

MOUNTAIN FORK RIVER TRACT

±87 ACRES

\$374,100.00

LISTING #7416



CONDITIONS OF SALE

1. THE SELLER RESERVES THE RIGHT TO ACCEPT OR REJECT ANY OFFER.
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 THE PURCHASE PRICE, WILL BE EXECUTED BETWEEN THE BUYER AND SELLER WITHIN TEN (10) BUSINESS DAYS. A SAMPLE REAL ESTATE SALES CONTRACT MAY BE PROVIDED IN ADVANCE UPON REQUEST. 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 SINGLE SUM AND NOT ON A PER-ACRE BASIS. ADVERTISED ACREAGE IS BELIEVED TO BE CORRECT BUT IS NOT GUARANTEED. SELLER WILL NOT PROVIDE SURVEY.
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. SELLER WILL CONVEY, WITHOUT WARRANTY, ANY MINERAL RIGHTS THEY MAY OWN ON THE PROPERTY ADVERTISED IN THIS NOTICE.
5. IT IS UNDERSTOOD THAT THE PROPERTY IS BEING SOLD "AS IS, WHERE IS, AND WITH ALL FAULTS" CONDITION. SELLER MAKES NO REPRESENTATIONS OR WARRANTIES OF ANY KIND WITH RESPECT TO THE CONDITION OR VALUE OF THE PROPERTY OR ITS FITNESS, SUITABILITY OR ACCEPTABILITY FOR ANY PARTICULAR USE OR PURPOSE. NO ENVIRONMENTAL INSPECTION OR REPRESENTATION HAS BEEN OR WILL BE MADE BY SELLER.
6. A LOCAL TITLE COMPANY, SELECTED BY SELLER, WILL CONDUCT THE CLOSING.
7. SELLER WILL PAY PRORATED PROPERTY TAXES (TO DATE OF CLOSING), THE COST OF TITLE INSURANCE, AND KINGWOOD'S REAL ESTATE COMMISSION.
8. BUYER WILL PAY DEED STAMPS, CLOSING COSTS/FEES, A SURVEY IF DESIRED. SHOULD BUYER BE REQUIRED TO PURCHASE A LENDER'S TITLE INSURANCE POLICY, THE BUYER WILL PAY ANY FEES FOR SUCH POLICY.

DISCLAIMER

ANY PERSON RECEIVING THIS LAND SALE MARKETING MATERIAL IS CONSIDERED A PROSPECTIVE BUYER FOR THE SUBJECT PROPERTY. 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 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. THE ATTACHED MAPS ARE THOUGHT TO BE ACCURATE BUT SHOULD NOT BE CONSIDERED SURVEY PLATS. 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. ANY EXISTING HUNTING LEASE WILL TERMINATE AT CLOSING. KINGWOOD FORESTRY IS THE REAL ESTATE FIRM ACTING AS AGENT FOR AND REPRESENTS THE SELLER. KINGWOOD MAKES NO REPRESENTATION FOR THE BUYER. ALL INFORMATION PRESENTED IN THIS BROCHURE IS BELIEVED TO BE ACCURATE BUT IS NOT GUARANTEED. PROSPECTIVE BUYERS ARE ADVISED TO VERIFY INFORMATION PRESENTED IN THIS SALE BROCHURE INCLUDING, BUT NOT LIMITED TO, ACCESS, ACREAGE AND TIMBER INFORMATION.

Mountain Fork River Tract Listing #7416

±87 Acres
\$374,100.00

HIGHLIGHTS

- 87 ACRES IN POLK COUNTY, ARKANSAS
- ½ MILE OF MOUNTAIN FORK RIVER FRONTAGE
- OVERLOOKS KIAMICHI MOUNTAINS
- 100 FEET OF ELEVATION CHANGE
- 42 ACRES OF A 2012 PINE PLANTATION
- 18 ACRES PLANTED WITH SHUMARD, S. RED OAK AND NUTTALL OAK
- INTERNAL TRAIL TO RIVER
- PROVEN DEER AND TURKEY HABITAT
- IMMEDIATE INCOME OPPORTUNITY
- JUST 15 MILES TO MENA



SCAN FOR DRIVING DIRECTIONS



MOUNTAIN FORK RIVER TRACT-PROPERTY DESCRIPTION

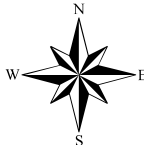
NESTLED BETWEEN THE OUACHITA MOUNTAINS OF ARKANSAS AND THE KIAMICHI MOUNTAINS OF EASTERN OKLAHOMA, THIS ±87-ACRE TRACT IN POLK COUNTY OFFERS A RARE COMBINATION OF RIVER FRONTAGE, MOUNTAIN VIEWS, AND IMMEDIATE INCOME POTENTIAL...ALL JUST 15 MILES FROM MENA. THE PROPERTY FEATURES APPROXIMATELY ONE-HALF MILE OF FRONTAGE ALONG THE MOUNTAIN FORK RIVER. AN ESTABLISHED WOODS ROAD/TRAIL PROVIDES INTERNAL ACCESS FROM THE NORTHEAST, LEADING THROUGH THE PROPERTY AND DOWN TOWARDS THE RIVER. WITH ROUGHLY 100 FEET OF ELEVATION CHANGE, MOST OF THE LAND OFFERS THE ROLLING TERRAIN THE AREA IS KNOWN FOR. MUCH OF THE PROPERTY WAS PLANTED IN 2012, WITH APPROXIMATELY 42 ACRES OF UPLAND PLANTED TO LOBLOLLY PINE AND 18 ACRES ALONG THE RIVER PLANTED IN A MIX OF SHUMARD OAK, SOUTHERN RED OAK, AND NUTTALL OAK. THIS PLANTING ENHANCES WILDLIFE HABITAT AND AESTHETICS WHILE PROVIDING STRONG LONG-TERM TIMBER INVESTMENT VALUE. THE PINE PLANTATION IS NEARLY READY FOR A THINNING THAT WOULD GENERATE IMMEDIATE INCOME WHILE FURTHER IMPROVING WILDLIFE HABITAT AND AESTHETICS. HAVING BEEN GROWING AND LIGHTLY MANAGED FOR MANY YEARS, THIS PROPERTY OFFERS A SOLID FOUNDATION FOR A LEGACY LANDHOLDING WITH A LITTLE ATTENTION NEEDED. PROSPECTIVE BUYERS ARE WELCOME TO TOUR THE PROPERTY AT THEIR CONVENIENCE.

A VIDEO AND ADDITIONAL PICTURES CAN BE FOUND ONLINE.

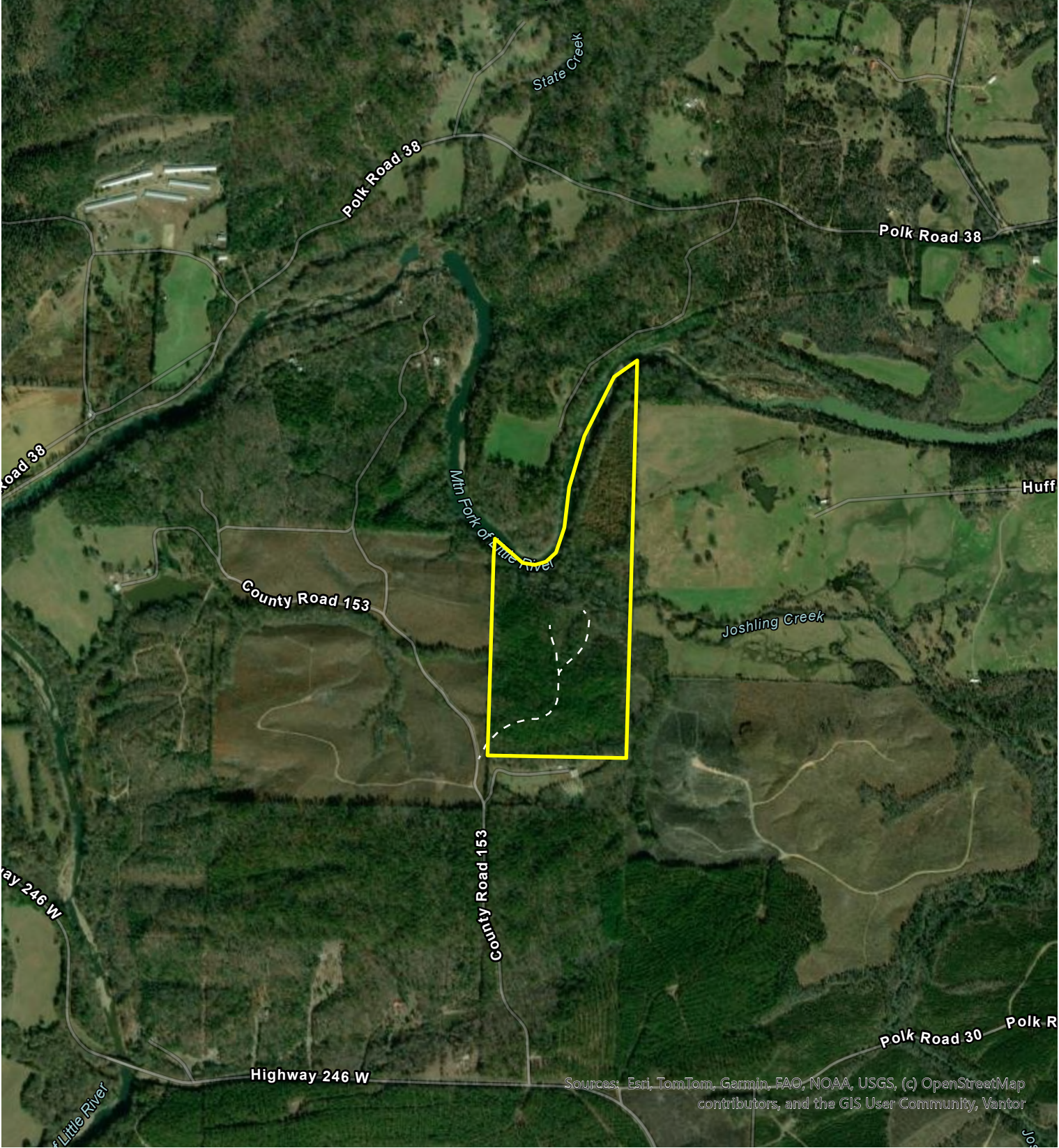
Mountain Fork Tract
+/- 87 Acres
(Listing #7416)
Location Map
Polk County, Arkansas



2.5
Miles



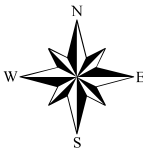
Mountain Fork Tract
+/- 87 Acres
(Listing #7416)
Aerial Imagery Map
Polk County, Arkansas



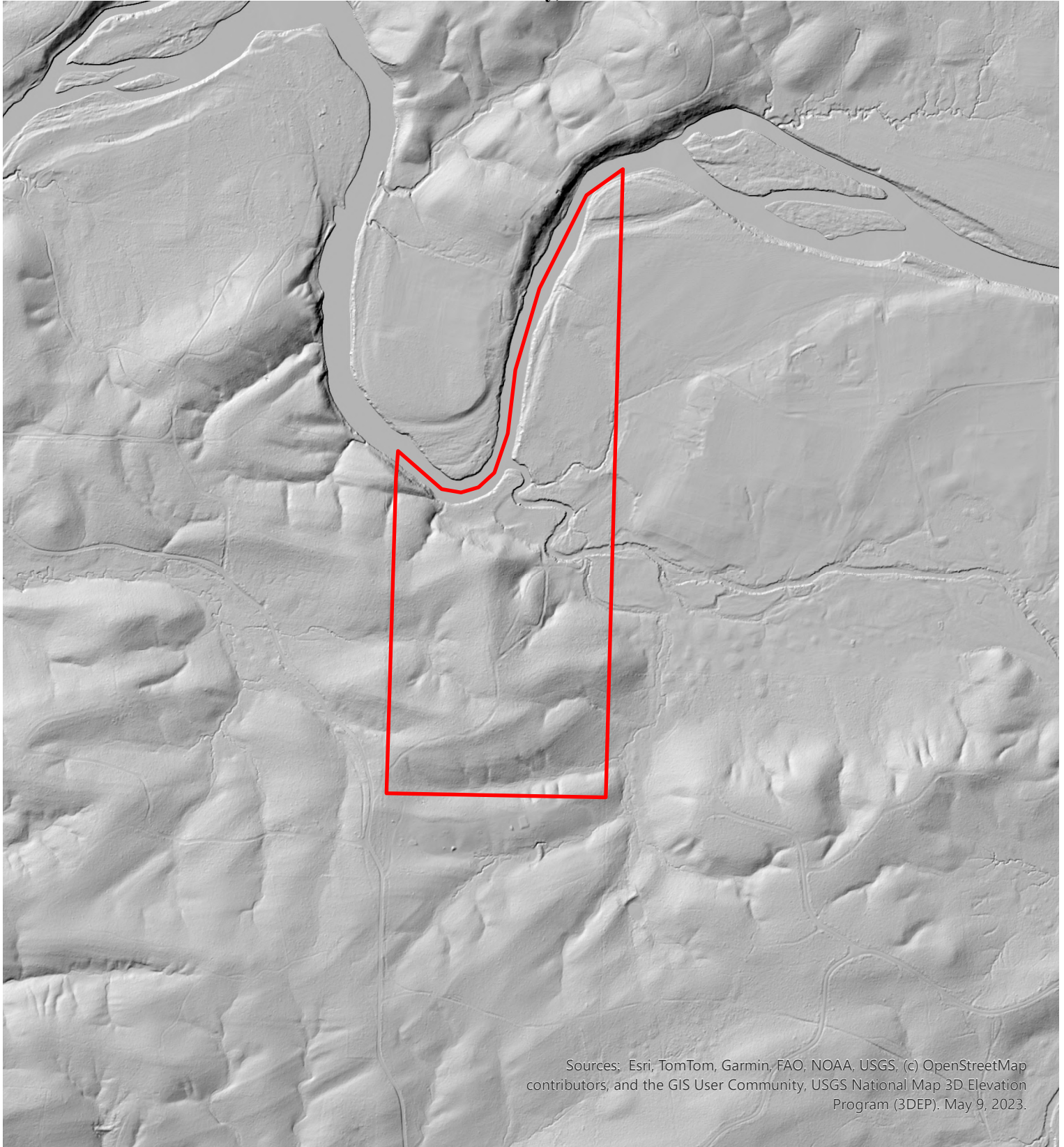
Sources: Esri, TomTom, Garmin, FAO, NOAA, USGS, (c) OpenStreetMap contributors, and the GIS User Community, Vantor

0.25

Miles



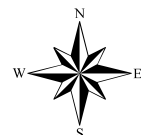
**Mountain Fork Tract
+/- 87 Acres
(Listing #7416)
3D Elevation Profile Map
Polk County, Arkansas**



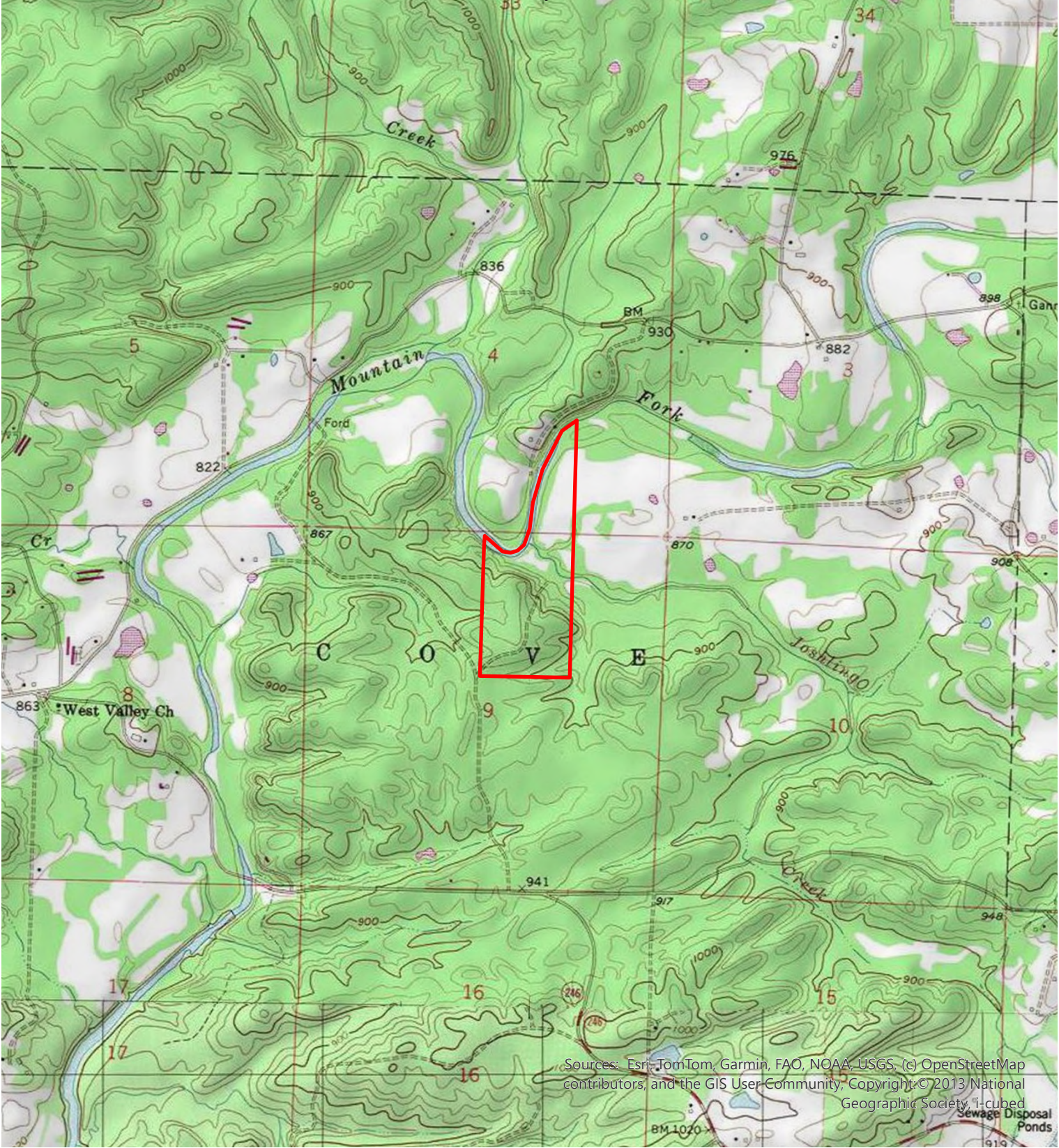
Sources: Esri, TomTom, Garmin, FAO, NOAA, USGS, (c) OpenStreetMap contributors, and the GIS User Community, USGS National Map 3D Elevation Program (3DEP). May 9, 2023.

0.25

Miles



Mountain Fork Tract
+/- 87 Acres
(Listing #7416)
Topographic Map
Polk County, Arkansas



Sources: Esri, TomTom, Garmin, FAO, NOAA, USGS, (c) OpenStreetMap contributors, and the GIS User Community. Copyright © 2013 National Geographic Society, i-cubed

0.25
Miles



**Land Sale Offer Form
Mountain Fork River Tract
Listing # 7416 Polk County, Arkansas**

Completed Offer Forms can be submitted by:

E-mail: texarkana@kingwoodforestry.com

Hand Deliver: 4414 Galleria Oaks Dr. Texarkana, TX 75503

Mail: P.O. Box 5887, Texarkana, TX 75505

(Call to confirm receipt after submitting offer (903) 831-5200)

Tract Name: Mountain Fork River Tract

Listed Price: \$374,100.00

Advertised Acreage: +/- 87.03 Acres

Date of Offer: _____

Offer: _____

DATE: _____

COMPANY: _____

PRINTED

PHONE No.: _____

NAME: _____

PRINTED

NAME: _____

SIGNED

ADDRESS: _____

STREET

CITY, STATE, ZIP

EMAIL: _____

AREA BELOW FOR KINGWOOD USE ONLY

OFFER ACKNOWLEDGED BY AGENT / BROKER: _____

