

BEAUTIFUL VIEWS AND ROLLING HILLS IN PIKE AND HOWARD COUNTIES

Perkins Tract (#7105)

\$440,400.00



The Perkins Tract is 380 acres, more or less, and offers excellent opportunity for enjoying the beauty of the Arkansas landscape. The property straddles the Howard/Pike County line with approximately 220 acres in Howard County and 160 acres in Pike County. Access is excellent with paved county road frontage on the west boundary and on the east boundary. Features of the tract include two lakes, approximately 18 acres and 26 acres each, 320 acres of open pasture, and 16 acres of native pine and hardwood timber. Internal access is excellent with maintained gravel roads. Changes in elevation range from approximately 500 to 620 feet above sea level. Several locations on the tract are suitable for home-site development. The property can be purchased as two separate tracts by using the Howard/Pike County line as the division between the two.

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

See this and other listings 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

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\$440,400.00

*Excellent recreational property
with paved county road frontage
on two sides!*



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 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 entire tract, regardless of acreage. Seller will not provide a survey. Attached maps are for reference only and should not be considered survey plats.
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's conveyance will except and/or reserve all oil, gas, lignite and other minerals of similar or dissimilar nature.
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 an owner's title insurance policy. If Buyer is required to purchase a lender's title policy, such policy will be at Buyer's expense.
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 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/their 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 sales agent, of Kingwood Forestry Services office at 903-831-5200.

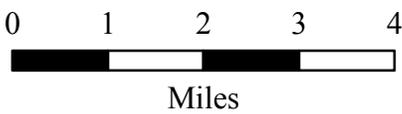
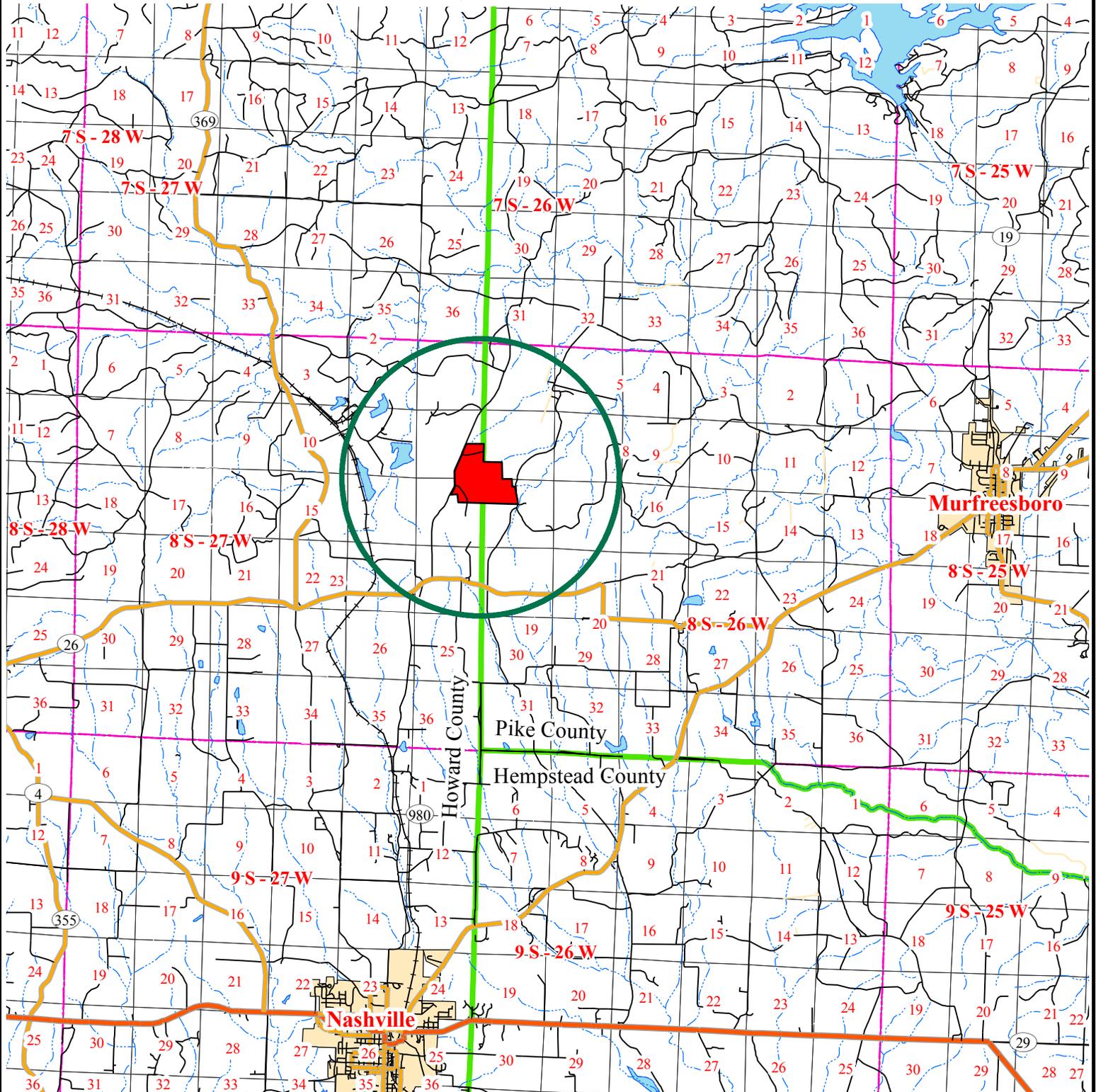


www.kingwoodforestry.com

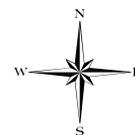
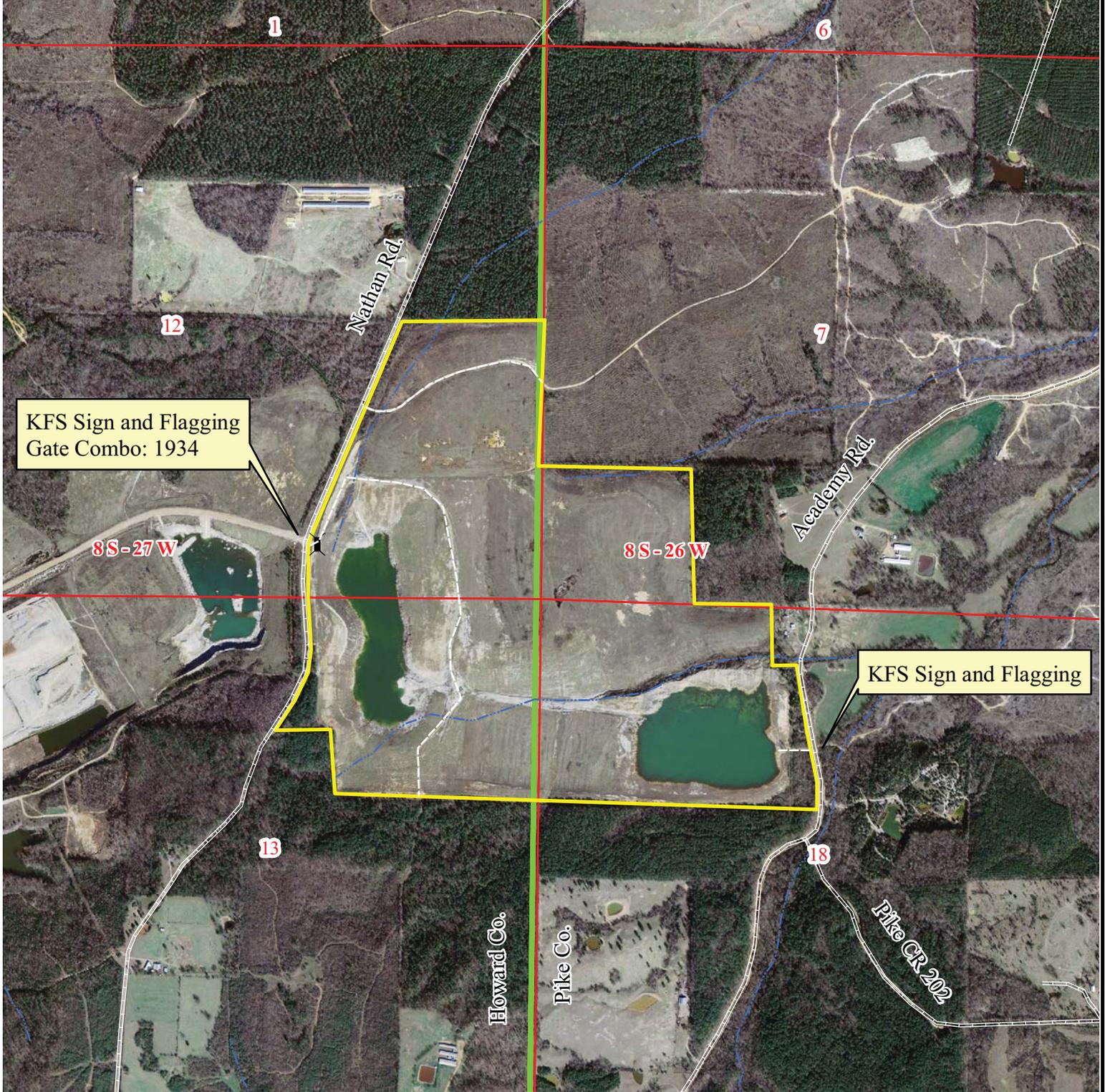


Land For Sale
Perkins Tract (#7105)
+/-380 Acres

Pt. SE1/4, Sec. 12 & Pt. NE1/4, Sec. 13, T8S, R27W
Howard County, Arkansas (+/-220 Acres);
SW1/4 of SW1/4, Sec. 7 & Pt. NW1/4, Sec. 18, T8S, R26W
Pike County, Arkansas (+/-160 Acres)



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 Pike County, Arkansas (+/-160 Acres)

Legend

-  County Road
-  Internal Road
-  Stream
-  County Line
-  Gate

Cover Type:

-  Lake
-  Native Pine/Hardwood
-  Open

KFS Sign and Flagging
Gate Combo: 1934

KFS Sign and Flagging

8 S - 27 W

8 S - 26 W

13

18

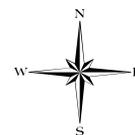
Howard Co.

Pike Co.

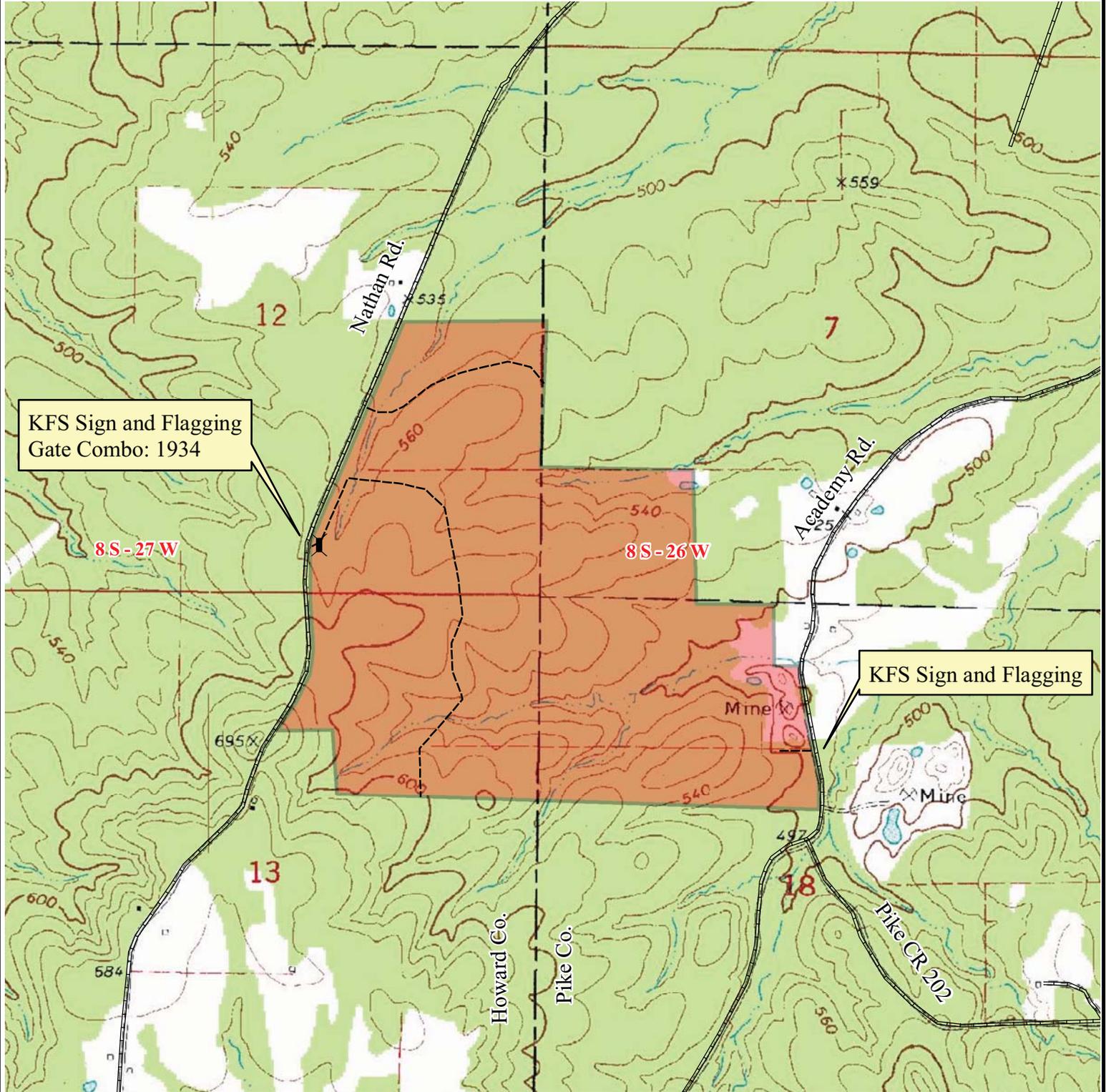
Nathan Rd.

Academy Rd.

Pike CR-202

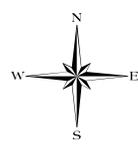


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KFS Sign and Flagging
Gate Combo: 1934

KFS Sign and Flagging



OFFER FORM

**Perkins Tract Land Sale
(#7105)**

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

Reference is made to the Kingwood Forestry Services, Inc. notice for the Perkins Tract Land Sale.

I submit the following as an offer for the purchase of 380 acres, more or less, of land and timber described as part of the SE ¼ of SW ¼, Section 12 & part of the NE ¼, Section 13, Township 8 South, Range 27 West, Howard County, Arkansas, containing 220 acres, more or less AND the SW ¼ of SW ¼, Section 7 & part of the NW ¼, Section 18, Township 8 South, Range 26 West, Pike County Arkansas, containing 160 acres, more or less.

My offer will remain valid through five business days following the day the offer is submitted. 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 on a predetermined date.

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 Ln.
Texarkana, TX 75503

Perkins Tract, 380 acres, more or less: \$ _____

Perkins Tract, Howard County, 220 acres, more or less: \$ _____

Perkins Tract, Pike County, 160 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