

Four Tracts for Sale by Sealed Bid

±422.93 Total Acres

Cleveland County, Arkansas

Bid Date: June 12, 2026, 10:00 AM

Bids Accepted for Any or All Tracts

Tract	Listing No.	Acres	Features
Kedron	1744	±242.93	Hunter's Paradise with Camp & Mature Timber
Unionville Rd	1745	±100	Timberland Investment & Hunting with Easement
Mt Carmel Rd	1746	±60	Timberland Investment & Hunting with Legal Access
Mt Carmel 20	1747	±20	Timberland Investment & Hunting



Kedron Tract
±242.93 Acres



Unionville Rd Tract
±100 Acres



Mt Carmel Rd Tract
±60 Acres



Mt Carmel 20 Tract
±20 Acres

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, June 17, 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 ten percent (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 (45) 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. No 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. (Kingwood) in no way warrants the conditions of the property, including access routes or utilities, 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 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 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 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 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.

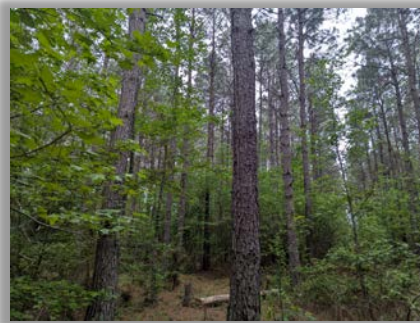
Highlights

- Prime Timberland & Hunting Property
- Gated Legal Access
- Established Hunting Camp with Utilities
- Mature Timber and Pine Plantations

Kedron Tract Timber Estimate	
Pine Sawtimber	1,129 tons
Pine CNS	117 tons
Pine Pulpwood	5,285 tons
Oak Sawtimber	10 tons
Misc. Hwd. Sawtimber	10 tons
Hardwood Pulpwood	154 tons



Scan for Driving Directions



Property Description

The Kedron Tract is described as the South ½ of the South ½ of the Southeast ¼ of Section 7, the Northeast ¼ of the Northeast ¼ of Section 13, and the North ½ of the North ½ of Section 18, Township 8 South, Range 10 West, Cleveland County, Arkansas, containing +/- 242.93 acres.

This tract is a hunter’s dream, with an established hunting camp and abundant deer and turkey sign. The timber consists of ±71 acres of 2017 plantation, ±58 acres of 2007 plantation, ±55 acres of thinned 2000 plantation, and ±40 acres of hardwood-pine reproduction. Gated access is by Mt Carmel Rd from the west. Call for gate combination. There is an established crossing on the railroad track.

- Prospective buyers are welcome to tour the property at their convenience.
- Video and additional photographs can be found online.

Unionville Rd Tract
Listing No. 1745

±100 Acres

Bid Date: June 12, 2026, 10:00 AM

Highlights

- Timberland Investment and Hunting Opportunity
- 9 Mi. from Rison & 20 Mi. from Pine Bluff, AR
- Pine Plantations with Future Income
- Easement Provided with Property

Unionville Rd Tract Timber Estimate	
Pine Sawtimber	210 tons
Pine CNS	243 tons
Pine Pulpwood	1,702 tons
Oak Sawtimber	33 tons
Misc. Hwd. Sawtimber	59 tons
Hardwood Pulpwood	403 tons



Scan for Driving Directions



Property Description

The Unionville Rd Tract is described as the Southwest ¼ of the Northwest ¼ and West ½ of the Northwest ¼ of the Northwest ¼ of Section 13; the Northeast ¼ of the Northeast ¼ of Section 14, Township 8 South, Range 11 West, Cleveland County, Arkansas, containing +/- 100 acres.

The timber consists of ±56 acres of 2007 plantation, ±34 acres of thinned pine-hardwood timber, and ±4 acres of 2020 plantation. An easement will be provided from the east via woods road from Mt Carmel Rd. Seller reports water and power easements are available.

- Prospective buyers are welcome to tour the property at their convenience.
- Video and additional photographs can be found online.

Highlights

- Timberland Investment and Hunting Opportunity
- 9 Mi. from Rison & 20 Mi. from Pine Bluff, AR
- 2020 Pine Plantation with Future Income
- Access to Mt Carmel Rd



Scan for Driving Directions



Property Description

The Mt Carmel Rd Tract is described as the Northwest $\frac{1}{4}$ of the Southwest $\frac{1}{4}$ and the West $\frac{1}{2}$ of the Northeast $\frac{1}{4}$ of the Southwest $\frac{1}{4}$ of Section 12, Township 8 South, Range 11 West, Cleveland County, Arkansas, containing +/-60 acres.

The timber consists of ±52 acres of 2020 pine plantation and ±8 acres of mature pine-hardwood timber in the Streamside Management Zone to the east. The creek likely holds water for a majority of the year and is an ideal water source for wild game. The tract has access from Mt Carmel Rd to the southwest corner of the property. Seller reports water and power easements are available.

- Prospective buyers are welcome to tour the property at their convenience.
- Video and additional photographs can be found online.

Highlights

- Timberland Investment and Hunting Opportunity
- 9 Mi. from Rison & 20 Mi. from Pine Bluff, AR
- 2011 Pine Plantation with Future Income
- Rural Water and Power Near Property.



Scan for Driving Directions



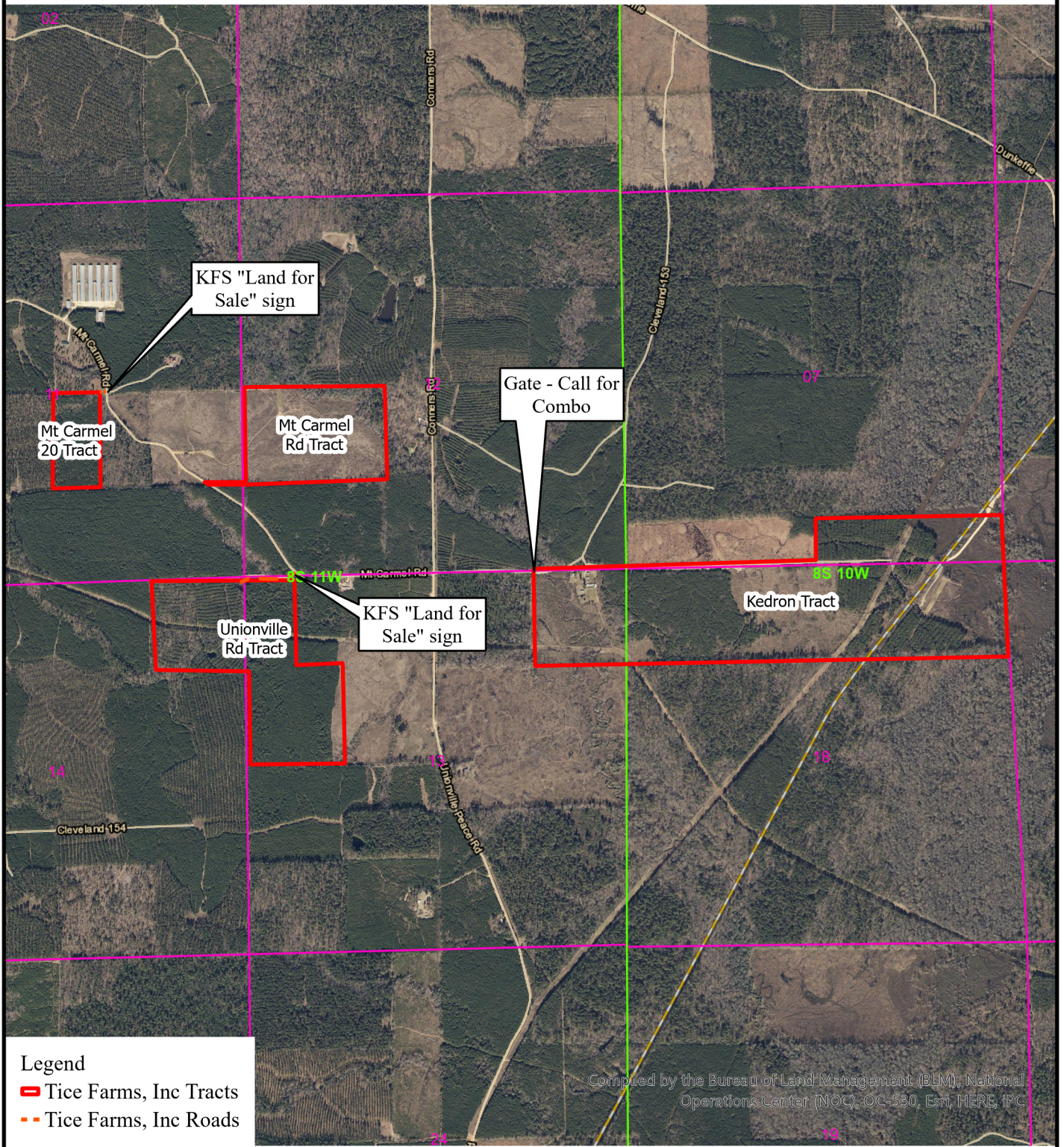
Property Description

The Mt Carmel 20 Tract is described as the West ½ of the Northwest ¼ of the Southeast ¼ of Section 11, Township 8 South, Range 11 West, Cleveland County, Arkansas, containing ±20 acres.

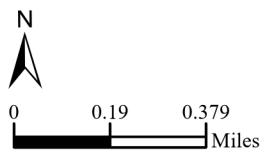
The timber consists of ±20 acres of 2011 pine plantation, which should be ready to thin in the next few years. Historical access is from the east by woods road from Mt Carmel Rd. Seller reports water and power easements are available.

- Prospective buyers are welcome to tour the property at their convenience.
- Video and additional photographs can be found online.

TICE FARMS, INC. TRACTS
 Kedron Tract - KFS #1744, +/- 242.93 Acres
 Unionville Rd Tract - KFS #1745, +/- 100 Acres
 Mt Carmel Rd Tract - KFS #1746, +/- 60 Acres
 Mt Carmel 20 Tract - KFS #1747, +/- 20 Acres
 Cleveland County, Arkansas



Legend
■ Tice Farms, Inc Tracts
- - - Tice Farms, Inc Roads



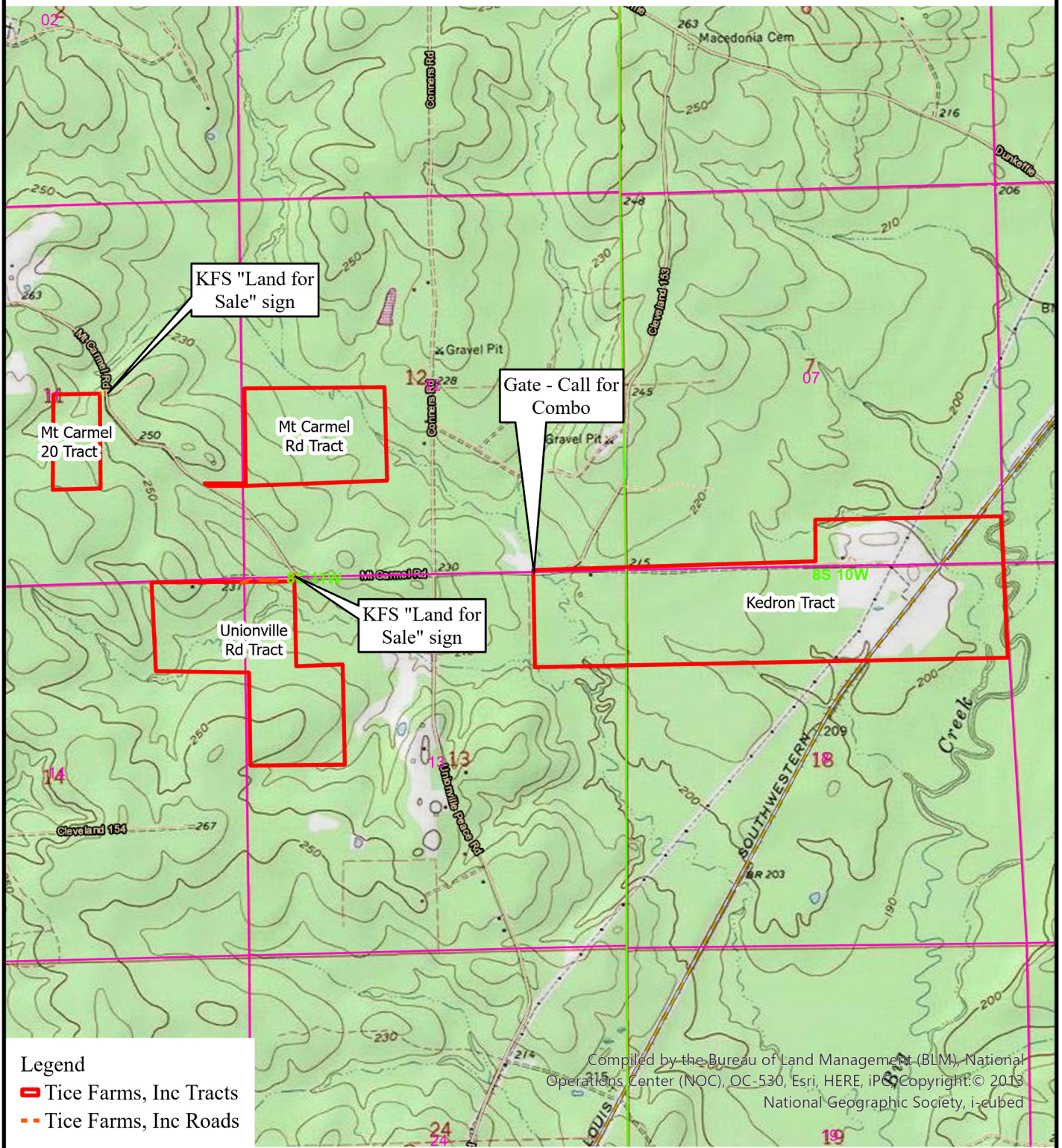
This map depicts the general situation of the property. Actual property lines may vary.



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

User: ddick
 Center: 92°10'4"W 34°2'4"N
 Coord. System: NAD 1983 UTM Zone 15N

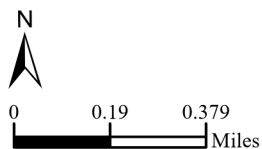
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 Cleveland County, Arkansas



Legend

- █ Tice Farms, Inc Tracts
- - - Tice Farms, Inc Roads

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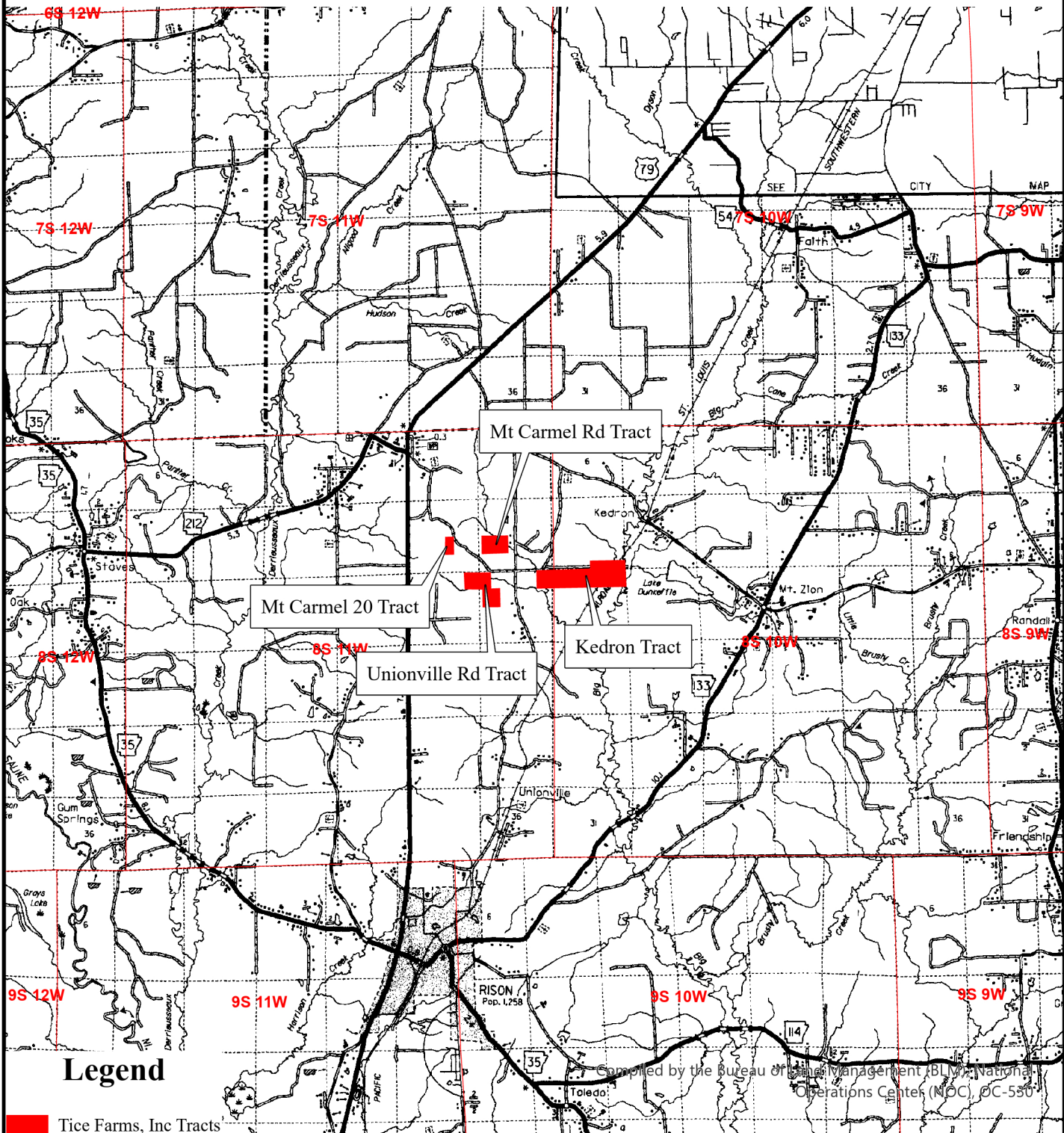


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Legend

Tice Farms, Inc Tracts



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

Tice Farms, Inc. Bid Sale
Listing No. 1744 – 1747

±422.93 Total Acres
Bid Date: June 12, 2026, 10:00 AM

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
Fax: (870) 367-8424
Call (870) 367-8567 to confirm receipt after submitting offer.

I submit the following as bid(s) to purchase the tracts listed below. My bid(s) 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 Bid Form.

Tract	Listing No.	Acres	Bid Amount
Kedron	1744	±242.93	\$
Unionville Rd	1745	±100	\$
Mt Carmel Rd	1746	±60	\$
Mt Carmel 20	1747	±20	\$
All Tracts:		±422.93	\$

Company: _____ Phone No: _____

Name: _____ Printed _____ Signature: _____ Signed _____

Address: _____ Street _____ City _____ State _____ Zip _____

Email: _____

Area Below for Kingwood Use Only:
Offer Acknowledged by Agent/Broker: _____

