

Kingwood Forestry Services, Inc.

Listing #1624

LAND FOR SALE

**Princeton Pike-Bayou
Bartholomew**

- **+/-82.43 Acres in Jefferson County, AR**
- **1/4 Mile Road Frontage on Princeton Pike Road**
- **Potential House Site with Utilities on the Property**
- **Unmaintained Pasture, Native Pine and Hardwood Reproduction**
- **Hardwood Timber along Bayou Bartholomew**

(\$1,700.00/ per acre)

\$140,100.00

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



The Princeton Pike-Bayou Bartholomew Tract has potential for a rural house site with timber investment and outdoor hunting and recreation potential. The property is located 3 miles west of I-530 Bypass in Pine Bluff, AR. The property has 1/4 mile of road frontage on Princeton Pike Road. The topography is flat to gently rolling. Per the NRCS Web Soil Survey, the soils are fine sandy loam and silt loam soils with an average native site index for Loblolly pine of 90 feet (Base Age 50). The south 39 acres of the property was clearcut approximately 10 years ago and the timber in this area consists of premerchantable pine and hardwood regeneration. Approximately 26.8 acres is unmaintained pasture. Bayou Bartholomew runs through the north end of the property and the timber along the bayou consists 12 acres of mature bottomland hardwood. There are remnants of an old barn and camper trailer on the property with electricity and water.

**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



**Rural House Site With
Timber Investment & Hunt-
ing Opportunities**



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.

Princeton Pike-Bayou Bartholomew Tract

KFS # 1624

Jefferson County, Arkansas

\$140,100.00

Method of Sale: The Princeton Pike-Bayou Bartholomew tract is offered for sale for \$140,100.00. Mailed offers should be addressed to Kingwood Forestry Services, Inc., P.O. Box 1290, Monticello, Arkansas, 71657 with **“Princeton Pike-Bayou Bartholomew”** 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 Seller is not obligated to accept an offer based on price only, the terms need to be acceptable. The Seller reserves the right to accept or reject all offers.

1. Offers submitted will remain valid for five (5) business days. Binding acceptance of an offer price is contingent on Buyer and Seller agreeing to 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 Special 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. The Owner WILL convey 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. 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:

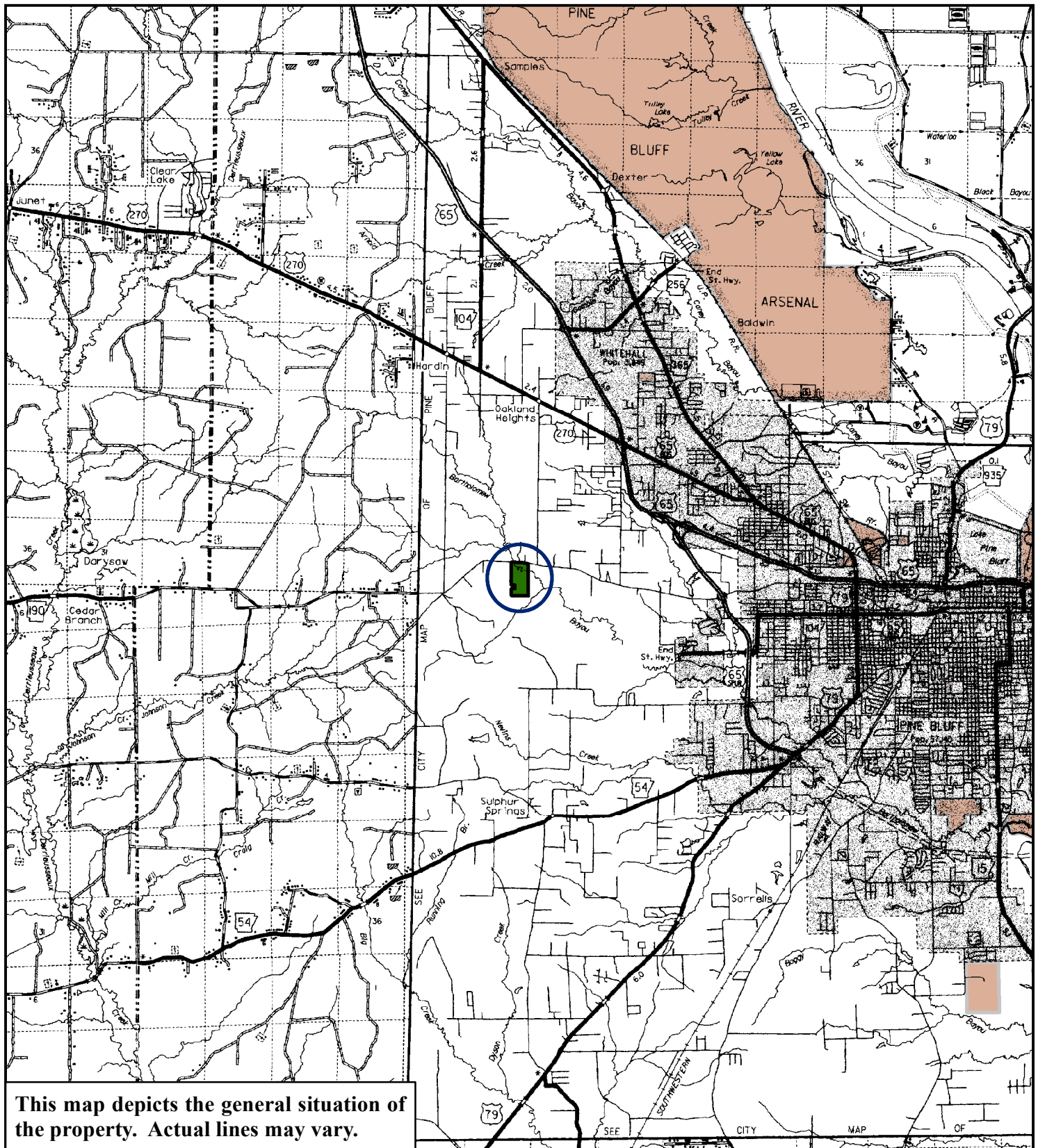
www.kingwoodforestry.com

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.**

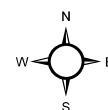
LAND FOR SALE

Listing #
1624

Princeton Pike-Bayou Bartholomew Tract +/- 82.43 acres
Section 31, Township 5 South, Range 10 West,
Jefferson County, Arkansas



0 1 2
Miles

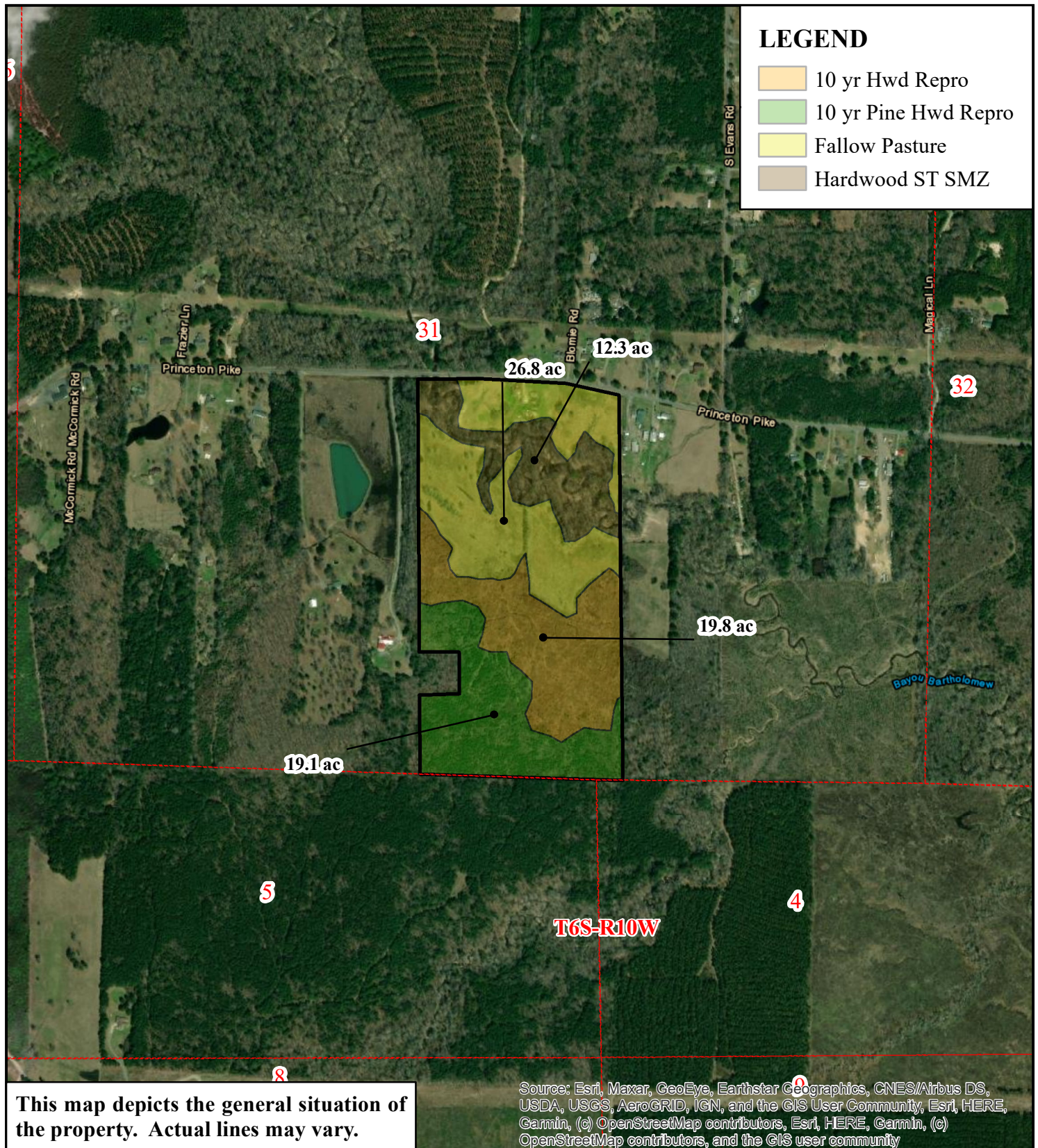


Author: RLW
Date: 9/24/2021

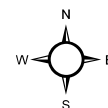
LAND FOR SALE

Listing #
1624

Princeton Pike-Bayou Bartholomew Tract +/-82.43 acres
Section 31, Township 5 South, Range 10 West,
Jefferson County, Arkansas



0 0.125 0.25
Miles

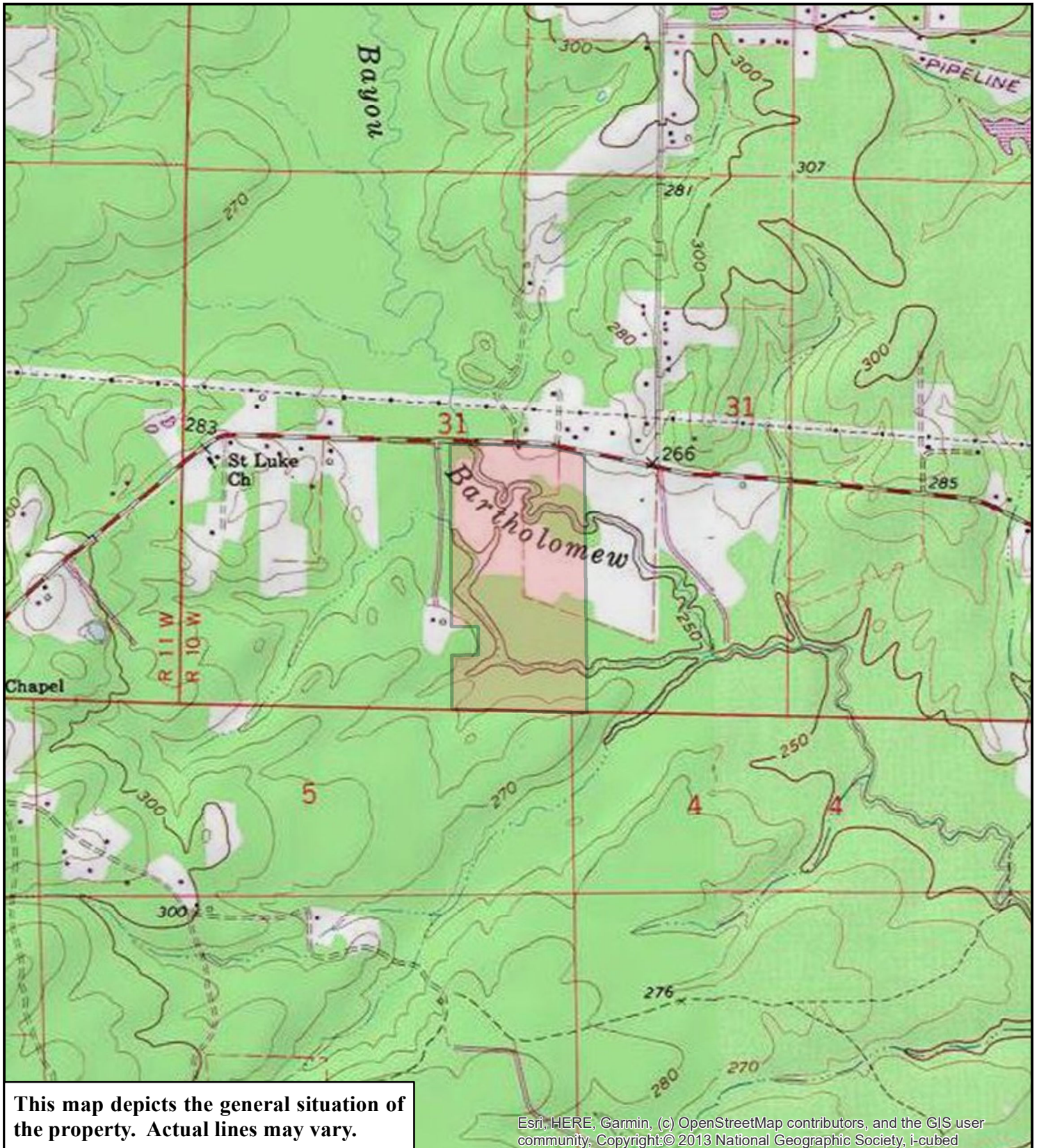


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Date: 9/27/2021

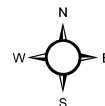
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Jefferson County, Arkansas



0 0.125 0.25
Miles



Author: RLW
Date: 9/24/2021

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Land Sale — Offer Form

Princeton Pike-Bayou Bartholomew

Listing #1624 - Jefferson 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 **Princeton Pike-Bayou Bartholomew Tract**. The tract is offered for sale at **\$140,100.00**.

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: **Princeton Pike-Bayou Bartholomew**

Location of Tract: All that part of the W1/2 of the W1/2 of the SE1/4 and the East 726 feet of the SW1/4 of Section 31, Township 5 South, Range 10 West, Jefferson County, AR LESS AND EXCEPT 1.47 acres described as commencing at the NE corner of the S1/2 of the SW1/4 thence running West 413 ft; thence South 517 ft to POB; Thence South 204 Ft; Thence West 313 Ft; Thence North 204 Ft; thence East 313 Ft to POB.

Advertised Acreage: 82.43 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

