

Kingwood Forestry Services, Inc.

+/-120 Acres Located in the Ouachita Mountains Near Mena, Arkansas

Big Fork Tract (#7100)

PRICE REDUCED!

\$129,000.00



The Big Fork Tract offers excellent opportunity for enjoying nature's beauty. With peaks and ridges reaching 1,400 feet, spectacular views can be enjoyed year-round. Several areas on the tract are suitable for cabin-sites. Situated in the Ouachita Mountains and immediately adjacent to the Ouachita National Forest, the Big Fork Tract offers super hunting and recreational opportunities. The area is known for producing quality white-tailed deer with the proper management. The northern ATV trailhead in the Ouachita National Forest is approximately 1 mile to the west so a day of riding through the Ouachita Mountain range can be enjoyed. Mena is approximately 30 minutes northwest. The property is remote, but it offers great hunting and recreational opportunities and a place to get away from it all.

Photographs and maps can be viewed at www.kingwoodforestry.com

See this and other listings at
www.kingwoodforestry.com



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

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

Big Fork Tract (#7100)
PRICE REDUCED!
\$129,000.00

*Excellent hunting and
recreational property in the
Ouachita Mountains!*



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 the offer or reject the offer.
2. Upon acceptance of an offer, a more formal Contract of Sale will be executed between Buyer and Seller with Buyer depositing earnest money of 10% of purchase price with title company. A sample Contract of Sale may be provided upon request. Terms are cash at closing. Closing is to be scheduled within 45 days.
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 (Limited) Warranty Deed, subject to all 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. Seller's conveyance will except and/or reserve all oil, gas, lignite and other minerals of similar or dissimilar nature.
5. No environmental inspection or representation has been or will be made by Seller.
6. Seller will pay pro-rated property taxes (to date of closing), deed preparation and one-half of the real estate transfer tax (deed stamps). Buyer will pay recording fees and one-half of the real estate transfer tax (deed stamps). **Seller will not provide a title search or 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 policy will be paid by Buyer.
7. A local title company selected by Buyer will be used to conduct closing between Buyer and Seller, with Seller paying one-half and Buyer paying one-half of any fees associated with closing services.
8. Kingwood Forestry Services, Inc. is the real estate firm representing the seller in this transaction. Kingwood makes no representation for the Buyer.
9. All information in this brochure is believed to be correct. Buyers assume the responsibility for verifying this information to their satisfaction.
10. 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.
11. 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 assume all risk and accept said property in its/their existing condition during such inspection 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.
12. Questions regarding the land sale should be directed to Roger Hooper, licensed broker, of Kingwood Forestry Services office at 903-831-5200.



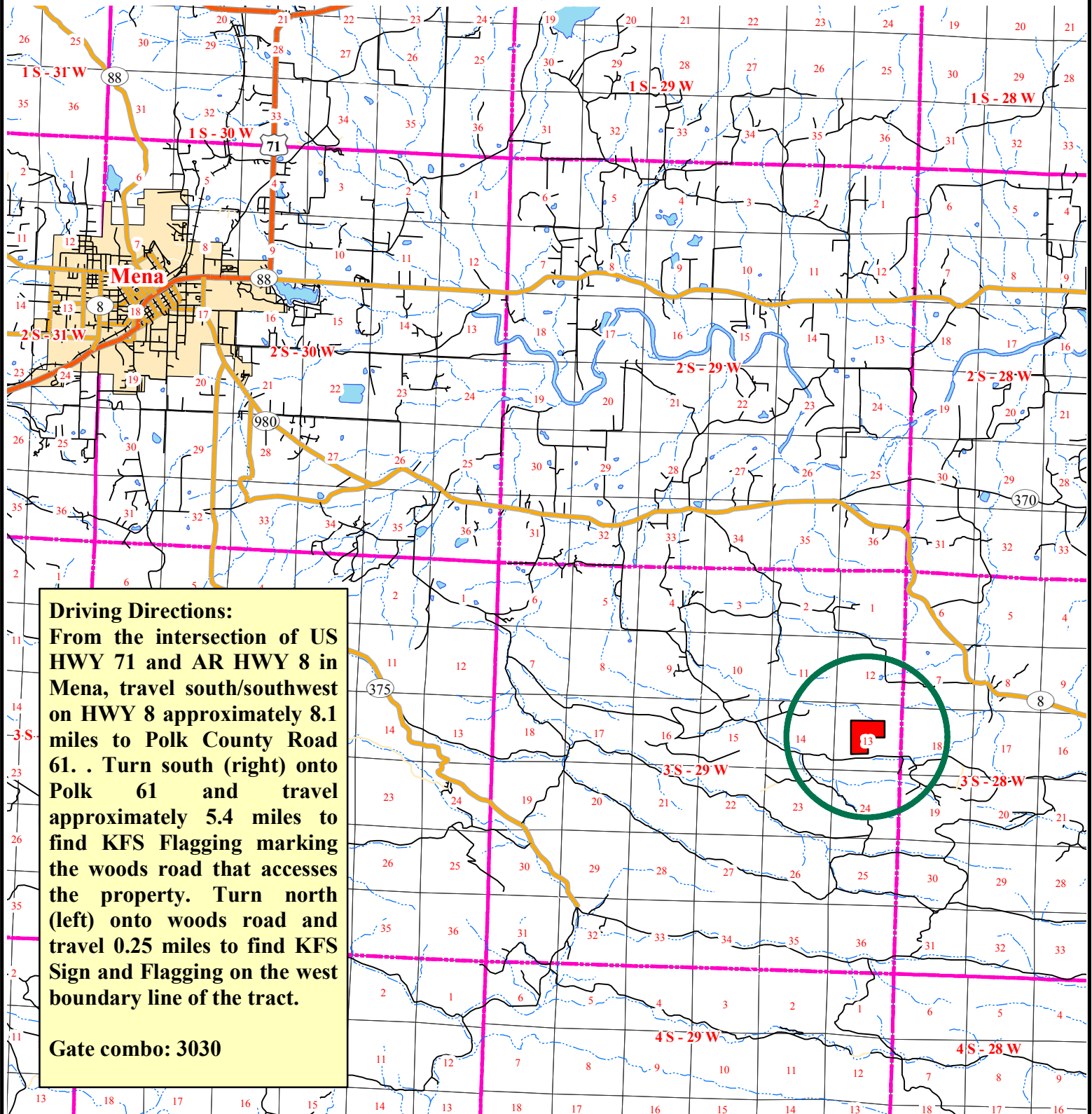
www.kingwoodforestry.com



Land For Sale
Big Fork Tract (#7100)

+/-120 Acres

SE1/4 of NW1/4, SW1/4 of NE1/4, NE1/4 of SW1/4,
Sec. 13, T3S, R29W
Polk County, Arkansas



Driving Directions:

From the intersection of US HWY 71 and AR HWY 8 in Mena, travel south/southwest on HWY 8 approximately 8.1 miles to Polk County Road 61. . Turn south (right) onto Polk 61 and travel approximately 5.4 miles to find KFS Flagging marking the woods road that accesses the property. Turn north (left) onto woods road and travel 0.25 miles to find KFS Sign and Flagging on the west boundary line of the tract.

Gate combo: 3030

0 1 2 3 4

Miles

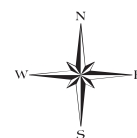


StreetMap USA
February 2012
Printed By: RDH

Land For Sale
Big Fork Tract (#7100)
+/-120 Acres
SE1/4 of NW1/4, SW1/4 of NE1/4, NE1/4 of SW1/4,
Sec. 13, T3S, R29W
Polk County, Arkansas

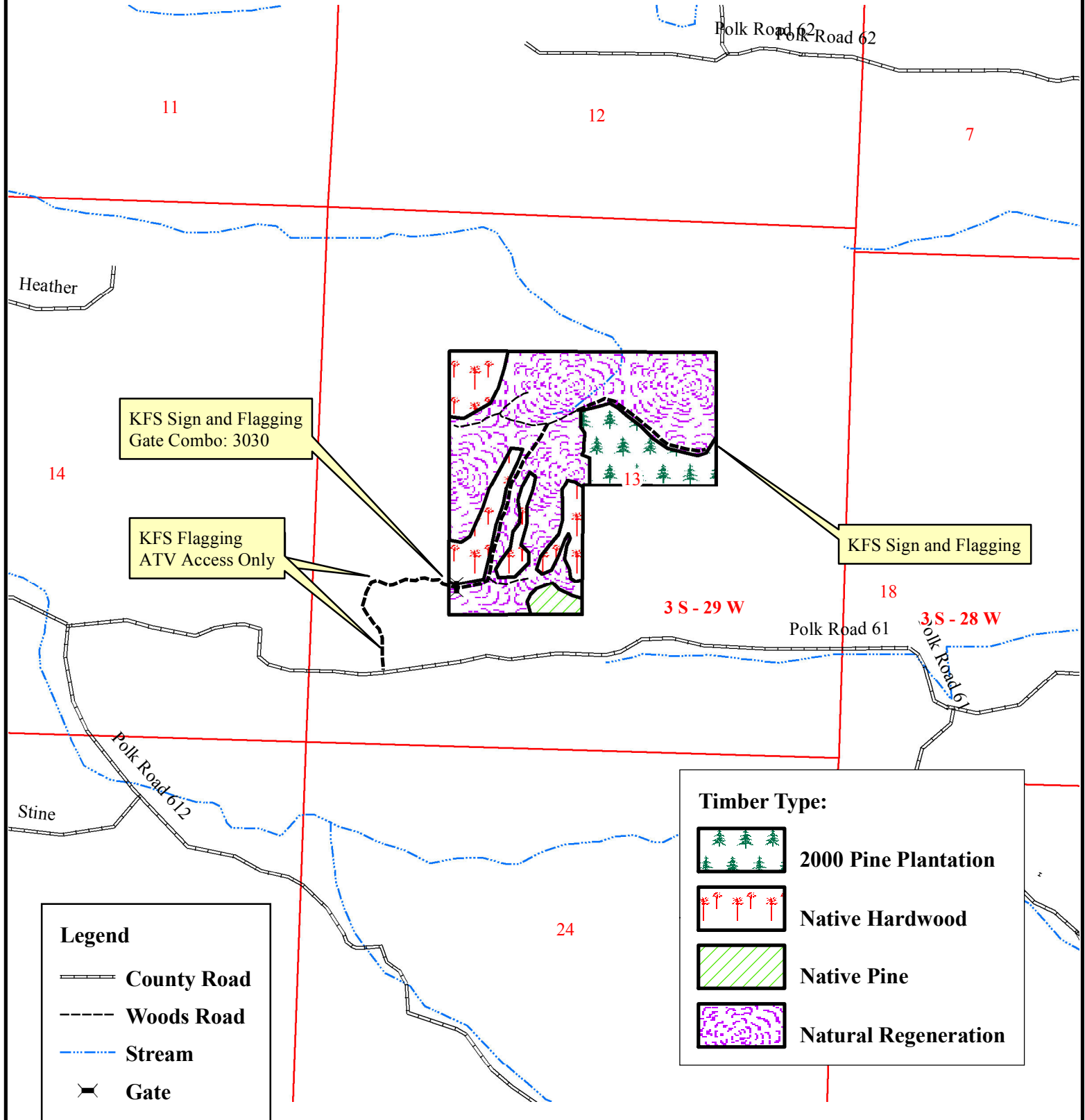


0 0.5
Miles

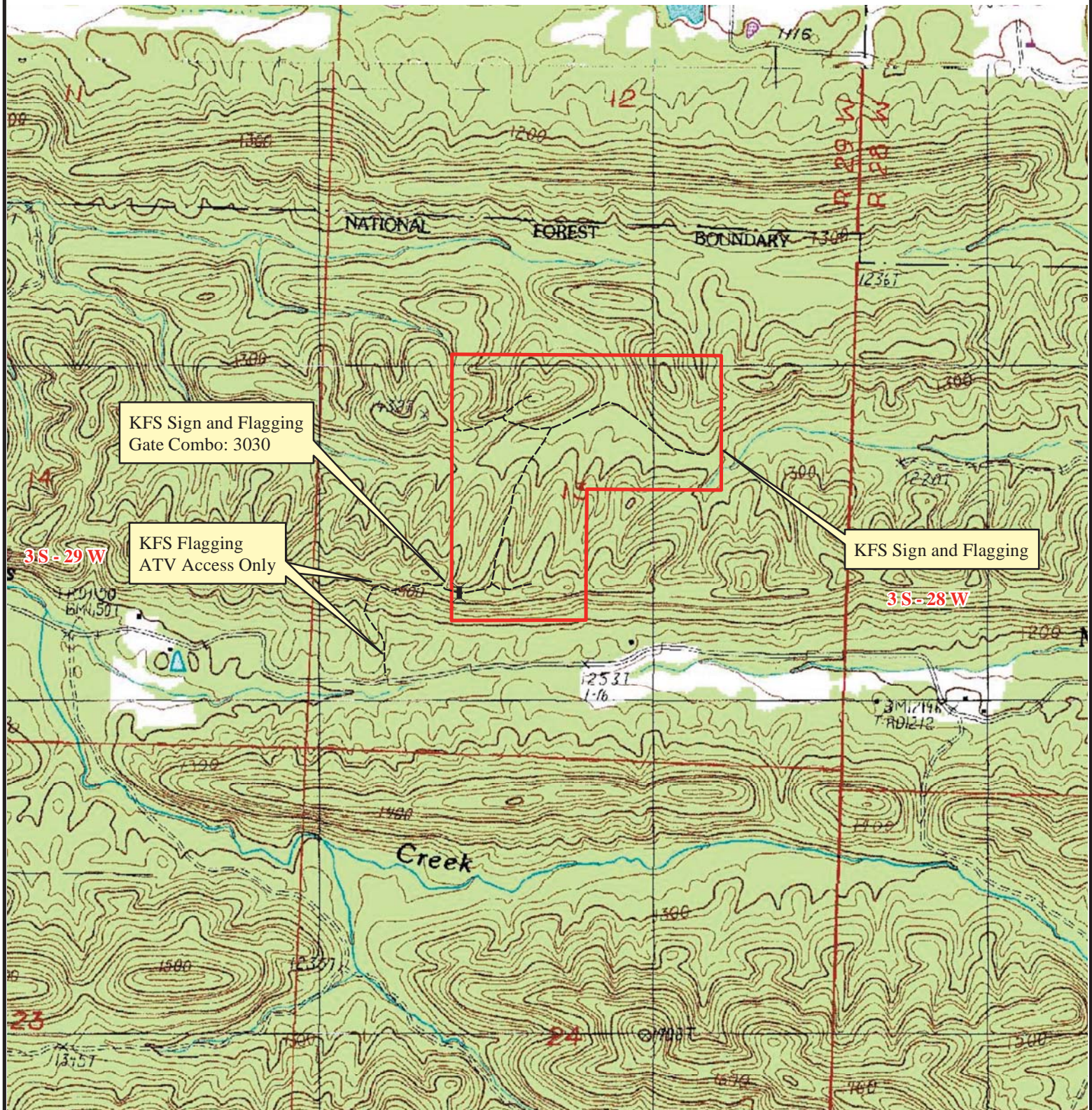


Bing Maps
February 2012
Printed By: RDH

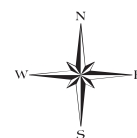
Land For Sale
 Big Fork Tract (#7100)
 +/-120 Acres
 SE1/4 of NW1/4, SW1/4 of NE1/4, NE1/4 of SW1/4,
 Sec. 13, T3S, R29W
 Polk County, Arkansas



Land For Sale
Big Fork Tract (#7100)
+/-120 Acres
SE1/4 of NW1/4, SW1/4 of NE1/4, NE1/4 of SW1/4,
Sec. 13, T3S, R29W
Polk County, Arkansas



0 0.5
Miles



AR DRG
February 2012
Printed By: RDH

OFFER FORM

Big Fork Tract Land Sale (#7100)

**- Please fax offer to 903-831-9988 or mail to P. O. Box 5887, Texarkana, TX 75505 –
Or hand deliver to 4414 Morris Lane, Texarkana, TX 75503**

Reference is made to the Kingwood Forestry Services, Inc. notice for the Big Fork Tract Land Sale.

I submit the following as an offer for the purchase of 120 acres, more or less, of land and timber described as the SE $\frac{1}{4}$ of NW $\frac{1}{4}$, SW $\frac{1}{4}$ of NE $\frac{1}{4}$, NE $\frac{1}{4}$ of SW $\frac{1}{4}$, Section 13, Township 3 South, Range 29 West, Polk County, Arkansas.

My offer will remain valid through five business days following the day the offer is submitted. 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 45 days of offer acceptance on a predetermined date.

Send bid form to: Kingwood Forestry Services, Inc.
P. O. Box 5887
Texarkana, TX 75505
Or fax to 903-831-9988
Or hand deliver to 4414 Morris Ln.
Texarkana, TX 75503

Big Fork Tract, 120 acres, more or less: \$ _____

Name: _____
Printed

Fax No.: _____

Signed

Phone No.: _____

Address: _____

E-mail: _____
Date: _____

Buyer acknowledges that Kingwood Forestry Services, Inc. is the agent for the seller in this land sale transaction