

TWO TRACTS IN CLARK COUNTY, ARKANSAS FOR SALE BY SEALED BID

Bids Due: **Friday, August 14, 2026**, by 10:00 A.M.

Bids May be Submitted for Either or Both Tracts

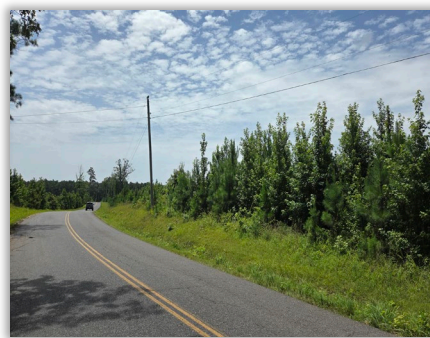
±102.15 Total Acres in Clark County, Arkansas

<u>TRACT</u>	<u>ACRES</u>	<u>FEATURES</u>
Southfork Road Listing #5175	±82.15	Public frontage with utilities at road. Pine plantation and hardwoods. Year-round creek.
Kansas Road 20 Listing #5206	±20.00	Public frontage with utilities at road. Young pine plantation.

SOUTHFORK ROAD TRACT **±82.15 ACRES – LISTING #5175**



KANSAS ROAD 20 TRACT **±20 ACRES – LISTING #5206**



CONDITIONS OF SALE

1. The Seller reserves the right to accept or reject any bid.
2. Bids submitted will remain valid for five (5) business days. Upon acceptance of a bid, a Contract of Sale, with earnest money in the amount of five percent (5%) of the purchase price, will be executed between the Buyer and Seller within ten (10) business days. A sample Real Estate Sales Contract may be provided in advance upon request. Closing is expected to be held within forty-five (45) days of offer acceptance.
3. Only bids for a specific dollar amount will be accepted. The parcels are being sold in their entirety for single sum(s) and not on a per-acre basis. Advertised acreage is believed to be correct but is not guaranteed. Seller will not provide survey.
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. Seller will RESERVE any mineral rights they may own on the property advertised in this brochure.
5. It is understood that the property is being sold "As is, where is, and with all faults." Seller makes no representations or warranties of any kind with respect to the condition or value of the property or its fitness, suitability or acceptability for any particular use or purpose. No environmental inspection or representation has been or will be made by seller.
6. A local title company, selected by Seller, will conduct the closing with each party paying one-half the cost of settlement / closing fee.
7. Seller will pay for deed preparation, one-half of deed stamps, prorated property taxes (to date of closing), the cost of title insurance, and Kingwood's real estate commission.
8. Buyer will pay for one-half of deed stamps, deed recording, and a survey if desired. Should Buyer be required to purchase a lender's title insurance policy, the Buyer will pay any fees for such policy.

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 forestry services 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 forestry 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.

NOTICE OF LAND SALE - Listing #5175

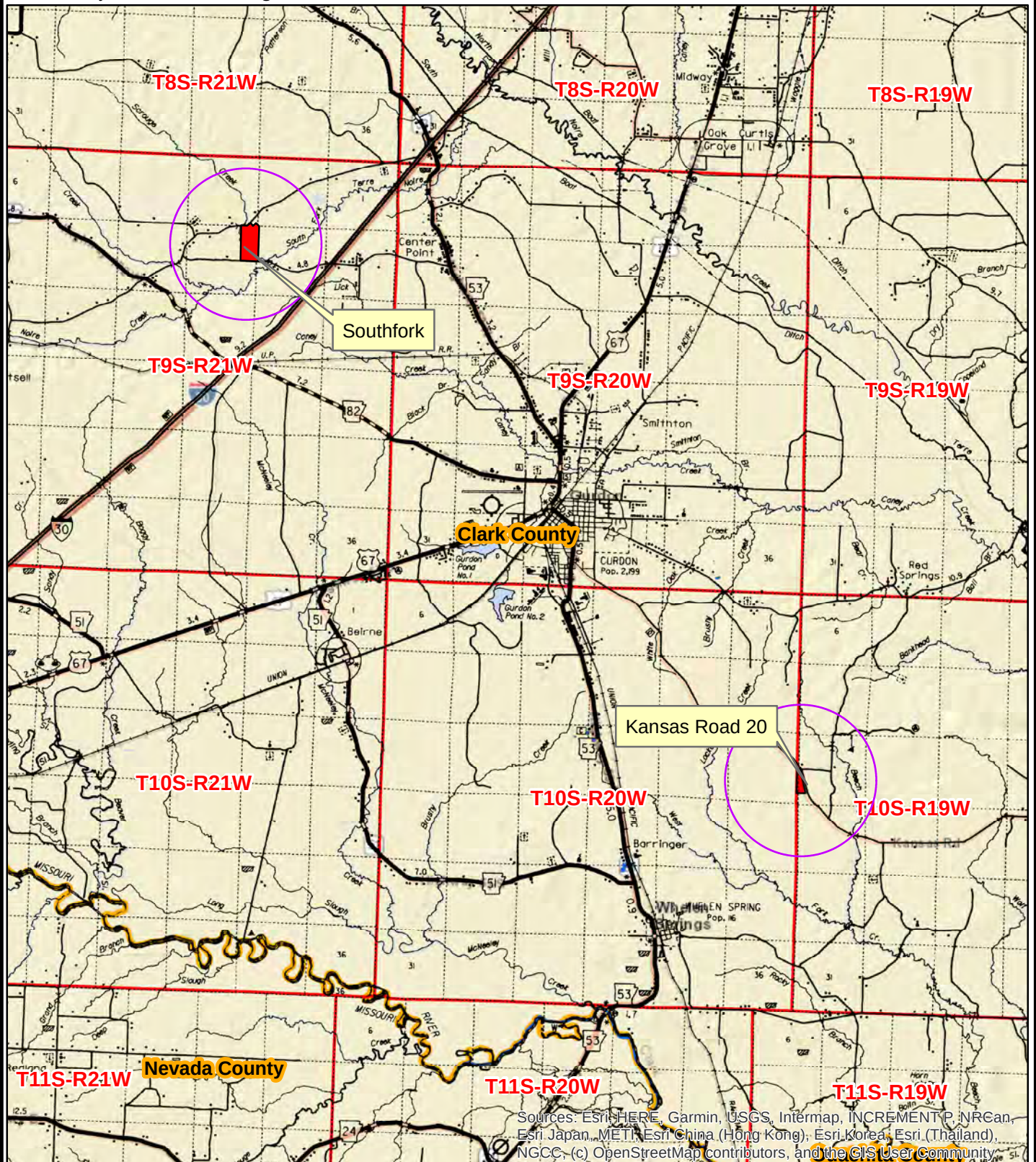
"Southfork Road"

**Pt. SE¼ of SE¼, Sec. 3 & E½ of NE¼, Sec. 10, T9S, R21W,
Clark County, Arkansas, containing 82.15 acres, more or less**

NOTICE OF LAND SALE - Listing #5206

"Kansas Road 20"

**Pt. W½ of SW¼, Sec. 18, T10S, R19W,
Clark County, Arkansas, containing 20 acres, more or less**



Sources: Esri, HERE, Garmin, USGS, Intermap, INCREMENT P, NRCan, Esri Japan, METI, Esri China (Hong Kong), Esri Korea, Esri (Thailand), NGCC, (c) OpenStreetMap contributors, and the GIS User Community

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Miles



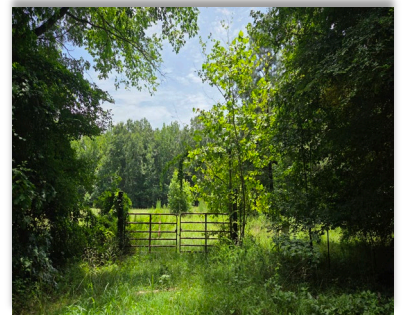
Drawn By: BJC

Highlights

- **±82.15 acres in Clark County, AR**
- **Frontage on Southfork & Center Point Roads**
- **Scrouge Creek**
- **Pine Plantation and Hardwoods**
- **Utilities at road**
- **Potential for Homeplace**
- **Great Timberland and Recreational Opportunity**



Scan for Driving Directions

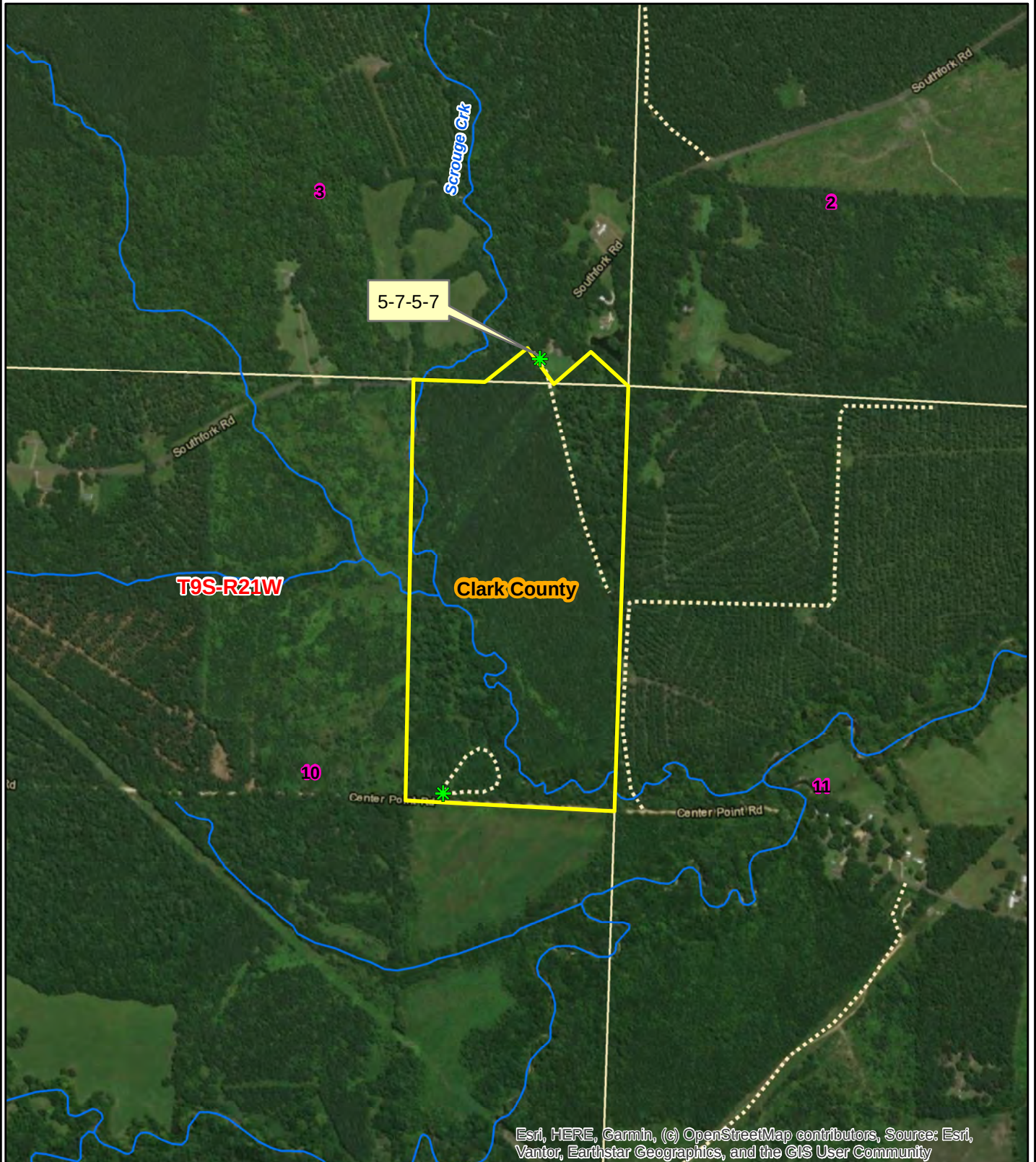


Property Description

The Southfork Road Tract is located five (5) miles northwest of Gurdon and eleven (11) miles southwest of Arkadelphia, Arkansas. Access is excellent with frontage on Southfork and Center Point Roads with gated woods road. Timber consists of ±2011 and ±2015 Pine Plantation with native hardwoods. Terrain is relatively flat with Scrouge Creek flowing through part of property. Electric and cable are on Southfork Road, and fiber optic is on Center Point Road. Great potential for rural homesite, timberland investment, and hunting / recreational.

Additional photographs can be found online.

NOTICE OF LAND SALE - Listing #5175
"Southfork Road"
Pt. Sec. 3 & 10, T9S, R21W, Clark County, Arkansas
containing 82.15 acres, more or less



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Miles



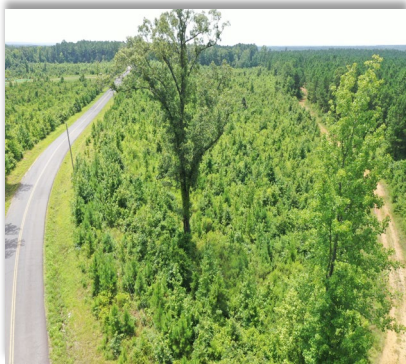
Drawn By: BJC

Highlights

- **±20 acres in Clark County, AR**
- **Frontage on Kansas Road with some Utilities**
- **Young Pine Plantation**
- **Potential for Homeplace**
- **Great Timberland Investment and Hunting**



Scan for Driving Directions

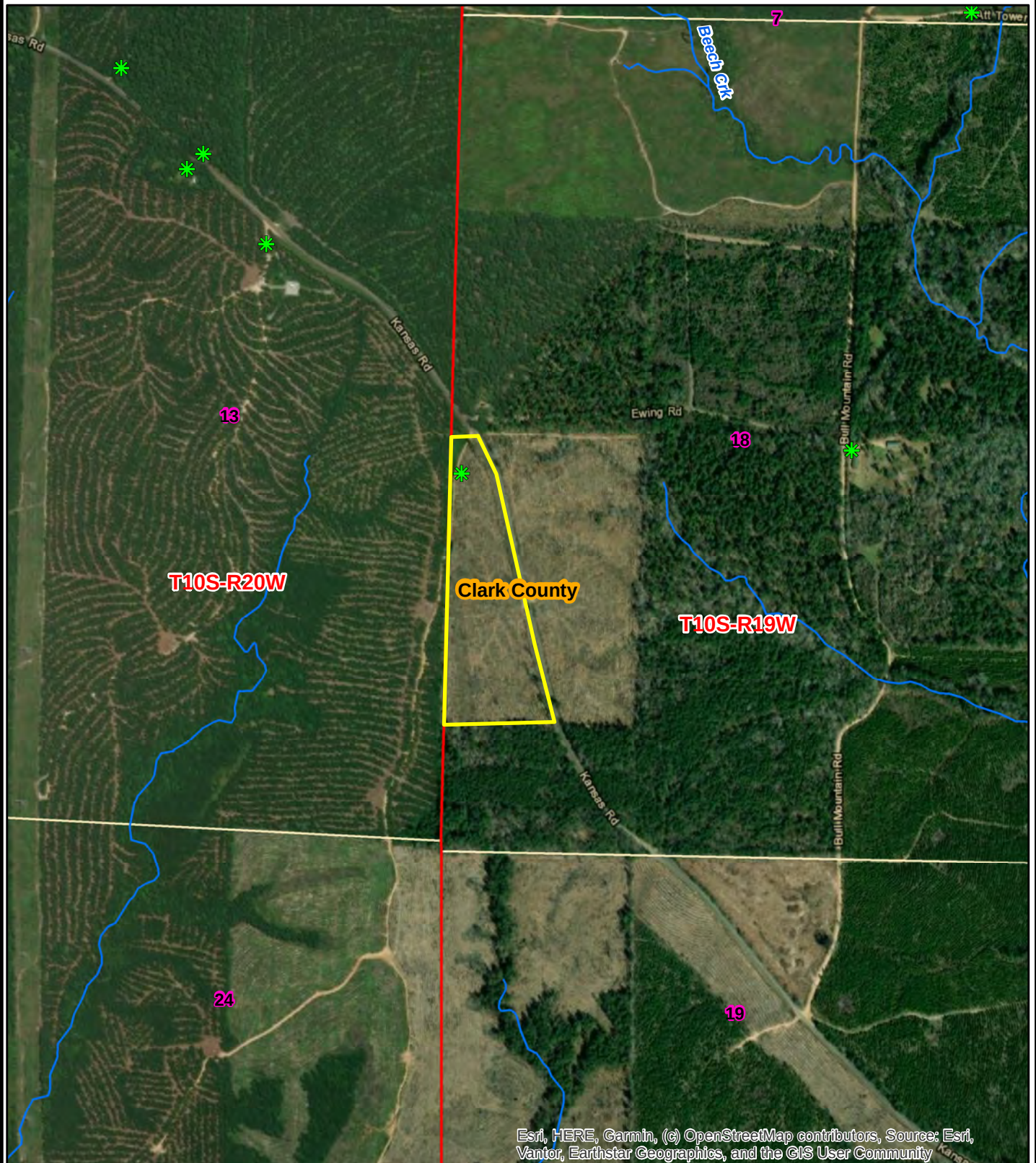


Property Description

The Kansas Road 20 Tract is located four (4) miles southeast of Gurdon, Arkansas. Access is frontage on Kansas Road with some utilities. Terrain is flat to gently rolling. Timber consists of young pine plantation. Great opportunity for potential homeplace and timberland investment / hunting.

Additional photographs can be found online.

NOTICE OF LAND SALE - Listing #5206
"Kansas Road 20"
Pt. W½ of SW¼, Sec. 18, T10S, R19W,
Clark County, Arkansas, containing 20 acres, more or less



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Miles



Drawn By: BJC

Bid Form
Two Tracts in Clark County, Arkansas
Bid Date: Friday, August 14, 2026 @ 10:00 A.M.

BID FORM SUBMISSION INSTRUCTIONS:

Verbal offers are not accepted.

Submit completed Bid Form prior to 10:00 a.m., Friday, August 14, 2026 to:

E-Mail: Arkadelphia@kingwoodforestry.com

Hand Deliver: 4 Executive Circle, Arkadelphia, AR 71923

Fax: 1-870-367-8424

All bids will be confirmed upon receipt.

Any bid not confirmed prior to bid time will not be considered.

I submit the following as an offer for the purchase of the tract(s) described within the corresponding sales brochure. My offer(s) will remain valid for five business days from the bid date and time. 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 five percent (5%) of purchase price. Closing is expected to be held within forty-five (45) days of offer acceptance. I acknowledge, understand, and agree to, the Conditions of Sale and Disclaimer in the sale brochure. Any contingencies must be in writing and accompany this completed Bid Form.

Bids May be Submitted for Either or Both Tracts.

<u>TRACT</u>	<u>BID AMOUNT</u>
Southfork Road: ±82.15 Acres	\$
Kansas Road 20: ±20 Acres	\$
Both Tracts Combined - ±102.15 Total Acres	\$

COMPANY: _____ PHONE NO: _____

NAME: _____ NAME: _____
PRINTED SIGNED

ADDRESS: _____
STREET CITY STATE ZIP

EMAIL: _____

AREA BELOW FOR KINGWOOD USE ONLY

OFFER ACKNOWLEDGED BY AGENT / BROKER: _____