

KINGWOOD FORESTRY SERVICES, INC.

Unionville Peace Road Camp

(KFS#1518)

**+/-86 Acres With
Cabin, RV Hook-ups, and
a Shop**

**Long-term Timber Invest-
ment Property**

**Hunting, Fishing, and
Recreation Property**

+/-2 Acre Stocked Pond

**County Road Frontage
With Gated Access**

**Located in Cleveland
County Between Pine
Bluff and Rison, Arkansas**

\$233,000.00

See this listing and more at:
www.kingwoodforestry.com

**KINGWOOD FORESTRY
SERVICES, INC.**

**145 GREENFIELD DR
P.O. BOX 1290
MONTICELLO, AR 71655**

Phone: (870) 367-8567

Fax: (870) 367-8424

E-mail:

monticello@kingwoodforestry.com

www.kingwoodforestry.com



The Unionville Peace Road Camp is on approximately 86 acres which are located between Pine Bluff and Rison, in south central Arkansas. The camp consist of a 1,388 ft² cabin, a 1,500 ft² shop, and hook-ups for 5 RV's/campers. The cabin can accommodate 7 guests in 5 sleeping areas, has a common area/kitchen, sitting area, laundry, and bathroom. Water is supplied by a 500 ft deep water well. The cabin and the shop sit in the middle of 15 acres of mature pine sawtimber. A 2 acre pond that has been stocked with fish is located on the property, adjacent to the cabin. The timber types on the property consist of 21 acres of pine sawtimber, 19 acres of 2014 pine plantation and 47 acres of 2018 clear cut. This property has been used as a deer camp and family get-a-way and is located behind a locked gate with private access. All of the surrounding properties are privately owned and are being managed as timberland. This is the perfect property for the avid outdoors person that is looking for a get-away!



Unionville Peace Road Camp Cleveland County, AR

KFS #1518
\$233,000.00

Driving Instructions: From the intersection of Hwy 35 and Hwy 133/ East Magnolia Street in Rison, AR, take the 3rd left (north) onto Oak Street. Head north on Oak Street/Washington Street for 0.3 miles. Oak Street/Washington Street will turn into Unionville Peace Road. Continue North for 3.2 miles until arriving at a Kingwood Forestry “Land For Sale” sign on the left side of the road marking the land for sale. The attached maps are provided to show the general situation of the property. **The property is located behind a locked gate so please call Kingwood Forestry Services for showing of the property.**

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 formal Contract of Sale, with earnest money in the amount of 10% of purchase price, will be executed between the buyer and seller within seven 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 within forty-five days of offer acceptance.
- 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 based on tax parcel information and is believed to be correct, but is not guaranteed. Offer price is for entire tract, regardless of acreage. Seller will not provide survey. The attached tract maps are thought to be accurate, but should not be considered as survey plats.
- 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, with title assured through seller-provided title insurance policy. No environmental inspection or representation has been or will be made by seller. Any mineral rights which are owned by the Seller, if any, WILL NOT BE CONVEYED to Buyer.
- Seller will pay pro-rated property taxes (to date of closing), deed preparation, and one-half of deed stamps. Buyer will pay recording fees and one-half of 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.
- A local title company/attorney selected by Seller will conduct the closing with Buyer and Seller each paying one-half of fees associated with closing services.
- Kingwood Forestry Services, Inc., and its agents, is the real estate firm acting as agent for the seller. All information presented in this prospectus is believed to be accurate but is not guaranteed. Prospective buyers are advised to verify information presented in this sale notice and make their own timber volume determination.
- Property inspections shall be done in daylight hours prior to the bid date stated in this notice. 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 this land sale should be directed to licensed brokers Rick Watts or John McAlpine of Kingwood Forestry Services at 870-367-8567.

www.kingwoodforestry.com

For more information, call 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.

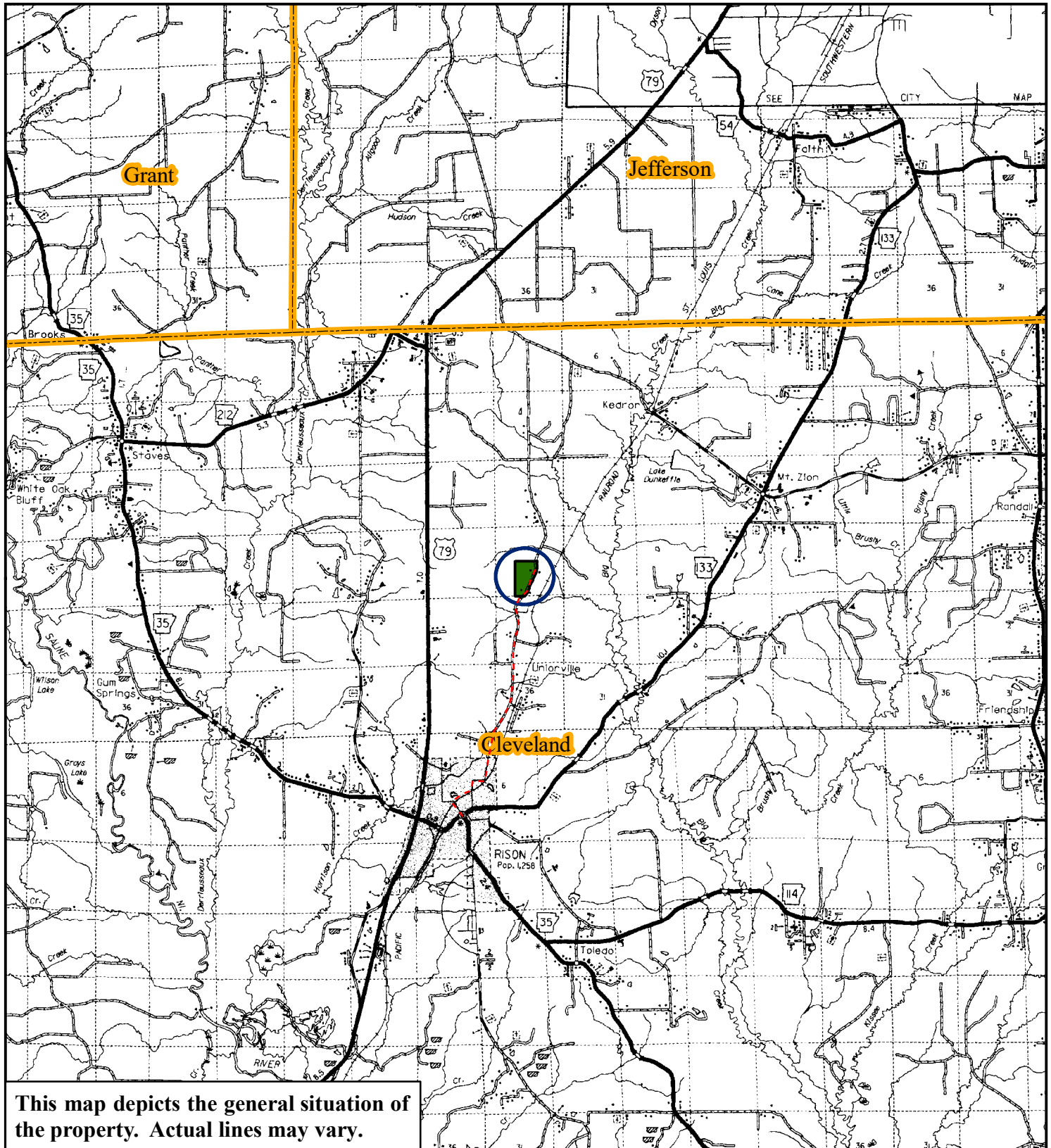
LAND FOR SALE

Listing #
1518

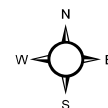
Unionville Peace Road Camp +/-86 acres

Section 24, Township 8 South, Range 11 West
Cleveland County, Arkansas

Location Map



0 1 2
Miles



Author: RLW
Date: 7/20/2018

LAND FOR SALE

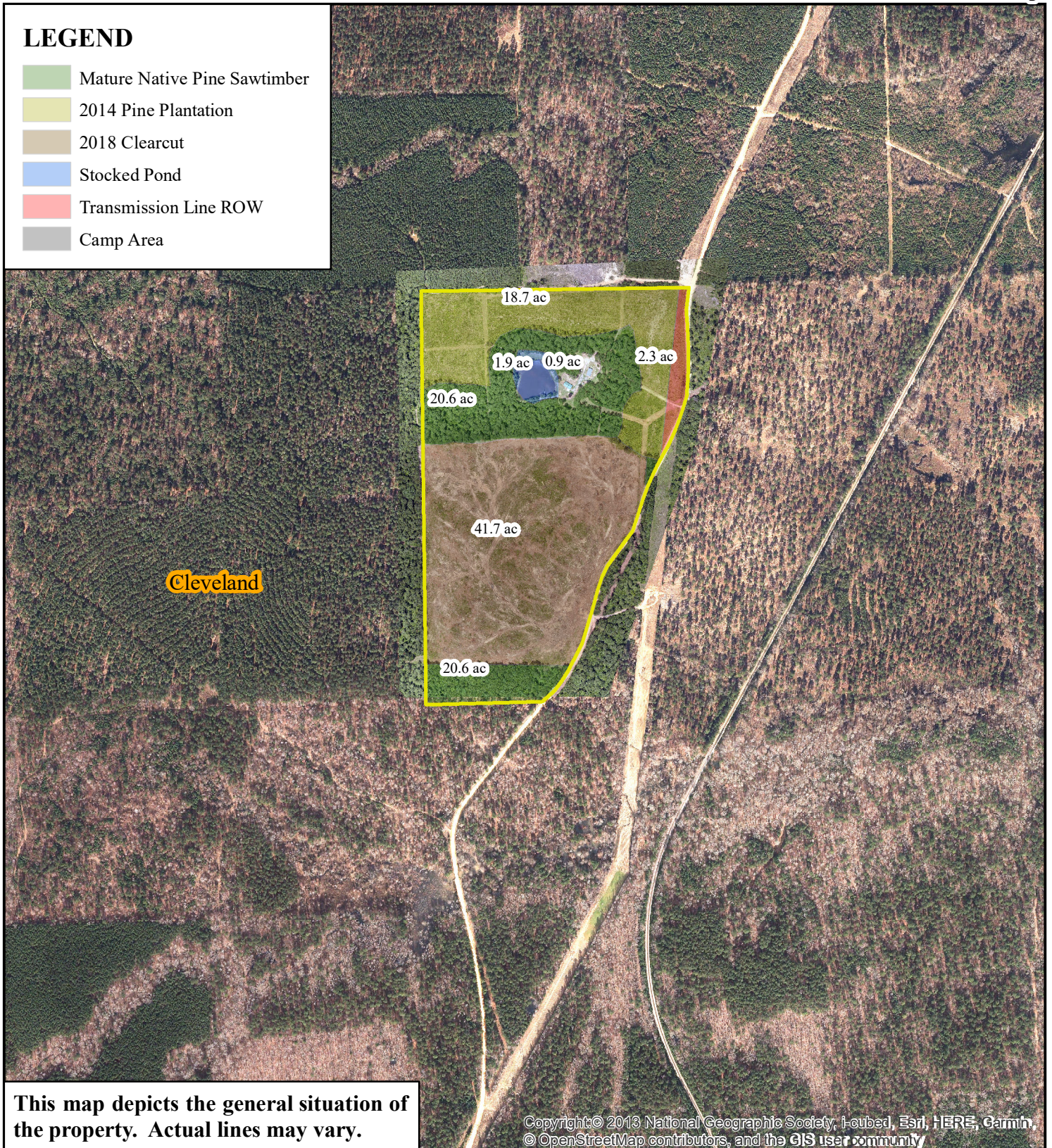
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Unionville Peace Road Camp +/-86 Acres
Section 24, Township 8 South, Range 11 West
Cleveland County, Arkansas

Stand Map

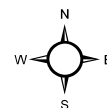
LEGEND

- Mature Native Pine Sawtimber
- 2014 Pine Plantation
- 2018 Clearcut
- Stocked Pond
- Transmission Line ROW
- Camp Area



This map depicts the general situation of the property. Actual lines may vary.

0 0.125 0.25
Miles



Author: RLW
Date: 8/1/2018

LAND FOR SALE

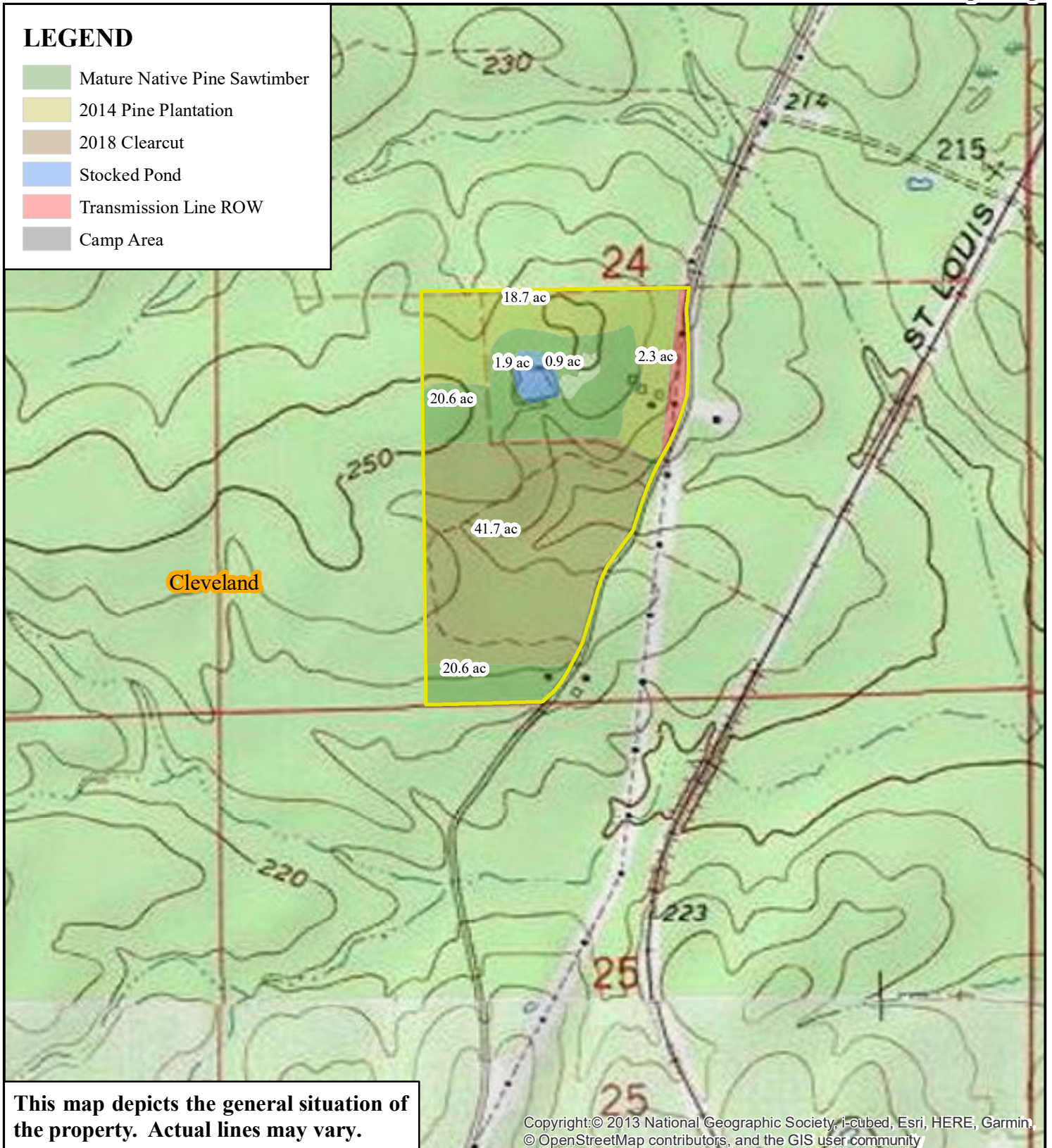
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Unionville Peace Road Camp +/-86 Acres
Section 24, Township 8 South, Range 11 West
Cleveland County, Arkansas

Topo Map

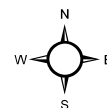
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0 0.125 0.25
Miles



Author: RLW
Date: 8/1/2018

PROPERTY SALE
UNIONVILLE PEACE ROAD CAMP (LISTING # 1518)

OFFER FORM

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

I submit the following as an offer for the purchase of the following tract as detailed below. The tract is offered for sale at a listed price of **\$233,000.00**

My offer will remain valid for five (5) business days from the date of this offer. I have read and understand the Conditions of Sale section of this notice. 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 of owner's acceptance with deposit of earnest money in the amount of 10% of the purchase price. **Closing is expected to be held within 45 days of contract signing.**

Date of Offer:

Tract Name:

Unionville Peace Road Camp

Location of Tract:

NE1/4 of the SW1/4, Part of the W1/2 of the SE1/4 of the SW1/4 and part of the W1/2 of the SE1/4 west of Road, Section 24, Township 8 South, Range 11 West, Containing +/-86 acres Cleveland County, Arkansas.

Advertised Acreage:

86 Acres, More or Less

Amount of Offer:

\$ _____

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

Name: _____
Printed

Fax No: _____

Signed

Phone No: _____

Address: _____

E-mail: _____

Date: _____

Send Offer Form by Fax to:

870-367-8424

OR by Mail to:

**Kingwood Forestry Services, Inc.
P.O. Box 1290
Monticello, AR 71657**