

# 11 Tracts for Sale by Sealed Bid

±628.92 Total Acres

Bradley, Calhoun, Cleveland, & Dallas Counties, Arkansas

Bid Date: July 10, 2026, 10:00 AM

Bids may be submitted for any or all tracts

Tract	Listing No.	Acres	County	Features
Bradley Co Rd 8	1748	±36.49	Bradley	Prime Rural Homesite & Timberland
Brown Rd	1749	±80	Cleveland	Mature Pine Sawtimber & Hunting
Caney Creek 20	1750	±20	Cleveland	Mature Plantation & Hunting
Caney Creek 40	1751	±40	Cleveland	Mature Plantation & Hunting
Dallas 40	1752	±40	Dallas	Ideal Rural Homesite on Hwy 273
Dyer Rd	1753	±40	Cleveland	Mature Pine Timber & Recreation
Farm to Market	1754	±40	Cleveland	Paved Rd Access & Mature Pine Timber
Hwy 189	1755	±80	Cleveland	Fine Rural Homesite on Hwy 189
St John Rd	1756	±160	Cleveland	Excellent Pine Sawtimber
Tinsman	1757	±50.74	Calhoun	2008 Plantation & Hunting
Wagnon	1758	±41.69	Bradley	Rural Homesite with Great Access



**St. John Rd Tract**  
±160 Acres



**Hwy 189 Tract**  
±80 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., Monday, July 20, 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 properties are 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. (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 and suitability for intended purpose.
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

- Rural Homesite & Timberland in Bradley County, AR
- Legal Access on Bradley Co Rd 8 (Adair Rd)
- Immediate Timber Income Available
- Electric Utilities on Property



Scan for Driving Directions



## Property Description

The Bradley Co Rd 8 Tract is described as part of the Northwest  $\frac{1}{4}$  of the Southwest  $\frac{1}{4}$  of Section 31, Township 12 South, Range 10 West, Bradley County, Arkansas, containing  $\pm 36.49$  acres.

This tract is an excellent rural homesite & timberland opportunity just 6 miles west of Warren, AR! The timber consists of  $\pm 33$  acres of mature pine-hardwood forest. The property has legal access on Bradley Co Rd 8 (Adair Rd) and electric utilities are located on the property.

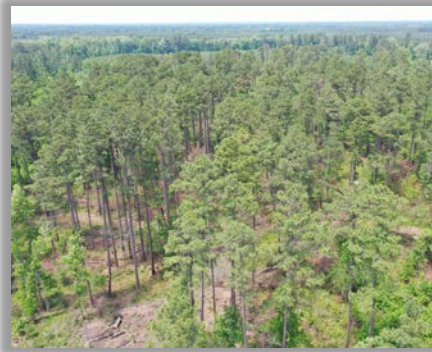
- Prospective buyers are welcome to tour the property at their convenience.
- Video and additional photographs can be found online.

## Highlights

- Timberland Investment in Cleveland County, AR
- Mature Pine Timber
- Hunting & Recreation
- Historical Access to Cleveland Co Rd 529



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## Property Description

The Brown Rd Tract is described as the Northwest ¼ of the Northeast ¼ and the Southeast ¼ of the Northwest ¼ of Section 14, Township 11 South, Range 10 West, Cleveland County, Arkansas, containing ±80 acres.

This tract is an ideal timberland investment and recreation opportunity close to sawmills in southeast Arkansas. The timber consists of ±20 acres of mature pine, ±36 acres of thinned ~20-year-old pine, and ±24 acres of clearcut with natural regeneration. The property has historical access from Brown Rd and Cleveland Co Rd 529 and lies approximately 10 mi. north of Warren, AR.

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

### Highlights

- Timberland Investment in Cleveland County, AR
- 1994 Pine Plantation
- Hunting & Recreation
- Historical Access to Bradley 15 A Rd



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### Property Description

The Caney Creek 20 Tract is described as the West ½ of the Northeast ¼ of the Northeast ¼ of Section 36, Township 11 South, Range 11 West, Cleveland County, Arkansas, containing ±20 acres.

This tract is a fine timberland investment and recreation opportunity just 10 miles northwest of Warren, AR! The timber consists of ±20 acres of unthinned 1994 pine plantation. The property has historical access from the south to Bradley 15 A Rd.

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

## Highlights

- Timberland Investment in Cleveland County, AR
- Mature Pine Sawtimber
- Hunting & Recreation
- Historical Access to Broughten Rd



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## Property Description

The Caney Creek 40 Tract is described as the Northwest ¼ of the Northwest ¼ of Section 36, Township 11 South, Range 11 West, Cleveland County, Arkansas, containing ±40 acres.

This tract is a good timberland investment and recreation opportunity approximately 10 miles northwest of Warren, AR! The timber consists of ±40 acres of pine sawtimber. The property has historical access from the northwest to Broughten Rd.

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

### Highlights

- Rural Homesite & Timberland in Dallas County, AR
- 0.25 Miles of Frontage on AR Hwy 273
- Electrical Utilities Nearby
- Mature Pine Sawtimber



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### Property Description

The Dallas 40 Tract is described as the Northeast ¼ of the Northwest ¼ of Section 22, Township 10 South, Range 15 West, Dallas County, Arkansas, containing ±40 acres.

This tract is a great rural homesite and timberland investment opportunity 12 miles west of Fordyce, AR! The timber consists of ±40 acres of pine sawtimber. The property has approximately 0.25 miles of frontage on AR Hwy 273. Electrical utilities are nearby on the adjacent landowner to the east.

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

### Highlights

- Timberland Investment in Cleveland County, AR
- Mature Pine Sawtimber
- Hunting & Recreation
- Historical Access to Brown Rd



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### Property Description

The Dyer Tract is described as the Northeast  $\frac{1}{4}$  of the Northwest  $\frac{1}{4}$  of Section 15, Township 11 South, Range 11 West, Cleveland County, Arkansas, containing  $\pm 40$  acres.

This tract is a beautiful timberland investment and recreation property approximately 10 miles north of Warren, AR! The timber consists of  $\pm 40$  acres of pine sawtimber. The property has historical access from the southeast to Brown Rd.

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

### Highlights

- Timberland Investment in Cleveland County, AR
- Legal Access on Farm to Market Rd
- Immediate Timber Income Available
- One Mile East of New Edinburg, AR



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### Property Description

The Farm to Market Tract is described as the East ½ of the W ½ of the Northeast ¼ of Section 15, Township 11 South, Range 11 West, Cleveland County, Arkansas, containing ±40 acres.

This tract is a nice timberland investment and recreation opportunity just one mile east of New Edinburg, AR! The timber consists of ±40 acres of mature pine forest with immediate income available. The property has ~671 feet of frontage on Farm to Market Rd.

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

### Highlights

- Rural Homesite & Timberland in Cleveland County, AR
- Legal Access on Paved Hwy 189
- Immediate Timber Income Available
- Electric Utilities on Property



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### Property Description

The Hwy 189 Tract is described as the Southeast ¼ of the Southwest ¼ and the Southwest ¼ of the Southeast ¼ of Section 8, Township 11 South, Range 10 West, Cleveland County, Arkansas, containing ±80 acres.

This tract is an excellent rural homesite and timberland investment opportunity approximately 12 miles northwest of Warren, AR! The timber consists of ±37 acres of mature pine sawtimber, ±28 acres of 2010 plantation, and ±10 acres of hardwood pulpwood. The property has legal access on Hwy 189 and electric utilities are located on the property.

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

## Highlights

- Timberland Investment in Cleveland County, AR
- Mature Pine Sawtimber & Poles
- Hunting & Recreation
- Historical Access to Cleveland Co Rd 326



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## Property Description

The St John Rd Tract is described as the North ½ of the Northwest ¼ and the Southwest ¼ of the Northwest ¼ and the Northwest ¼ of the Southwest ¼ all in Section 27, Township 11 South, Range 11 West, Cleveland County, Arkansas, containing ±160 acres.

This tract is an excellent timberland investment opportunity with beautiful pine sawtimber & poles 12 miles northwest of Warren, AR! The timber consists of ±79 acres of mature pine plantation and ±81 acres of mature pine-hardwood forest. The property has historical access from the south to Cleveland Co Rd 326.

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

### Highlights

- Timberland Investment in Calhoun County, AR
- 2008 Plantation
- Hunting & Recreation
- Historical Access to Calhoun Co Rd 77



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### Property Description

The Tinsman Tract is described as part of the fractional South ½ of the South ½ of Section 31, Township 11 South, Range 12 West; and part of the Southeast ¼ of the Southeast ¼ of Section 36, Township 11 South, Range 13 West, Calhoun County, Arkansas, containing ±50.74 acres.

This tract is a great timberland investment and recreation property 8 miles southeast of Fordyce, AR! The timber consists of ±50.74 acres of 2008 pine plantation. The property has historical access from the west to Calhoun Co Rd 77 and from the east to Hwy 274.

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

### Highlights

- Rural Homesite & Timberland in Bradley County, AR
- Legal Access on Bradley Co Rd 240 & 239
- 2021 Pine Plantation
- Electric Utilities on Property



Scan for Driving Directions



### Property Description

The Wagon Tract is described as the fractional Southwest ¼ of the Northwest ¼ of Section 12, Township 12 South, Range 12 West, Bradley County, Arkansas, containing ±41.69 acres.

This tract is an excellent rural homesite and timberland investment opportunity ~6 miles southwest of New Edinburg, AR! The timber consists of ±41.69 acres of 2021 pine plantation. The property has approx. 0.25 miles of frontage on Bradley Co Rd 240 to the north and approx. 0.25 miles of frontage on Bradley Co Rd 239 to the west and electric utilities are located along Bradley Co Rd 240.

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

<b>Upton &amp; Mason Timber Estimate (Tons)</b>									
<b>Tract</b>	<b>Pine</b>		<b>Pine</b>		<b>Oak</b>	<b>Misc. Hwd.</b>		<b>Hwd.</b>	
	<b>Sawtimber</b>	<b>CNS</b>	<b>Pulpwood</b>	<b>Sawtimber</b>		<b>Sawtimber</b>	<b>Pulpwood</b>	<b>Sawtimber</b>	<b>Pulpwood</b>
<b>Bradley Co Rd 8</b>	1,775	466	981	13	-	-	-	-	700
<b>Brown Rd</b>	1,527	343	1,284	8	30	-	-	-	1,477
<b>Caney Creek 20</b>	887	489	1,346	9	-	-	-	-	191
<b>Caney Creek 40</b>	2,288	948	1,175	9	-	-	-	-	53
<b>Dallas 40</b>	692	301	517	-	-	-	-	-	41
<b>Dyer Rd</b>	3,812	40	670	91	22	-	-	-	956
<b>Farm to Market</b>	434	106	777	13	-	-	-	-	334
<b>Hwy 189</b>	1,399	787	3,838	22	-	-	-	-	1,180
<b>St. John Rd</b>	9,930	237	2,826	32	-	-	-	-	1,100
<b>Total:</b>	<b>22,745</b>	<b>3,717</b>	<b>13,413</b>	<b>197</b>	<b>52</b>	<b>-</b>	<b>-</b>	<b>-</b>	<b>6,033</b>

**UPTON & MASON TRACTS**

Dallas 40 Tract - KFS #1752  
 The Northeast 1/4 of the Northwest 1/4 of Section 22, Township 10 South, Range 15 West,  
 Dallas County, Arkansas, containing ±40 acres



**Legend**  
 ■ Upton & Mason Tracts  
 ■ Upton & Mason Tracts

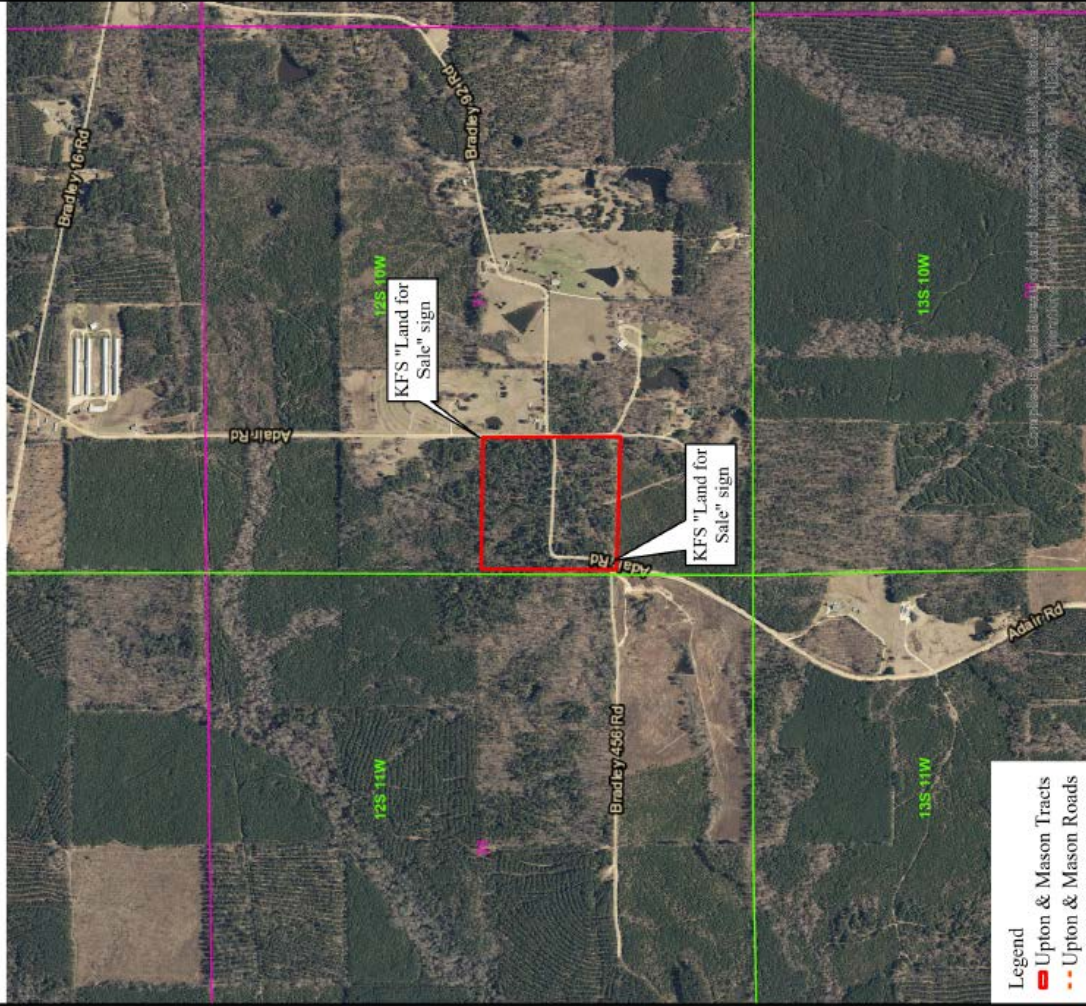
This map depicts  
 the general situation  
 of the property.  
 Actual property  
 lines may vary.

User: ddick  
 Center: 92°37'49"W 33°50'40"N  
 Coord. System: NAD 1983 UTM Zone 15N



**LAND FOR SALE**

Bradley County Rd 8N Tract - KFS #1748  
 Part of the Northwest 1/4 of the Southwest 1/4 of Section 31, Township 12 South, Range 10 West,  
 Bradley County, Arkansas, containing ±36.49 acres



**Legend**  
 ■ Upton & Mason Tracts  
 ■ Upton & Mason Tracts

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

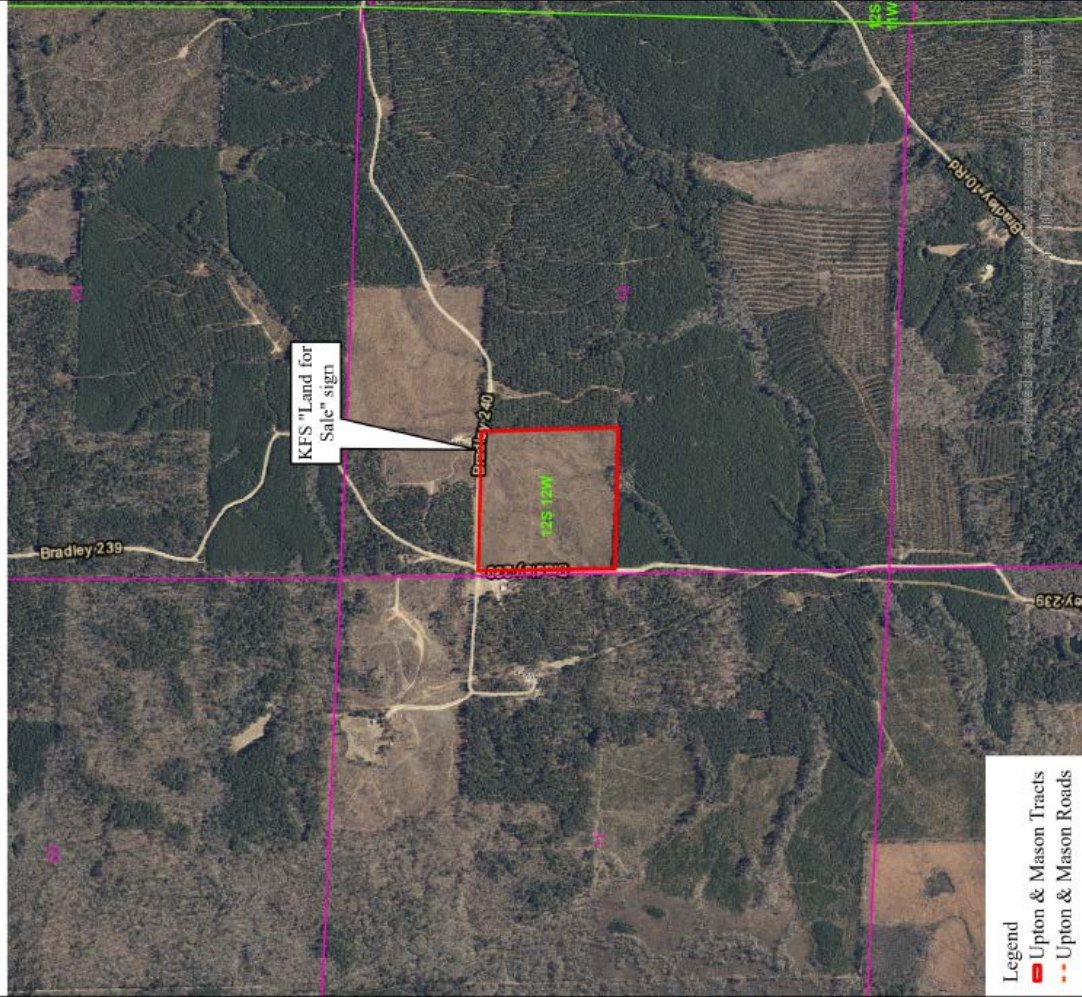
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 Coord. System: NAD 1983 UTM Zone 15N



LAND FOR SALE

Wagon Tract - KFS #1758

The fractional Southwest 1/4 of the Northwest 1/4 of Section 12, Township 12 South, Range 12 West, Bradley County, Arkansas, containing ±41.69 acres



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

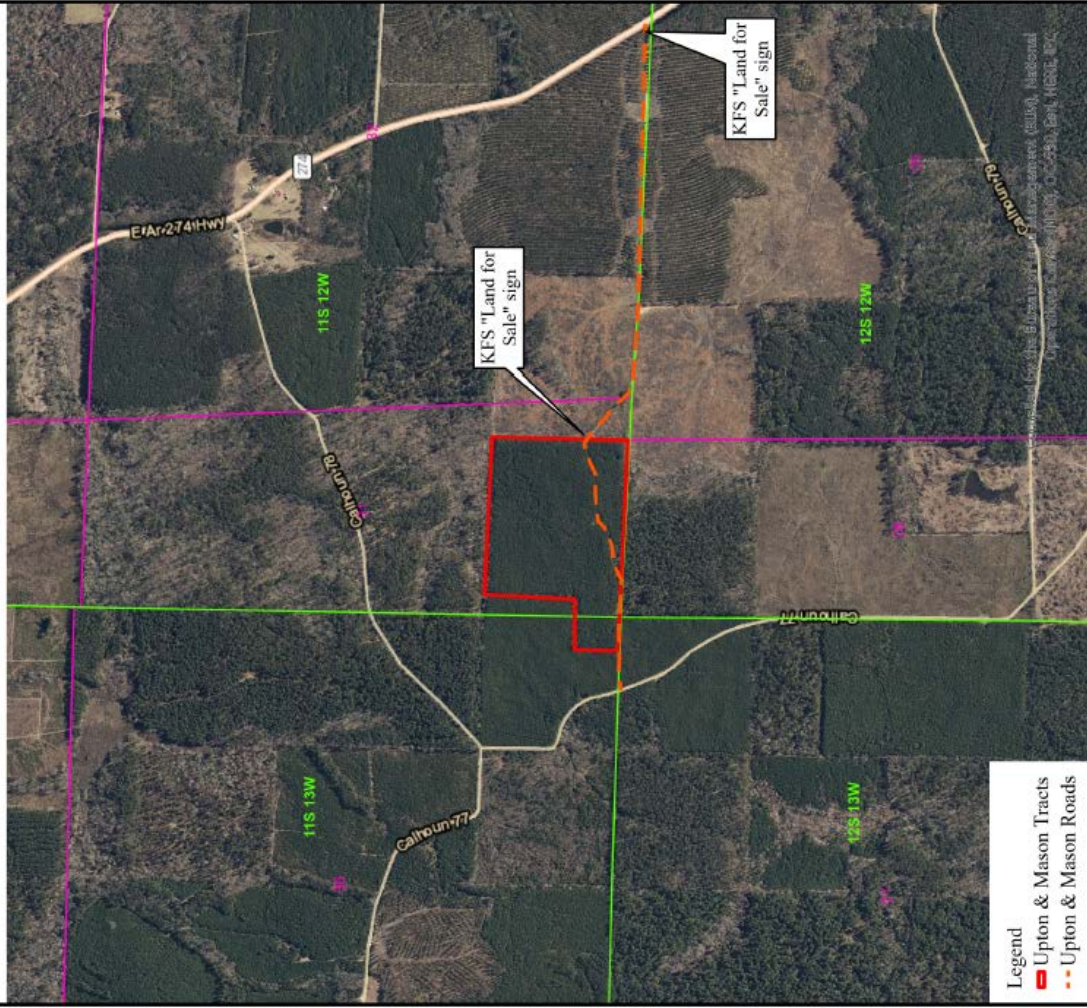


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LAND FOR SALE

Tinsman Tract - KFS #1757

Part of the fractional South 1/2 of the South 1/2 of Section 31, Township 11 South, Range 12 West; and part of the Southeast 1/4 of the Southeast 1/4 of Section 36, Township 11 South, Range 13 West, Calhoun County, Arkansas, containing ±50.74 acres

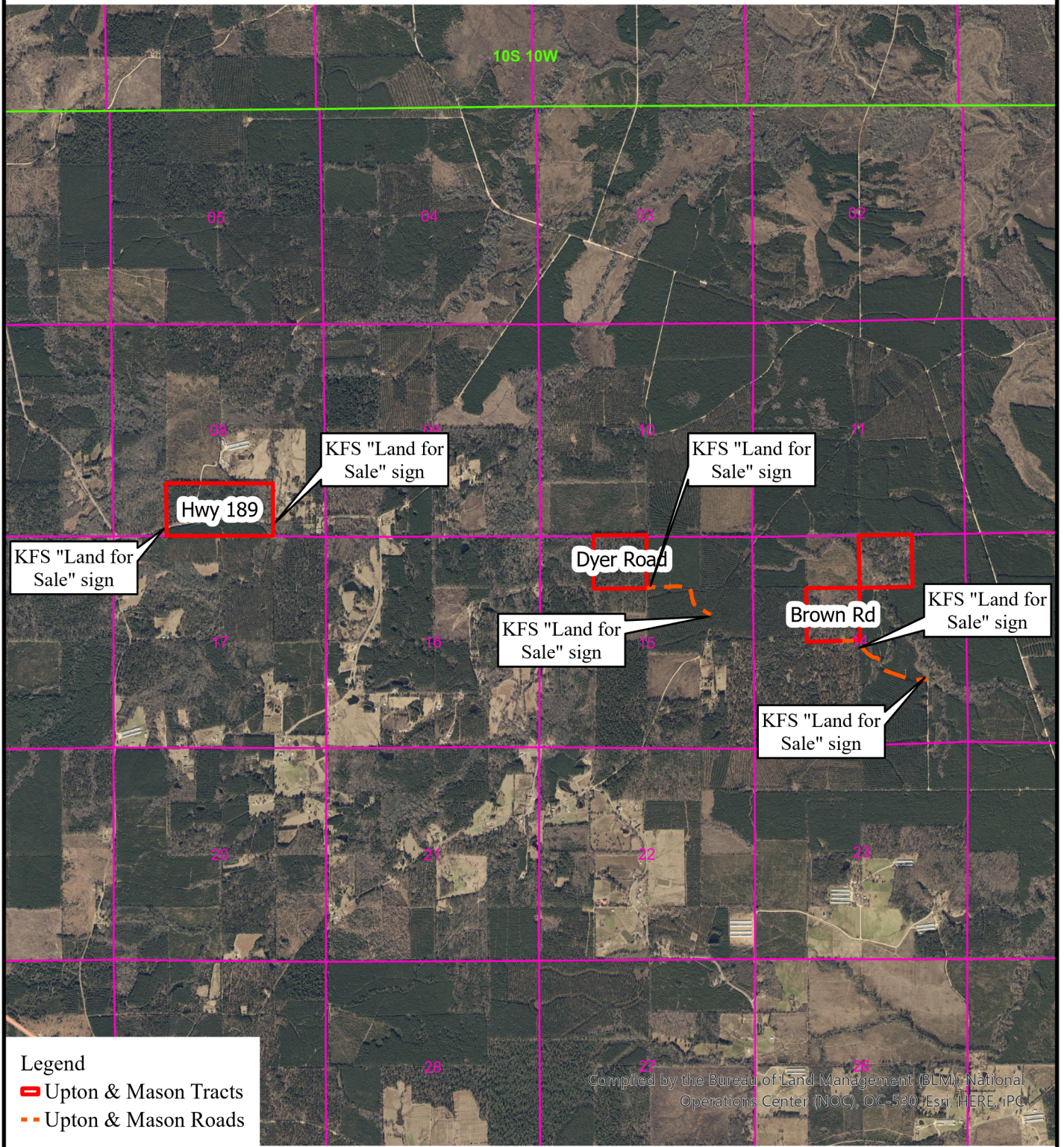


This map depicts the general situation of the property. Actual property lines may vary.



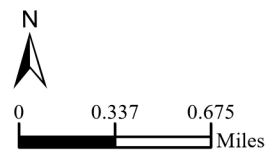
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**LAND FOR SALE**  
 Brown Road Tract - KFS #1749, +/- 80 Acres  
 Dyer Road Tract - KFS #1753, +/- 40 Acres  
 Hwy 189 Tract - KFS #1755, +/- 80 Acres



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

**Legend**  
■ Upton & Mason Tracts  
- - - Upton & Mason Roads



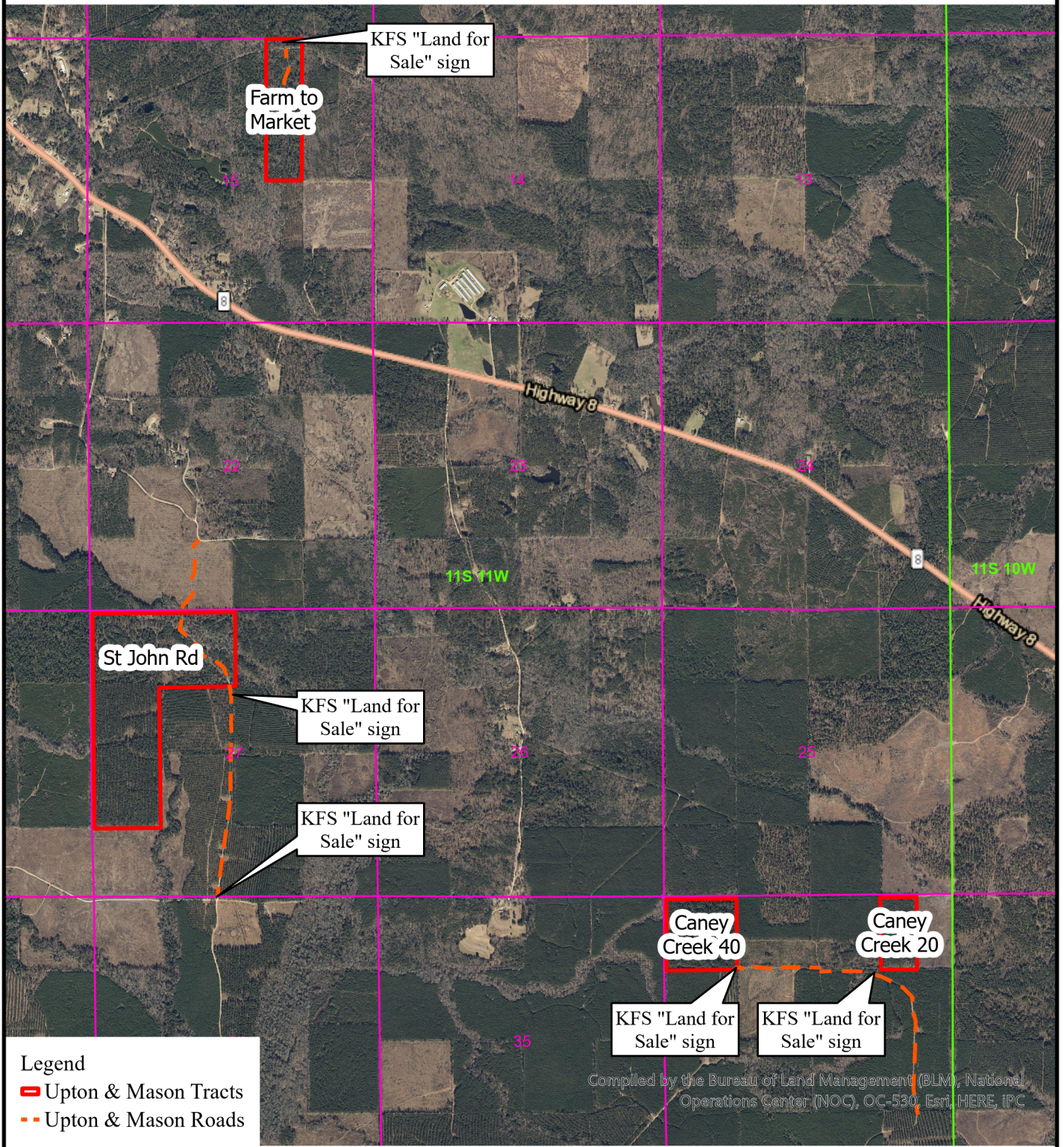
This map depicts the general situation of the property. Actual property lines may vary.



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 Coord. System: NAD 1983 UTM Zone 15N

LAND FOR SALE

Caney Creek 20 Tract - KFS #1750, +/- 20 Acres  
 Caney Creek 40 Tract - KFS #1751, +/- 40 Acres  
 Farm to Market Tract - KFS #1754, +/- 40 Acres  
 St John Road Tract - KFS #1756, +/- 160 Acres



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

**Legend**  
 - Upton & Mason Tracts  
 - Upton & Mason Roads

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

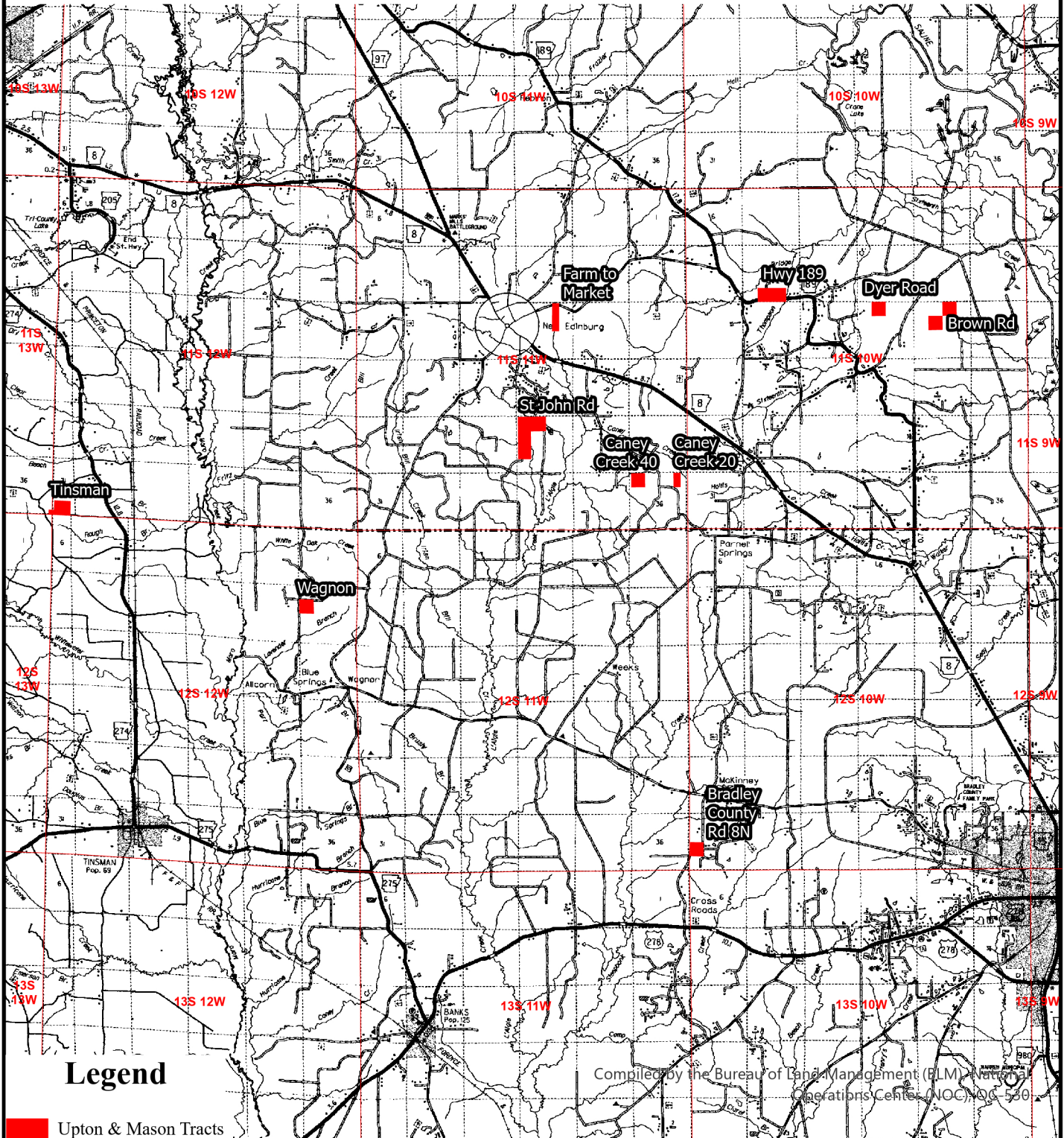


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LAND FOR SALE

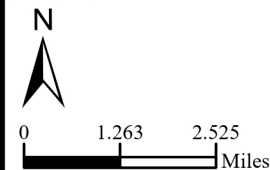
Bradley County Rd 8N Tract - KFS #1748, +/- 36.49 Acres  
 Brown Road Tract - KFS #1749, +/- 80 Acres  
 Caney Creek 20 Tract - KFS #1750, +/- 20 Acres  
 Caney Creek 40 Tract - KFS #1751, +/- 40 Acres  
 Dyer Road Tract - KFS #1753, +/- 40 Acres

Farm to Market Tract - KFS #1754, +/- 40 Acres  
 Hwy 189 Tract - KFS #1755, +/- 80 Acres  
 St John Road Tract - KFS #1756, +/- 160 Acres  
 Tinsman Tract - KFS #1757, +/- 50.74 Acres  
 Wagon Tract - KFS #1758, +/- 41.69 Acres



Legend

■ Upton & Mason Tracts



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



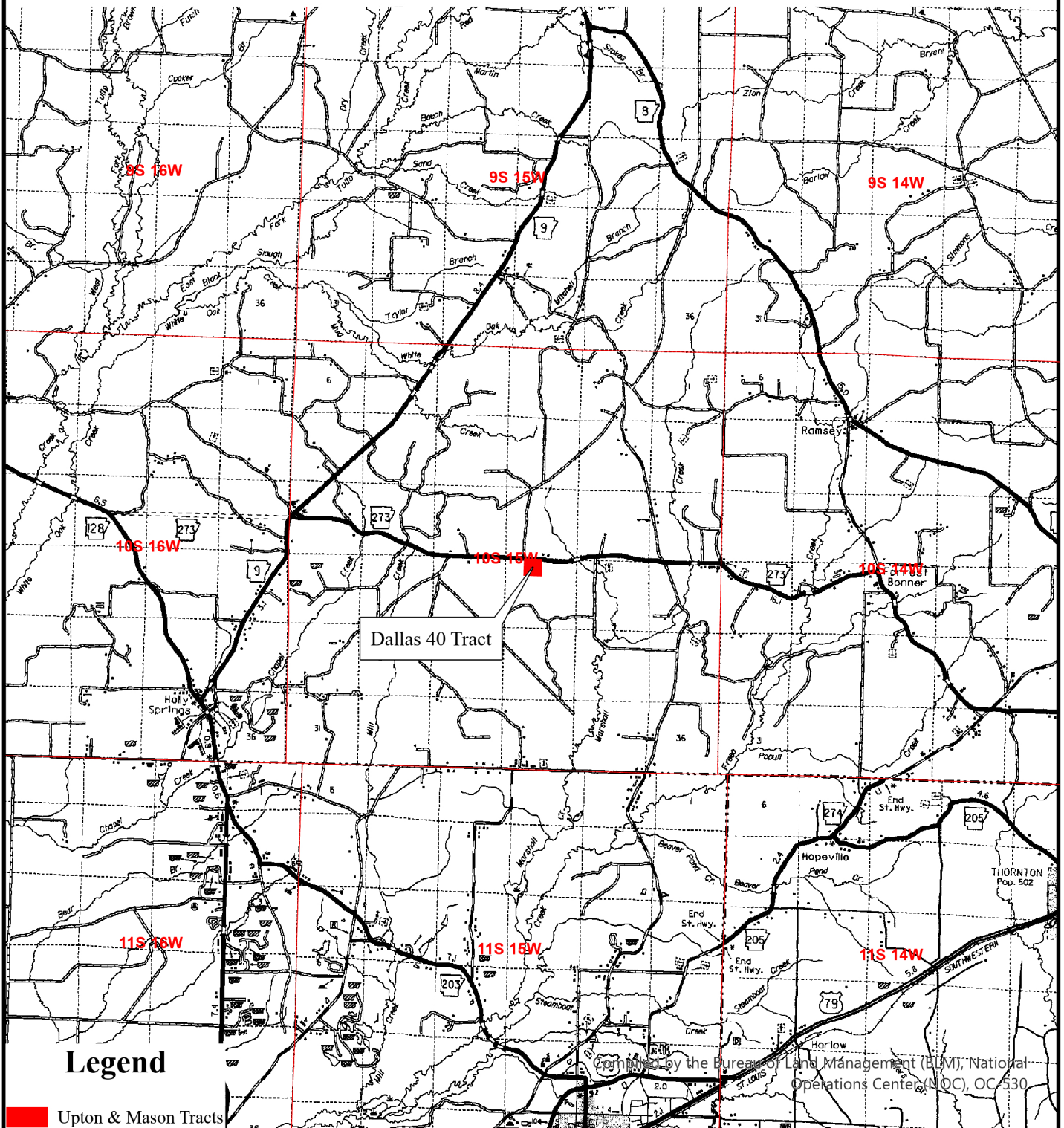
Compiled by the Bureau of Land Management (BLM) National Operations Center (NOC) 530

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 Coord. System: NAD 1983 UTM Zone 15N


UPTON & MASON TRACTS

Dallas 40 Tract - KFS #1744

The Northeast ¼ of the Northwest ¼ of Section 22, Township 10 South, Range 15 West,  
Dallas County, Arkansas, containing ±40 acres



Legend

 Upton & Mason Tracts

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



User: ddick  
Center: 92°37'49"W 33°50'40"N  
Coord. System: NAD 1983 UTM Zone 15N

**Bid Form**

**Completed Bid Forms can be Submitted by:**  
**E-mail: [monticello@kingwoodforestry.com](mailto: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 ten (10) 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.

<b>Tract</b>	<b>Listing No.</b>	<b>Acres</b>	<b>Bid Amount</b>
Bradley Co Rd 8	1748	±36.49	\$
Brown Rd	1749	±80	\$
Caney Creek 20	1750	±20	\$
Caney Creek 40	1751	±40	\$
Dallas 40	1752	±40	\$
Dyer Rd	1753	±40	\$
Farm to Market	1754	±40	\$
Hwy 189	1755	±80	\$
St John Rd	1756	±160	\$
Tinsman	1757	±50.74	\$
Wagon	1758	±41.69	\$
<b>All Tracts:</b>		<b>±628.92</b>	<b>\$</b>

Company: \_\_\_\_\_ Phone No: \_\_\_\_\_

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

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

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

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

