



Arkansas River Land for Sale

An Investment Opportunity



Kenney Mountain Forest

Frontage and breathtaking views of the Arkansas River & Fourche La Fave River

880 Acres +/-

Perry County, Arkansas



1 (888) 695 – TREE

www.forestryrealestate.com

LITTLE ROCK | MONTICELLO | TEXARKANA



DAVIS DUBOSE KNIGHT
FORESTRY & REAL ESTATE PLLC

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Property Summary



Arkansas River – Kenney Mountain property consists of 880 +/- total acres

Location: Perry County, Arkansas

Offering Price: \$2,128,000.00 (\$2,418.18/acre)

Mileage Chart:

West Little Rock, AR.....17 Miles
(Less than a 30 minute drive)

Downtown Little Rock, AR.....30 Miles

Conway, AR.....28 Miles

Bigelow, AR.....11 Miles

Morrilton, AR.....28 Miles

An Investment Opportunity

This is a rare opportunity to purchase approximately 880+/- wooded acres of merchantable pine and hardwood with 1 mile of Arkansas River frontage **AND** ¼ mile of Fourche La Fave River frontage.

The property is only 17 miles from the intersection of Highway 10 and Highway 300 in West Little Rock and it is only 21 miles from the AR River bridge at Conway, AR. There is a boat ramp on a large creek running from the property that provides year-round access to the rivers. Deer and turkey thrive in the oak and tall pines on the property. Fishing and duck hunting can be enjoyed on the rivers. There are numerous sites on the property that would make great locations for a lake or pond. Hike the mountains or ride your ATV in the peaceful outdoors this property offers.

The majority of the land is a combination of good, mature pine and hardwood timberland (approximately 600-700 acres) and the balance is hardwood creek bottoms and mountain vista overlooking the Arkansas and Fourche LaFave.

Perfect home or cabin sites exist to enjoy the breathtaking views all year long.

The property has electricity and municipal water already on-site.

A mobile home is also present and ready for immediate use.

Seller would consider dividing the property into 200 to 400 acre parcels.

For more information and pictures, please visit:

<http://www.forestryrealestate.com/listings/arkansas-river-kenney-mountain-880-acres-perry-county/>



General Terms of Sale:

1. Written offers should be signed, scanned and emailed to awatson@davisforestry.com. Offers can be faxed to the Davis DuBose Knight Forestry & Real Estate PLLC (DDKFRE) office to the attention of Mark Knight or Pat DuBose. The fax number is 501-225-8607. **All information contained in any offer will remain confidential and will only be shared with the landowner.**
2. Conveyance: Conveyance of the Property shall be made to Buyer by a Warranty Deed.
3. Property Showings: A member of our team will be available to provide detailed showings and/or share their field knowledge of the property. Contact Alyssa Watson at 501-219-8600 or awatson@davisforestry.com to schedule a showing or to notify us of your plans to visit the property.
4. All data has been developed to provide interested Buyers with an overview of the Property and should not be relied upon by Buyers. Sellers, its advisors, consultants and employees, including DDKFRE, make no representations or warranties, expressed or implied, as to the accuracy or completeness of the information or as to the Property, its condition, boundaries, acreage, wetlands, or fitness for a particular purpose. Each interested Buyer should make its own determination as to timber, timber volumes, access, and federal and state environmental and regulatory constraints relating to the use of the Property prior to submitting an offer to purchase. The successful Buyer will accept the Property in its present condition, "AS, WHERE IS", with all faults, at closing.
5. Davis DuBose Knight Forestry & Real Estate is representing the Seller in this transaction.

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Timber Information

Kenney Mountain Merchantable Timber Summary 880 Acres

Product	Estimated Volume (tons)*
Pine Sawtimber	18,751
Oak Sawtimber	2,637
Miscellaneous Hardwood Sawtimber	648
Pine Pulpwood	5,145
Hardwood Pulpwood	15,965

* Volumes based on 2011 DDKFRE inventory grown at 2% per year for 5 years.

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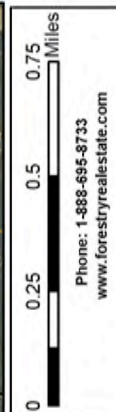
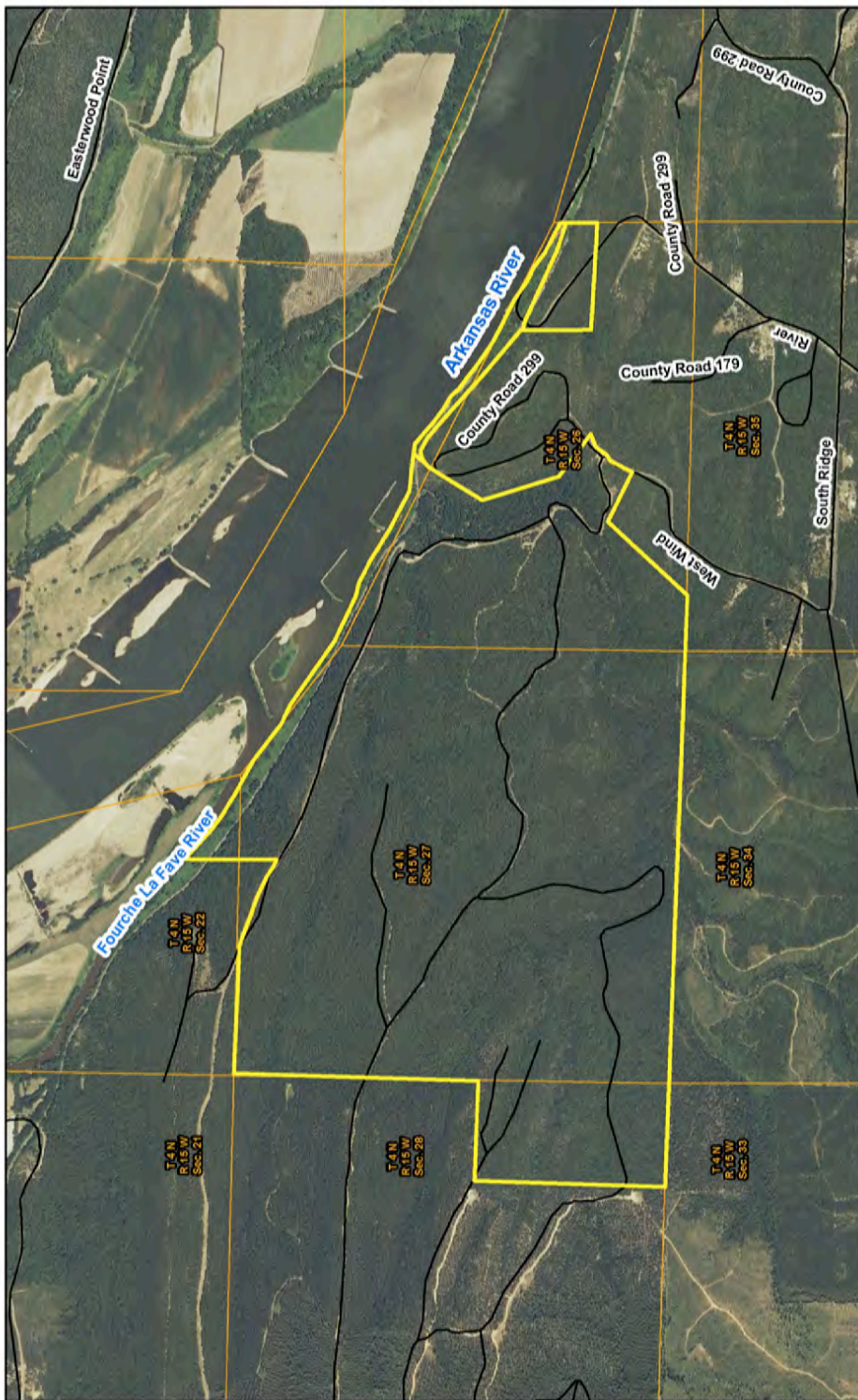
Due to the variances and accuracy levels inherent in sampling techniques, any volumes or values stated are intended to be only estimates and are expressly declared by DDKFRE not to be precise statements of expected outcomes. Therefore, any volumes or values stated may or may not be the volumes or values actually obtained. Potential buyers should make their own determination of volumes and values.



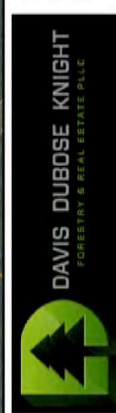


Arkansas River - Kenney Mountain Tract

Part of Sections 22, 26, 27 & 28, Township 4 North, Range 15 West, Perry County, Arkansas, 880 Acres, more or less



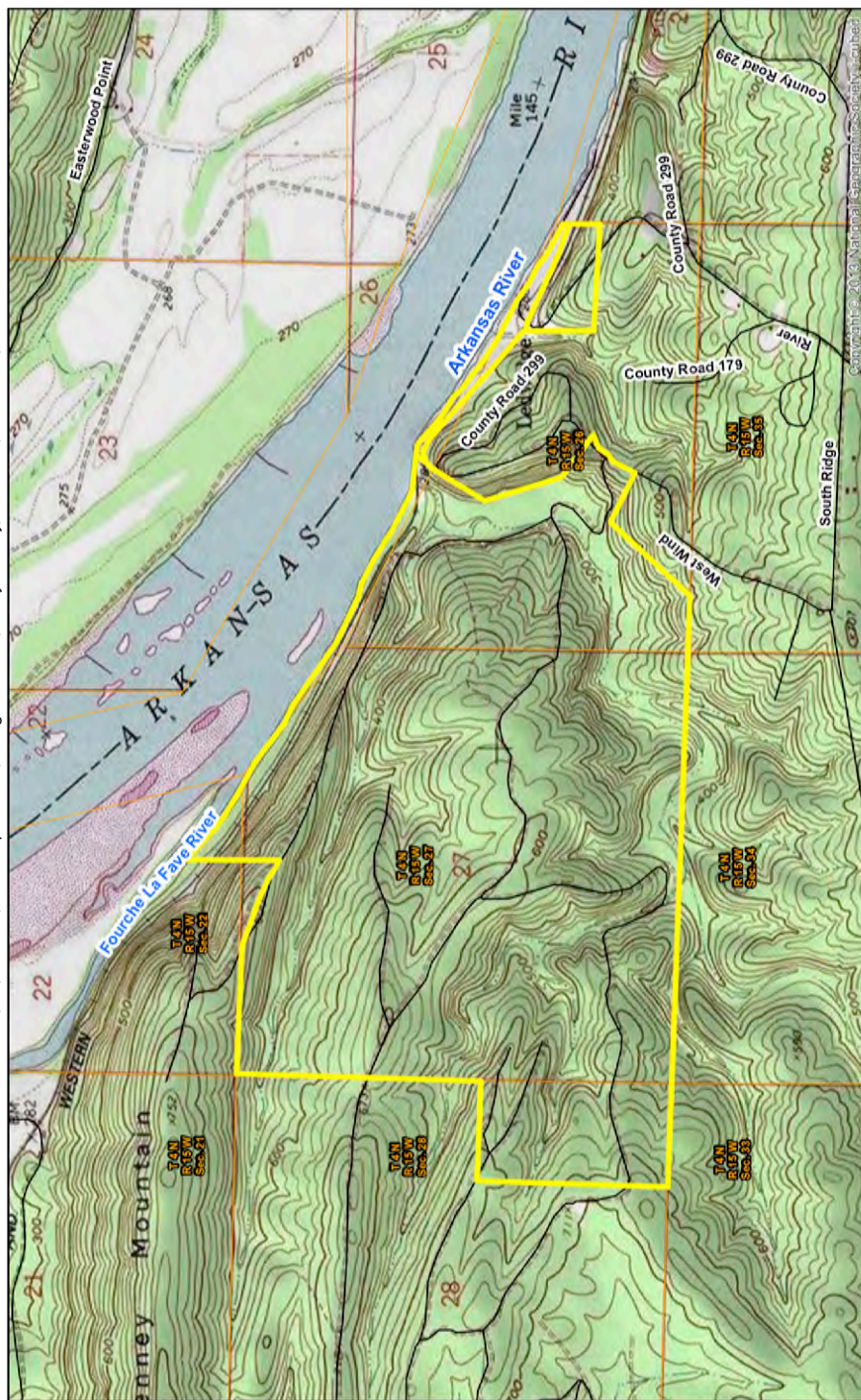
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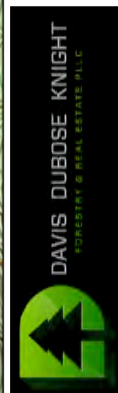


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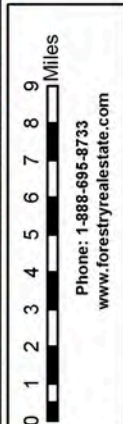
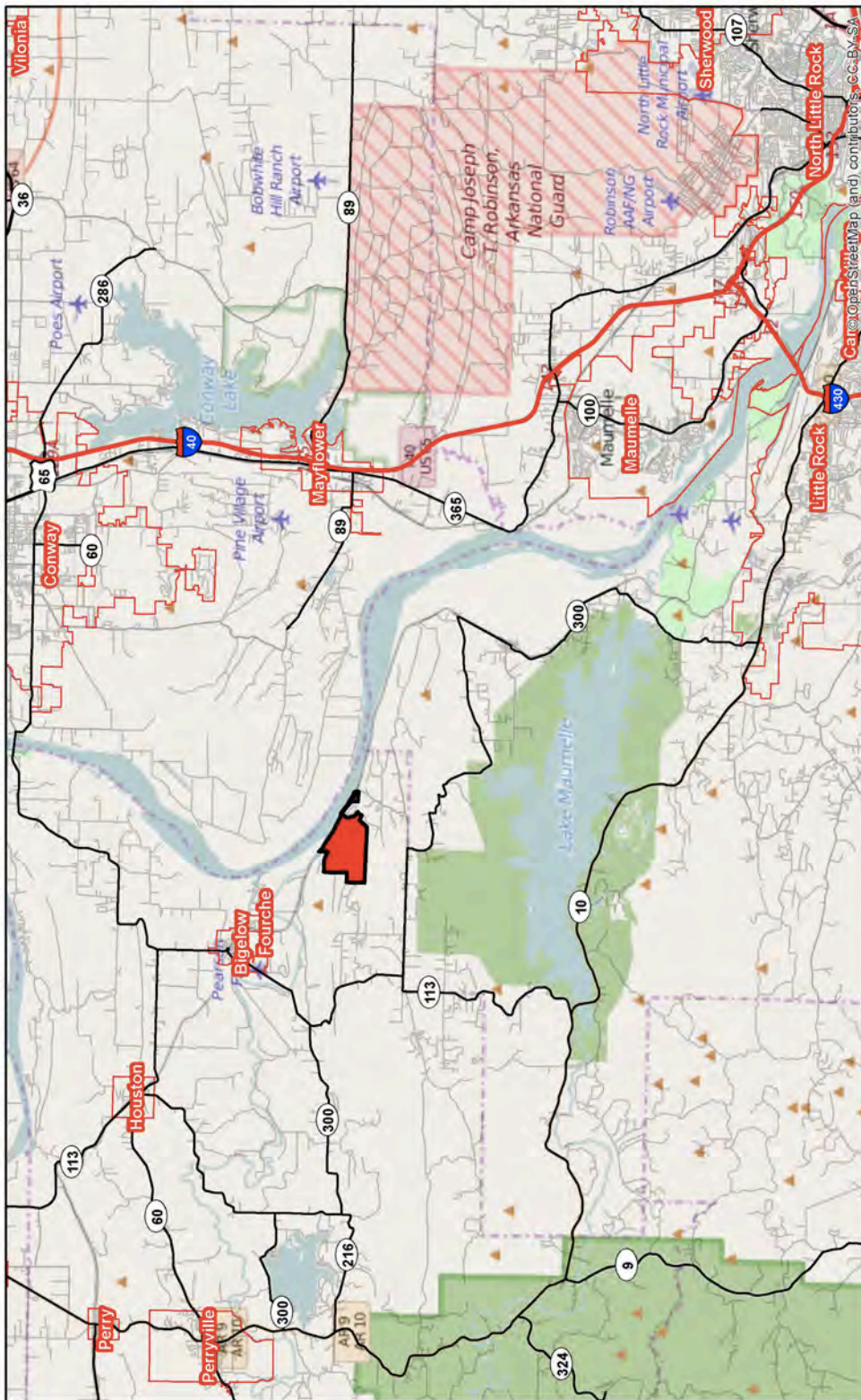
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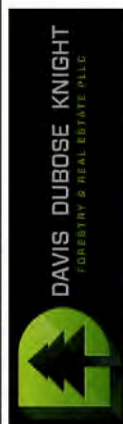
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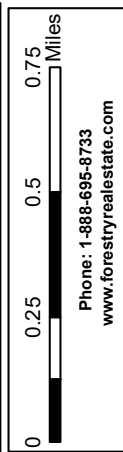
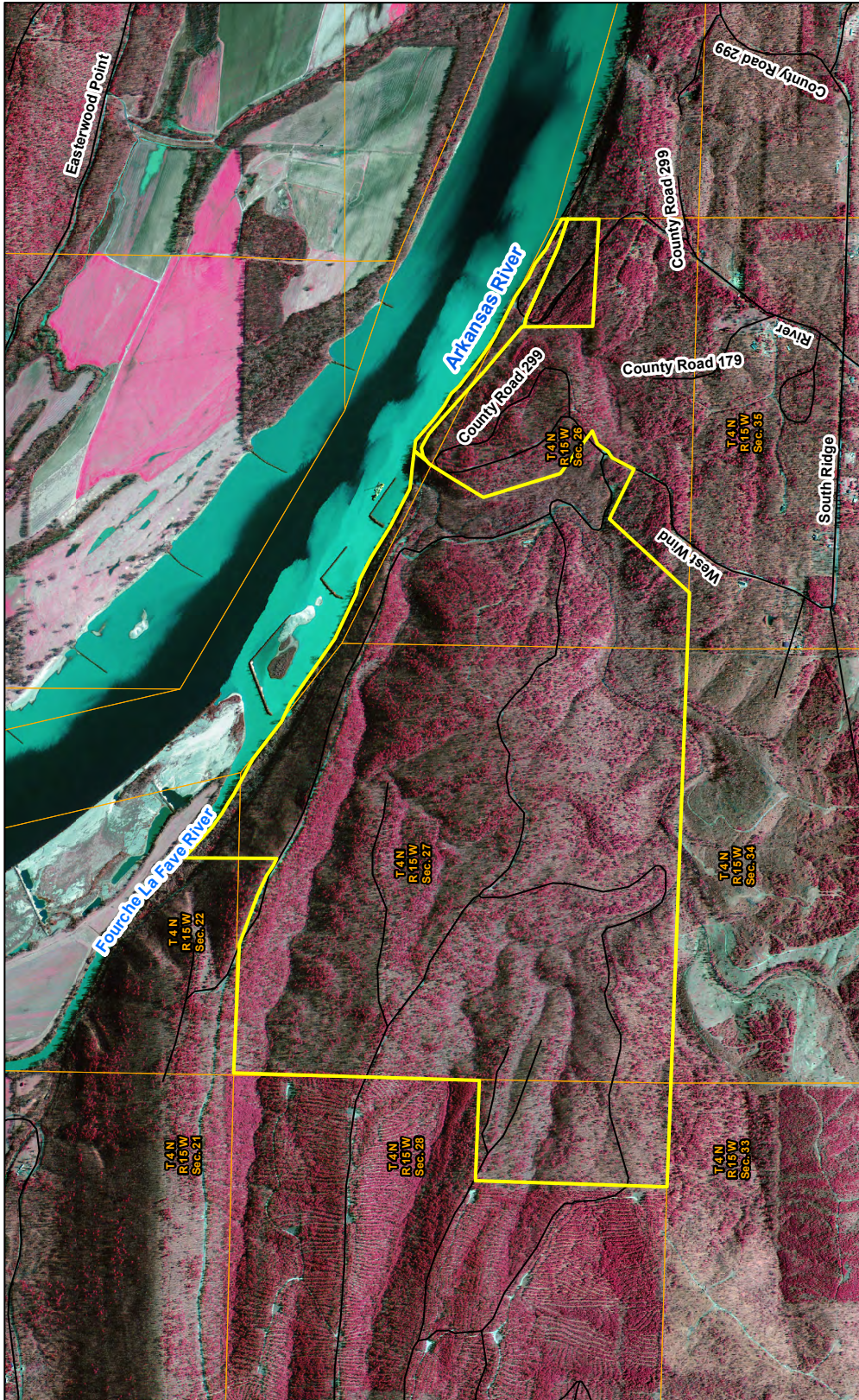
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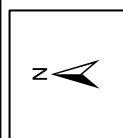
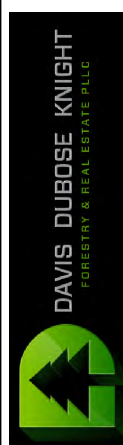


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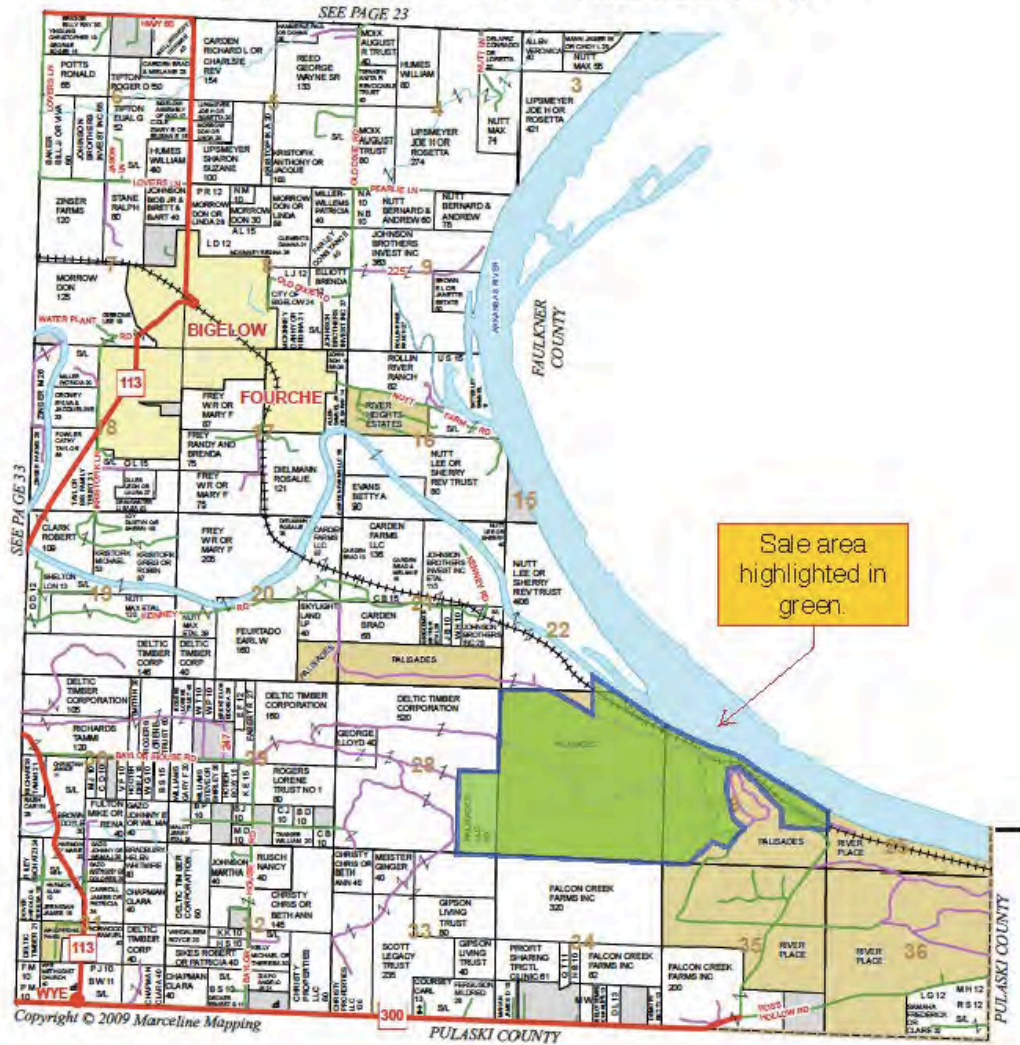
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TOWNSHIP 4N • RANGE 15W



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