



LAND FOR SALE

CANE CREEK

TRACT

\$59,850.00

This tract offers an excellent opportunity for a home site within minutes of Cane Creek Lake State Park and Star City Schools. The property has approximately 800 feet of frontage along Garnett Road. There is electric and water available. The tract was replanted approximately 12 years ago and is nearing the age for a first thinning.



Notice: Silvicraft, Inc. is a timber harvesting and management company that, from time to time, buys and sells land. Silvicraft, 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 Silvicraft, 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.

19 wooded acres

**Minutes from
Cane Creek Lake
State Park**

**Residential
Development
Opportunity**

**Frontage on
Garnett Road**

**5 Miles from Star
City Schools**

SILVICRAFT, INC.

P.O. Box 758
Monticello, AR 71657

870-367-8564

www.silvicraft.com

Cane Creek Tract

Lincoln County, Arkansas

\$59,850.00 (\$3,150/acre)

Method of Sale: The Cane Creek Tract is offered for sale for \$59,850.00. Mailed offers should be addressed to Silvicraft, Inc., P.O. Box 758, Monticello, AR 71657 with "Cane Creek 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.

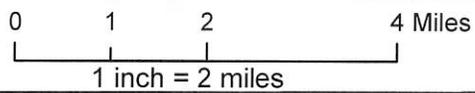
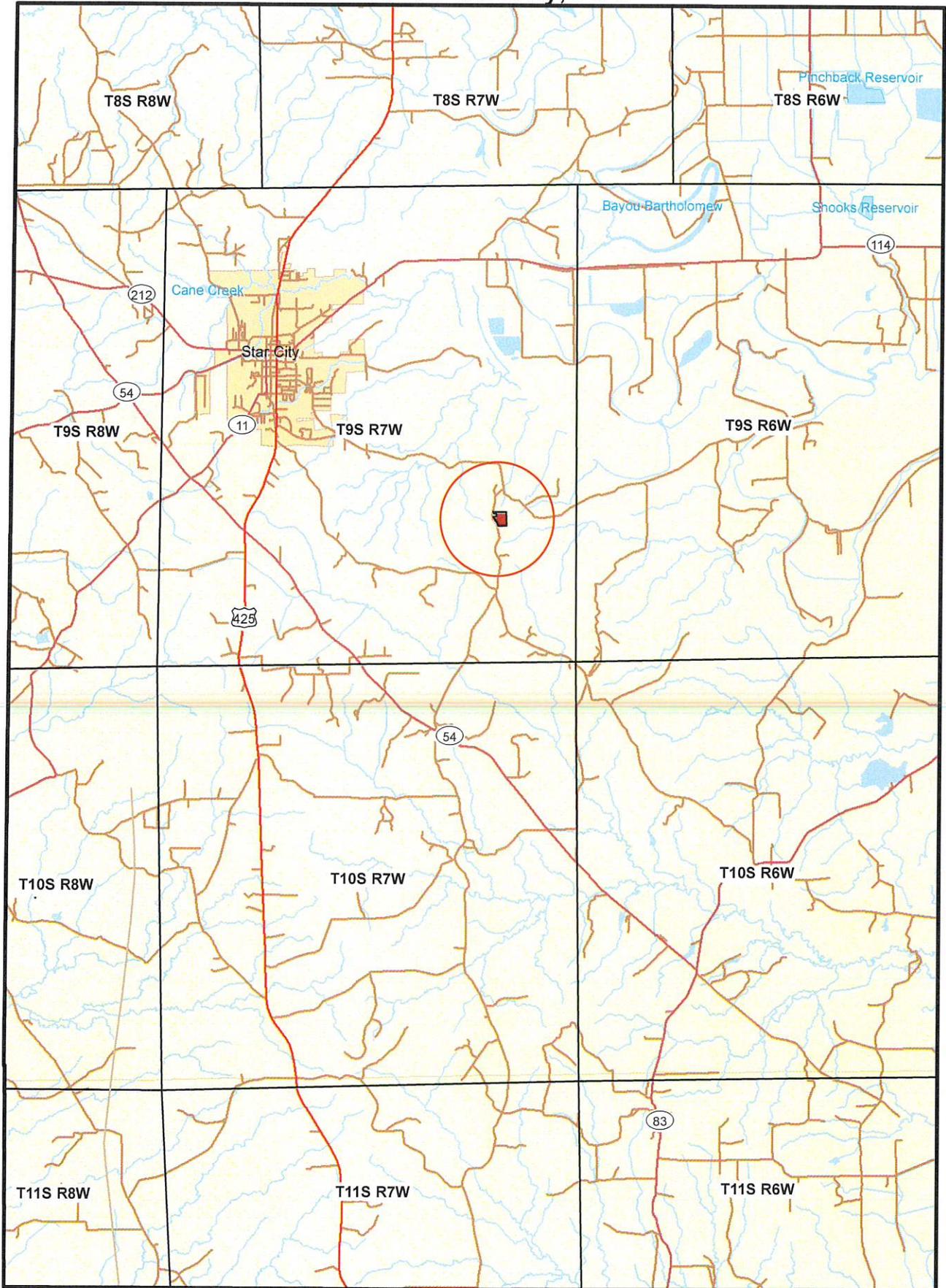
Conditions of Sale:

1. All offers will be considered. Silvicraft, 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 Silvicraft, 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. Silvicraft, 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. Silvicraft, 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 Silvicraft, Inc., will conduct the closing with Buyer and Silvicraft, Inc. each paying one-half (1/2) of fees associated with closing services.
6. Property inspections shall be done in daylight hours. Silvicraft, 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 Silvicraft, 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. Silvicraft, Inc. is a timber harvesting and management company that, from time to time, buys and sells land for its own investment purposes. Silvicraft, Inc. is NOT a real estate firm and does NOT CLAIM to be a licensed real estate agency. NO EMPLOYEE OF SILVICRAFT, 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. Silvicraft, Inc. makes no representations for the Buyer.
9. Questions regarding this land sale should be directed to Michael Pierce, President of Silvicraft, Inc. at (870)-367-8564.

Silvcraft, Inc. Cane Creek Tract Location Lincoln County, AR

+/- 19 Acres

Lat: 33.9068371
Lon: -91.7891085



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

+ - 19 Acres

Silvcraft, Inc. Cane Creek Tract Lincoln County, AR

Lat: 33.9068371
Lon: -91.7891085



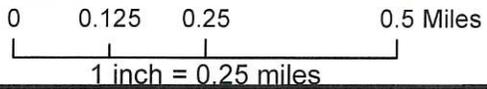
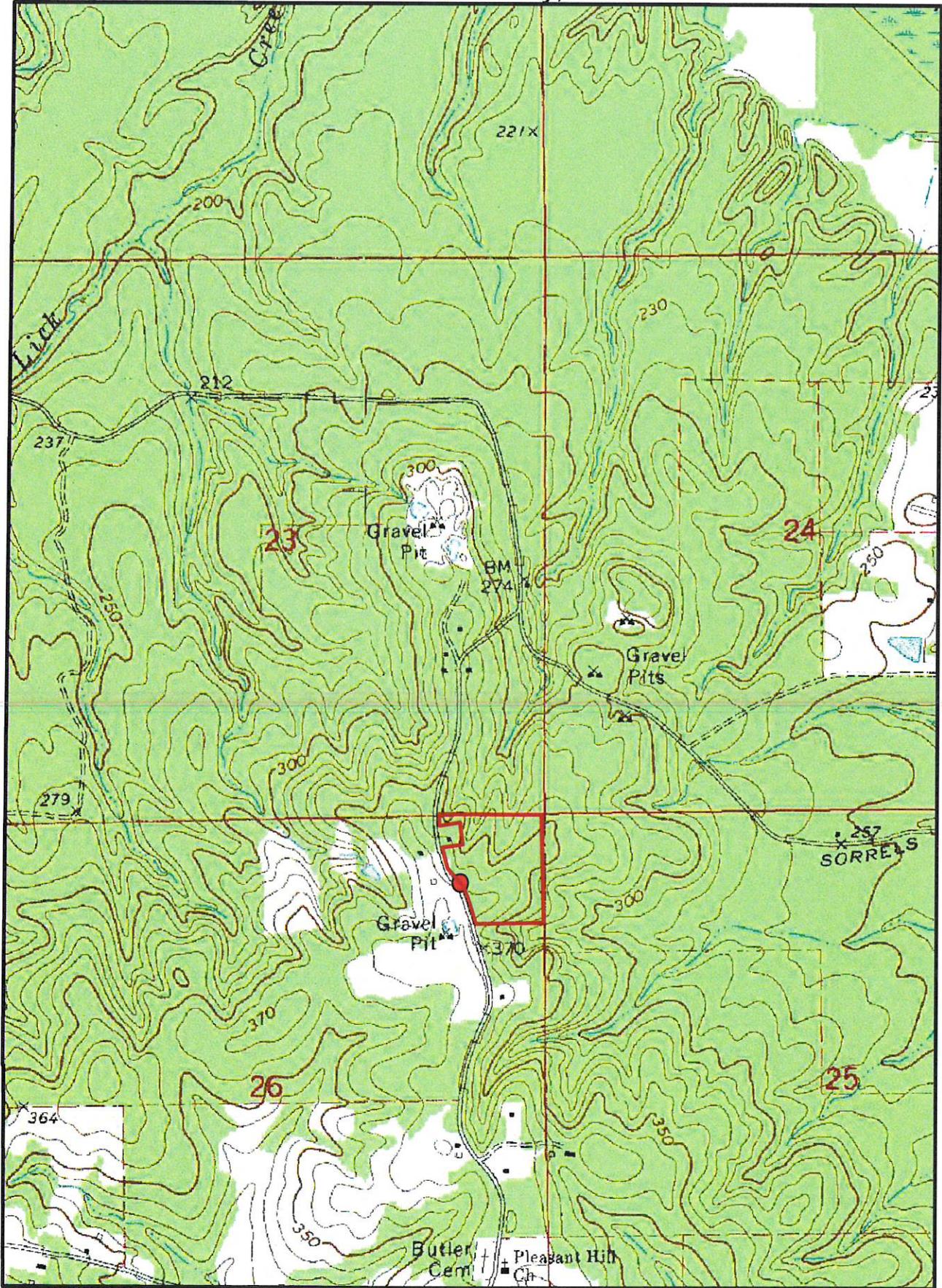
0 0.125 0.25 0.5 Miles
1 inch = 0.25 miles

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

+ - 19 Acres

Silvicraft, Inc. Cane Creek Tract Lincoln County, AR

● Lat: 33.9068371
● Lon: -91.7891085



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

Land Sale – Offer Form

Cane Creek Tract – Lincoln County, Arkansas

Please fax offer to (870)-367-1432

I submit the following offer for the purchase of the Cane Creek Tract. The tract is offered for sale at \$59,850.00

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 Silvicraft, 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 Silvicraft, Inc. I have read and understand the Method of Sale and Conditions of Sale sections in this notice.

Tract Name: Cane Creek Tract

Location of Tract: Part of the NE ¼ of the NE ¼ of Section 26 Township 9 South Range 7 West, Lincoln County, Arkansas

Advertised Acreage: 19 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: Silvicraft, Inc.
P.O. Box 758
Monticello, AR 71657

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

