

Kingwood Forestry Services, Inc.

Listing #1733

LAND FOR SALE

Hall Creek Tract

- +/-40 Acres located in Dallas County, Arkansas
- 2019 Pine Plantations
- 4.3 Miles Southeast of Manning, Arkansas
- Timberland Investment & Recreation



(\$1,347.50/acre)

\$53,900 Listed Price

*See this listing and more at:
www.kingwoodforestry.com*



Recreation & Timberland Investment Opportunity!

Kingwood Forestry Services, Inc. has been authorized to manage the sale of the Hall Creek Tract, described as the Southwest 1/4 of the Northeast 1/4 of Section 4, Township 9 South, Range 16 West, Dallas County, Arkansas, containing +/- 40 acres.

The Hall Creek Tract represents a fine recreation and timberland investment opportunity. The timber consists of +/-38 acres of 2019 pine plantation, and +/-2 acres of creek and non-productive ground. Historical access to the tract is from the west via woods road from Dallas 205 Rd. The boundary lines were re-painted in March 2021. The tract lies about 4.3 miles southeast of Manning, AR as the crow flies.

Kingwood Forestry Services, Inc.

145 Greenfield Drive
P.O. Box 1290
Monticello, AR 71655

Phone: (870) 367-8567

Fax: (870) 367-8424

E-mail:

Monticello@kingwoodforestry.com



Scan for Google Driving Directions

Notice: Any person receiving this land sale marketing material is considered a prospective buyer for the subject property. Should a prospective buyer or its agents choose to inspect the property, they do so at their own risk and assume all liability and shall indemnify Seller and its agents 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.

Hall Creek Tract

KFS #1733

Dallas County, Arkansas

\$53,900 List Price (\$1,347.50/Acre)

Method of Sale: The Hall Creek Tract is offered for sale for \$53,900. Mailed offers should be addressed to Kingwood Forestry Services, Inc., P.O. Box 1290, Monticello, Arkansas, 71657 with “**Hall Creek Tract**” clearly marked in the lower left corner of the envelope to protect the security of the offer. An offer form is attached. On mailed offers, please call our office to confirm receipt of offer. Offers may also be hand-delivered or sent by fax to **(870) 367-8424**. All faxed offers will be immediately acknowledged. Please await confirmation that your faxed offer has been received.

Conditions of Sale:

1. All offers will be presented to the Seller for consideration. The landowner reserves the right to accept or reject all offers.
2. Offers submitted will remain valid for five (5) business days. Upon acceptance of an offer, a formal Contract of Sale, with earnest money in the amount of ten percent (10%) of purchase price, will be executed between the buyer and seller within seven (7) 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 parcel 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 is not guaranteed. Offer price is for the entire tract, regardless of acreage. Seller will not provide survey. The attached tract map is thought to be accurate but should not be considered as a survey plat.
4. Conveyance will be by General 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. Property is being sold “As Is, Where Is, with all faults”. No environmental inspection or representation has been or will be made by seller. Owner WILL NOT convey any mineral rights they may own on this property.
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. in no way warrant the conditions of the property, including access routes, and all persons entering upon the property do so at their own risk and accept said property in its existing condition during such inspections. All persons entering upon the property assume all risks and liabilities and agree to indemnify, defend, and hold harmless Seller, its managers, agents, and employees from and against any and all claims, demands, causes of action, and damages resulting from any accident, incident, or occurrence arising out of, incidental to or in any way resulting from his or her inspection of the property or his or her exposure to the conditions of 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. Existing hunting leases will terminate at closing.
9. Kingwood Forestry Services, Inc. is the real estate firm representing the seller. Information provided is believed to be substantially correct, but is not guaranteed. Prospective buyers assume the responsibility for verifying this information to their satisfaction. Kingwood makes no representation for the Buyer.
10. Questions regarding the land sale should be directed to licensed broker John McAlpine or agent David Dick of Kingwood Forestry Services at 870-367-8567.

For more information, call (870) 367-8567 or visit our website at:

www.kingwoodforestry.com

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.**

Hall Creek Tract
Dallas County, Arkansas

KFS #1733
\$53,900 List Price (\$1,347.50/Acre)



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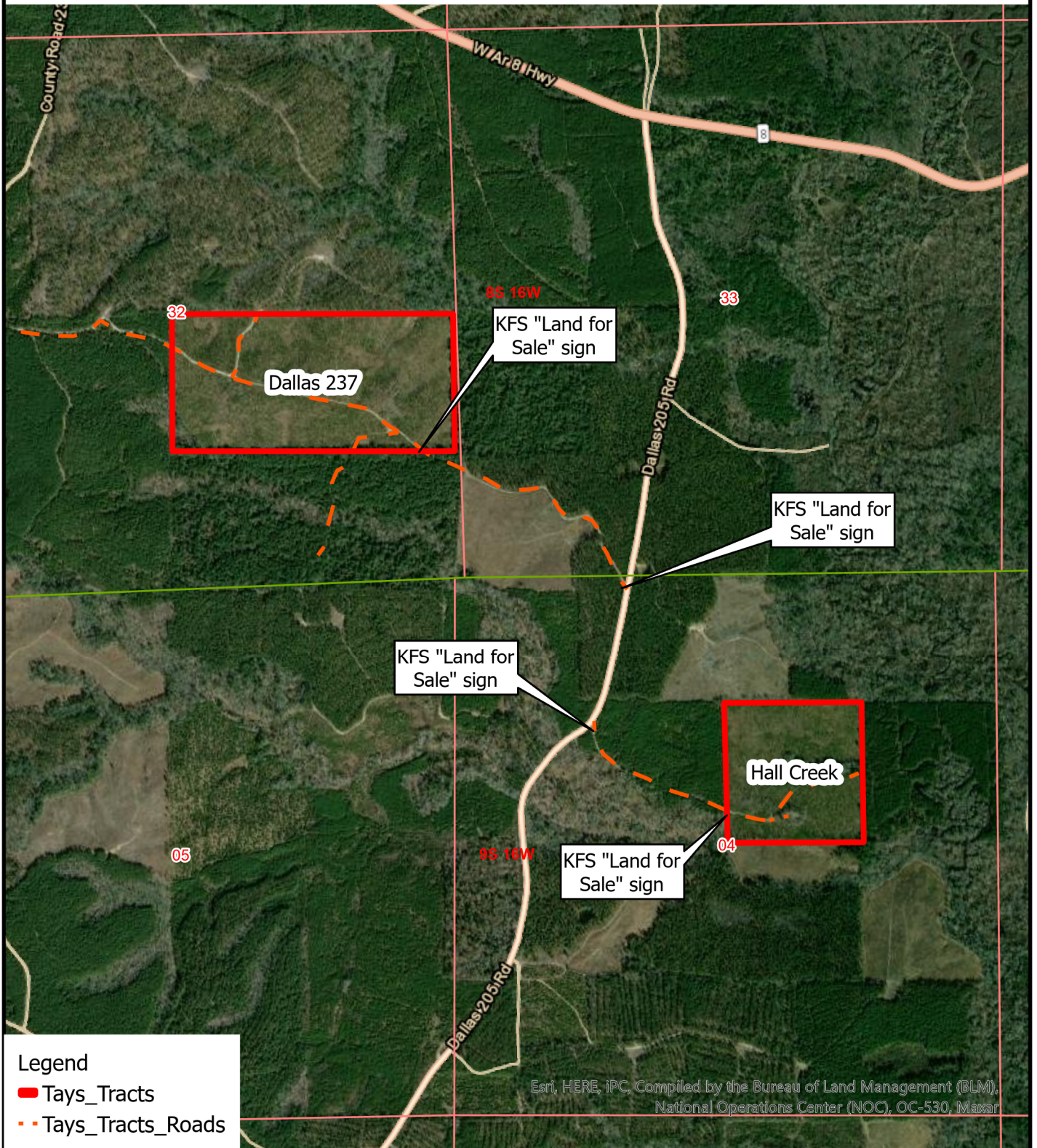
LAND FOR SALE

Dallas 237 Tract - KFS #1732

The North 1/2 of the Southeast 1/4 of Section 32, Township 8 South, Range 16 West, Dallas County, Arkansas

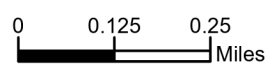
Hall Creek Tract - KFS #1733

The Southwest 1/4 of the Northeast 1/4 of Section 4, Township 9 South, Range 16 West, Dallas County, Arkansas



Legend

- Tays_Tracts
- - - Tays_Tracts_Roads



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

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

Author: ddick
Center: 92°45'5"W 33°58'44"N



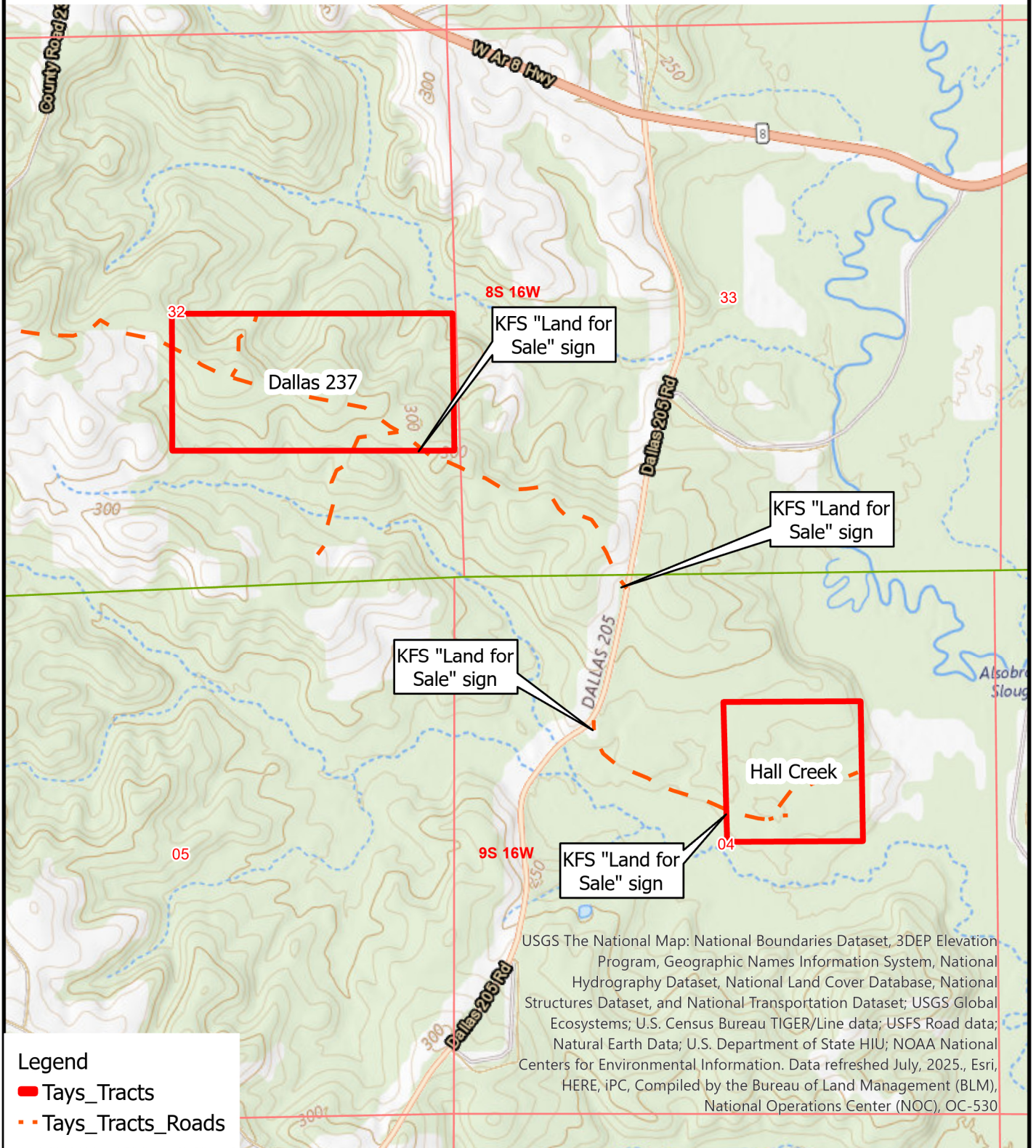
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Dallas 237 Tract - KFS #1732

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Hall Creek Tract - KFS #1733

The Southwest 1/4 of the Northeast 1/4 of Section 4, Township 9 South, Range 16 West, Dallas County, Arkansas



Legend

- Tays_Tracts
- Tays_Tracts_Roads

0 0.125 0.25 Miles

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

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 July, 2025., Esri, HERE, iPC, Compiled by the Bureau of Land Management (BLM), National Operations Center (NOC), OC-530

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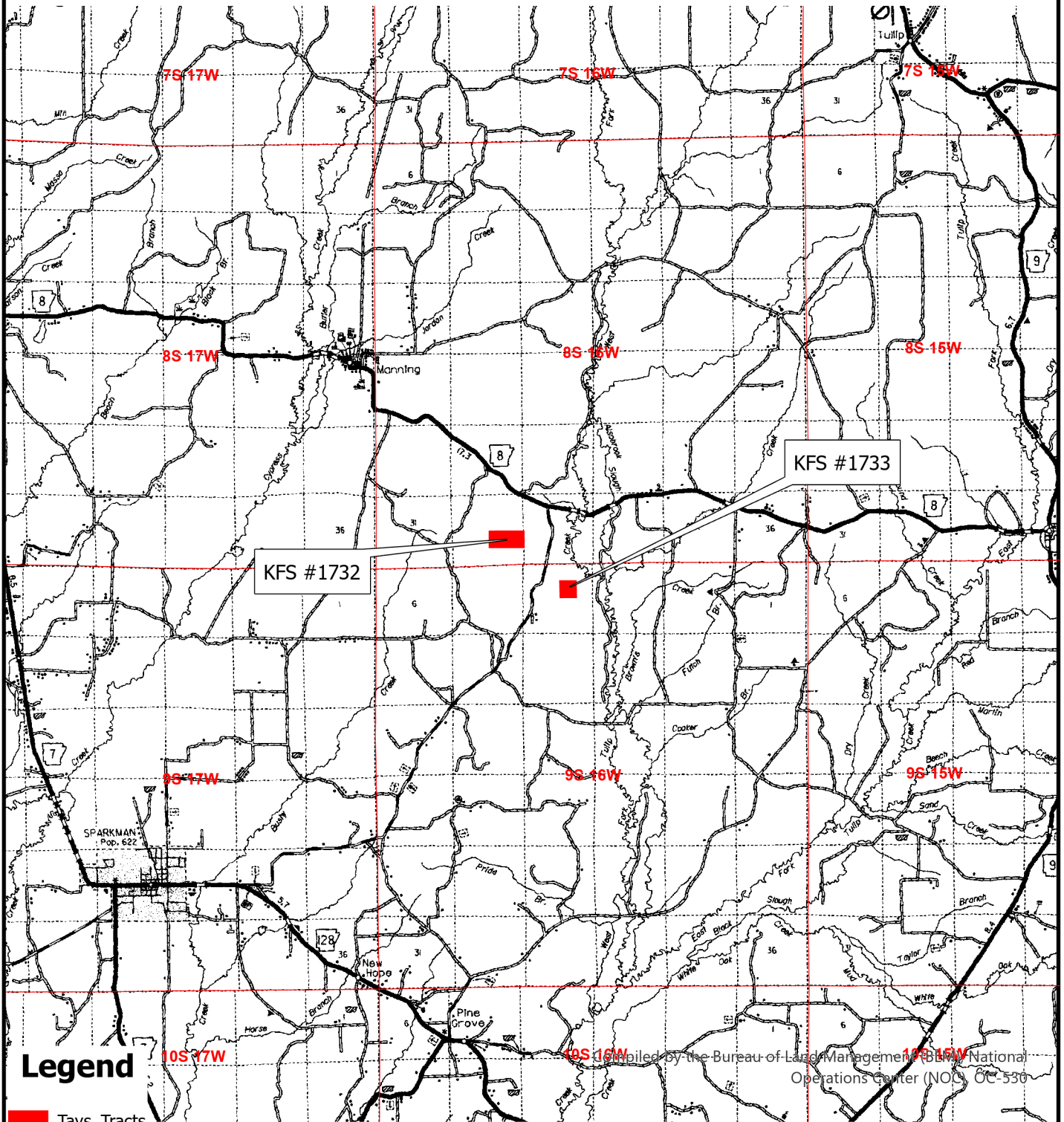
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KFS #1732

KFS #1733

Legend

 Tays_Tracts

Author: ddick

Center: 92°45'5"W 33°58'44"N
Coordinate System: NAD 1983 UTM Zone 15N



Land Sale — Offer Form

Hall Creek Tract

Listing #1733 — Dallas County, Arkansas

— Please fax offer to 870-367-8424 or mail to P.O. Box 1290, Monticello, AR 71657 —

I submit the following as an offer for the purchase of the property described as the Hall Creek Tract. The tract is offered for sale at **\$53,900** .

My offer 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 seven (7) business days of owner's acceptance with earnest money in the amount of ten percent (10%) of the purchase price. Closing date is to occur within FORTY-FIVE (45) days of contract signing of both the buyer and seller. I have read and understand the Method of Sale and Conditions of Sale sections in this notice.

Tract Name: Hall Creek Tract

Location of Tract: The Southwest 1/4 of the Northeast 1/4 of Section 4, Township 9 South, Range 16 West, Dallas County, Arkansas

Advertised Acreage: 40 acres, more or less

Date of Offer: _____

Amount of Offer: \$ _____

* Buyer acknowledges that Kingwood Forestry Services, Inc. is the agent of the seller in this land sale transaction *

Name: _____ **Company:** _____

Printed

Fax Number: _____

Signed

Phone Number: _____

Address: _____

E-Mail: _____

Date: _____

Send Offer Form by Fax to: 870-367-8424

OR Hand Deliver to:

OR by Mail to: Kingwood Forestry Services, Inc.
P.O. Box 1290
Monticello, AR 71657

Kingwood Forestry Services, Inc.
145 Greenfield Drive
Monticello, AR 71655

