

KINGWOOD FORESTRY SERVICES, INC.

LISTING #5166

LAND FOR SALE

Bid Date: Friday, December 5, 2025 @ 10:00 a.m.

Grant 54 Tract
Grant County, Arkansas

- **±40 acres in Grant County, Arkansas**
- **Great Timberland Investment**
- **Perfect for Recreation / Hunting**



BID DATE:
Friday, December 5, 2025 @ 10:00 a.m.

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 Grant 54 Tract (Listing #5166) described as NE¼ of SE¼, Section 31, Township 3 South, Range 13 West, containing 40 acres more or less, Grant County, Arkansas (see attached maps).

The tract is located about five (5) miles north of Sheridan, Arkansas. Access is woods road via gated gravel road. Soils are silt and fine sandy loams. Timber consists of ±17 acres of native mature hardwood and pine stand and ±23 acres of recent clearcut. Tract offers opportunity for great timberland investment and excellent hunting / recreation. Timber Volumes are online. Hunting season has started so wear ORANGE when inspecting property.

Based on inventory of merchantable timber November, 2025, estimated tree counts and timber volumes are as follows:

Pine Sawtimber:	307 Trees	420 Tons
Pine Pulpwood:	107 Trees	64 Tons
Pine Topwood:	—	84 Tons
Oak Sawtimber:	314 Trees	296 Tons
Misc. Sawtimber:	50 Trees	44 Tons
Hardwood Pulpwood:	1,171 Trees	558 Tons

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

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
GRANT 54 TRACT (LISTING #5166)
GRANT COUNTY, ARKANSAS
BID DATE: Friday, December 5, 2025 @ 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, December 5, 2025.** 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 “**Grant 54 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, 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

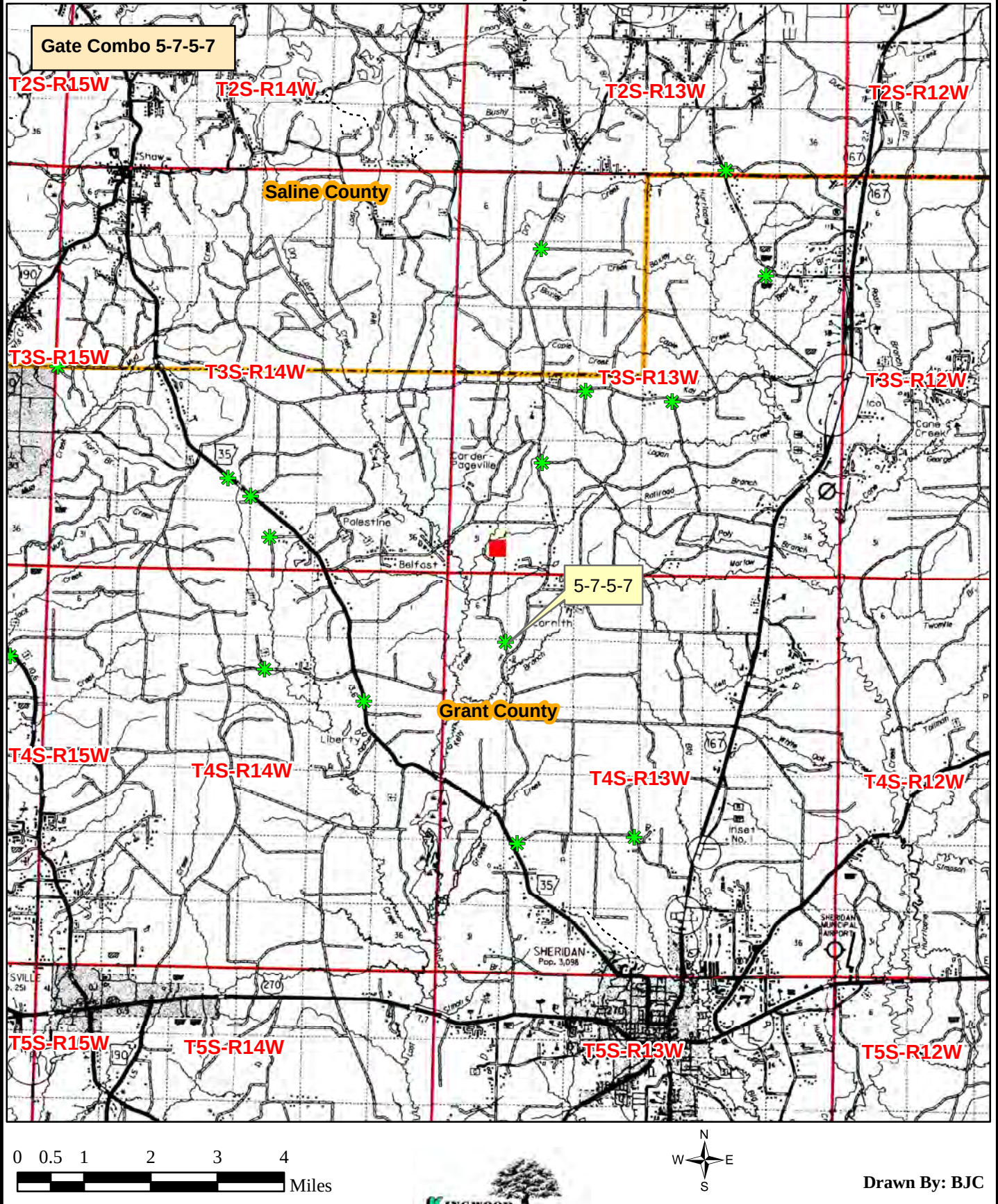
1. The landowner reserves the right to accept or reject any offer or to reject all offers.
2. Offers submitted will remain valid through 10:00 a.m., Wednesday, December 10, 2025. Successful bidder will be notified on or before that time by telephone, fax, or e-mail. Upon acceptance of an offer, a Contract 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. ProLand Title of Hot Springs, Arkansas 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

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.

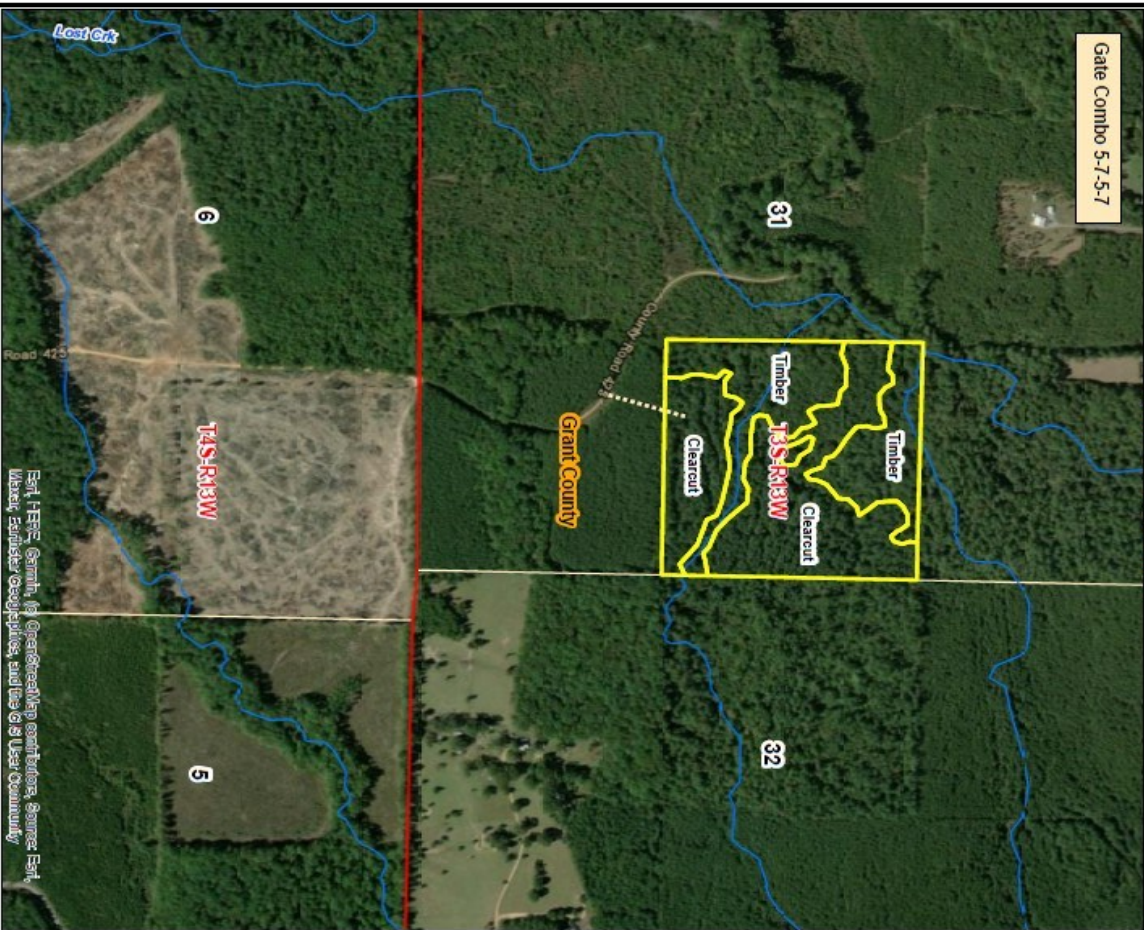
www.kingwoodforestry.com

NOTICE OF LAND SALE - Listing #5166
"Grant 54 Tract"
NE¼ of SE¼ Sec. 31, T3S, R13W,
Grant County, Arkansas



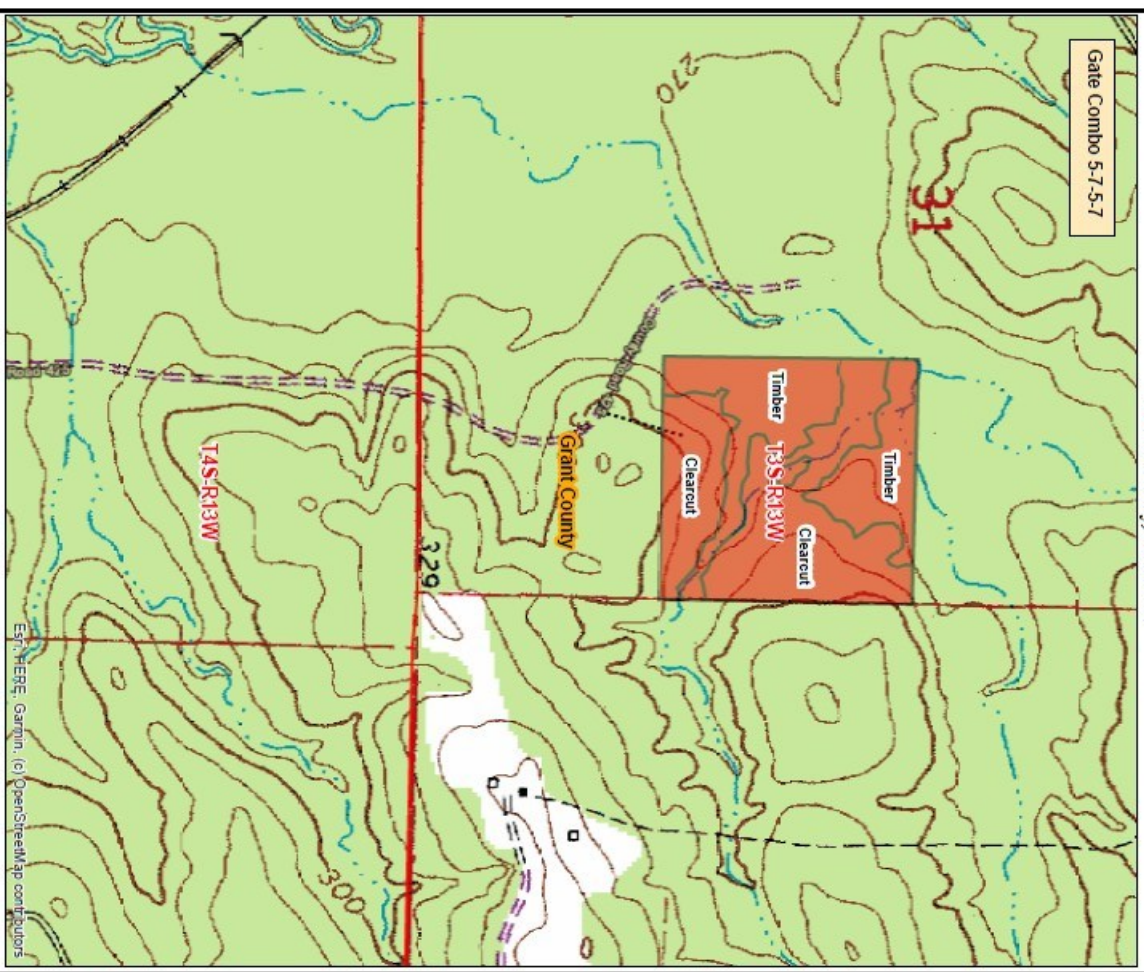
NOTICE OF LAND SALE - Listing #5166
 "Grant 54 Tract"
 NE¼ of SE¼ Sec. 31, T3S, R13W,
 Grant County, Arkansas

Gate Combo 5-7-5-7



NOTICE OF LAND SALE - Listing #5166
 "Grant 54 Tract"
 NE¼ of SE¼ Sec. 31, T3S, R13W,
 Grant County, Arkansas

Gate Combo 5-7-5-7



Stand Summary by Group, Product and DBH

Sampling Method:	Point
BAF / Plot Size:	15
# Plots/points:	16
Stand Acres:	17.0
Cruiser:	BJC
Template:	GENERIC

Tract Name:	Grant 54 Tract
Stand ID:	Grant54
Location:	Grant County
Date Cruised:	11/7/2025
Sawlog Vol Units:	Doyle



Pine

Stand Total						Per Acre					Avg. Tree		Avg. Heights		
	DBH	Trees	PW Tons	Saw Tons	MBF	BA	Trees	PW Tons	Saw Tons	BF	Tons/Tree	BF/Tree	Hs	Hp	Hm
Pulpwood	10	58.4	29.8			1.87	3.4	1.75			0.509			51.2	60.5
	11	48.3	34.1			1.87	2.8	2.01			0.706			62.0	73.0
Pulpwood Total		106.7	63.9			3.75	6.3	3.76			0.598			56.1	66.2
Sawtimber	12	20.3	5.2	11.8	1.1	0.94	1.2	0.31	0.69	67.60	0.579	56.632	30.5	64.5	75.5
	13	34.6	6.0	33.4	3.4	1.87	2.0	0.35	1.96	201.13	0.965	98.878	49.8	76.5	90.5
	14	44.7	12.7	45.8	5.3	2.81	2.6	0.75	2.70	310.04	1.025	117.845	44.7	78.5	90.5
	15	39.0	5.0	56.5	6.6	2.81	2.3	0.29	3.33	389.99	1.451	170.163	61.3	82.5	95.5
	16	68.5	16.0	93.9	12.0	5.62	4.0	0.94	5.52	703.09	1.371	174.523	47.8	73.2	83.8
	17	40.4	11.6	60.8	8.3	3.75	2.4	0.68	3.58	487.46	1.504	204.895	46.1	73.0	83.0
	18	18.0	6.0	31.9	4.6	1.87	1.1	0.35	1.87	272.06	1.766	256.413	47.8	78.5	88.0
	19	16.2	5.3	30.0	4.5	1.87	1.0	0.31	1.76	266.06	1.853	279.394	45.0	72.5	80.5
	20	7.3	4.6	15.4	2.5	0.94	0.4	0.27	0.91	147.93	2.113	344.248	45.0	84.5	95.5
	21	6.6	3.4	12.4	2.0	0.94	0.4	0.20	0.73	119.81	1.869	307.388	35.0	64.5	70.5
	22	6.0	4.8	12.6	2.2	0.94	0.4	0.28	0.74	128.04	2.081	360.539	35.0	72.5	80.5
	23	5.5	3.2	15.1	2.6	0.94	0.3	0.19	0.89	154.95	2.727	476.872	45.0	78.5	85.5
Sawtimber Total		307.2	83.9	419.6	55.2	25.31	18.1	4.93	24.68	3248.16	1.366	179.743	47.1	75.4	86.4
Group Total		413.9	147.7	419.6	55.2	29.06	24.3	8.69	24.68	3248.16	1.168	133.395	47.1	70.4	81.2

Red Oak

Stand Total						Per Acre					Avg. Tree		Avg. Heights		
	DBH	Trees	PW Tons	Saw Tons	MBF	BA	Trees	PW Tons	Saw Tons	BF	Tons/Tree	BF/Tree	Hs	Hp	Hm
Large ST	14	29.8	0.0	15.0	1.5	1.87	1.8	0.00	0.88	86.05	0.502	49.058	16.5	16.5	20.5
	15	90.9	0.0	67.5	7.2	6.56	5.3	0.00	3.97	423.08	0.743	79.116	23.4	23.4	27.6
	16	114.1	0.0	104.3	11.6	9.37	6.7	0.00	6.14	685.10	0.914	102.036	26.1	26.1	30.0
	17	30.3	0.0	32.3	3.8	2.81	1.8	0.00	1.90	226.39	1.065	126.876	27.2	27.2	28.8
	18	9.0	0.0	10.0	1.3	0.94	0.5	0.00	0.59	74.78	1.109	140.966	24.5	24.5	30.5
	19	8.1	0.0	12.3	1.6	0.94	0.5	0.00	0.73	93.99	1.524	197.406	32.5	32.5	35.5
	20	14.6	0.0	24.5	3.3	1.87	0.9	0.00	1.44	196.50	1.676	228.644	32.5	32.5	35.5
	22	6.0	0.0	7.5	1.1	0.94	0.4	0.00	0.44	62.75	1.239	176.683	16.5	16.5	20.5
	23	5.5	0.0	10.0	1.5	0.94	0.3	0.00	0.59	88.58	1.805	272.601	24.5	24.5	25.5
	24	5.1	0.0	12.3	1.9	0.94	0.3	0.00	0.73	111.67	2.433	374.194	32.5	32.5	35.5
Large ST Total		313.6	0.0	295.7	34.8	27.19	18.4	0.00	17.39	2048.89	0.943	111.082	24.8	24.8	28.5
Group Total		313.6	0.0	295.7	34.8	27.19	18.4	0.00	17.39	2048.89	0.943	111.082	24.8	24.8	28.5

Misc. Hardwood

Stand Total						Per Acre					Avg. Tree		Avg. Heights		
	DBH	Trees	PW Tons	Saw Tons	MBF	BA	Trees	PW Tons	Saw Tons	BF	Tons/Tree	BF/Tree	Hs	Hp	Hm
Pulpwood	6	81.2	10.0			0.94	4.8	0.59			0.124			24.5	25.5
	7	178.9	32.3			2.81	10.5	1.90			0.181			27.2	28.8
	8	182.6	44.7			3.75	10.7	2.63			0.245			28.5	31.8
	9	144.3	50.6			3.75	8.5	2.98			0.351			34.5	38.0
	10	146.1	62.9			4.69	8.6	3.70			0.431			34.1	36.5
	11	96.6	59.2			3.75	5.7	3.48			0.613			42.5	45.5
	12	142.0	110.0			6.56	8.4	6.47			0.774			46.2	49.8
	13	103.7	91.4			5.62	6.1	5.38			0.881			44.5	47.2
	14	59.6	57.4			3.75	3.5	3.38			0.962			40.5	44.3
	15	13.0	12.3			0.94	0.8	0.73			0.949			32.5	35.5
	16	22.8	26.9			1.87	1.3	1.58			1.178			36.5	40.5
Pulpwood Total		1,170.9	557.8			38.44	68.9	32.81			0.476			35.0	37.8
Large ST	14	14.9	0.0	10.0	1.0	0.94	0.9	0.00	0.59	57.76	0.670	65.865	24.5	24.5	25.5
	15	26.0	0.0	20.0	2.1	1.87	1.5	0.00	1.18	125.45	0.770	82.108	24.5	24.5	28.0
	18	9.0	0.0	14.5	1.8	0.94	0.5	0.00	0.85	104.69	1.603	197.327	40.5	40.5	40.5
		49.9	0.0	44.4	4.9	3.75	2.9	0.00	2.61	287.90	0.891	98.079	27.4	27.4	29.5
Group Total		1,220.8	557.8	44.4	4.9	42.19	71.8	32.81	2.61	287.90	0.493	4.009	27.4	34.7	37.4
Grand Total		1,948.4	705.5	759.7	94.9	98.44	114.6	41.50	44.69	5584.95	0.709	48.730	35.2	40.7	45.3

OFFER FORM

Bid Date: Friday, December 5, 2025 @ 10:00 a.m.

Grant 54 Tract—Listing #5166—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

In reference to the attached Kingwood Forestry Services, Inc. Notice of Land Sale, I submit the following as an offer for the purchase of Grant 54 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, December 10, 2025. 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, December 5, 2025**)
P.O. Box 65, Arkadelphia, AR 71923 or fax to 870-367-8424
E-mail completed Offer Form to Arkadelphia@kingwoodforestry.com

Grant 54 Tract (Listing #5166—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

