

# Caledonia Tract

## Caledonia Tract (KFS #1127)

- 45 Acres, more or less
- Located east of Junction City, Arkansas close to the Louisiana/ Arkansas line
- Very Well Stocked 12 Year Old Plantation offering Immediate Thinning Potential
- Paved and Gravel Road Frontage and Utilities

**\$111,910.00**

KINGWOOD FORESTRY  
SERVICES, INC.

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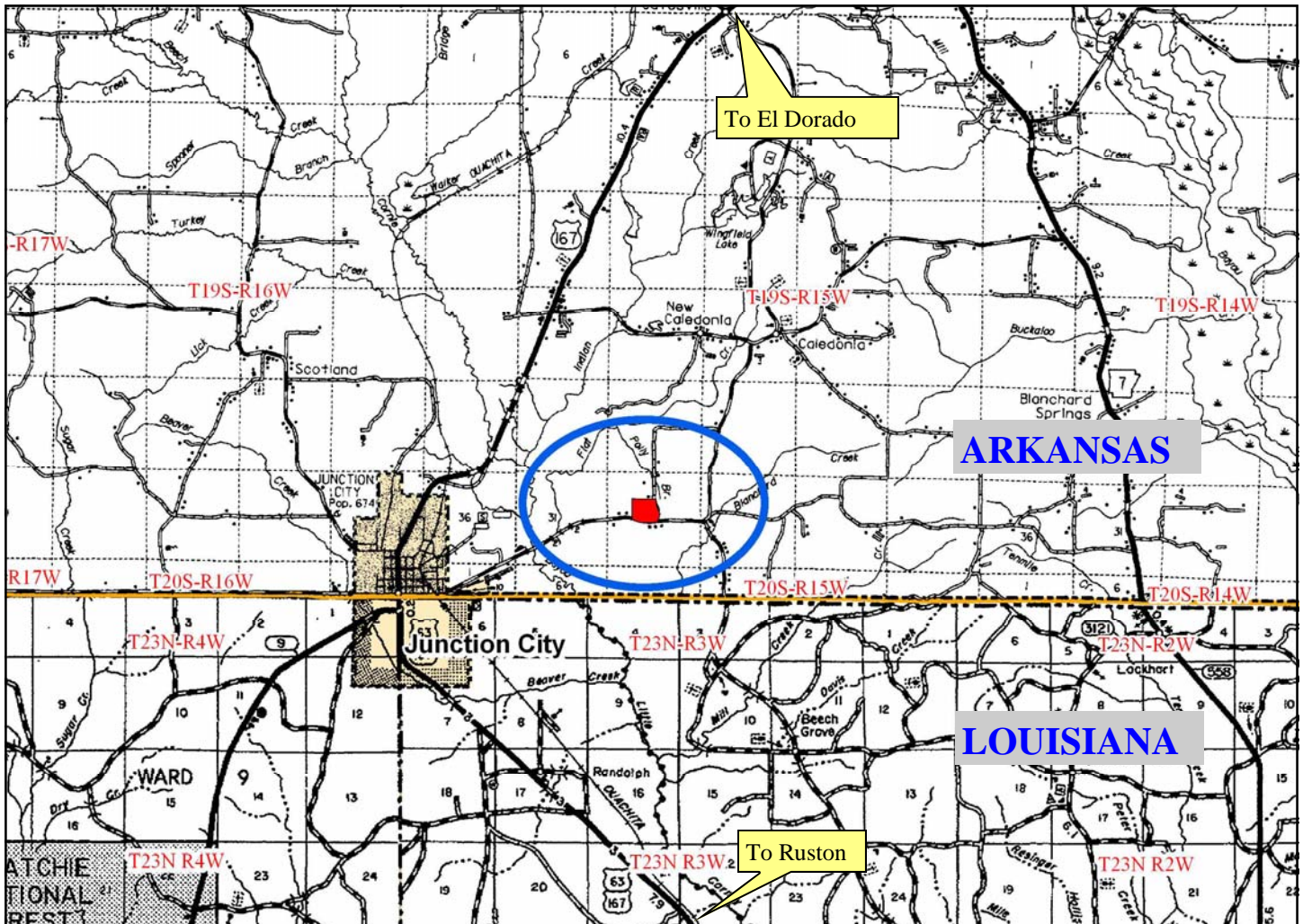


The Caledonia Tract is +/-45 acres located on Stateline Road and Welch Road, just less than 3 miles east of Junction City. The tract has great road frontage, with a very well stocked 12 year old pine plantation that offers immediate timber thinning potential. The property has a large power line and pipeline right of way passing through that presents opportunities for wildlife viewing and hunting, while also giving the owner a great view across the country-side. This property offers a nice rural setting for a home site, or a hunting and recreation property to get away from it all. The pine timber stand offers good future income potential.



# Caledonia Tract Union County, AR

KFS #1127  
\$111,910.00



## Driving Instructions:

From the main intersection of downtown Junction City, travel East on Blanchard Springs Road / East Stateline Road for about 2.8 miles to the tract. Stateline Road passes through the southwest corner of the property and Welch Road is the eastern boundary of the land sale area.

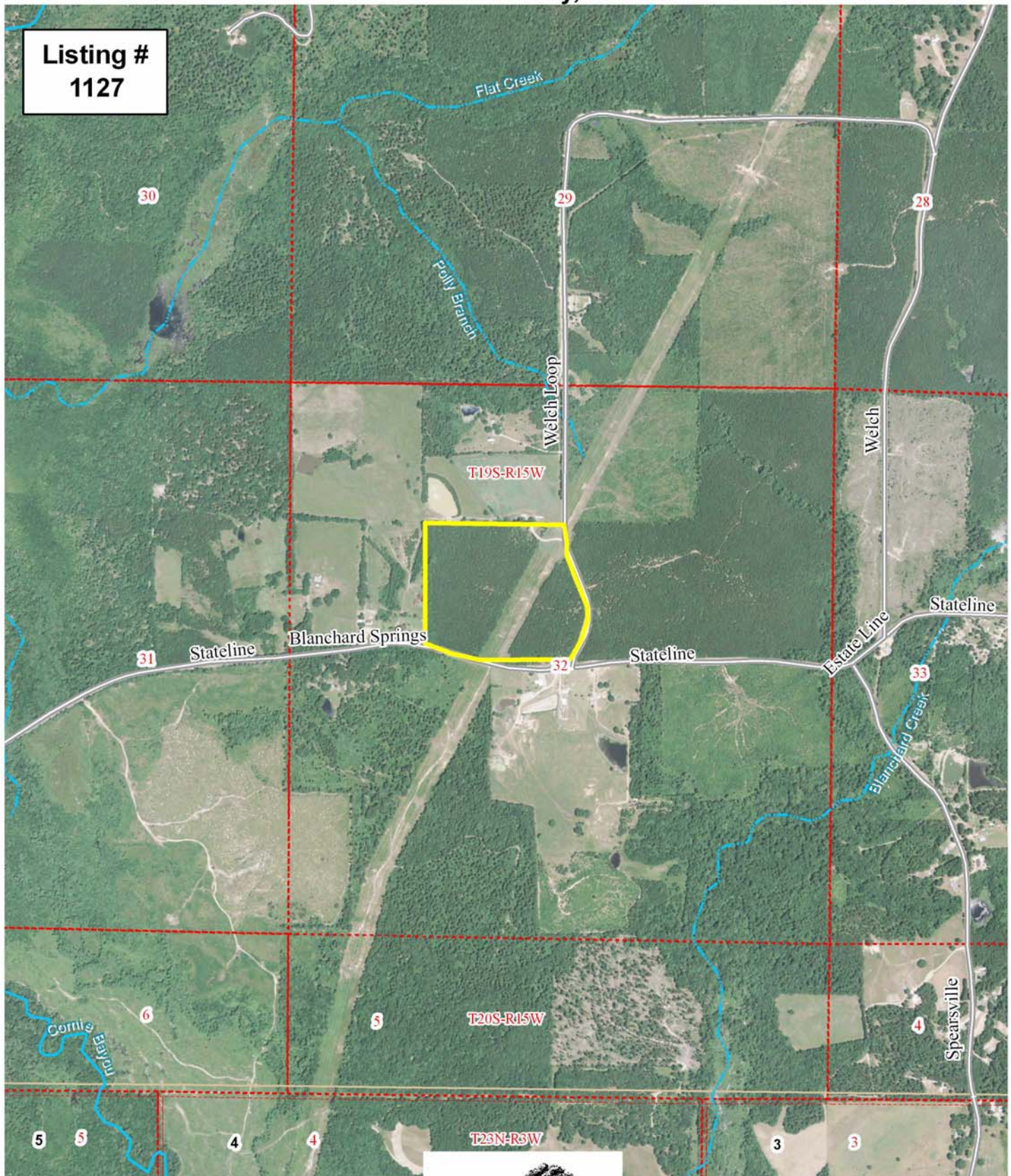
**For more information, contact Ben Ballard 1-800-308-3831 or visit our website.**

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**  
**Caledonia Tract +/-45 Acres**  
**Sec. 32, T19S, R15W**  
**Union County, AR**

**Listing #**  
**1127**



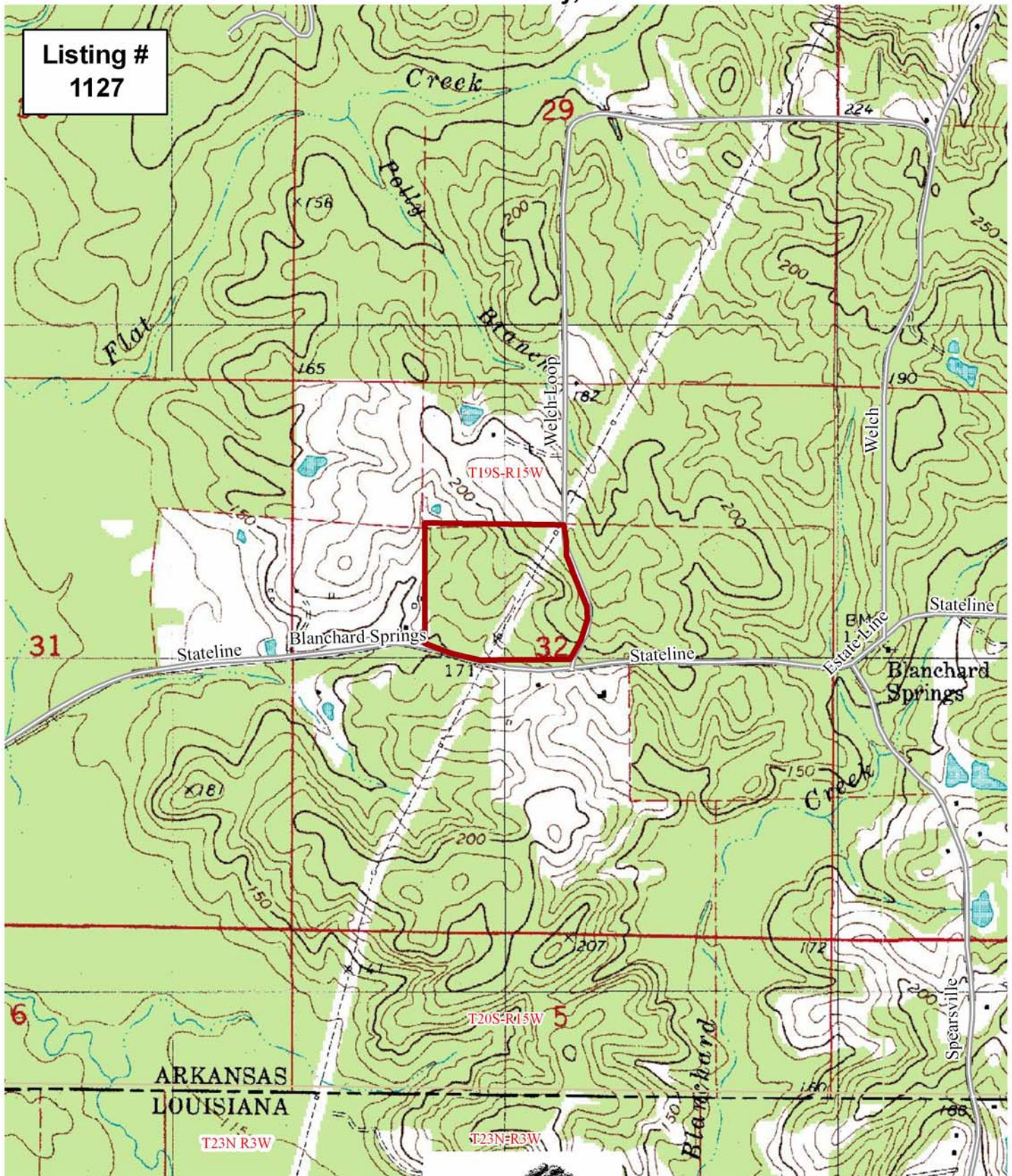
0 0.125 0.25 0.5  
Miles



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**Sec. 32, T19S, R15W**  
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0 0.125 0.25 0.5 Miles



## OFFER FORM

-- Please fax offer to 870-367-8424 or mail to P.O. Box 1290, Monticello, AR 71657 --

I submit the following offer for the purchase of the following tract as detailed below.

My offer will remain valid for five (5) business days. If my offer is accepted, I am ready, willing, able and hereby obligated to execute a more formal Contract of Sale within seven business days, and deposite earnest money in the amount of 10% of the purchase price. **Closing is expected to be held within forty-five days after execution of Contract of Sale.**

**Send Offer Form to: Kingwood Forestry Services, Inc.**

**P.O. Box 1290**

**Monticello, AR 71657**

**Or Fax 870-367-8424**

**\*\* Clearly write "LISTED LAND SALE OFFER" and the "KFS Listing #" on lower left corner of mailed envelopes \*\***

Offer Date:

\_\_\_\_\_

KFS Listing #:

\_\_\_\_\_

Tract Name:

\_\_\_\_\_

Location (County/State):

\_\_\_\_\_

Advertised Acreage:

Offer Price:

\_\_\_\_\_

**\* Please clearly complete all information below \***

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

Fax No: \_\_\_\_\_

\_\_\_\_\_  
Signed

Phone No: \_\_\_\_\_

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

E-mail: \_\_\_\_\_

\_\_\_\_\_

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

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

# Caledonia Tract Union County, AR

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## Conditions of Sale:

- All offers will be presented to Seller for consideration. Offers must remain valid for a minimum of 5 business days for Seller to consider. Seller reserves the right to either counter offer or reject the offer.
- Upon acceptance of an offer a more formal Agreement of Sale will be executed between Buyer and Seller, with Buyer depositing earnest money of 10% of purchase price with Broker or Title Company. A sample Contract of Sale may be provided upon request. Terms are cash at closing. Closing is to be scheduled within 45 days on a pre-scheduled date.
- 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. Seller will not provide a survey.
- Conveyance will be by Special (Limited) 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's conveyance will except and/or reserve all oil, gas, lignite and other minerals of similar or dissimilar nature.
- No environmental inspection or representation has been or will be made by Seller.
- Seller will pay pro-rated property taxes (to date of closing) and deed preparation. Buyer will pay recording fees. Buyer and Seller will split real estate transfer tax (deed stamps). Seller will not provide title insurance policy. If Buyer wishes to acquire a title search or title insurance policy, the cost of any such title search or title insurance policies will be paid by Buyer.
- A local title company selected by Buyer will be used to conduct closing between Buyer and Seller, with Buyer paying for any fees associated with closing services.
- Kingwood Forestry Services, Inc. is the real estate firm representing the seller. All information provided is believed to be accurate. Prospective buyers assume the responsibility for verifying this information to their satisfaction. Kingwood makes no representation for the Buyer.
- Property inspections shall be done in daylight hours. Seller and Kingwood Forestry Services, Inc. in no way warrants the conditions of the property, including access routes, and all persons entering upon the property assumes all risk and accept said property in its existing conditions during such inspection and assume all liability and shall indemnify Seller and its agents from and against all damages to property, claims, demands, or causes of action of every kind, nature and description relating to its access to or presence on the property.
- 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.
- Questions regarding the land sale should be directed to licensed agent Ben Ballard or licensed broker John McAlpine of Kingwood Forestry Services at 870-367-8567.

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

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