

Kingwood Forestry Services, Inc.

Listing # 1627

LAND FOR SALE

**Pumpkin Center Road
Tract**

- +/- 80 Acres located in close proximity to Wilmar and Monticello in Drew County, Arkansas.
- Fenced pasture with two ponds.
- 1/4 mile frontage along Pumpkin Center Road.
- 60' x 45' Pole Barn with water and power available.
- Rural homesite potential.

(\$5,000.00/ acre)

\$400,000.00

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



The Pumpkin Center Road Tract property is located 6.3 miles south of Wilmar and 9.2 miles southwest of Monticello, Arkansas. The property consists of fenced pasture with two ponds and a 60' x 45' pole barn with catch pens. Water and power are available on the property. According to the FEMA Flood Insurance Rate Map the majority of the property is located outside the 100 year flood plain and the property is suitable for one or more house sites with acreage. The property currently has cattle being run on it. The rancher using the pasture will have 30 days after closing to move the cattle. Any equipment and tools not removed by the sellers by closing will become the property of the buyers.

**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



**Ranching and Rural
Homesite 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.

Pumpkin Center Road Tract

KFS # 1627

Drew County, Arkansas

\$400,000.00 (\$5,000.00/Acre)

Method of Sale: The Pumpkin Center Road Tract is offered for sale for \$400,000.00. Mailed offers should be addressed to Kingwood Forestry Services, Inc., P.O. Box 1290, Monticello, Arkansas, 71657 with **“Pumpkin Center Road 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 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. 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. Farm equipment and tools not removed from the premises by seller by closing will be conveyed to the Buyers. Existing grazing leases will terminate at closing with the leasee having 30 days in which to move his cattle.
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

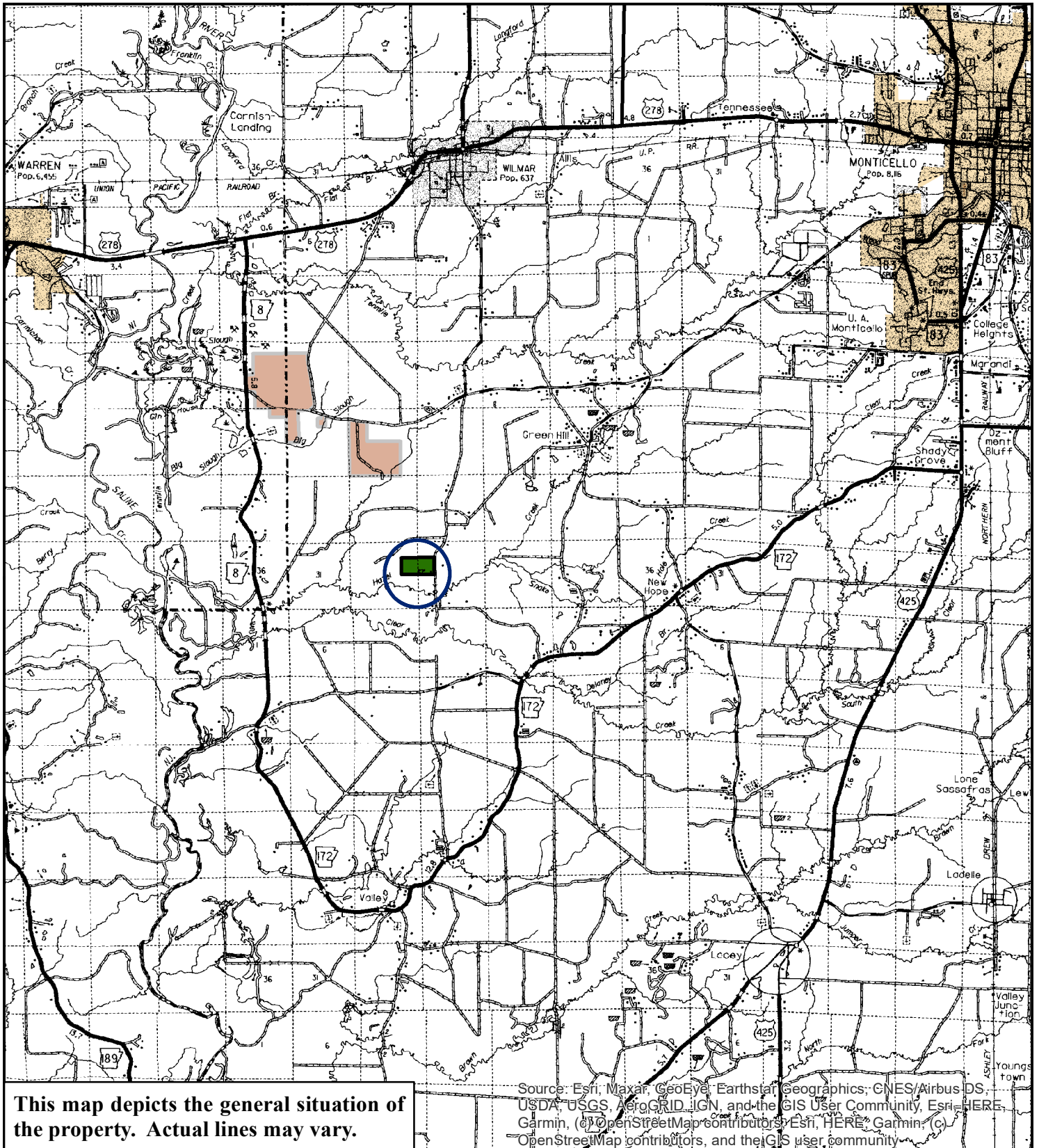
Kingwood Forestry Services, Inc. represents the interests of the Seller of this property. All information presented in this flyer is believed to be accurate. Buyers are responsible for verifying information on this tract for themselves. **Kingwood makes no representation for the Buyer.**

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Pumpkin Center Road Tract +/-80 acres

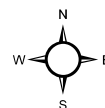
Section 32 & 33, Township 13 South, Range 8 West,
Drew County, Arkansas



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

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Miles

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

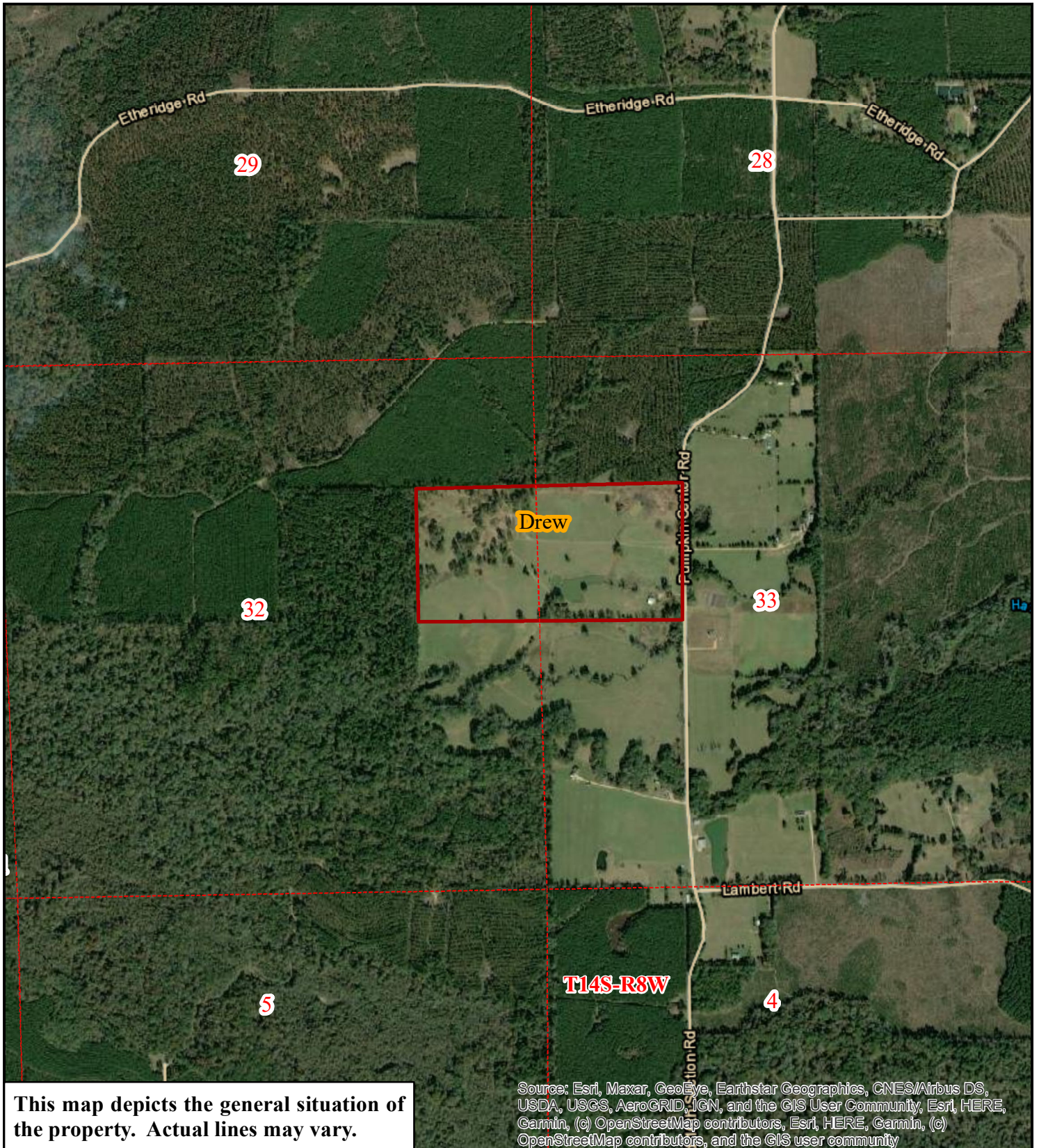


Author: RLW
Date: 10/27/2021

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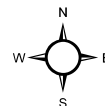
Pumpkin Center Road Tract +/-80 acres
Section 32 & 33, Township 13 South, Range 8 West,
Drew County, Arkansas



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

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

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Miles

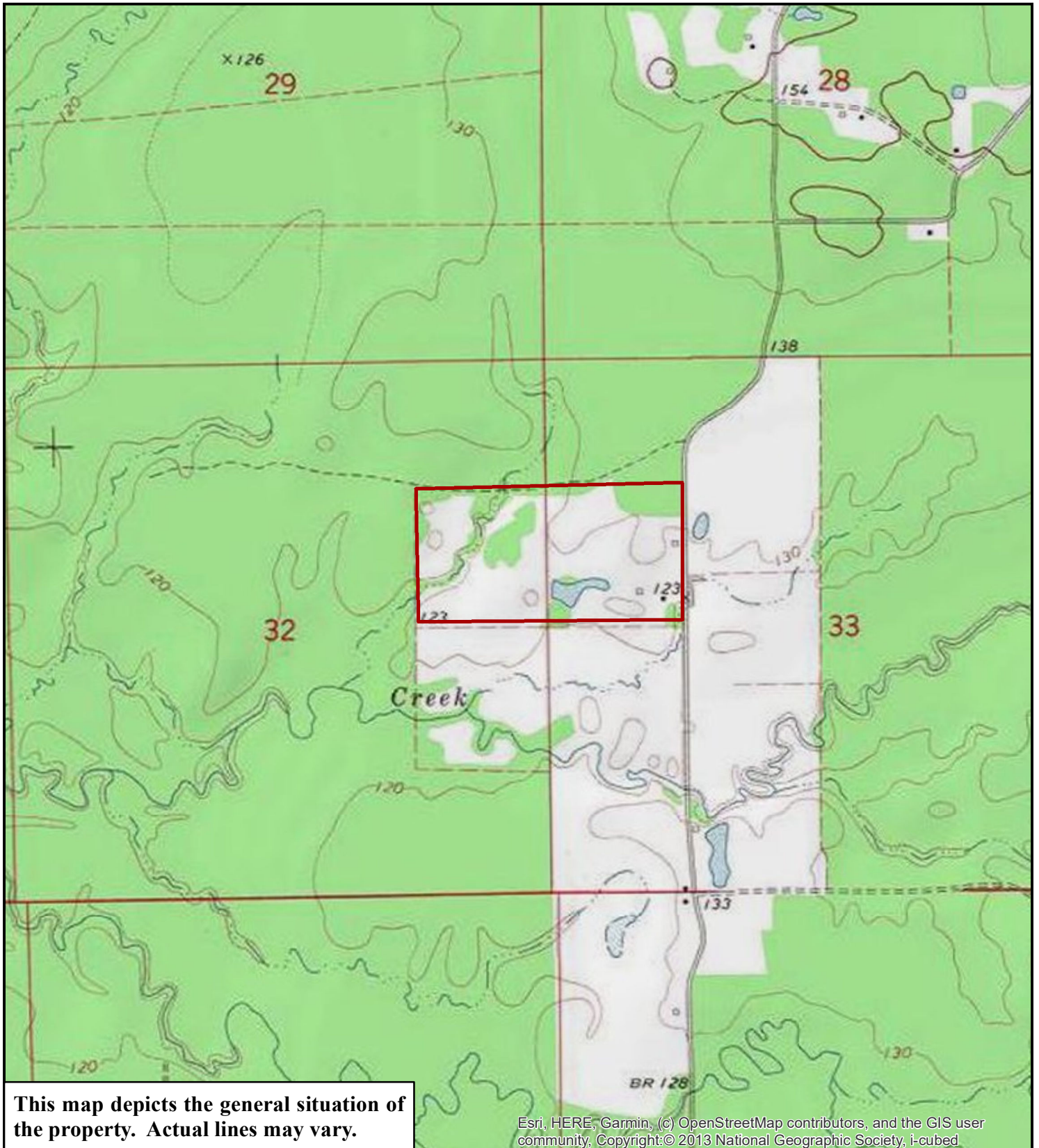


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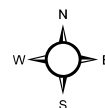
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Pumpkin Center Road Tract +/-80 acres
Section 32 & 33, Township 13 South, Range 8 West,
Drew County, Arkansas



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Miles



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Land Sale — Offer Form

Pumpkin Center Road Tract

Listing # 1627 — 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 Pumpkin Center Road Tract. The tract is offered for sale at \$400,000.00.

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: **Pumpkin Center Road Tract**
Location of Tract: **SE ¼ of the NE ¼ of Section 32 and SW ¼ of the NW ¼ of Section 33, Township 13 South, Range 8 West, Drew County, AR, being 80 acres.**
Advertised Acreage: **80**
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 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: _____

