

Bangs Slough Tract

KFS #1614

+/- 106.2 Acres

- **Great Hunting and Recreation Property**
- **Mixed Pine & Hardwood Regeneration that is Approximately 15 years old**
- **Great Waterfowl Hunting Potential**
- **Located 1.75 Miles West of Moro Bay and 1.5 Miles North of Ouachita River**

\$100,000.00
(\$942.00/acre)

**KINGWOOD FORESTRY
SERVICES, INC.**

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

Phone: (870) 367-8567

Fax: (870) 367-8424

E-mail:

monticello@kingwoodforestry.com

www.kingwoodforestry.com



The topography of the Bangs Slough Tract is gently rolling to flat with a slough that crosses the middle of the tract. The soils consist of primarily Amy, Guyton, and Savannah soils that support pine timber growth with an average site index for loblolly pine of 81-90 feet (base age 50). The slough area that runs through the property consist of Guyton soils that are to wet to support pine sawtimber production. The slough contains primarily herbaceous weeds and few trees, this is caused by the repeated flooding and standing water during growing period of the trees and is excellent waterfowl habitat.

Access to the tract for timber management purposes is historical access across PotlatchDeltic. The access road that runs through the property is an unimproved native surface woods road. There are no utilities to or near the property.

The timber on the property was clearcut in 2006. The property is stocked with mixture of pine & hardwood pulpwood size natural regeneration, except for approximately 9 acres of slough that is stocked with grasses and scattered hardwood brush.

The best use of this property is deemed to be for timber production and for hunting and recreation uses.



Bangs Slough Tract

Calhoun County, AR

\$100,000.00

Driving Directions:

From the intersection of U.S. Hwy 167 South and the Ouachita River, in Calion, Arkansas, travel north U.S. Hwy 167 South. Travel approximately 4.5 miles to a Kingwood Forestry Services "Land for Sale" sign that is located on the south side of the U.S. Hwy 167 South at the intersection with Calhoun CR30. Turn South (right) onto Calhoun CR 30 and travel 7.2 miles to the intersection with Calhoun CR132. Turn South (right) onto Calhoun CR 132 and travel 1.2 miles to the intersection with Calhoun CR133 bear left on Calhoun CR133 and travel .75 miles to a Kingwood Forestry Services "Land for Sale" sign that is located on the east (left) side of Calhoun CR133 at the intersection with a gravel PotlatchDeltic forestry road. Turn left on to the gravel PotlatchDeltic forestry road and travel .3 miles to a Kingwood Forestry Services "Land for Sale" sign that is located on the West property line Bangs Slough.

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 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.

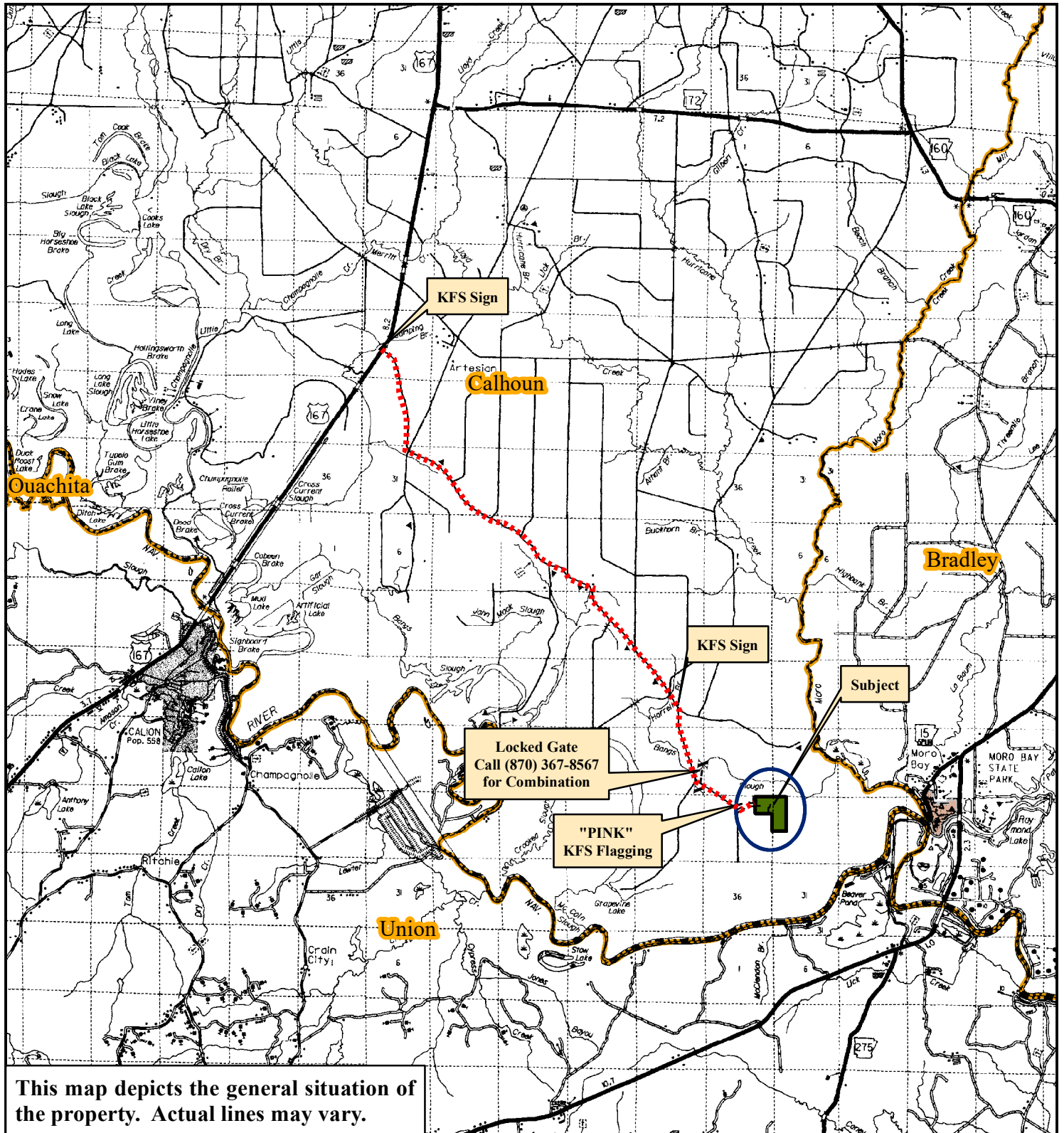
Kingwood makes no representation for the Buyer.

LAND FOR SALE

Bangs Slough +/- 106.2 acres

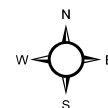
Listing #
1614

Sec. 30, Township 16 South, Range 12 West
Sec. 25, Township 16 South, Range 13 West
Calhoun County, Arkansas



0 1 2
Miles

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



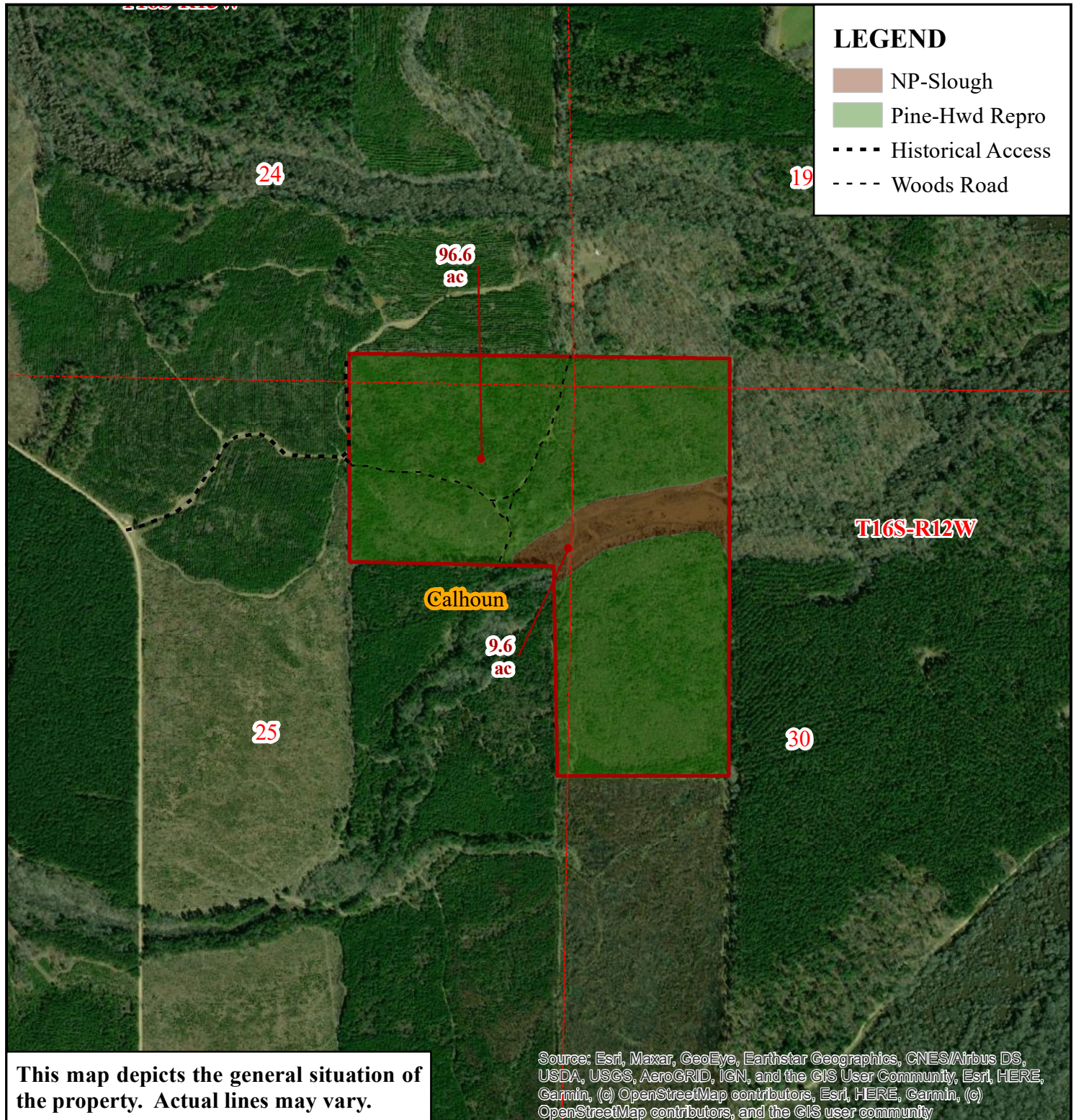
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Date: 8/9/2021

Listing #
1614

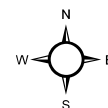
LAND FOR SALE

Bang Slough Tract +/-106.2 acres

Sec. 30, Township 16 South, Range 12 West;
Sec. 25, Township 16 South, Range 13 West
Calhoun County, Arkansas



0 0.125 0.25
Miles



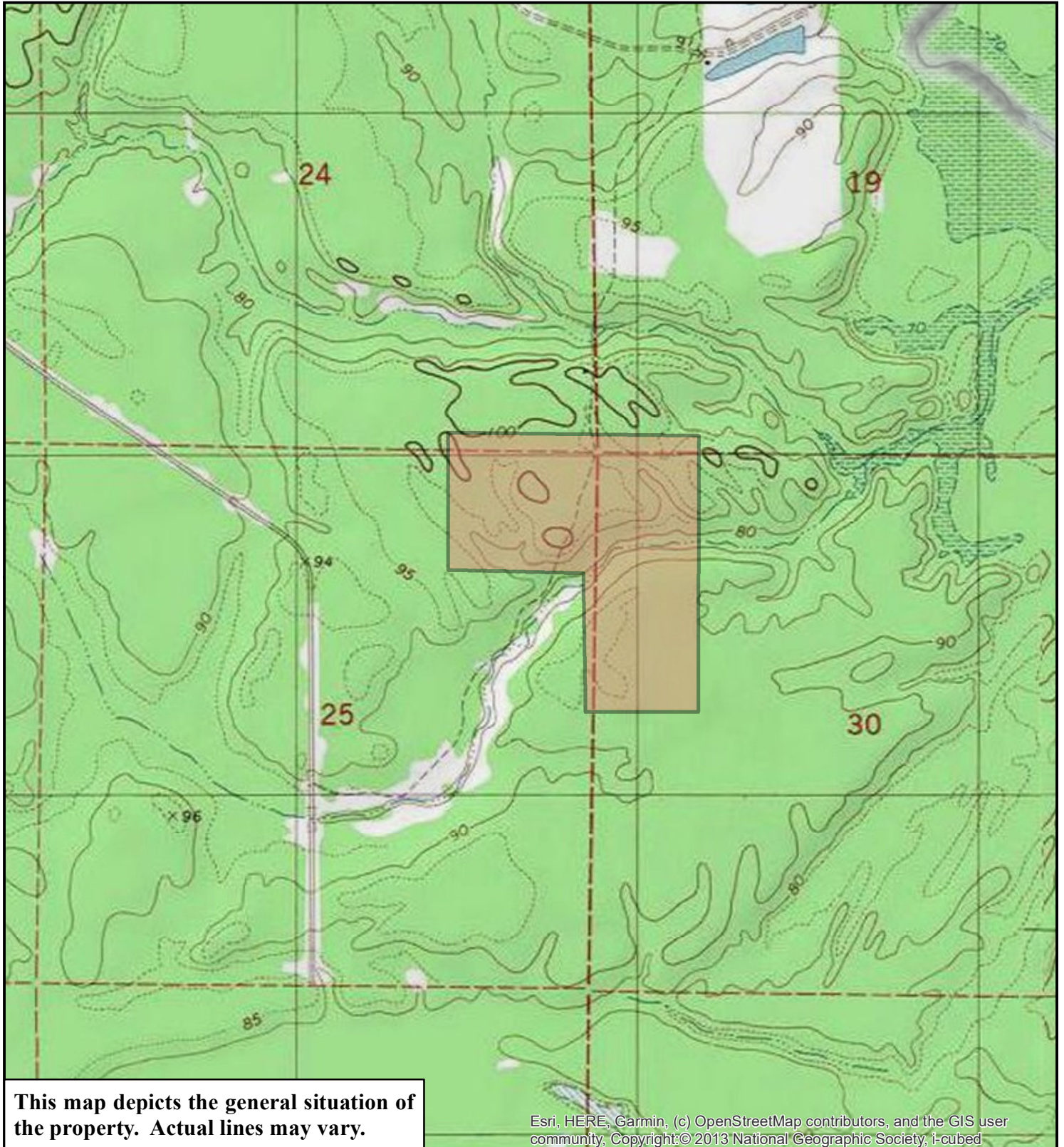
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Date: 6/15/2021

LAND FOR SALE

Listing #
1614

Bangs Slough +/-106.2 acres

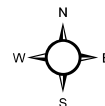
Sec. 30, Township 16 South, Range 12 West;
Sec. 25, Township 16 South, Range 13 West
Calhoun County, Arkansas



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

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0 0.125 0.25
Miles



Author: RLW
Date: 6/10/2021

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Land Sale — Offer Form

Bangs Slough Tract

Listing # 1614 — Calhoun 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 Bangs Slough Tract. The tract is offered for sale at \$100,000.00.

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: **Bangs Slough Tract**

Location of Tract: Fractional W $\frac{1}{2}$ of the NW $\frac{1}{4}$ of Section 30, Township 16 South, Range 12 West, Calhoun County, AR being 66.2 acres more or less and the NE $\frac{1}{4}$ of the NE $\frac{1}{4}$ of Section 25, Township 16 South, Range 13 West, Calhoun County, AR, being 40 acres more or less.

Advertised Acreage: **106.2 acres**

Date of Offer: _____

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

Name:	_____	Fax Number:	_____
	Printed	Phone Number:	_____
	_____	E-Mail:	_____
	Signed		
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: _____

