

McGill Ford Road
±23 Acres
Bid Date: Friday, May 1, 2026
@ 10 a.m.
Listing #5184
Clark County, Arkansas

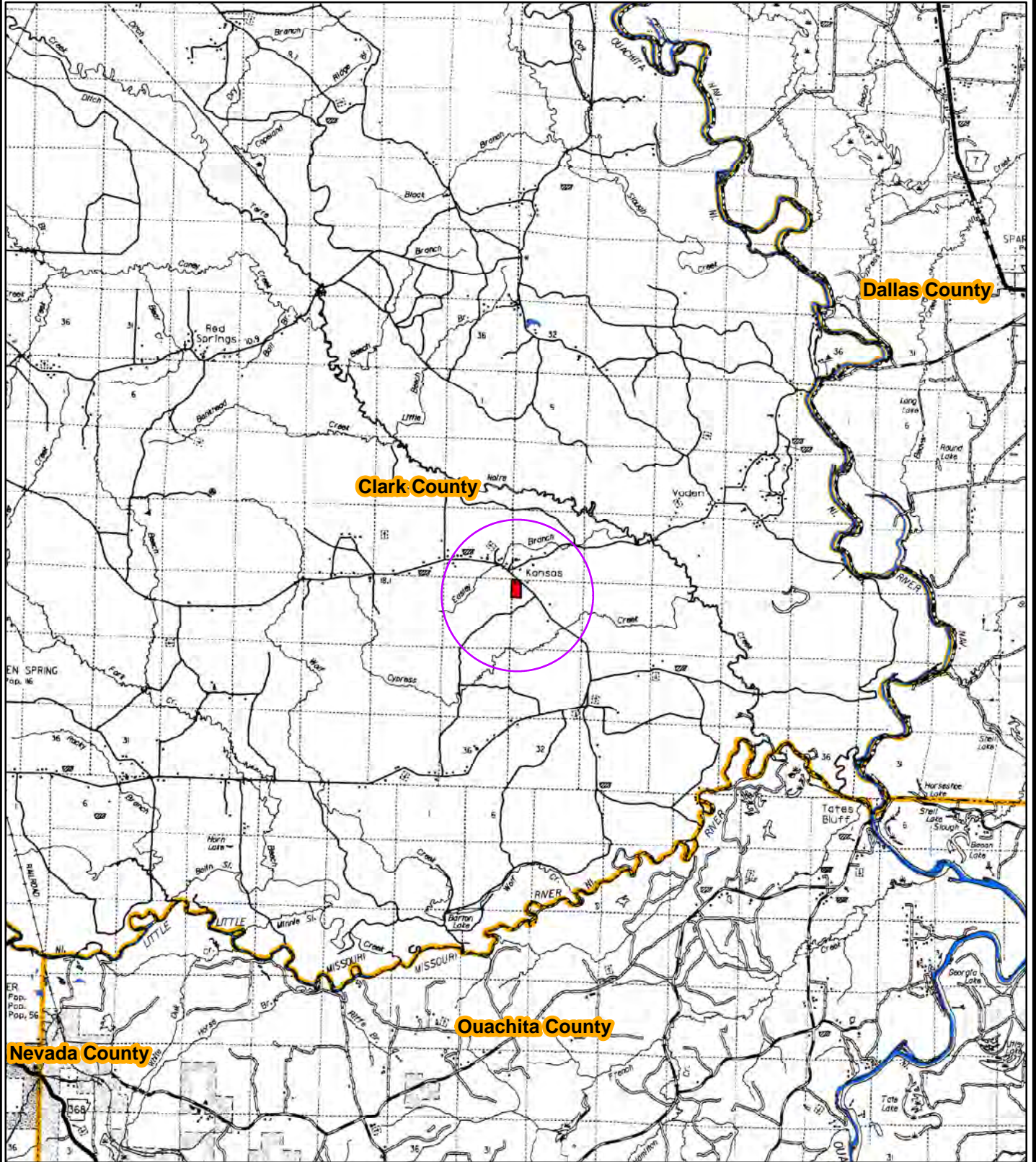


CONDITIONS OF SALE

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/fees, 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 #5184
"McGill Ford Road"
Frl. W¹/₂ of NW¹/₄ of NW¹/₄, Sec. 20, T10S, R18W,
Clark County, Arkansas, containing 23 acres, more or less



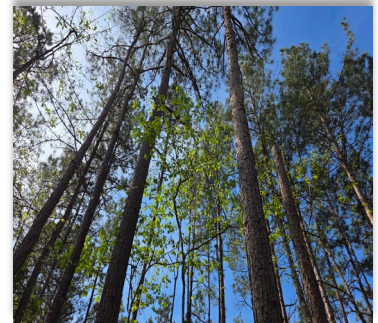
Drawn By: BJC

Highlights

- ±23 Acres in Clark County, AR
- Frontage on McGill Ford Road
- Recently Thinned
- Electricity / Cable at Road



Scan for Driving Directions



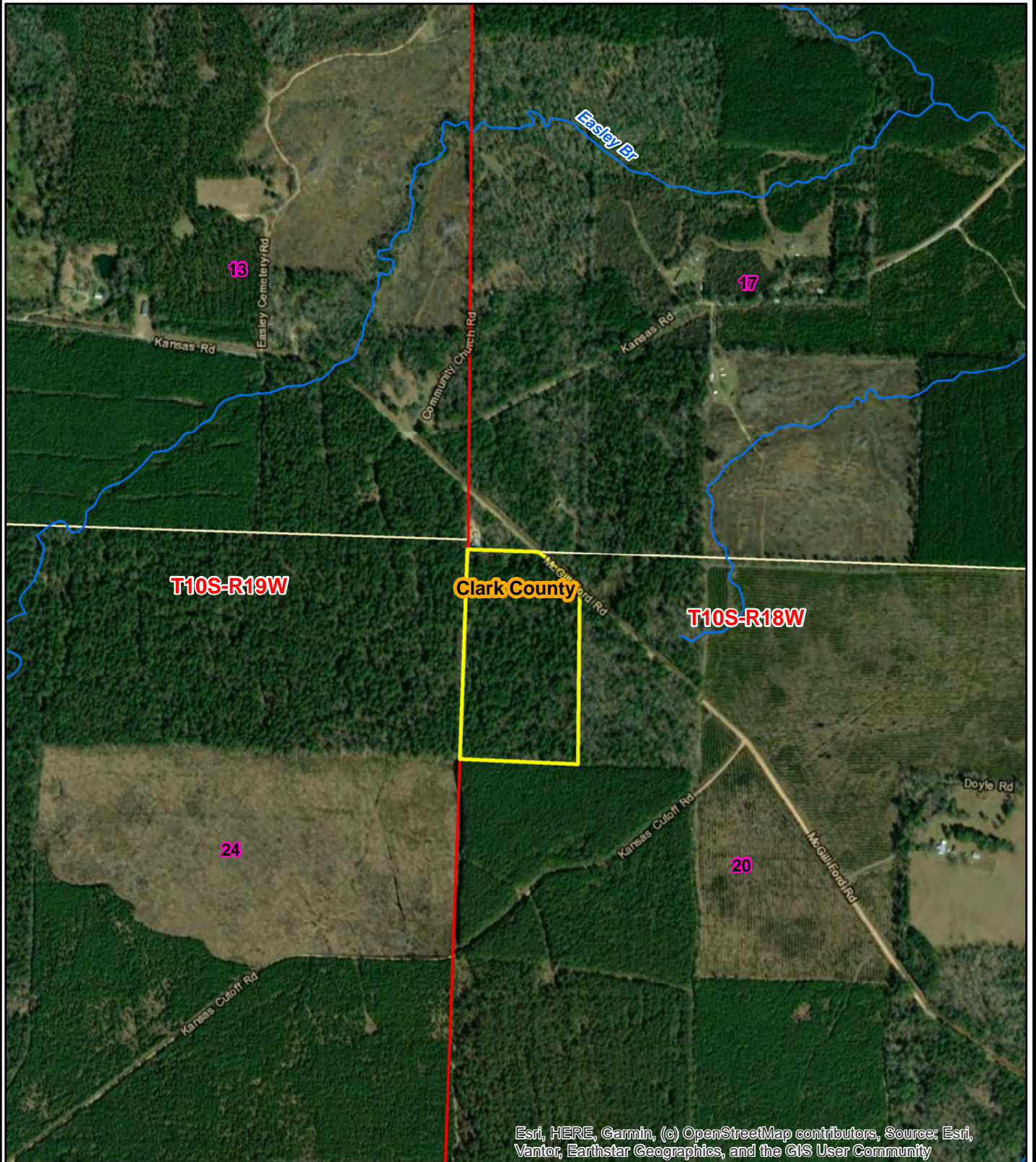
Property Description

Property is located nine (9) miles southeast of Gurdon, Arkansas. Access is frontage on McGill Ford Road. Timber consists of native pine that was recently thinned. Terrain is relatively flat. Great timberland investment or hunting / recreation. Electricity and cable are at road. Timber volume estimates are available online.

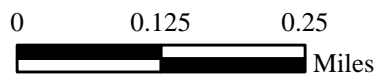
Video and additional photographs can be found online.

Pine Sawtimber:	463 Tons
CNS:	138 Tons
Pine Pulpwood:	975 Tons
Pine Topwood:	173 Tons
Hardwood Pulpwood:	78 Tons

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Frl. W $\frac{1}{2}$ of NW $\frac{1}{4}$ of NW $\frac{1}{4}$, Sec. 20, T10S, R18W,
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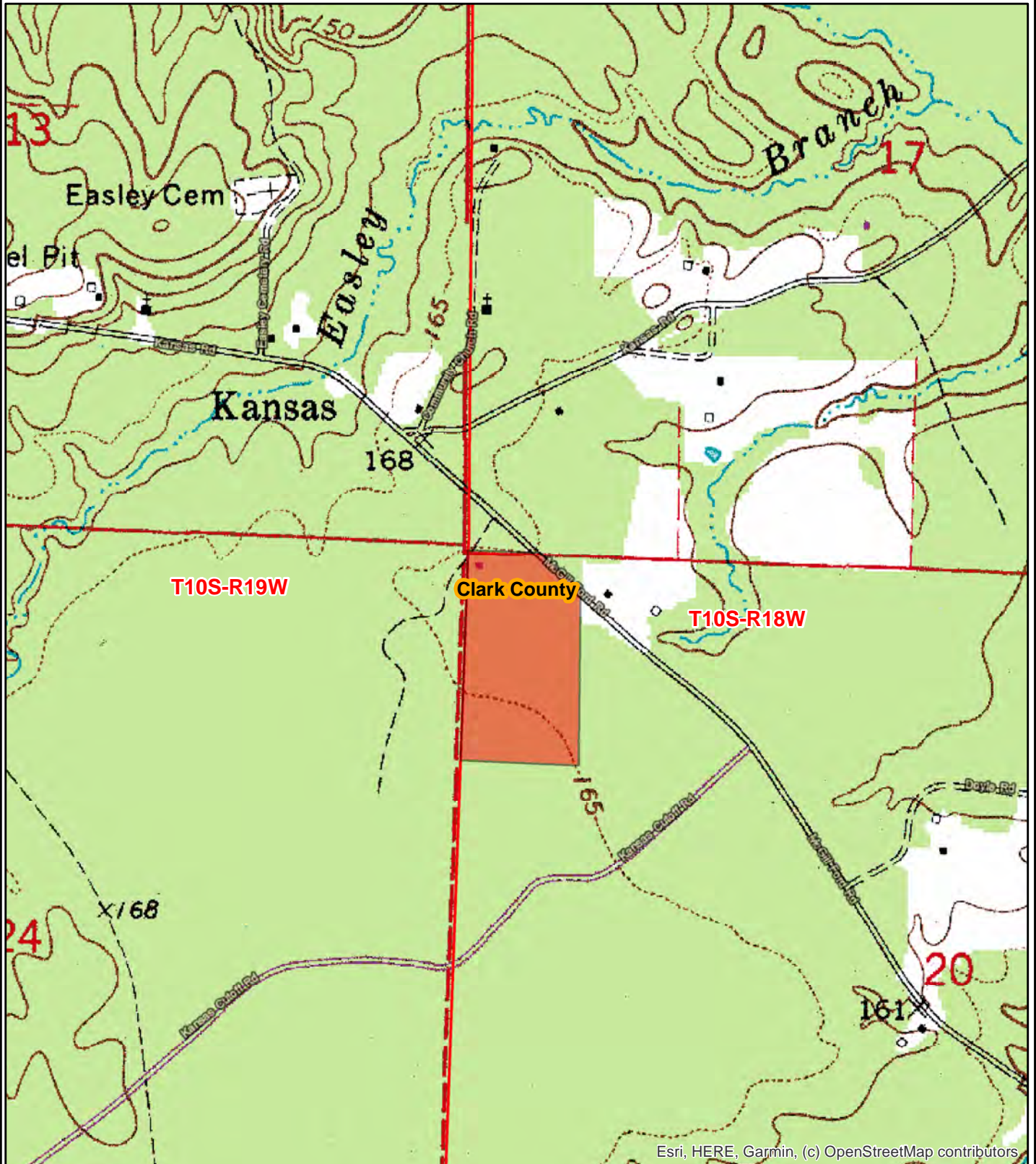
Esri, HERE, Garmin, (c) OpenStreetMap contributors, Source: Esri, Vantor, Earthstar Geographics, and the GIS User Community



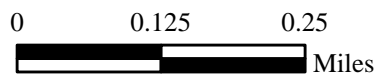
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