

Kingwood Forestry Services, Inc.

Listing #1604

LAND FOR SALE

Longview Landing

- +/-115 Acres in Bradley County, AR
- Saline River Frontage
- Hunting & Fishing Recreational Property
- Electricity & Rural Water Adjacent to Property
- 2018 Clearcut
- Mature Mixed Pine and Hardwood

(\$1,746.00/ per acre)

\$200,000.00

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



The Longview Landing Tract is located adjacent to the Saline River and is located 1.5 miles northwest of Longview Landing. The property has 1 mile of Saline River frontage. The topography is steep to gently rolling. Per the NRCS Web Soil Survey, the soils are fine sandy loam and silty clay loam soils with an average native site index for Loblolly pine of 85 feet (Base Age 50).

The ridge tops and upper side slopes were clearcut in 2018 and consist of approximately 77 acres of pine and hardwood natural regeneration. The remaining acreage is located on the steeper slopes and the timber consists of mature mixed pine and hardwood timber. Access to the property is historical access via forest industry gravel roads from the west and south and Bradley CR 353 which ends at the property's east boundary. Power and rural water are available along Bradley CR 353. This is an excellent recreation property with hunting and fishing opportunities.

**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



**Timberland
Investment & Hunting
Property with River Frontage**



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.

Longview Landing

Bradley County, Arkansas

KFS # 1604

\$200,000.00

Method of Sale: The Longview Landing tract is offered for sale for \$200,000.00. Mailed offers should be addressed to Kingwood Forestry Services, Inc., P.O. Box 1290, Monticello, Arkansas, 71657 with “**Longview Landing**” 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

Conditions of Sale:

All offers will be presented to the Seller for consideration. The Seller is not obligated to accept an offer based on price only, the terms need to be acceptable. The Seller reserves the right to accept or reject all offers.

1. Offers submitted will remain valid for five (5) business days. Binding acceptance of an offer price is contingent on Buyer and Seller agreeing to 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.
2. 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. The seller will not provide a survey. The attached tract map is thought to be accurate but should not be considered as a survey plat.
3. Conveyance will be by Special 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. Property is being sold “As Is, Where Is, with all faults”. No environmental inspection or representation has been or will be made by seller. The Owner WILL convey any mineral rights they may own on this property.
4. 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.
5. 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.
6. 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.
7. 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.
8. 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.
9. Questions regarding the land sale should be directed to licensed brokers 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**

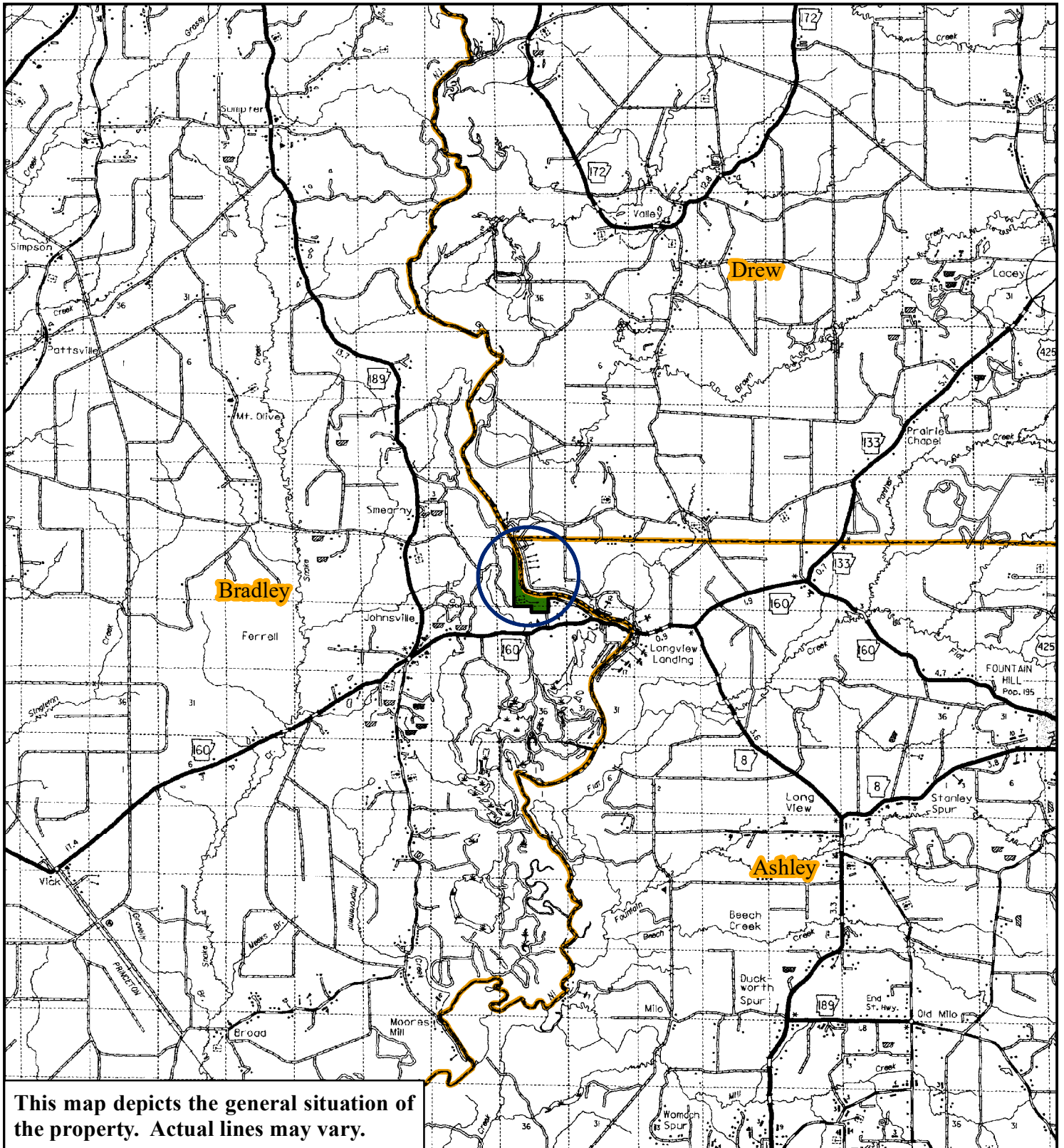
Kingwood Forestry Services, Inc. represents the interests of the Seller of this property. All information presented in this flyer is believed to be accurate. Buyers are responsible for verifying information on this tract for themselves. **Kingwood makes no representation for the Buyer.**

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Longview Landing +/- 114.6 acres

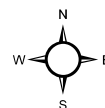
Section 24 & 25, Township 15 South, Range 9 West,
Bradley County, AR



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

0 1 2
Miles


KINGWOOD
FORESTRY SERVICES, INC.
Quality, Dependability, and Service

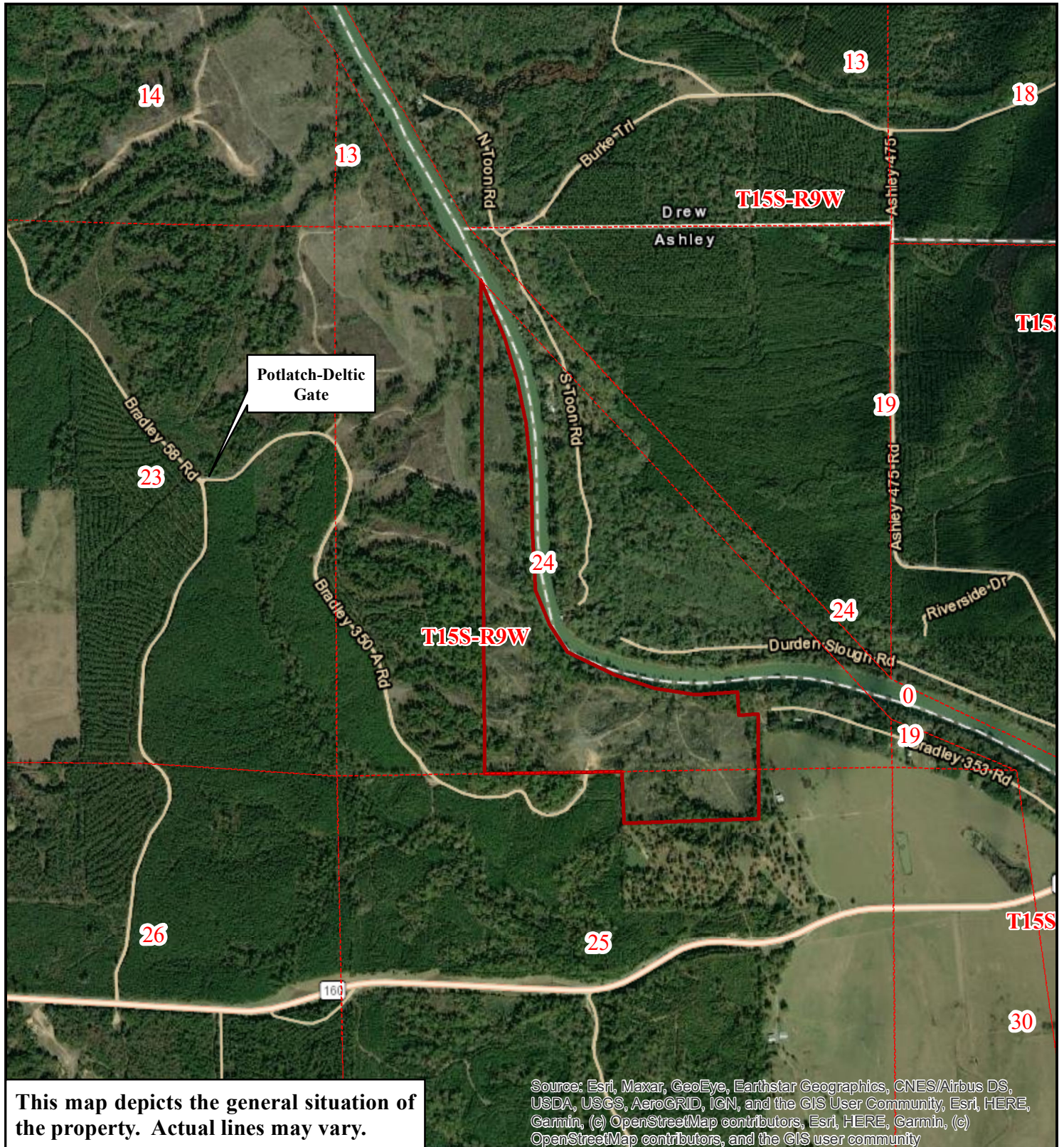


Author: RLW
Date: 3/10/2021

LAND FOR SALE

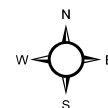
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Longview Landing +/-114.6 acres
Sec 24 & 25, Township 15 South, Range 9 West
Bradley County, Arkansas



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

0 0.125 0.25
Miles







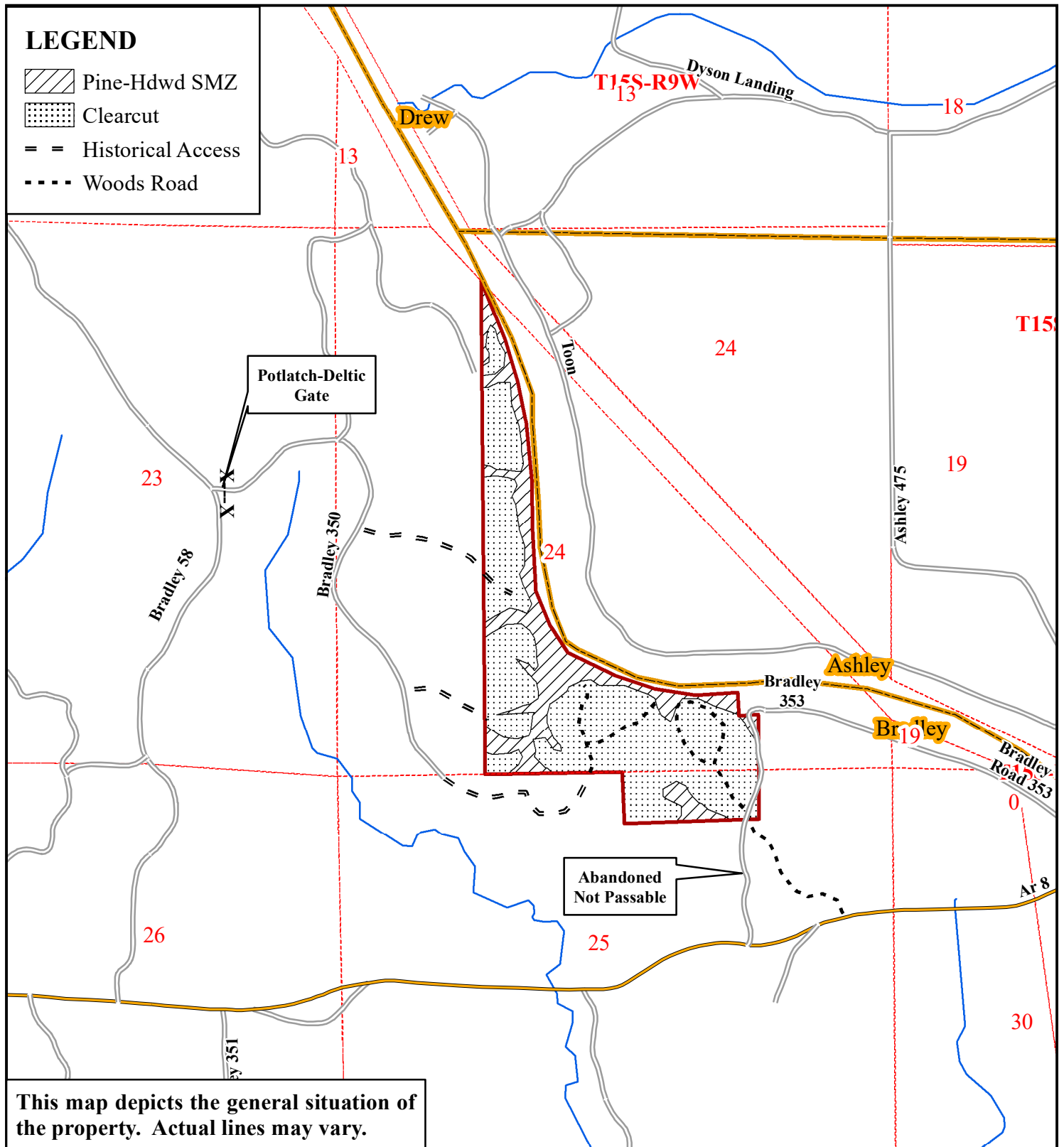
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Date: 6/3/2021

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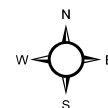
LAND FOR SALE
Longview Landing +/-114.6 acres
Sec 24 & 25, Township 15 South, Range 9 West
Bradley County, Arkansas

LEGEND

-  Pine-Hdwd SMZ
-  Clearcut
-  = = Historical Access
-  - - - Woods Road



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Miles

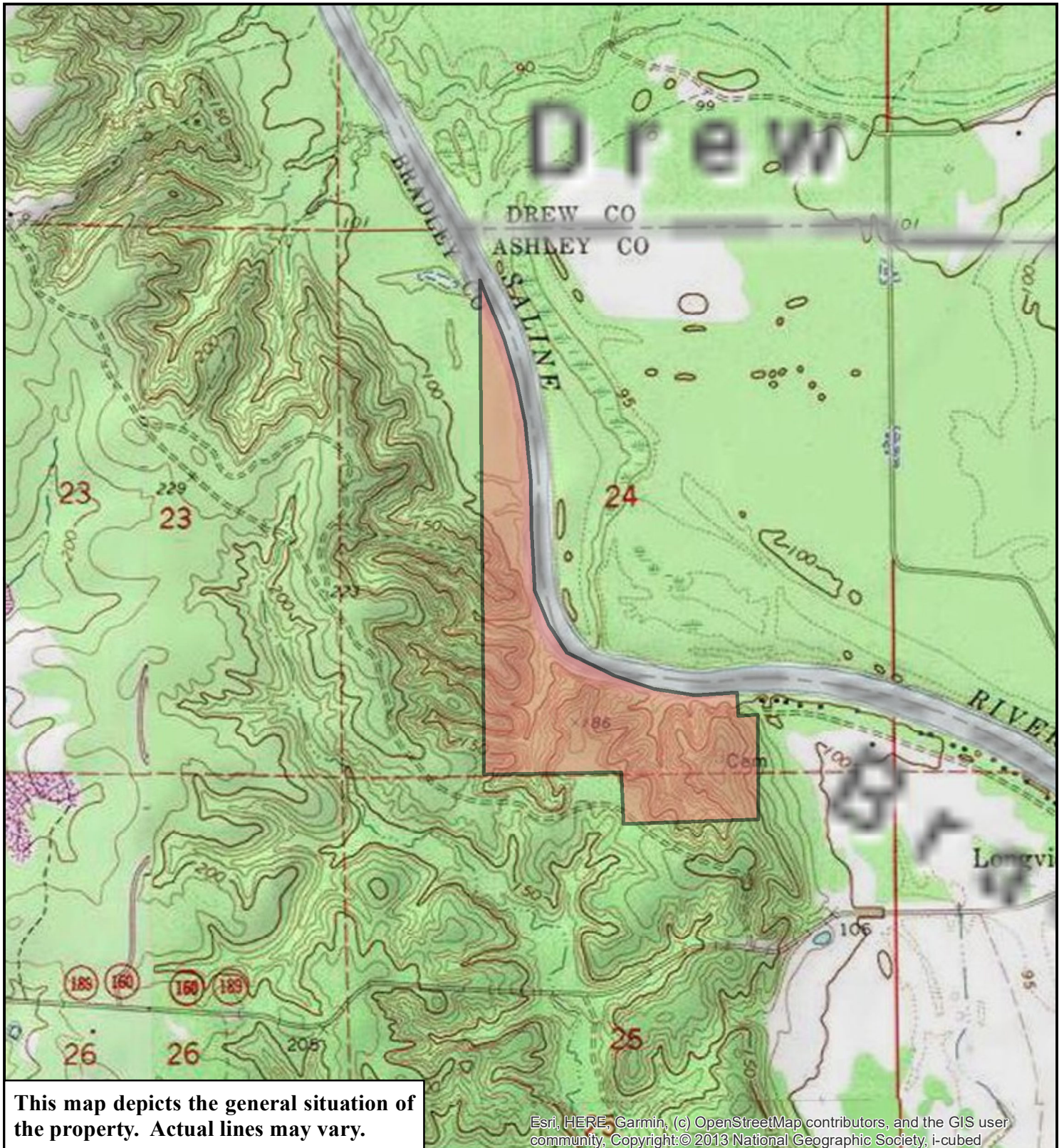


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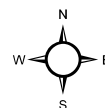
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Longview Landing +/-114.6 acres
Sec 24 & 25, Township 15 South, Range 9 West
Bradley County, Arkansas



0 0.125 0.25
Miles



Author: RLW
Date: 6/3/2021

Land Sale — Offer Form

Longview Landing

Listing #1604 - Bradley 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 **Longview Landing Tract**. The tract is offered for sale at **\$200,000.00.**

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: **Longview Landing**

Location of Tract: E½ of the NW¼ RBR (Right River Bank), NE¼ of the SW¼ RBR, and SE¼ of the SW¼ RBR LESS AND EXCEPT 1.11 acres adjacent to Lot 13 of Earl Reynolds Longview Addition #3, containing after exceptions 99.55 acres, in Section 24 and North 15 acres of the NW¼ of the NE¼ in Section 25, Township 15 South, Range 9 West, Bradley County, AR

Advertised Acreage: **114.55 Acres, more or less**

Date of Offer: _____

Amount of Offer: \$ _____

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

Name: _____	Company: _____
Printed	Fax Number: _____
_____	Phone Number: _____
Signed	E-Mail: _____
Address: _____	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

OR Hand Deliver to:
Kingwood Forestry Services, Inc.
145 Greenfield Drive
Monticello, AR 71655

AREA BELOW FOR KINGWOOD USE ONLY

Offer acknowledged by Agent/Broker: _____

Name

Date

