

KINGWOOD FORESTRY SERVICES, INC.

LISTING #4978

LAND FOR SALE

FROG BAYOU TRACT
Crawford County, AR

- **±105 Acres Southeast of Alma, Arkansas**
- **Great Duck Hunting Property**
- **Adjoins Corps of Engineers Frontage on Frog Bayou**
- **Two Impoundments for Hunting**
- **Adjoins Frog Bayou WMA on Three Sides**
- **Deeded Easement**



\$419,500.00

Visit our website
www.kingwoodforestry.com
to view maps and additional photographs.



Kingwood Forestry Services, Inc. has been authorized to manage the sale of the Frog Bayou Tract described as SE¼ of SW¼, Section 15; NE¼ of NW¼, Part of SE¼ of NW¼, Section 22; all located in Township 9 North, Range 30 West, containing a total of 105 Acres, more or less, Crawford County, Arkansas (see attached maps).

Tract is located two (2) miles southeast of Alma and seven (7) miles east of Van Buren, Arkansas. Access is deeded easement on gravel road via Sharp Chape Road. Terrain is relatively flat with duck sloughs. Timber was recently planted in hardwoods. Tract offers excellent duck and deer hunting opportunities. Property is next to Frog Bayou WMA and minutes from town. No development is allowed on north 80 acres in compliance with NRCS easement. Gate combo to the east is 5-7-5-7.

Please see Method of Sale and Conditions of Sale within this notice.



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

FROG BAYOU TRACT (LISTING #4978)

CRAWFORD COUNTY, ARKANSAS

Method of Sale

The Frog Bayou tract is offered for sale for \$419,500.00. Offers may be submitted using the attached Offer Form and may be delivered by e-mail to arkadelphia@kingwoodforestry.com, by fax to (870) 246-3341, or hand-delivered to #4 Executive Circle, Arkadelphia, Arkansas. All faxed / e-mailed offers will be immediately acknowledged; please await confirmation that your offer has been received. Offers may also be submitted by mail to Kingwood Forestry Services, Inc., P.O. Box 65, Arkadelphia, Arkansas 71923. Please call our office at (870) 246-5757 to confirm receipt of offers.

Conditions of Sale

1. The 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 five percent (5%) of purchase price, will be executed between the buyer and landowner within ten (10) business days. A sample Contract of Sale may be provided in advance upon request. Terms are cash at closing. Closing is to be scheduled within forty-five (45) days on 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. If buyer requires a new survey, the cost will be buyer's responsibility. 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. Seller will not convey any mineral rights they may own on the property advertised in this Notice.
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 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. 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.
10. Questions regarding the land sale should be directed to licensed agents Brian Clark or broker Phil Wright, 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.

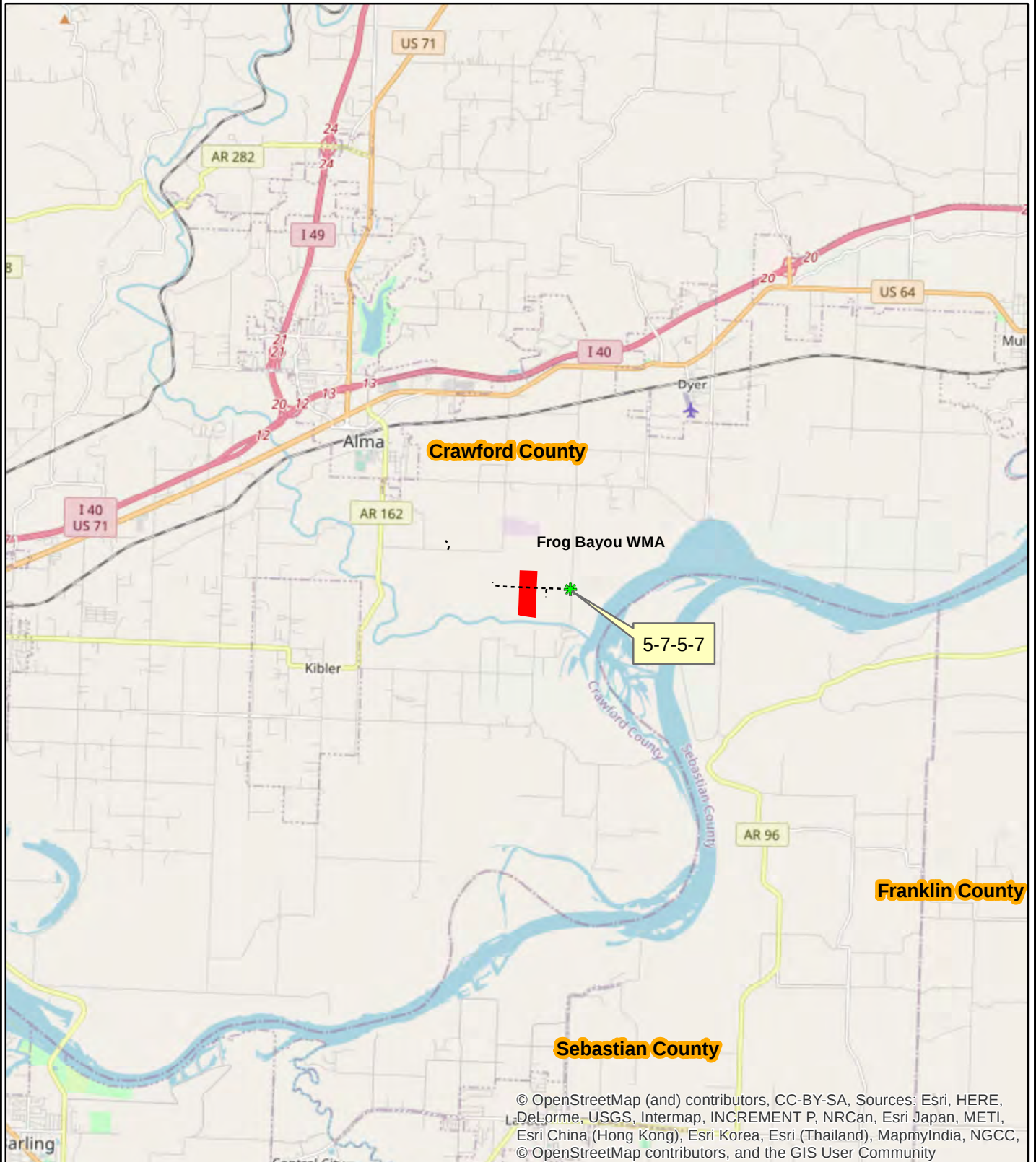
www.kingwoodforestry.com

NOTICE OF LAND SALE - Listing #4978

"Frog Bayou Tract"

SE¼ of SW¼, Sec. 15 & Pt. E½ of NW¼, Sec. 22, T9N, R30W, Crawford County, Arkansas

Containing 105 acres, more or less



© OpenStreetMap (and) contributors, CC-BY-SA, Sources: Esri, HERE, DeLorme, USGS, Intermap, INCREMENT P, NRCan, Esri Japan, METI, Esri China (Hong Kong), Esri Korea, Esri (Thailand), MapmyIndia, NGCC, © OpenStreetMap contributors, and the GIS User Community

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Miles



Date: 8/15/2022
ESRI Aerial Photography
Drawn By: BJC

**NOTICE OF LAND SALE
FROG BAYOU TRACT (LISTING #4978)
CRAWFORD COUNTY, ARKANSAS**

\$419,500.00



**Visit our website
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to view maps and additional photographs.**

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PHONE: (870) 246-5757
FAX: (870) 246-3341
4 EXECUTIVE CIRCLE
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ARKADELPHIA, AR 71923**



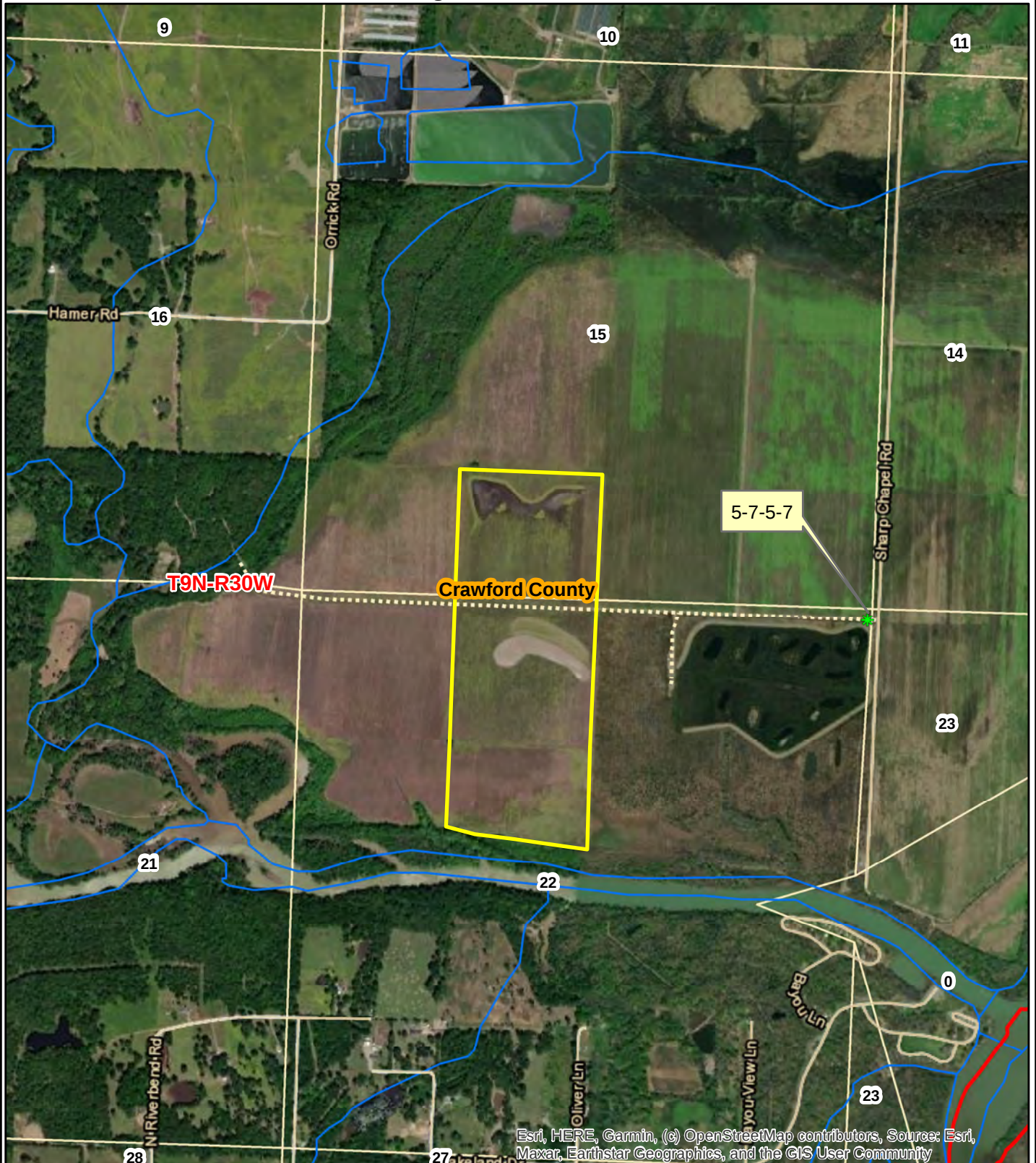
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SE¼ of SW¼, Sec. 15 & Pt. E½ of NW¼, Sec. 22, T9N, R30W, Crawford County, Arkansas

Containing 105 acres, more or less



Esri, HERE, Garmin, (c) OpenStreetMap contributors, Source: Esri, Maxar, Earthstar Geographics, and the GIS User Community

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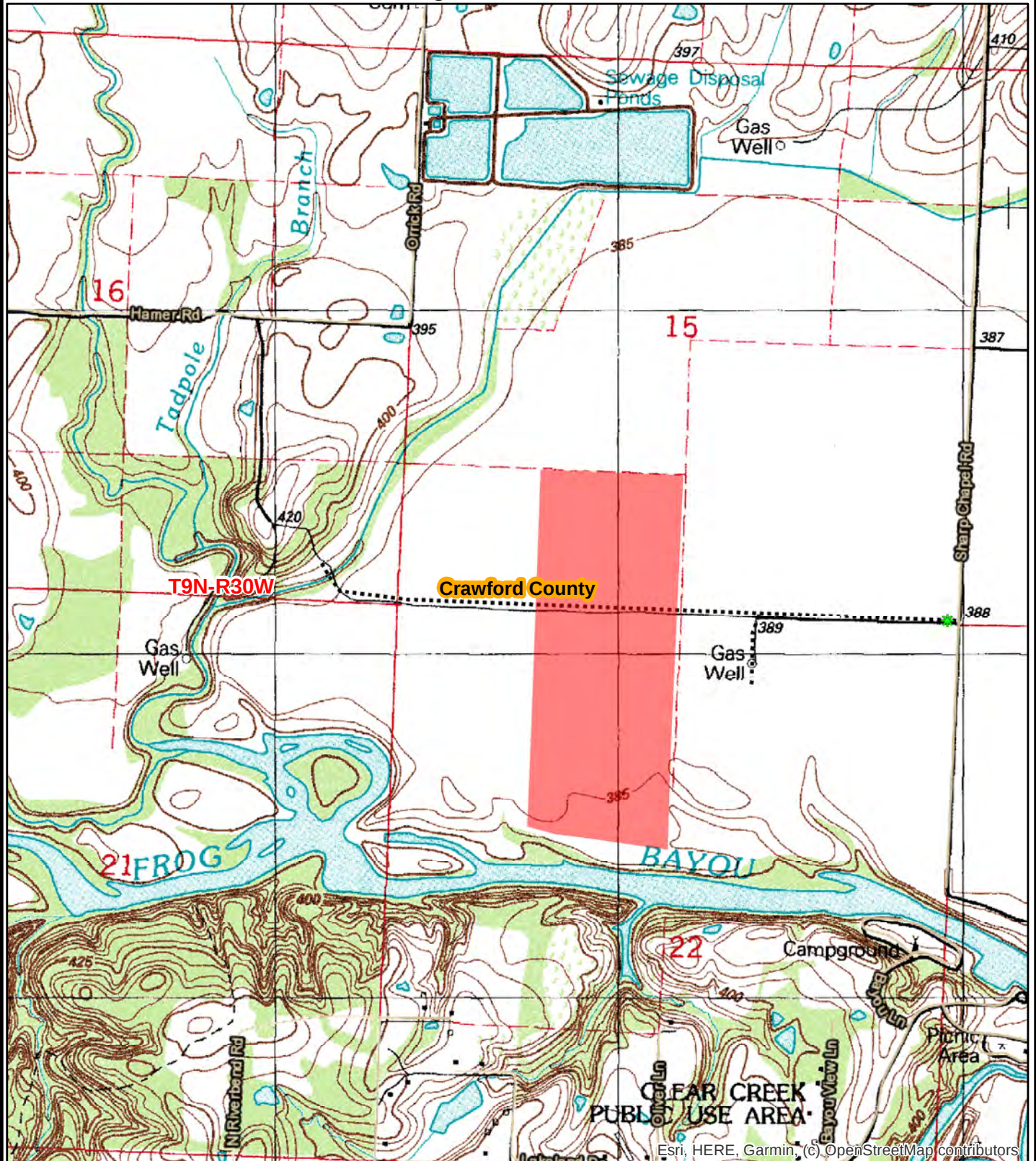
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0 0.125 0.25 0.5
Miles



Date: 8/15/2022
ESRI Aerial Photography
Drawn By: BJC

OFFER FORM

FROG BAYOU TRACT—LISTING #4978—CRAWFORD COUNTY, ARKANSAS

Send Completed Offer Forms to us:

Mail: P.O. Box 65, Arkadelphia, AR 71923

Fax: 870-246-3341

Hand Deliver: #4 Executive Circle, Arkadelphia, AR 71923

E-mail: arkadelphia@kingwoodforestry.com

In reference to the attached Kingwood Forestry Services, Inc. Notice of Land Sale, I submit the following as an offer for the purchase of Frog Bayou Tract located in Crawford County, Arkansas and further described within this Notice (see attached maps and Conditions of Sale). **The Frog Bayou tract is offered for sale at \$419,500.00.**

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 ten (10) business days with earnest money in the amount of five percent (5%) of purchase price. Closing is expected to be held within forty-five (45) days of offer acceptance. I have read and understand the Method of Sale and Conditions of Sale sections within this Notice.

Send offer form to: Kingwood Forestry Services, Inc.
P.O. Box 65, Arkadelphia, AR 71923 or fax to 870-246-3341
E-mail completed offer form to: Arkadelphia@kingwoodforestry.com

Frog Bayou Tract (Listing #4978—±105 Acres): \$ _____

Date: _____

Fax No.: _____

Company: _____
Printed

Phone No.: _____

Name: _____
Printed

Name: _____
Signed

Address: _____
Street City, State, Zip

Email: _____

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

AREA BELOW FOR KINGWOOD USE ONLY

Offer Acknowledged by Agent / Broker: _____
Name Date

