

Upper Cutoff Creek Tract

KFS #1620

+/- 205.1 Acres

- **Great Hunting and Recreation Property**
- **Plantation Timber Investment**
- **Mixed Hardwood Timber With Young Hardwood Regeneration**
- **Open Lanes and Food Plots with Deer Stands & Feeders**
- **Located Just 20 minutes from Monticello**

\$656,320.00
(\$3,200/acre)

**KINGWOOD FORESTRY
SERVICES, INC.**

145 GREENFIELD DR
P.O. BOX 1290
MONTICELLO, AR 71655

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monticello@kingwoodforestry.com

www.kingwoodforestry.com



The Upper Cutoff Creek Tract is +/- 205.1 acres located in northeastern Drew County and offers great white-tailed deer hunting. The property is surrounded by industrial timberland. The tract has about 28.4 acres of 2006 pine plantation and 1.2 acres mature pine plantation that were established using intensive site treatments and offers great long term timber growth potential. The tract also has about 73.8 acres of mixed hardwoods along Collins Branch and Upper Cutoff Creek which runs through the property and 84.6 acres of naturally regenerated hardwoods that offers some dense cover for deer and other wildlife. The remaining acreage consists of access lanes, food plots, and two small sloughs. The mix of vegetation offers great diversity for wildlife enhanced by available lanes for food plots and flowing creeks that cross the property.



Upper Cutoff Creek Tract

Drew County, AR

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Driving Directions:

Property is located behind a locked gate. Call for property showing. From Downtown Monticello, travel north on Main Street for 0.5 miles to Jefferson Street and turn right, then left onto N. Gabbert (Highway 83). Travel north on Highway 83 for about 4.5 miles to Jose Chapel Road on the right. Take a right on Jose Chapel and go 3.2 miles to a gated gravel road on the left (Peach Orchard) Go through the gate and follow gravel road north for about 1 mile to the a Kingwood Land For Sale sign which marks the property's south line.

General Conditions of Sale

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

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.

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.

Conveyance will be by Special (Limited) 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 a Title Insurance Policy at the seller's expense. Seller's conveyance will except and/or reserve all oil, gas, lignite and other minerals of similar or dissimilar nature.

Property is being sold "As Is, Where Is, with all faults". No environmental inspection or representation has been or will be made by Seller or its agents.

Seller will pay pro-rated property taxes (to date of closing) and deed preparation. Buyer will pay recording fees. Buyer and Seller will split real estate transfer tax (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.

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.

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.

Hunting equipment (such as Deer stands, feeders, etc.) and any other man-made items found on the property will convey unless stated otherwise.

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.

Questions regarding the land sale should be directed to licensed broker John McAlpine or agent Rick Watts of Kingwood Forestry Services at 870-367-8567.

www.kingwoodforestry.com

For more information, call 1-870-367-8567 or visit our website.

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.

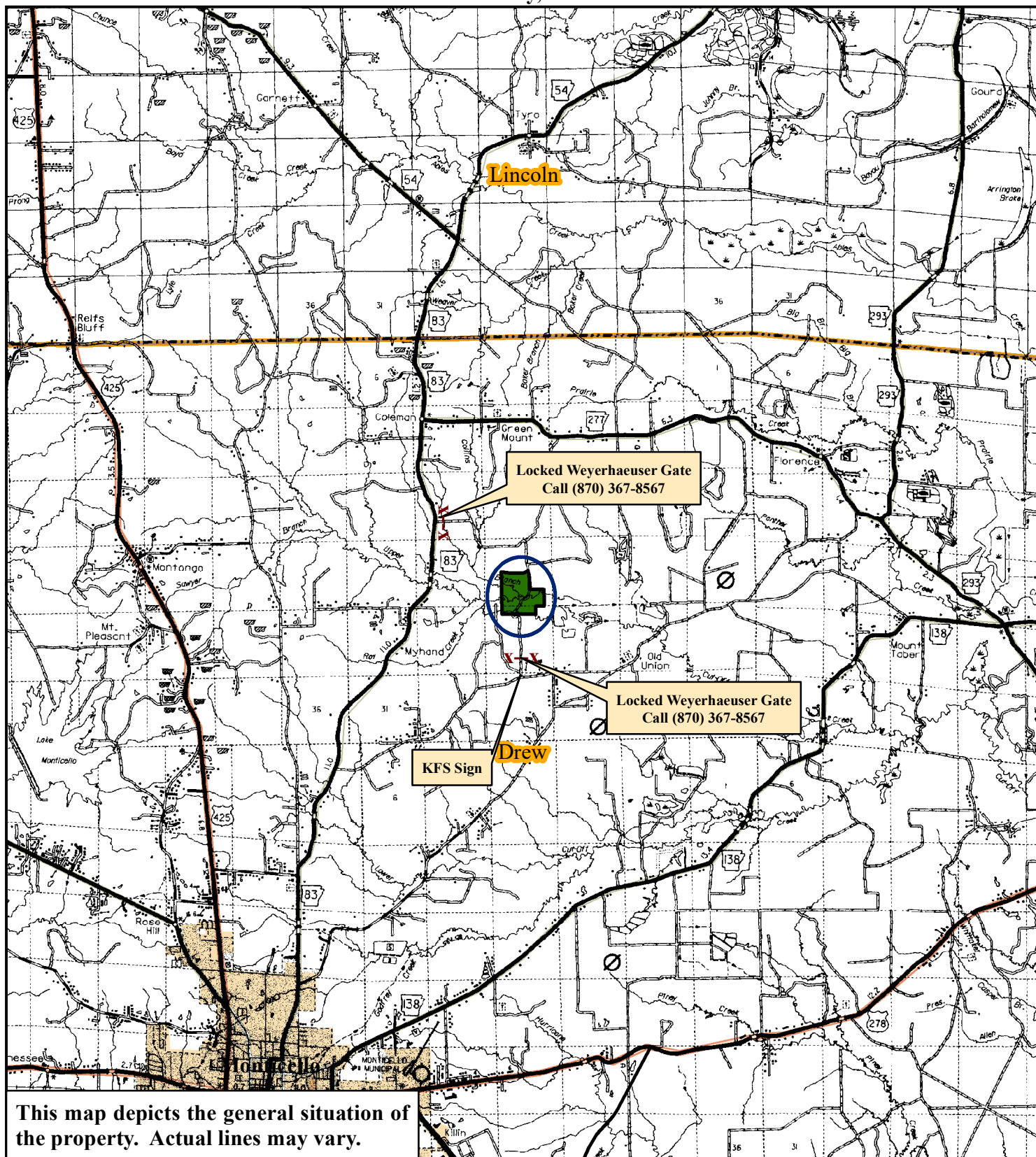
Kingwood makes no representation for the Buyer.

LAND FOR SALE

Listing #
1620

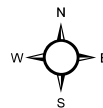
Upper Cutoff Creek Tract +/- 205.1 acres

Sec. 21 & 28, Township 11 South, Range 6 West,
Drew County, Arkansas



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

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Miles



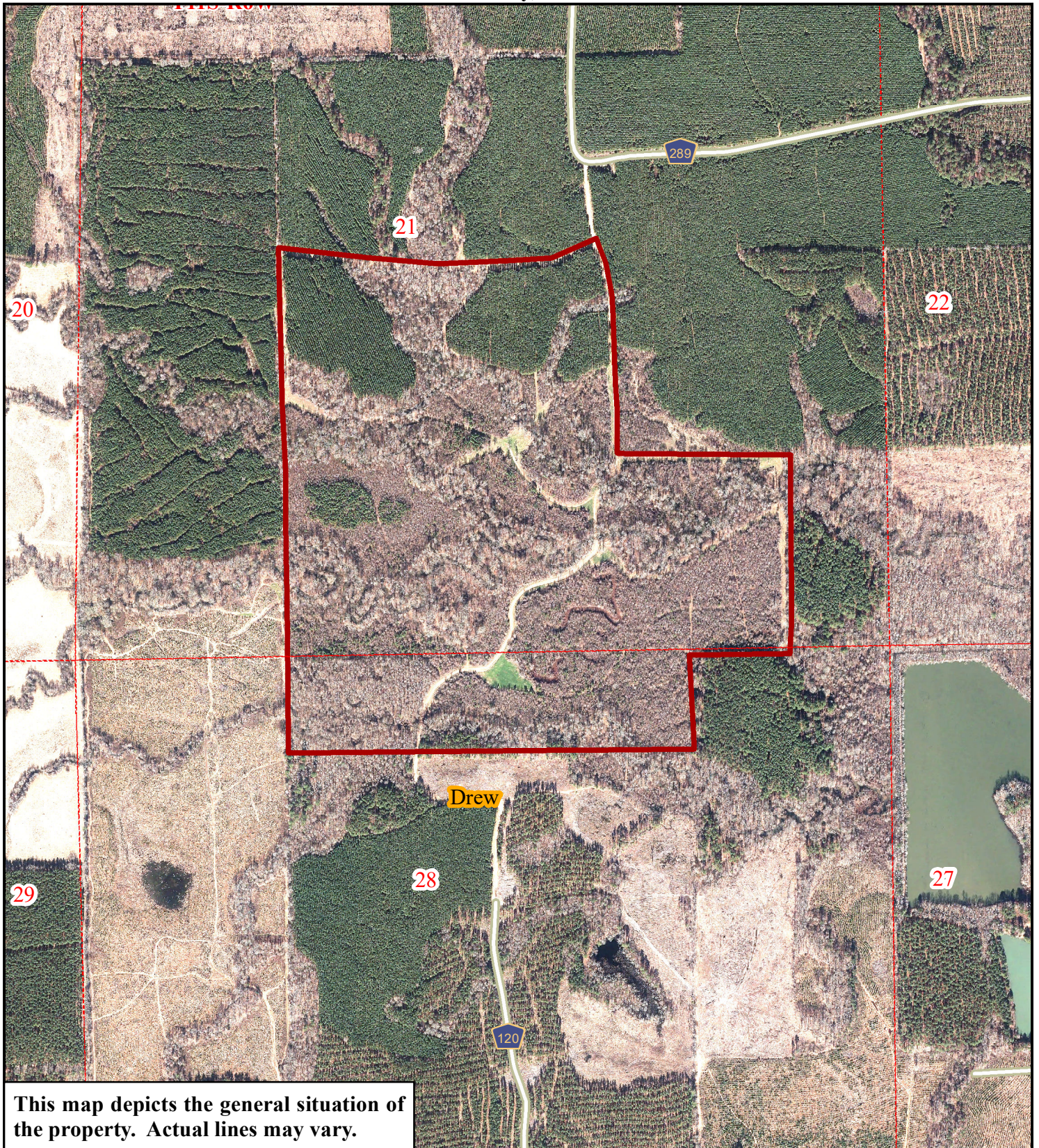
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Date: 8/23/2021

LAND FOR SALE

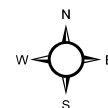
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Sec. 21 & 28, Township 11 South, Range 6 West,
Drew County, Arkansas



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Miles



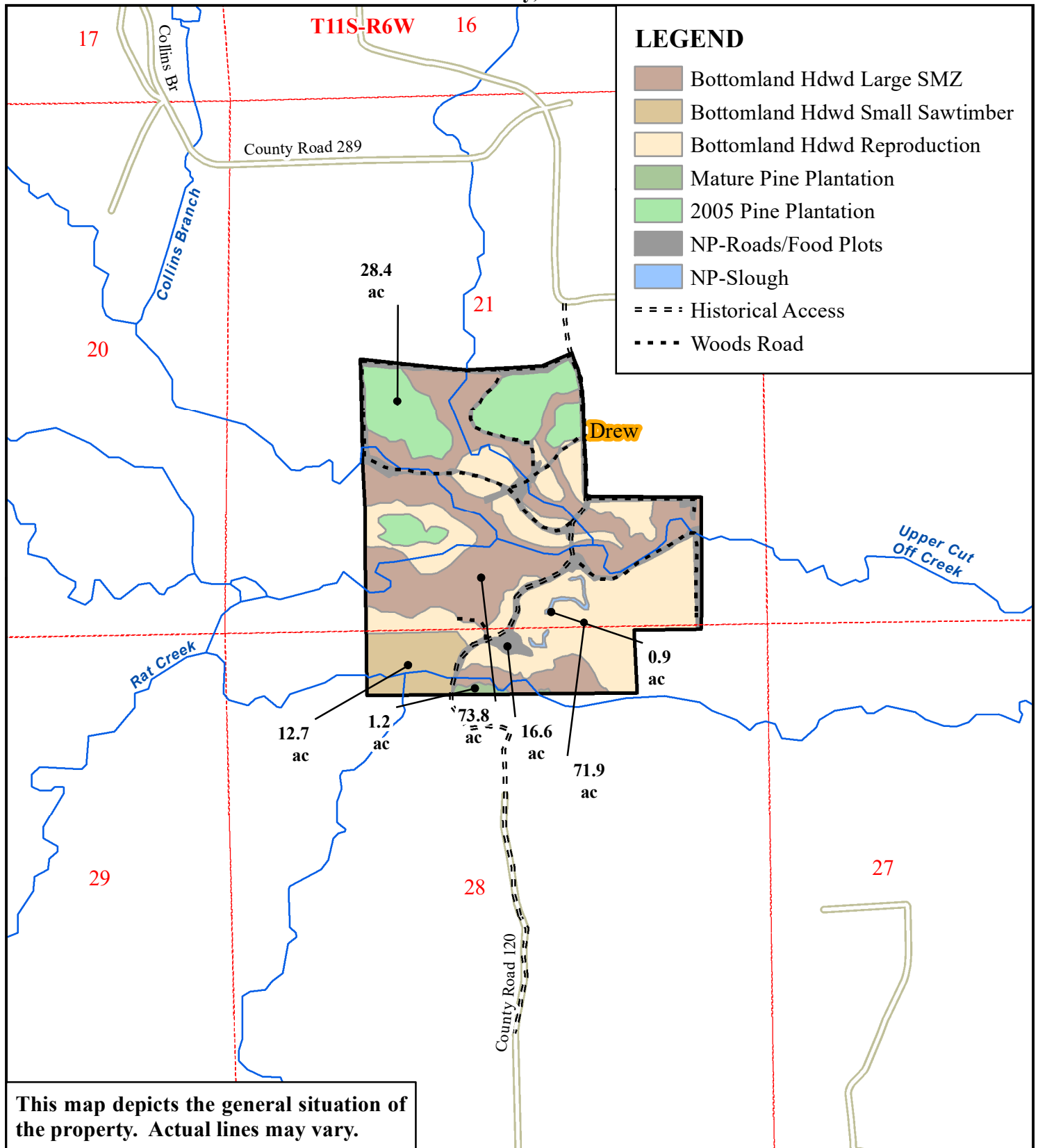
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Date: 9/8/2021

LAND FOR SALE

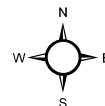
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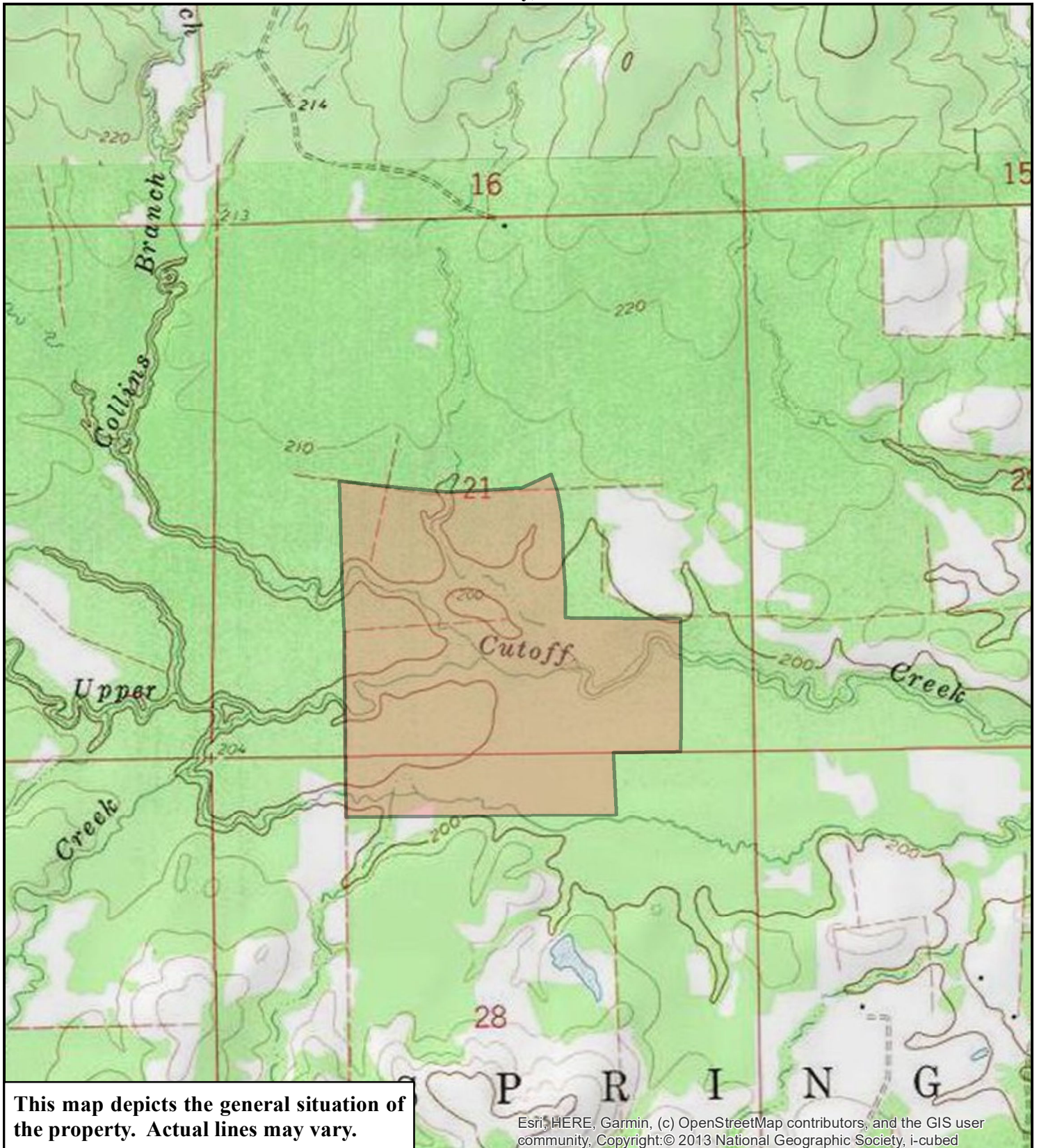
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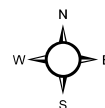
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Drew County, Arkansas



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Miles



Author: RLW
Date: 8/23/2021

Land Sale — Offer Form
Upper Cutoff Creek Tract
Listing # 1620 — 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 Upper Cutoff Creek Tract. The tract is offered for sale at \$656,320.00.

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: **Upper Cutoff Creek Tract**

Location of Tract: Part of SE1/4 NW1/4 and Part of NE1/4 SW1/4 South of woods road and part of SW1/4 NE1/4 and NW1/4 SE1/4 South and West of woods roads and the SE1/4 SW1/4, SW1/4 SE1/4, W1/2 SE1/4 SE1/4 in Section 21 AND N1/2 NE1/4 NW1/4 and N1/2 NW1/4 NE1/4 in Section 28, Township 11 South, Range 6 West, Drew County, Arkansas, being 205.08 acres more or less.

Advertised Acreage: **205.08 acres**

Date of Offer: _____

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

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

