

## Recreational Property Near Texarkana With Home-Site Potential

Tennessee Road Tract  
(#7119)

- G E N O A     S C H O O L  
D I S T R I C T
- L E G A L ,     D E E D E D  
E A S E M E N T
- +/- 50 ACRES IN MILLER  
C O U N T Y
- T W O   C R E E K S   R U N N I N G  
T H R O U G H   T H E   P R O P E R T Y

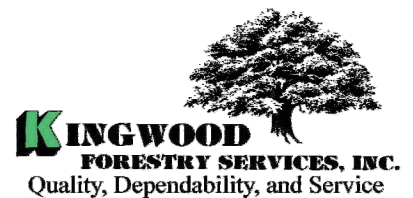
Offered For Sale At  
**\$61,500.00**

See this and other listings at  
[www.kingwoodforestry.com](http://www.kingwoodforestry.com)



The Tennessee Road Tract is +/-50 acres located just minutes from Texarkana in the Genoa School District in Miller County. The property consists of approximately 36 acres of young hardwood and approximately 14 acres of mature hardwoods along Forky Deer Creek and Morgan Branch. The dense hardwoods and mature hardwoods along the creeks provide ideal habitat for wildlife while the creeks offer an excellent water source. Terrain is gently rolling to flat and holds potential for home-site/weekend cabin development. Access is provided by a +/- 0.2 mile legal, deeded easement across the adjoining landowner.

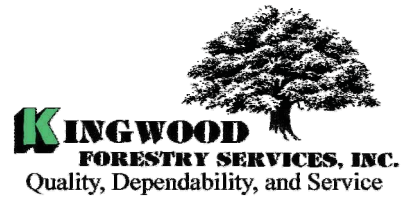
Maps and Photographs can be viewed at  
[www.kingwoodforestry.com](http://www.kingwoodforestry.com)



4414 Morris Lane  
P.O. Box 5887  
Texarkana, Texas 75505

Phone: 903-831-5200  
Fax: 903-831-9988  
[texarkana@kingwoodforestry.com](mailto:texarkana@kingwoodforestry.com)





**Tennessee Road Tract (#7119)**  
**\$61,500.00**

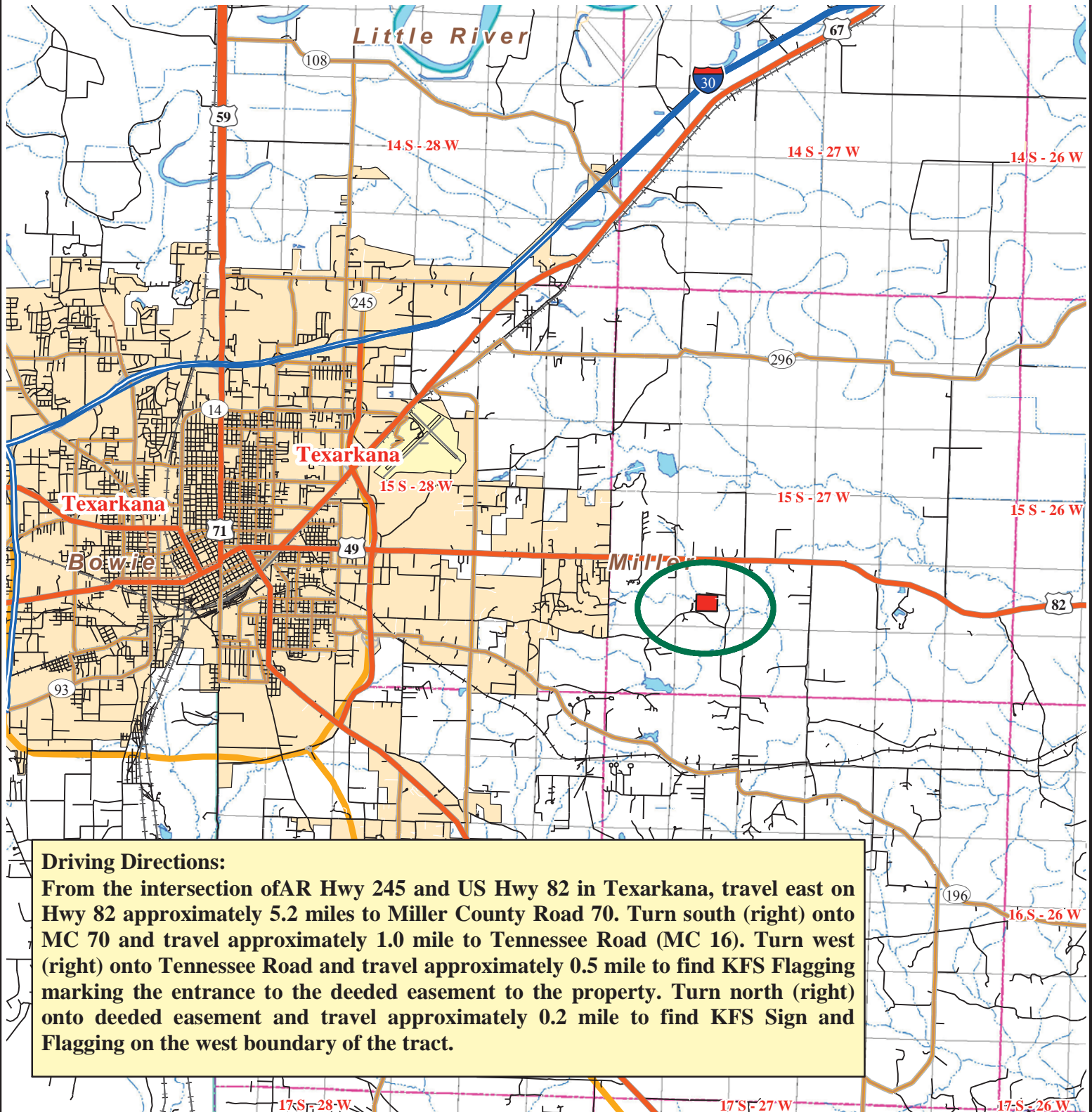
**Conditions of Sale:**

1. All offers will be presented to Seller for consideration. Offers must remain valid for a minimum of 5 business days for Seller to consider. Seller reserves the right to either counter any offer or reject all offers.
2. Upon acceptance of an offer, a more formal Contract of Sale will be executed between Buyer and Seller with Buyer depositing earnest money of 10% of purchase price with title company. A sample Contract of Sale may be provided upon request. Terms are cash at closing. Closing is to be scheduled within 45 days.
3. Only offers for a specific dollar amount will be accepted. The property 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. Seller will not provide a survey.
4. Conveyance will be by Warranty Deed, subject to all 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 all mineral rights that Seller owns.
5. No environmental inspection or representation has been or will be made by Seller.
6. Seller will pay pro-rated property taxes (to date of closing), deed preparation and one-half of the real estate transfer tax (deed stamps). Buyer will pay recording fees and one-half of the real estate transfer tax (deed stamps). Seller will provide a title insurance policy. If additional title insurance is required such as a Lender's Title Policy, that cost shall be at the expense of the Buyer.
7. A local title company selected by Seller will be used to conduct closing between Buyer and Seller, with Seller paying for one-half and Buyer paying for one-half of fees associated with closing services.
8. Kingwood Forestry Services, Inc. is the real estate firm representing the seller in this transaction. Kingwood makes no representation for the Buyer.
9. All information in this brochure is believed to be correct. Buyers assume the responsibility for verifying this information to their satisfaction.
10. Personal property and 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.
11. 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 assume all risk and accept said property in its existing condition during such inspection and assume all liability and shall indemnify Seller and its agents from and against all damages to property, claims, demands, or causes of action of every kind, nature and description relating to its access to or presence on the property.
12. Questions regarding the land sale should be directed to Roger Hooper, licensed broker, of Kingwood Forestry Services office at 903-831-5200.

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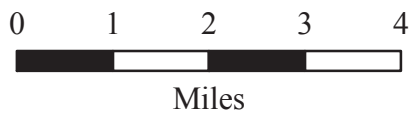
Land For Sale  
Tennessee Road Tract (#7119)  
+/-50 Acres

E1/2 of NE1/4 of SW1/4, E1/2 of W1/2 of NE1/4 of SW1/4,  
W1/2 of NW1/4 of SE1/4, Sec. 29, T15S, R27W  
Miller County, Arkansas



**Driving Directions:**

From the intersection of AR Hwy 245 and US Hwy 82 in Texarkana, travel east on Hwy 82 approximately 5.2 miles to Miller County Road 70. Turn south (right) onto MC 70 and travel approximately 1.0 mile to Tennessee Road (MC 16). Turn west (right) onto Tennessee Road and travel approximately 0.5 mile to find KFS Flagging marking the entrance to the deeded easement to the property. Turn north (right) onto deeded easement and travel approximately 0.2 mile to find KFS Sign and Flagging on the west boundary of the tract.

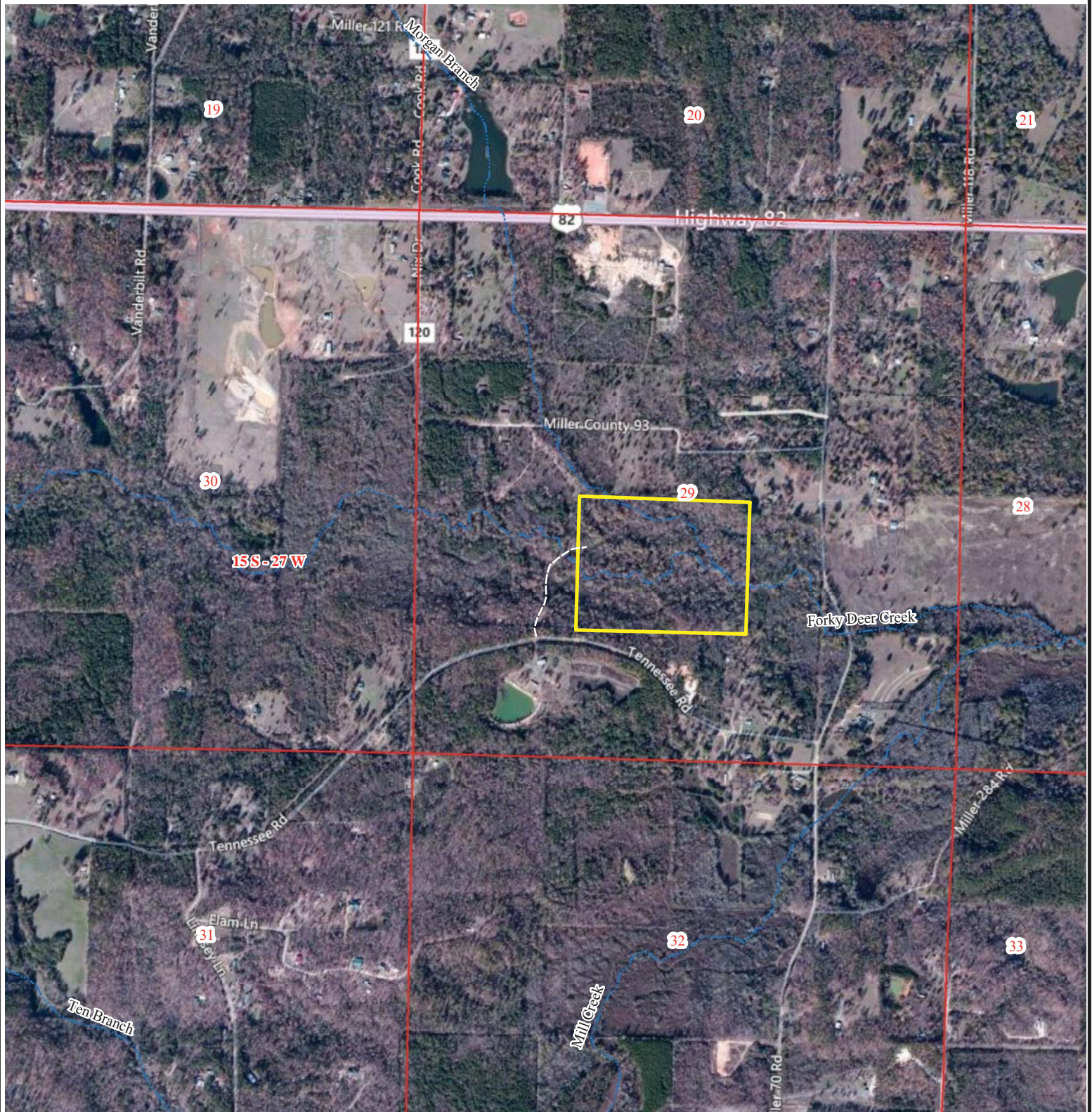


StreetMap USA  
May 2012  
Printed By: RDH

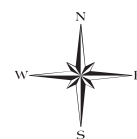
Land For Sale  
Tennessee Road Tract (#7119)

+/-50 Acres

E1/2 of NE1/4 of SW1/4, E1/2 of W1/2 of NE1/4 of SW1/4,  
W1/2 of NW1/4 of SE1/4, Sec. 29, T15S, R27W  
Miller County, Arkansas



0 0.5  
Miles

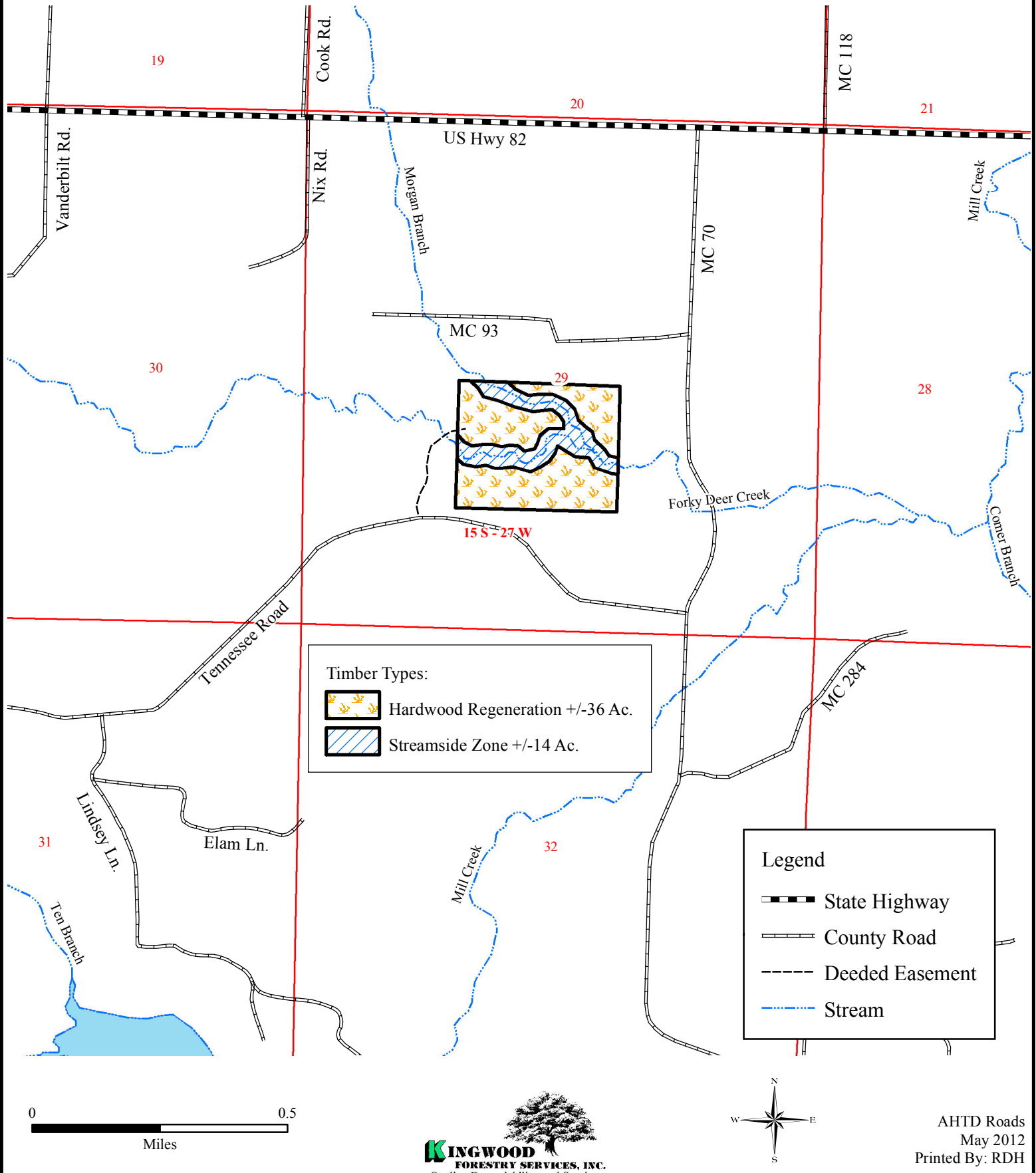


Bing Maps Hybrid  
May 2012  
Printed By: RDH

Land For Sale  
Tennessee Road Tract (#7119)

+/-50 Acres

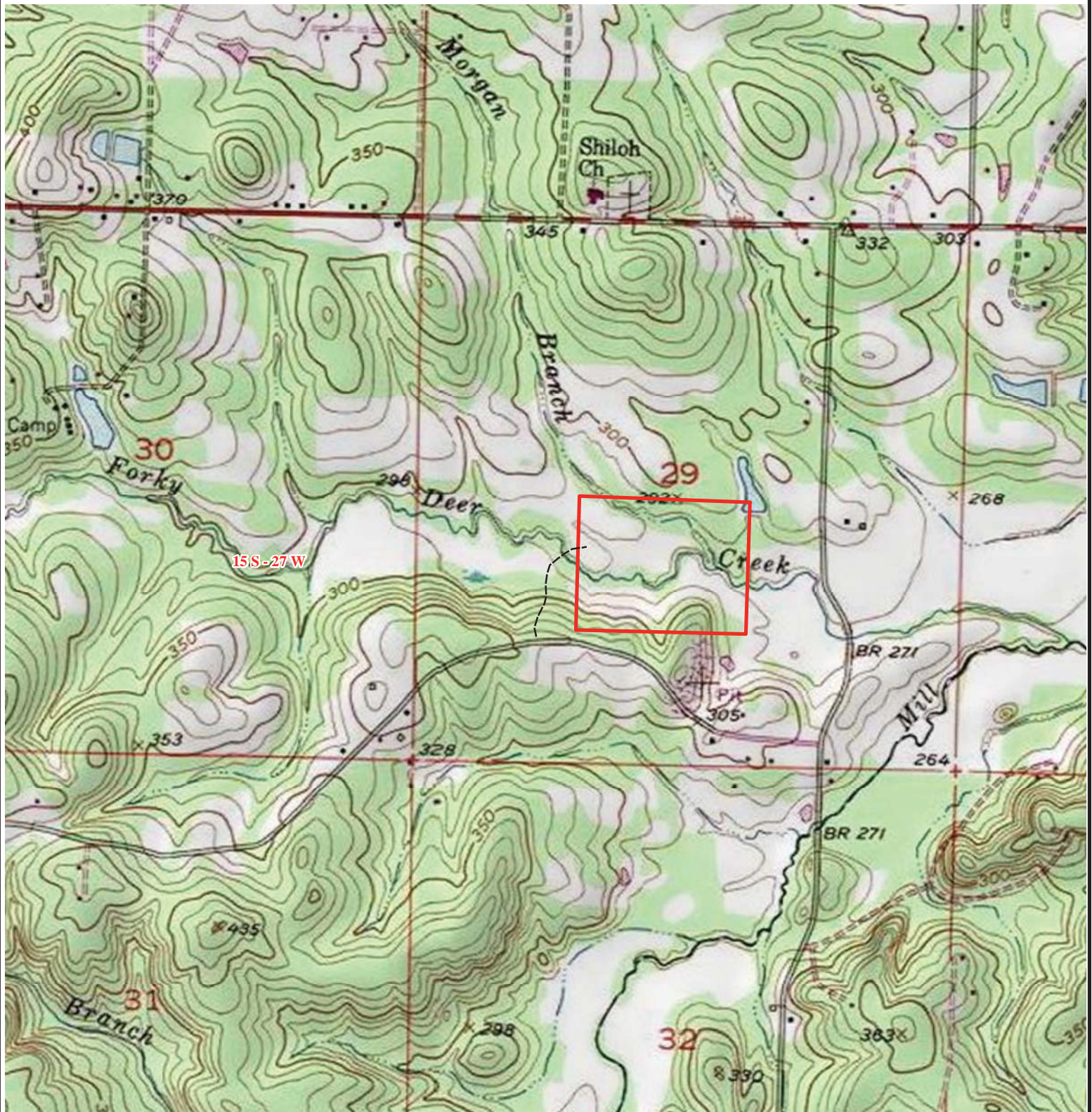
E1/2 of NE1/4 of SW1/4, E1/2 of W1/2 of NE1/4 of SW1/4,  
W1/2 of NW1/4 of SE1/4, Sec. 29, T15S, R27W  
Miller County, Arkansas



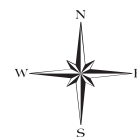
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Tennessee Road Tract (#7119)

+/-50 Acres

E1/2 of NE1/4 of SW1/4, E1/2 of W1/2 of NE1/4 of SW1/4,  
W1/2 of NW1/4 of SE1/4, Sec. 29, T15S, R27W  
Miller County, Arkansas



0 0.5  
Miles



USA Topo Maps  
May 2012  
Printed By: RDH

## OFFER FORM

### Tennessee Road Tract (#7119)

**- Please fax offer to 903-831-9988 or mail to P. O. Box 5887, Texarkana, TX 75505 –  
Or hand deliver to 4414 Morris Ln., Texarkana, TX 75503**

Reference is made to the Kingwood Forestry Services, Inc. notice for the Tennessee Road Tract Land Sale (#7119).

I submit the following offer to purchase the Tennessee Road Tract described as the E $\frac{1}{2}$  of the NE $\frac{1}{4}$  of the SW $\frac{1}{4}$ ; the E $\frac{1}{2}$  of the W $\frac{1}{2}$  of the NE $\frac{1}{4}$  of the SW $\frac{1}{4}$ ; and the W $\frac{1}{2}$  of the NW $\frac{1}{4}$  of the SE $\frac{1}{4}$ , all in Section 29, Township 15 South, Range 27 West, Miller County, Arkansas, containing 50 acres, more or less.

My offer will remain valid through five business days following the day of submitted offer. If my offer is accepted, I am ready, willing, able, and obligated to execute a more formal Contract of Sale within seven business days with earnest money in the amount of 10% of purchase price. Closing is expected to be held within 45 days of offer acceptance.

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**Send bid form to:** Kingwood Forestry Services, Inc.  
P. O. Box 5887  
Texarkana, TX 75505  
Or fax to 903-831-9988  
Or hand deliver to 4414 Morris Lane  
Texarkana, TX 75503

**Tennessee Road Tract, 50 acres, more or less:**

**\$** \_\_\_\_\_

Name: \_\_\_\_\_  
Printed

Fax No.: \_\_\_\_\_

\_\_\_\_\_  
Signed

Phone No.: \_\_\_\_\_

Address: \_\_\_\_\_  
\_\_\_\_\_

E-mail: \_\_\_\_\_

Date: \_\_\_\_\_

**\*Buyer acknowledges that Kingwood Forestry Services, Inc. is the agent for the seller in this land sale transaction\***