

**KINGWOOD FORESTRY SERVICES, INC.**

**LISTING #5111**

# LAND FOR SALE

## Willow Tract Dallas County, Arkansas

- **±38.51 Acres in Dallas County, AR**
- **Hunting Cabin with Utilities**
- **Timberland Investment**
- **Recreation / Hunting**
- **Pond**

**\$115,500.00**

Visit our website  
[www.kingwoodforestry.com](http://www.kingwoodforestry.com)  
to view maps and additional photographs.



Kingwood Forestry Services, Inc. has been authorized to manage the sale of the Willow Tract described as Part of SW¼ of SE¼, Section 4; Part of NW¼ of NE¼, Section 9; all located in Township 7 South, Range 16 West, containing a total of 38.51 acres, more or less, Dallas County, Arkansas (see attached maps).

The tract is located in the Willow, Arkansas community and eight (8) miles west of Leola, Arkansas. Access is frontage on County Roads 326 & 327 with internal gated road to hunting cabin. Terrain is gently rolling with pond. Timber consists of merchantable pine and hardwood. Pine site index averages eighty-four (84) feet (base age 50) on silt and fine sandy loam soils. This tract offers immediate timber income with hunting / recreation opportunities. Cabin is located next to pond.

Based on inventory of merchantable timber conducted by a third party in August, 2024, estimated timber volumes are as follows:

Pine Sawtimber:	245,000 BF	2,054 Tons
Pine Pulpwood:	—	446 Tons
Misc. Hardwood Sawtimber:	—	236 Tons
Hardwood Pulpwood:	—	452 Tons

Due to variations in cruising methods, utilization standards, and scaling practices, volume estimates cannot be guaranteed. Volume report is available upon request.

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

**KINGWOOD FORESTRY SERVICES, INC.**  
**PHONE: (870) 246-5757**  
**FAX: (870) 246-3341**  
**4 EXECUTIVE CIRCLE P.O. Box 65**  
**ARKADELPHIA, AR 71923**



**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

## WILLOW TRACT (LISTING #5111)

### DALLAS COUNTY, ARKANSAS

#### Method of Sale

The tract is offered for sale for \$115,500.00. Offers may be submitted using the attached Offer Form and may be delivered by e-mail to [arkadelphia@kingwoodforestry.com](mailto:arkadelphia@kingwoodforestry.com), by fax to (870) 246-3341, or hand-delivered to #4 Executive Circle, Arkadelphia, Arkansas. All faxed / e-mailed offers will be immediately acknowledged; please await confirmation that your offer has been received. Offers may also be submitted by mail to Kingwood Forestry Services, Inc., P.O. Box 65, Arkadelphia, Arkansas 71923. Please call our office at (870) 246-5757 to confirm receipt of offers.

#### 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 for five (5) business days. 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 buyer and landowner within ten (10) business days. A sample Contract of Sale may be provided in advance upon request. Terms are cash at closing. Closing is to be scheduled within forty-five (45) days on 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. If buyer requires a new survey, the cost will be buyer's responsibility. The attached maps are thought to be accurate but should not be considered 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 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, without warranty, 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 will conduct closing between Buyer and Seller with each paying one-half (½) of closing fee.
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 managers, 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. Information presented in this prospectus is believed to be accurate but is not guaranteed. 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 agents Brian Clark or 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.**

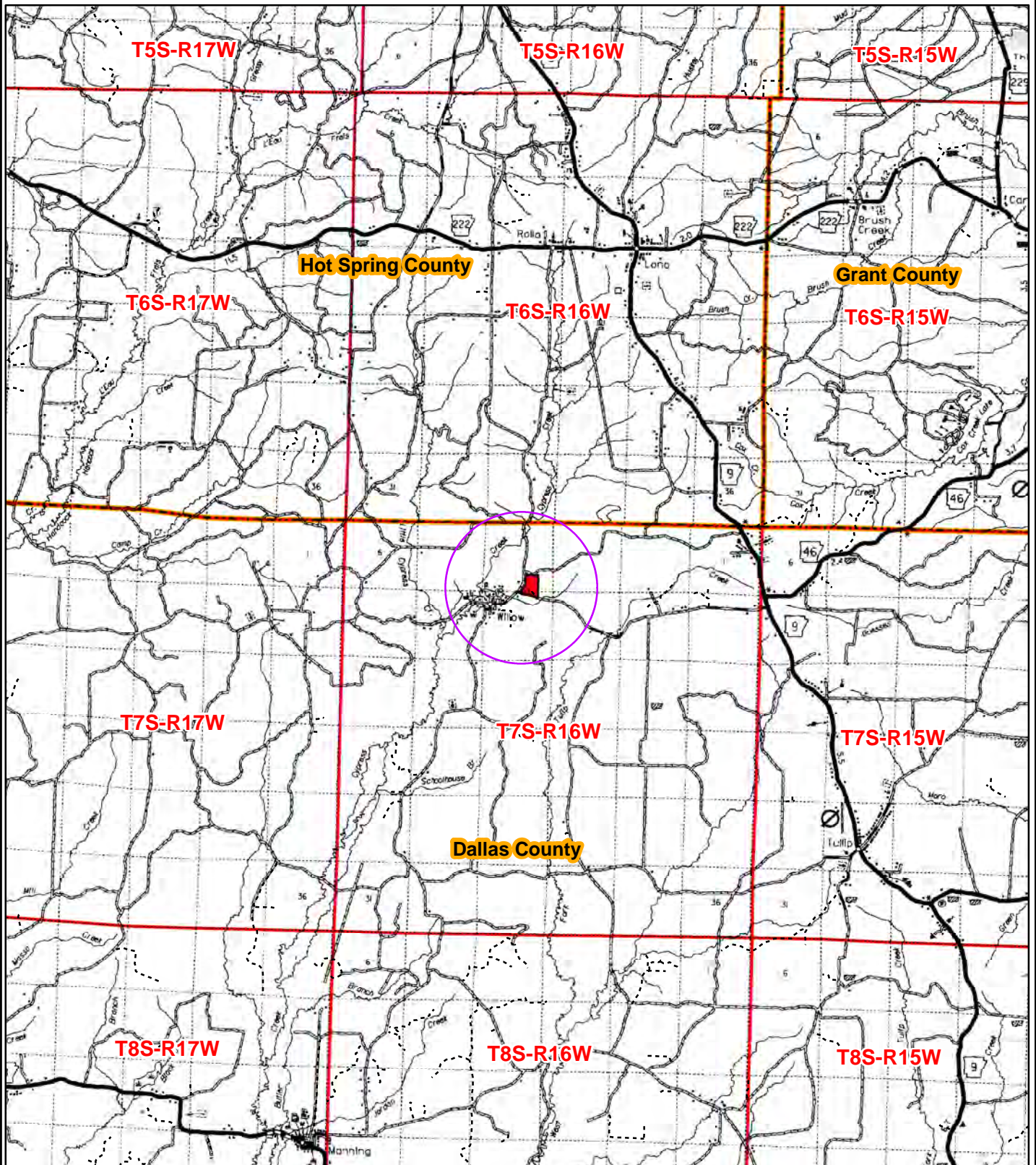
[www.kingwoodforestry.com](http://www.kingwoodforestry.com)



**NOTICE OF LAND SALE - Listing #5111**

**"Willow Tract"**

**Pt. SW¼ of SE¼, Sec. 4 & Pt. NW¼ of NE¼, Sec. 9, T7S, R16W,  
Dallas County, Arkansas, containing 38.5 acres, more or less**



0 0.5 1 2 3  
Miles



Drawn By: BJC



## "Willow Tract"



Drawn By: BJC



**INDUSTRIAL SOLUTIONS, INC.**  
Quality Dependability and Service

**"Willow Tract"**

[illegible]

Drawn By: BJC



Quality, Dependability, and Service

# OFFER FORM

## Willow Tract—Listing #5111—Dallas County, Arkansas

**Send Completed Offer Forms to us:**

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

**Fax:** 870-246-3341

**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 Willow Tract located in Dallas County, Arkansas and further described within this Notice (see attached maps and Conditions of Sale). **The tract is offered for sale at \$115,500.00.**

My offer will remain valid for five (5) business 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 five percent (5%) of purchase price. Closing is expected to be held within forty-five (45) days of offer acceptance. 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.  
P.O. Box 65, Arkadelphia, AR 71923 or fax to 870-246-3341  
E-mail completed offer form to: [Arkadelphia@kingwoodforestry.com](mailto:Arkadelphia@kingwoodforestry.com)

**Willow Tract (Listing #5111—±38.51 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

