

+/-13 ACRES IN MILLER COUNTY ON THE RED RIVER

River Ridge Tract (#7114)

- +/- 13 ACRES WITH FRONTAGE ON THE RED RIVER
- EXCELLENT OPPORTUNITY FOR WATERFOWL HUNTING
- REMOTE LOCATION FOR QUALITY RECREATION ACTIVITIES
- UTILITIES AVAILABLE

Offered For Sale At
\$32,750.00

See this and other listings at
www.kingwoodforestry.com



The River Ridge Tract offers excellent opportunity for quality duck hunting, as well as, other hunting such as white-tailed deer and feral hogs. Timber types consist of native river bottom hardwoods along with planted mixed red oak and white oak species. The property has over 900 feet of frontage along the Red River in southeastern Miller County. The remote location along with the river frontage could provide excellent potential for quality waterfowl hunting. Also, the native river bottom hardwoods mixed with the planted oak species could provide excellent potential for hunting white-tailed deer. Electricity is available to the property.

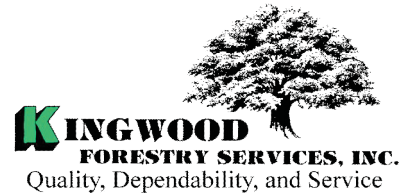
Maps and Photographs can be viewed
at www.kingwoodforestry.com



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

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





River Ridge Tract (#7114)

\$32,750.00

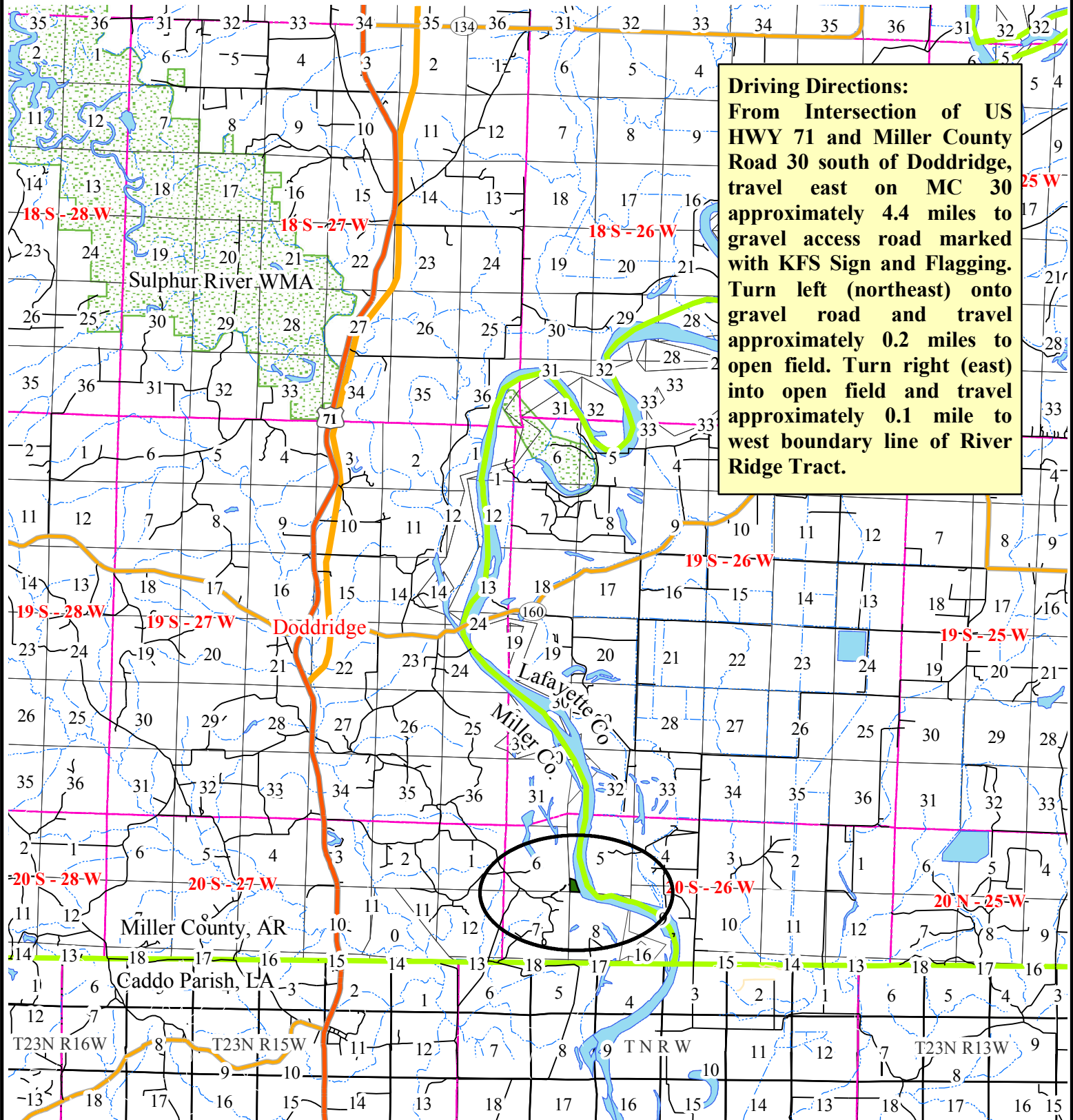
Conditions of Sale:

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 the offer or reject the offer.
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 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 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. Mineral rights will not be conveyed.
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 policy of owner's title insurance. Buyer is responsible for any additional title insurance that may be required, such as a lender's title insurance policy.
7. A local title closing agent selected by Seller will be used to conduct closing between Buyer and Seller, with Seller and Buyer paying for one-half each of any 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. 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.

www.kingwoodforestry.com

Land For Sale
River Ridge Tract (#7114)
+/-13 Acres

Pt. of SW1/4 of SW1/4, Sec. 5, T20S, R26W
Miller County, Arkansas



Driving Directions:

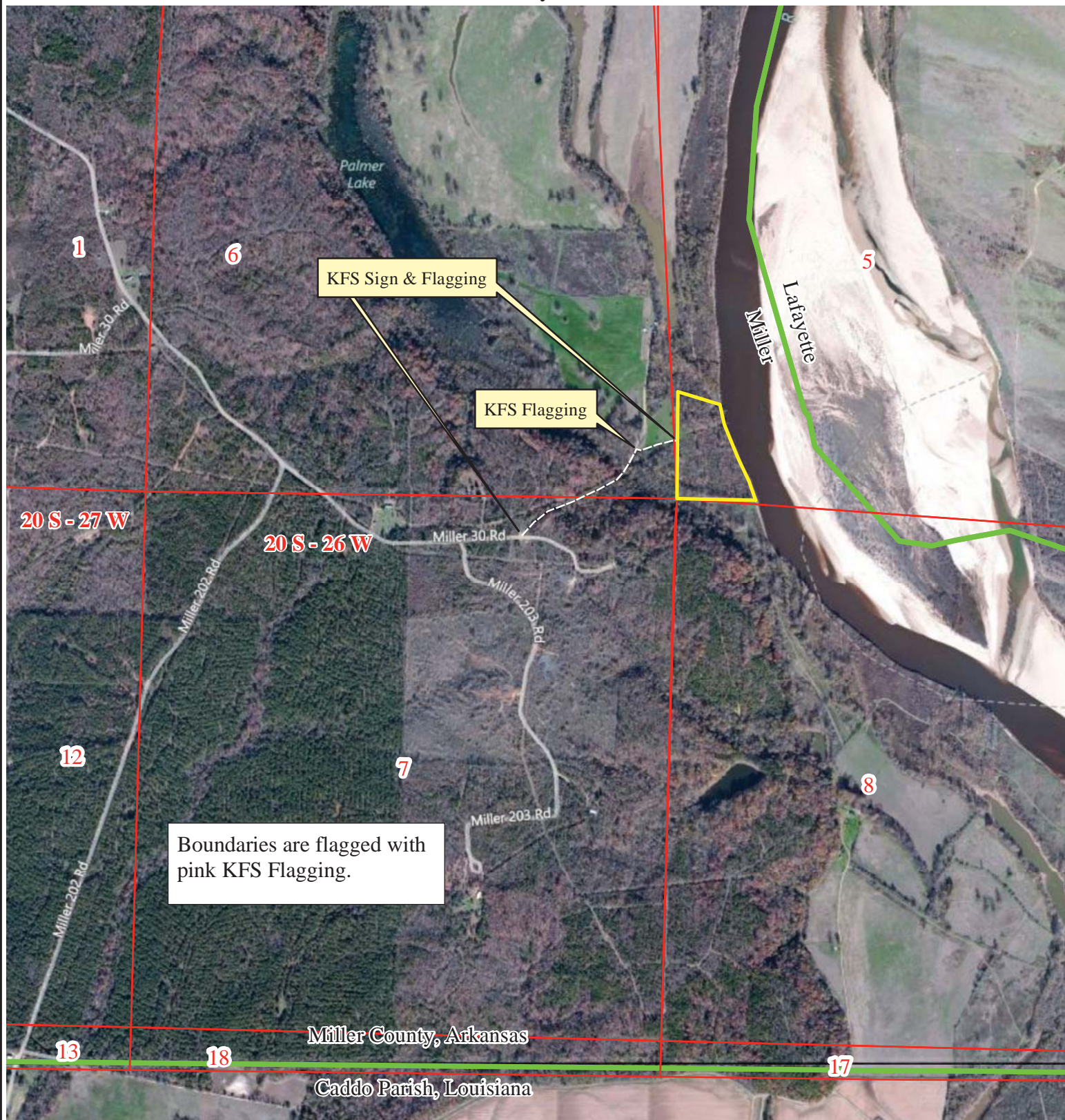
From Intersection of US HWY 71 and Miller County Road 30 south of Doddridge, travel east on MC 30 approximately 4.4 miles to gravel access road marked with KFS Sign and Flagging. Turn left (northeast) onto gravel road and travel approximately 0.2 miles to open field. Turn right (east) into open field and travel approximately 0.1 mile to west boundary line of River Ridge Tract.

0 1 2 3 4
Miles

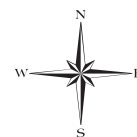


StreetMap USA
January 2012
Printed By: RDH

Land For Sale
River Ridge Tract (#7114)
+/-13 Acres
Pt. of the SW1/4 of SW1/4, Sec. 5, T20S, R26W
Miller County, Arkansas

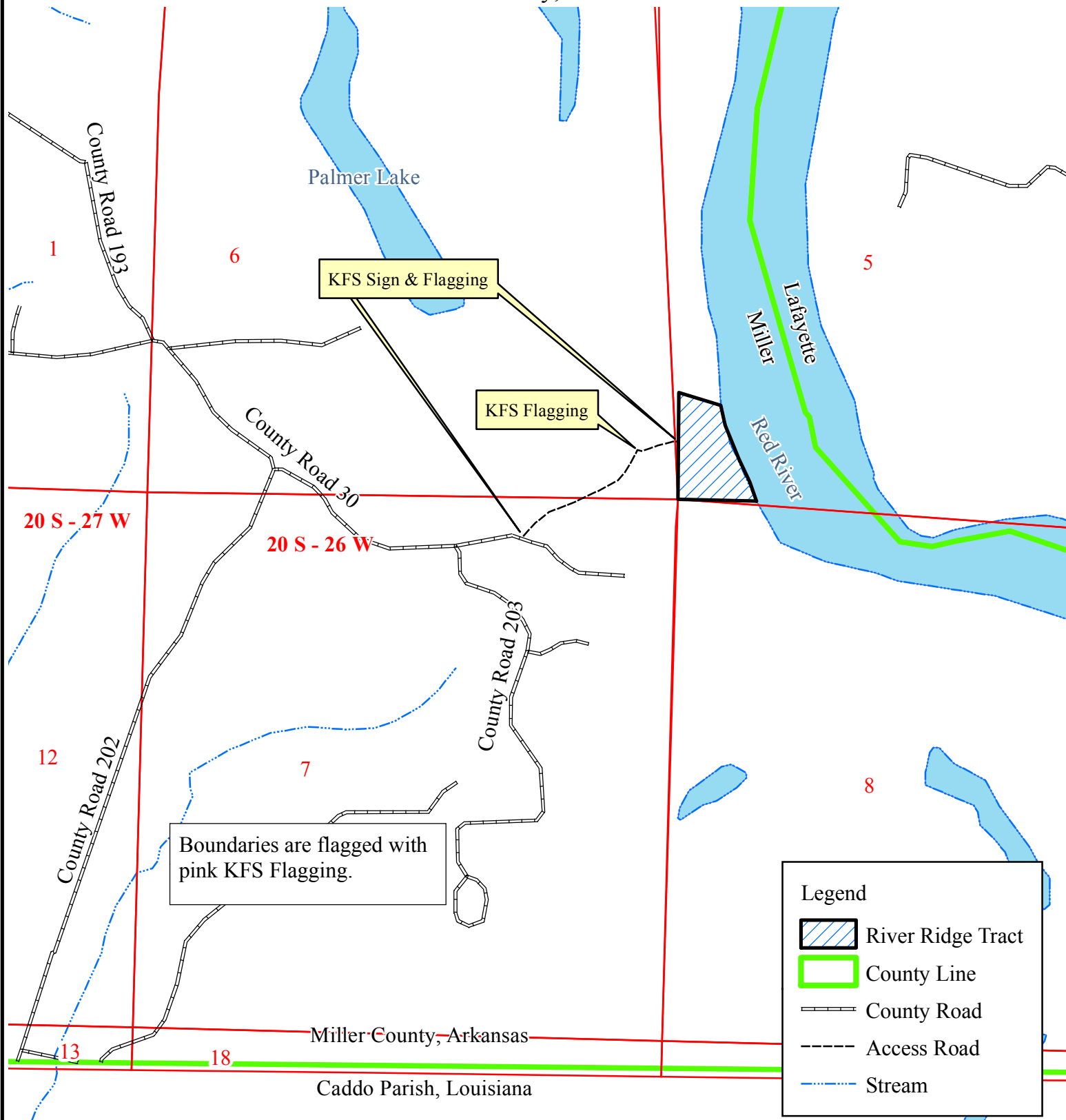


0 0.5
Miles

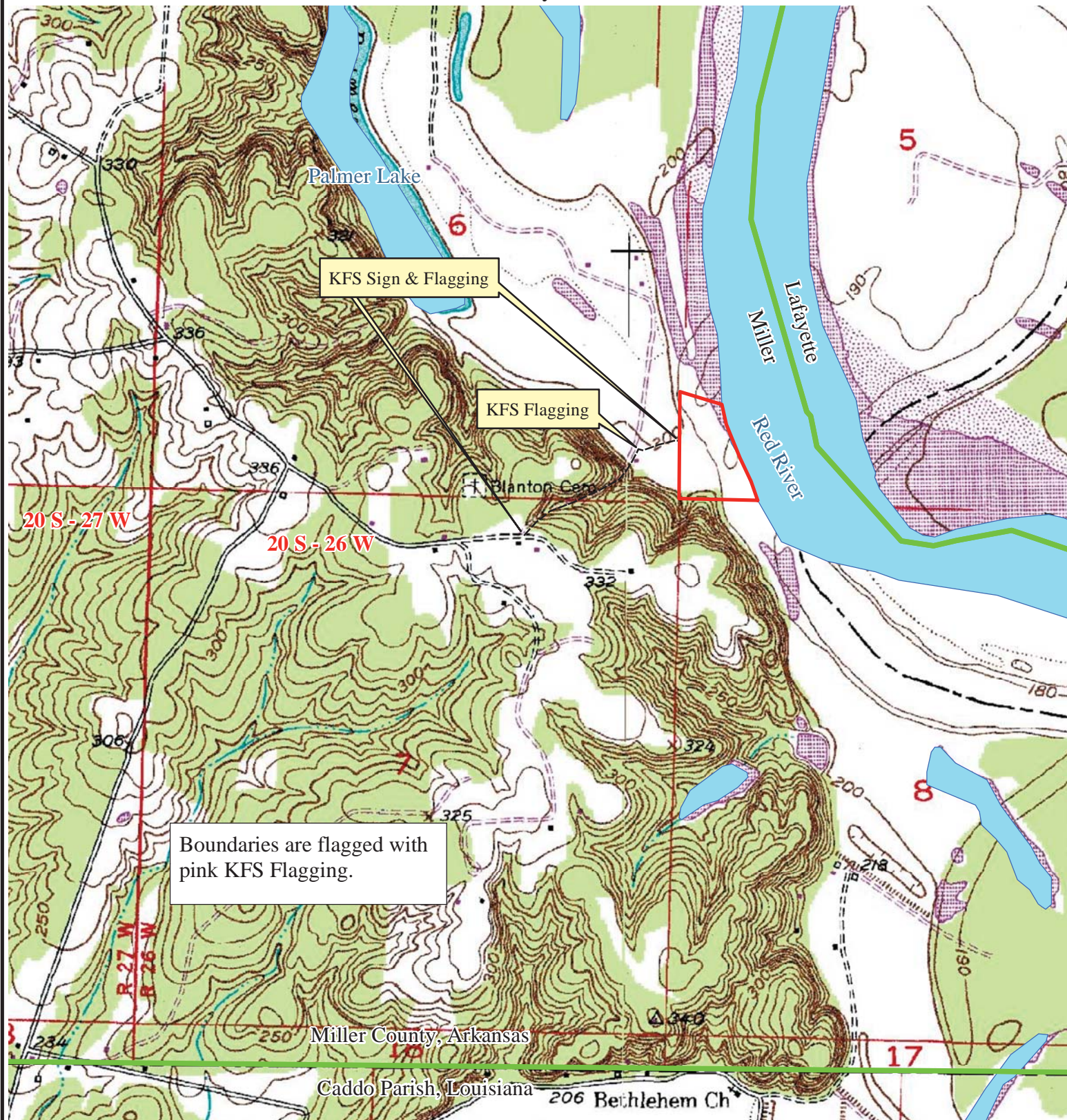


Bing Maps
January 2012
Printed By: RDH

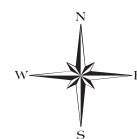
Land For Sale
River Ridge Tract (#7114)
+/-13 Acres
Pt. of the SW1/4 of SW1/4, Sec. 5, T20S, R26W
Miller County, Arkansas



Land For Sale
River Ridge Tract (#7114)
+/-13 Acres
Pt. of the SW1/4 of SW1/4, Sec. 5, T20S, R26W
Miller County, Arkansas



0 0.5
Miles



AR DRG
January 2012
Printed By: RDH

OFFER FORM

RIVER RIDGE TRACT LAND SALE (#7114)

**---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 River Ridge Tract (#7114) Land Sale.

I submit the following as an offer for the purchase of the following tract described as part of the SW1/4 of SW1/4, Section 5, Township 20 South, Range 26 West, Miller County, Arkansas, containing 13 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 forty five days of offer acceptance.

Send offer 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

River Ridge Tract (#7114), +/- 13 acres

\$ _____

Name: _____
Printed

Fax No.: _____

Signed

Phone No.: _____

Address: _____

E-mail: _____

Date: _____

Kingwood Forestry Services, Inc. is the real estate agent representing the seller in this land sale transaction.