

Kingwood Forestry Services, Inc.

Listing # 7307

LAND FOR SALE

Highway 237 Tract

- +/- 51 ACRES IN MILLER COUNTY
- ROAD FRONTAGE ON HIGHWAY 237
- **FIBER OPTIC INTERNET & ELECTRICITY!**
- RURAL RESIDENTIAL POTENTIAL
- RECREATION & HUNTING
- 3 MILES FROM THE SULPHUR RIVER WILDLIFE MANAGEMENT AREA
- BEAUTIFUL MATURE HARDWOOD
- PREMIUM HUNTING PROPERTY
- GENTLY ROLLING HILLS

List Price:
\$153,000.00



***Fiber optic internet connection
in a rural setting!***

If you work from home and are looking for a nice tract to live on in the country, this is it! Only 15 miles from Texarkana, this property boasts **high-speed fiber optic internet** at the Highway! It also has electricity. With paved road frontage on Highway 237, and access to the entire tract on woods roads, this could provide an opportunity for rural country living and home office or a weekend retreat. The majority of the acreage is mature mixed upland hardwood and pine, with 13 acres of recently planted pine. Hunters have consistently killed big bucks on this property due the diverse habitat. The Sulphur River WMA, a known duck hunter's paradise, is only 3 miles away. Bring your ATV to explore this gem!

Kingwood Forestry
Services, Inc.

4414 Galleria Oaks Dr.
P.O. Box 5887
Texarkana, TX 75505

Phone: (903) 831-5200

Fax: (903) 831-9988

E-mail:

texarkana@kingwoodforestry.com



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



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.

Highway 237 Tract

KFS Listing #: 7307

Miller County, Arkansas

\$153,000

The Highway 237 Tract is offered for sale for \$153,000.00. All offers must be submitted on the attached offer form. No phone/verbal bids will be accepted. Please submit offers by e-mail, fax, US mail, or hand deliver. E-mail offers to texarkana@kingwoodforestry.com. Fax offers to 903-831-9988. Please call our office to confirm receipt of e-mailed and faxed offers. Mail offers to Kingwood Forestry Services, Inc., P.O. Box 5887 Texarkana, TX 75505 with "Highway 237 Tract" clearly marked in the lower left corner of the envelope. Hand deliver to 4414 Galleria Oaks Dr. Texarkana, TX 75503.

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 five percent (5%) of purchase price, will be executed between the buyer and seller within ten (10) business days. A sample Contract of Sale may be provided in advance upon request. Terms are cash at closing. Seller will not accept offers contingent on financing or contingent on offer meeting appraised price. 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 a new survey, but has a survey of the northern 51 acres that will be provided. 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 though buyer-provided title insurance policy. No environmental inspection or representation has been or will be made by seller.
5. Owner will convey half of any mineral rights they own on this property. (Seller believes they own 100% of the mineral rights.)
6. Buyer is responsible for title insurance premiums, deed preparation, closing costs, documentary stamps, and a survey if needed. Seller responsible for seller's attorney cost, pro-rated property tax, and real estate commission to Kingwood. Should Buyer be required by a lender to purchase a lender's title insurance policy, the Buyer will pay any fees for such policy.
7. A local title company, selected by Buyer, will conduct the closing with Buyer paying all closing costs.
8. 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.
9. 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.
10. Kingwood Forestry is the real estate firm acting as the agent for the seller. All information presented in this prospectus is believed to be accurate. Prospective buyers are advised to verify information presented in this sale notice.
11. Questions regarding the land sale should be directed to licensed broker Carl Herberg of Kingwood Forestry Services at 903-831-5200.

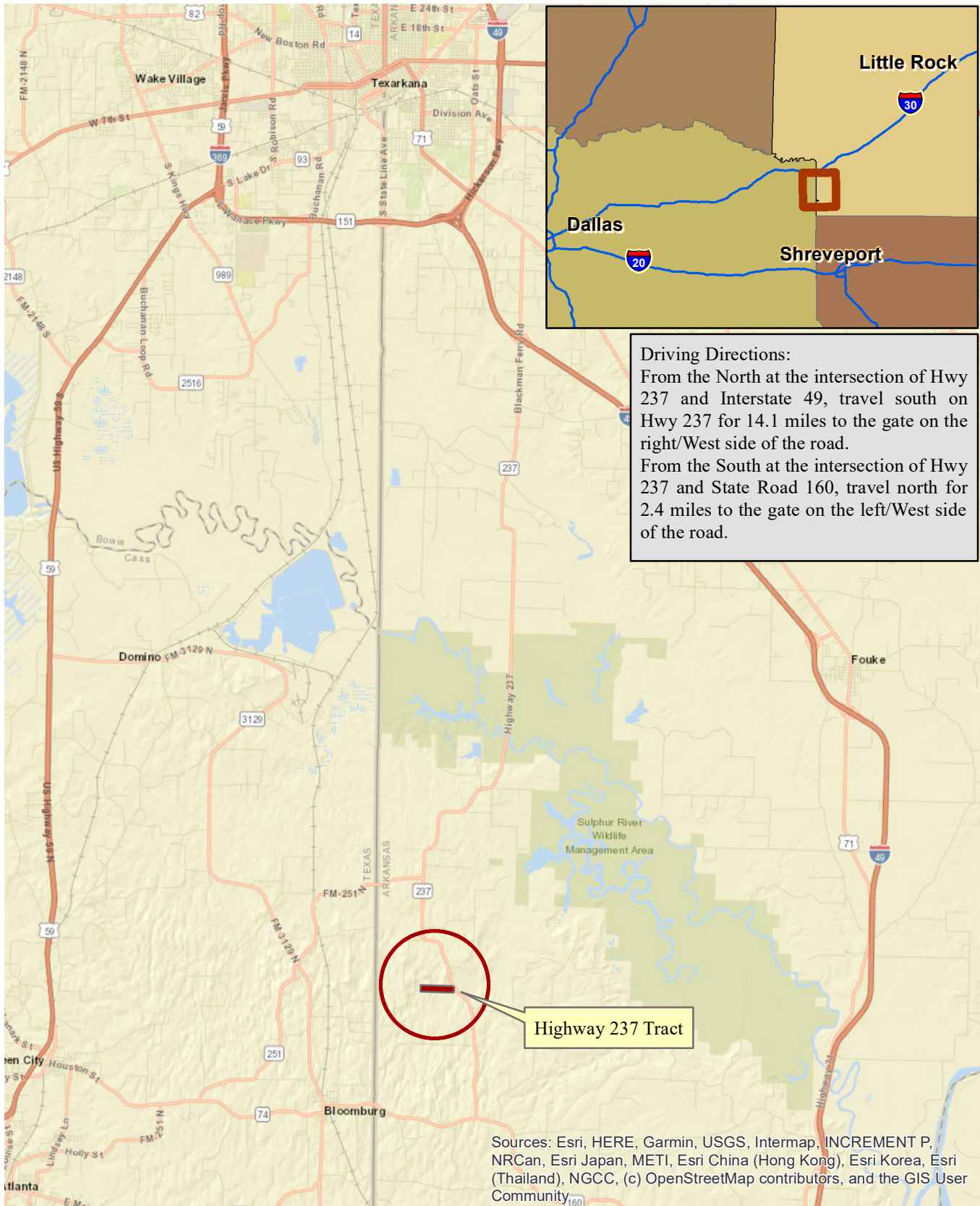
For more information, call (903) 831-5200 or visit our website at:

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.

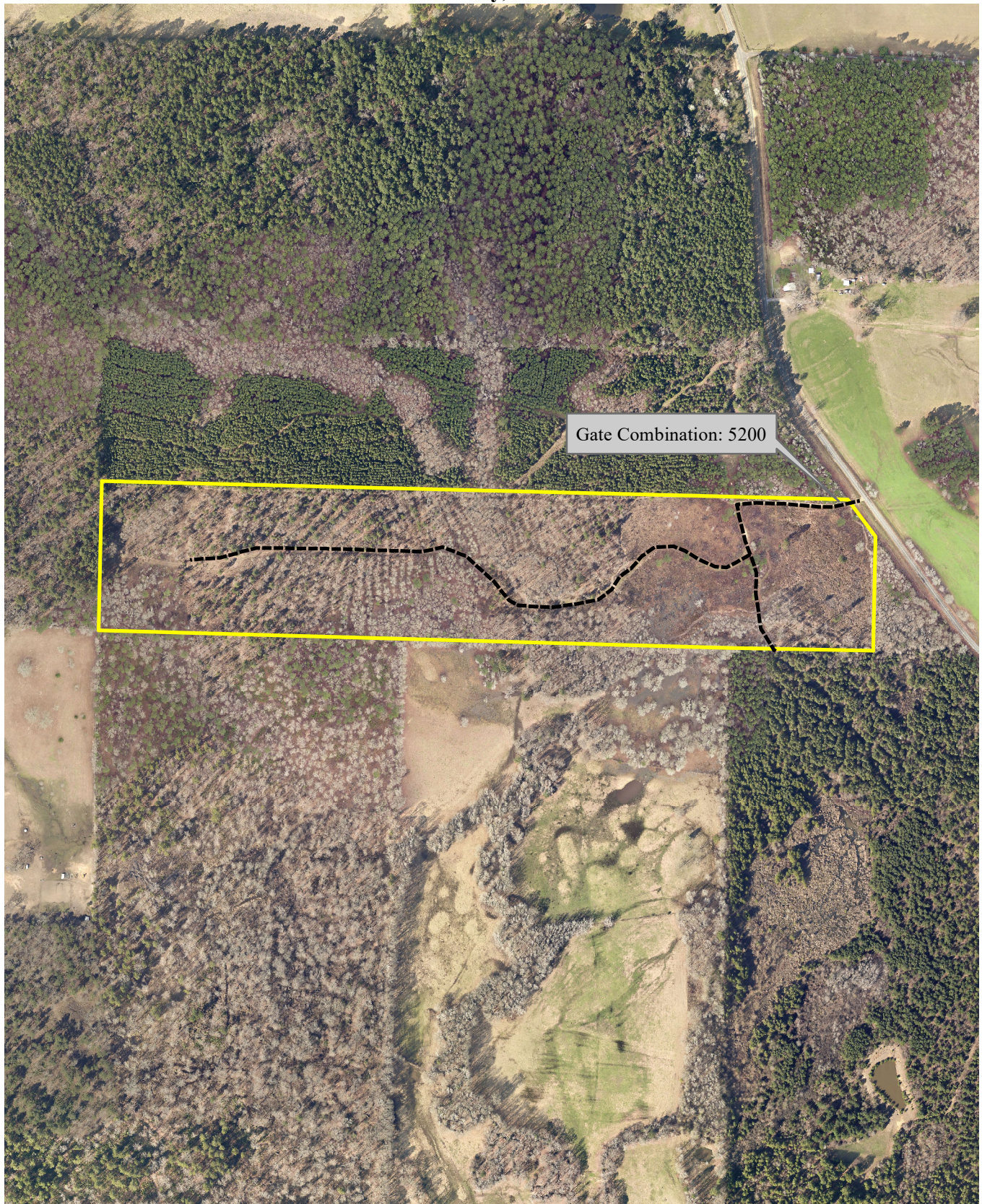
LAND FOR SALE
Highway 237 Tract
Listing #7307
+/-51 Acres
Miller County, Arkansas



0 5
 Miles



LAND FOR SALE
Highway 237 Tract
Listing #7307
+/-51 Acres
Miller County, Arkansas



0 0.25
Miles



Printed: April, 2022
Printed By: DJS





LAND FOR SALE
Highway 237 Tract
Listing #7307
+/-51 Acres
Miller County, Arkansas

Gate Combination: 5200



Blackman Ferry Rd / Hwy 237

Turkey Creek

Legend

-  Paved Road
-  Woods Road
-  Creek
-  Gate

Legend

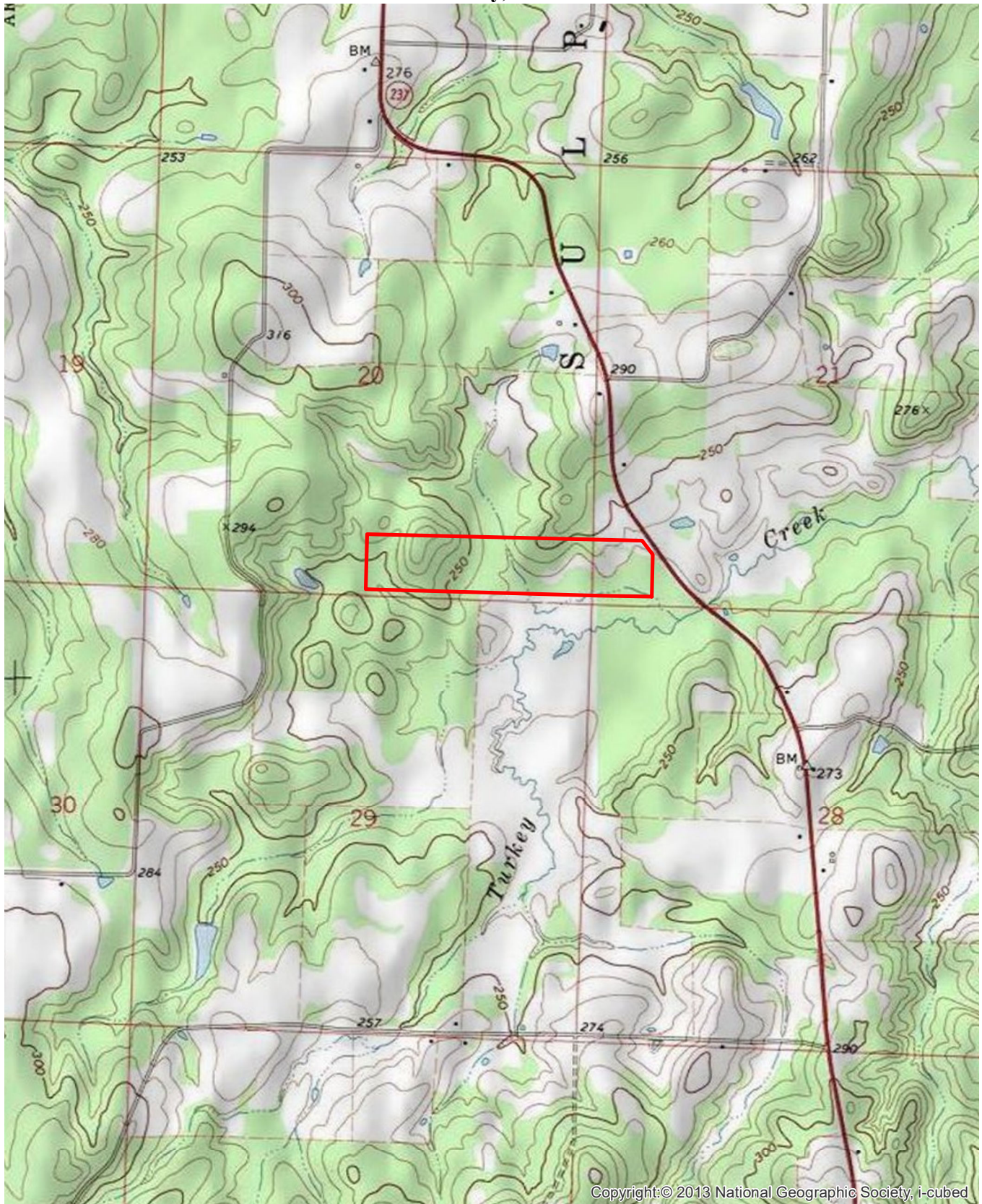
-  Planted 2020
-  Hardwood/Pine

0 0.25
Miles



Printed: April, 2022
Printed By: DJS

LAND FOR SALE
Highway 237 Tract
Listing #7307
+/-51 Acres
Miller County, Arkansas



0 0.25
Miles



Printed: April, 2022
Printed By: DJS

Land Sale — Offer Form
Highway 237 Tract
Listing # 7307 — Miller County, Arkansas

Completed Offer Forms can be submitted by:

Mail: P.O. Box 5887, Texarkana, TX 75505

Fax: 903-831-9988

Hand Deliver: 4414 Galleria Oaks Dr. Texarkana, TX 75503

E-mail: texarkana@kingwoodforestry.com

I submit the following as an offer for the purchase of the property described as the Highway 237 Tract. The tract is offered for sale at **\$153,000.00**.

If my offer is accepted, I am ready, willing, able, and obligated to execute a Real Estate Sales Contract with earnest money in the amount of five percent (5%) of the purchase price. Closing date is to occur within forty five (45) days of contract execution. I have read and understand the Conditions of Sale section in this notice.

Tract Name: **Highway 237 Tract**

Advertised Acreage: **51.31 Acres**

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: _____

Printed

Company: _____

Fax Number: _____

Signed

Phone Number: _____

Address: _____

E-Mail: _____

Date: _____

AREA BELOW FOR KINGWOOD USE ONLY

Offer Acknowledged by Agent/ Broker: _____

Name

Date

