

**Kingwood Forestry Services, Inc.**

**Listing # 1594**

# LAND FOR SALE

**War Eagle Tract**

- +/- 40 Acres located within the corporate limits of Monticello in Drew County, Arkansas.
- Located in close proximity to Monticello Economic/Industrial Development Commission Industrial Park.
- Mature native pine large saw-timber tract.
- Timberland investment property surrounded by institutional/ industrial and nonindustrial forest land.

(\$3,475.00/ acre)

**\$139,000.00**

*See this listing and more at:  
[www.kingwoodforestry.com](http://www.kingwoodforestry.com)*



The War Eagle Tract is located within the corporate limits of Monticello, in Drew County Arkansas. This property is surrounded by institutional/industrial and nonindustrial forest land and is located less than 1/4 mile west of M.E.D.C. Industrial Park. Access to the property is from the west off Old Dermott Road via a native surface woods road across Carter Jones Timber Company. Timber on this property is predominantly mature native pine sawtimber. The predominant soils, according to the NRCS Web Soil Survey are poorly drained silt loam and moderately well drained fine sandy loam soils with an average native site index for loblolly pine of 80 feet (Base Age 50). According to the FEMA flood insurance rate map this property is located outside of any flood plain.

**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](mailto:Monticello@kingwoodforestry.com)



**Hunting & Timber  
Investment Property**



**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.

# War Eagle Tract

KFS # 1594

Drew County, Arkansas

\$139,000.00 (\$ 3,475.00/Acre)

**Method of Sale:** The War Eagle Tract is offered for sale for \$139,000.00. Mailed offers should be addressed to Kingwood Forestry Services, Inc., P.O. Box 1290, Monticello, Arkansas, 71657 with “**War Eagle 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:**

1. All offers will be presented to the Seller for consideration. The landowner reserves the right to accept or reject all offers.
2. 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.
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 the entire tract, regardless of acreage. Seller will not provide survey. The attached tract map is thought to be accurate but should not be considered as a survey plat.
4. 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 though 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. Owner WILL convey, any mineral rights they may own on this property.
5. 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.
6. 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.
7. 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 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.
8. 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.
9. 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.
10. Questions regarding the land sale should be directed to licensed broker’s 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](http://www.kingwoodforestry.com)**

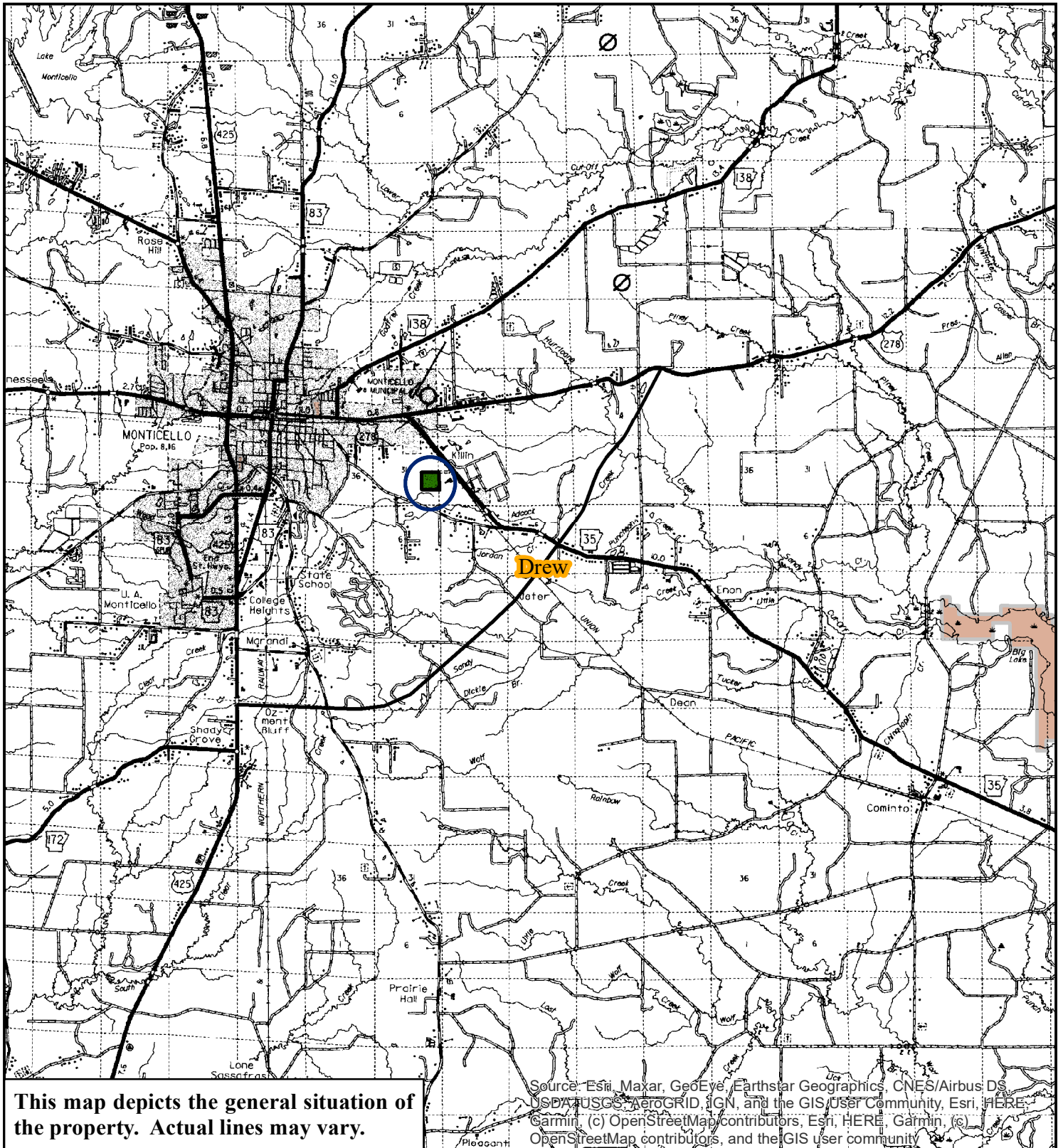
Kingwood Forestry Services, Inc. represents the interests of the Seller of this property. All information presented in this flyer is believed to be accurate. Buyers are responsible for verifying information on this tract for themselves. **Kingwood makes no representation for the Buyer.**



# LAND FOR SALE

Listing #  
1594

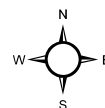
War Eagle Tract +/- 40 Acres  
Section 31, Township 12 South, Range 6 West,  
Drew County, AR



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

0 1 2  
Miles

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



Author: RLW  
Date: 2/9/2021

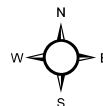


Listing #  
1594

**LAND FOR SALE**  
**War Eagle Tract    +/-40 acres**  
**Section 31, Township 12 South, Range 6 West,**  
**Drew County, AR**



0 0.125 0.25  
Miles



Author: RLW  
Date: 2/10/2021

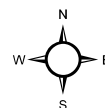


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**LAND FOR SALE**  
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0 0.125 0.25  
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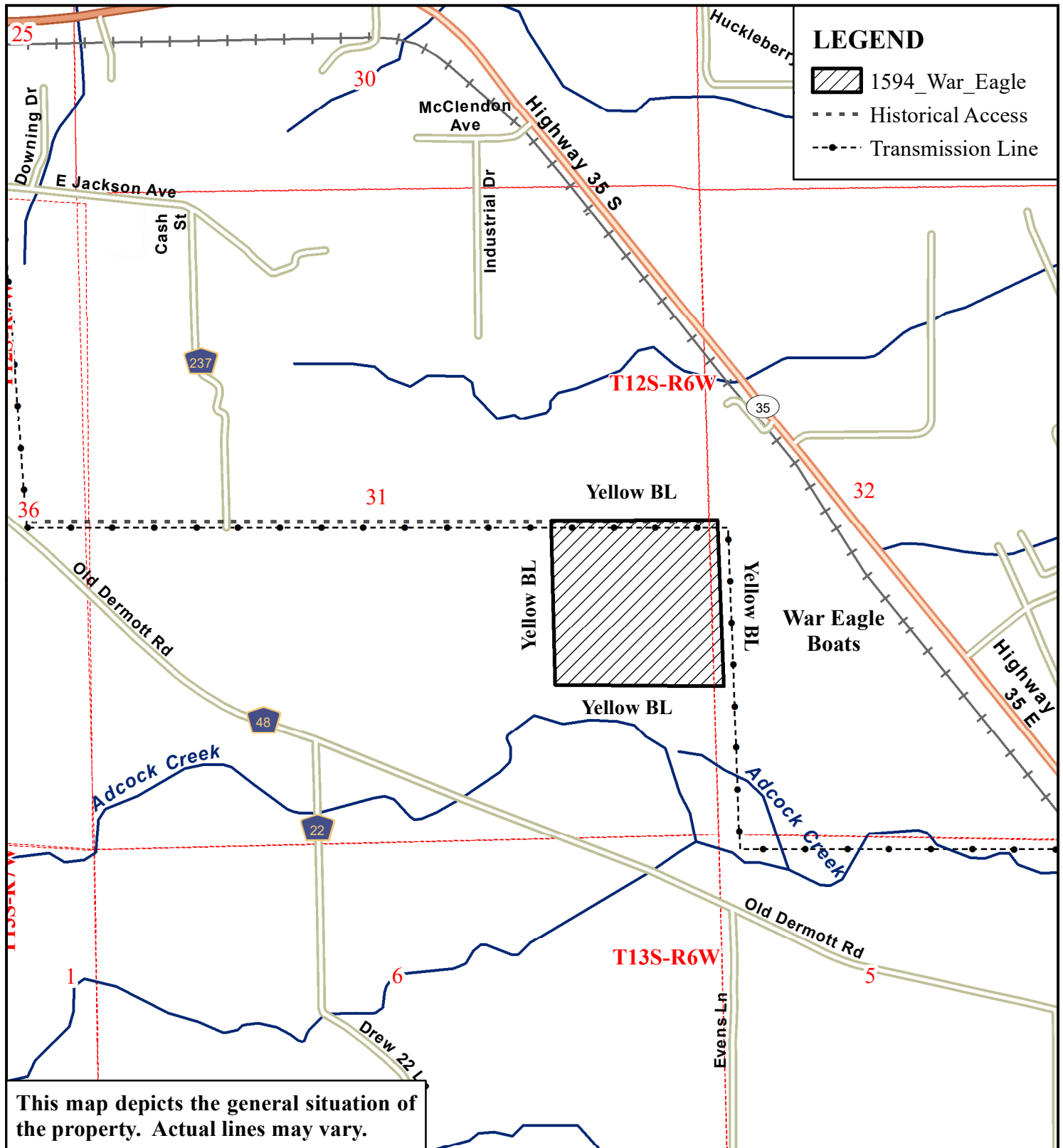
**Author: RLW**  
**Date: 2/10/2021**

# LAND FOR SALE

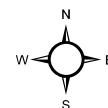
Listing #  
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War Eagle Tract +/- 40 acres

Section 31, Township 12 South, Range 6 West,  
Drew County, AR



0 0.125 0.25  
Miles



Author: RLW  
Date: 3/30/2021

## Land Sale — Offer Form

### War Eagle Tract

**Listing # 1594 — Drew 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 War Eagle Tract. The tract is offered for sale at \$139,000.00.

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:** War Eagle Tract

**Location of Tract:** NE ¼ of the SE ¼, Section 31, Township 12 South, Range 6 West,  
Drew County, AR, being 40 acres, more or less.

**Advertised Acreage:** 40

**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:** \_\_\_\_\_

Printed

**Company:** \_\_\_\_\_

**Fax Number:** \_\_\_\_\_

**Signed** \_\_\_\_\_

**Phone Number:** \_\_\_\_\_

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

**E-Mail:** \_\_\_\_\_

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

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

OR Hand Deliver to:

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

Kingwood Forestry Services, Inc.  
145 Greenfield Drive  
Monticello, AR 71655

**AREA BELOW FOR KINGWOOD USE ONLY**

Offer acknowledged by Agent/Broker: \_\_\_\_\_

