

EAST FORK KELLY BAYOU TRACT (#7064)

+/- 39 ACRES

IN SOUTHERN MILLER COUNTY

**EXCELLENT RECREATIONAL TRACT WITH POTENTIAL
FOR TIMBER INVESTMENT ALSO**

**ROLLING TERRAIN WITH UPLAND PINE AND BOTTOM-
LAND HARDWOOD**

LESS THAN 1 HOUR SOUTH OF TEXARKANA

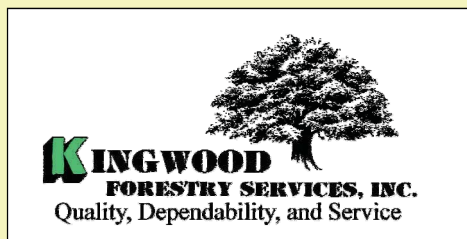
OFFERED FOR SALE AT \$106,000.00

Texarkana, Texas

4414 Morris Lane
P.O. Box 5887
Texarkana, Texas 75505

Phone: 903-831-5200
Fax: 903-831-9988
Email: texarkana@kingwoodforestry.com

Offered By



Other Kingwood Locations

Arkadelphia, Arkansas
No. 4 Executive Circle
Arkadelphia, Arkansas 71923
Phone: 870-246-5757

Monticello, Arkansas
145 Greenfield Drive
Monticello, Arkansas 71655
Phone: 870-367-8567

www.kingwoodforestry.com

East Fork Kelly Bayou Tract (#7064)
For sale at \$106,000.00

***Numerous Hunting Opportunities Less
Than One Hour South of Texarkana!***



East Fork Kelly Bayou in the Southeast corner of tract.



Mature Bottomland Hardwood including white oaks and red oaks.

The East Fork Kelly Bayou Tract offers excellent potential for hunting several species of game, as well as, other recreational activities. Approximately 25 acres consists of bottomland hardwoods with a substantial amount of white oak and red oak species. East Fork Kelly Bayou runs through the southeast corner of the tract. This property could also serve as a timber investment with +/-14 acres of upland pine that is mature with potential for near future timber income.



Upland Pine offering potential for timber income



Bottomland Hardwoods

www.kingwoodforestry.com/realestate.htm

For a complete sale package, contact Roger Hooper at 903-831-5200 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.

East Fork Kelly Bayou (#7064)

Conditions of Sale:

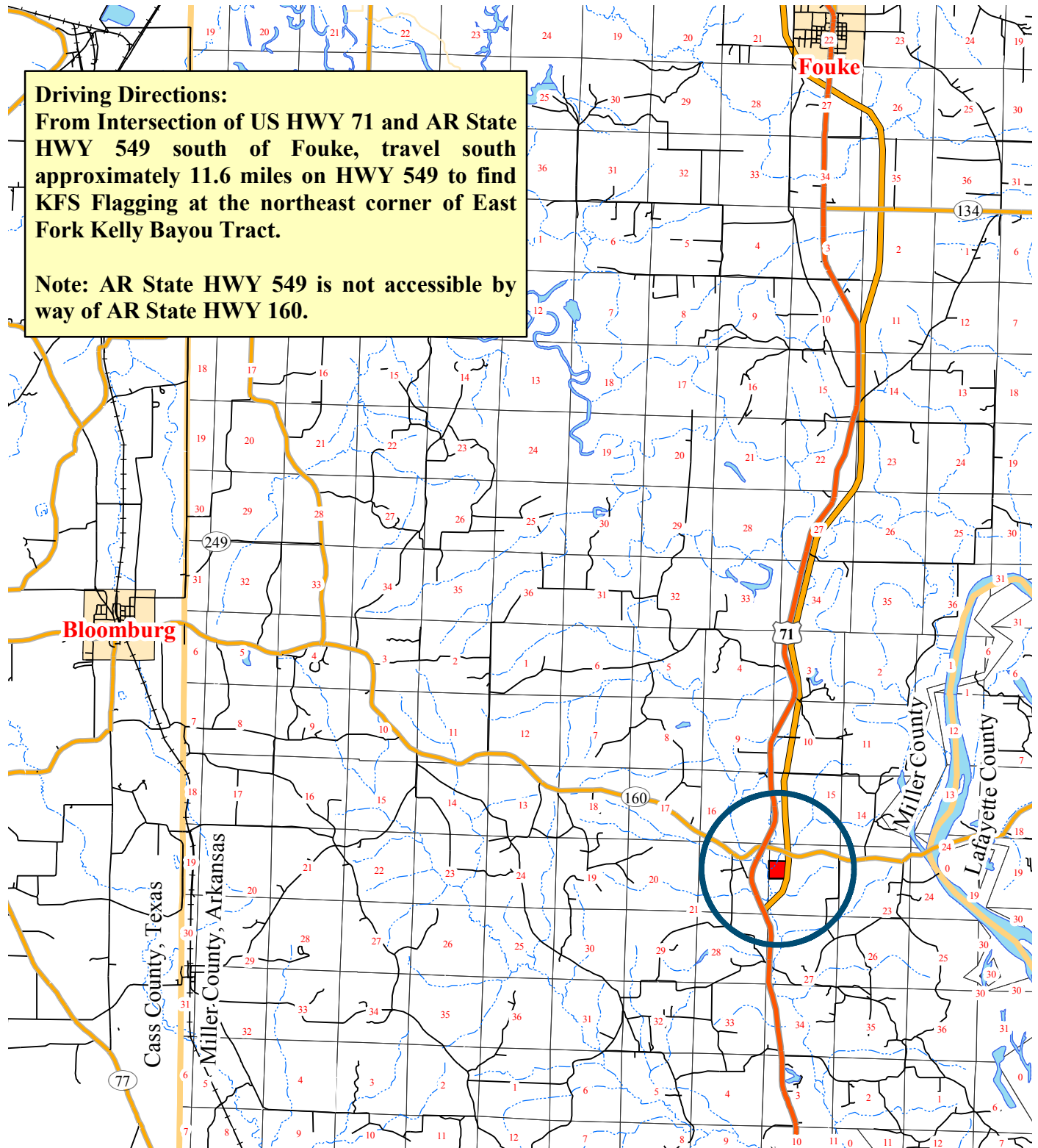
1. All offers will be presented to Seller for consideration. Offers must remain valid for a minimum of 5 business days for Seller to consider. Seller reserves the right to either counter offer or reject the offer.
2. Upon acceptance of an offer a more formal Real Estate Sales Contract will be executed between Buyer and Seller, with Buyer depositing earnest money of 10% of purchase price to the escrow account of the attorney for the Seller. A sample Contract of Sale may be provided upon request. Terms are cash at closing. Closing is to occur within 45 days of contract execution on or before a pre-scheduled date.
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 entire tract, regardless of acreage. Seller will not provide a survey.
4. Conveyance will be by Special Warranty Deed, subject to encumbrances of record; current and subsequent taxes; leased or rights of any tenants or lessees, parties in possession; all outstanding mineral rights or reservations, oil, gas, or mineral leases; water districts, water rights; restrictions or reservations; roadways, rights-of-way, easements; any contracts purporting to limit or regulate the use, occupancy or enjoyment of said premises and all other matters which an accurate survey would show applicable to or affecting the Property.
5. Seller's conveyance will except and/or reserve all oil, gas, lignite and other minerals of similar or dissimilar nature.
6. No environmental inspection or representation has been or will be made by Seller.
7. Seller will pay pro-rated property taxes (to date of closing) and deed preparation. Buyer will pay recording fees and real estate transfer tax (deed stamps). **Seller will not provide title insurance policy.** If Buyer wishes to acquire a title search or title insurance policy, the cost of any such title search or title insurance policies will be paid by Buyer.
8. The attorney representing the seller will serve a dual agent as counsel for the Seller and as Escrow Agent to the transaction. Should the buyer chose to have a local title company or attorney conduct a title search, provide title insurance or serve as their closing agent, all activities will be coordinated at the direction of the attorney for the Seller and Buyer will be responsible for any fees associated.
9. Kingwood Forestry Services, Inc. is the real estate firm representing the seller. All information provided is believed to be accurate. Prospective buyers assume the responsibility for verifying this information to their satisfaction. Kingwood makes no representation for the Buyer.
10. Property inspections shall be done in daylight hours. Seller and Kingwood Forestry Services, Inc. in no way warrants the conditions of the property, including access routes, and all persons entering upon the property assumes all risk and accept said property in its existing conditions during such inspection(s) and assume all liability and shall indemnify Seller and its agents from and against all damages to property, claims, demands, or causes of action of every kind, nature and description relating to its access to or presence on the property.
11. 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.
12. The Conditions of Sale stated here are merely a general summary of those aspects more specifically described in the Real Estate Sales Contract to be executed between Buyer and Seller. Should there be any variation in wording, the Real Estate Sales Contract takes precedence.
13. Questions regarding the land sale should be directed to licensed broker Roger Hooper of Kingwood Forestry Services at (903)831-5200.

Land For Sale
East Fork Kelly Bayou Tract (#7064)
+/-39 Acres
SW1/4 of NW1/4, Sec. 22, T19S, R27W
Miller County, Arkansas

Driving Directions:

From Intersection of US HWY 71 and AR State HWY 549 south of Fouke, travel south approximately 11.6 miles on HWY 549 to find KFS Flagging at the northeast corner of East Fork Kelly Bayou Tract.

Note: AR State HWY 549 is not accessible by way of AR State HWY 160.

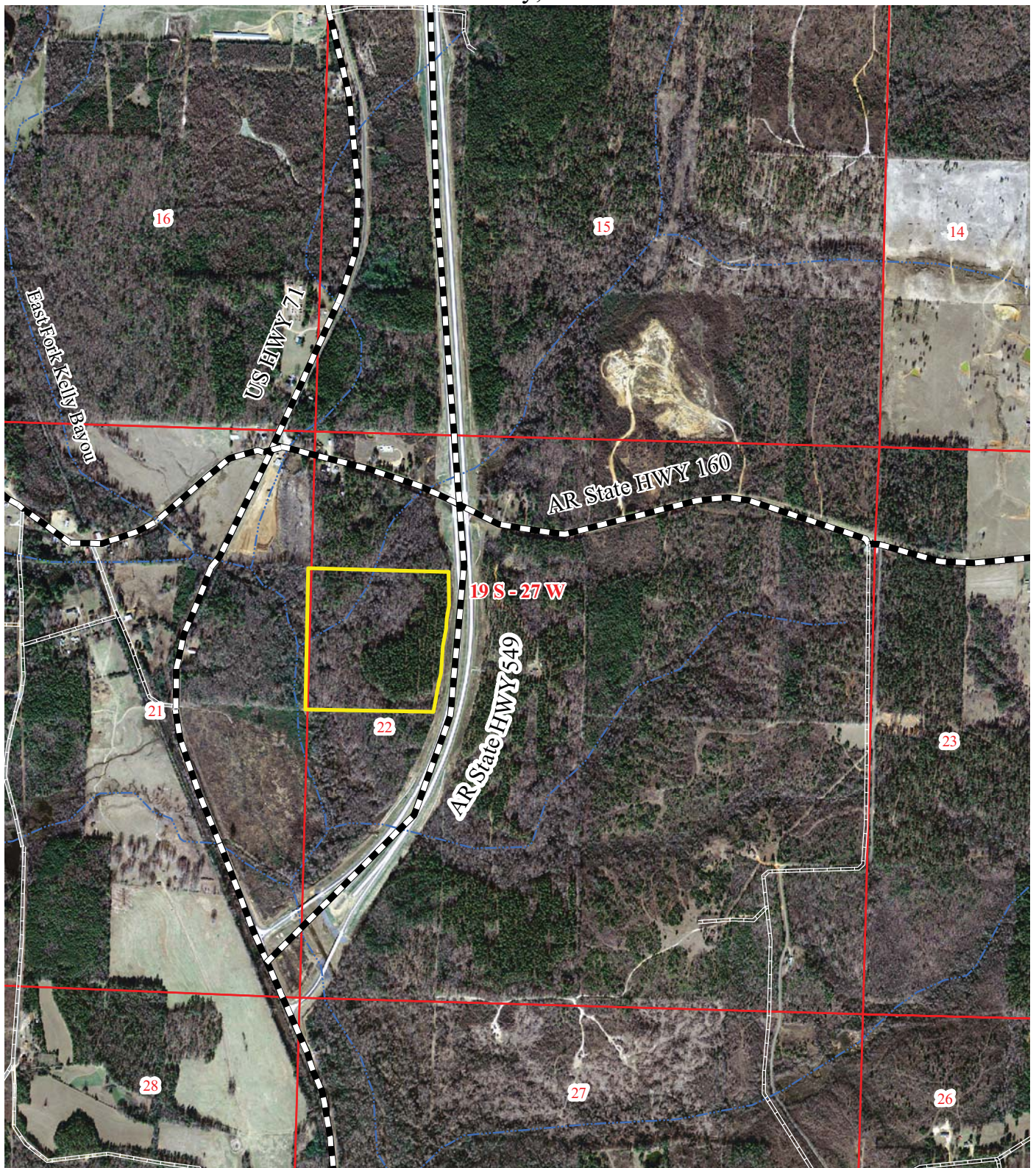


0 1 2 3 4 Miles



StreetMap USA
February 2010
Printed By: RDH

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+/-39 Acres
SW1/4 of NW1/4, Sec. 22, T19S, R27W
Miller County, Arkansas

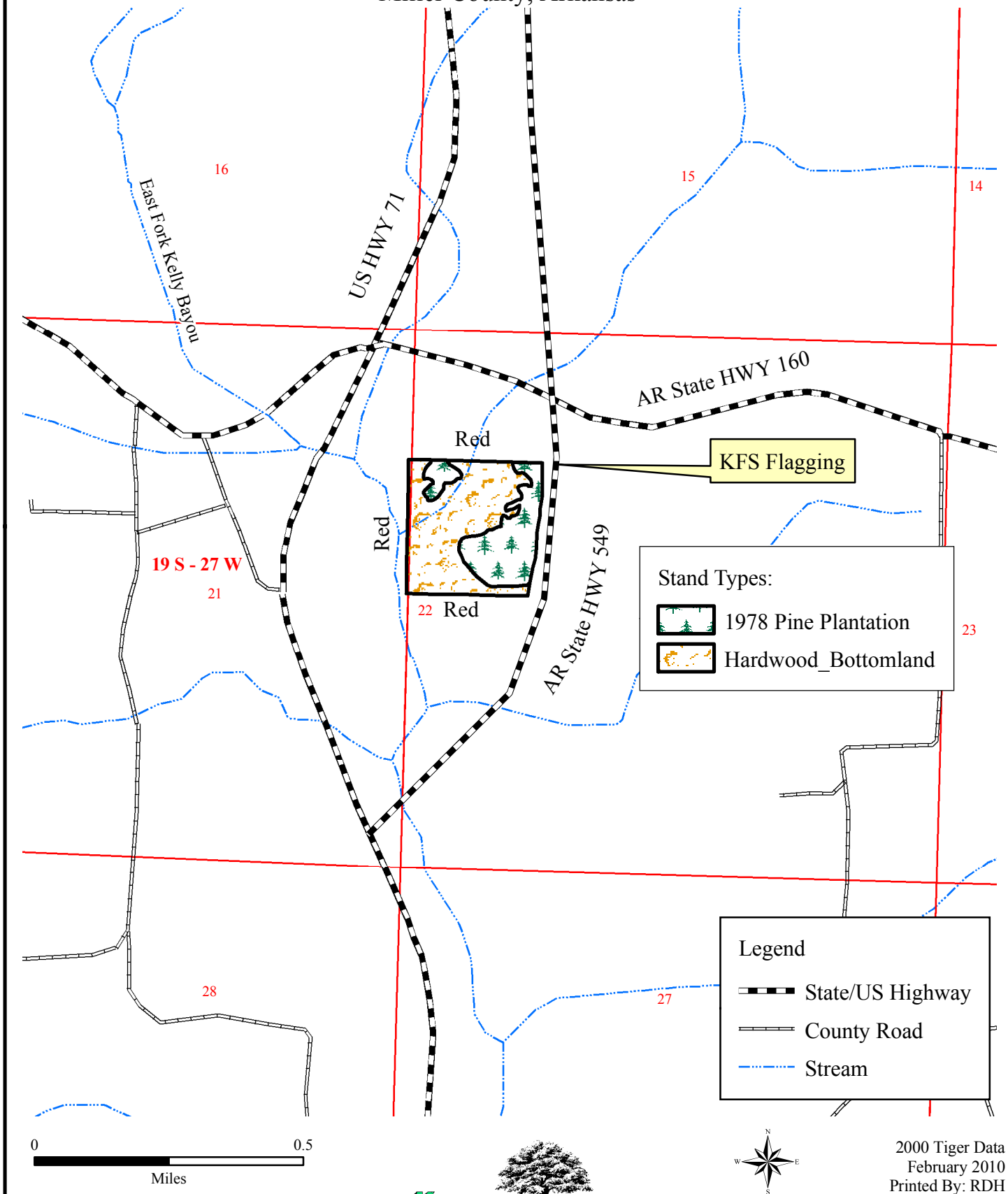


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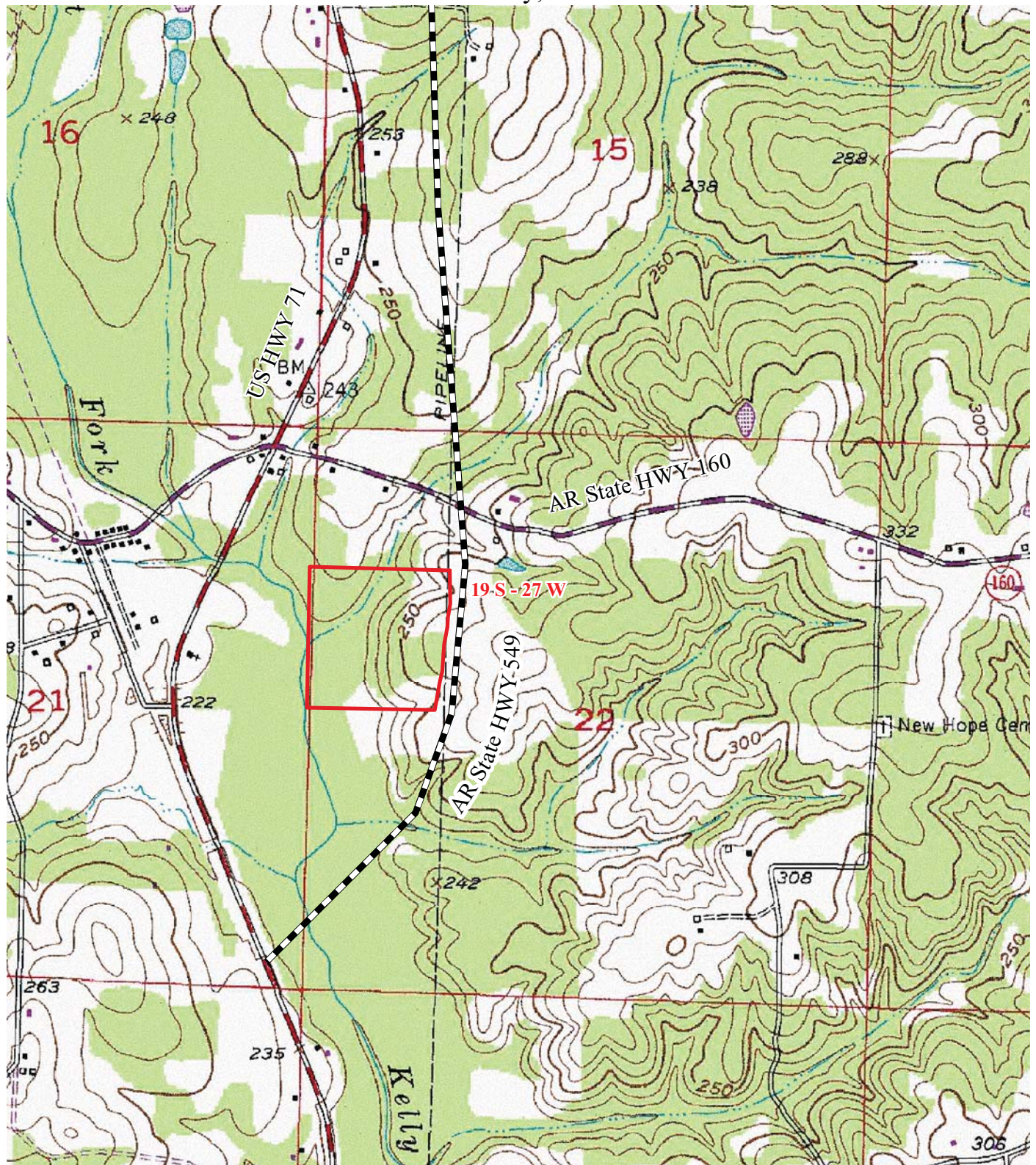


2006 AR DOQQ
February 2010
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Land For Sale
 East Fork Kelly Bayou Tract (#7064)
 +/-39 Acres
 SW1/4 of NW1/4, Sec. 22, T19S, R27W
 Miller County, Arkansas



Land For Sale
East Fork Kelly Bayou Tract (#7064)
+/-39 Acres
SW1/4 of NW1/4, Sec. 22, T19S, R27W
Miller County, Arkansas



0 0.5
Miles



AR DRG
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OFFER FORM

EAST FORK KELLY BAYOU TRACT LAND SALE (#7064)

---Please fax offer to 903-831-9988 or mail to P. O. Box 5887, Texarkana, TX 75505 ---

Reference is made to the Kingwood Forestry Services, Inc. notice for the East Fork Kelly Bayou Tract (#7064) Land Sale.

I submit the following as an offer for the purchase of the following tract located in Miller County, Arkansas and further described as the SW $\frac{1}{4}$ of NW $\frac{1}{4}$, Sec. 22, T19S, R27W, Miller County, Arkansas, containing 39 acres, more or less.

My offer will remain valid through five business days following the day of submitted offer. If my offer is accepted, I am ready, willing, able, and obligated to execute a more formal Contract of Sale within seven business days with earnest money in the amount of 10% of purchase price. Closing is expected to be held within forty-five days of offer acceptance.

Send offer form to: Kingwood Forestry Services, Inc.
P. O. Box 5887
Texarkana, TX 75505
Or fax to 903-831-9988

East Fork Kelly Bayou Tract (#7064), 39 acres, more or less: \$ _____

Name: _____
Printed

Fax No.: _____

Signed

Phone No.: _____

Address: _____

E-mail: _____

Date: _____