

KINGWOOD FORESTRY SERVICES, INC.

BANKS 20 TRACT

KFS # 1428
+/- 20.73 Acres

**+/- 20.73 acres of 2011
Loblolly Pine Plantation**

**Hunting / Recreation
Property**

**Excellent Timberland
Investment**

**Located in Bradley
County, Arkansas
approximately half way
between Tinsman and
Banks, AR**

**(\$1,300 acre)
\$26,950**

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

**KINGWOOD FORESTRY
SERVICES, INC.**

**145 GREENFIELD DR
P.O. BOX 1290
MONTICELLO, AR 71655**

Phone: (870) 367-8567

Fax: (870) 367-8424

E-mail:

monticello@kingwoodforestry.com

www.kingwoodforestry.com



This property consists of +/- 20.73 acres of 2011 pine plantation. Traditional access to the tract has been on a natural surface woods road that crosses adjoining industrial timberland property. The soils on the property consist of Saffell, Wilcox, and Boswell sandy loam to silty clay loams that are well suited for pine. The NRCS Web Soil Survey reports the average site index for loblolly pine at 81 feet (base age 50). The proximity of this property to large blocks of industrial timberland offers improved hunting and recreational opportunities. In addition to hunting and recreational opportunities, the property also offers excellent long term timber investment opportunities. This property is located approximately half way between Tinsman and Banks, Arkansas.



Banks 20 Tract Bradley County, Arkansas

KFS #1428
\$26,950.00 (\$1,300/acre)

Driving Instructions: The Banks 20 Tract is approximately 3.9 miles north of Banks, Arkansas. From the intersection of U.S. Hwy 278 and AR Hwy 275 in Banks, Arkansas, turn North onto AR Hwy 275 and travel approximately 2.9 miles to where AR Hwy 275 turns due west and intersects with Bradley County Road 10. From the intersection of AR Hwy 275 and Bradley County Road 10 turn north onto Bradley County Road 10 and travel approximately 1 mile to the “KFS Land For Sale” sign that is located just off Bradley County Road 10 on the Southwest corner of the property.

Conditions of Sale:

- 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.
- Upon acceptance of an offer a formal Contract of Sale, with earnest money in the amount of 10% of purchase price, will be executed between the buyer and seller within seven 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 thirty days of offer acceptance.
- Only offers for a specific dollar amount will be accepted. The parcel is being sold in its entirety for single sum and not on a per acre basis. Advertised acreage is based on tax parcel information and is believed to be correct, but is not guaranteed. Offer price is for entire tract, regardless of acreage. Seller will not provide survey. The attached tract maps are thought to be accurate, but should not be considered as survey plats.
- 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. No environmental inspection or representation has been or will be made by seller. Any mineral rights which are owned by the Seller, if any, will be conveyed to Buyer, without warranty of any kind.
- Seller will pay pro-rated property taxes (to date of closing), deed preparation, and one-half of deed stamps. Buyer will pay recording fees and one-half of 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.
- A local title company/attorney selected by Seller will conduct the closing with Buyer and Seller each paying one-half of fees associated with closing services.
- Kingwood Forestry Services, Inc., and its agents, is the real estate firm acting as agent for the seller. All information presented in this prospectus is believed to be accurate but is not guaranteed. Prospective buyers are advised to verify information presented in this sale notice. Each bidder should make their own timber volume determination.
- 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 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.
- 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.
- Questions regarding this land sale should be directed to licensed broker John McAlpine or agent Rick Watts of Kingwood Forestry Services at 870-367-8567.

www.kingwoodforestry.com

For more information, call 1-800-308-3831 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.

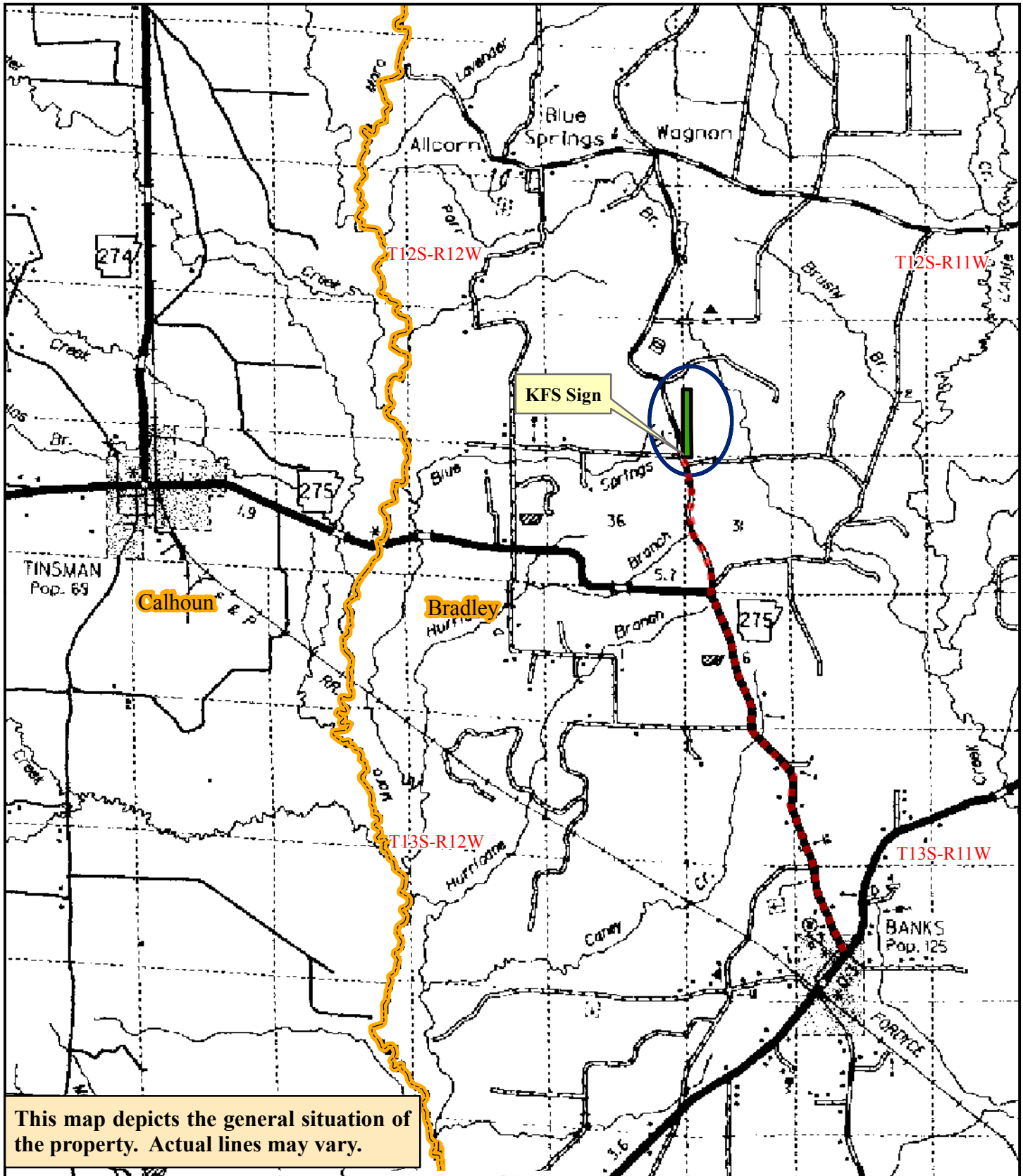
Kingwood makes no representation for the Buyer.

LAND FOR SALE

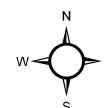
**Listing
#1428**

Banks 20 Tract +/- 20.73 acres
Section 30; Township 12 South; Range 11 West
Bradley County, Arkansas

Location Map



0 1
Miles



Author: RLW
Date: 1/20/2016

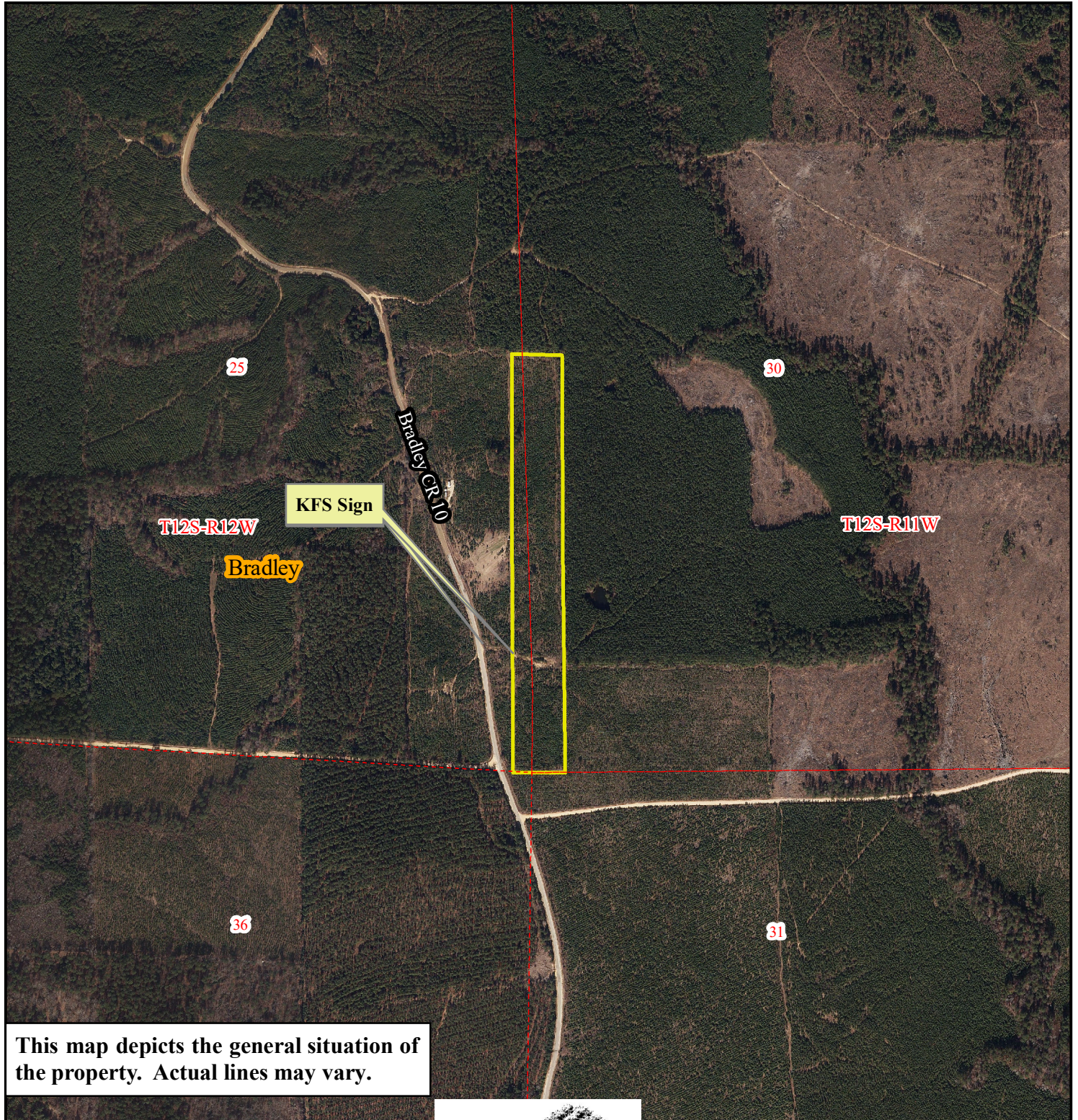
LAND FOR SALE

Banks 20 Tract +/-20.73 acres

**Listing
#1428**

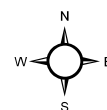
**Sections 30, Township 12 South, Range 11 West;
Bradley County, Arkansas**

Aerial Map



This map depicts the general situation of the property. Actual lines may vary.

0 0.125 0.25
Miles



**Author: RLW
Date: 3/30/2018**

LAND SALE
BANKS 20 TRACT (LISTING # 1428)
OFFER FORM

-- 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 following tract as detailed below. The tract is offered for sale at a listed price of **\$26,950.00 (\$1,300.00/ acre).**

My offer will remain valid for five (5) business days from the date of this offer. I have read and understand the Conditions of Sale section of this notice. If my offer is accepted, I am ready, willing, able and hereby obligated to execute a more formal Contract of Sale within seven business days of owner's acceptance with deposit of earnest money in the amount of 10% of the purchase price. **Closing is expected to be held within 45 days of contract signing.**

Date of Offer:

Tract Name:

Banks 20 Tract (Listing #1428)

Location of Tract:

The West ten acres of the fractional N 1/2 of the SW 1/4 of Section 30 and the West ten acres of the fractional S 1/2 of the SW 1/4 of Section 30, Township 12 South, Range 11 West, Bradley County, Arkansas.

Advertised Acreage:

20.73 Acres, More or Less

Amount of Offer:

\$ _____

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

Name: _____
Printed

Fax No: _____

Signed

Phone No: _____

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**