

KINGWOOD FORESTRY SERVICES, INC.

LISTING #4630

LAND FOR SALE

Pushmataha Tract

- **Beautiful Oklahoma Timberland**
- **Great Hunting**
- **Pine Plantation with Native Hardwood**

\$169,000.00

Please visit our website
www.kingwoodforestry.com
to view maps and additional photographs
of this tract and all of our active listings



*See this and other listings at
www.kingwoodforestry.com*



Kingwood Forestry Services, Inc. has been authorized to manage the sale of the Pushmataha Tract described as Fractional NW¼, Section 31, Township 1 North, Range 17 East, containing 156.52 parcel card acres, more or less, Pushmataha County, Oklahoma (see attached maps). Surrounded by industrial/TIMO lands.

The tract is located approximately eleven (11) miles southwest of Clayton, Oklahoma. Access via gravel road from Highway 2 plus interior woods roads. Timber consists of a ±2000 pine plantation and native hardwood. Site index for loblolly pine averages seventy (70) feet (base 50) on Carnasaw-Pirium-Clebit soils. Excellent forest recreation and timberland investment.

KINGWOOD FORESTRY SERVICES, INC.
PHONE: (870) 246-5757 FAX: (870) 246-3341
4 EXECUTIVE CIRCLE P.O. Box 65
ARKADELPHIA, AR 71923

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.

NOTICE OF LAND SALE
PUSHMATAHA TRACT (LISTING #4630)
PUSHMATAHA COUNTY, OKLAHOMA

Method of Sale: This tract is offered for sale for \$169,000.00. An offer form is attached. Mailed offers should be addressed to Kingwood Forestry Services, Inc., P.O. Box 65, Arkadelphia, AR 71923 with **"Pushmataha Tract"** clearly marked in the lower left corner of the envelope to protect security of the offer. On mailed offers, please call our office to confirm receipt of offer. Offers may be also delivered by fax to **870-246-3341**, by e-mail to Arkadelphia@kingwoodforestry.com, or hand-delivered to #4 Executive Circle, Arkadelphia, AR. All faxed / e-mailed offers will be immediately acknowledged; please await confirmation that your faxed / e-mailed offer has been received.

Conditions of Sale

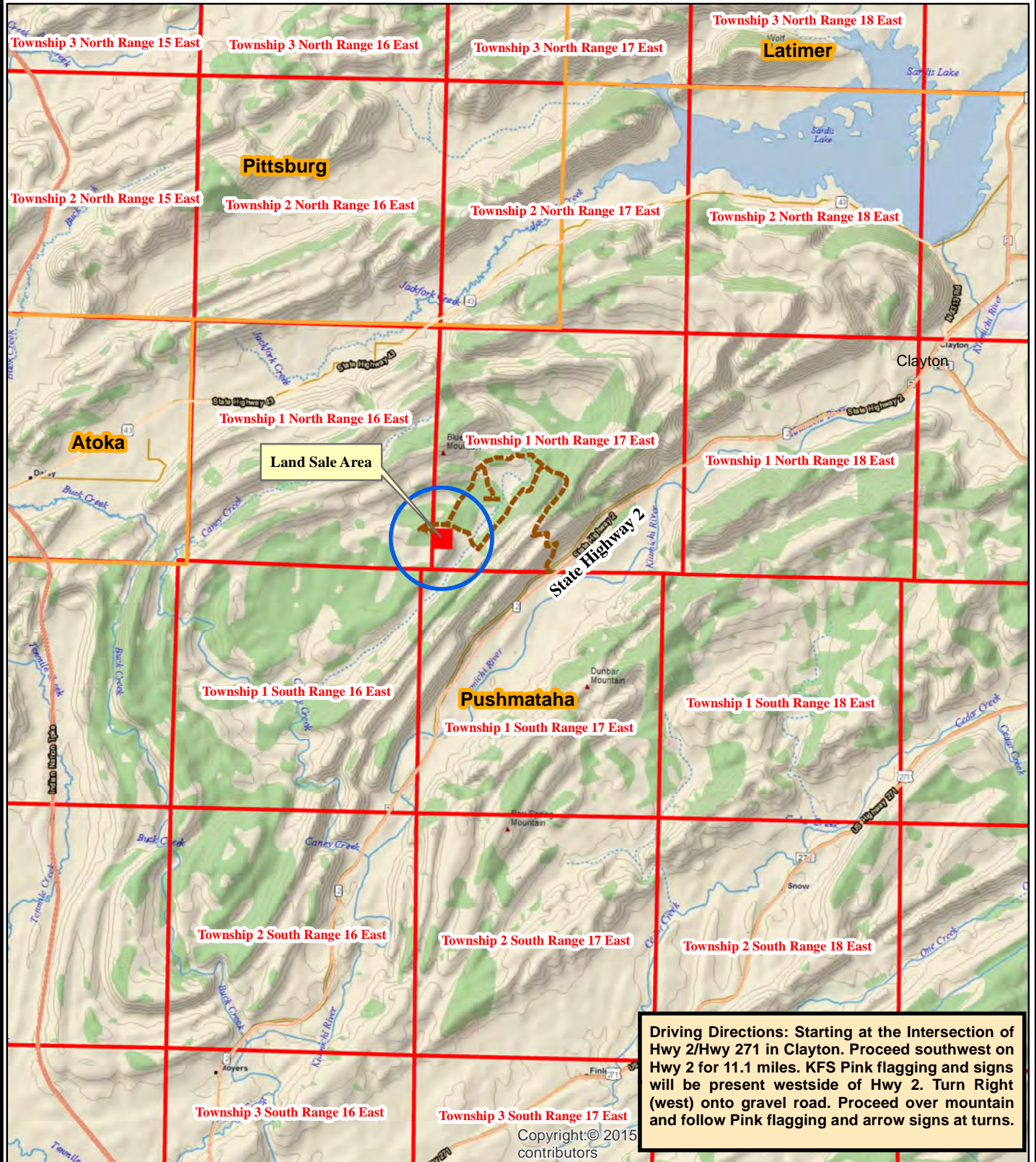
1. Landowner reserves the right to accept or reject any offer or to reject all offers.
2. Offers submitted will remain valid for five (5) business days. Upon acceptance of an offer, a Contract of Sale, with earnest money in the amount of ten percent (10%) of purchase price, will be executed between the successful bidder and landowner within seven (7) 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 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 entire tract, regardless of acreage. Seller will not provide a survey. The attached maps are thought to be accurate but should not be considered survey plats.
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 through seller-provided title insurance policy. No environmental inspection or representation has been or will be made by Seller. Owner will convey, without warranty, any mineral rights they may own on this property.
5. Seller will pay prorated property taxes (to date of closing), deed preparation, and one-half (½) of deed stamps. Buyer will pay recording fees and one-half (½) of deed stamps.
6. A local title company will conduct closing between Buyer and Seller with each paying one-half (½) of settlement / closing fee.
7. If prospective buyers or their agents wish to inspect the property, such property inspections shall be done at reasonable times during daylight hours. Prospective buyers and their agents understand and acknowledge that while on the property, prospective buyers and their agents assume all liability and shall indemnify Seller and its agents, property managers, and Kingwood Forestry Services from and against all claims, demands, or causes of action, of every kind, nature, and description relating to its access to or presence on the property.
8. 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.
9. Kingwood Forestry is the real estate firm acting as 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.
10. Questions regarding the land sale should be directed to licensed brokers Pete Prutzman or Carl Herberg of Kingwood Forestry Services at 870-246-5757 or by e-mail at Arkadelphia@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.

www.kingwoodforestry.com

NOTICE OF LAND SALE - Listing #4630
"Pushmataha County Tract"
Fr1. NW¼ of Sec. 31, T1N, R17E, Pushmataha County, Oklahoma
Containing 156.52 acres, more or less



Driving Directions: Starting at the Intersection of Hwy 2/Hwy 271 in Clayton. Proceed southwest on Hwy 2 for 11.1 miles. KFS Pink flagging and signs will be present westside of Hwy 2. Turn Right (west) onto gravel road. Proceed over mountain and follow Pink flagging and arrow signs at turns.

0 0.5 1 2 3 4 5 6
Miles



Created: February, 2019
Drawn By: BJC

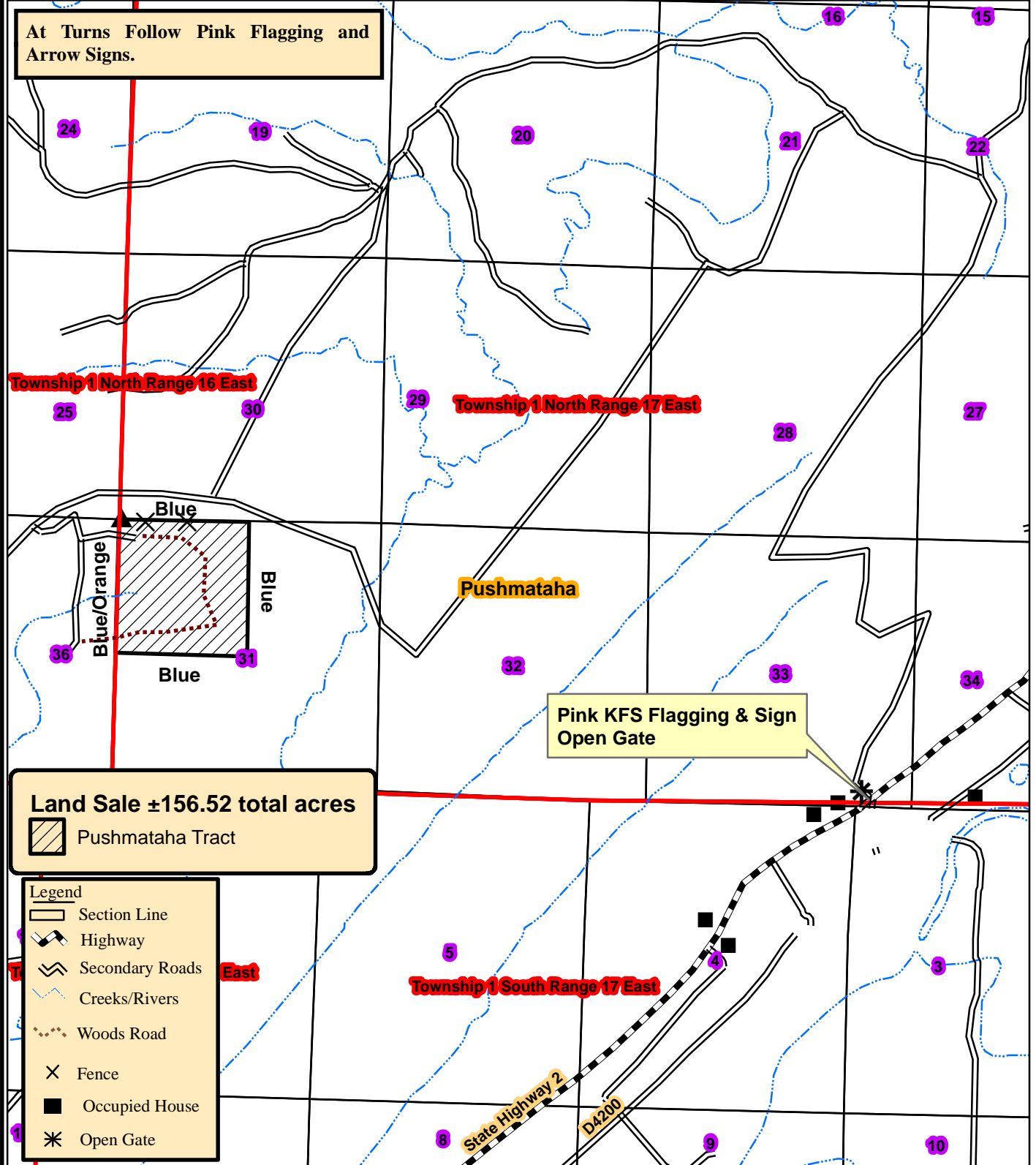


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"Pushmataha County Tract

Frl. NW¼ of Sec. 31, T1N, R17E, Pushmataha County, Oklahoma

Containing 156.52 acres, more or less



0 0.125 0.25 0.5 0.75
Miles



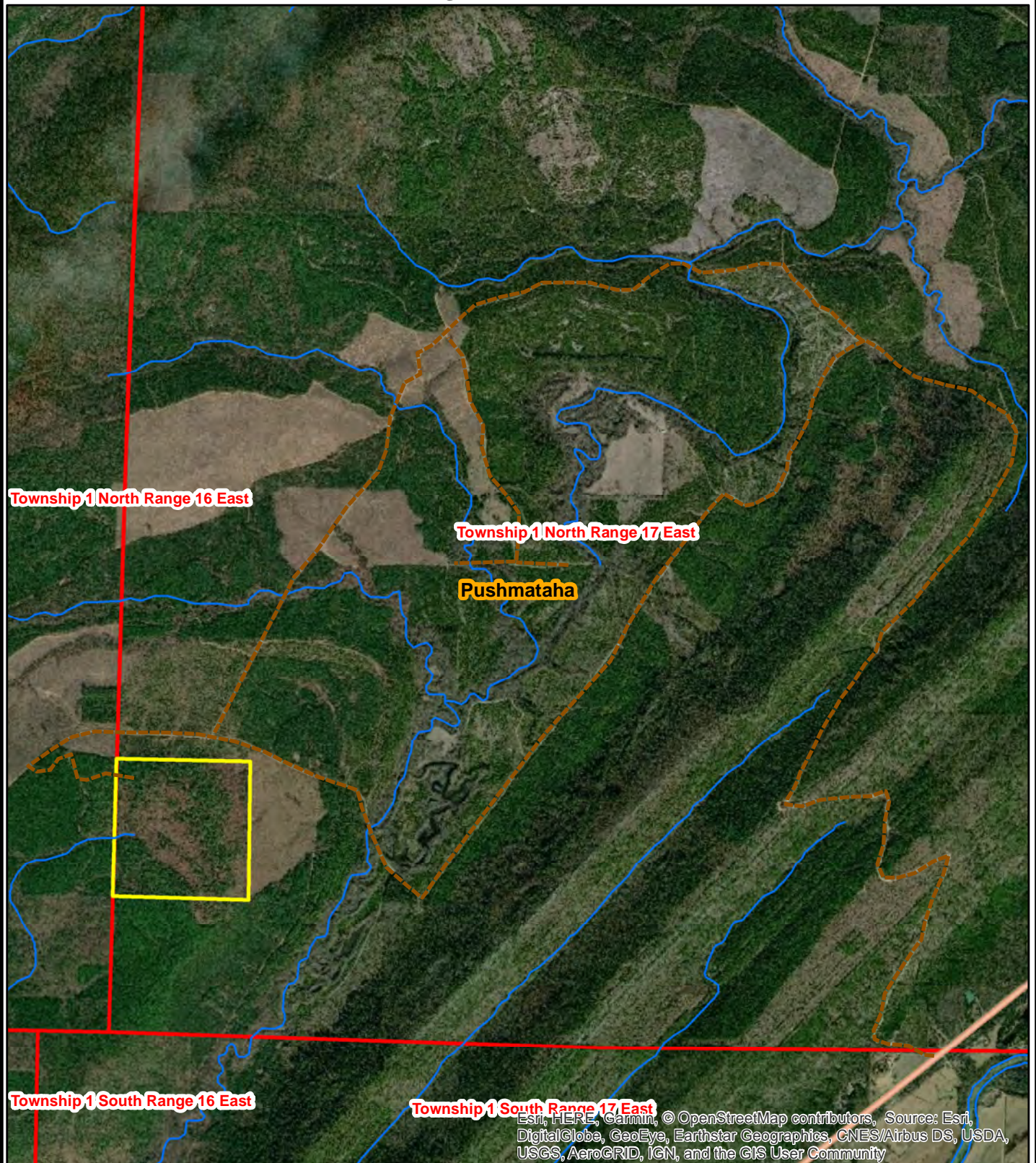
Date: 3/4/2019
ESRI GIS Mapping
Drawn By: BJC

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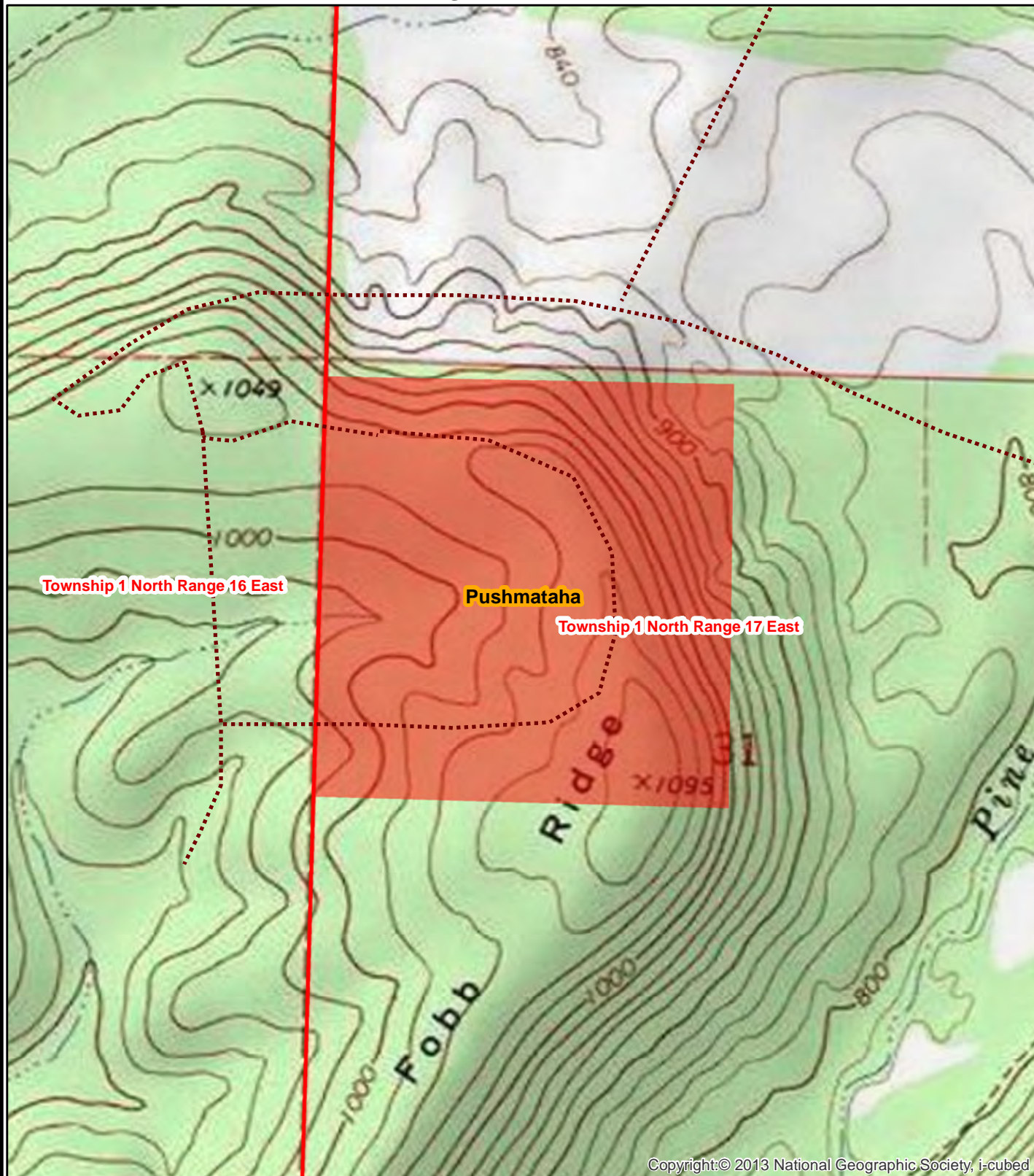
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0 0.125 0.25
Miles



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Drawn By: BJC



