

# LAND FOR SALE

**Center Grove Tract  
Grant County, Arkansas  
±40 Acres**

**Bid Date: Friday, February 27, 2026 @ 10:00 a.m.**

- ±40 Acres in Grant County, AR
- Great Timberland & Recreation Property
- Mill Creek
- Immediate Timber Income



**BID DATE:**

**Friday, February 27, 2026 @ 10:00 a.m.**

**[www.kingwoodforestry.com](http://www.kingwoodforestry.com)**



**KINGWOOD FORESTRY SERVICES, INC.**  
**PHONE: (870) 246-5757      FAX: (870) 367-8424**  
**4 EXECUTIVE CIRCLE      P.O. BOX 65**  
**ARKADELPHIA, AR 71923**

Kingwood Forestry Services, Inc. has been authorized to manage the sale of the Center Grove Tract (Listing #5162) described as SE¼ of SW¼, Section 3, Township 5 South, Range 12 West, containing 40 acres more or less, Grant County, Arkansas (see attached maps).

The tract is located in the Center Grove community and about five (5) miles east of Sheridan, Arkansas. Viewing access is woods road via gated gravel road with possible other access points to property. Timber consists of a mix of mature pine and areas of hardwood. Terrain is flat to gently rolling with Mill Creek flowing through part of property. Tract offers opportunity for great timberland investment and excellent hunting / recreation. Timber Volumes are available upon request and / or online.

Based on inventory of merchantable timber February, 2026, estimated tree counts and timber volumes are as follows:

<b>Pine Sawtimber:</b>	<b>1,823 Trees</b>	<b>2,207 Tons</b>
<b>Pine Chip 'n Saw:</b>	<b>151 Trees</b>	<b>61 Tons</b>
<b>Pine Pulpwood:</b>	<b>283 Trees</b>	<b>109 Tons</b>
<b>Pine Topwood:</b>	<b>—</b>	<b>464 Tons</b>
<b>Oak Sawtimber:</b>	<b>53 Trees</b>	<b>42 Tons</b>
<b>Misc. Sawtimber:</b>	<b>76 Trees</b>	<b>63 Tons</b>
<b>Hardwood Pulpwood:</b>	<b>1,507 Trees</b>	<b>503 Tons</b>

Due to variations in cruising methods, utilization standards, and scaling practices, tree counts and volume estimates cannot be guaranteed.

Please see Method of Sale and Conditions of Sale within this notice.



**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.

**NOTICE OF LAND SALE**  
**CENTER GROVE TRACT (LISTING #5162)**  
**GRANT COUNTY, ARKANSAS**  
**BID DATE: Friday, February 27, 2026 @ 10:00 a.m.**

**Method of Sale**

The tract will be sold on the basis of lump sum sealed bids. An Offer Form is attached. Bids will be opened at the Kingwood Forestry office at #4 Executive Circle, Arkadelphia, Arkansas, at **10:00 a.m., Friday, February 27, 2026**. Buyers submitting offers are welcome to attend the bid opening. Mailed bids should be addressed to Kingwood Forestry Services, P.O. Box 65, Arkadelphia, AR 71923, with “**Center Grove Tract**” clearly marked in the lower left corner of the envelope to protect security of the offer. On mailed offers, please call our office to confirm receipt of offer. Bids may also be delivered by fax to 870-367-8424, by e-mail to [Arkadelphia@kingwoodforestry.com](mailto:Arkadelphia@kingwoodforestry.com), or hand-delivered to #4 Executive Circle, Arkadelphia, Arkansas. All faxed / e-mailed offers will be immediately acknowledged. Please await confirmation that your faxed / e-mailed offer has been received. No verbal telephone bids will be accepted. Anyone submitting an offer for the purchase of this property will be provided with a summary of bid results.

**Conditions of Sale**

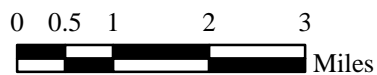
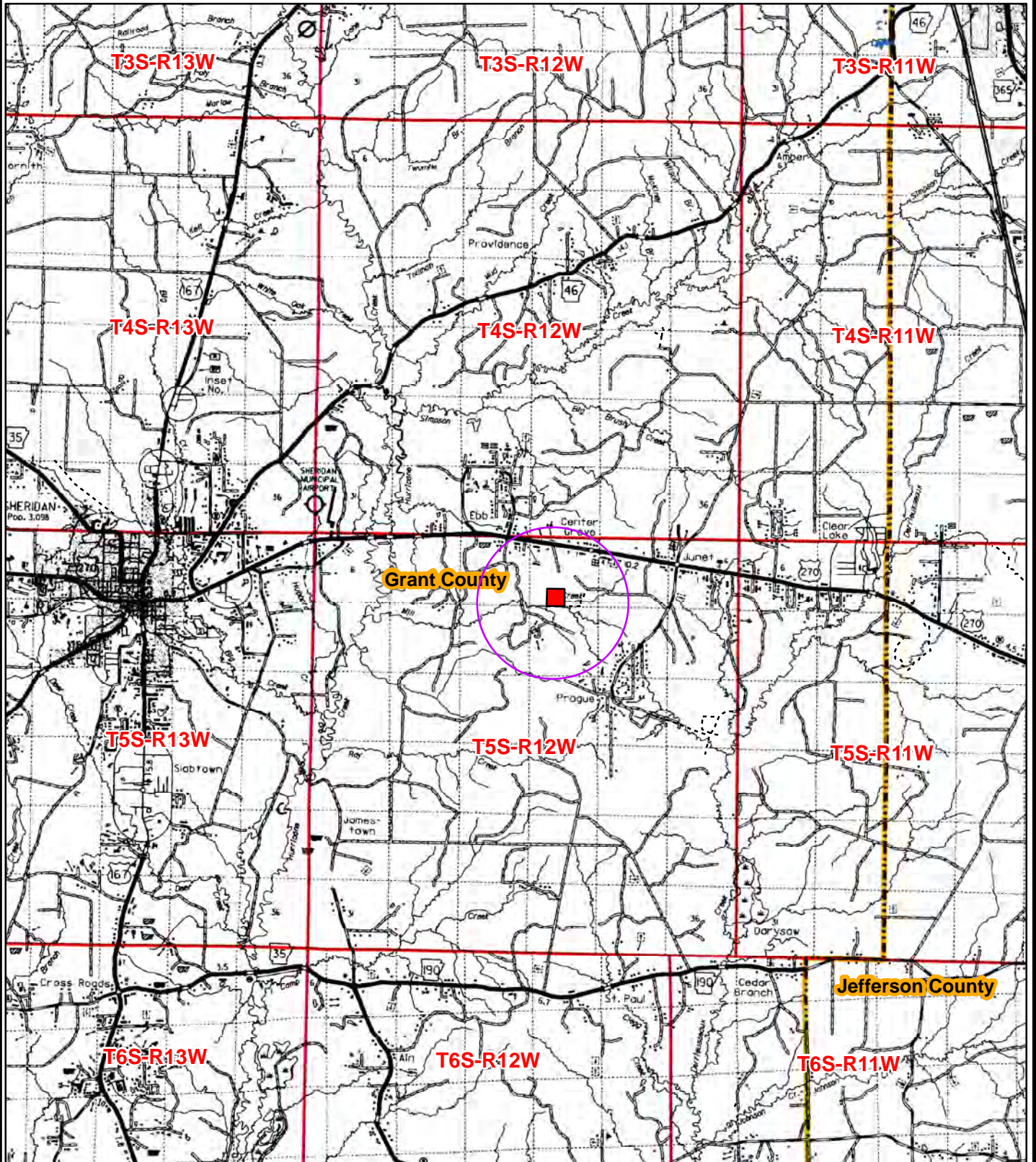
1. The landowner reserves the right to accept or reject any offer or to reject all offers.
2. Offers submitted will remain valid through 10:00 a.m., Wednesday, March 4, 2026. Successful bidder will be notified on or before that time by telephone, fax, or e-mail. Upon acceptance of an offer, a Contract of Sale, with earnest money in the amount of five percent (5%) of purchase price, will be executed between the successful bidder and landowner 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 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 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. Should Buyer be required by a lender to purchase a lender's title insurance policy, the Buyer will pay any fees for such 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. Seller will convey any mineral rights they may own on the property advertised in this Notice.
5. Seller will pay prorated property taxes (to date of closing), deed preparation, and one-half (½) of deed stamps. Buyer will pay recording fees and one-half (½) of deed stamps.
6. A local title company, selected by Seller, will conduct the closing with buyer and seller each paying one-half (½) of fees of settlement / closing fees.
7. 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, prospective buyers and their agents assume all liability and shall indemnify Seller and its agents, property managements, and Kingwood Forestry Services from and against all claims, demands, or causes of action, of every kind, nature, and description relating to its access to or presence on 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. Any existing hunting lease will terminate at closing.
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 including, but not limited to, acreage, timber, and access.
10. Questions regarding the land sale should be directed to licensed agent Brian Clark or licensed broker Phil Wright of Kingwood Forestry Services at 870-246-5757 or by e-mail at [Arkadelphia@kingwoodforestry.com](mailto:Arkadelphia@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.**

[www.kingwoodforestry.com](http://www.kingwoodforestry.com)

NOTICE OF LAND SALE - Listing #5162  
"Center Grove Tract"  
SE<sup>1</sup>/<sub>4</sub> of SW<sup>1</sup>/<sub>4</sub>, Sec. 3, T5S, R12W,  
Grant County, Arkansas



Drawn By: BJC



NOTICE OF LAND SALE - Listing #5162  
 "Center Grove Tract"  
 SE¼ of SW¼, Sec. 3, T5S, R12W,  
 Grant County, Arkansas



Esri, HERE, Garmin, (c) OpenStreetMap contributors, Source: Esri, Mapbox, Portland Geographics, and the GIS User Community

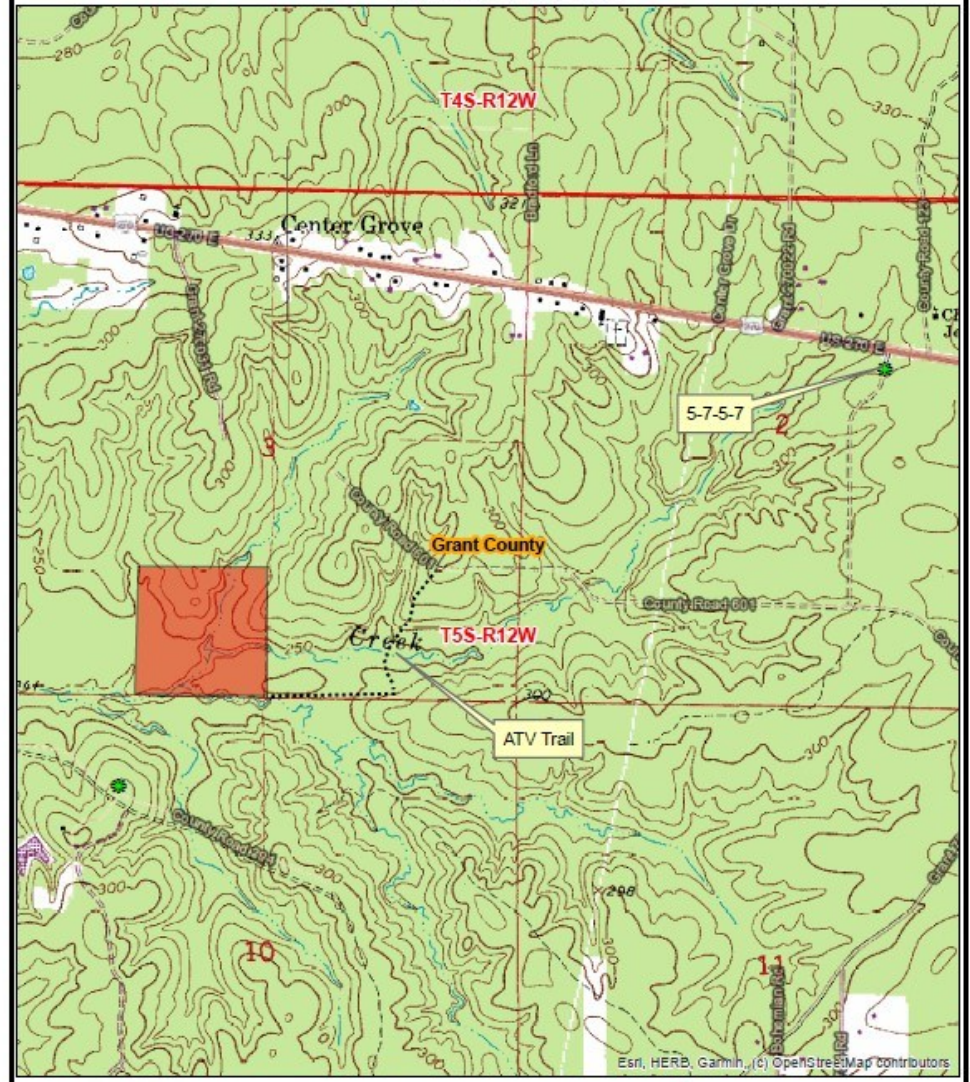
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 Miles



Drawn By: BJC



NOTICE OF LAND SALE - Listing #5162  
 "Center Grove Tract"  
 SE¼ of SW¼, Sec. 3, T5S, R12W,  
 Grant County, Arkansas



Esri, HERE, Garmin, (c) OpenStreetMap contributors

0 0.125 0.25  
 Miles



Drawn By: BJC



# OFFER FORM

**Bid Date: Friday, February 27, 2026 @ 10:00 a.m.**

**Center Grove Tract—Listing #5162—Grant County, Arkansas**

**Send Completed Offer Forms to us:**

**Mail:** P.O. Box 65, Arkadelphia, AR 71923

**Fax:** 870-367-8424

**Hand Deliver:** #4 Executive Circle, Arkadelphia, AR 71923

**E-mail:** [arkadelphia@kingwoodforestry.com](mailto:arkadelphia@kingwoodforestry.com)

In reference to the attached Kingwood Forestry Services, Inc. Notice of Land Sale, I submit the following as an offer for the purchase of Center Grove Tract located in Grant County, Arkansas and further described within the attached Notice of Land Sale (see attached maps and Conditions of Sale).

My offer will remain valid through 10:00 a.m., Wednesday, March 4, 2026. Successful bidder will be notified at or before that time by telephone, fax, or e-mail. If my offer is accepted, I am ready, willing, able and obligated to execute a Contract of Sale within ten (10) business days of owner's acceptance with earnest money in the amount of five percent (5%) of purchase price. Closing date to occur within forty-five (45) days of contract execution. I have read, understand, **and agree to** the Method of Sale and Conditions of Sale sections within this notice. Any contingencies must be in writing and accompany this completed Offer Form.

**Send offer form to:** Kingwood Forestry Services, Inc. (**Before 10:00 a.m., Friday, February 27, 2026**)  
P.O. Box 65, Arkadelphia, AR 71923 or fax to 870-367-8424  
E-mail completed Offer Form to [Arkadelphia@kingwoodforestry.com](mailto:Arkadelphia@kingwoodforestry.com)

**Center Grove Tract (Listing #5162—40± Acres):** \$ \_\_\_\_\_

Date: \_\_\_\_\_ Fax No.: \_\_\_\_\_

Company: \_\_\_\_\_ Phone No.: \_\_\_\_\_  
Printed

Name: \_\_\_\_\_ Name: \_\_\_\_\_  
Printed Signed

Address: \_\_\_\_\_  
Street City, State, Zip

Email: \_\_\_\_\_

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

**AREA BELOW FOR KINGWOOD USE ONLY**

Offer Acknowledged by Agent / Broker: \_\_\_\_\_  
Name Date

