

Kingwood Forestry Services, Inc.

Listing #1577

LAND FOR SALE

Pipeline Tract

- +/- 20 Acres located in Ashley County, Arkansas
- 2 year old natural pine and hardwood reproduction
- Hunting & timberland investment property
- Surrounded by industrial and non-industrial privately owned timberland
- Gated historical access, no legal easement.

(\$800.00/ per acre)

\$16,000.00

*See this listing and more at:
www.kingwoodforestry.com*



The Pipeline Tract is 20 acres (tax acres) in size and is located 2.5 miles due west of Hamburg and 7 miles northeast of North Crossett, Arkansas. The property was clearcut in 2018. Timber on this property consist of natural mixed pine and hardwood reproduction that could be allowed to grow into a mixed natural stand or the property could be site prepared, planted, and managed as highly productive pine plantation. The property is flat and according to the NRCS WebSoil Survey the soil consist of somewhat poorly drained Calloway silt loam soil with a native site index of 80 (BA50). Being surrounded by managed forest and the north property line being a pipeline right-of-way are good attributes for deer hunting opportunities.

**Kingwood Forestry
Services, Inc.**

145 Greenfield Drive
P.O. Box 1290
Monticello, AR 71655

Phone: (870) 367-8567

Fax: (870) 367-8424

E-mail:

Monticello@kingwoodforestry.com



**Hunting & Timberland
Investment Potential**



Notice: Any person receiving this land sale marketing material is considered a prospective buyer for the subject property. Should a prospective buyer or its agents choose to inspect the property, they do so at their own risk and assume all liability and shall indemnify Seller and its agents against any and all claims, demands, or causes of action, of every kind, nature, and description relating to its access to or presence on the property.

Pipeline Tract

KFS # 1577

Ashley County, Arkansas

\$16,000.00 (\$800.00/Acre)

Method of Sale: The Pipeline Tract is offered for sale for \$16,000.00. Mailed offers should be addressed to Kingwood Forestry Services, Inc., P.O. Box 1290, Monticello, Arkansas, 71657 with “**Pipeline Tract**” clearly marked in the lower left corner of the envelope to protect the security of the offer. An offer form is attached. On mailed offers, please call our office to confirm receipt of offer. Offers may also be hand-delivered or sent by fax to **(870) 367-8424**. All faxed offers will be immediately acknowledged. Please await confirmation that your faxed offer has been received.

Conditions of Sale:

All offers will be presented to the Seller for consideration. The landowner reserves the right to accept or reject all offers.

1. Offers submitted will remain valid for five (5) business days. Upon acceptance of an offer, a formal Contract of Sale, with earnest money in the amount of ten percent (10%) of purchase price, will be executed between the buyer and seller within seven (7) business days. A sample Contract of Sale may be provided in advance upon request. Terms are cash at closing. Closing is expected to be held within forty-five (45) days of offer acceptance.
2. 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 the entire tract, regardless of acreage. The seller will not provide a survey. The attached tract map is thought to be accurate but should not be considered as a survey plat.
3. Conveyance will be by Warranty Deed, subject to all previous 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, with title assured through seller-provided title insurance policy. Property is being sold “As Is, Where Is, with all faults”. No environmental inspection or representation has been or will be made by seller. The Owner will convey, without warranty, any mineral rights they may own on this property.
4. Seller will pay prorated property taxes (to date of closing), deed preparation, and one-half (1/2) of the deed stamps. Buyer will pay recording fees and one-half (1/2) of the deed stamps. Should Buyer be required by a lender to purchase a lender's title insurance policy, the Buyer will pay any fees for such policy.
5. A local title company, selected by Seller, will conduct the closing with Buyer and Seller each paying one-half (1/2) of fees associated with closing services.
6. Property inspections shall be done in daylight hours. The gate is locked, please call **(870) 367-8567** to schedule an inspection. 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 do so at their own risk and accept said property in its existing condition during such inspections. All persons entering upon the property assume all risks and liabilities and agree to indemnify, defend, and hold harmless Seller, its managers, agents, and employees from and against any and all claims, demands, causes of action, and damages resulting from any accident, incident, or occurrence arising out of, incidental to or in any way resulting from his or her inspection of the property or his or her exposure to the conditions of the property.
7. 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. Existing hunting leases will terminate at closing.
8. Kingwood Forestry Services, Inc. is the real estate firm representing the seller. Information provided is believed to be substantially correct, but is not guaranteed. Prospective buyers assume the responsibility for verifying this information to their satisfaction. Kingwood makes no representation for the Buyer.
9. Questions regarding the land sale should be directed to licensed brokers John McAlpine or Rick Watts of Kingwood Forestry Services at 870-367-8567.

For more information, call (870) 367-8567 or visit our website at:

www.kingwoodforestry.com

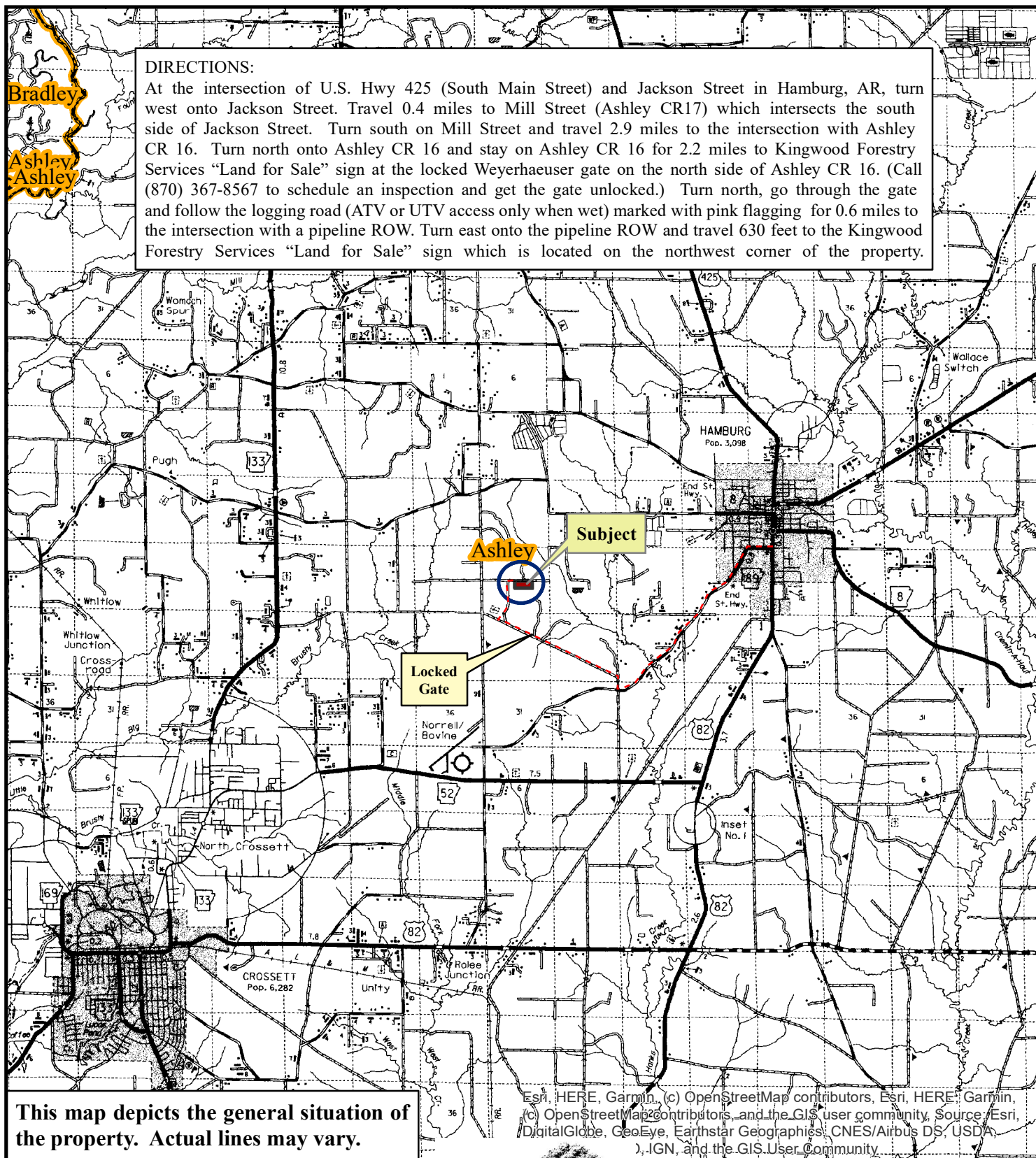
Kingwood Forestry Services, Inc. represents the interests of the Seller of this property. All information presented in this flyer is believed to be accurate. Buyers are responsible for verifying information on this tract for themselves. **Kingwood makes no representation for the Buyer.**

**Listing #
1577**

LAND FOR SALE
Pipeline Tract +/- 20 acres
Sections 19, Township 17 South, Range 7 West
Ashley County, AR

DIRECTIONS:

At the intersection of U.S. Hwy 425 (South Main Street) and Jackson Street in Hamburg, AR, turn west onto Jackson Street. Travel 0.4 miles to Mill Street (Ashley CR17) which intersects the south side of Jackson Street. Turn south on Mill Street and travel 2.9 miles to the intersection with Ashley CR 16. Turn north onto Ashley CR 16 and stay on Ashley CR 16 for 2.2 miles to Kingwood Forestry Services "Land for Sale" sign at the locked Weyerhaeuser gate on the north side of Ashley CR 16. (Call (870) 367-8567 to schedule an inspection and get the gate unlocked.) Turn north, go through the gate and follow the logging road (ATV or UTV access only when wet) marked with pink flagging for 0.6 miles to the intersection with a pipeline ROW. Turn east onto the pipeline ROW and travel 630 feet to the Kingwood Forestry Services "Land for Sale" sign which is located on the northwest corner of the property.

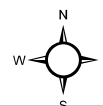


**This map depicts the general situation of
the property. Actual lines may vary.**

Esri, HERE, Garmin, (c) OpenStreetMap contributors, Esri, HERE, Garmin, (c) OpenStreetMap contributors, and the GIS user community, Source: Esri, DigitalGlobe, GeoEye, Earthstar Geographics, CNES/Airbus DS, USDA, IGN, and the GIS User Community

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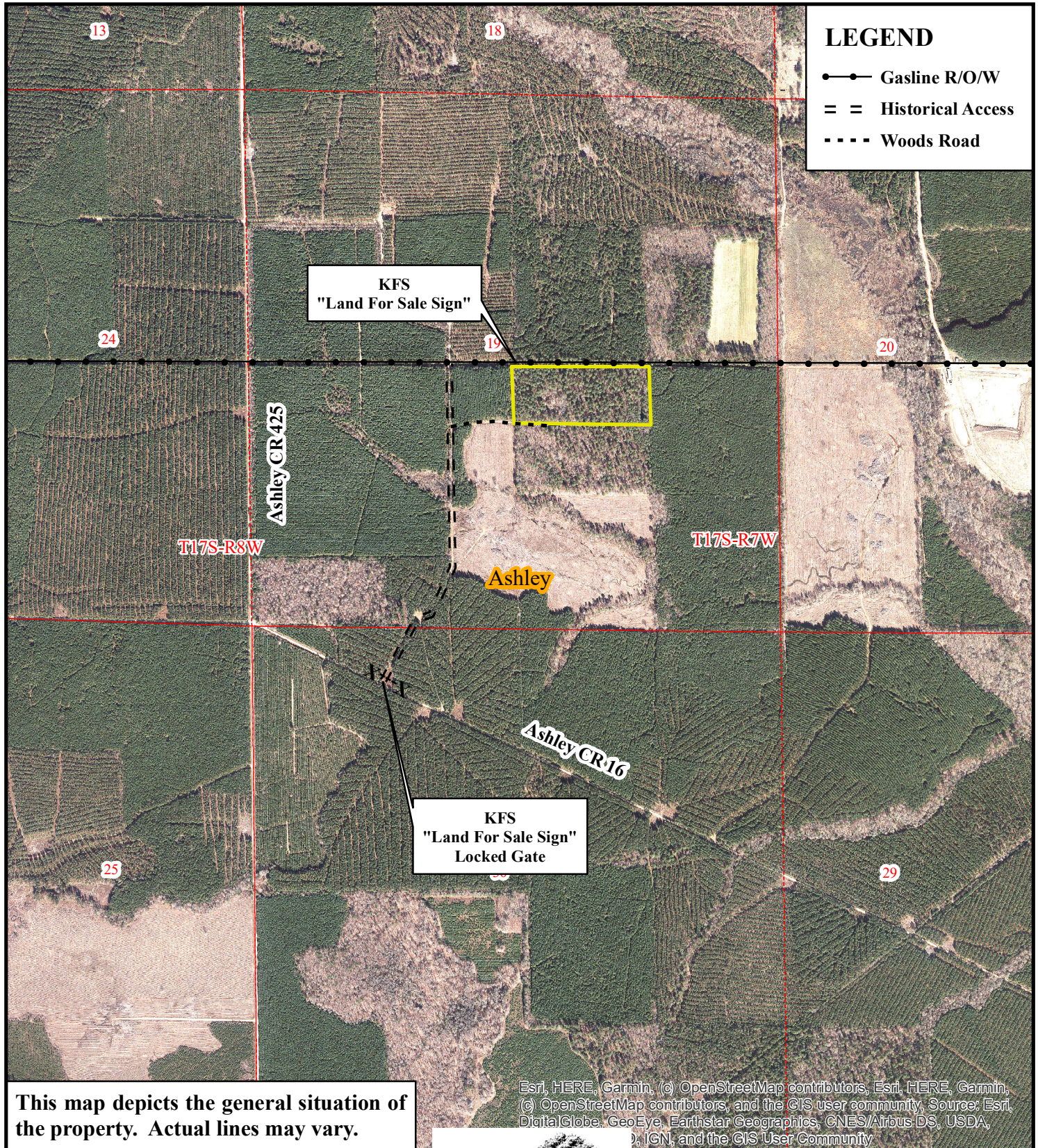
KINGWOOD
FORESTRY SERVICES, INC.
Quality, Dependability, and Service



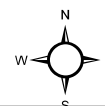
Author: RLW
Date: 2/21/2020

Listing #
1577

LAND FOR SALE
Pipeline Tract +/- 20 acres
Sections 19, Township 17 South, Range 7 West
Ashley County, AR



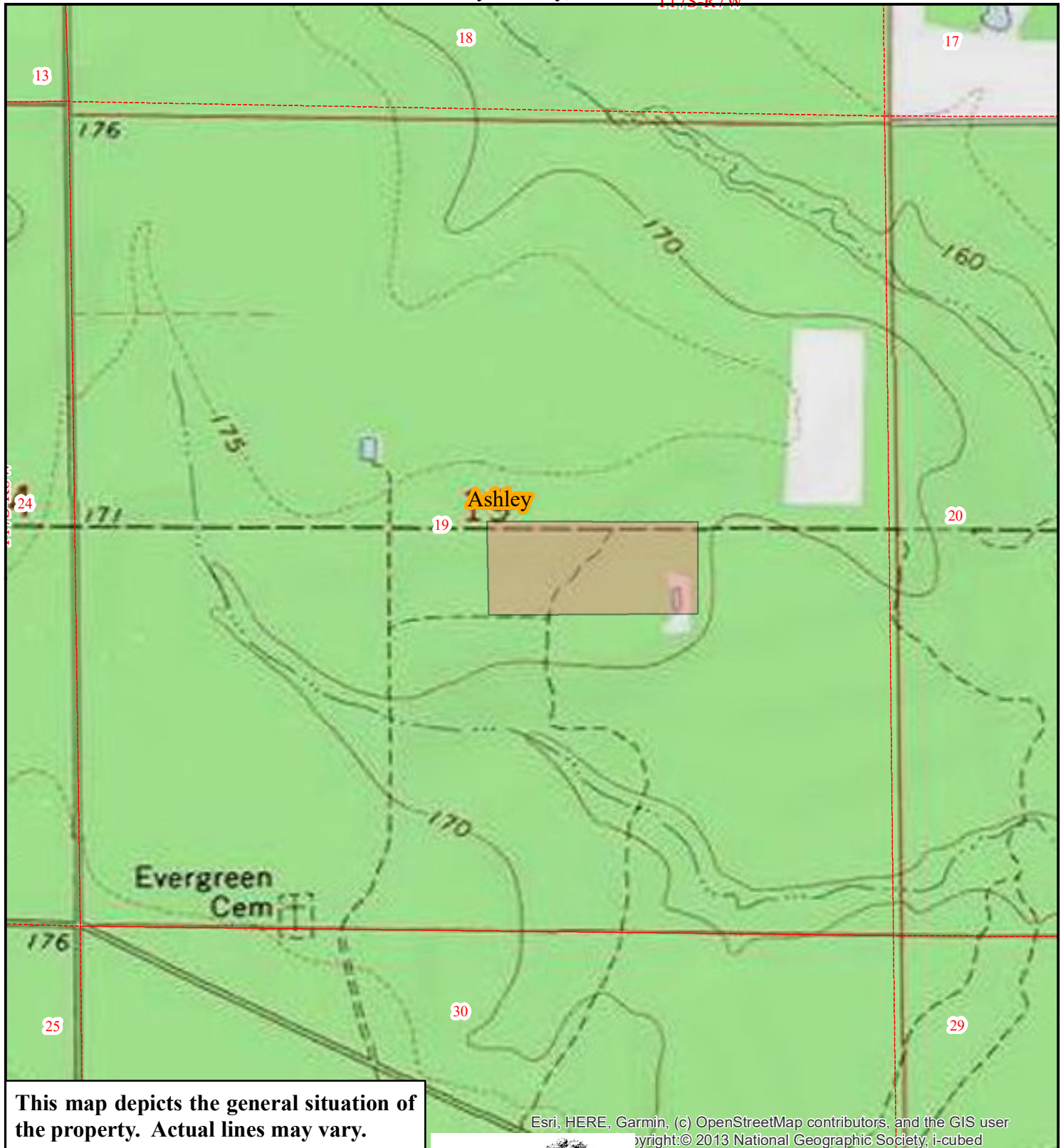
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Author: RLW
Date: 2/21/2020

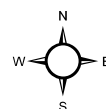
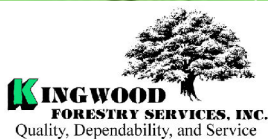
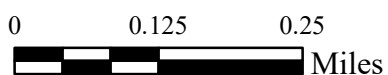
**Listing #
1569**

**Section 19; Township 17 South; Range 7 West;
Ashley County, Arkansas**



This map depicts the general situation of the property. Actual lines may vary.

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Author: RLW
Date: 10/11/2019

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Land Sale — Offer Form

Pipeline Tract

Listing #1577 — Ashley County, Arkansas

— Please fax offer to 870-367-8424 or mail to P.O. Box 1290, Monticello, AR 71657 —

I submit the following as an offer for the purchase of the property described as the **Pipeline Tract**. The tract is offered for sale at **\$16,000.00.**

My offer will remain valid for five (5) business days from this date. If my offer is accepted, I am ready, willing, able, and obligated to execute a Contract of Sale within seven (7) business days of owner's acceptance with earnest money in the amount of ten percent (10%) of the purchase price. Closing date is to occur within forty-five (45) days of contract signing of both the buyer and seller. I have read and understand the Method of Sale and Conditions of Sale sections in this notice.

Tract Name: **Pipeline Tract**

Location of Tract: N½ of the NW¼ of the SE ¼ of Section 19; Township 17 ; Range 7 West, containing 20 acres, more or less

Advertised Acreage: **20 Acres (tax acres), more or less**

Date of Offer: _____

Amount of Offer: \$ _____

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

Name: _____	Company: _____
Printed	Fax Number: _____
_____	Phone Number: _____
Signed	E-Mail: _____
Address: _____	Date: _____

Send Offer Form by Fax to: 870-367-8424

OR by Mail to: Kingwood Forestry Services, Inc.
P.O. Box 1290
Monticello, AR 71657

OR Hand Deliver to:
Kingwood Forestry Services, Inc.
145 Greenfield Drive
Monticello, AR 71655

AREA BELOW FOR KINGWOOD USE ONLY

Offer acknowledged by Agent/Broker: _____

Name

Date

