

**Kingwood Forestry Services, Inc.**

**Listing #1616**

# LAND FOR SALE

**Milo 40 Tract**

- +/- 40 acres located in Ashley County, AR
- Timber Harvested in 2021.
- Suitable for rural house sites with acreage.
- Ready for conversion to pasture or reforested.
- Highway frontage on two sides.

(\$2,400.00/acre)

**\$96,000.00**

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



The Milo 40 Tract in Ashley County, Arkansas is described as being +/- 40 acres with 1/4 mile of highway frontage on both AR Hwy 133 and AR Hwy 189. The property was clearcut in 2021 and is a condition for conversion to pasture or reforestation. The property is not located in a flood zone and is well suited for rural homesites with acreage. Power and rural water are available at the property. According to the NRCS Web Soil survey the predominant soil is moderately well drained fine sandy loam that is considered prime farm land. The reported native site index for loblolly pine on this property is 81 feet (BA<sub>50</sub>).

**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)



**Potential Residential  
Property With Acreage in  
Old Milo, AR**



**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.

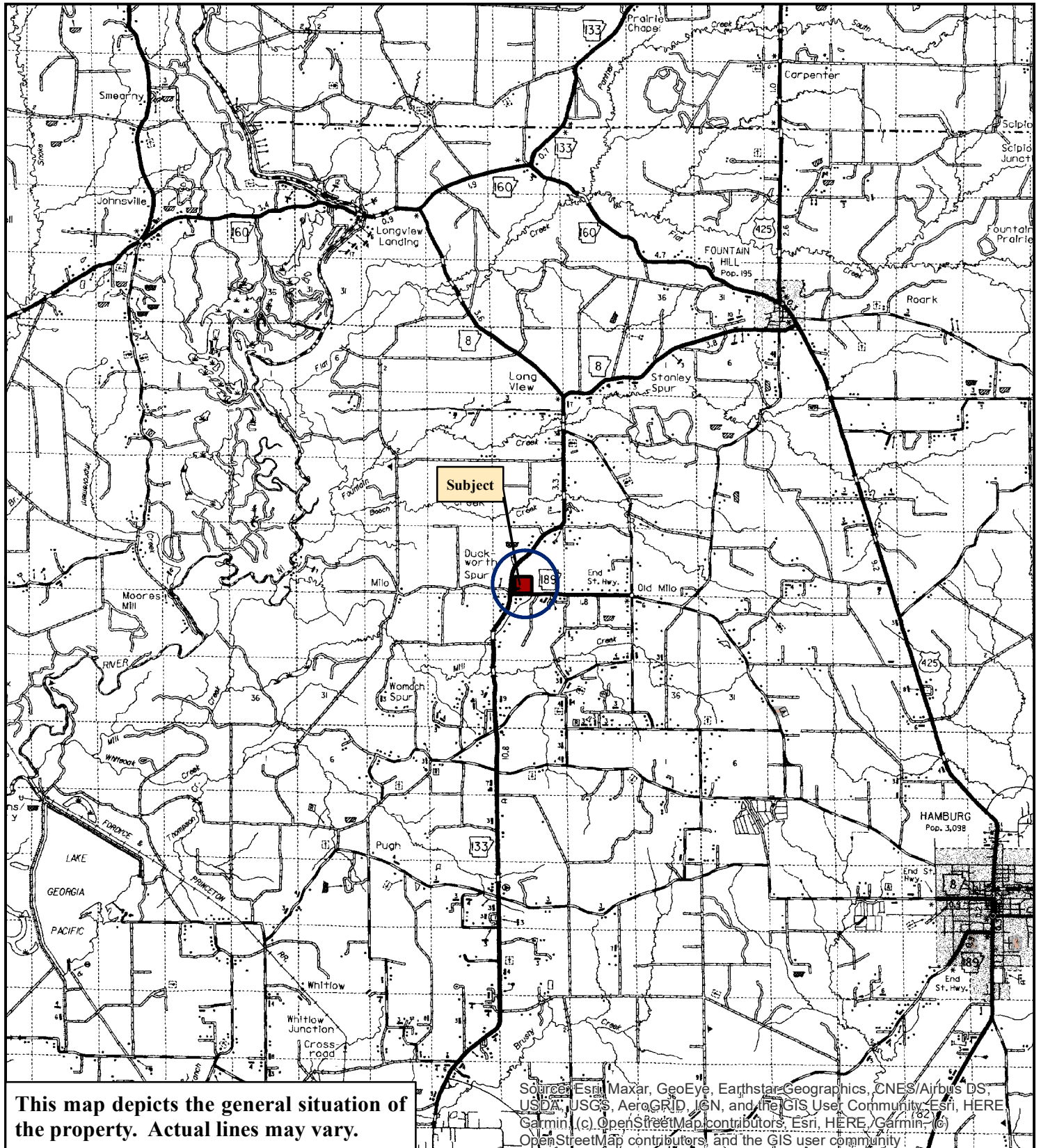


# LAND FOR SALE

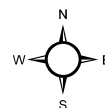
Listing #'s  
1616

Milo 40 Tract +/- 40 acres

Section 22, Township 16 South, Range 8 West,  
Ashley County, Arkansas



0 1 2  
Miles





Author: RLW  
Date: 12/2/2021

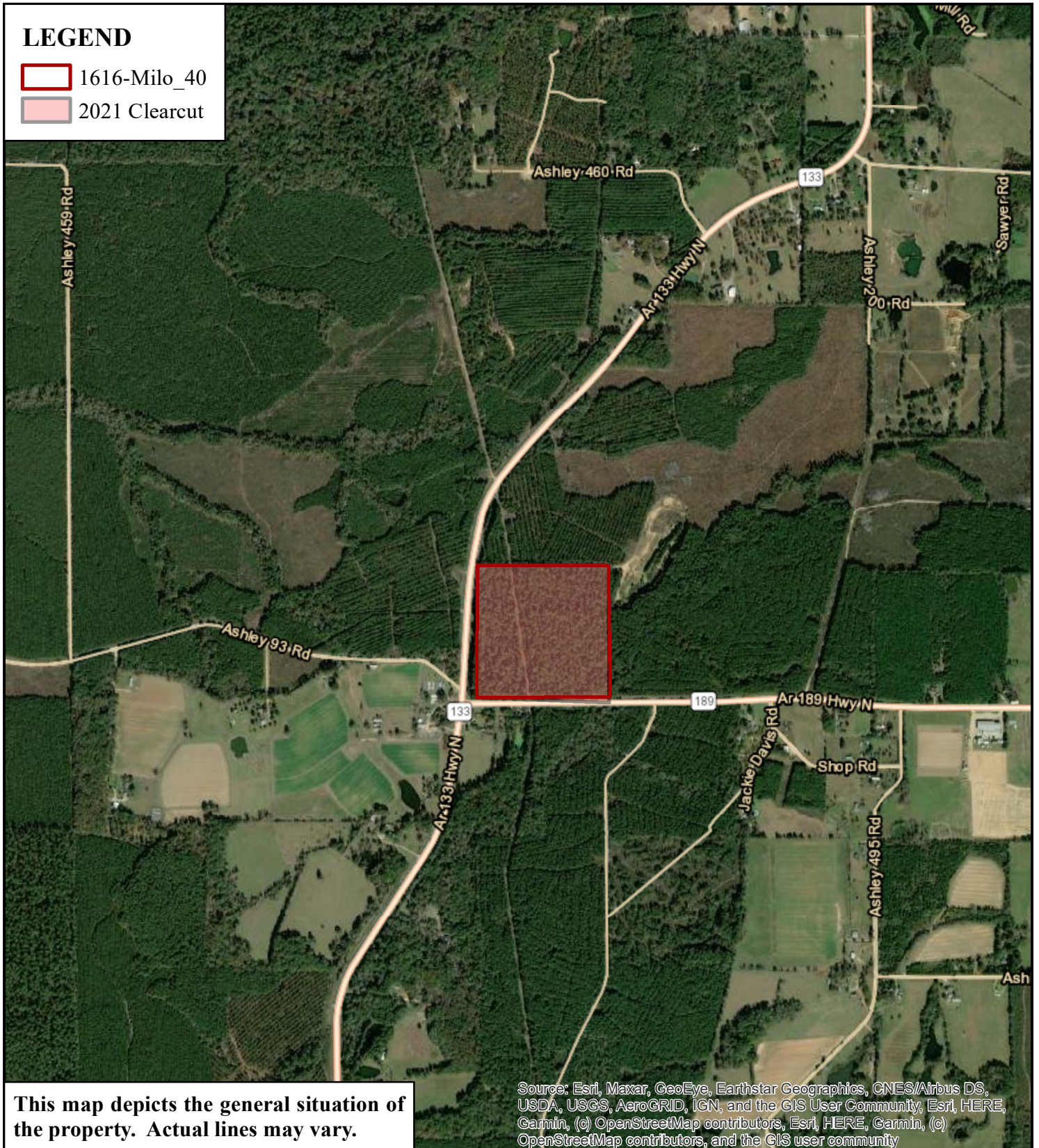



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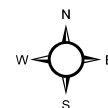
**LAND FOR SALE**  
**Milo 40 Tract      +/- 40 acres**  
Section 22, Township 16 South, Range 8 West,  
Ashley County, Arkansas

**LEGEND**

-  1616-Milo\_40  
 2021 Clearcut



0 0.125 0.25  
 Miles






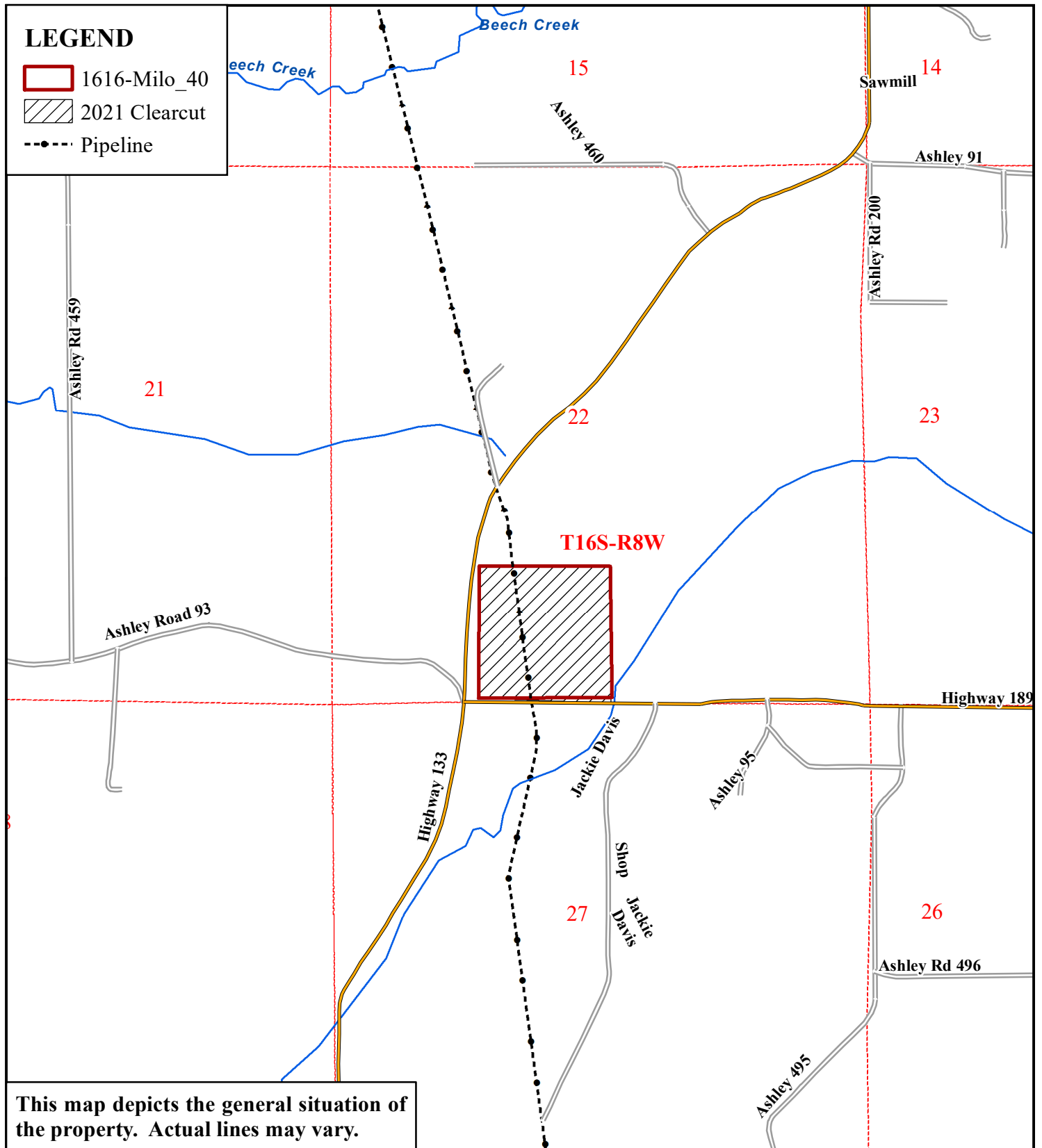
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Date: 12/2/2021

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1616

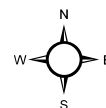
**LAND FOR SALE**  
**Milo 40 Tract      +/- 40 acres**  
**Section 22, Township 16 South, Range 8 West,**  
**Ashley County, Arkansas**

**LEGEND**

-  1616-Milo\_40
-  2021 Clearcut
-  Pipeline



0 0.125 0.25  
Miles





Author: RLW  
Date: 12/2/2021

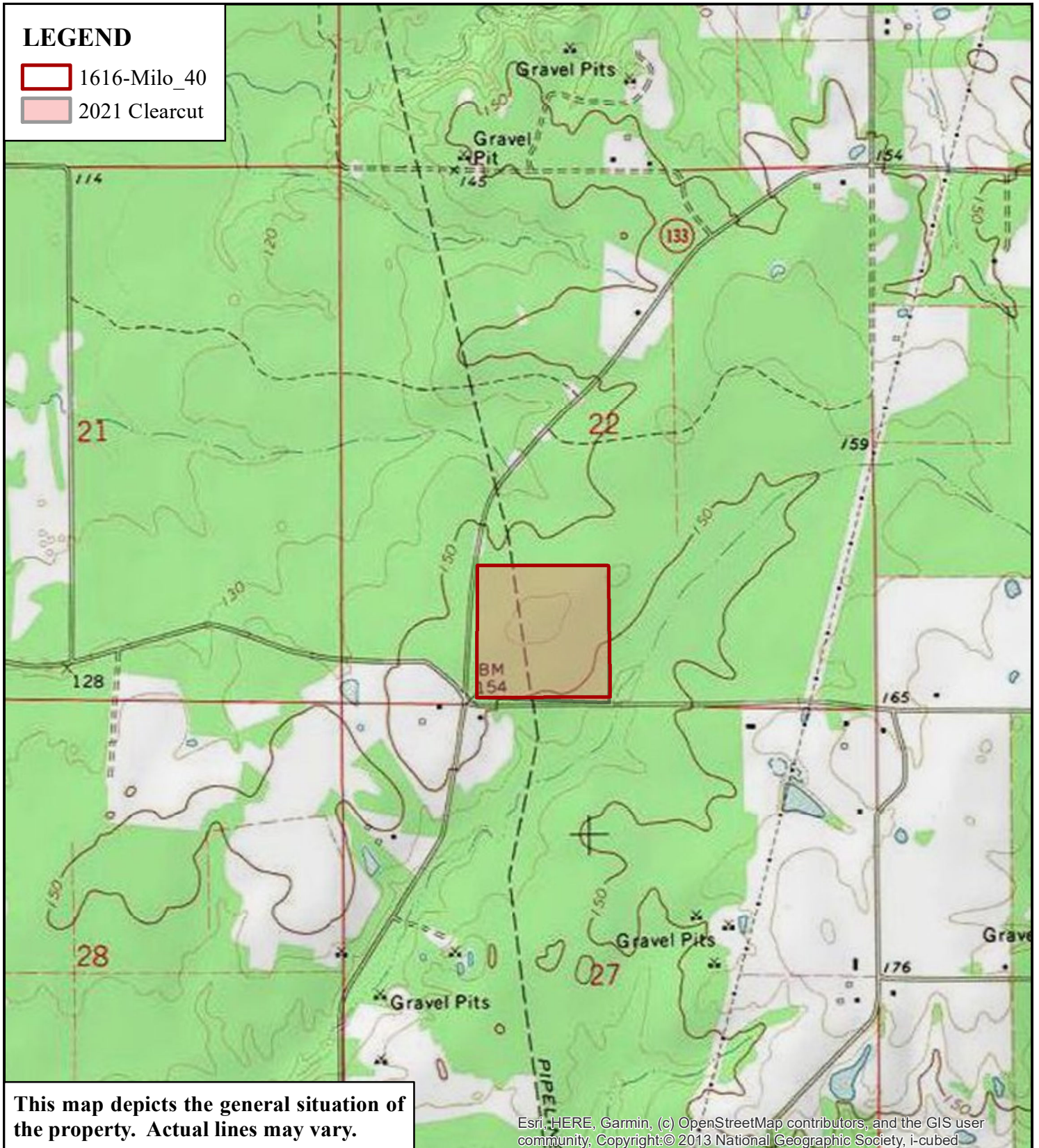


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**LAND FOR SALE**  
**Milo 40 Tract      +/- 40 acres**  
**Section 22, Township 16 South, Range 8 West,**  
**Ashley County, Arkansas**


**LEGEND**

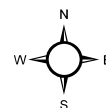
-  1616-Milo\_40  
 2021 Clearcut



**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: 12/2/2021**

Milo 40 Tract

KFS # 1616

Ashley County, Arkansas

\$96,000.00 (\$2,400.00/Acre)

**Method of Sale:** The Milo 40 Tract is offered for sale for \$96,000.00. Mailed offers should be addressed to Kingwood Forestry Services, Inc., P.O. Box 1290, Monticello, Arkansas, 71657 with “**Milo 40 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, without warranty, 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 John McAlpine 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 Sale — Offer Form

### Milo 40 Tract

### Listing #1616 — Ashley 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 Milo 40 Tract. The tract is offered for sale at **\$96,000.00**.

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:** Milo 40 Tract  
**Location of Tract:** SE ¼ of the SW ¼ in Section 22, Township 16 South, Range 8 West, Ashley County, AR  
**Advertised Acreage:** 40 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  
Signed \_\_\_\_\_  
Address: \_\_\_\_\_ E-Mail: \_\_\_\_\_  
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

