

+/-146 Acres With Cabin Located In The Ouachita Mountains

Langley Tract (#7118)

- +/-888 SQ FT CABIN WITH 2BR/1BA, KITCHEN & LIVING ROOM
- ELECTRICITY, PHONE, GAS, AND SATELLITE
- ADJOINS OUACHITA NATIONAL FOREST
- EXCELLENT HUNTING AND RECREATION

Offered For Sale At

\$235,000.00

See this and other listings at
www.kingwoodforestry.com



The Langley Tract is +/-146 acres of natural forest located in the Ouachita Mountains near Mena and adjoins the Ouachita National Forest. The cabin could provide a weekend home for hunting and recreation or could be suited for permanent living. It consists of two bedrooms and one bath, full kitchen and living room. Electricity, phone, gas and satellite are on the property. The rolling hills provide beautiful views of the mountain range. The woods consist of native pines and hardwoods. Hunting is excellent with the mix of native timber and adjacency to the Ouachita National Forest. Hiking and ATV riding could provide enjoyable recreation opportunities.

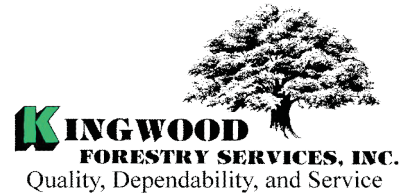
Maps and Photographs can be viewed at
www.kingwoodforestry.com



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

Phone: 903-831-5200
Fax: 903-831-9988
texarkana@kingwoodforestry.com





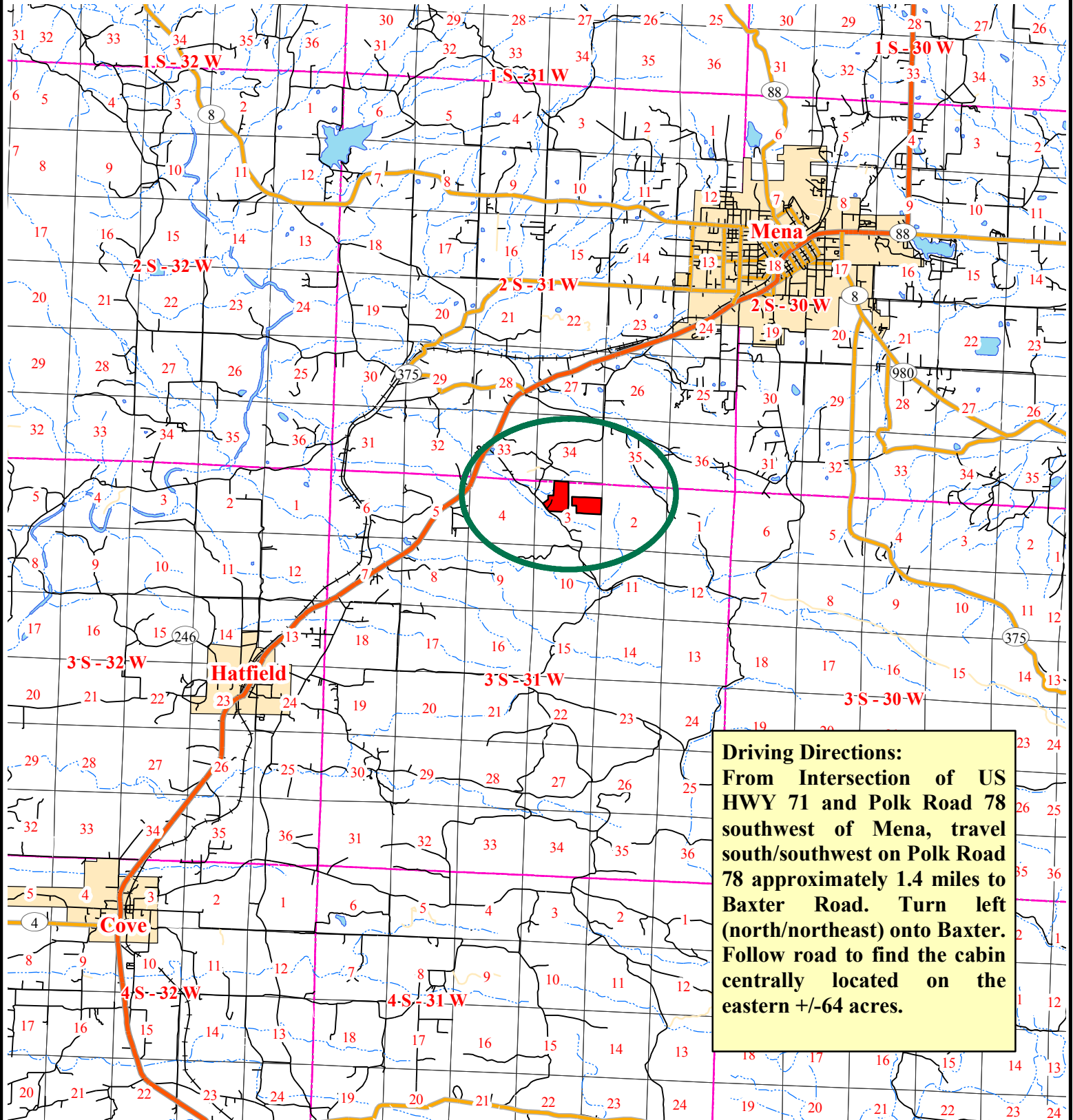
Langley Tract (#7118) \$235,000.00

Conditions of Sale:

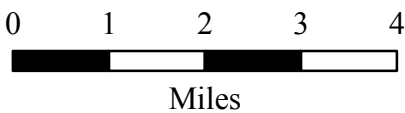
1. All offers will be presented to Seller for consideration. Offers must remain valid for a minimum of 5 business days for Seller to consider. Seller reserves the right to either counter any offer or reject all offers.
2. Upon acceptance of an offer, a more formal Contract of Sale will be executed between 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 Special (Limited) 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. Interested Buyers must make an appointment in order to view the inside of the cabin. 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.

www.kingwoodforestry.com

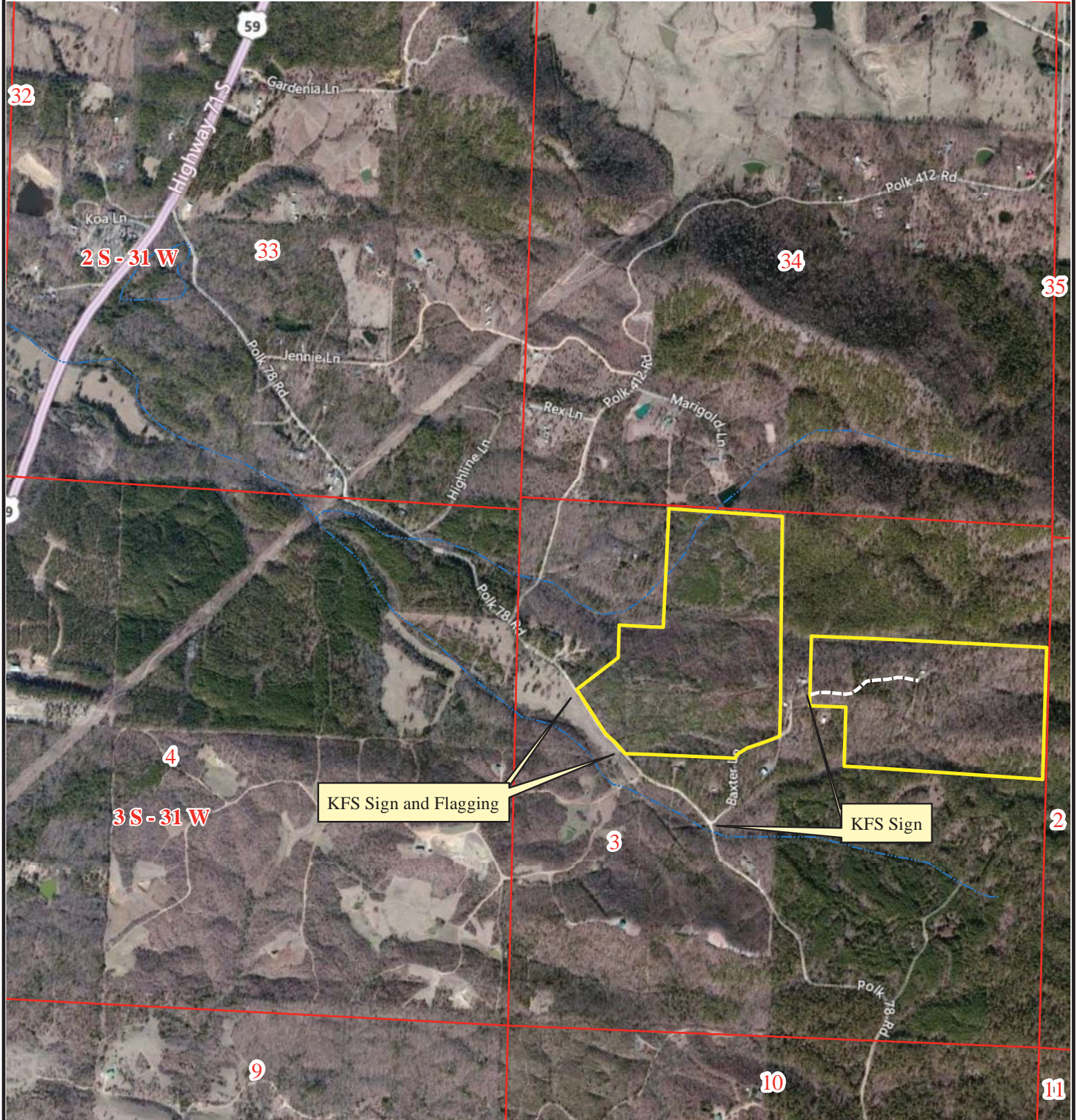
Land and Cabin For Sale
Langley Tract (#7118)
+/-146 Acres
Pt. of the N1/2 of Sec. 3, T3S, R31W
Polk County, Arkansas



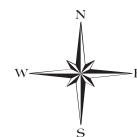
Driving Directions:
From Intersection of US HWY 71 and Polk Road 78 southwest of Mena, travel south/southwest on Polk Road 78 approximately 1.4 miles to Baxter Road. Turn left (north/northeast) onto Baxter. Follow road to find the cabin centrally located on the eastern +/-64 acres.



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Pt. of the N1/2 of Sec. 3, T3S, R31W
Polk County, Arkansas

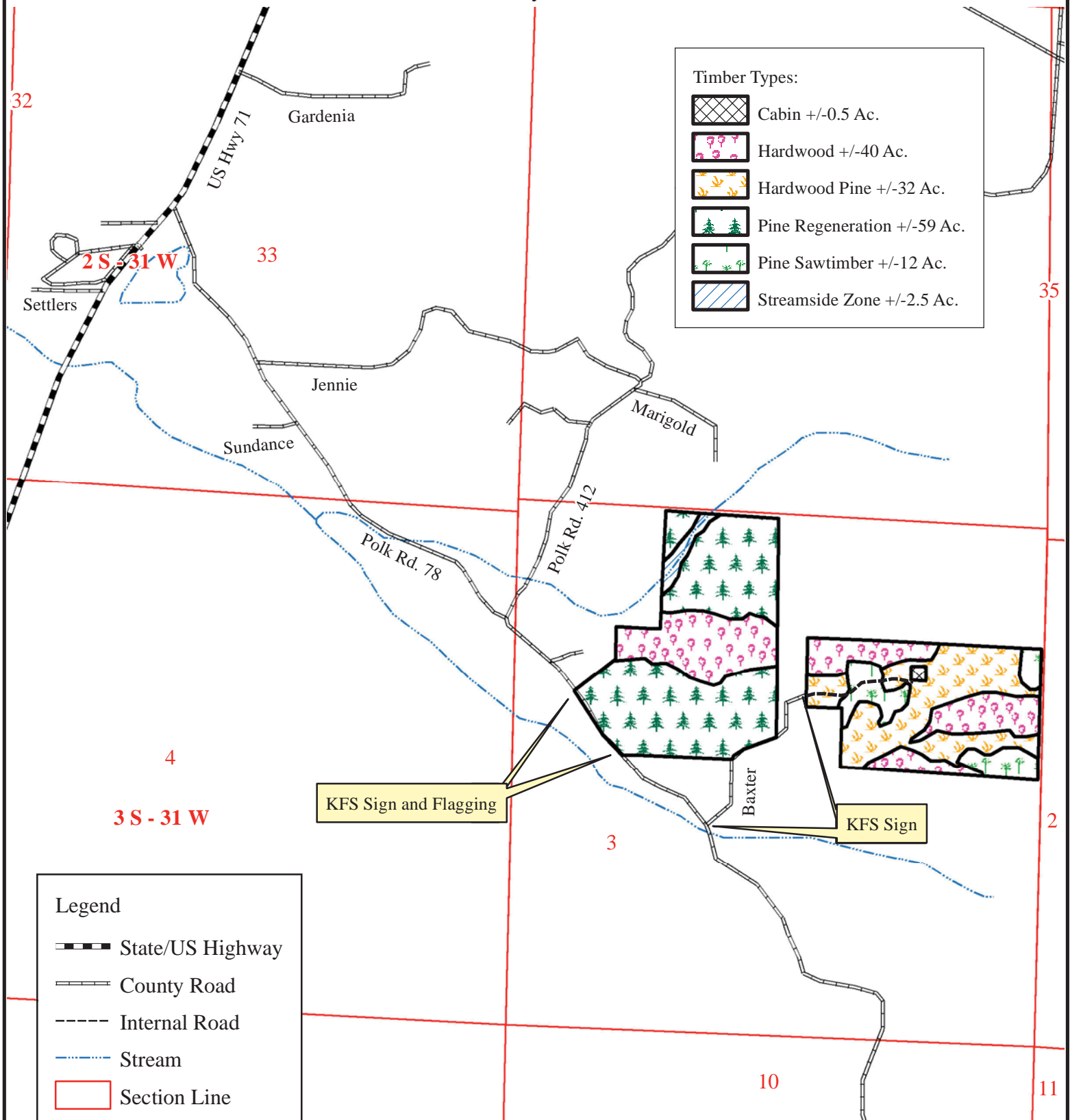


0 0.5
Miles









Bing Maps
March 2012
Printed By: RDH






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 Langley Tract (#7118)
 +/-146 Acres
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 Polk County, Arkansas



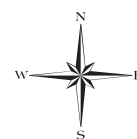
Timber Types:

-  Cabin +/-0.5 Ac.
-  Hardwood +/-40 Ac.
-  Hardwood Pine +/-32 Ac.
-  Pine Regeneration +/-59 Ac.
-  Pine Sawtimber +/-12 Ac.
-  Streamside Zone +/-2.5 Ac.

Legend

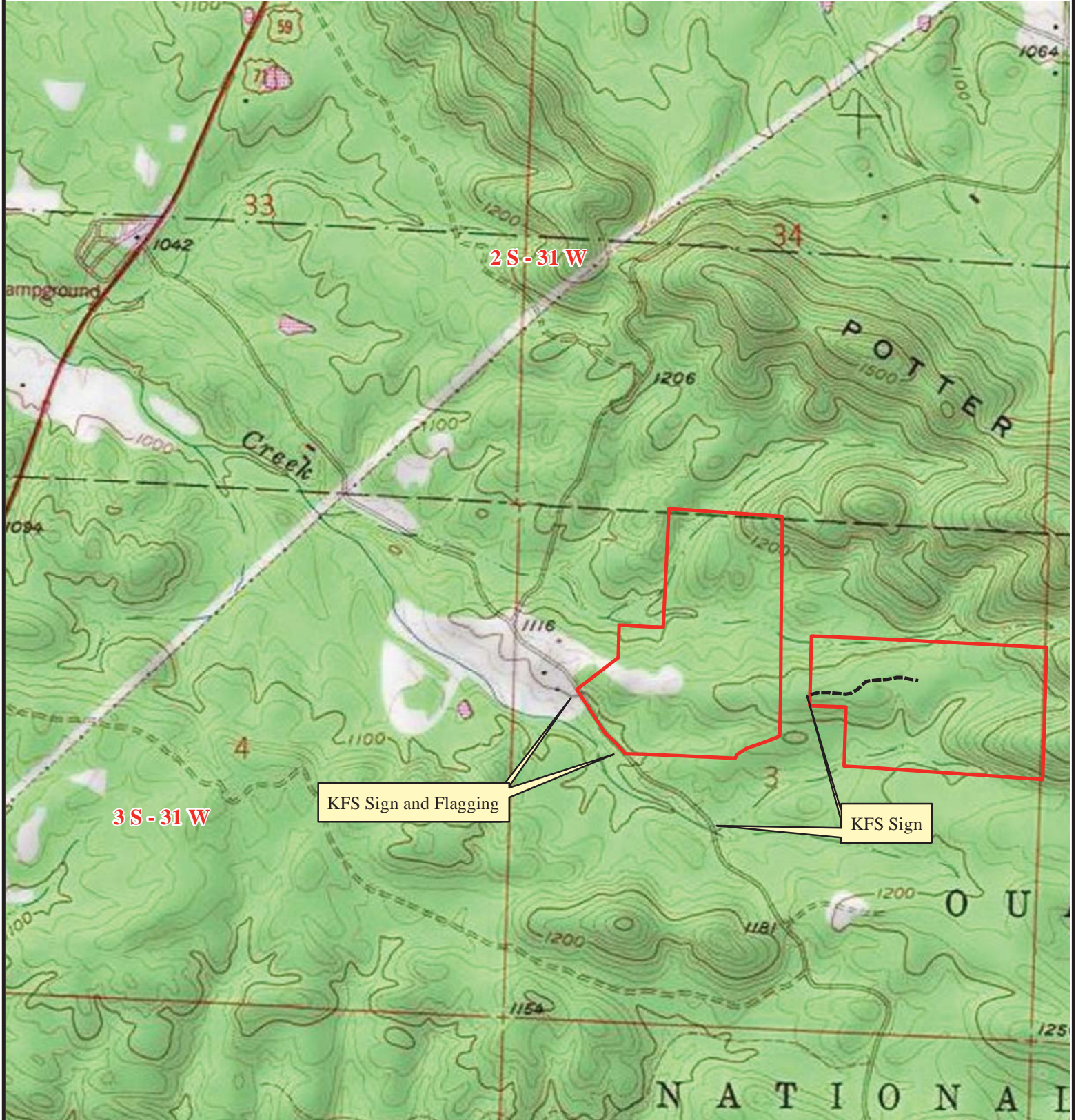
-  State/US Highway
-  County Road
-  Internal Road
-  Stream
-  Section Line

0 0.5
 Miles

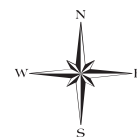


Tiger Data
 March 2012
 Printed By: RDH

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Polk County, Arkansas



0 0.5
Miles



USA Topo Maps
March 2012
Printed By: RDH

OFFER FORM

Langley Tract (#7118)

**- 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 Langley Tract Land Sale (#7118).

I submit the following as an offer for the purchase of the following real property located in Polk County, Arkansas and further described as part of the N½ of Section 3, Township 3 South, Range 31 West, Polk County, Arkansas.

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.

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

Langley Tract, 146 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