

**BID DATE: APRIL 17, 2026**

**DALLAS COUNTY 20**

**±20 ACRES**

**LISTING #5178**

**DALLAS COUNTY,  
ARKANSAS**



**DALLAS COUNTY 40**

**±40 ACRES**

**LISTING #5176**

**DALLAS COUNTY,  
ARKANSAS**



**CONDITIONS OF SALE**

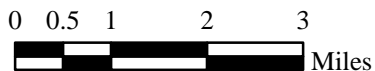
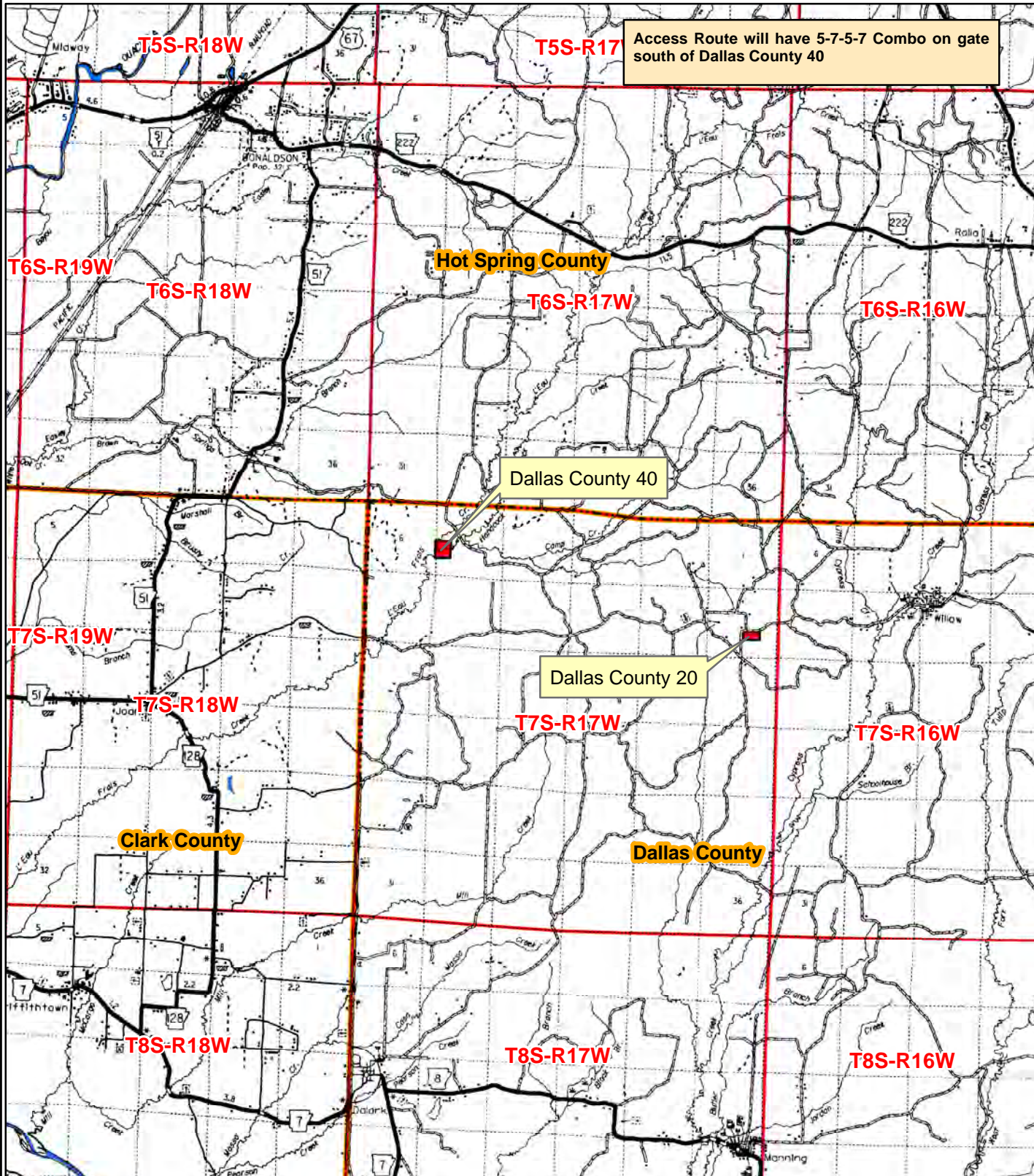
1. THE SELLER RESERVES THE RIGHT TO ACCEPT OR REJECT ANY BID.
2. BIDS SUBMITTED WILL REMAIN VALID FOR FIVE (5) BUSINESS DAYS. UPON ACCEPTANCE OF AN BID, A CONTRACT OF SALE, WITH EARNEST MONEY IN THE AMOUNT OF FIVE PERCENT (5%) OF THE PURCHASE PRICE, WILL BE EXECUTED BETWEEN THE BUYER AND SELLER WITHIN 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 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. 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 CONVEY, WITHOUT WARRANTY, 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.
7. SELLER WILL PAY PRORATED PROPERTY TAXES (TO DATE OF CLOSING), THE COST OF TITLE INSURANCE, AND KINGWOOD’S REAL ESTATE COMMISSION.
8. BUYER WILL PAY FOR DEED PREPARATION, DEED STAMPS, CLOSING COSTS/FEEES, 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 SALES

NOTICE OF LAND SALES - Listings #5176  
"Dallas County 40"  
NW¼ of SW¼, Sec. 5, T7S, R17W,  
Dallas County, Arkansas

NOTICE OF LAND SALES - Listings #5178  
"Dallas County 20"  
S½ of NW¼ of SE¼, Sec. 12, T7S, R17W,  
Dallas County, Arkansas



Drawn By: BJC



## **HIGHLIGHTS – DALLAS COUNTY 20**

- ±20 ACRES IN DALLAS COUNTY, ARKANSAS
- WELL STOCKED PLANTED PINE PLANTATION
- GREAT TIMBERLAND INVESTMENT
- EXCELLENT HUNTING PROPERTY
- PUBLIC FRONTAGE ON COUNTY ROADS 318 & 326
- SOME UTILITIES AT ROAD



SCAN FOR DRIVING DIRECTIONS



## **PROPERTY DESCRIPTION**

THE DALLAS COUNTY 20 PROPERTY IS LOCATED JUST WEST OF THE WILLOW COMMUNITY AND ABOUT FOURTEEN (14) MILES EAST OF ARKADELPHIA, ARKANSAS. ACCESS IS FRONTAGE ON COUNTY ROADS 318 & 326. TIMBER CONSISTS OF PREMERCHANTABLE PINE PLANTATION. TERRAIN IS RELATIVELY FLAT WITH SMALL CREEK AND POND. GREAT TIMBERLAND INVESTMENT AND HUNTING/RECREATION PROPERTY WITH SOME UTILITIES AT ROAD.

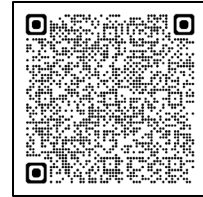
PROSPECTIVE BUYERS ARE WELCOME TO TOUR THE PROPERTY AT THEIR CONVENIENCE.

VIDEO AND ADDITIONAL PHOTOGRAPHS CAN BE FOUND ONLINE.



## HIGHLIGHTS – DALLAS COUNTY 40

- ±40 ACRES IN DALLAS COUNTY, ARKANSAS
- PREMERCHANTABLE PINE PLANTATION
- GREAT TIMBERLAND INVESTMENT
- EXCELLENT HUNTING PROPERTY
- HANDCOCK CREEK FLOWS THROUGH PROPERTY



SCAN FOR DRIVING DIRECTIONS



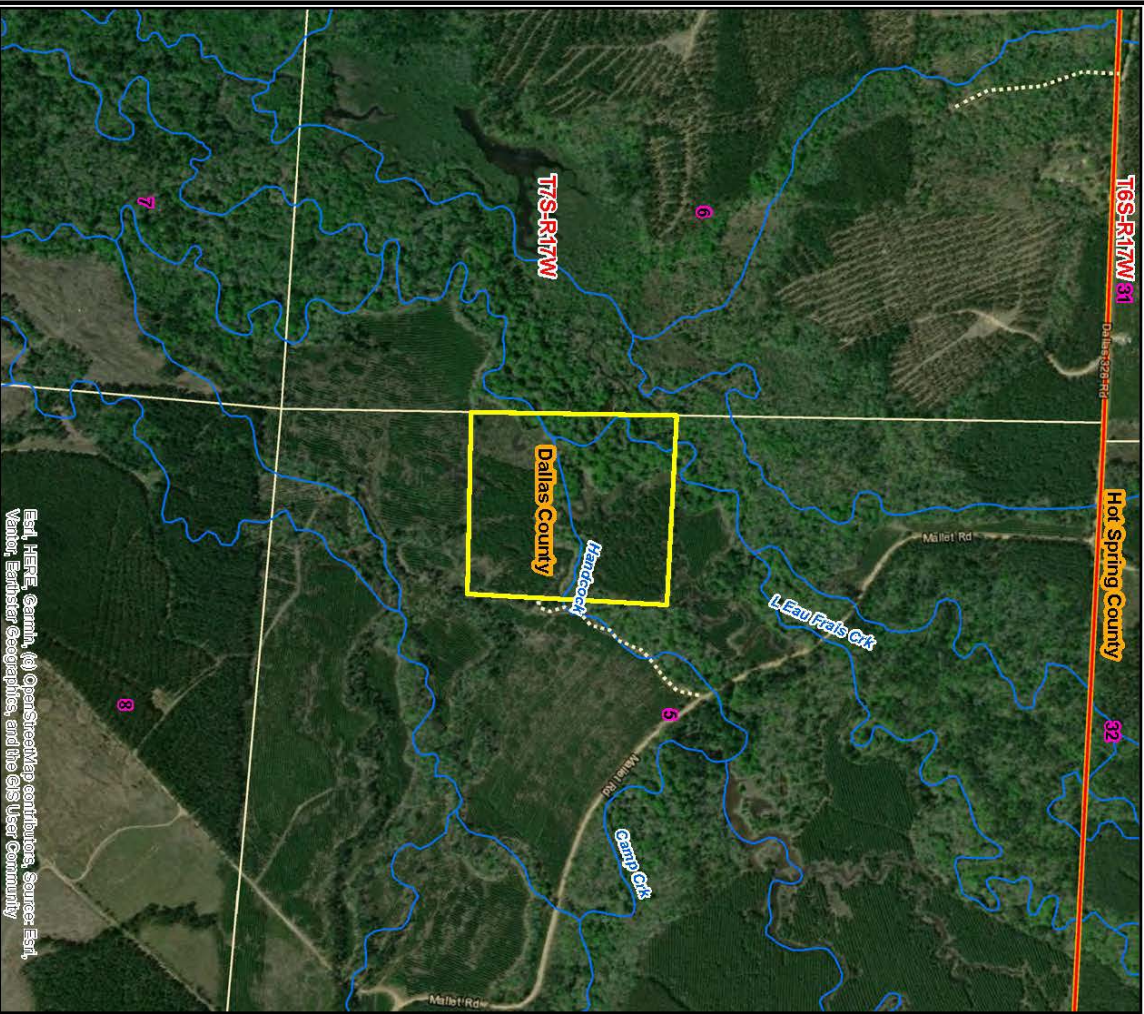
## PROPERTY DESCRIPTION

THE DALLAS COUNTY 40 PROPERTY IS LOCATED ONE-HALF (4½) MILES NORTHEAST OF JOAN, ARKANSAS. ACCESS IS ATV TRAIL VIA GATED GRAVEL ROAD. TIMBER CONSISTS OF PREMERCHANTABLE PINE PLANTATION AND AREAS OF HARDWOOD BY THE CREEKS. TERRAIN IS RELATIVELY FLAT WITH HANDCOCK CREEK FLOWING THROUGH PROPERTY. GREAT TIMBERLAND INVESTMENT AND HUNTING/RECREATION PROPERTY.

PROSPECTIVE BUYERS ARE WELCOME TO TOUR THE PROPERTY AT THEIR CONVENIENCE.

VIDEO AND ADDITIONAL PHOTOGRAPHS CAN BE FOUND ONLINE.

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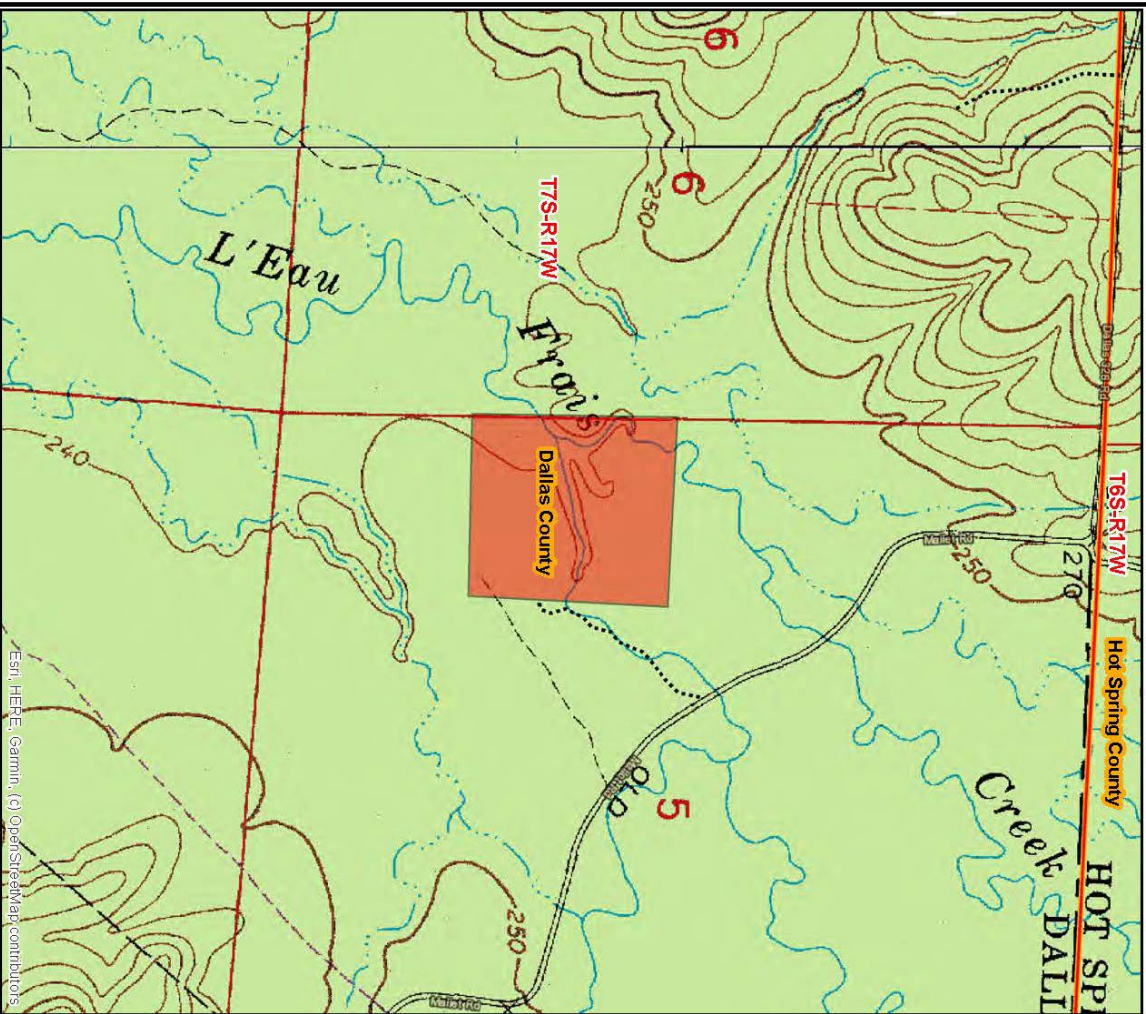


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Drawn By: BJC



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 Dallas County, Arkansas



Esri, HERE, Garmin, (©) OpenStreetMap contributors

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**COMPLETED BID FORMS CAN BE SUBMITTED BY:**

**E-MAIL: ARKADELPHIA@KINGWOODFORESTRY.COM**

**HAND DELIVER: 4 EXECUTIVE CIRCLE, ARKADELPHIA, AR 71923**

**MAIL: PO BOX 65, ARKADELPHIA, AR 71923**

**(CALL TO CONFIRM RECEIPT AFTER SUBMITTING OFFER (870) 246-5757)**

I SUBMIT THE FOLLOWING AS AN BID TO PURCHASE THE TRACT LISTED ABOVE. MY BID WILL REMAIN VALID FOR FIVE (5) BUSINESS 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 FIVE PERCENT (5%) 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 OFFER FORM.

DALLAS COUNTY 20 #5178 ±20 ACRES: \$ \_\_\_\_\_

DALLAS COUNTY 40 #5176 ±40 ACRES: \$ \_\_\_\_\_

BOTH PROPERTIES ±60 ACRES: \$ \_\_\_\_\_

DATE OF BID: \_\_\_\_\_

COMPANY: \_\_\_\_\_ PHONE NO: \_\_\_\_\_

NAME: \_\_\_\_\_ NAME: \_\_\_\_\_  
PRINTED SIGNED

ADDRESS: \_\_\_\_\_  
STREET CITY STATE ZIP

EMAIL: \_\_\_\_\_

**AREA BELOW FOR KINGWOOD USE ONLY**

OFFER ACKNOWLEDGED BY AGENT / BROKER: \_\_\_\_\_