

Kingwood Forestry Services, Inc.

Listing # 7226

LAND FOR SALE

Cabe Farm Tract

- +/- 120 ACRES IN LAFAYETTE COUNTY, ARKANSAS
- 2 MILES FROM LAKE ERLING
- VARIETY OF TIMBER HABITATS
- NETWORK OF WOODS ROADS
- MIXED HARDWOOD & PINE
- FOOD PLOT AREAS
- LEGAL EASEMENT



List Price:
\$150,000.00
(\$1,250/Acre)

Bring your ATV and come explore!

You'll want to bring your ATV to explore the network of roads on this nice hunting tract. Enjoy a variety of habitat types from acorn producing oaks to young pine that should generate income in the next five years through a thinning. Located in the heart of Lafayette County on some of the most productive soils around, you'll enjoy good timber growth while hunting a beautiful property. Access is via a legal easement consisting of a gravel and dirt road to the northwest corner of the property.

Kingwood Forestry
Services, Inc.
4414 Galleria Oaks Dr.
P.O. Box 5887
Texarkana, TX 75505

Phone: (903) 831-5200
Fax: (903) 831-9988
E-mail:
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.

Cabe Farm Tract

KFS Listing #: 7226

Lafayette County, Arkansas

\$150,000.00

The Cabe Farm Tract is offered for sale for \$150,000.00. 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. Fax offers to 903-831-9988. Please call our office to confirm receipt of e-mailed and faxed offers. Mail offers to Kingwood Forestry Services, Inc., P.O. Box 5887 Texarkana, TX 75505 with “**Cabe Farm Tract**” clearly marked in the lower left corner of the envelope. Hand deliver to 4414 Galleria Oaks Dr. Texarkana, TX 75503.

Conditions of Sale:

1. The landowner reserves the right to accept or reject any offer or to reject all offers.
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 ten percent (10%) of purchase price, will be executed between the buyer and landowner within ten (10) business days. A sample Contract of Sale may be provided in advance upon request. Terms are cash at closing. Closing is to be scheduled within forty-five (45) days on 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 entire tract, regardless of acreage. No survey will be provided. The attached maps are thought to be accurate but should not be considered 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 affecting the property, with title assured through seller-provided title insurance policy. No environmental inspection or representation has been or will be made by Seller. Minerals have been previously reserved, but Seller 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 (½) of deed stamps. Buyer will pay recording fees and one-half (½) of deed stamps.
6. A local title company will conduct closing between Buyer and Seller with each paying one-half (½) of closing fee.
7. If prospective buyers or their agents wish to inspect the property, such property inspections shall be done at reasonable times during daylight hours. Prospective buyers and their agents understand and acknowledge that while on the property, prospective buyers and their agents assume all liability and shall indemnify Seller and its agents, property managers, and Kingwood Forestry Services from and against all claims, demands, or causes of action, of every kind, nature, and description relating to its access to or presence on 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.
9. Kingwood Forestry is the real estate firm acting as agent for the seller. Information presented in this prospectus is believed to be accurate but is not guaranteed. 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.

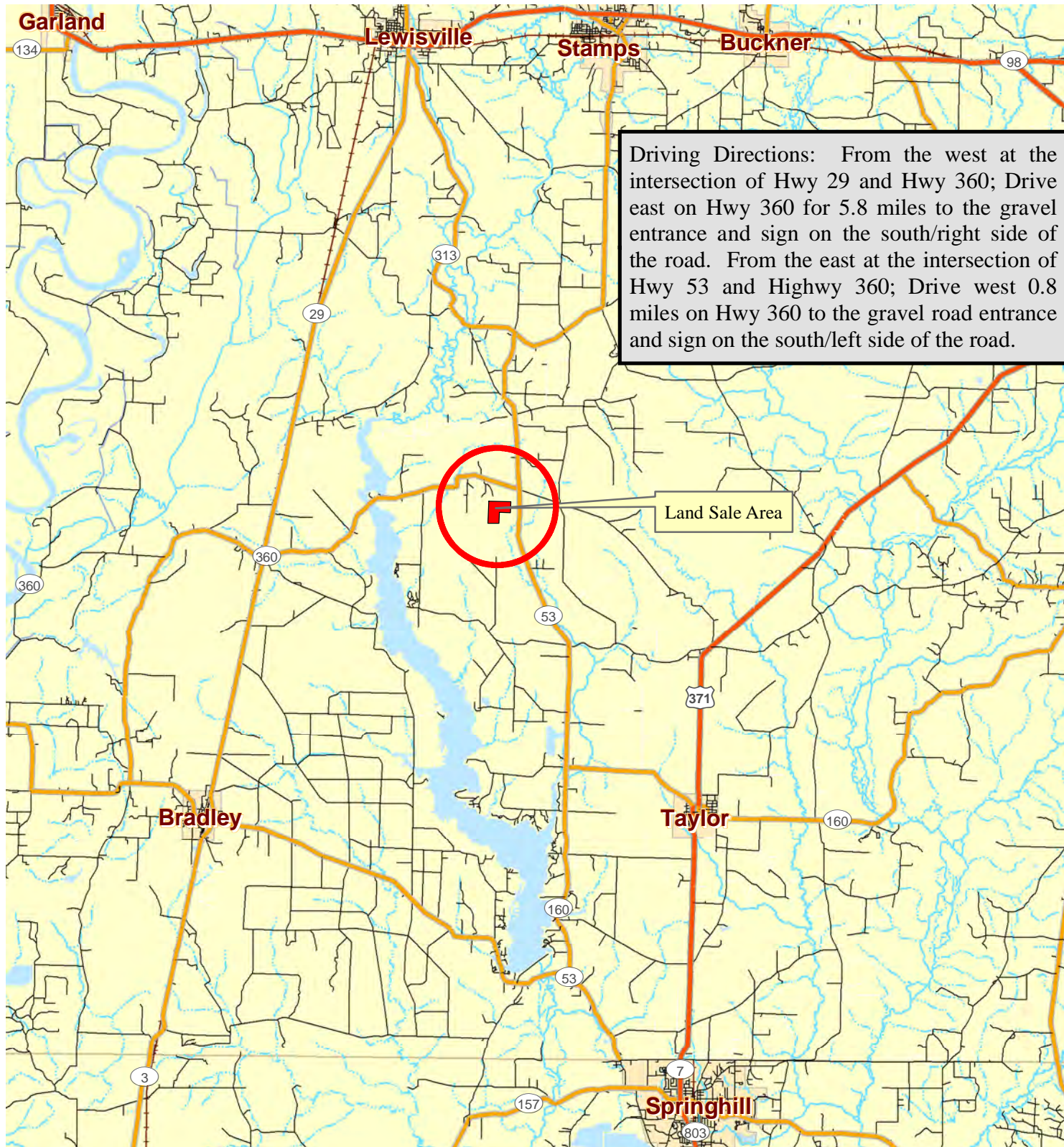
For more information, call (903) 831-5200 or visit our website at:

www.kingwoodforestry.com

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
Cabe-Farm Tract
Listing #7226
+/- 120 Acres
Lafayette County, Arkansas



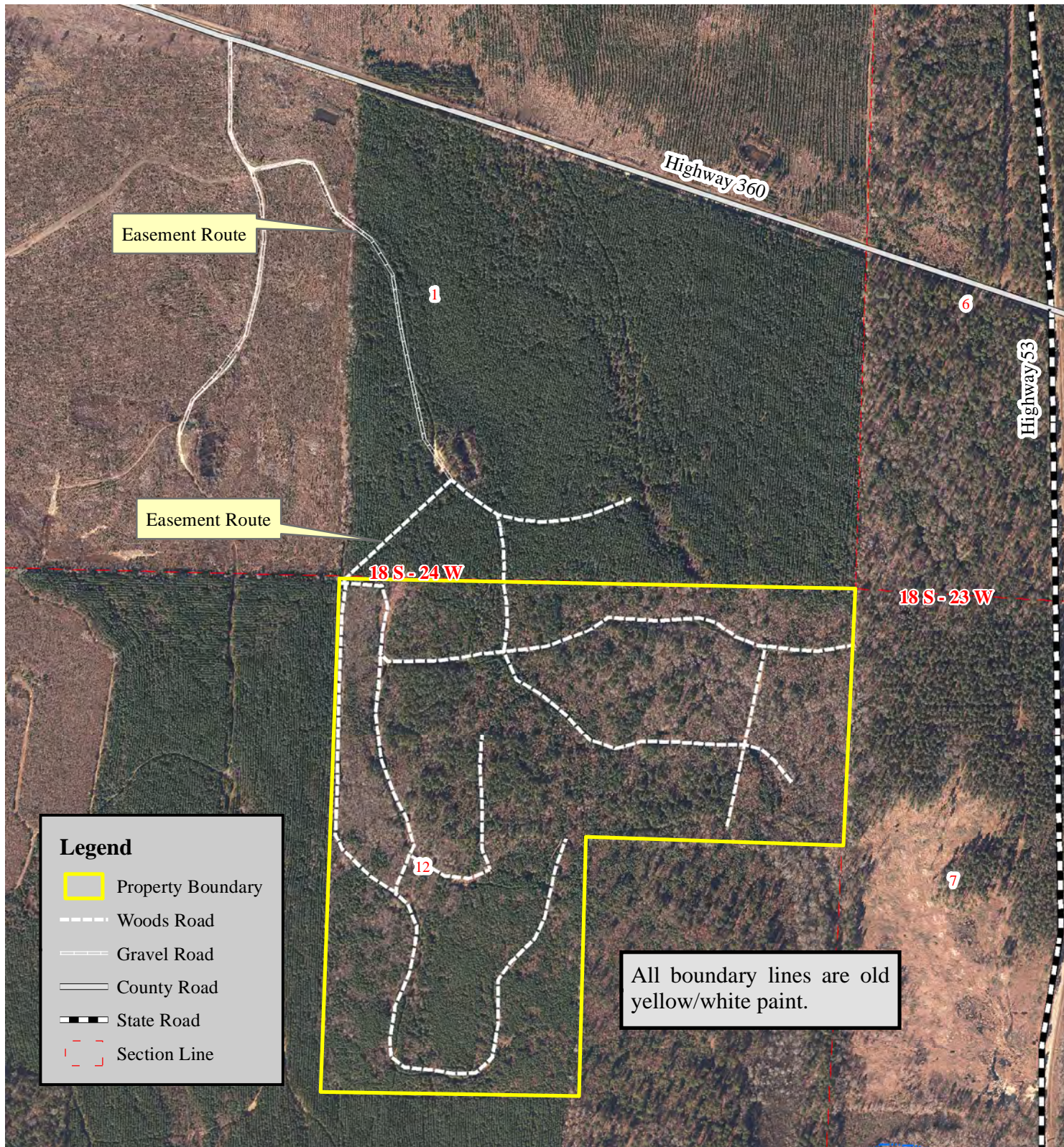
Driving Directions: From the west at the intersection of Hwy 29 and Hwy 360; Drive east on Hwy 360 for 5.8 miles to the gravel entrance and sign on the south/right side of the road. From the east at the intersection of Hwy 53 and Highway 360; Drive west 0.8 miles on Hwy 360 to the gravel road entrance and sign on the south/left side of the road.

Land Sale Area



Printed: June, 2020
Printed By: CBH

Land For Sale
Cabe-Farm Tract
Listing #7226
+/- 120 Acres
Lafayette County, Arkansas



Legend

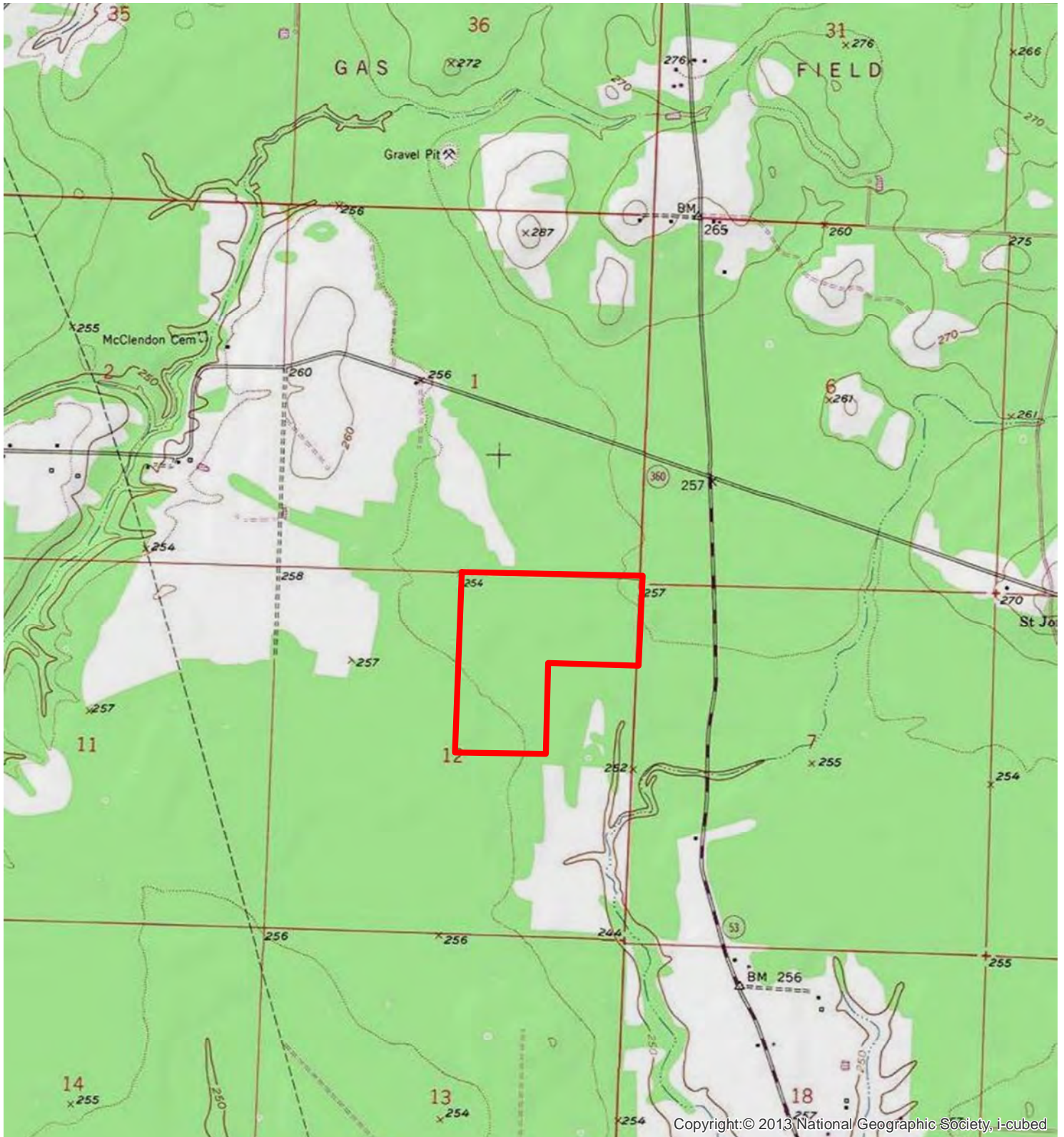
- Property Boundary
- Woods Road
- Gravel Road
- County Road
- State Road
- Section Line

All boundary lines are old yellow/white paint.



Printed: June, 2020
 Printed By: CBH

Land For Sale
Cabe Farm Tract
Listing #7226
+/- 120 Acres
Lafayette County, Arkansas



0 0.25
Miles



Printed: June, 2020
Printed By: CBH

Land Sale — Offer Form

Cabe Farm Tract

Listing # 7226 — Lafayette County, Arkansas

Completed Offer Forms can be submitted by:

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

Fax: 903-831-9988

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

E-mail: texarkana@kingwoodforestry.com

I submit the following as an offer for the purchase of the property described as the Cabe Farm Tract. The tract is offered for sale at **\$150,000.00.**

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 ten percent (10%) of the purchase price. Closing date is to occur within forty five (45) days of contract execution. I have read and understand the Conditions of Sale sections in this notice.

Tract Name: **Cabe Farm Tract**

Advertised Acreage: **120 Acres, more or less**

Legal Description: **N ½ of NE ¼ & SW ¼ of NE ¼, Sec. 12, T18S, R24W, Lafayette County, Arkansas**

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
 _____ Fax Number: _____
 Signed _____ Phone Number: _____
 Address: _____ E-Mail: _____
 _____ Date: _____

AREA BELOW FOR KINGWOOD USE ONLY

Offer Acknowledged by Agent/ Broker: _____

Name

Date

