



# **LAND FOR SALE**

## **CHEMIN-A-HAUT 200**

**\$350,000.000**

This tract offers an excellent opportunity for long term investment and chance to own a recreational tract along the Chemin-A-Haut Creek. Approximately 75 acres were harvested and replanted 3 years ago and approximately 60 acres were harvested and replanted 1 year ago. The remainder of the tract is covered in mixed hardwood of various ages, along the Chemin-A-Haut Creek. Water and electricity are available and the tract is accessed via Ashley County Road 28 along the west side of the property. The east side of the property is accessed via woods roads across adjoining landowners.



Notice: Silviculture, Inc. is a timber harvesting and management company that, from time to time, buys and sells land. Silviculture, Inc. is NOT a real estate company. 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 Silviculture, Inc. and its agents against any and all claims, demands, or causes of actions, of every kind, nature, and description relating to its access to or presence on the property.

**200 Acres**

**Access to  
Chemin-A-Haut  
Creek**

**Excellent  
Recreational  
Opportunity**

**Frontage on along  
Ashley 28**

**3 Miles from  
Hamburg**

**SILVICRAFT, INC.**

P.O. Box 758  
Monticello, AR 71657

870-367-8564

[www.silviculture.com](http://www.silviculture.com)

Chemin-A-Haut 200 Tract

Ashley County, Arkansas

\$350,000.00 (\$1,750.00/acre)

**Method of Sale:** The Chemin-A-Haut 200 Tract is offered for sale for \$350,000.00. Mailed offers should be addressed to Silvcraft, Inc., P.O. Box 758, Monticello, AR 71657 with "Chemin-A-Haut 200 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 the offer. Offers may also be hand-delivered to 2118 Highway 425 North, Monticello, AR 71655. Faxed offers may be sent to (870)-367-1432.

**Conditions of Sale:**

1. All offers will be considered. Silvcraft, Inc. reserves the right to accept or reject all offers. 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 Silvcraft, Inc. and the buyer 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 with THIRTY (30) days of execution of contract.
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 for the entire tract, regardless of acreage. Silvcraft, Inc. will provide a copy of existing survey, if any. 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. Property is being sold "As Is, Where Is, with all faults". No environmental inspection or representation has been or will be made by seller.
4. Silvcraft, Inc. will pay prorated property taxes (to date of closing) and deed preparation. Buyer will pay for recording fees and 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 Silvcraft, Inc., will conduct the closing with Buyer and Silvcraft, Inc. each paying one-half (1/2) of fees associated with closing services.
6. Property inspections shall be done in daylight hours. Silvcraft, Inc. in no way warrants the conditions of the property, including access routes, and all persons entering 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 Silvcraft, Inc., 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 cams, 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. Silvcraft, Inc. is a timber harvesting and management company that, from time to time, buys and sells land for its own investment purposes. Silvcraft, Inc. is NOT a real estate firm and does NOT CLAIM to be a licensed real estate agency. NO EMPLOYEE OF SILVACRAFT, INC. is a licensed real estate agent or do they claim to be. Information provided is believed to be substantially correct, but is not guaranteed. Prospective buyers assume the responsibility for verifying this information to their satisfaction. Silvcraft, Inc. makes no representations for the Buyer.
9. Questions regarding this land sale should be directed to Michael Pierce, President of Silvcraft, Inc. at (870)-367-8564.



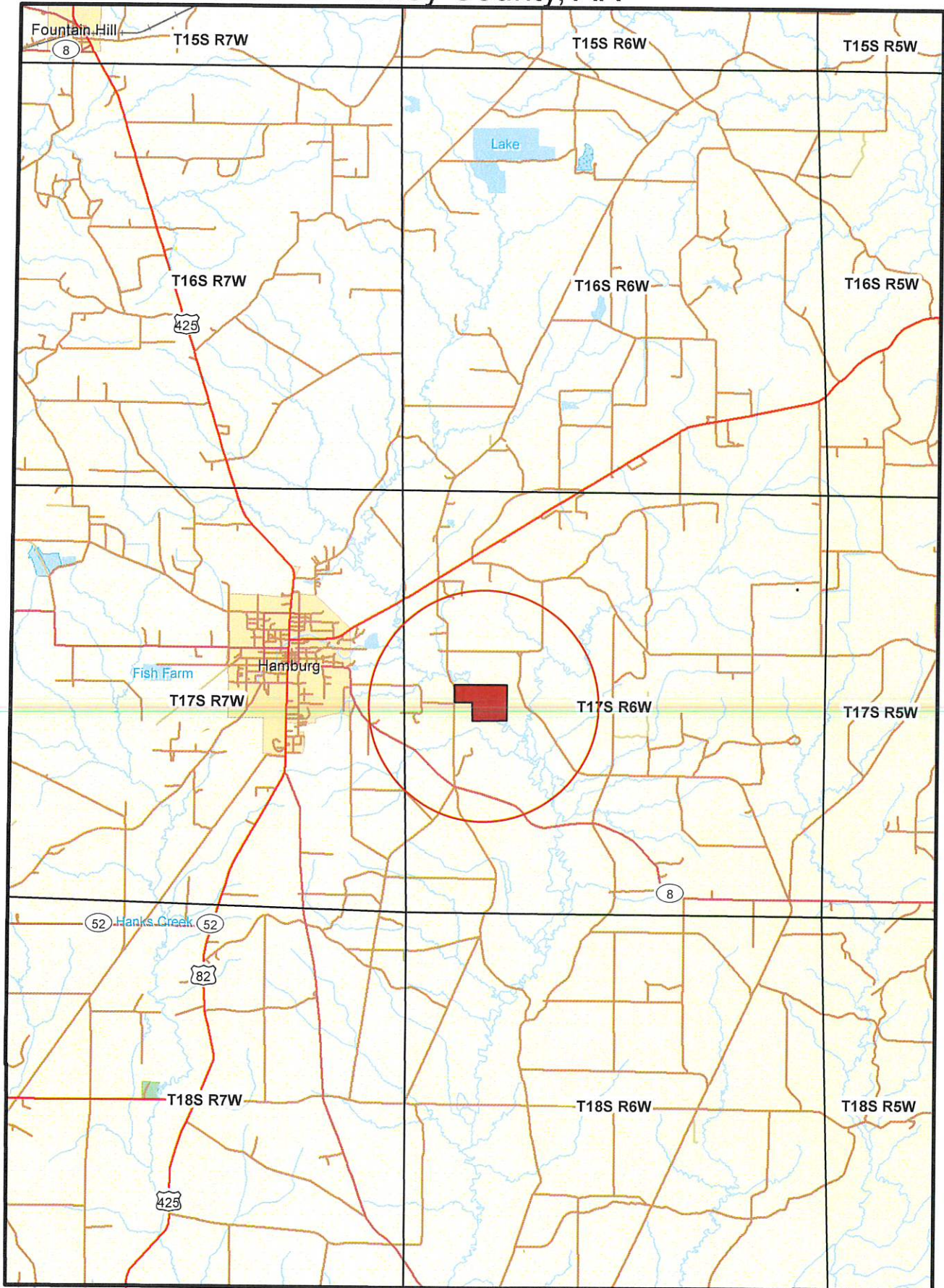
# Silvicraft, Inc.

+ - 200 Acres

Chemin-A-Haut Tract Location  
Ashley County, AR

Lat: 33.2197718

Lon: -91.7461573



0 1 2 4 Miles  
1 inch = 2 miles

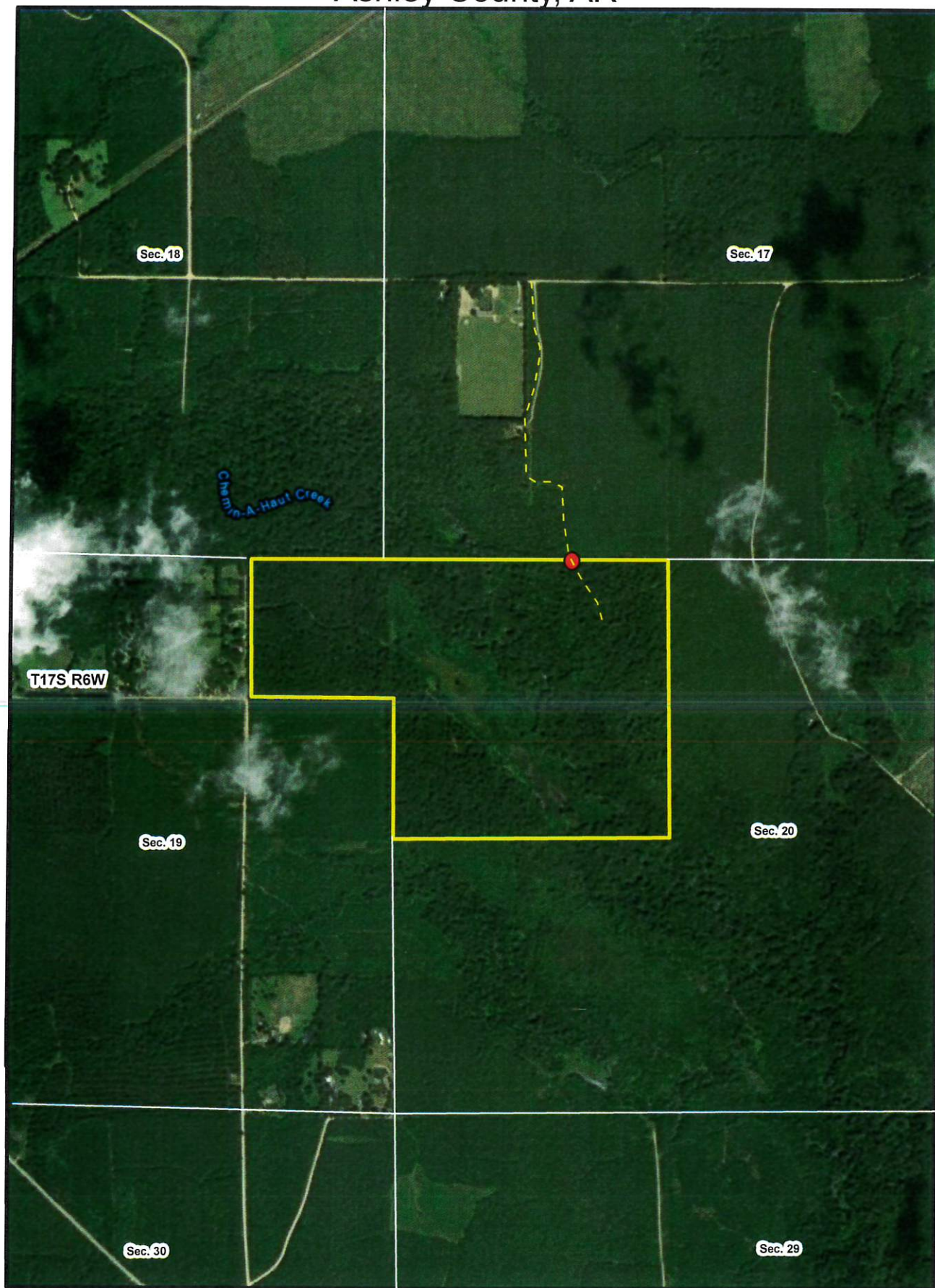
Date: 4/2/2024  
StreetMap  
Drawn By: SWD



**Silvicraft, Inc.**  
Chemin-A-Haut Tract  
Ashley County, AR

+/- 200 Acres

● Lat: 33.2197718  
Lon: -91.7461573



0 0.125 0.25 0.5 Miles  
1 inch = 0.25 miles

Date: 4/2/2024  
Natural Color  
Drawn By: SWD

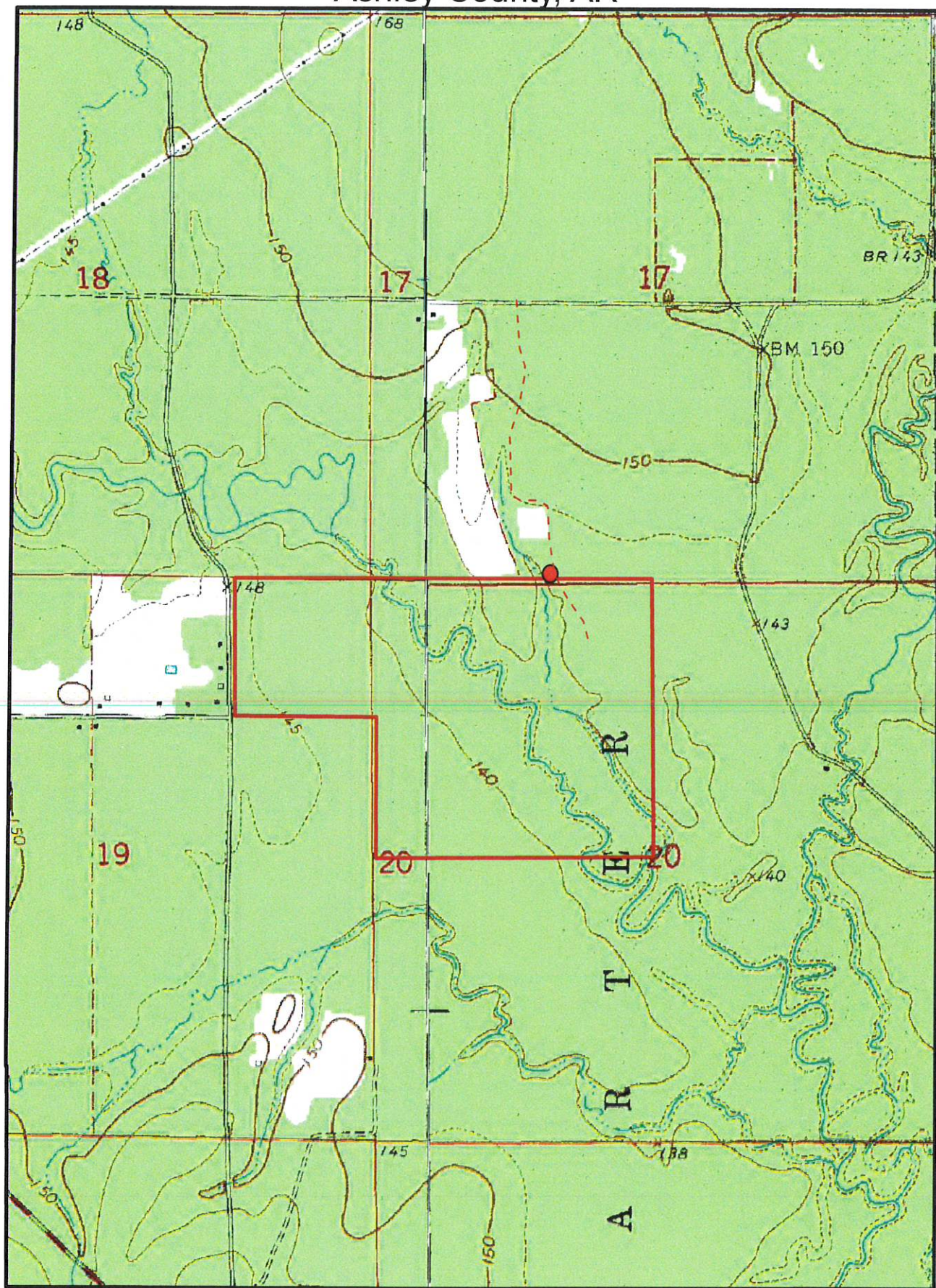




+/- 200 Acres

**Silvicraft, Inc.**  
Chemin-A-Haut Tract  
Ashley County, AR

● Lat: 33.2197718  
Lon: -91.7461573



0 0.125 0.25 0.5 Miles  
1 inch = 0.25 miles

Date: 4/2/2024  
Topography  
Drawn By: SWD



## Land Sale – Offer Form

### Chemin-A-Haut 200 Tract – Ashley County, Arkansas

\*Please fax offer to (870)-367-1432\*

I submit the following offer for the purchase of the Chemin-A-Haut 200 Tract. The tract is offered for sale at \$350,000.00

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 Silviculture, Inc.'s acceptance with earnest money in the amount of ten percent (10%) of the purchase price. Closing date is to occur within THIRTY (30) days of contract signing of both buyer and Silviculture, Inc. I have read and understand the Method of Sale and Conditions of Sale sections in this notice.

Tract Name: Chemin-A-Haut Tract

Location of Tract: The Northeast Quarter (NE ¼) of the Northeast Quarter (NE ¼) of Section 19 and the Northwest Quarter (NW ¼) of Section 20, Township 17 South, Range 6 West, Ashley County, Arkansas.

Advertised Acreage: 200 Acres

Date of Offer: \_\_\_\_\_

Amount of Offer: \_\_\_\_\_

Name: \_\_\_\_\_

Printed

Signed

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

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

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

Offers may be faxed to: (870)-367-1432

Offers may be mailed to: Silviculture, Inc.  
P.O. Box 758  
Monticello, AR 71657

Offers may be delivered to: Silviculture, Inc.  
2118 Hwy 425 North  
Monticello, AR 71655

