

Billingsly Tract

Listing #1759

±120 Acres

Jefferson County, Arkansas

Bid Date: June 26, 2026, 10:00 AM



870-367-8567

www.kingwoodforestry.com



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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 through 5:00 P.M., Friday, July 3, 2026. Successful bidder(s) will be notified at or before that time by telephone, fax or e-mail. 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 successful bidder and the landowner 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. Any mineral rights owned by the Seller 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 prior to the bid date stated in this notice. 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 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 and suitability for potential uses.
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 land sale marketing material 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 sale brochure including, but not limited to, access, acreage, timber information, utilities and property lines.

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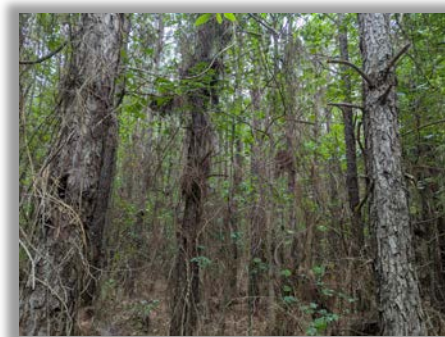
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Highlights

- Real Estate Development Opportunity
- ~158 ft. of Frontage on East Side of Hwy 79
- Electric Utilities on Hwy 79
- Immediate Timber Income Available



Scan for Driving Directions



Property Description

The Billingsly Tract is described as the North ½ of the Northeast ¼ and the Southwest ¼ of the Northeast ¼ of Section 19, Township 7 South, Range 10 West, Jefferson County, Arkansas, containing ±120 acres.

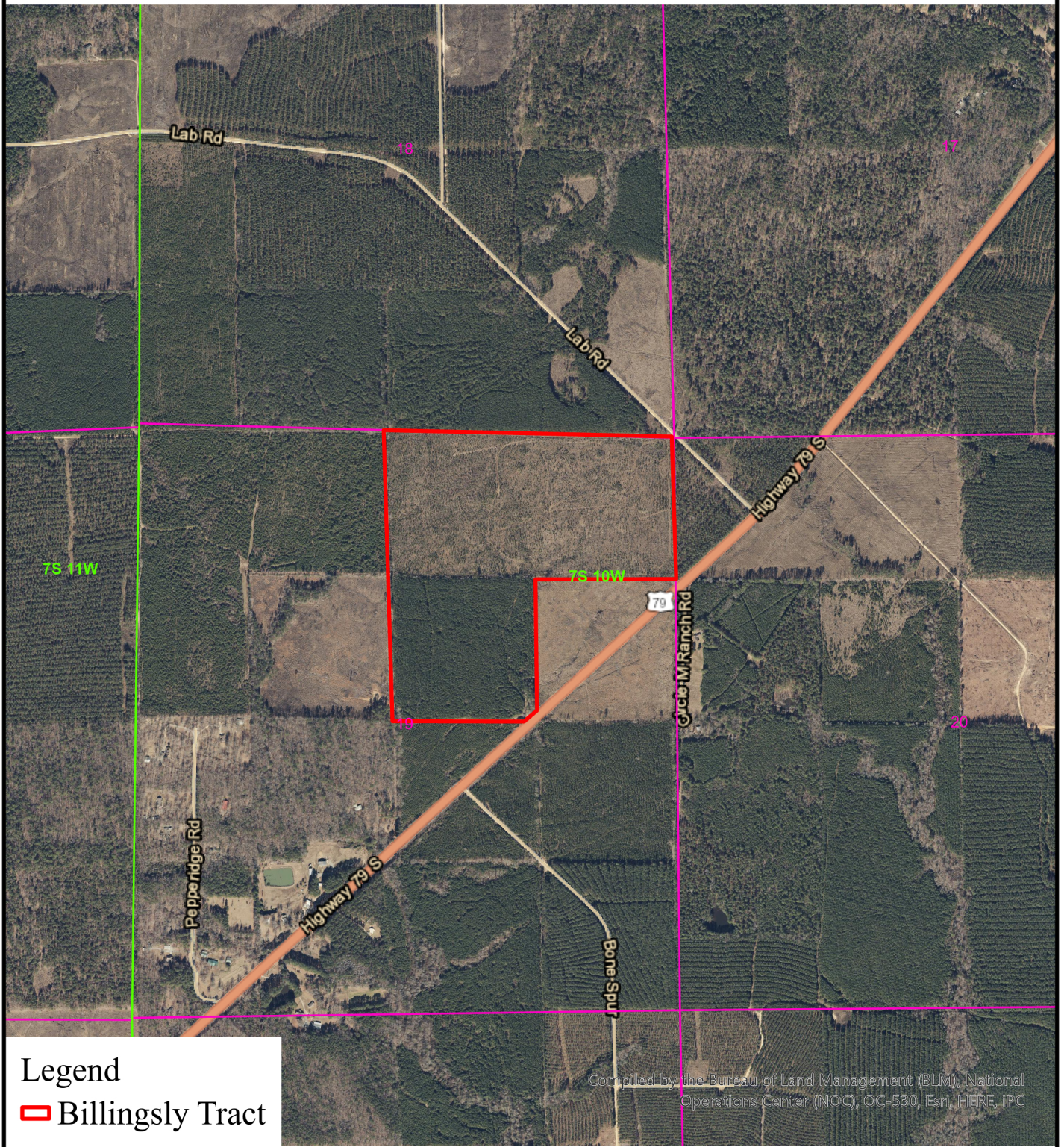
This property is a fine development opportunity 8 miles southwest of Pine Bluff, AR with access on Hwy 79 and an excellent timberland investment. The timber consists of ±40 acres of 2011 pine plantation and ±80 acres of 2017 pine plantation. Access is from the southeast by ~158 ft. of frontage on Hwy 79.

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

LAND FOR SALE

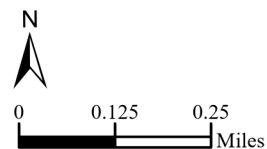
Billingsly Tract - KFS #1759

The North 1/2 of the Northeast 1/4 and the Southwest 1/4 of the Northeast 1/4 of Section 19, Township 7 South, Range 10 West, Jefferson County, Arkansas, containing +/- 120 acres.



Legend

 Billingsly Tract



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

Compiled by the Bureau of Land Management (BLM), National Operations Center (NOC), OC-530, Esri, HERE, IPC

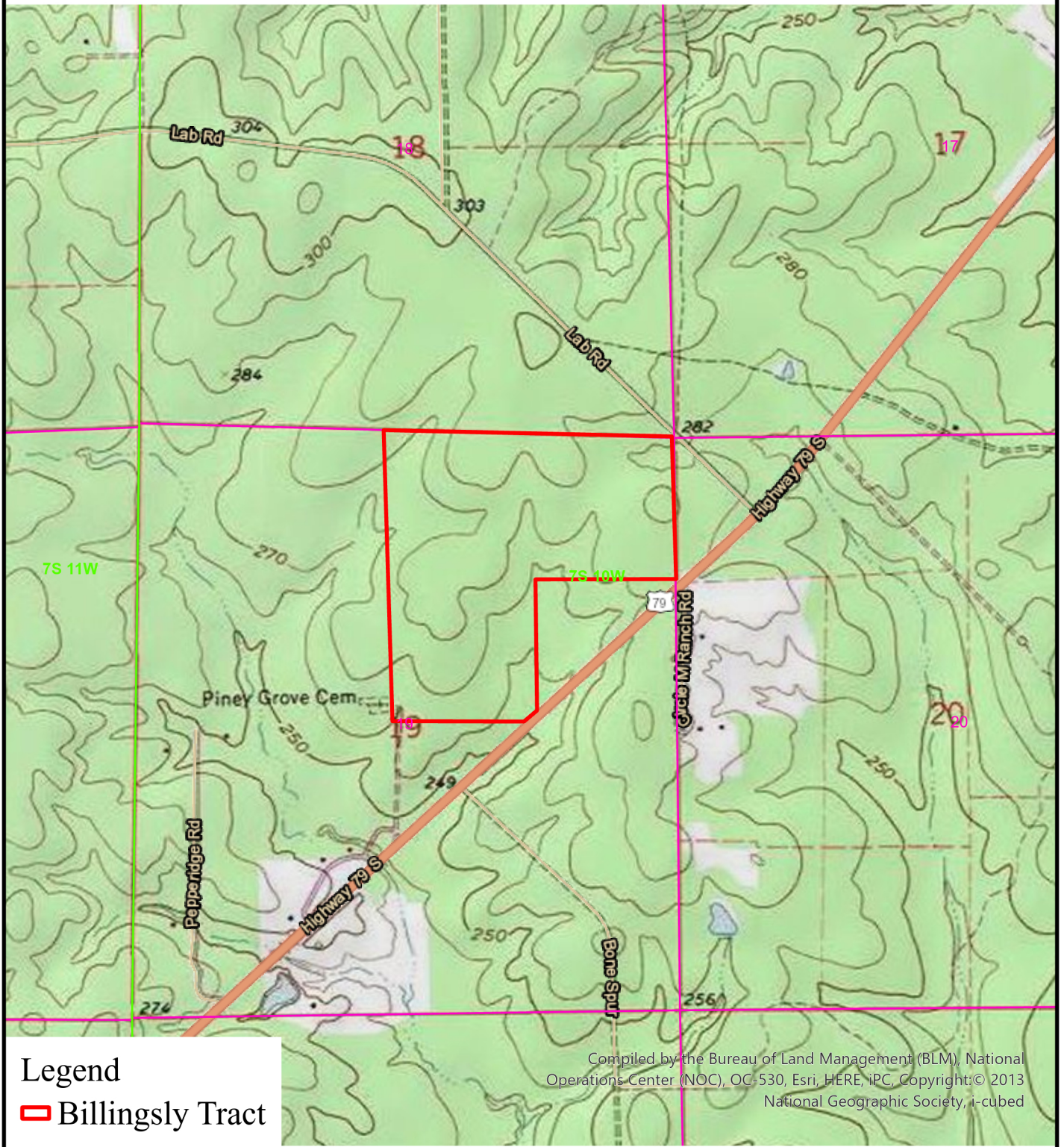


User: ddick
Center: 92°9'5"W 34°6'13"N
Coord. System: NAD 1983 UTM Zone 15N

LAND FOR SALE

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 Billingsly Tract

Compiled by the Bureau of Land Management (BLM), National Operations Center (NOC), OC-530, Esri, HERE, iPC, Copyright:© 2013 National Geographic Society, i-cubed



0 0.125 0.25 Miles

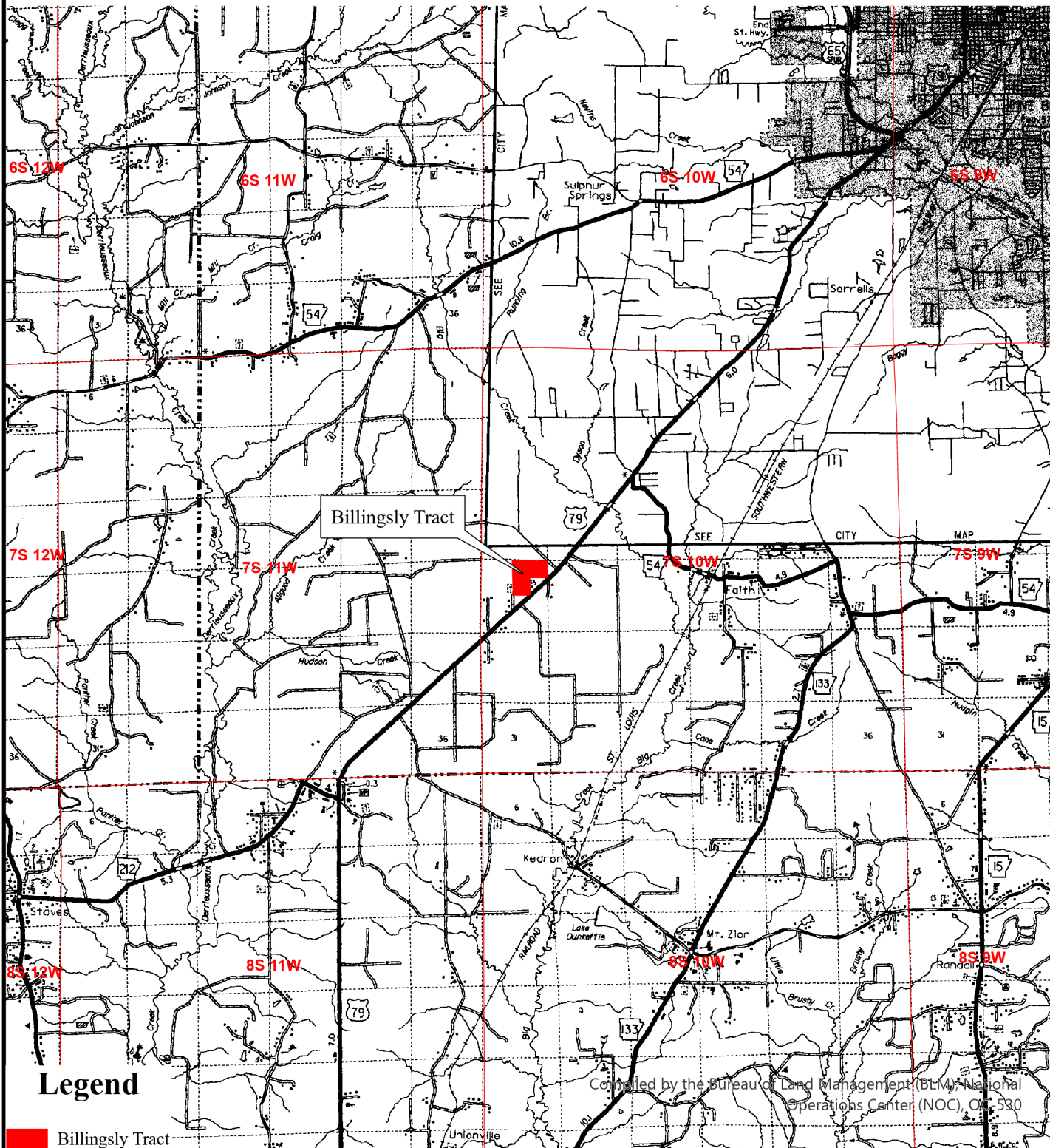
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Controlled by the Bureau of Land Management (BLM) National Operations Center (NOC), OK-530

Bid Form

Completed Bid Forms can be Submitted by:

E-mail: 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 a bid to purchase the tract listed above. My bid will remain valid for five (5) 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 bid 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 Bid Form.

Bid Amount: \$ _____

Bid Date: _____

Company: _____ Phone No: _____

Name: _____ Printed _____ Signature: _____ Signed _____

Address: _____ Street _____ City _____ State _____ Zip _____

Email: _____

Area Below for Kingwood Use Only:

Offer Acknowledged by Agent/Broker: _____