



P.O. Box 1290
145 Greenfield Drive
Monticello, AR 71657
(870) 367-8567
FAX 1-870-367-8424

E-mail: monticello@kingwoodforestry.com



Other Kingwood Locations:

P.O. Box 65
No. 4 Executive Circle
Arkadelphia, AR 71923
(870) 246-5757
FAX 1-870-367-8424

P.O. Box 5887
4414 Galleria Oaks
Texarkana, TX 75505
(903) 831-5200
FAX 1-870-367-8424

Land For Sale
Close To Your Property
Dallas County, Arkansas

March 25, 2026

Dear Nearby Landowner,

Enclosed you will find a land sale notice for the Dallas 301 Tract (KFS #1742) totaling +/- 80 acres in Dallas County, Arkansas that is being offered for sale as a **SEALED BID SALE** on **May 1, 2026** at 10:00 a.m. **We have mailed you this notice because county ownership records indicate that you may own NEARBY property.** We like to inform nearby landowners, such as yourself, about our sales so that you have the opportunity to submit an offer to purchase if you are interested.

Kingwood Forestry Services is a full service forestry consulting firm. Some of the services we offer include:

- Long Term Forest Management
- Timber Marketing
- Timberland Appraisals
- Real Estate Brokerage – Timberland and Recreation Land
- Timberland Investment Analysis
- Wildlife & Hunting Lease Management

Please visit our website at www.kingwoodforestry.com to learn more about us. If we can ever be of assistance, please feel free to call us at 870-367-8567.

Sincerely,

John McAlpine

John McAlpine

*Kingwood Forestry Services, Inc. represents the interests of the Seller of this property. All information presented in this flyer is believed to be accurate but is not guaranteed. Buyers are responsible for verifying information on this tract for themselves. **Kingwood makes no representation for the Buyer.***

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DALLAS 301 TRACT

± 80 ACRES

BID DATE: MAY 1, 2026, 10:00 AM

LISTING #1742

Dallas County, Arkansas



DALLAS 301 TRACT
LISTING #1742

± 80 ACRES
BID DATE: MAY 1, 2026, 10:00 AM

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., Wednesday, May 6, 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 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 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. 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 Forestry 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.
10. Questions regarding the land sale should be directed to licensed 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 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.

**DALLAS 301 TRACT
LISTING #1742**

**± 80 ACRES
BID DATE: MAY 1, 2026, 10:00 AM**

HIGHLIGHTS

- ± 80 ACRES IN DALLAS, COUNTY, AR
- MATURE PINE SAWTIMBER
- IMMEDIATE TIMBER INCOME

Dallas 301 Timber Inventory	
Pine Sawtimber	7,186.2 tons
Pine CNS	183.1 tons
Pine Pulpwood	697.8 tons
Pine Topwood	505.1 tons
Oak Sawtimber	140.8 tons
Hardwood Pulpwood	313.4 tons



SCAN FOR DRIVING DIRECTIONS

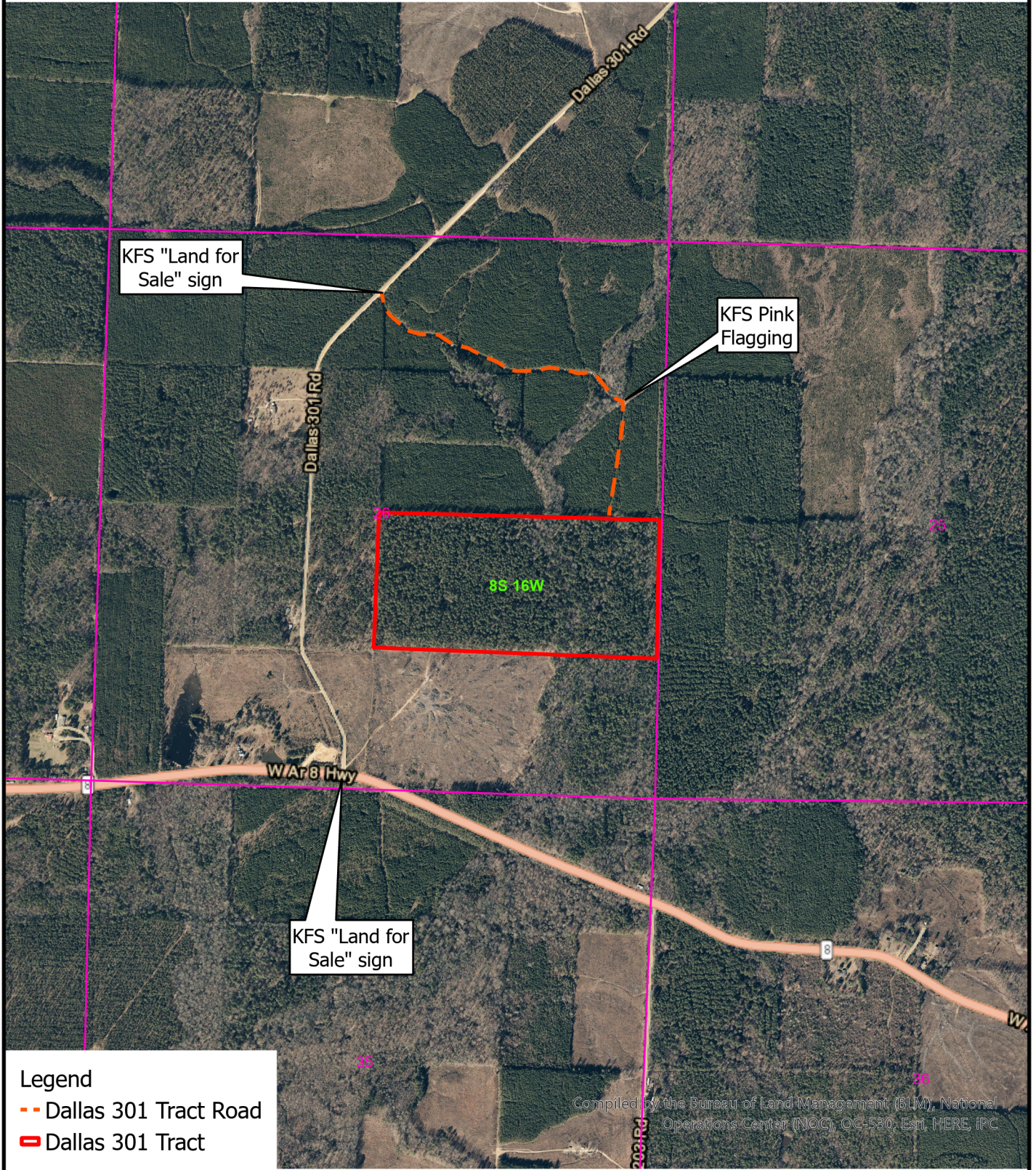


PROPERTY DESCRIPTION

THE DALLAS 301 TRACT IS AN IDEAL TIMBERLAND INVESTMENT PROPERTY WITH RECREATIONAL VALUE CLOSE TO PRINCETON, ARKANSAS. THE TIMBER ON THIS PROPERTY CONSISTS OF APPROXIMATELY 80 ACRES OF MATURE PINE SAWTIMBER THAT IS READY TO HARVEST, IF DESIRED. ACCESS TO THE PROPERTY IS HISTORICAL ACCESS FROM THE NORTHWEST BY WOODS ROAD FROM DALLAS COUNTY RD 301. THE TOPOGRAPHY IS ROLLING, AND THE BOUNDARY LINES ARE WELL-MARKED WITH YELLOW AND RED PAINT.

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

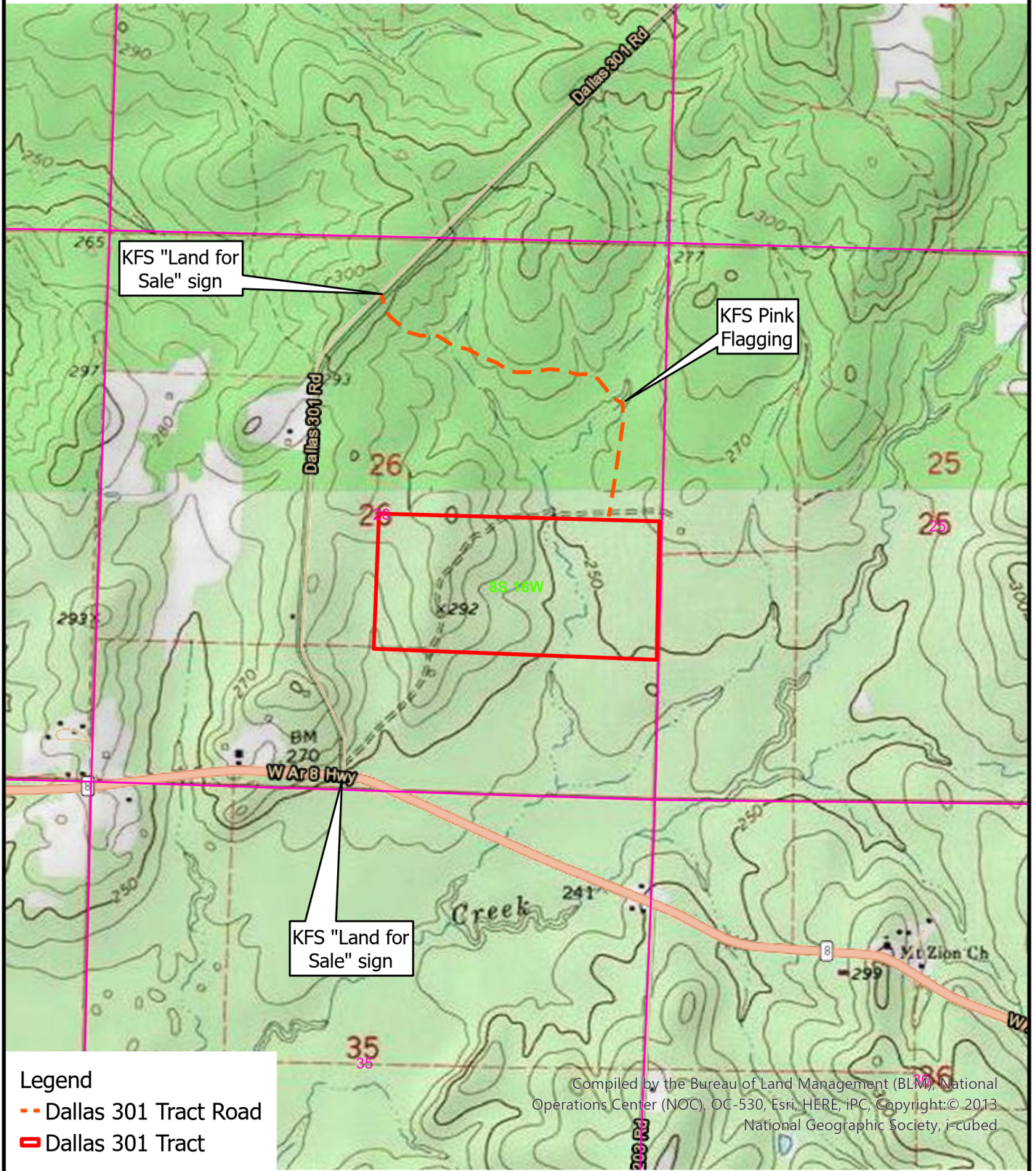
LAND FOR SALE
Dallas 301 Tract - KFS #1742
The North 1/2 of the Southeast 1/4 of Section 26, Township 8 South, Range 16 West,
Dallas County, Arkansas, containing +/- 80 acres



User: ddick
Center: 92°42'19"W 33°59'51"N
Coord. System: NAD 1983 UTM Zone 15N



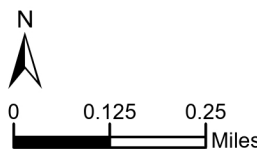
LAND FOR SALE
 Dallas 301 Tract - KFS #1742
 The North 1/2 of the Southeast 1/4 of Section 26, Township 8 South, Range 16 West,
 Dallas County, Arkansas, containing +/- 80 acres



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

Legend

- - - Dallas 301 Tract Road
- Dallas 301 Tract

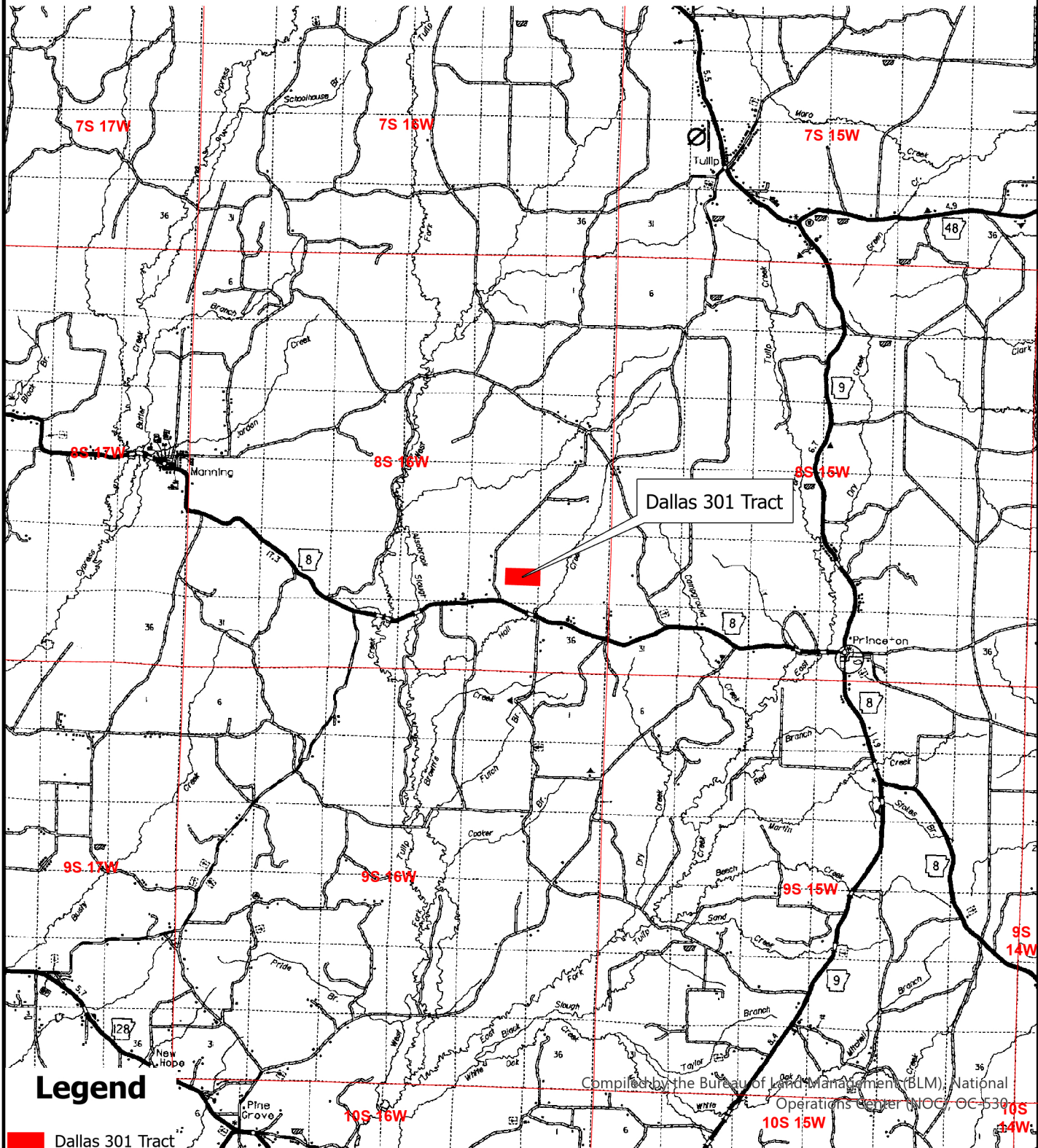


This map depicts the general situation of the property. Actual property lines may vary.



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LAND FOR SALE
Dallas 301 Tract - KFS #1742
 The North 1/2 of the Southeast 1/4 of Section 26, Township 8 South, Range 16 West,
 Dallas County, Arkansas, containing +/- 80 acres



Legend

Dallas 301 Tract

Compiled by the Bureau of Land Management (BLM), National Operations Center, NOC-539



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



User: ddick
 Center: 92°42'19"W 33°59'51"N
 Coord. System: NAD 1983 UTM Zone 15N

Stand Summary by Group, Product and DBH

Sampling Method:	Plot
BAF / Plot Size:	0.1
# Plots/points:	40
Stand Acres:	80.0
Cruiser:	JDT
Template:	GENERIC

Tract Name:	Dallas CR 301
Stand ID:	null
Location:	Dallas County AR
Date Cruised:	02/26/2026
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	5	293.4	32.4			0.50	3.7	0.41			0.111			33.6	46.5
	6	101.9	16.1			0.25	1.3	0.20			0.158			36.9	47.5
	7	523.8	115.6			1.75	6.5	1.44			0.221			40.5	51.1
	8	401.1	123.3			1.75	5.0	1.54			0.307			46.1	57.1
	9	362.2	160.3			2.00	4.5	2.00			0.443			56.3	69.0
	10	73.3	35.6			0.50	0.9	0.44			0.485			50.1	59.5
	11	242.4	155.0			2.00	3.0	1.94			0.639			57.1	67.4
	12	25.5	19.9			0.25	0.3	0.25			0.783			60.4	70.5
	13	43.4	39.7			0.50	0.5	0.50			0.914			60.9	70.5
	Pulpwood Total		2,066.9	697.8			9.50	25.8	8.72			0.338			46.2
Chip-N-Saw	10	160.0	9.4	83.8	7.6	1.09	2.0	0.12	1.05	94.74	0.524	47.369	46.8	63.5	76.6
	11	160.0	11.4	99.3	8.5	1.32	2.0	0.14	1.24	105.68	0.621	52.838	46.9	63.7	75.5
	Chip-N-Saw Total		320.0	20.7	183.1	16.0	2.41	4.0	0.26	2.29	200.41	0.572	50.103	46.8	63.6
Sawtimber	12	280.0	35.3	202.6	18.1	2.75	3.5	0.44	2.53	226.13	0.724	64.608	43.9	66.8	79.9
	13	400.0	53.9	344.3	32.9	4.61	5.0	0.67	4.30	411.65	0.861	82.330	45.8	68.3	80.0
	14	500.0	62.8	541.9	56.3	6.68	6.3	0.78	6.77	703.39	1.084	112.542	52.1	73.4	85.1
	15	640.0	73.6	814.9	91.0	9.82	8.0	0.92	10.19	1137.32	1.273	142.165	54.8	73.9	85.3
	16	600.0	59.3	898.5	105.2	10.47	7.5	0.74	11.23	1315.16	1.498	175.355	58.3	75.5	86.7
	17	620.0	57.6	1,071.8	131.9	12.22	7.8	0.72	13.40	1649.03	1.729	212.778	61.4	77.7	87.9
	18	500.0	41.1	987.6	127.3	11.04	6.3	0.51	12.35	1591.16	1.975	254.585	63.9	79.1	89.0
	19	260.0	30.2	568.8	76.9	6.40	3.3	0.38	7.11	961.10	2.188	295.722	64.0	79.9	90.0
	20	320.0	27.8	785.3	110.1	8.73	4.0	0.35	9.82	1375.66	2.454	343.914	65.8	80.0	89.5
	21	140.0	9.7	384.5	55.4	4.21	1.8	0.12	4.81	693.08	2.747	396.046	68.2	81.9	90.2
	22	100.0	16.9	295.4	45.0	3.30	1.3	0.21	3.69	562.92	2.954	450.339	65.8	83.3	91.9
	23	40.0	13.7	122.2	19.8	1.44	0.5	0.17	1.53	247.56	3.055	495.122	59.8	83.5	92.0
	24	20.0	1.3	75.3	12.0	0.79	0.3	0.02	0.94	149.75	3.764	599.012	74.5	86.5	95.5
	27	20.0	1.1	93.1	15.7	0.99	0.3	0.01	1.16	196.72	4.655	786.871	74.5	84.5	92.5
Sawtimber Total		4,440.0	484.3	7,186.2	897.6	83.45	55.5	6.05	89.83	11220.62	1.619	202.173	57.6	75.7	86.5
Group Total		6,826.9	1,202.9	7,369.3	913.7	95.36	85.3	15.04	92.12	11421.03	1.182	133.835	56.9	66.2	77.2

Red Oak

	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
Large ST	18	20.0	0.0	22.2	2.8	0.44	0.3	0.00	0.28	35.24	1.109	140.966	24.5	24.5	30.5
Large ST Total		20.0	0.0	40.9	5.9	0.66	0.3	0.00	0.51	74.18	2.044	296.737	32.5	32.5	35.5
Group Total		40.0	0.0	63.1	8.8	1.10	0.5	0.00	0.79	109.43	1.577	218.851	28.5	28.5	33.0

White Oak

	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
Large ST	16	60.0	0.0	48.1	5.5	1.05	0.8	0.00	0.60	68.33	0.802	91.104	21.8	21.8	26.2
Large ST Total		40.0	0.0	29.6	3.5	0.79	0.5	0.00	0.37	43.83	0.740	87.650	16.5	16.5	21.5
Group Total		100.0	0.0	77.7	9.0	1.84	1.3	0.00	0.97	112.15	0.777	89.722	19.7	19.7	24.3

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	6	203.7	25.2			0.50	2.5	0.32			0.124			24.5	26.5
	7	224.5	37.8			0.75	2.8	0.47			0.168			24.5	26.2
	8	229.2	50.3			1.00	2.9	0.63			0.220			24.5	26.5
	9	90.5	33.4			0.50	1.1	0.42			0.369			36.5	39.0
	10	36.7	12.6			0.25	0.5	0.16			0.343			24.5	28.5
	12	25.5	18.0			0.25	0.3	0.22			0.705			40.5	40.5
	13	86.8	61.6			1.00	1.1	0.77			0.710			32.5	36.0
	14	74.8	59.0			1.00	0.9	0.74			0.788			30.5	34.0
	16	14.3	15.5			0.25	0.2	0.19			1.082			32.5	36.5
	Pulpwood Total		986.0	313.4			5.50	12.3	3.92	0.00	0.00	0.318	0.000	0.0	27.3
Group Total		986.0	313.4	0.0	0.0	5.50	12.3	3.92	0.00	0.00	0.318	0.000	0.0	27.3	29.6

All Species Groups

	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
Grand Total		7,953.0	1,516.2	7,510.1	931.4	103.79	99.4	18.95	93.88	11642.61	1.071	117.115	55.9	60.6	70.4

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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

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

I SUBMIT THE FOLLOWING AS AN 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 OFFER FORM.

AMOUNT OF BID: \$ _____

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: _____