

Land for Sale  
Kedron Tract - Listing 1744  
±242.93 Acres  
Cleveland County, Arkansas  
\$473,714.00



# Kedron Tract Listing #1744

**±242.93 Acres**  
**\$473,714.00**

---

## **Conditions of Sale:**

1. The owners reserve the right to accept or reject any offer or to refuse all offers and sell in a manner which they determine will be most advantageous to them.
2. Offers submitted must be valid for seven (7) days. Upon acceptance of an offer, a more formal Contract of Sale, with earnest money in the amount of ten percent (10%) of purchase price, will be executed between the Buyer and the Seller within five 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 (45) days of offer acceptance.
3. Only offers for a specific dollar amount will be accepted. The property 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 it is not guaranteed. Offer prices are for the entire tract, regardless of acreage. The attached maps are thought to be accurate but should not be considered as survey plats.
4. 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 a Title Insurance Policy at the Seller's expense. No environmental inspection or representation has been or will be made by Seller. A survey will not be provided by the Seller. No mineral rights will be conveyed to the Buyer.
5. Seller will pay prorated property taxes (to date of closing), deed preparation, and one-half (1/2) of the deed stamps. Buyer will pay recording fees and one-half (1/2) of the 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.
6. A local title company, selected by Seller, will conduct the closing with Buyer and Seller each paying one-half (1/2) of fees associated with closing services.
7. Property inspections shall be done in daylight hours. Seller and Kingwood Forestry Services, Inc. (Kingwood) 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.
8. 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.
9. Kingwood is the real estate firm acting as agent for the Seller. All information presented in this brochure is believed to be accurate. Prospective buyers are advised to verify information presented in this brochure and should make their own timber volume determination or suitability for their intended use.
10. Questions regarding the land sale should be directed to broker John McAlpine or agent David Dick at 870-367-8567.

## **Disclaimer:**

Any person receiving this brochure is considered a prospective buyer for the subject property. If prospective buyers or their agents wish to inspect the property, such property inspections shall be done at reasonable times during daylight hours. Prospective buyers and their agents understand and acknowledge that while on the property, they assume all liability and shall indemnify Seller and its agents, property managers and Kingwood from and against any and all claims, demands, or causes of action, of every kind, nature and description relating to its access to or presence on the property. The attached maps are thought to be accurate but should not be considered survey plats. 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. Any existing hunting lease will terminate at closing. Kingwood is the real estate firm acting as agent for and represents the Seller. Kingwood makes no representation for the Buyer. All information presented in this brochure is believed to be accurate but is not guaranteed. Prospective buyers are advised to verify information presented in this brochure including, but not limited to, access, acreage, timber information, utilities and property lines.

---

870-367-8567

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



# Kedron Tract

## Listing #1744

±242.93 Acres  
\$473,714.00

### Highlights

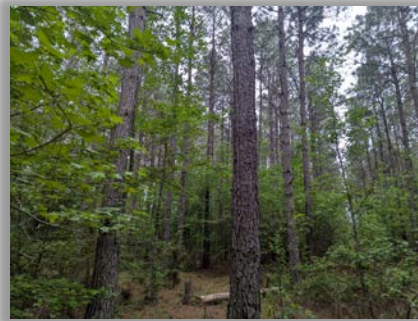
- Prime Timberland & Hunting Property
- Gated Legal Access
- Established Hunting Camp with Utilities
- Mature Timber and Pine Plantations

#### Kedron Tract Timber Estimate

Pine Sawtimber	1,129 tons
Pine CNS	117 tons
Pine Pulpwood	5,285 tons
Oak Sawtimber	10 tons
Misc. Hwd. Sawtimber	10 tons
Hardwood Pulpwood	154 tons



Scan for Driving Directions



### Property Description

The Kedron Tract is described as the South ½ of the South ½ of the Southeast ¼ of Section 7, the Northeast ¼ of the Northeast ¼ of Section 13, and the North ½ of the North ½ of Section 18, Township 8 South, Range 10 West, Cleveland County, Arkansas, containing ±242.93 acres.

This tract is a hunter's dream, with an established hunting camp and abundant deer and turkey sign. The timber consists of ±71 acres of 2017 plantation, ±58 acres of 2007 plantation, ±55 acres of thinned 2000 plantation, and ±40 acres of hardwood-pine reproduction. Gated access is by Mt Carmel Rd from the west. Call for gate combination. There is an established crossing on the railroad track.

- Prospective buyers are welcome to tour the property at their convenience.
- Video and additional photographs can be found online.

870-367-8567

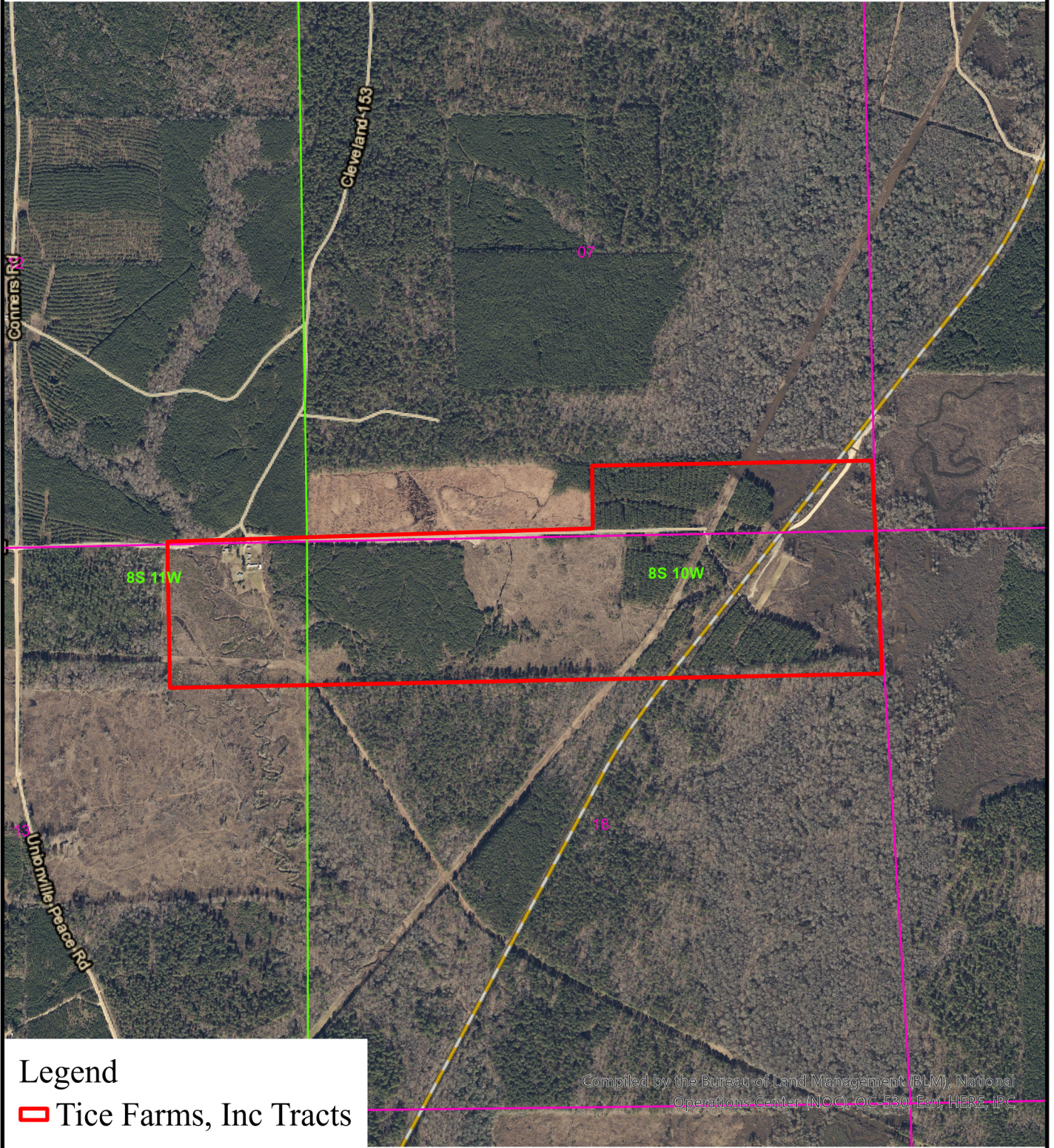
[www.kingwoodforestry.com](http://www.kingwoodforestry.com)



LAND FOR SALE

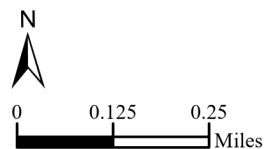
Kedron Tract - KFS #1744

The South 1/2 of the South 1/2 of the Southeast 1/4 of Section 7, the Northeast 1/4 of the Northeast 1/4 of Section 13, and the North 1/2 of the North 1/2 of Section 18, Township 8 South, Range 10 West, Cleveland County, Arkansas, containing ±242.93 acres



Legend

 Tice Farms, Inc Tracts



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

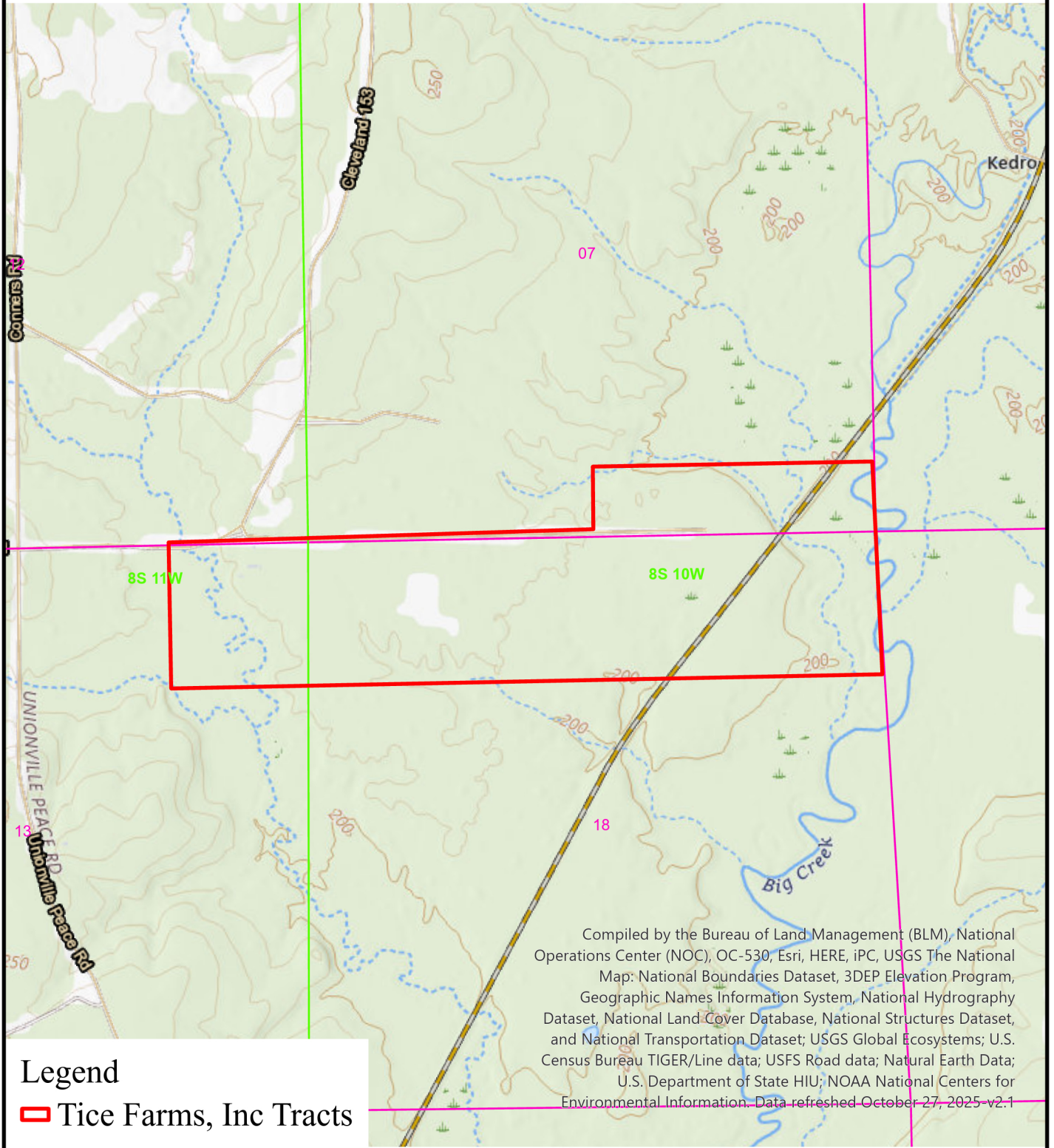


User: ddick  
Center: 92°9'24"W 34°2'2"N  
Coord. System: NAD 1983 UTM Zone 15N

LAND FOR SALE

Kedron Tract - KFS #1744

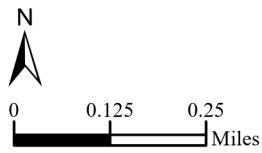
The South 1/2 of the South 1/2 of the Southeast 1/4 of Section 7, the Northeast 1/4 of the Northeast 1/4 of Section 13, and the North 1/2 of the North 1/2 of Section 18, Township 8 South, Range 10 West, Cleveland County, Arkansas, containing ±242.93 acres



Compiled by the Bureau of Land Management (BLM), National Operations Center (NOC), OC-530, Esri, HERE, iPC, USGS The National Map: National Boundaries Dataset, 3DEP Elevation Program, Geographic Names Information System, National Hydrography Dataset, National Land Cover Database, National Structures Dataset, and National Transportation Dataset; USGS Global Ecosystems; U.S. Census Bureau TIGER/Line data; USFS Road data; Natural Earth Data; U.S. Department of State HIU; NOAA National Centers for Environmental Information. Data refreshed October 27, 2025-v2.1

Legend

 Tice Farms, Inc Tracts



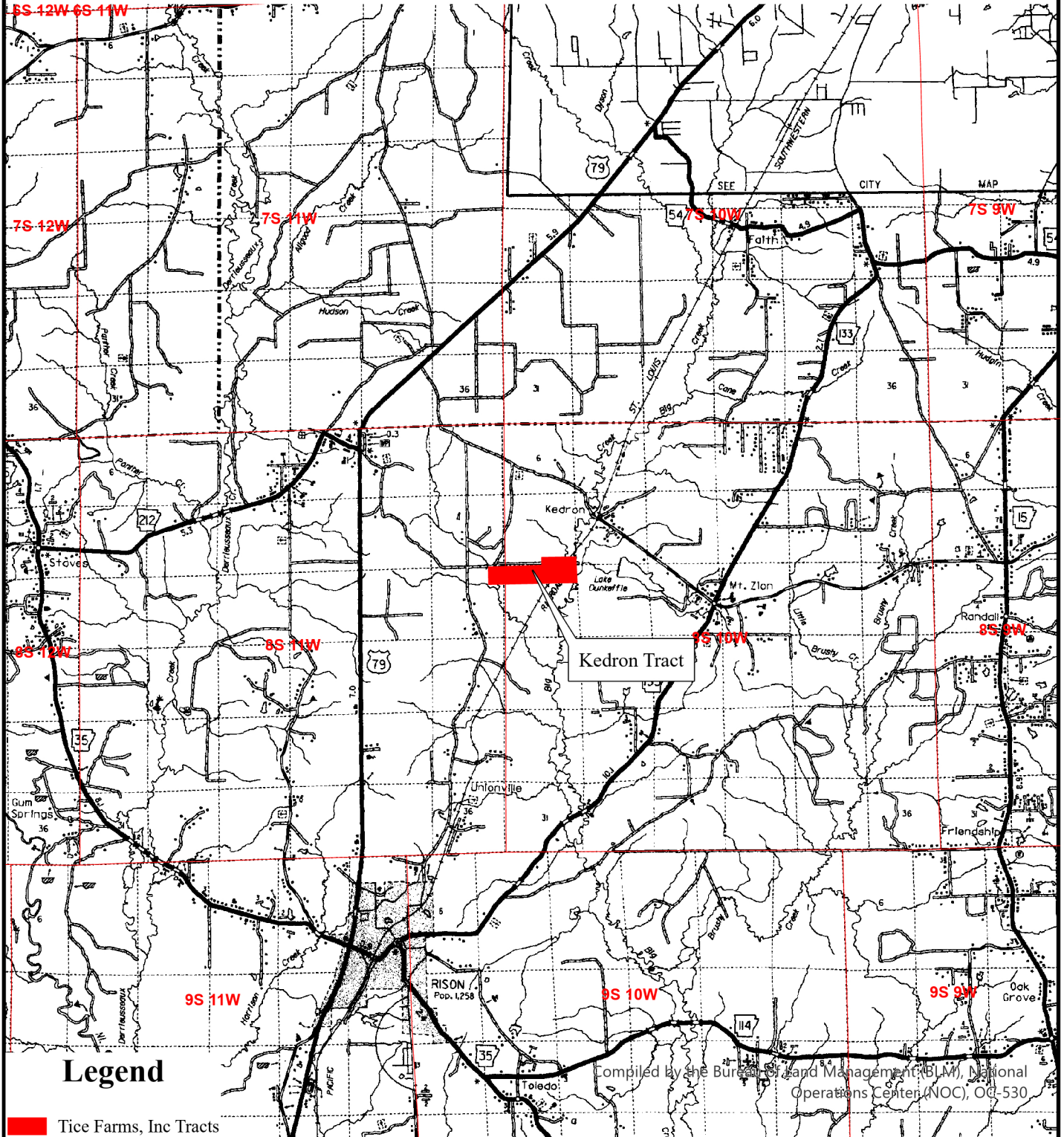
This map depicts the general situation of the property. Actual property lines may vary.




User: ddick  
Center: 92°9'24"W 34°2'2"N  
Coord. System: NAD 1983 UTM Zone 15N

LAND FOR SALE  
Kedron Tract - KFS #1744

The South 1/2 of the South 1/2 of the Southeast 1/4 of Section 7, the Northeast 1/4 of the Northeast 1/4 of Section 13, and the North 1/2 of the North 1/2 of Section 18, Township 8 South, Range 10 West, Cleveland County, Arkansas, containing ±242.93 acres



**Legend**

 Tice Farms, Inc Tracts

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



User: ddick  
Center: 92°9'24"W 34°2'2"N  
Coord. System: NAD 1983 UTM Zone 15N

**Land Sale Offer Form**

**Completed Offer Forms can be Submitted by:**

**E-mail: [monticello@kingwoodforestry.com](mailto:monticello@kingwoodforestry.com)**

**Hand Deliver: 145 Greenfield Drive, Monticello, AR 71655**

**Mail: PO Box 1290, Monticello, AR 71657**

**Fax: (870) 367-8424**

**Call (870) 367-8567 to confirm receipt after submitting offer.**

I submit the following as an offer to purchase the tract listed above. My offer will remain valid for seven (7) days from this date. If my offer is accepted, I am ready, willing, able, and obligated to execute a Contract of Sale within ten (10) business days with earnest money in the amount of ten percent (10%) of purchase price. Closing is expected to be held within forty-five (45) days of offer acceptance. I have read, understand, and agree to the Conditions of Sale and Disclaimer within this brochure. Any contingencies must be in writing and accompany this completed Offer Form.

Offer Amount: \$ \_\_\_\_\_

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

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

Name: \_\_\_\_\_ Signature: \_\_\_\_\_  
Printed Signed

Address: \_\_\_\_\_  
Street City State Zip

Email: \_\_\_\_\_

Area Below for Kingwood Use Only:

Offer Acknowledged by Agent/Broker: \_\_\_\_\_