

Kingwood Forestry Services, Inc.

Listing #1735

LAND FOR SALE

Slocum Rd. Tract

- +/- 9.31 Acres located in Ashley County, Arkansas
- ~508 Feet of Frontage on gravel Ashley CR 82
- Mature Timber
- Electrical Utilities Available Along Slocum Rd.

(\$3,007.52/acre)

\$28,000.00

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



Kingwood Forestry Services, Inc. has been authorized to manage the sale of the Slocum Rd Tract further described in Exhibit A and containing approximately 9.31 acres located in Ashley County, Arkansas.

The Slocum Rd Tract offers ~508 feet of frontage on Ashley CR 82 to the east. It appears the tract was used for gravel, but has since grown up and has large pine and hardwood trees throughout. The tract could be developed into a homesite. According to DFIRM data, no part of the tract lies in a flood plain.

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



Potential Homesite



Scan for Google Driving Directions

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.

Slocum Rd Tract

KFS # 1735

Ashley County, Arkansas

\$28,000.00 (\$3,007.52/Acre)

Method of Sale: The Slocum Rd Tract is offered for sale for \$28,000.00. Mailed offers should be addressed to Kingwood Forestry Services, Inc., P.O. Box 1290, Monticello, Arkansas, 71657 with “**Slocum Rd 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 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 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 NOT 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 broker John McAlpine or agent David Dick of Kingwood Forestry Services at 870-367-8567.

For more information, call (870) 367-8567 or visit our website at:

www.kingwoodforestry.com

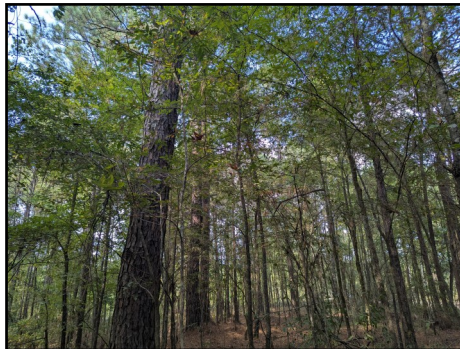
Kingwood Forestry Services, Inc. represents the interests of the Seller of this property. All information presented in this flyer is believed to be accurate. Buyers are responsible for verifying information on this tract for themselves. **Kingwood makes no representation for the Buyer.**

Slocum Rd Tract

KFS # 1735

Ashley County, Arkansas

\$28,000.00 (\$3,007.52/Acre)



**For more information, call (870) 367-8567 or visit our website at:
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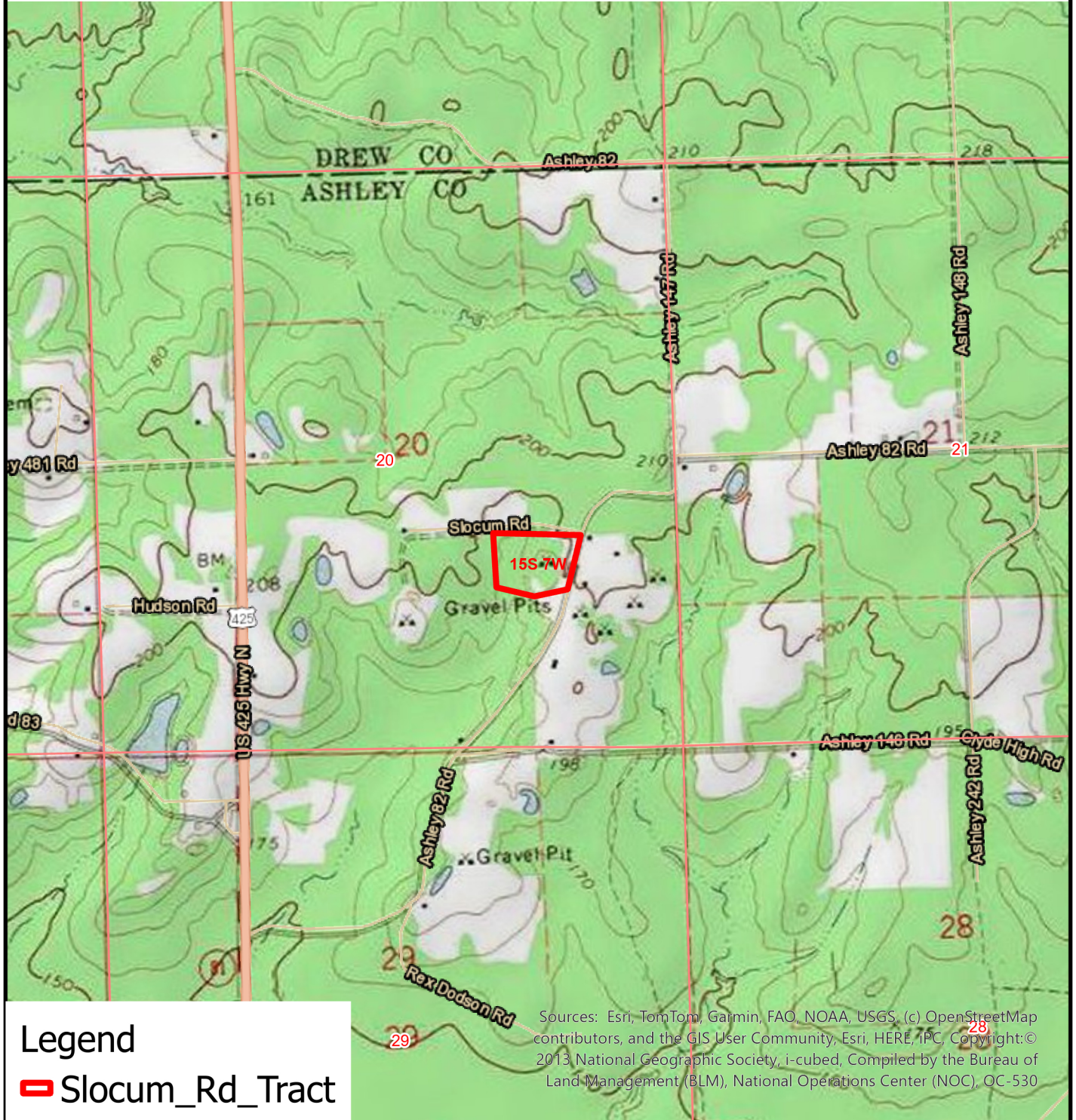
LAND FOR SALE
Slocum Rd Tract - KFS #1735

A parcel of land in the Northwest Quarter of the Southeast Quarter and the Northeast Quarter of the Southeast Quarter of Section 20, Township 15 South, Range 7 West, more particularly described as follows, to-wit; Beginning at a point 1.41 chains North of the Southeast corner of said Northwest Quarter of said Southeast Quarter, thence run North 80 degrees East for 4.69 chains; thence running along center of the public road, as now located, Northerly, for 7.70 chains; thence running from the point of beginning North 74 degrees 40 minutes West for 5.39 chains; thence running North 1 degree 30 minutes West for 7.50 chains; thence running Easterly to the Northernmost point, in the center of the public road, as hereinabove established containing 9.31 acres, more or less.



LAND FOR SALE
Slocum Rd Tract - KFS #1735

A parcel of land in the Northwest Quarter of the Southeast Quarter and the Northeast Quarter of the Southeast Quarter of Section 20, Township 15 South, Range 7 West, more particularly described as follows, to-wit; Beginning at a point 1.41 chains North of the Southeast corner of said Northwest Quarter of said Southeast Quarter, thence run North 80 degrees East for 4.69 chains; thence running along center of the public road, as now located, Northerly, for 7.70 chains; thence running from the point of beginning North 74 degrees 40 minutes West for 5.39 chains; thence running North 1 degree 30 minutes West for 7.50 chains; thence running Easterly to the Northernmost point, in the center of the public road, as hereinabove established containing 9.31 acres, more or less.



0 0.125 0.25 Miles

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

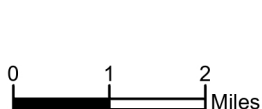
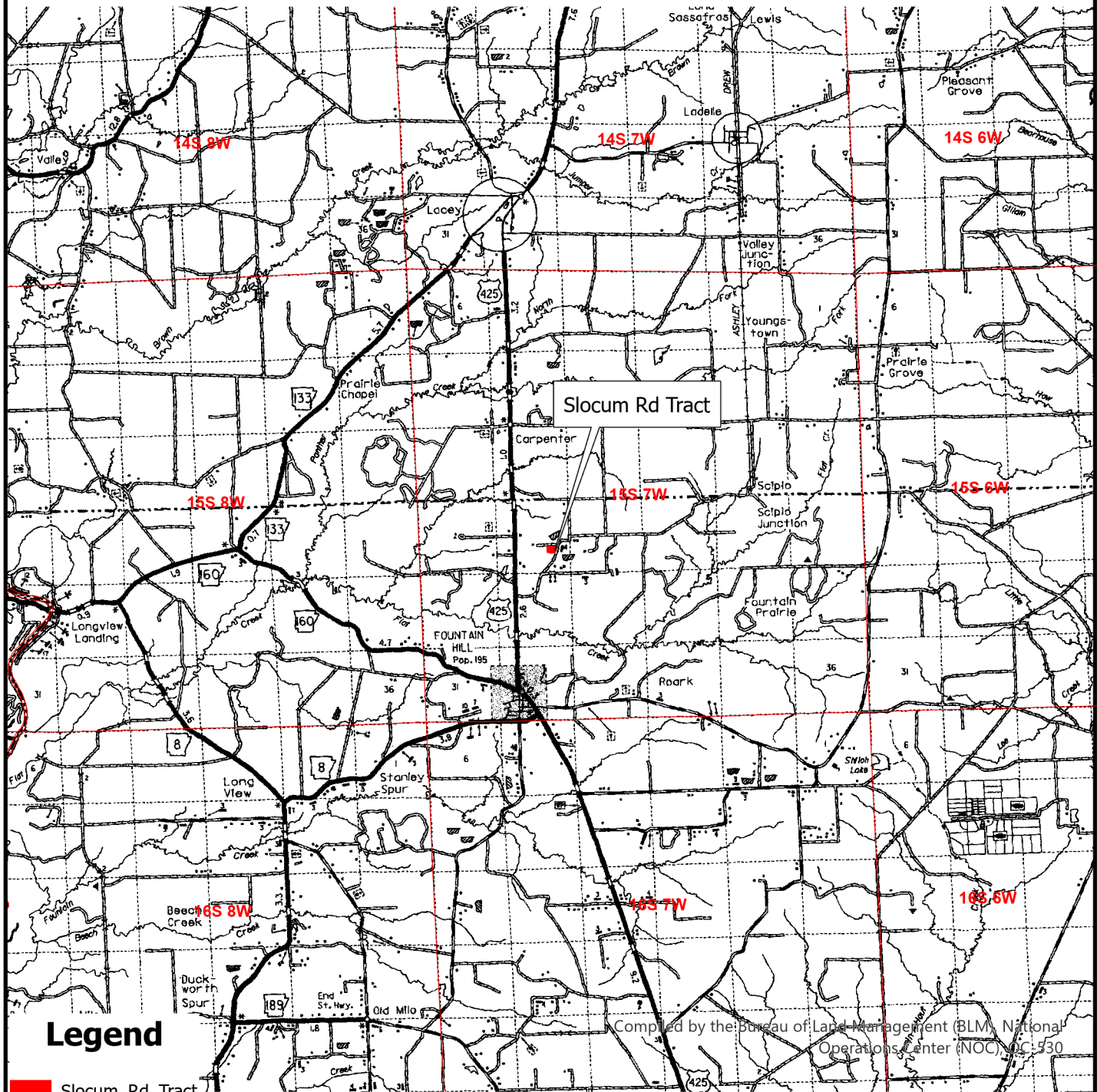


Author: ddick
Center: 91°50'30"W 33°23'8"N



LAND FOR SALE
Slocum Rd Tract - KFS #1735

A parcel of land in the Northwest Quarter of the Southeast Quarter and the Northeast Quarter of the Southeast Quarter of Section 20, Township 15 South, Range 7 West, more particularly described as follows, to-wit; Beginning at a point 1.41 chains North of the Southeast corner of said Northwest Quarter of said Southeast Quarter, thence run North 80 degrees East for 4.69 chains; thence running along center of the public road, as now located, Northerly, for 7.70 chains; thence running from the point of beginning North 74 degrees 40 minutes West for 5.39 chains; thence running North 1 degree 30 minutes West for 7.50 chains; thence running Easterly to the Northernmost point, in the center of the public road, as hereinabove established containing 9.31 acres, more or less.



Author: ddick

Center: 91°50'30"W 33°23'8"N
Coordinate System: NAD 1983 UTM Zone 15N

Land Sale — Offer Form

Slocum Rd Tract

Listing #1735 — 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 Slocum Rd Tract. The tract is offered for sale at \$ **28,000.00**.

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: **Slocum Rd**

Location of Tract: **(Described in Exhibit A)**

Advertised Acreage: **9.31 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	Fax Number: _____
_____	Phone Number: _____
Signed	E-Mail: _____
Address: _____	Date: _____

Send Offer Form by Fax to: 870-367-8424

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

OR Hand Deliver to:

Kingwood Forestry Services, Inc.
145 Greenfield Drive
Monticello, AR 71655

EXHIBIT A

Slocum Rd Tract

A parcel of land in the Northwest Quarter of the Southeast Quarter and the Northeast Quarter of the Southeast Quarter of Section 20, Township 15 South, Range 7 West, more particularly described as follows, to-wit; Beginning at a point 1.41 chains North of the Southeast corner of said Northwest Quarter of said Southeast Quarter, thence run North 80 degrees East for 4.69 chains; thence running along center of the public road, as now located, Northerly, for 7.70 chains; thence running from the point of beginning North 74 degrees 40 minutes West for 5.39 chains; thence running North 1 degree 30 minutes West for 7.50 chains; thence running Easterly to the Northernmost point, in the center of the public road, as hereinabove established containing 9.31 acres, more or less.