

**Kingwood Forestry Services, Inc.**

**LISTING # 7369**

# LAND FOR SALE

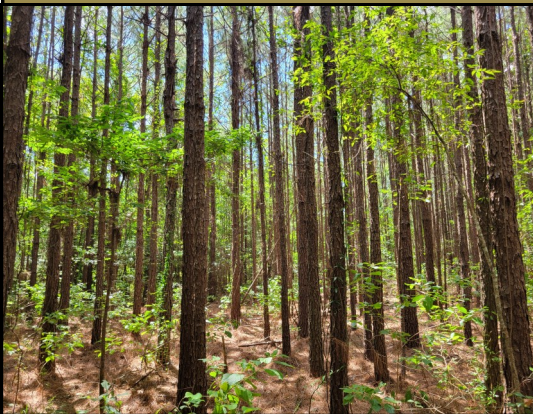
Richland Creek Tract

- +/- 60 ACRES
- UNION COUNTY, ARKANSAS
- TIMBER INVESTMENT
- EXCELLENT HUNTING TRACT
- 20 YEAR OLD PLANTATION
- SECLUDED HUNTING
- IMMEDIATE INCOME



**List Price:**

**\$135,214.00**



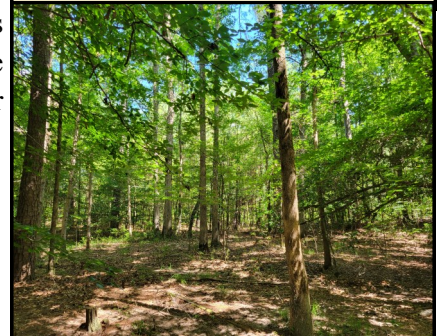
### *Recreational Timberland Tract*

Located just 15 minutes west of El Dorado, this tract has good hunting opportunity at an affordable price. The tract consists of a 20 year old pine plantation that will provide immediate and future income. The rolling hills provide drainages full of hardwoods for wildlife. No appointment is needed to inspect this property. Bring your ATV or side by side and see the property for yourself!

You are welcome to view the property on your own, or you can contact listing broker Carl Herberg for a showing.

Phone: (903) 831-5200

[texarkana@kingwoodforestry.com](mailto:texarkana@kingwoodforestry.com)



*See this listing and more at:  
[www.kingwoodforestry.com](http://www.kingwoodforestry.com)*



**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.

Richland Creek Tract

KFS Listing #: 7369

Union County, Arkansas

\$135,214.00

All offers must be submitted on the attached offer form. No phone/verbal offers will be accepted. Please submit offers by e-mail, US mail, or hand deliver. E-mail offers to [texarkana@kingwoodforestry.com](mailto:texarkana@kingwoodforestry.com). Mail offers to Kingwood Forestry Services, Inc., P.O. Box 5887 Texarkana, TX 75505. Hand deliver to 4414 Galleria Oaks Dr. Texarkana, TX 75503. Please call our office to confirm receipt of e-mailed or mailed offers at (903) 831-5200.

**Conditions of Sale:**

1. All offers will be presented to the Seller for consideration. 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 will be executed with earnest money in the amount of five percent (5%) of purchase price. A sample Real Estate Sales Contract may be provided upon request. Closing is expected to occur within 45 days of contract execution.
3. Only offers for a specific dollar amount will be accepted. The parcel is being sold in its entirety for a single sum, not on a per acre basis. Advertised acreage is believed to be correct, but is not guaranteed. If the 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 as 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 and affect the property. No environmental inspection or representation has been or will be made by seller. Seller makes no representation regarding mineral rights, but will convey any mineral rights owned.
5. Seller will pay for title insurance, and pro-rated property tax.
6. Buyer will pay for other closing costs/fees and a survey if needed. A title company selected by the Buyer will conduct the closing. Should Buyer be required by a lender to purchase a lender's title insurance policy, the Buyer will pay any fees for such policy.
7. 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.
8. Property inspections shall be done in daylight hours. Seller and Kingwood Forestry Services, Inc. in no way make any representations or warranties regarding the conditions of the property, including any and all access routes, and all persons entering upon the property do so at their own risk and accept said property "as-is" 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 affiliates, officers, directors, managers, agents, representatives and employees from and against any and all claims, demands, causes of action, injuries (including death) 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.
9. 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.
10. Kingwood Forestry is the real estate firm acting as the 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.
11. Questions regarding the land sale should be directed to licensed broker Carl Herberg of Kingwood Forestry Services at 903-831-5200.

**For more information, call (903) 831-5200 or visit our website at:**

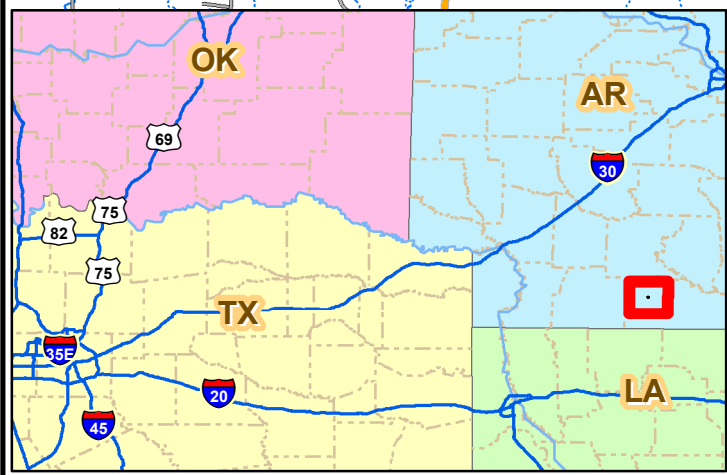
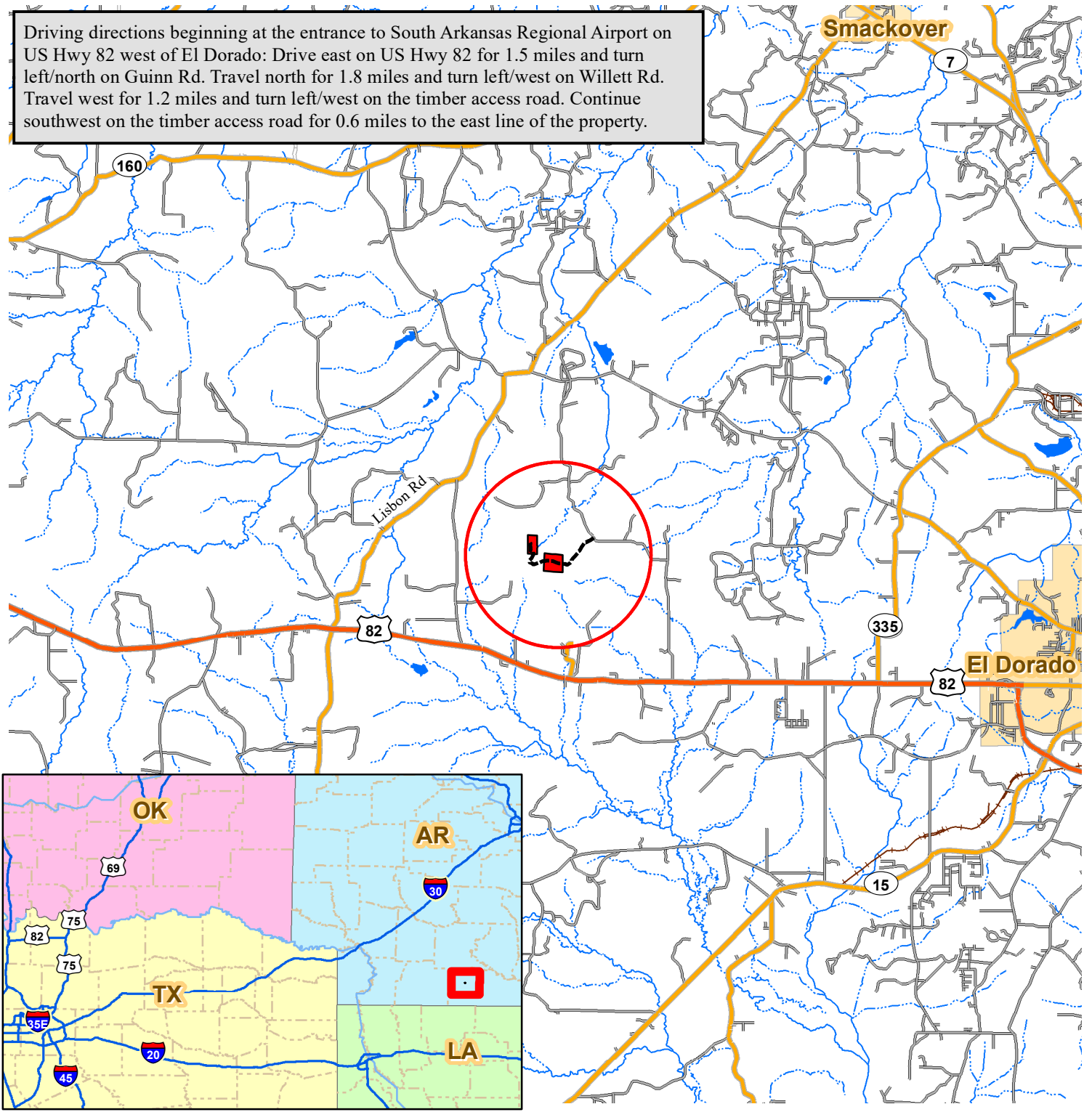
**[www.kingwoodforestry.com](http://www.kingwoodforestry.com)**

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.**

**LAND FOR SALE**  
**Richland Creek Tract**  
**Listing #7369**  
**+/- 60 Acres**  
**Union County, Arkansas**

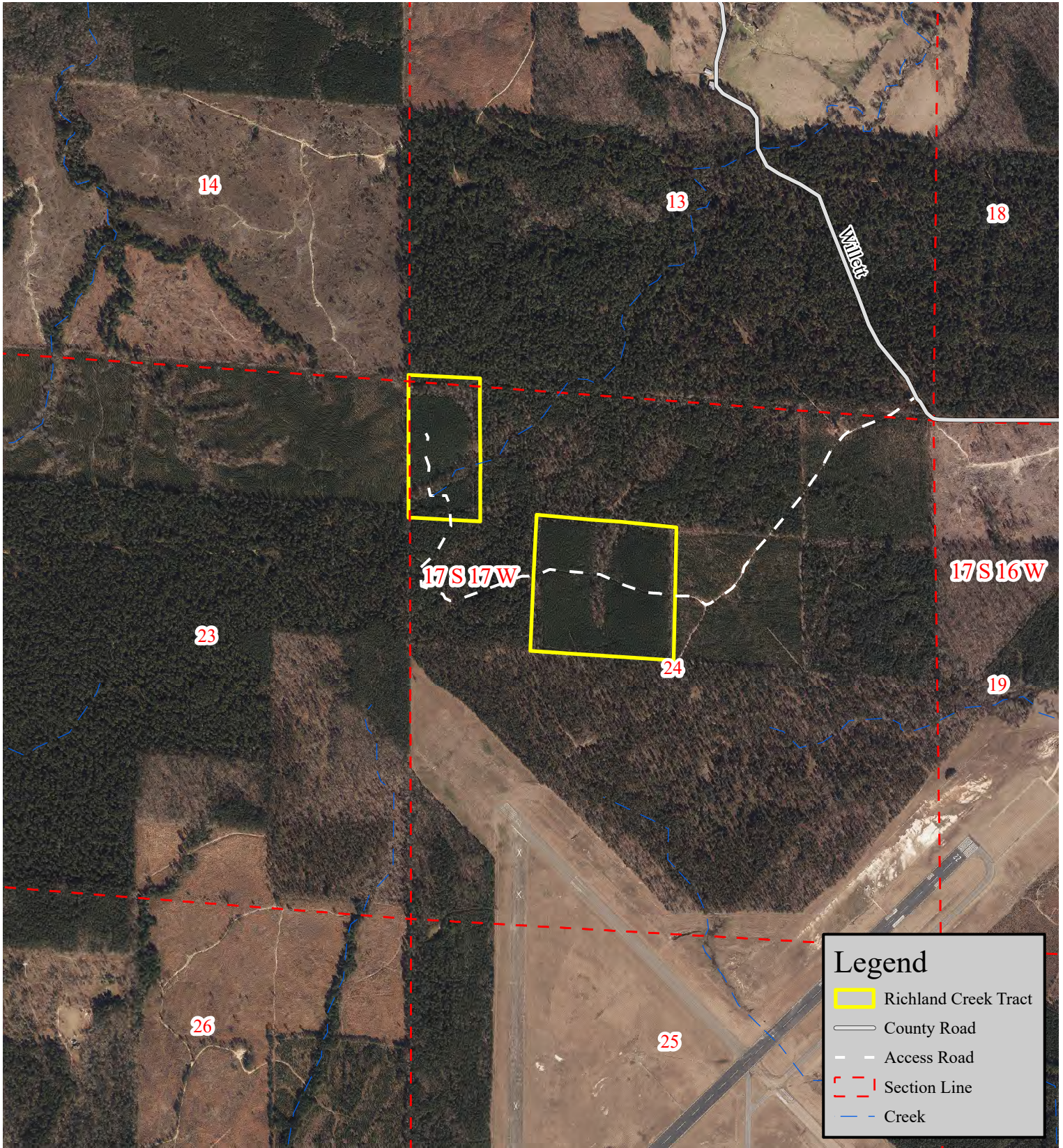
Driving directions beginning at the entrance to South Arkansas Regional Airport on US Hwy 82 west of El Dorado: Drive east on US Hwy 82 for 1.5 miles and turn left/north on Guinn Rd. Travel north for 1.8 miles and turn left/west on Willett Rd. Travel west for 1.2 miles and turn left/west on the timber access road. Continue southwest on the timber access road for 0.6 miles to the east line of the property.



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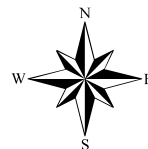


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**+/- 60 Acres**  
**Union County, Arkansas**



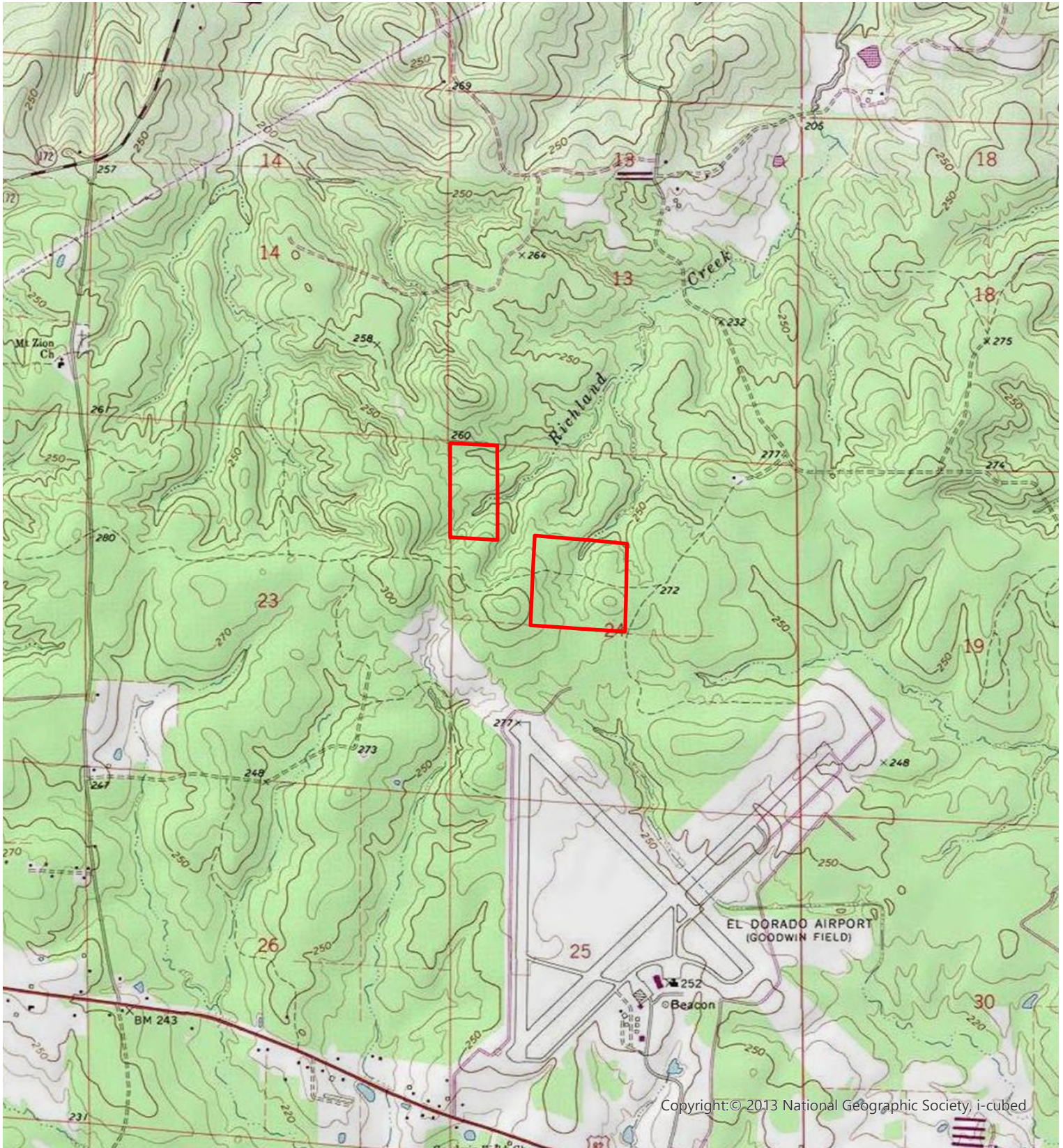
0.25

Miles

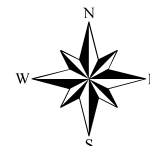


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**LAND FOR SALE**  
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**Listing #7369**  
**+/- 60 Acres**  
**Union County, Arkansas**



0.25  
Miles



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# Land Sale Offer Form

## Richland Creek Tract

### Listing # 7369 Union County, Arkansas

Completed Offer Forms can be submitted by:

E-mail: [texarkana@kingwoodforestry.com](mailto: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)

I submit the following offer for the purchase of the property below. I have read and understand the Conditions of Sale section in this notice. If my offer is accepted, I am ready, willing, able, and obligated to execute a Real Estate Sales Contract with earnest money in the amount of five percent (5%) of purchase price. Closing date is to occur within forty five (45) days of contract execution.

**Tract Name:** Richland Creek

**Listed Price:** \$135,214.00

**Advertised Acreage:** +/- 60 Acres

**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

Phone Number: \_\_\_\_\_

Signed

E-Mail: \_\_\_\_\_

Address: \_\_\_\_\_

Date: \_\_\_\_\_

\_\_\_\_\_

AREA BELOW FOR KINGWOOD USE ONLY

Offer Acknowledged by Agent/ Broker: \_\_\_\_\_

Name

Date

