

# PRIME HUNTING LAND ON WALKER CREEK IN LAFAYETTE COUNTY, ARKANSAS

## Walker Creek Tract, +/-56 Acres (#7104)

- EXCELLENT TURKEY, DUCK, AND WHITE-TAILED DEER HABITAT
- WALKER CREEK RUNS THROUGH THE TRACT
- +/- 25 ACRES OF NATIVE BOTTOMLAND HARDWOODS
- UPLAND PINE PLANTATION
- LOCATED NEAR TAYLOR, AR
- ACCESS PROVIDED BY MAINTAINED GRAVEL ROAD
- MERCHANTABLE TIMBER FOR IMMEDIATE INCOME POTENTIAL

Offered For Sale At

**\$67,620.00**

See this and other listings at  
[www.kingwoodforestry.com](http://www.kingwoodforestry.com)



The Walker Creek Tract offers excellent opportunity for hunting turkey, ducks, and white-tailed deer. Walker Creek runs through the property and floods approximately 17 acres providing great habitat for waterfowl. The diverse mix of native bottomland hardwoods and upland pine plantation create an ideal environment for eastern wild turkey and white-tailed deer. The tract is located approximately 3 miles northwest of Taylor, Arkansas. Access to the property is attained by way of a 2.75 mile maintained gravel road from Arkansas State Highway 160. Internal access is provided by ATV trails.

Maps and Photographs can be viewed  
at [www.kingwoodforestry.com](http://www.kingwoodforestry.com)



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

Phone: 903-831-5200  
Fax: 903-831-9988  
[texarkana@kingwoodforestry.com](mailto:texarkana@kingwoodforestry.com)







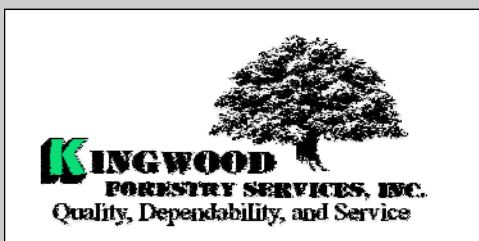
## Walker Creek Tract (#7104) \$67,620.00

*Excellent Hunting and Recreational  
Property on Walker Creek.*

### 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 Contract of Sale will be executed between Buyer and Seller, with Buyer depositing earnest money of 10% of purchase price with Broker or 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 on a predetermined 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 (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). 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.
7. A local title company selected by Buyer will be used to conduct closing between Buyer and Seller, with Buyer paying for 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 assumes the responsibility for verifying this information to their satisfaction.
10. Questions regarding the land sale should be directed to Roger Hooper, licensed sales agent, of Kingwood Forestry Services at 903-831-5200.

[www.kingwoodforestry.com](http://www.kingwoodforestry.com)



Land For Sale  
Walker Creek Tract (#7104)

+/-57 Acres

Pt. of the W1/2 of SW1/4, Sec. 28, T18S, R23W

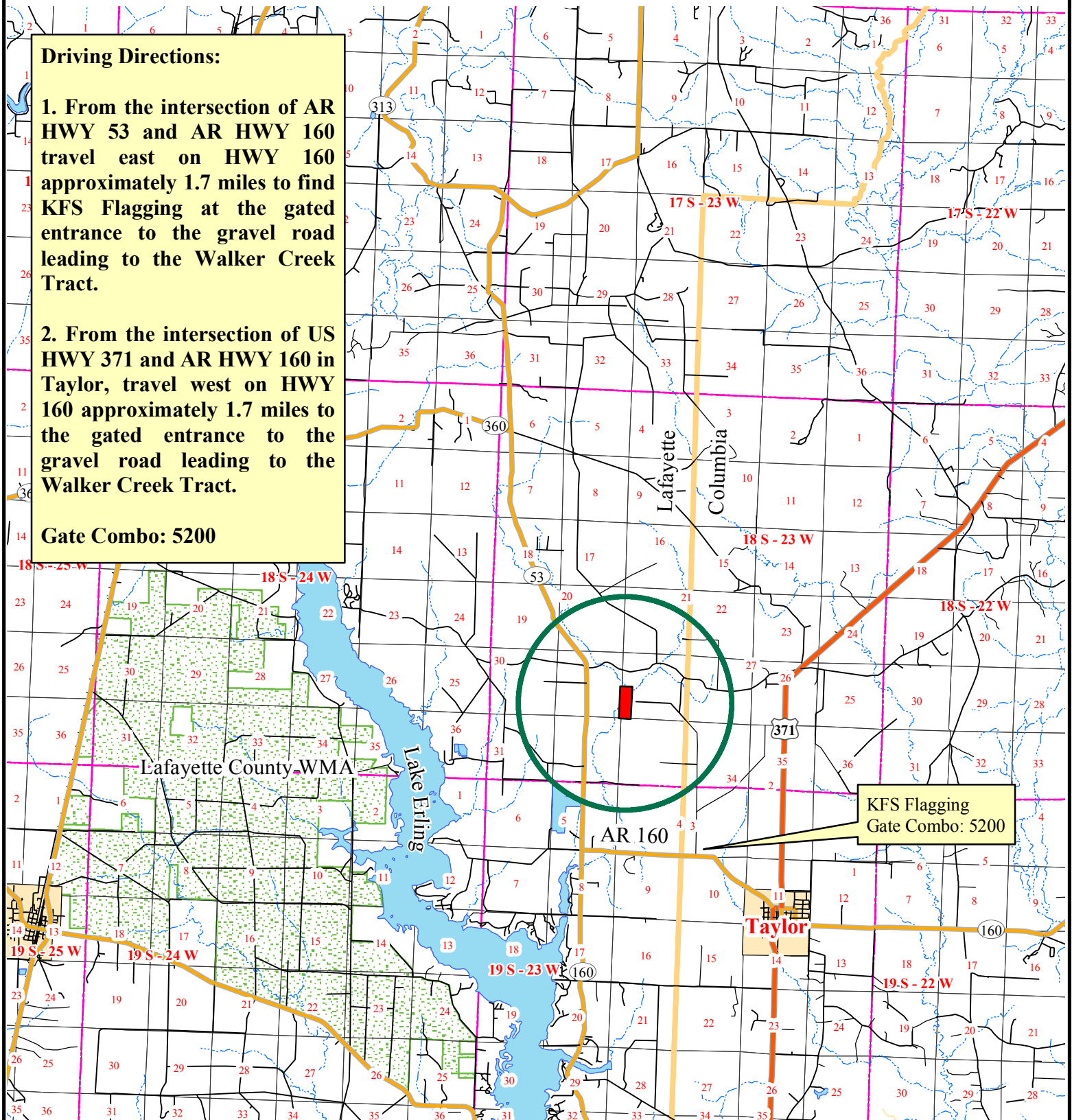
Lafayette County, Arkansas

**Driving Directions:**

**1. From the intersection of AR HWY 53 and AR HWY 160 travel east on HWY 160 approximately 1.7 miles to find KFS Flagging at the gated entrance to the gravel road leading to the Walker Creek Tract.**

**2. From the intersection of US HWY 371 and AR HWY 160 in Taylor, travel west on HWY 160 approximately 1.7 miles to the gated entrance to the gravel road leading to the Walker Creek Tract.**

**Gate Combo: 5200**



0 1 2 3 4

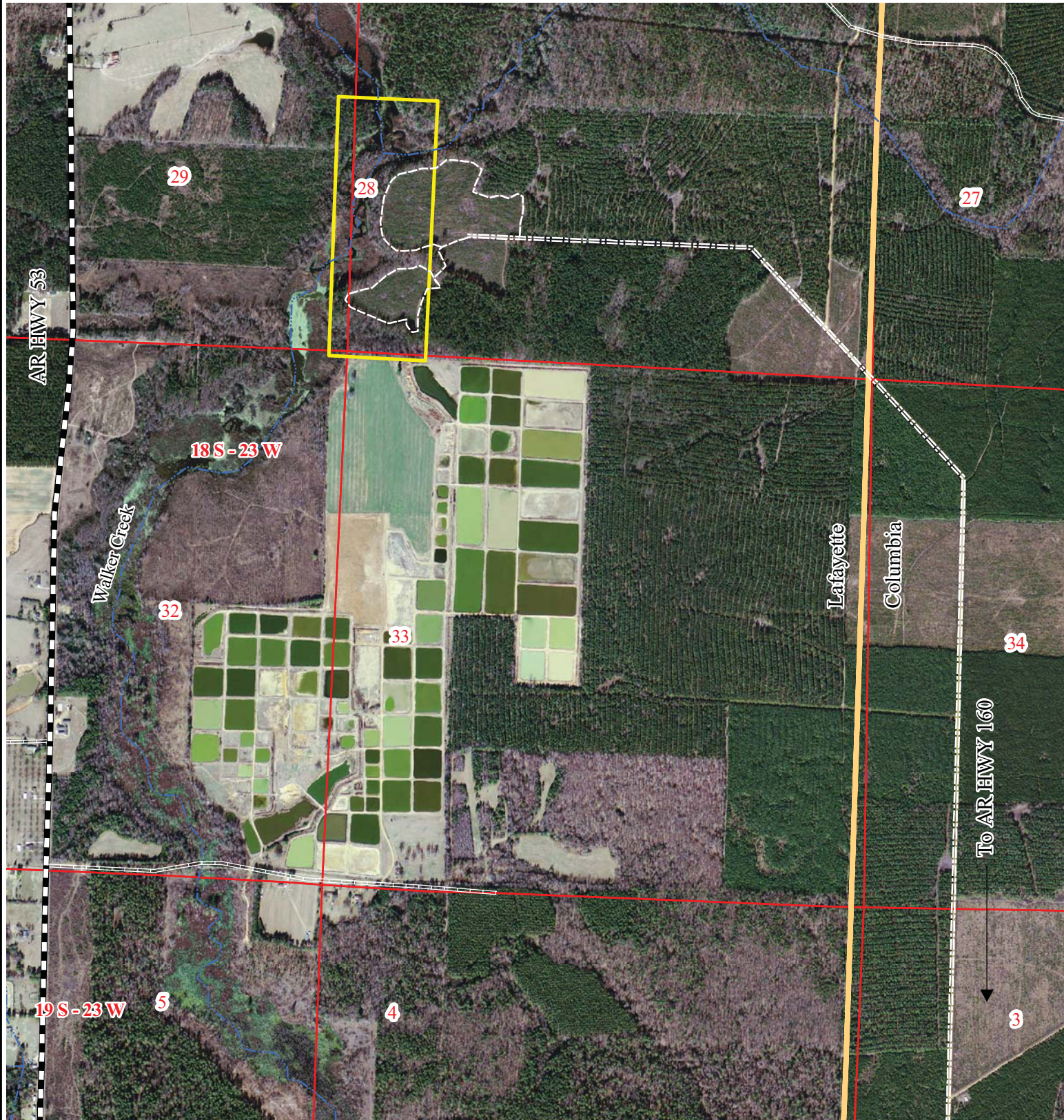
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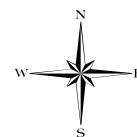
StreetMap USA  
April 2011  
Printed By: RDH



Land For Sale  
Walker Creek Tract (#7104)  
+/-57 Acres  
Pt. of the W1/2 of SW1/4, Sec. 28, T18S, R23W  
Lafayette County, Arkansas



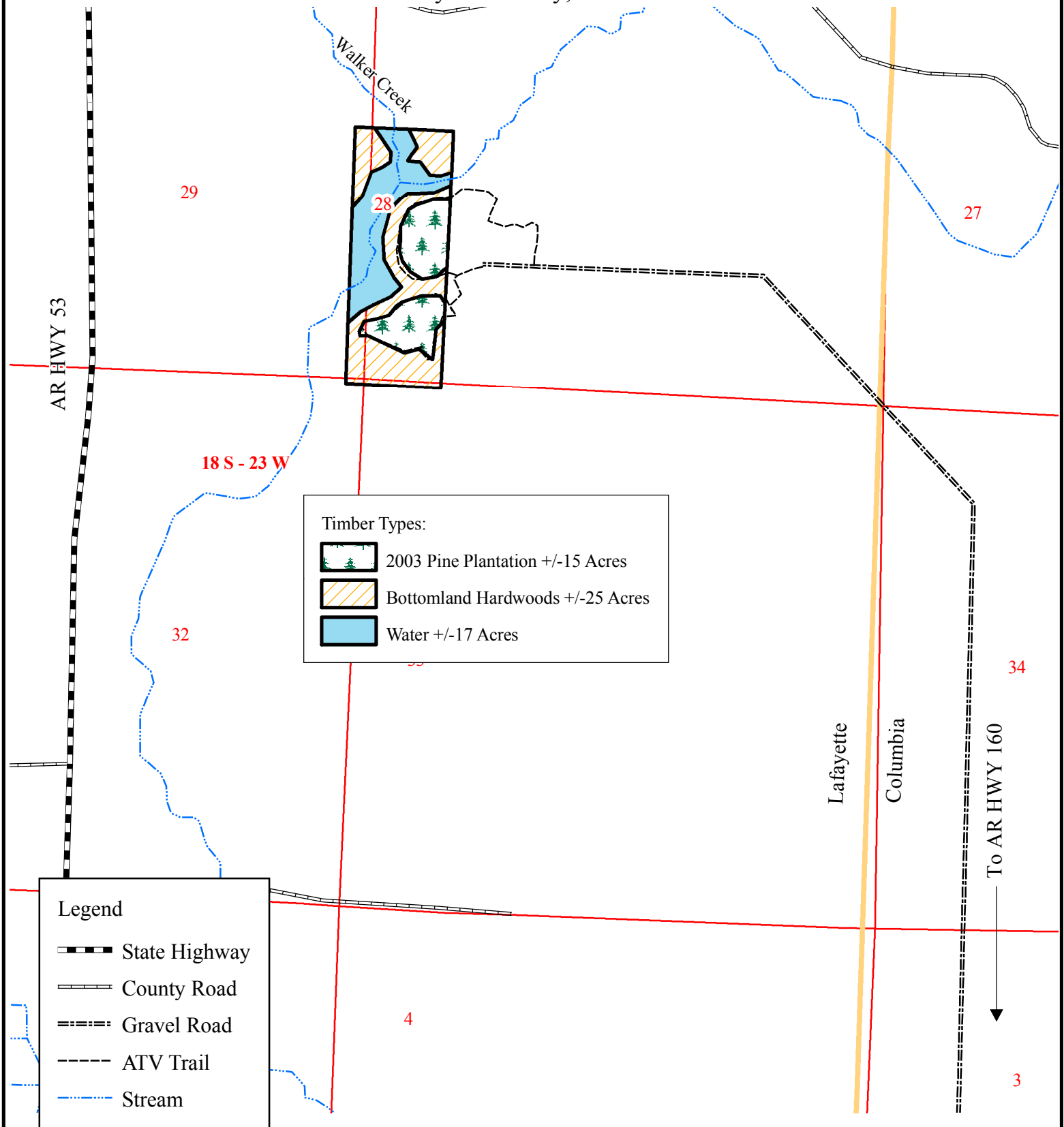
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2006 AR DOQQ  
April 2011  
Printed By: RDH



Land For Sale  
Walker Creek Tract (#7104)  
+/-57 Acres  
Pt. of the W1/2 of SW1/4, Sec. 28, T18S, R23W  
Lafayette County, Arkansas

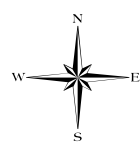


**Legend**

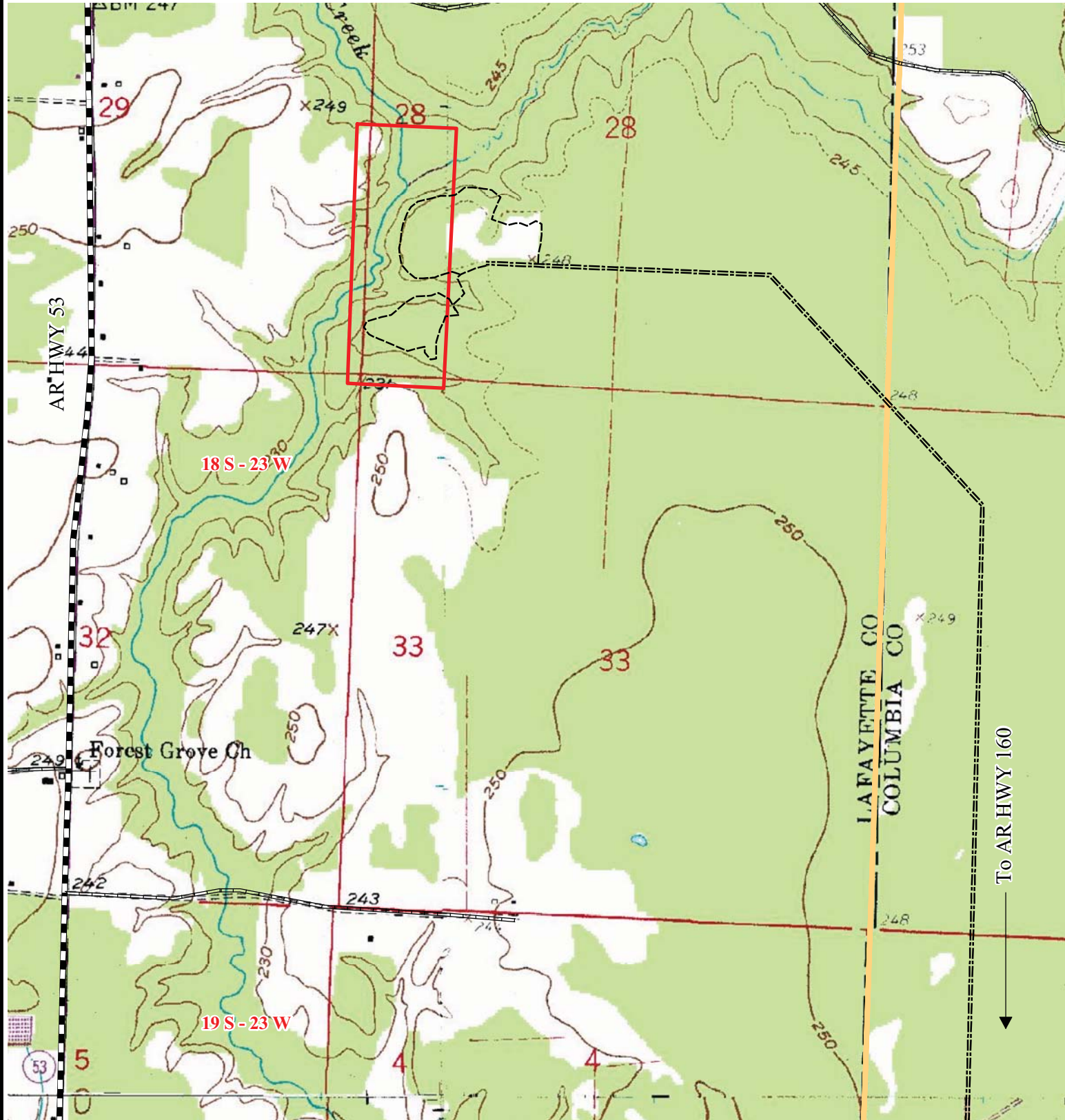
- State Highway
- County Road
- Gravel Road
- ATV Trail
- Stream

**Timber Types:**

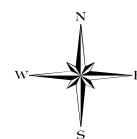
- 2003 Pine Plantation +/-15 Acres
- Bottomland Hardwoods +/-25 Acres
- Water +/-17 Acres



Land For Sale  
Walker Creek Tract (#7104)  
+/-57 Acres  
Pt. of the W1/2 of SW1/4, Sec. 28, T18S, R23W  
Lafayette County, Arkansas



0 0.5  
Miles



AR DRG  
April 2011  
Printed By: RDH

## OFFER FORM

### Walker Creek Tract (#7104)

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

Reference is made to the Kingwood Forestry Services, Inc. notice for the Walker Creek Tract (#7104).

I submit the following as an offer for the purchase of land and timber located in Lafayette County, Arkansas and further described as part of the W½ of the SW¼, Section 28, Township 18 South, Range 23 West, Lafayette County, Arkansas, containing 57 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 45 days of offer acceptance on a pre-determined date.

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**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 Lane  
Texarkana, TX 75503

**Walker Creek Tract, 57 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\***