

WILLIAMS 40 TRACT
± 40 ACRES
\$78,500
LISTING #1741
Drew County, Arkansas



CONDITIONS OF SALE

1. THE SELLER RESERVES THE RIGHT TO ACCEPT OR REJECT ANY OFFER.
2. OFFERS SUBMITTED WILL REMAIN VALID FOR FIVE (5) BUSINESS DAYS. UPON ACCEPTANCE OF AN OFFER, A CONTRACT OF SALE, WITH EARNEST MONEY IN THE AMOUNT OF TEN PERCENT (10%) 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 OFFERS 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. NONE OF THE MINERAL RIGHTS WILL CONVEY TO THE BUYER.
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 BUYER AND SELLER EACH PAYING ONE HALF (½) OF FEES ASSOCIATED WITH CLOSING SERVICES.
7. SELLER WILL PAY PRORATED PROPERTY TAXES (TO DATE OF CLOSING), DEED PREPARATION, ONE HALF (½) OF DEED STAMPS, THE COST OF TITLE INSURANCE, AND KINGWOOD'S REAL ESTATE COMMISSION.
8. BUYER WILL PAY FOR RECORDING FEES, ONE HALF (½) OF DEED STAMPS, 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.

BROKER COOPERATION STATEMENT: REAL ESTATE AGENTS MUST MAKE THE FIRST CONTACT WITH KINGWOOD AND REGISTER THEIR POTENTIAL BUYER TO PARTICIPATE IN KINGWOOD'S REAL ESTATE COMMISSION. THE BUYER'S AGENT MUST ALSO ACCOMPANY THE POTENTIAL BUYER ON THE INITIAL SHOWING OF THE PROPERTY. OTHERWISE, THE FEE PARTICIPATION WILL BE AT THE SOLE DISCRETION OF KINGWOOD.

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HIGHLIGHTS

- RECREATIONAL TIMBERLAND INVESTMENT PROPERTY
- MINUTES FROM MONTICELLO, ARKANSAS
- MATURE PINE SAWTIMBER
- IDEAL HUNTING PROPERTY CLOSE TO TOWN
- IMMEDIATE TIMBER INCOME POTENTIAL

Williams 40 Tract Timber Inventory	
Pine Sawtimber	1,596 tons
Pine CNS	650 tons
Pine Pulpwood	619 tons
Pine Topwood	438 tons
Hardwood Pulpwood	194 tons
Total	3,497 tons



SCAN FOR DRIVING DIRECTIONS

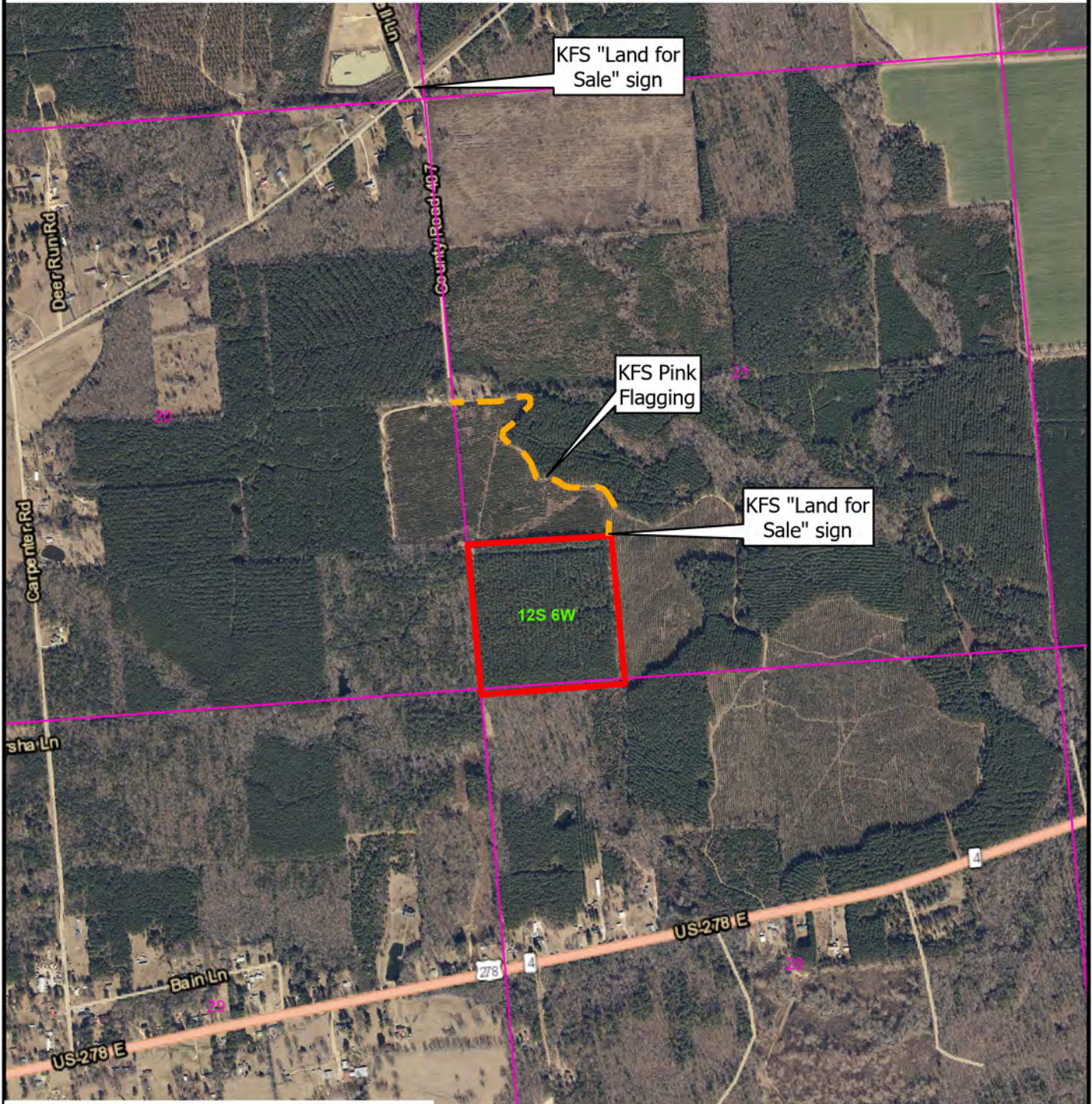


PROPERTY DESCRIPTION

THE WILLIAMS 40 TRACT IS AN IDEAL TIMBERLAND INVESTMENT PROPERTY WITH RECREATIONAL VALUE CLOSE TO MONTICELLO, ARKANSAS. THE TIMBER ON THIS PROPERTY CONSISTS OF APPROXIMATELY 40 ACRES OF THINNED MATURE PINE SAWTIMBER THAT IS READY TO HARVEST, IF DESIRED. ACCESS TO THE PROPERTY IS HISTORICAL ACCESS FROM THE NORTHEAST BY WOODS ROAD FROM COUNTY RD 407. THE TOPOGRAPHY IS RELATIVELY FLAT, AND THE BOUNDARY LINES ARE WELL-MARKED WITH RED CIRCLES.

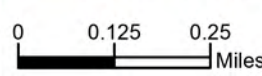
- PROSPECTIVE BUYERS ARE WELCOME TO TOUR THE PROPERTY AT THEIR CONVENIENCE.
- VIDEO AND ADDITIONAL PHOTOGRAPHS CAN BE FOUND ONLINE.

LAND FOR SALE
KFS #1741 - Williams 40 Tract
 The Southwest 1/4 of the Southwest 1/4 of Section 21, Township 12 South, Range 6 West,
 Drew County, Arkansas, containing +/- 40 acres



Legend
— Williams 40 Road ■ Williams 40 Tract

Sources: Esri, TomTom, Garmin, FAO, NOAA, USGS, (c) OpenStreetMap contributors, and the GIS User Community, Esri, HERE, IPC

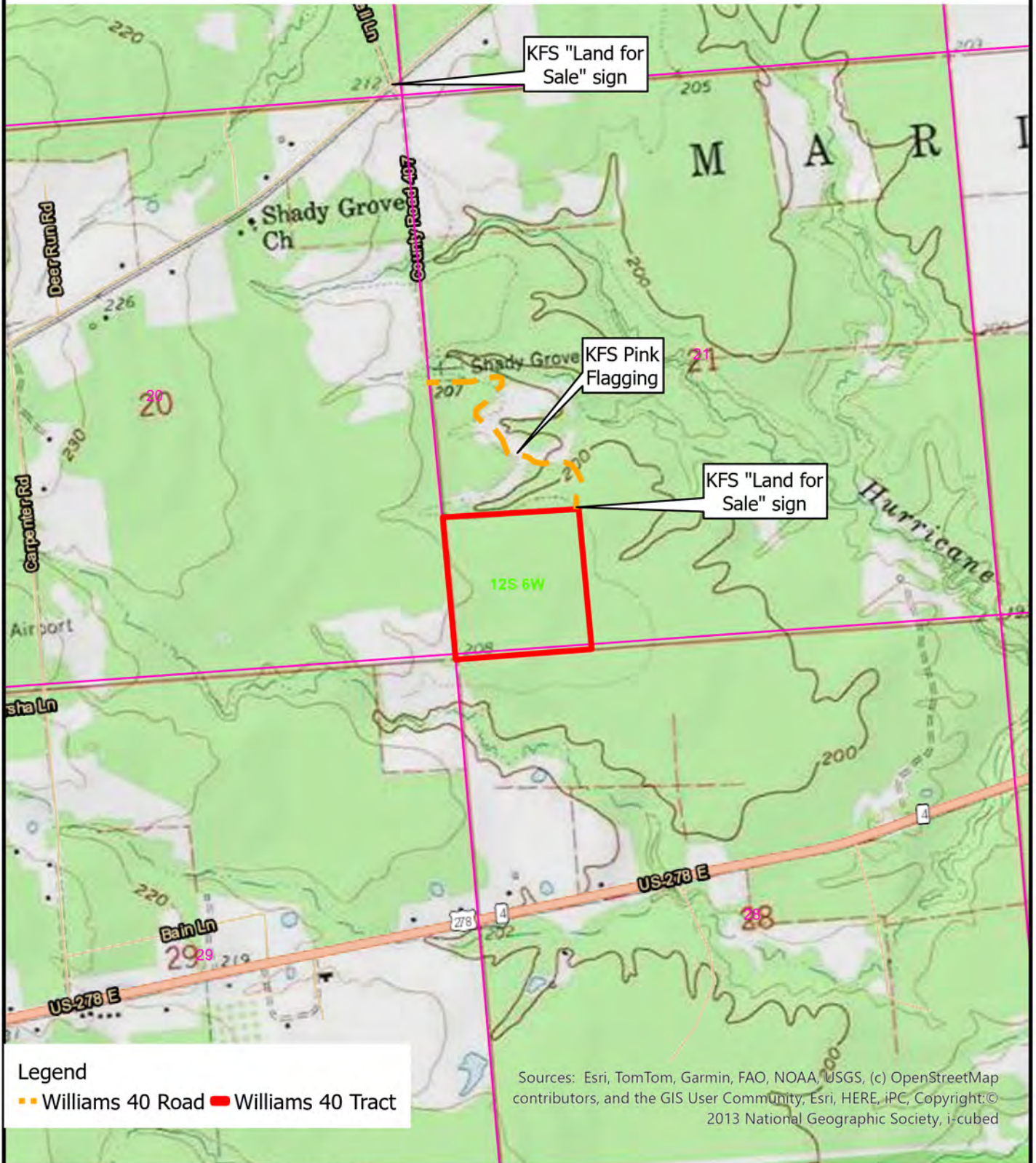


This map depicts the general situation of the property. Actual property lines may vary.

Author: ddick
 Center: 91°43'47"W 33°38'26"N



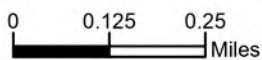
LAND FOR SALE
KFS #1741 - Williams 40 Tract
 The Southwest 1/4 of the Southwest 1/4 of Section 21, Township 12 South, Range 6 West,
 Drew County, Arkansas, containing +/- 40 acres



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- Williams 40 Road
- Williams 40 Tract

Sources: Esri, TomTom, Garmin, FAO, NOAA, USGS, (c) OpenStreetMap contributors, and the GIS User Community, Esri, HERE, iPC, Copyright:© 2013 National Geographic Society, i-cubed

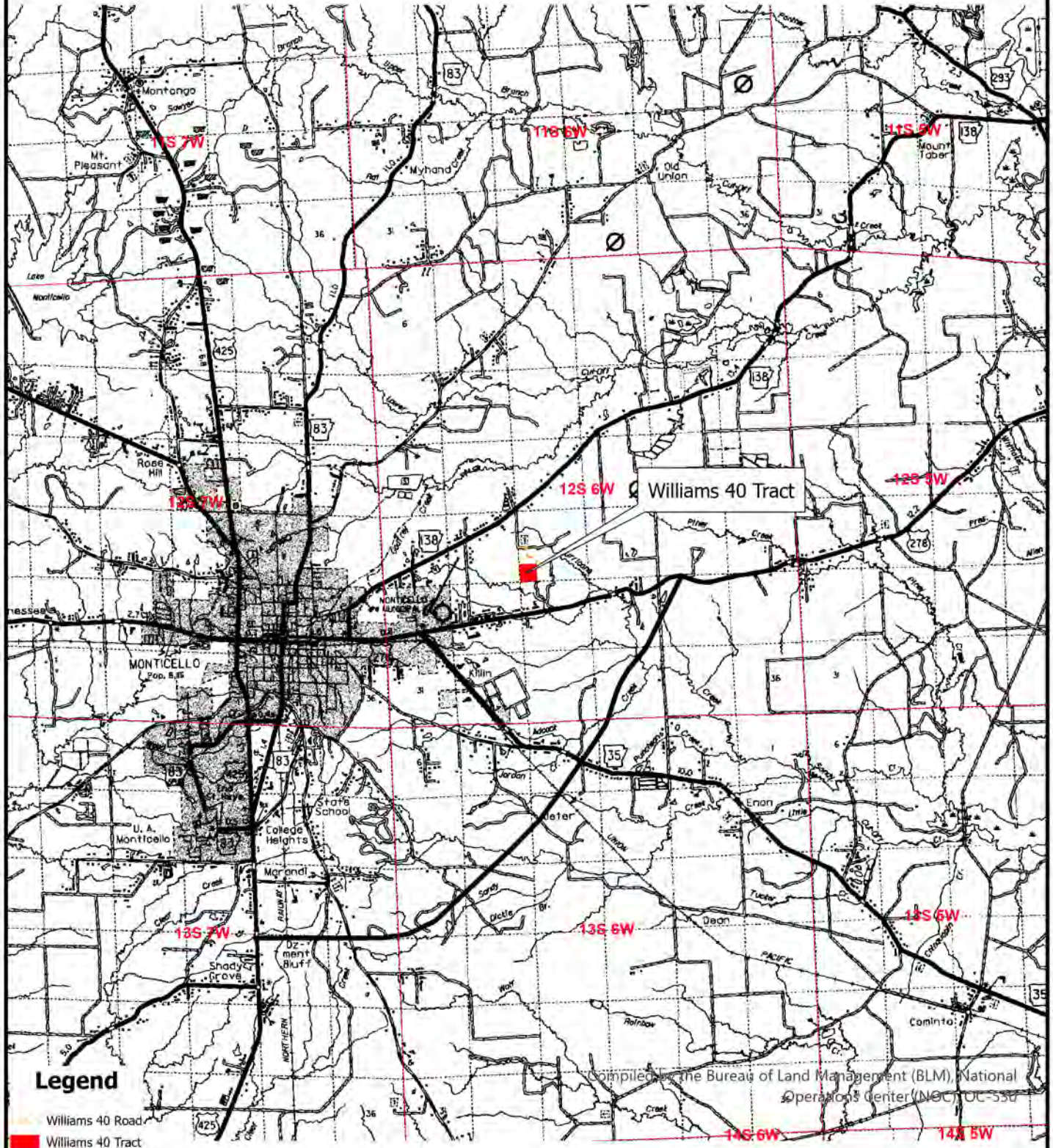


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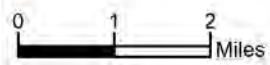
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Compiled by the Bureau of Land Management (BLM), National
 Operations Center (NOC) OC-550

Legend

- Williams 40 Road
- Williams 40 Tract



Author: ddick

Center: 91°43'47"W 33°38'26"N
 Coordinate System: NAD 1983 UTM Zone 15N



Stand Summary by Group, Product and DBH

Sampling Method:	Point
BAF / Plot Size:	20
# Plots/points:	20
Stand Acres:	38.0
Cruiser:	DLD
Template:	GENERIC

Tract Name:	Roger Williams North
Stand ID:	null
Location:	Drew County AR
Date Cruised:	12/23/2025
Sawlog Vol Units:	Doyle

Site Index Species:	Planted Loblolly
Base Age:	25
Site Index:	0.0
# SI Samples:	0
Avg Age:	0
Avg Ht:	0.0



Pine

Stand Total						Per Acre					Avg. Tree		Avg. Heights		
	DBH	Trees	PW Tons	Saw Tons	MBF	BA	Trees	PW Tons	Saw Tons	BF	Tons/Tree	BF/Tree	Hs	Hp	Hm
Pulpwood	6	773.9	101.5			4.00	20.4	2.67			0.131			36.6	56.3
	7	213.2	39.8			1.50	5.6	1.05			0.187			41.3	57.8
	8	54.4	13.9			0.50	1.4	0.37			0.256			46.0	60.5
	9	172.0	54.6			2.00	4.5	1.44			0.317			47.2	59.5
	10	174.1	76.1			2.50	4.6	2.00			0.437			54.1	66.1
	11	201.5	106.4			3.50	5.3	2.80			0.528			55.9	66.5
	12	193.5	120.2			4.00	5.1	3.16			0.621			56.7	66.3
	13	61.8	43.5			1.50	1.6	1.14			0.703			56.2	64.5
16	54.4	63.0			2.00	1.4	1.66			1.158			63.7	71.0	
Pulpwood Total		1,898.9	619.0			21.50	50.0	16.29			0.326			45.5	60.5
CNS	8	707.4	53.5	143.2	17.7	6.50	18.6	1.41	3.77	465.67	0.202	25.008	25.5	50.2	66.5
	9	344.0	22.8	99.3	10.6	4.00	9.1	0.60	2.61	278.58	0.289	30.769	31.3	52.9	66.8
	10	452.7	25.8	172.3	15.2	6.50	11.9	0.68	4.54	401.01	0.381	33.649	36.0	54.7	66.8
	11	489.3	24.6	235.0	21.6	8.50	12.9	0.65	6.19	567.86	0.480	44.089	39.8	56.5	67.2
CNS Total		1,993.4	126.7	649.8	65.1	25.50	52.5	3.33	17.10	1713.13	0.326	32.648	32.4	53.2	66.8
Sawtimber	12	701.4	100.5	330.0	27.3	14.50	18.5	2.65	8.69	717.81	0.470	38.881	28.7	56.3	66.7
	13	886.1	114.3	535.2	47.6	21.50	23.3	3.01	14.09	1253.58	0.604	53.744	33.3	58.0	68.0
	14	408.7	45.2	302.1	29.8	11.50	10.8	1.19	7.95	783.12	0.739	72.797	37.3	59.2	68.2
	15	340.5	37.7	300.6	32.6	11.00	9.0	0.99	7.91	857.22	0.883	95.633	40.0	61.6	69.6
	16	122.4	13.3	128.6	15.1	4.50	3.2	0.35	3.39	396.22	1.051	122.938	43.2	63.6	71.6
Sawtimber Total		2,459.2	311.1	1,596.5	152.3	63.00	64.7	8.19	42.02	4007.95	0.649	61.917	34.1	58.5	68.1
Group Total		6,351.5	1,056.7	2,246.2	217.3	110.00	167.2	27.82	59.13	5721.08	0.451	34.220	33.3	52.9	65.4

Misc. Hardwood

Stand Total						Per Acre					Avg. Tree		Avg. Heights		
	DBH	Trees	PW Tons	Saw Tons	MBF	BA	Trees	PW Tons	Saw Tons	BF	Tons/Tree	BF/Tree	Hs	Hp	Hm
Pulpwood	7	71.1	8.9			0.50	1.9	0.23			0.125			16.5	20.5
	8	108.8	24.0			1.00	2.9	0.63			0.221			24.5	30.5
	9	172.0	69.0			2.00	4.5	1.82			0.401			44.5	46.5
	10	174.1	92.3			2.50	4.6	2.43			0.530			46.9	46.9
Pulpwood Total		526.0	194.2			6.00	13.8	5.11			0.369			37.4	39.8
Group Total		526.0	194.2	0.0	0.0	6.00	13.8	5.11	0.00	0.00	0.369	0.000	0.0	37.4	39.8

All Species Groups

	DBH	Trees	PW Tons	Saw Tons	MBF	BA	Trees	PW Tons	Saw Tons	BF	Tons/Tree	BF/Tree	Hs	Hp	Hm
Grand Total		6,877.5	1,250.9	2,246.2	217.3	116.00	181.0	32.93	59.13	5721.08	0.445	31.602	33.3	51.8	63.5

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LAND SALE OFFER FORM

COMPLETED OFFER 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

(CALL TO CONFIRM RECEIPT AFTER SUBMITTING OFFER (870) 367-8567)

I SUBMIT THE FOLLOWING AS AN OFFER TO PURCHASE THE TRACT LISTED ABOVE. 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 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, DISCLAIMER AND BROKERAGE COOPERATION STATEMENT, WITHIN THIS BROCHURE. ANY CONTINGENCIES MUST BE IN WRITING AND ACCOMPANY THIS COMPLETED OFFER FORM.

AMOUNT OF OFFER: \$ _____

DATE OF OFFER: _____

COMPANY: _____ PHONE NO: _____

NAME: _____ NAME: _____
PRINTED SIGNED

ADDRESS: _____
STREET CITY STATE ZIP

EMAIL: _____

AREA BELOW FOR KINGWOOD USE ONLY

OFFER ACKNOWLEDGED BY AGENT / BROKER: _____