



NOTICE OF TIMBERLAND SALE LITTLE RIVER COUNTY BID

***Wilton 40 - 40 acres, more or less
Little River County, AR***

BIDS DUE: THURSDAY, JUNE 26, 2025 by 2:00 PM

DDK Forestry & Real Estate (DDK), acting as an agent for the seller, has been authorized to sell approximately 40 acres of timberland located near Wilton in Little River County, Arkansas. The property is being sold by sealed bid.

Tract Description

Check out this 40-acre tract located just 6 miles west of Wilton, Arkansas in Little River County. This property consists mostly of 2-year-old pine plantation (28 acres +/-) with the remaining acreage in natural hardwood timber. This is an excellent recreational and timber investment opportunity with close proximity to Foreman (10 mi. +/-), Ashdown (10 mi. +/-), and Texarkana (30 mi. +/-). There is historical physical access across adjacent owners via existing gravel and woods roads.

Legal Description

SE ¼ SW ¼ of Section 6, Township 12 South, Range 30 West, Little River County, Arkansas.

Directions to Property

From Wilton, AR travel West on US Hwy 234 approximately 7.0 miles; Turn south onto gravel road (Weyco) and proceed 0.9 miles; Turn east onto Powerline ROW and proceed 0.3 miles to southwest corner of tract. There will be pink flagging and DDK signage.

Maps and/or coordinates can be requested or downloaded from our website.



General Information Regarding Terms and Conditions of Sale

1. Bids should be emailed to awatson@davisforestry.com or faxed to 501-260-8634. Bids can be submitted online through our website at forestryrealestate.com. Bids can also be mailed to:
DDK FORESTRY & REAL ESTATE LLC
PO BOX 24633
LITTLE ROCK, AR 72221

If mailed, mark the lower left corner of the envelope with "Wilton 40 Bid Sale." No verbal bids will be accepted.
2. Bids will be received at the office of DDK Forestry & Real Estate LLC until 2:00 p.m. Thursday, June 26, 2025. All bids received will be considered at that time. A submitted bid may not be withdrawn after the bid opening.
3. Bids must be submitted using the enclosed form. Only bids for a specific dollar amount will be accepted, no per acre bids. Neither the seller nor his agents make any warranty as to number of acres, timber volumes, ingress/egress, or access to utilities. Prospective buyers are advised to verify information presented in this sale notice. Questions regarding this sale should be directed to licensed broker Ray Galloway (903) 824-7692.
4. Boundary lines represent what the current landowner has used as the traditional boundaries of the property and to the best of our knowledge are not under dispute with the adjacent landowners.
5. Seller is not obligated to furnish a survey. If buyer requires a survey, the cost will be the responsibility of the buyer. The attached maps should not be considered as survey plats.
6. Seller reserves the right to accept or reject any bid. The bidder will be advised if seller accepts his/her bid. The successful bidder will be obligated to execute an offer and acceptance contract, to be supplied by the seller, within 10 business days and at that time deposit 10% of the purchase price as earnest money.
7. A sample of the offer and acceptance contract can be provided in advance, upon request. This contract has produced numerous successful timberland closings and is the form the buyer should anticipate signing with minimum proposed changes. Any issues or exceptions relative to the contract should be attached and submitted with the bid form. The successful bidder will be expected to close within 30 days of bid closing.
8. Conveyance will be by warranty deed. The aggregate cost of all title policies shall be borne one half (1/2) by seller and one half (1/2) by buyer. The buyer will be responsible for customary closing costs. Cash or cashier's check is required from buyer at closing.
9. The property is being offered for sale "AS IS". All information provided by the Seller, DDK Forestry & Real Estate, or its agents is believed to be reliable but is not guaranteed in any manner. Prospective Buyer(s) should verify all information about the property to their satisfaction, including but not limited to the number of acres, timber volumes, timber stand information, access, ingress/egress agreements (if any), location of boundary lines, and utilities. There is historical physical access but no known legal access.

The information provided herein is supplied as a courtesy to potential buyers and is in no way warranted or guaranteed. Neither the seller, DDK Forestry & Real Estate LLC (DDK), their subsidiaries, affiliates nor representatives warrant the accuracy or completeness of the information contained herein. No representations or warranties are expressed or implied as to the property, its condition, boundaries, access, or acreage. Specifically, no representations are expressed or implied with respect to timber volume, quality, marketability, value projections, net present value modeling, or timber stand information. Due to the variances and accuracy levels inherent in sampling techniques, any volumes or values stated are intended to be only estimates and are expressly declared by DDK not to be precise statements of expected outcomes. Therefore, any volumes or values stated may or may not be the volumes or values actually obtained. Potential buyers should make their own determination of volumes and values.



BID FORM: WILTON 40 BID SALE
BID DUE DATE: Thursday, JUNE 26, 2025
BIDS RECEIVED UNTIL 2:00 PM.

In reference to "WILTON 40 BID SALE," prepared by DDK Forestry & Real Estate, I submit the following bid for the purchase of the following tract(s):

Wilton 40 Tract - 40 acres, more or less

Bid Amount: _____

My bid is valid through 5:00 p.m. on the second business day following the bid opening. If my bid is accepted, I am willing to execute an Offer and Acceptance contract with earnest money in the amount of 10% of the purchase price within ten (10) business days after Seller's acceptance.

BIDDER NAME/COMPANY: _____

ADDRESS: _____

CITY: _____ **STATE:** _____ **ZIP:** _____

PHONE #: _____ **FAX #:** _____

EMAIL ADDRESS: _____

BIDDER'S SIGNATURE: _____ **Date:** _____

The Seller and his agent make no guarantee as to timber volumes and/or total acreage, timber stand information, ingress/egress agreements, location of boundary lines, and utilities. It is suggested that Buyers make their own estimates on acreage, timber volumes, access, boundary lines, and utilities.

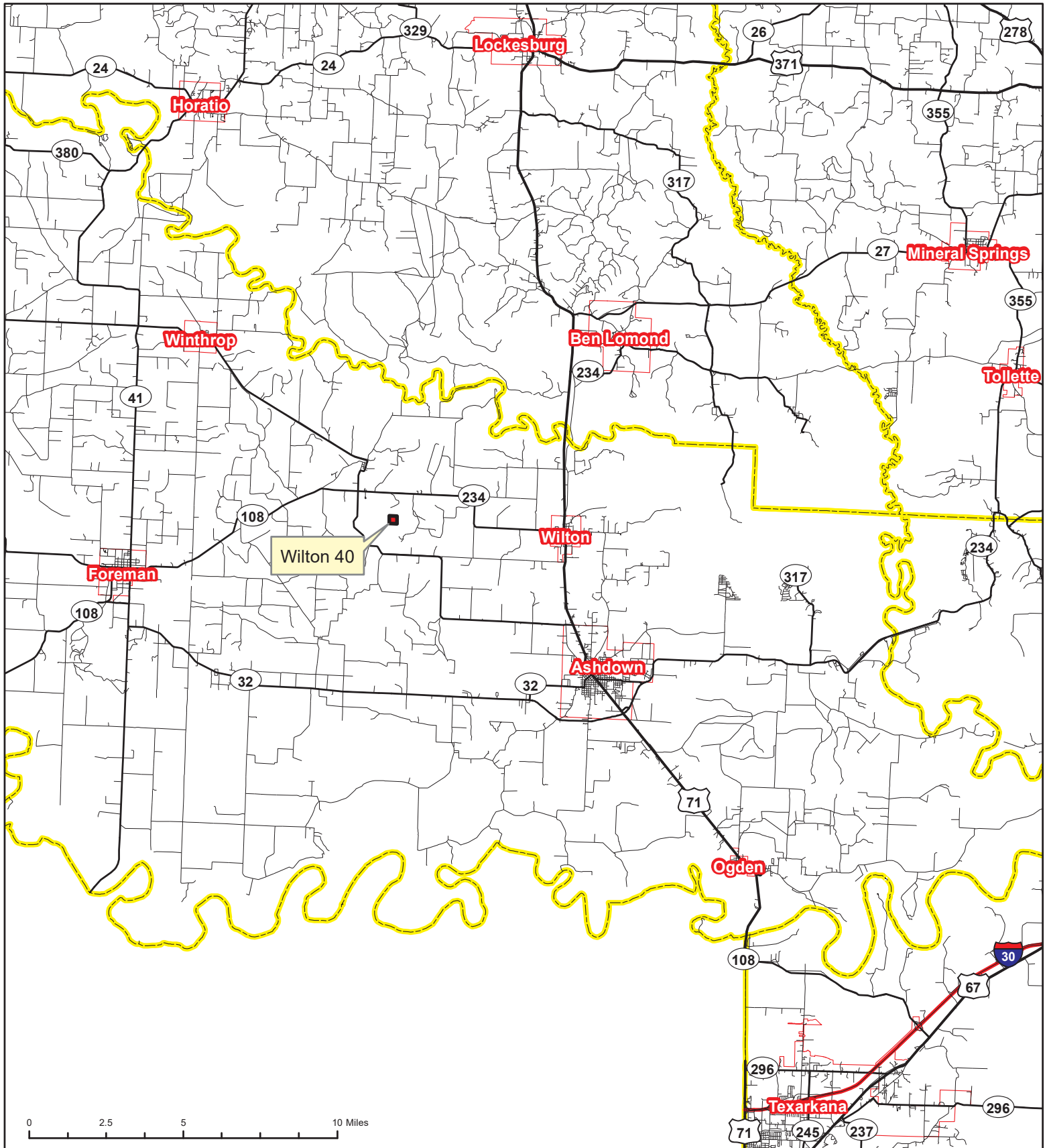
Bids should be emailed to awatson@davisforestry.com or faxed to (501) 260-8634. Bids can also be mailed to: DDK FORESTRY & REAL ESTATE, PO BOX 24633, LITTLE ROCK, AR 72221. Please indicate in the lower left corner of the envelope **WILTON 40 BID SALE**. Bids must be received prior to **2:00 PM, Thursday, June 26, 2025**. Receipt of fax will be acknowledged by return phone or fax confirmation.

For additional information about this property, please visit our website at forestryrealestate.com

DDK is a forestry and real estate company headquartered in Little Rock, Arkansas with offices in Nacogdoches and Texarkana, Arkansas. For more information about our services or to view our listings visit www.forestryrealestate.com

Wilton 40

SE ¼ SW ¼ of Section 6, Township 12 South, Range 30 West, Little River County, Arkansas, 40 acres, more or less



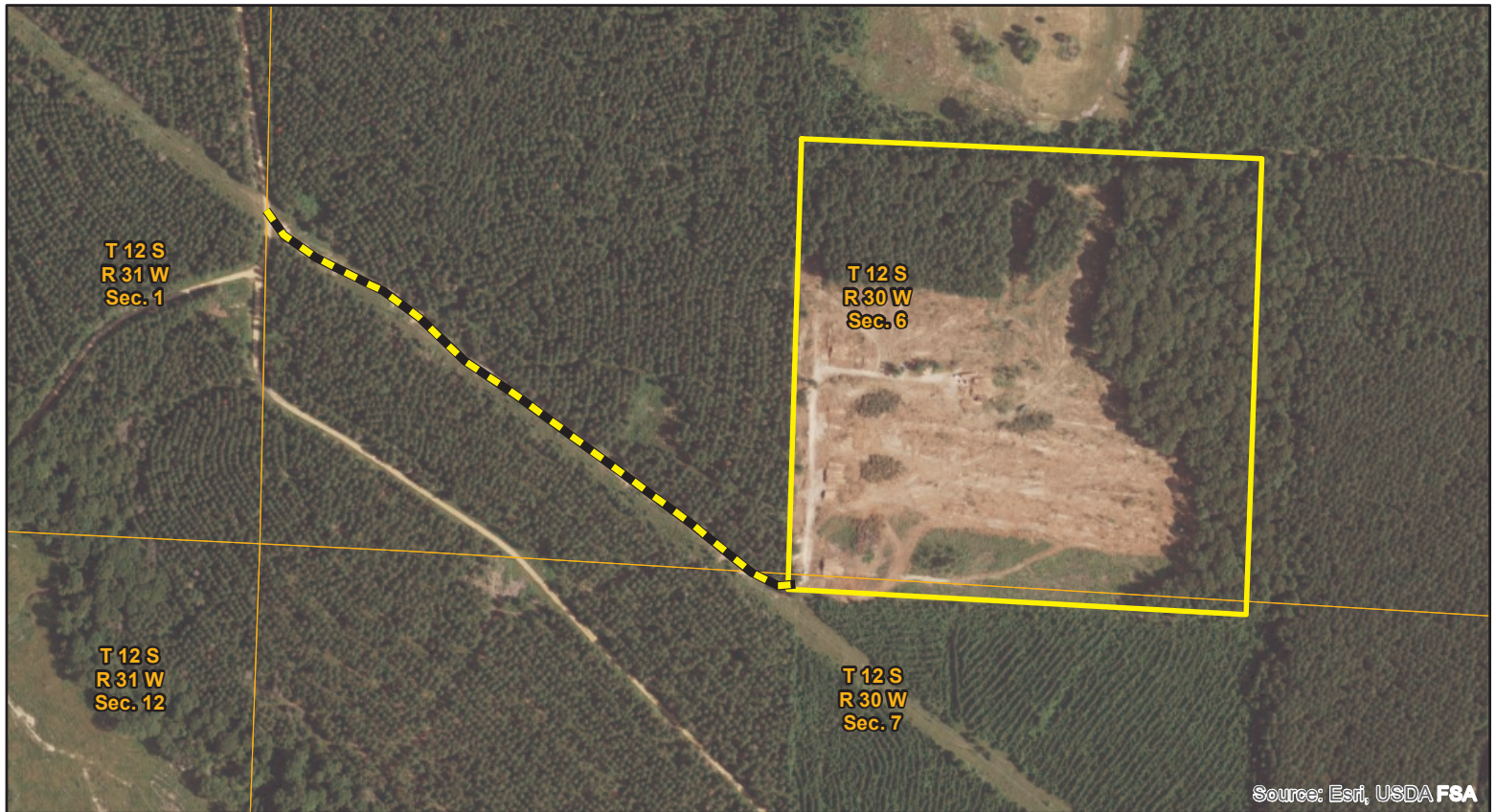
Phone: 1-888-695-8733
www.forestryrealestate.com



This map and all information it contains is provided "AS IS," as a courtesy to potential buyers. Potential buyers should make their own determination regarding the accuracy of the information provided. Neither the seller, DDK Forestry & Real Estate (DDK), their subsidiaries, affiliates nor representatives warrant the accuracy, adequacy or completeness of any information contained herein regarding the property, its condition, boundaries, access, acreage, or timber stand information. DDK expressly disclaims liability for errors or omissions.

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DDK
FORESTRY & REAL ESTATE

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