

HARRINGTON TRACT

± 315 ACRES

\$1,953,000.00

LISTING #7417

LITTLE RIVER COUNTY, ARKANSAS



CONDITIONS OF SALE

1. 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 FIVE PERCENT (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. 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 SINGLE SUM AND NOT ON A PER-ACRE BASIS. ADVERTISED ACREAGE IS BELIEVED TO BE CORRECT BUT IS NOT GUARANTEED. SELLER WILL NOT PROVIDE SURVEY.
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. SELLER WILL CONVEY, WITHOUT WARRANTY, ANY MINERAL RIGHTS THEY MAY OWN ON THE PROPERTY ADVERTISED IN THIS BROCHURE.
5. IT IS UNDERSTOOD THAT THE PROPERTY IS BEING SOLD "AS IS, WHERE IS, AND WITH ALL FAULTS". 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. NO ENVIRONMENTAL INSPECTION OR REPRESENTATION HAS BEEN OR WILL BE MADE BY SELLER.
6. A LOCAL TITLE COMPANY, SELECTED BY SELLER, WILL CONDUCT THE CLOSING.
7. SELLER WILL PAY PRORATED PROPERTY TAXES (TO DATE OF CLOSING), THE COST OF TITLE INSURANCE, AND KINGWOOD'S REAL ESTATE COMMISSION.
8. BUYER WILL PAY FOR DEED PREPARATION, DEED STAMPS, CLOSING COSTS/FEEs, AND A SURVEY IF DESIRED. SHOULD BUYER BE REQUIRED TO PURCHASE A LENDER'S TITLE INSURANCE POLICY, THE BUYER WILL PAY ANY FEES FOR SUCH POLICY.

DISCLAIMER: ANY PERSON RECEIVING THIS LAND SALE MARKETING MATERIAL IS CONSIDERED A PROSPECTIVE BUYER FOR THE SUBJECT PROPERTY. 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, THEY ASSUME ALL LIABILITY AND SHALL INDEMNIFY SELLER AND ITS AGENTS, PROPERTY MANAGERS AND KINGWOOD FORESTRY SERVICES FROM AND 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. THE ATTACHED MAPS ARE THOUGHT TO BE ACCURATE BUT SHOULD NOT BE CONSIDERED SURVEY PLATS. 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. ANY EXISTING HUNTING LEASE WILL TERMINATE AT CLOSING. KINGWOOD FORESTRY IS THE REAL ESTATE FIRM ACTING AS AGENT FOR AND REPRESENTS THE SELLER. KINGWOOD MAKES NO REPRESENTATION FOR THE BUYER. ALL INFORMATION PRESENTED IN THIS BROCHURE IS BELIEVED TO BE ACCURATE BUT IS NOT GUARANTEED. PROSPECTIVE BUYERS ARE ADVISED TO VERIFY INFORMATION PRESENTED IN THIS SALE BROCHURE INCLUDING, BUT NOT LIMITED TO, ACCESS, ACREAGE, TIMBER INFORMATION, UTILITIES AND PROPERTY LINES.

BROKER COOPERATION STATEMENT: REAL ESTATE AGENTS MUST MAKE THE FIRST CONTACT WITH KINGWOOD AND REGISTER THEIR POTENTIAL BUYER TO PARTICIPATE IN KINGWOOD'S REAL ESTATE COMMISSION. THE BUYER'S AGENT MUST ALSO ACCOMPANY THE POTENTIAL BUYER ON THE INITIAL SHOWING OF THE PROPERTY. OTHERWISE, THE FEE PARTICIPATION WILL BE AT THE SOLE DISCRETION OF KINGWOOD.

HARRINGTON TRACT

LISTING #7417

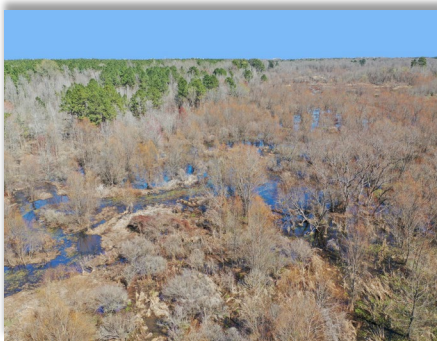
± 315 ACRES
\$1,953,000.00

HIGHLIGHTS

- +/- 315 ACRES IN LITTLE RIVER COUNTY, ARKANSAS
- ¼ MILE FROM ASHDOWN CITY LIMITS
- 2 SECLUDED MANUFACTURED HOMES
- 3+ ACRE LAKE
- INCOME PRODUCING SELECT FILL-DIRT PIT
- LIVESTOCK INFRASTRUCTURE & GRAZING
- POLE BARN, WORKSHOP, STORAGE BUILDINGS, CORRALS
- EXCELLENT DUCK AND DEER HABITAT
- FLOODED HARDWOOD
- TROPHY DEER HUNTING
- ROLLING PASTURES
- FULLY FENCED
- ELECTRICITY & PUBLIC WATER
- DEVELOPMENT POTENTIAL



SCAN FOR DRIVING DIRECTIONS



PROPERTY DESCRIPTION

THIS ±315-ACRE TRACT IN LITTLE RIVER COUNTY, ARKANSAS OFFERS A RARE COMBINATION OF INCOME, RECREATION, AND RURAL LIVING, AND IS JUST OUTSIDE THE CITY LIMITS OF ASHDOWN, ARKANSAS. THE PROPERTY FEATURES TWO SECLUDED MANUFACTURE HOMES, PROVIDING FLEXIBILITY FOR A PRIMARY HOME, GUEST ACCOMMODATIONS, OR RENTAL INCOME. A WELL-ESTABLISHED CATTLE OPERATION (CATTLE NOT INCLUDED) IS SUPPORTED BY ROLLING PASTURES, FUNCTIONAL IMPROVEMENTS, AND INFRASTRUCTURE INCLUDING POLE BARN, A SHOP, CORRALS, AND MULTIPLE STORAGE BUILDINGS. IN ADDITION, AN ACTIVE ON-SITE GRAVEL PIT PROVIDES IMMEDIATE INCOME POTENTIAL, ADDING A VALUABLE REVENUE STREAM TO THE PROPERTY. RECREATIONAL APPEAL IS OUTSTANDING, WITH A MIX OF FLOODED HARDWOOD, UPLAND WOODLANDS AND OPEN PASTURE CREATING PRIME HABITAT FOR WILDLIFE. THE PROPERTY OFFERS EXCELLENT DUCK HUNTING IN FLOODED TIMBER AREAS, COMPLEMENTED BY HISTORICAL TROPHY DEER HUNTING THROUGHOUT. A POND AT THE HOMESITES FURTHER ENHANCES BOTH THE AESTHETIC AND RECREATIONAL VALUE OF THE TRACT. WITH ITS BLEND OF RESIDENTIAL USE, AGRICULTURAL UTILITY, INCOME PRODUCTION, AND PREMIER HUNTING OPPORTUNITIES, THIS PROPERTY IS WELL-SUITED FOR A RESIDENCE, WORKING FARM, RECREATIONAL RETREAT, OR LONG-TERM LAND INVESTMENT.

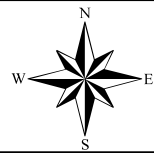
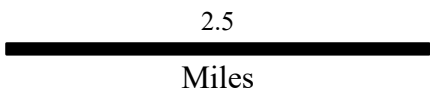
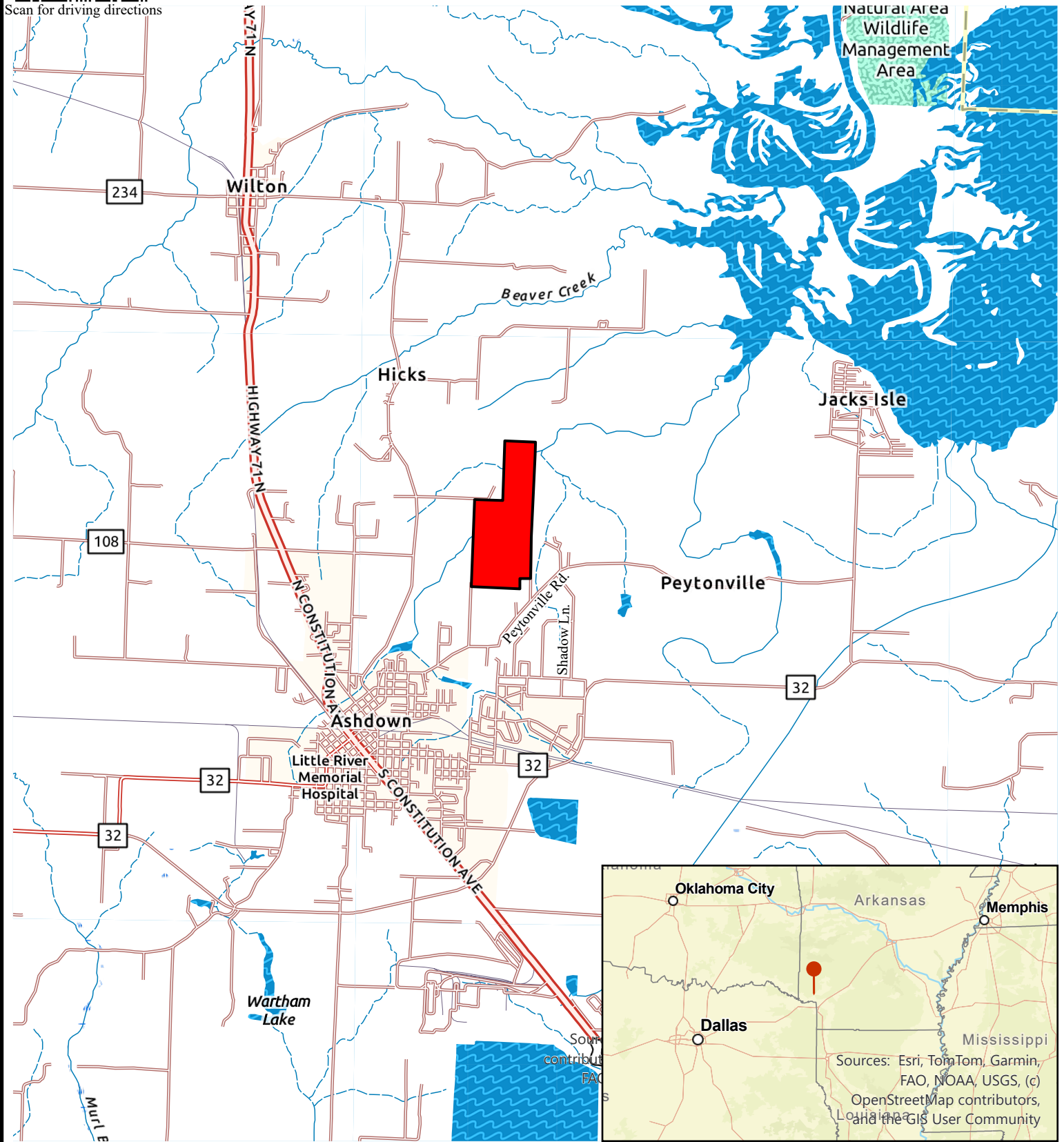
PROSPECTIVE BUYERS ARE FREE TO VIEW THE PROPERTY ON THEIR OWN, BUT CALL TO SCHEDULE A VIEWING OF THE HOMES.

VIDEO AND ADDITIONAL PHOTOGRAPHS CAN BE FOUND ONLINE.

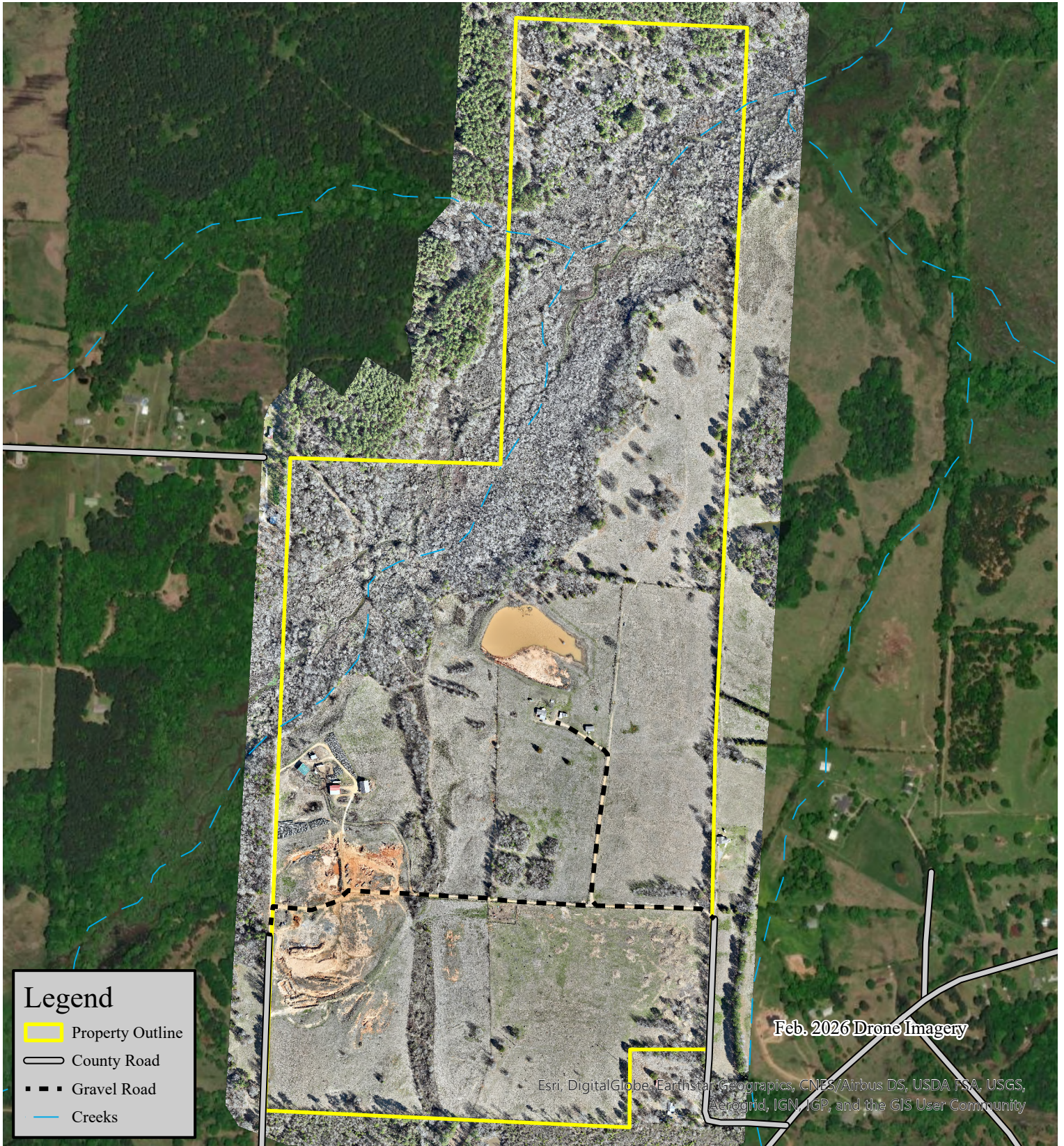


Scan for driving directions

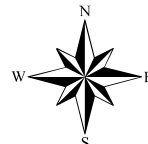
LAND FOR SALE
Harrington Tract
+/- 315 Acres
Listing #7417
Little River County, Arkansas



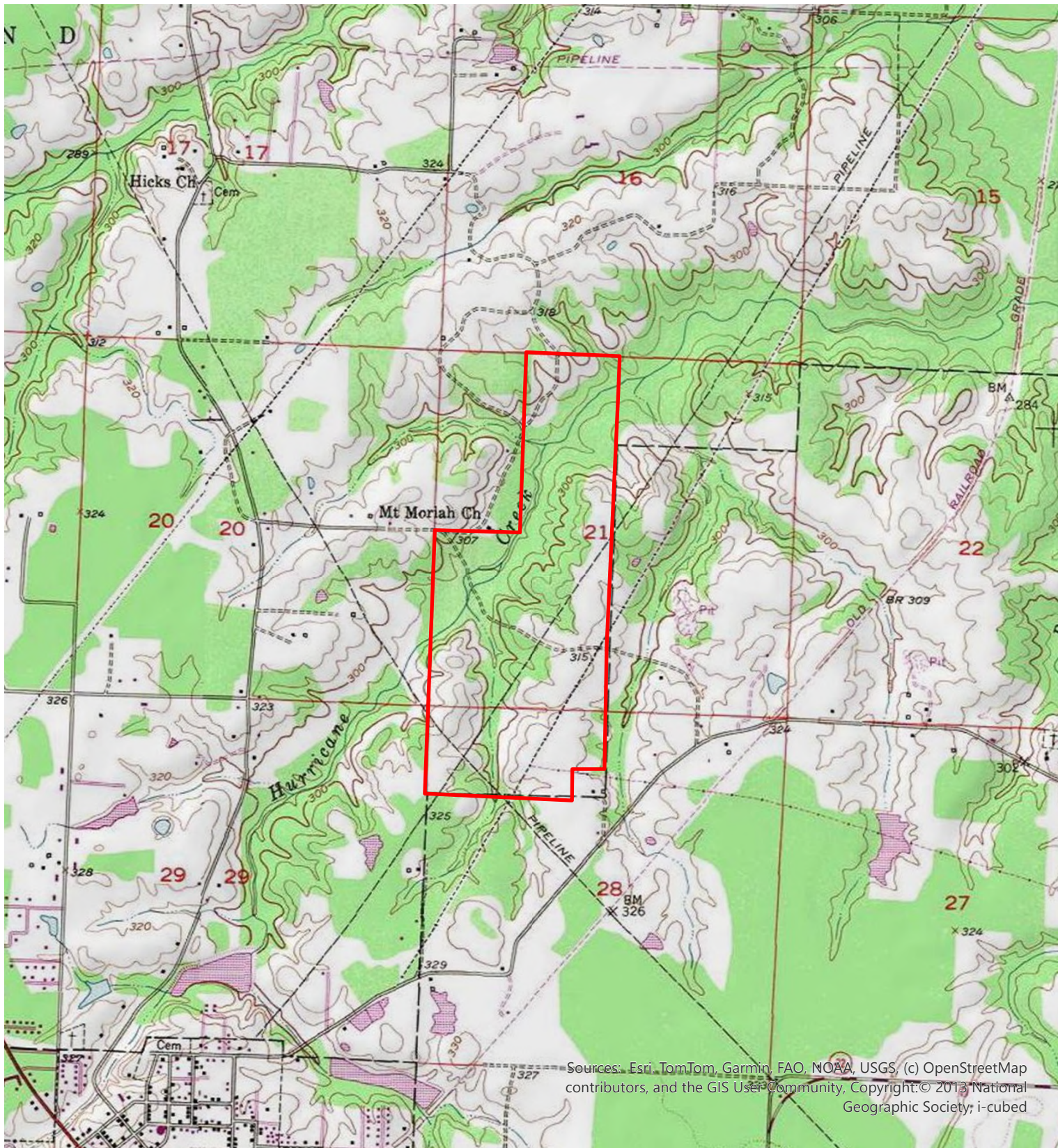
LAND FOR SALE
Harrington Tract
+/- 315 Acres
Listing #7417
Little River County, Arkansas



0.25
Miles

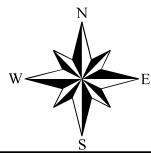


LAND FOR SALE
Harrington Tract
+/- 315 Acres
Listing #7417
Little River County, Arkansas

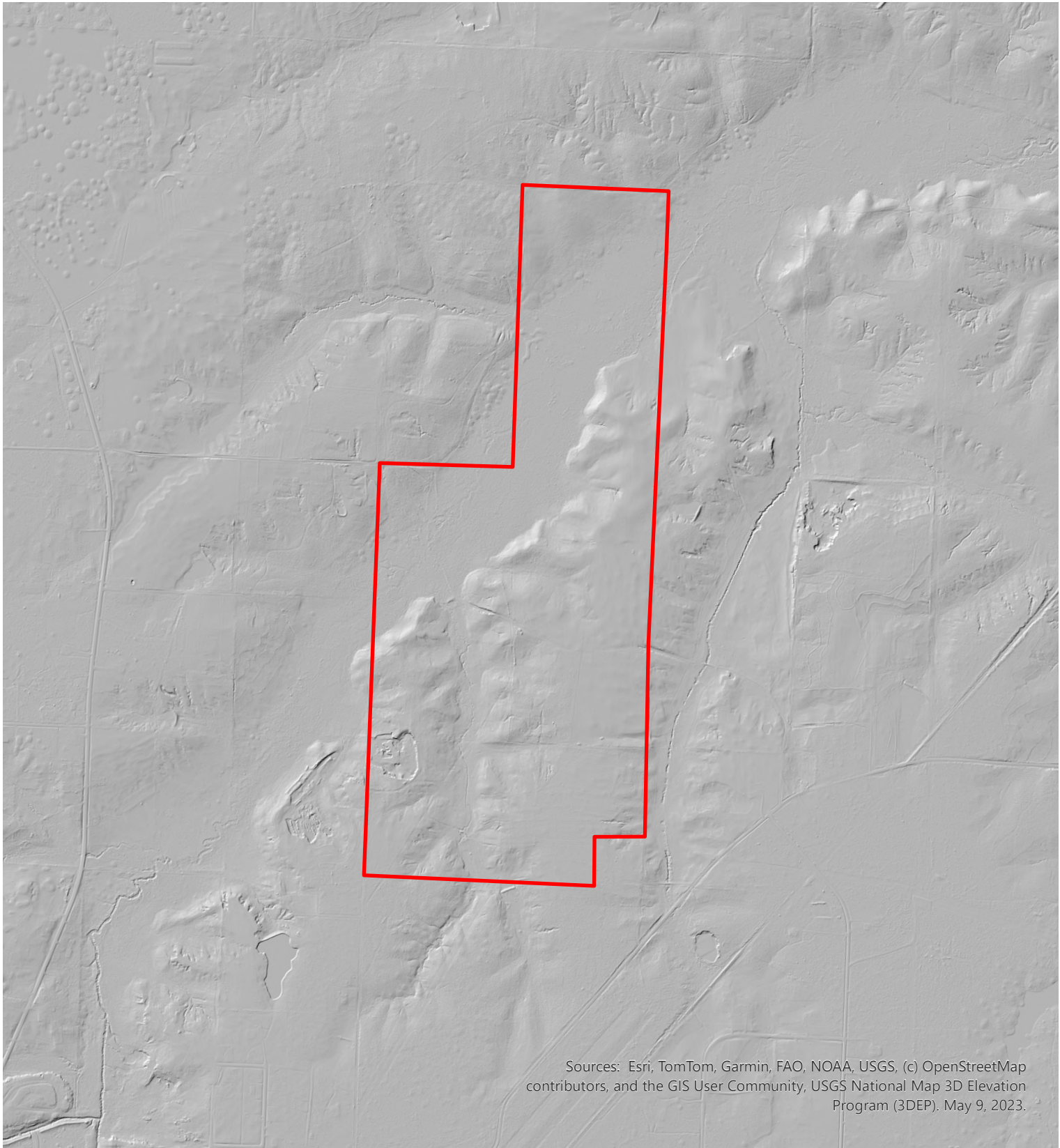


Sources: Esri, TomTom, Garmin, FAO, NOAA, USGS, (c) OpenStreetMap contributors, and the GIS User Community, Copyright: © 2013 National Geographic Society; i-cubed

0.25
Miles

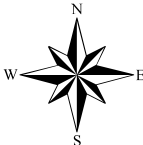


LAND FOR SALE
Harrington Tract
+/- 315 Acres
Listing #7417
Little River County, Arkansas



Sources: Esri, TomTom, Garmin, FAO, NOAA, USGS, (c) OpenStreetMap contributors, and the GIS User Community, USGS National Map 3D Elevation Program (3DEP). May 9, 2023.

0.25
Miles



LAND SALE OFFER FORM

COMPLETED OFFER FORMS CAN BE SUBMITTED BY:

E-MAIL: TEXARKANA@KINGWOODFORESTRY.COM

HAND DELIVER: 4414 GALLERIA OAKS, TEXARKANA, TX 75503

FAX: (870) – 367-8424

MAIL: PO BOX 5887, TEXARKANA, TX 75505

(CALL TO CONFIRM RECEIPT AFTER SUBMITTING OFFER (903) 831-5200)

TRACT NAME: HARRINGTON TRACT

LISTED PRICE: \$1,953,000.00

ADVERTISED ACREAGE: ±315 ACRES

AMOUNT OFFERED: \$ _____

DATE OF OFFER: _____

COMPANY: _____ PHONE NO: _____

NAME: _____ NAME: _____
PRINTED SIGNED

ADDRESS: _____
STREET CITY STATE ZIP

EMAIL: _____

AREA BELOW FOR KINGWOOD USE ONLY

OFFER ACKNOWLEDGED BY AGENT / BROKER: _____