

Kingwood Forestry Services, Inc.

Listing # 1595

LAND FOR SALE

Sandy Creek Tract

- +/- 21.9 Acres in Unit Two of Platted Sandy Creek Subdivision in Drew County, Arkansas.
- Located 6 miles southeast of Monticello, Arkansas.
- Power and rural water are available at the property.
- 1999 pine plantation that has been first thinned and is ready to be second thinned.
- Timberland investment property surrounded by institutional/ industrial and nonindustrial forest land.

(\$1,775.00/ acre)

\$38,872.00

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



The Sandy Creek Tract is located just minutes from the corporate limits of Monticello, in Drew County Arkansas. This property is the undeveloped portion of Unit Two of Sandy Creek Subdivision (See Attached Survey). Access to the property is via Sandy Creek Lane which ends at the subject's east boundary. The property is bordered on the south and west by industrial forests and on the north by private nonindustrial forest, and on the east by a private residence. The timber on the Sandy Creek Tract consists of a 1999 well stocked pine plantation that which was first thinned in 2015 and is ready for a second thinning. According to the NRCS Web Soil Survey the topography is flat to rolling and the primary soils on this property are moderately well drained to poorly drained silt loam soils with an average native site index for loblolly pine of 86 feet (Base Age 50).

**Kingwood Forestry
Services, Inc.**

**145 Greenfield Drive
P.O. Box 1290
Monticello, AR 71655**

Phone: (870) 367-8567

Fax: (870) 367-8424

E-mail:

Monticello@kingwoodforestry.com



**Rural Development &
Timber Investment
Property**



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.

Sandy Creek Tract

KFS # 1595

Drew County, Arkansas

\$38,872.00 (\$ 1,775.00/Acre)

Method of Sale: The Sandy Creek Tract is offered for sale for \$38,872.00. Mailed offers should be addressed to Kingwood Forestry Services, Inc., P.O. Box 1290, Monticello, Arkansas, 71657 with “**Sandy Creek Tract**” clearly marked in the lower left corner of the envelope to protect the security of the offer. An offer form is attached. On mailed offers, please call our office to confirm receipt of offer. Offers may also be hand-delivered or sent by fax to **(870) 367-8424**. All faxed offers will be immediately acknowledged. Please await confirmation that your faxed offer has been received.

Conditions of Sale:

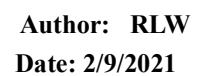
1. All offers will be presented to the Seller for consideration. The landowner reserves the right to accept or reject all offers.
2. Offers submitted will remain valid for five (5) business days. Upon acceptance of an offer, a formal Contract of Sale, with earnest money in the amount of ten percent (10%) of purchase price, will be executed between the buyer and seller 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 the entire tract, regardless of acreage. Seller will not provide survey. The attached tract map is thought to be accurate but should not be considered as a survey plat.
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 though seller-provided title insurance policy. Property is being sold “As Is, Where Is, with all faults”. No environmental inspection or representation has been or will be made by seller. Owner WILL convey, 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 (1/2) of the deed stamps. Buyer will pay recording fees and one-half (1/2) of the 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.
6. A local title company, selected by Seller, will conduct the closing with Buyer and Seller each paying one-half (1/2) of fees associated with closing services.
7. 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 do so at their own risk and accept said property in its existing condition during such inspections. All persons entering upon the property assume all risks and liabilities and agree to indemnify, defend, and hold harmless Seller, its managers, agents, and employees from and against any and all claims, demands, causes of action, and damages resulting from any accident, incident, or occurrence arising out of, incidental to or in any way resulting from his or her inspection of the property or his or her exposure to the conditions of 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. Existing hunting leases will terminate at closing.
9. Kingwood Forestry Services, Inc. is the real estate firm representing the seller. Information provided is believed to be substantially correct, but is not guaranteed. Prospective buyers assume the responsibility for verifying this information to their satisfaction. Kingwood makes no representation for the Buyer.
10. Questions regarding the land sale should be directed to licensed broker’s John McAlpine or Rick Watts of Kingwood Forestry Services at 870-367-8567.

For more information, call (870) 367-8567 or visit our website at:

www.kingwoodforestry.com

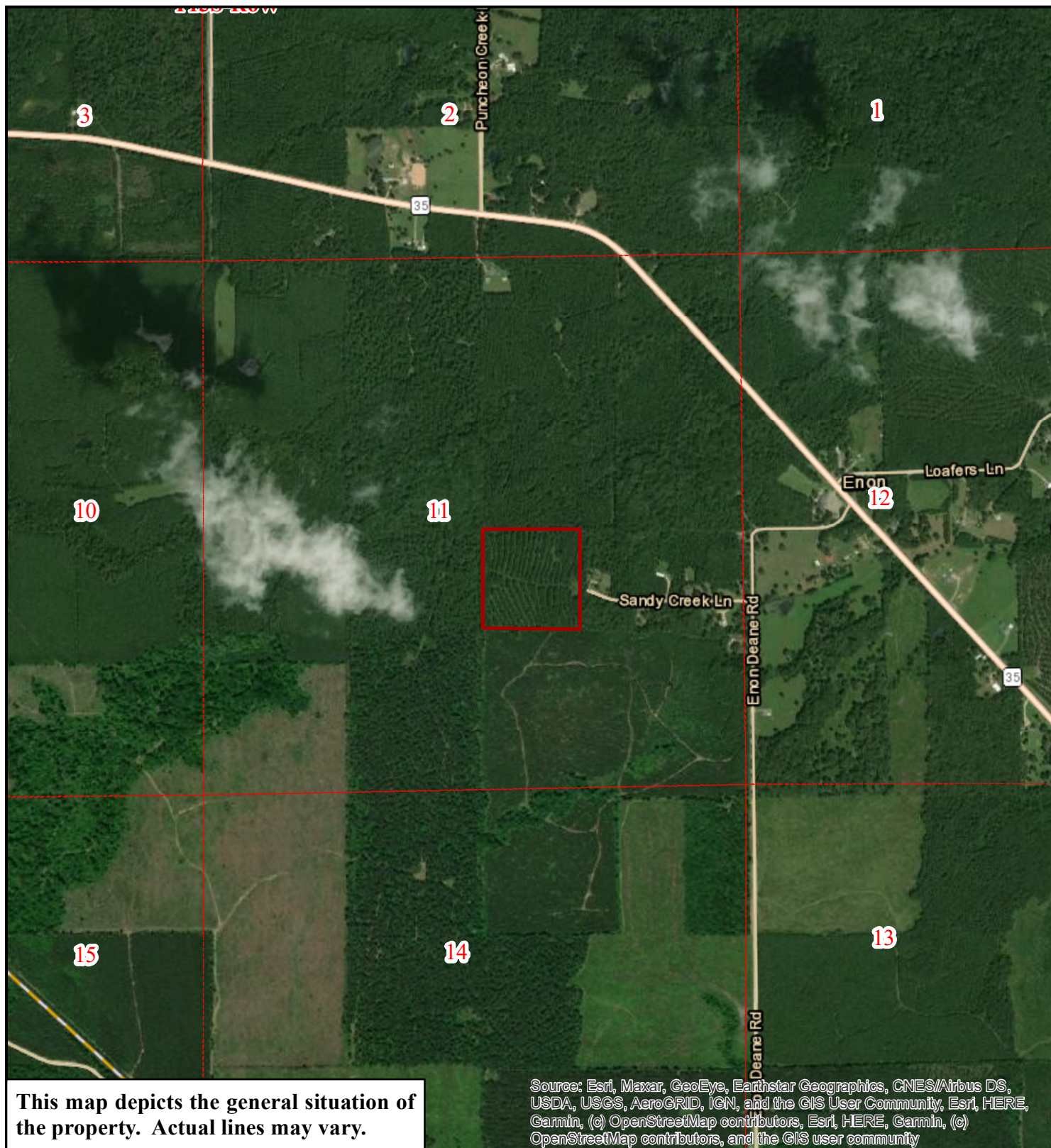
Kingwood Forestry Services, Inc. represents the interests of the Seller of this property. All information presented in this flyer is believed to be accurate. Buyers are responsible for verifying information on this tract for themselves. **Kingwood makes no representation for the Buyer.**

Sandy Creek Tract +/- 21.9 Acres
Section 11, Township 13 South, Range 6 West,
Drew County, AR



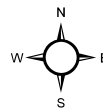
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LAND FOR SALE
Sandy Creek Tract +/- 21.9 Acres
Section 11, Township 13 South, Range 6 West,
Drew County, AR



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

0 0.125 0.25
Miles



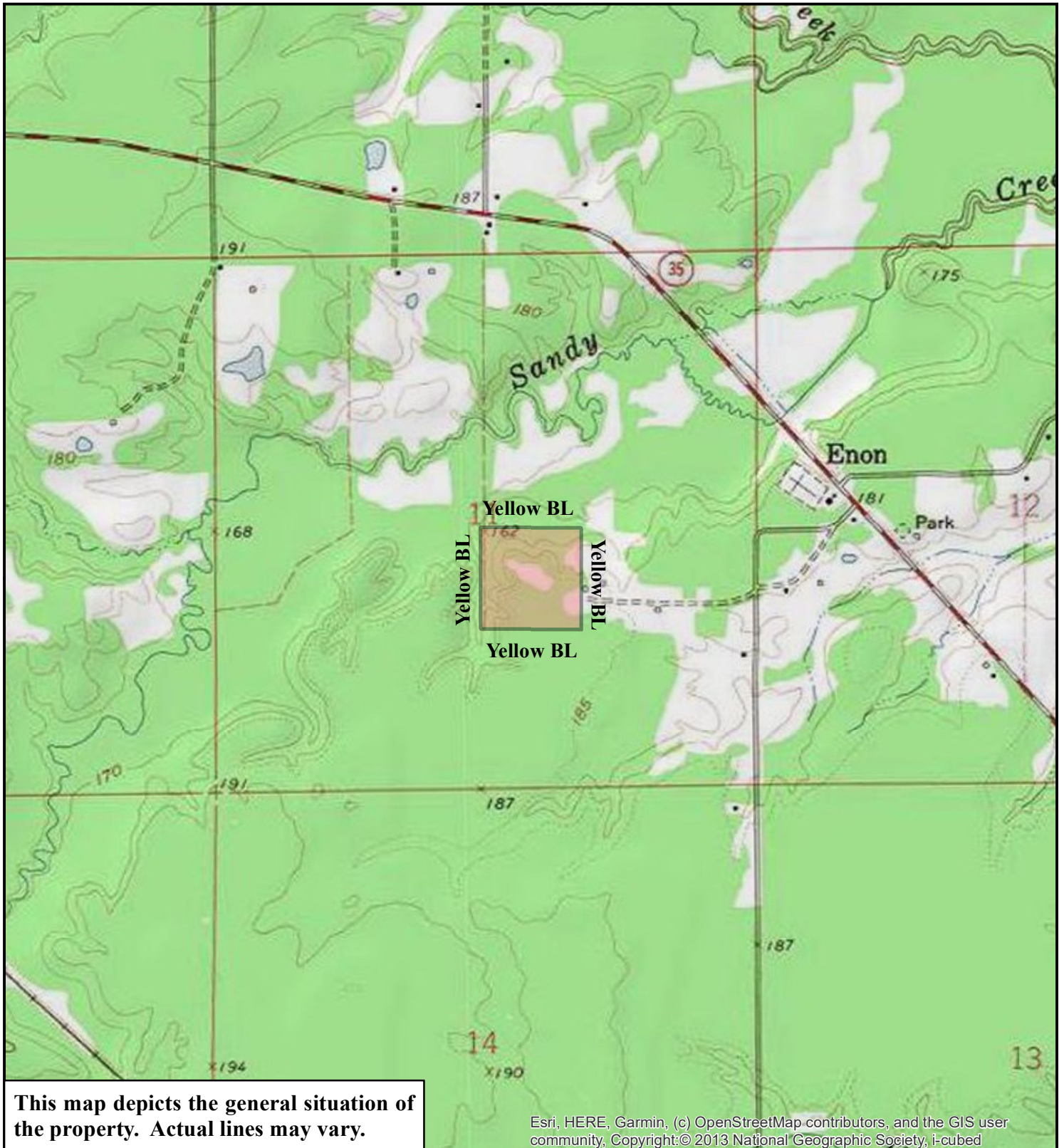
Author: RLW
Date: 2/9/2021

LAND FOR SALE

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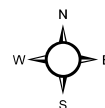
Sandy Creek Tract +/- 21.9 acres

Section 11, Township 13 South, Range 6 West,
Drew County, AR



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0 0.125 0.25
Miles



Author: RLW
Date: 4/7/2021

SANDY CREEK SUBDIVISION

Unit Two

DREW COUNTY, ARKANSAS
OF A PART OF THE NORTHWEST QUARTER OF THE SOUTHEAST QUARTER
OF SECTION 11, TOWNSHIP 13 SOUTH, RANGE 6 WEST.

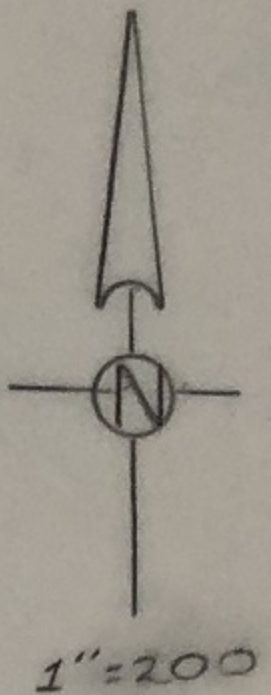
DESCRIPTION.

A parcel of land in the Northwest Quarter of the Southeast Quarter of Section 11, Township 13 South, Range 6 West, described as beginning at the Northeast corner of said Northwest Quarter of Southeast Quarter of said Section 11, thence run North 89 degrees 22 minutes West 1311 feet to the Northwest corner of said NW $\frac{1}{4}$ of SE $\frac{1}{4}$; thence run South along the west boundary of said NW $\frac{1}{4}$ of SE $\frac{1}{4}$ for 980.88 feet; thence run South 89 degrees 22 minutes East for 1311 feet to the east boundary of said NW $\frac{1}{4}$ of SE $\frac{1}{4}$; thence run North along this east boundary for 980.88 feet, back to the point of beginning.

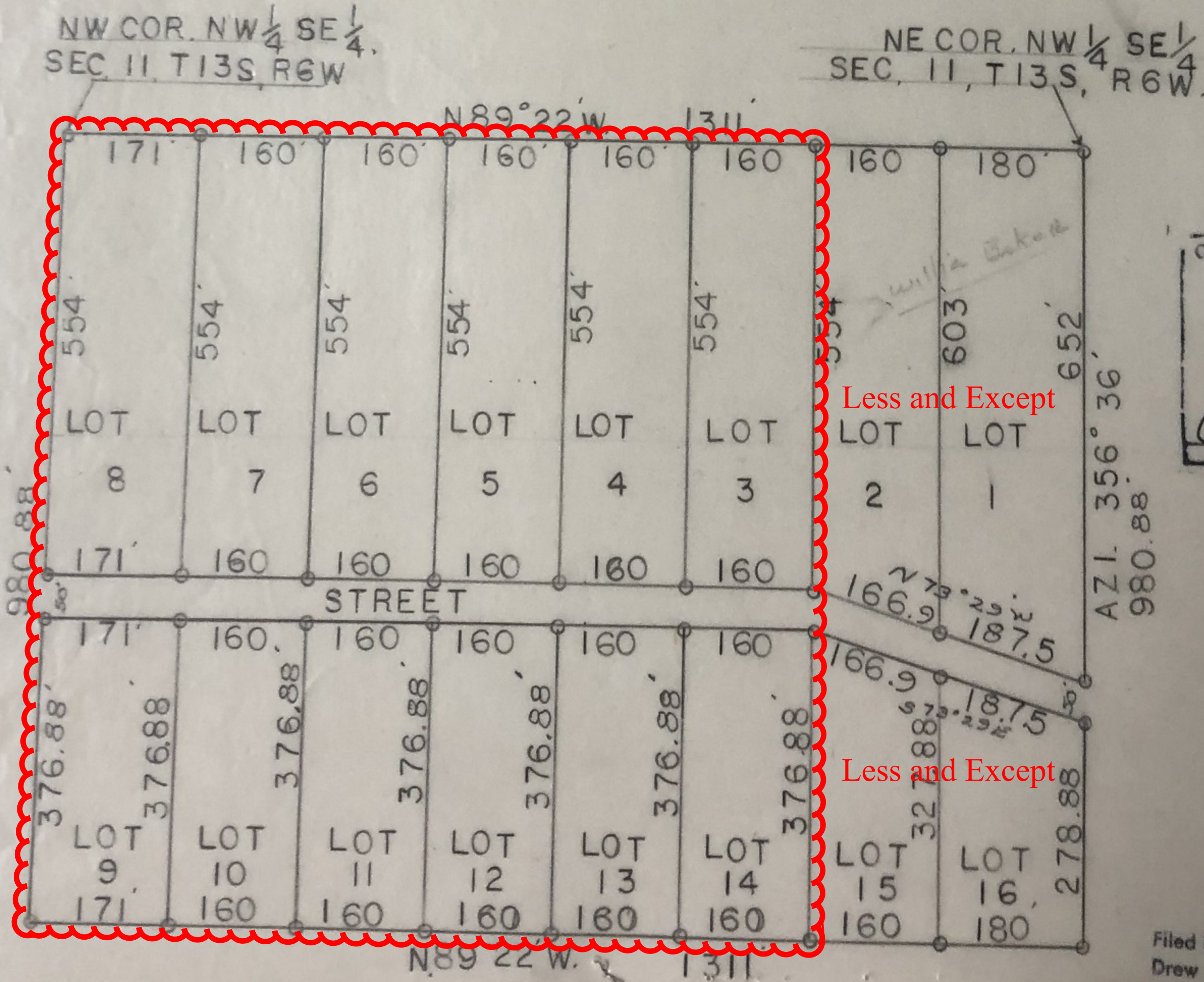
CERTIFICATE OF SURVEYOR;

I, Conrad Pennington, registered surveyor, certify that the above plat represents the data assembled on a survey made by me on July 30 and August 1, 1984, and that there are no encroachments or evidence of adverse except as shown on above plat.

Conrad Pennington
Registered Surveyor.



Pipe at
all corners.



Less and Except

Less and Except



Filed For Record In
Drew County, Ark. This 13
Day of Nov 1984
At 3:30 O'clock P M
William Harris Clerk
at Camden D.C.

Land Sale — Offer Form

Sandy Creek Tract

Listing # 1595 — Drew County, Arkansas

— 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 property described as the Sandy Creek Tract. The tract is offered for sale at \$38,872.00.

My offer will remain valid for five (5) business days from this date. If my offer is accepted, I am ready, willing, able, and obligated to execute a Contract of Sale within seven (7) business days of owner's acceptance with earnest money in the amount of ten percent (10%) of the purchase price. Closing date is to occur within forty-five (45) days of contract signing of both the buyer and seller. I have read and understand the Method of Sale and Conditions of Sale sections in this notice.

Tract Name: **Sandy Creek Tract**

Location of Tract: UNIT 2; LTS 3-14 The North Three-Fourths of the Northwest Quarter of the Southeast Quarter (N $\frac{3}{4}$ of NW $\frac{1}{4}$ of SE $\frac{1}{4}$) of Section 11 Township 13 South, Range 6 West, including Unit No. Two of Sandy Creek Subdivision, LESS AND EXCEPT, Lots No. 1, No. 2, No. 15 and No.16 of Unit No. Two of Sandy Creek Subdivision, Drew County, Arkansas, being 21.93 acres, more or less.

Advertised Acreage: **21.93 acres**

Date of Offer: _____

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

Name: _____

Printed

Company: _____

Fax Number: _____

Signed

Phone Number: _____

Address: _____

E-Mail: _____

Date: _____

Send Offer Form by Fax to: 870-367-8424

OR Hand Deliver to:

OR by Mail to: Kingwood Forestry Services, Inc.
P.O. Box 1290
Monticello, AR 71657

Kingwood Forestry Services, Inc.
145 Greenfield Drive
Monticello, AR 71655

AREA BELOW FOR KINGWOOD USE ONLY

Offer acknowledged by Agent/Broker: _____

