responsibility for verifying this information to their satisfaction. Kingwood makes no representation for the Buyer.
10. Questions regarding the land sale should be directed to licensed brokers John McAlpine or Rick Watts of Kingwood Forestry Services at 870-367-8567.

For more information, call (870) 367-8567 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.**

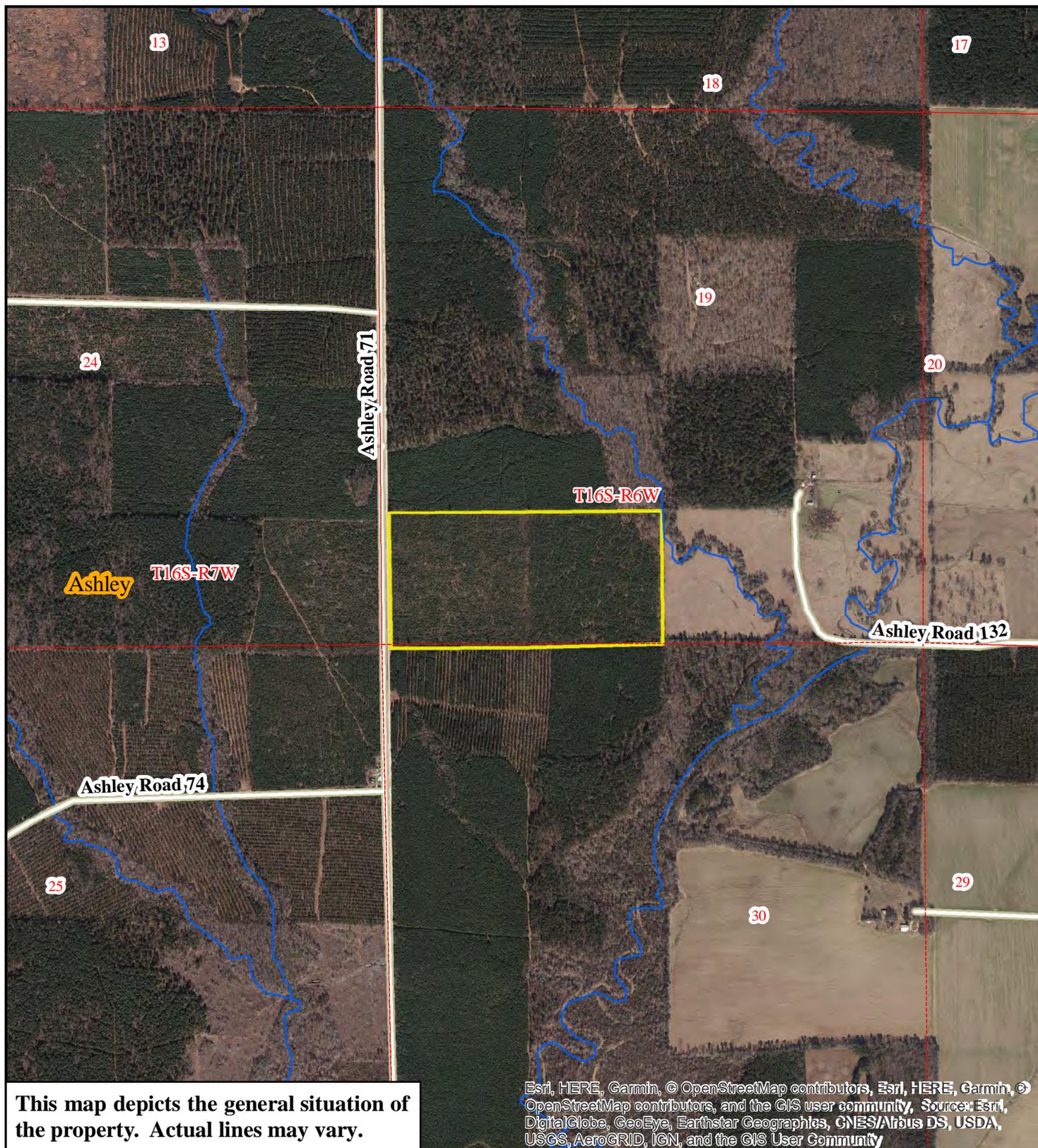
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Listing #
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"Chemin-a-haut Tract" +/- 80 Acres

Section 19, Township 16 South, Range 6 West
Ashley County, Arkansas

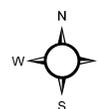
Aerial Map



This map depicts the general situation of the property. Actual lines may vary.

Esri, HERE, Garmin, © OpenStreetMap contributors, Esri, HERE, Garmin, © OpenStreetMap contributors, and the GIS user community, Source: Esri, DigitalGlobe, GeoEye, Earthstar Geographics, CNES/Airbus DS, USDA, USGS, AeroGRID, IGN, and the GIS User Community

0 0.125 0.25
Miles



Author: RLW
Date: 5/10/2018

LAND FOR SALE

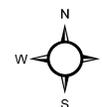
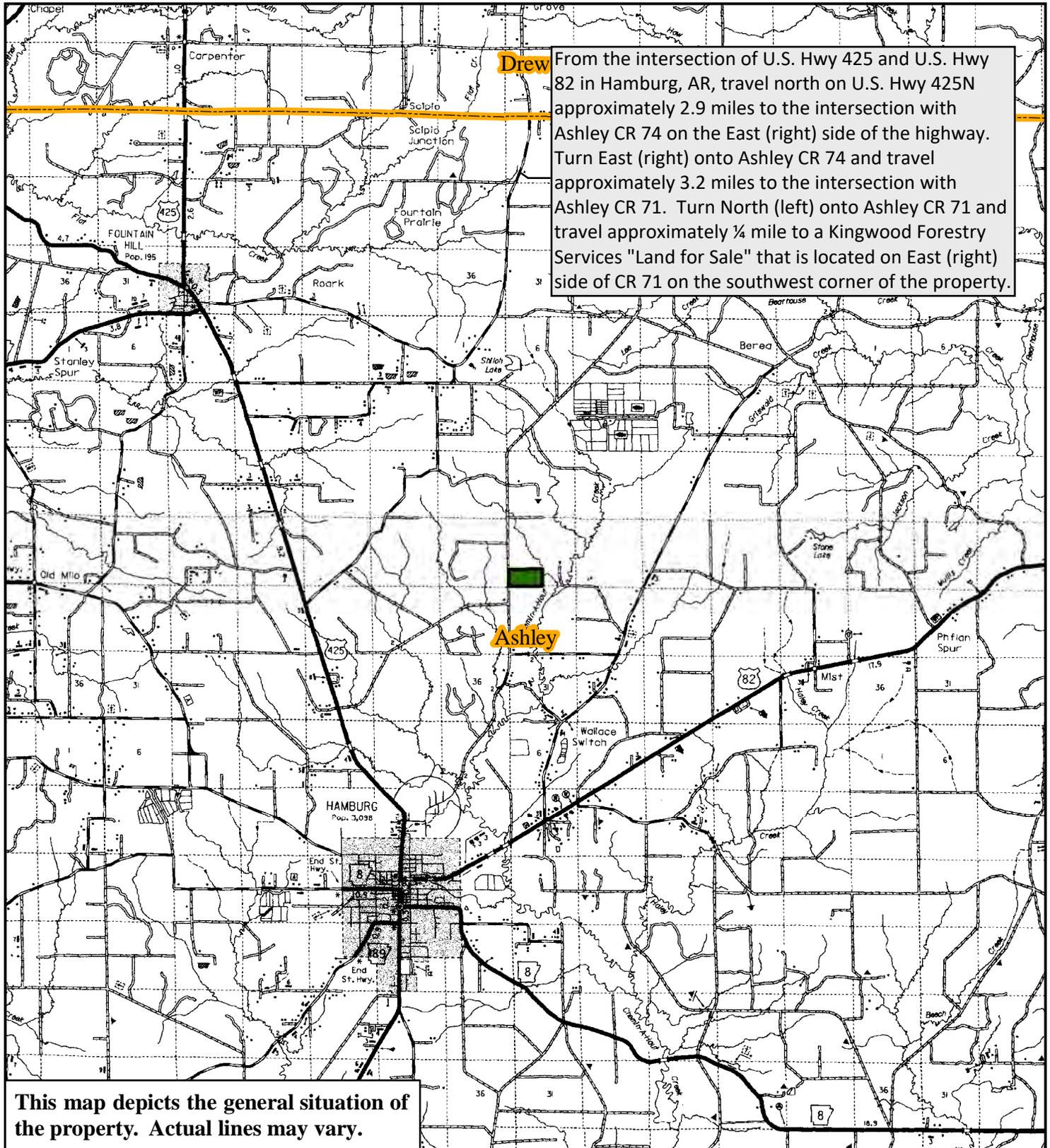
Listing #
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"Chemin-a-haut Tract"

+/- 80 Acres

Section 19, Township 16 South, Range 6 West
Ashley County, Arkansas

Location Map



Author: RLW
Date: 5/10/2018

Land Sale — Offer Form

Chemin-a-haut Tract

Listing #1511 — Ashley County, Arkansas

— Please fax offer to 870-367-8424 or mail to P.O. Box 1290, Monticello, AR 71657 —

I submit the following as an offer for the purchase of the property described as the Chemin-a-haut Tract. The tract is offered for sale at **\$106,940.00**

My offer will remain valid for five (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 seven (7) business days of owner's acceptance with earnest money in the amount of ten percent (10%) of the purchase price. Closing date is to occur within forty-five (45) days of contract signing of both the buyer and seller. I have read and understand the Method of Sale and Conditions of Sale sections in this notice.

Tract Name: Chemin-a-haut Tract

Location of Tract: The S 1/2 of the SW 1/4 of Sec 19, T16S, R6W, Ashley County, Arkansas.

Advertised Acreage: 80 Acres, more or less

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 _____

 Signed _____
 Address: _____ E-Mail: _____
 _____ Date: _____

Send Offer Form by Fax to: 870-367-8424 OR Hand Deliver to:

OR by Mail to: Kingwood Forestry Services, Inc. Kingwood Forestry Services, Inc.
 P.O. Box 1290 145 Greenfield Drive
 Monticello, AR 71657 Monticello, AR 71655

