

# Willisville 33 Tract

KFS #1109

• **33 Acres, more or less**

• **Mature Hardwood Timber**

**Great Hunting & Recreation Property**

• **Nevada County, AR**

**\$97,350.00**

KINGWOOD FORESTRY  
SERVICES, INC.

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

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



The Willisville 33 Tract is located about 3 miles southeast of Willisville, Arkansas and offers the buyer a great hunting and recreation property with some good timber income potential. The tract has a mature stand of hardwood and pine timber that has red oak, white oak, gum and other hardwood species. The property is accessed by woods road off of Nevada County Road 8.



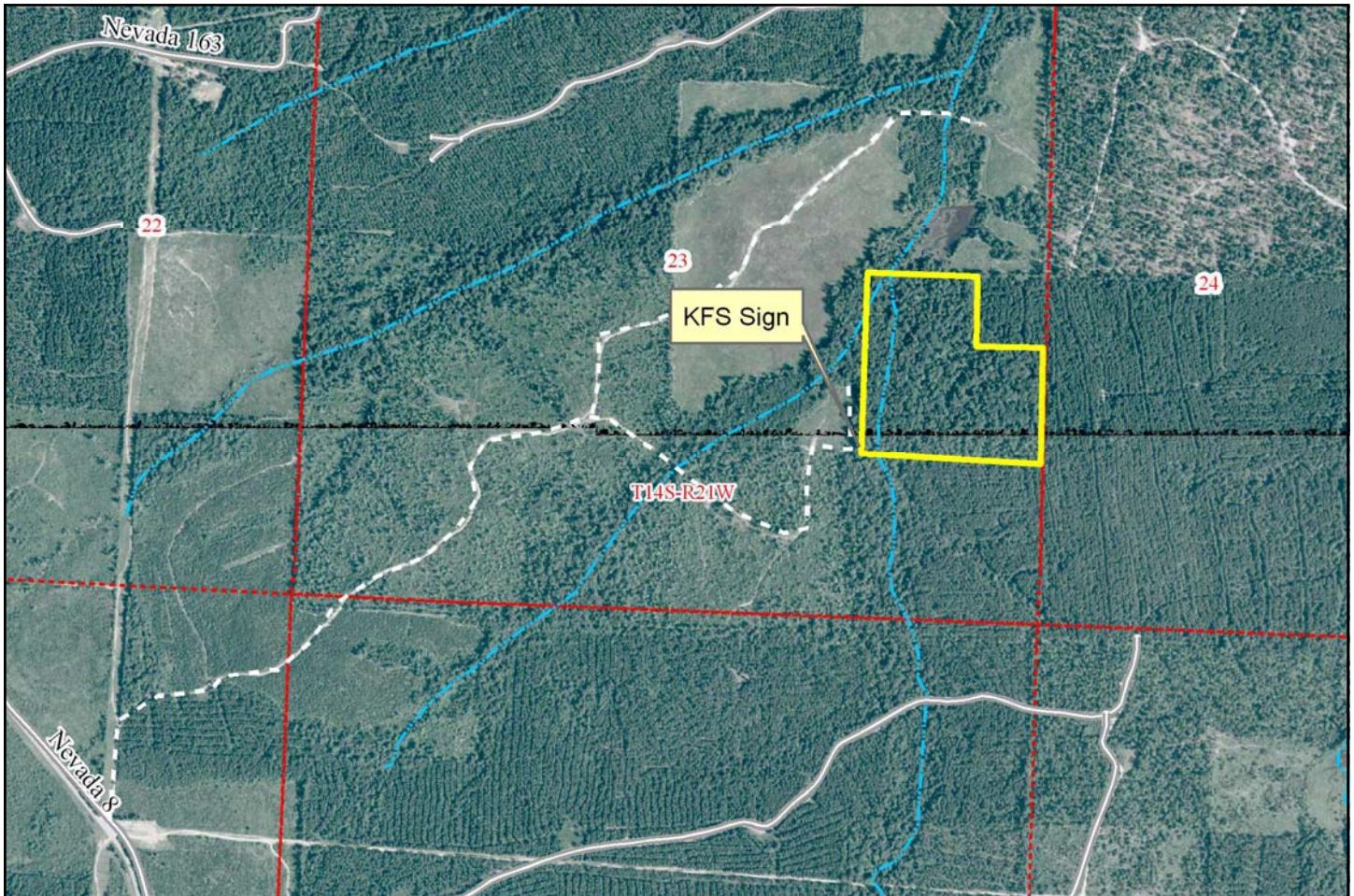


# Willisville 33 Tract

Nevada County, AR

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\$97,350.00



## Driving Instructions:

From Willisville, Arkansas, travel East on County Road 8 for about 3.2 miles to a pipeline crossing and pipeline station. Turn left onto the gravel/sand woods road and continue about 1 mile by truck. From this point an ATV may be necessary. Continue along road following pink Kingwood flagging to the southwest corner of the tract. A Kingwood Land For Sale sign marks the property.

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

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

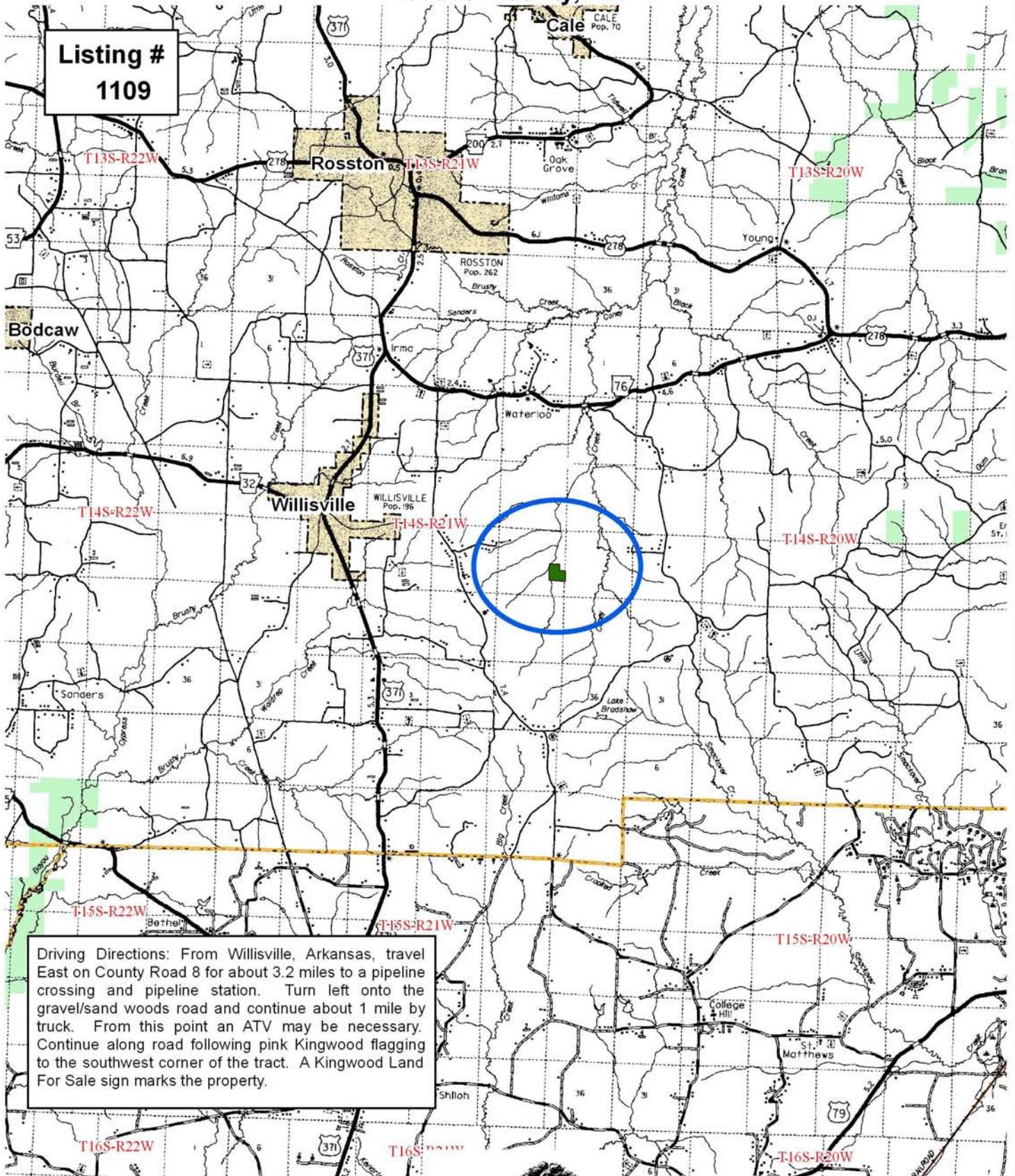
Kingwood Forestry Services, Inc. represents the interests of the Seller of this property. All information presented in this flyer is believed to be accurate. Buyers are responsible for verifying information on this tract for themselves.

**Kingwood makes no representation for the Buyer.**



**LAND FOR SALE**  
**Willisville 33 Tract - +/- 33 Acres**  
**Sec. 23, T14S, R21W**  
**Nevada County, AR**

**Listing #**  
**1109**

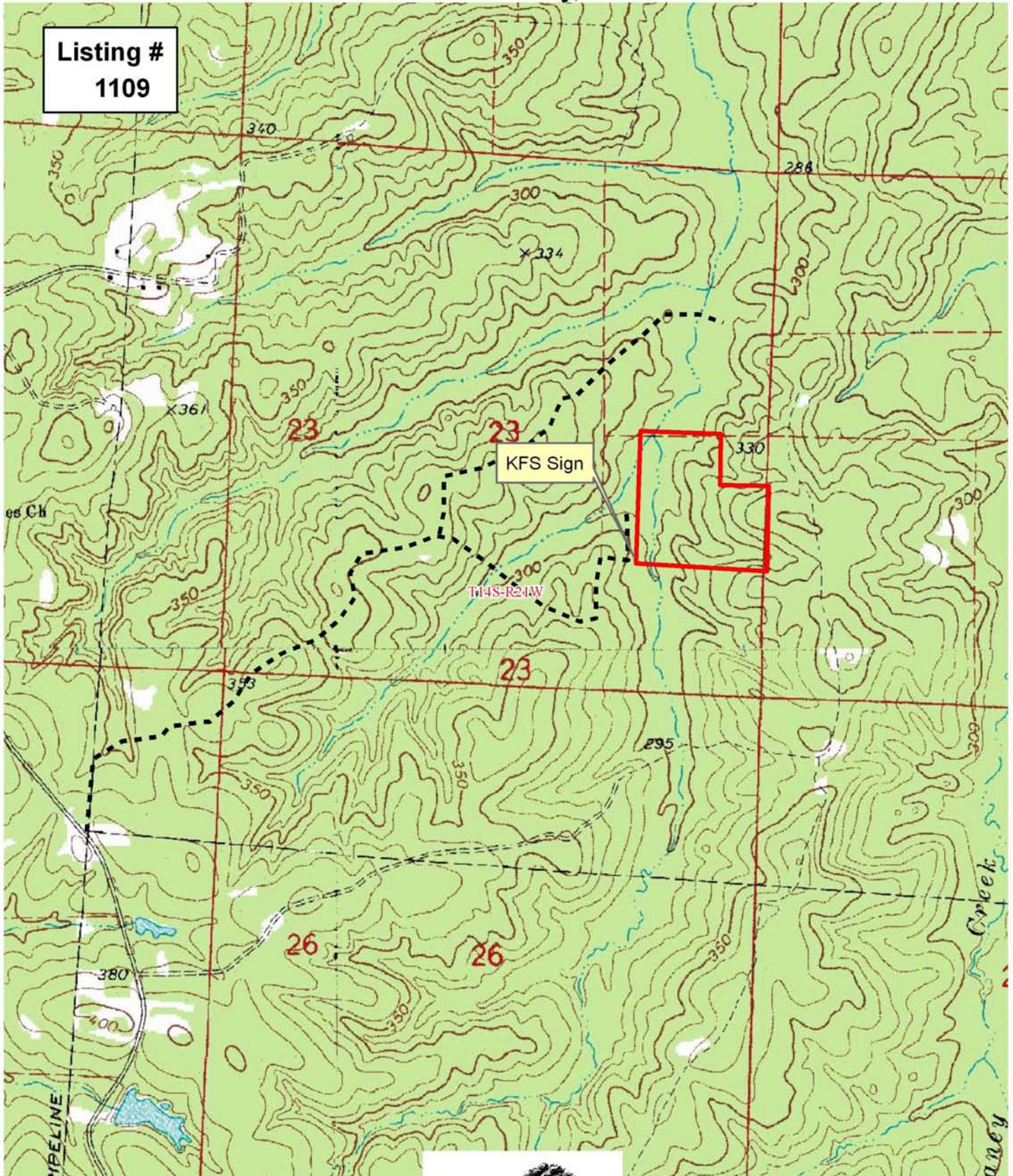


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**Willisville 33 Tract - +/- 33 Acres**  
**Sec. 23, T14S, R21W**  
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0 0.125 0.25 0.5  
Miles





# Willisville 33 Tract

## Nevada County, AR

# KFS #1109

## \$97,350.00

### 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 thirty 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 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 oil, gas, lignite and other mineral rights which are owned by the seller will be reserved.

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 selected by Seller will conduct the closing with Buyer and Seller each paying one-half of fees associated with closing services.

Kingwood Forestry is the real estate firm acting as 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. Each bidder should 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. Access routes provided in this notice are for inspecting purposes only and do not represent legal easements to 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 sales agent Sam Denison or 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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## 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 \***