



NOTICE OF TIMBERLAND BID SALE CALHOUN COUNTY, AR

HAMPTON 80

BIDS DUE: THURSDAY, OCTOBER 29, 2026, by 2:00 PM

DDK Forestry & Real Estate (DDK), acting as an agent for the seller, has been authorized to sell a tract of timberland located in Calhoun County, Arkansas. The property is being sold by sealed bid.

Tract Description

This 80-acre tract is located 1.5 miles north of Hampton just off of Highway 167 in Calhoun County, Arkansas. There is currently no legal access to the property, but physical access is from a well-maintained woods road off of Hwy 167 behind a locked gate. **Gate combination is 8600.** The adjacent landowner has agreed to allow the new owner to continue using the road. The tract's merchantable timber gives it strong potential for timber investment with immediate income opportunity as well as recreational use. Champagnolle Creek runs through the property.

Legal Description

The Southeast Quarter (SE 1/4) of the Northwest Quarter (NW 1/4) and the Northeast Quarter (NE 1/4) of the Southwest Quarter (SW 1/4) of Section 29, Township 13 South, Range 13 West, Calhoun County, Arkansas.

Directions to Property

From Hampton, AR, travel north on US-167 N/N Lee St for approximately 1 mile, turn right at the DDK arrow sign and travel approx. 0.75 miles along the woods road marked with pink flagging across the adjacent landowner to reach the property.

Estimated Timber Volumes

Species	Tons/Acre	Total Tons
Pine Pulpwood	24.51	1,961
Chip-N-Saw	2.56	205
Pine Sawtimber	19.03	1,522
Red Oak Sawtimber	2.54	203
Hardwood Pulpwood	28.94	2,315
Misc. Sawtimber	0.59	47
Total	78.16	6,253



Stand Summary by Group, Product and DBH																
Sampling Method:		Plot		Tract Name:		1		Site Index Species:		Pine						
BAF / Plot Size:		0.1		Stand ID:		1		Base Age:		50						
# Plots/points:		40		Location:		-		Site Index:		0.0						
Stand Acres:		79.4		Date Cruised:				# SI Samples:		0						
Cruiser:				Sawlog Vol Units:		Doyle		Avg Age:		0						
Template:		GENERIC						Avg Ht:		0.0						
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		6	1,945.3	258.5			4.81	24.5	3.26			0.133			33.9	33.9
		8	1,945.3	559.5			8.55	24.5	7.05			0.288			44.6	44.6
		10	774.2	367.7			5.32	9.8	4.63			0.475			47.7	47.7
		12	655.1	469.1			6.48	8.3	5.91			0.716			50.3	50.3
		14	258.1	231.7			3.47	3.3	2.92			0.898			44.3	44.3
		15	19.9	17.7			0.31	0.3	0.22			0.892			35.5	35.5
		16	39.7	57.0			0.70	0.5	0.72			1.436			58.0	58.0
Pulpwood Total			5,637.4	1,961.2			29.64	71.0	24.70			0.348			42.1	42.1
		DBH	Trees	PW Tons	Saw Tons	MBF	BA	Trees	PW Tons	Saw Tons	BF	Tons/Tree	BF/Tree	Hs	Hp	Hm
Chip-N-Saw		10	893.3	284.1	204.5	15.6	6.14	11.3	3.58	2.57	195.95	0.229	17.418	17.6	70.0	70.0
Chip-N-Saw Total			893.3	284.1	204.5	15.6	6.14	11.3	3.58	2.57	195.95	0.229	17.418	17.6	70.0	70.0
		DBH	Trees	PW Tons	Saw Tons	MBF	BA	Trees	PW Tons	Saw Tons	BF	Tons/Tree	BF/Tree	Hs	Hp	Hm
Sawtimber		12	972.7	329.7	411.8	40.3	9.62	12.3	4.15	5.19	507.08	0.423	41.395	24.5	70.4	70.4
		14	416.9	180.2	268.5	31.4	5.61	5.3	2.27	3.38	395.55	0.644	75.343	29.1	74.5	74.5
		16	258.1	122.7	239.9	32.0	4.54	3.3	1.54	3.02	403.40	0.930	124.122	32.5	76.8	76.8
		18	119.1	60.4	174.5	24.9	2.65	1.5	0.76	2.20	313.58	1.465	209.054	44.5	85.4	85.4
		20	79.4	26.0	191.0	29.3	2.18	1.0	0.33	2.41	369.21	2.406	369.209	62.5	96.7	96.7
		22	79.4	48.6	202.4	34.0	2.64	1.0	0.61	2.55	428.56	2.550	428.556	52.5	93.9	93.9
		24	19.9	24.7	34.2	6.4	0.79	0.3	0.31	0.43	80.95	1.720	323.793	24.5	75.7	75.7
Sawtimber Total			1,945.3	792.3	1,522.3	198.4	28.03	24.5	9.98	19.17	2498.32	0.783	101.972	30.5	75.1	75.1
Group Total			8,476.0	3,037.6	1,726.7	213.9	63.80	106.8	38.26	21.75	2694.27	0.435	25.239	36.8	52.6	52.6
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
Sawtimber		20	19.9	20.9	19.7	2.7	0.55	0.3	0.26	0.25	34.34	0.993	137.363	16.5	64.1	64.1
		22	19.9	25.3	23.9	3.5	0.66	0.3	0.32	0.30	44.17	1.202	176.683	16.5	64.9	64.9
		24	19.9	21.3	38.1	6.0	0.79	0.3	0.27	0.48	76.05	1.919	304.194	24.5	66.7	66.7
		30	19.9	47.1	44.4	7.6	1.23	0.3	0.59	0.56	95.85	2.235	383.387	16.5	66.6	66.6
		34	19.9	42.9	76.4	14.2	1.58	0.3	0.54	0.96	179.18	3.851	716.708	24.5	68.9	68.9
Sawtimber Total			99.3	157.6	202.5	34.1	4.79	1.3	1.98	2.55	429.58	2.040	343.667	19.7	66.2	66.2
Group Total			99.3	157.6	202.5	34.1	4.79	1.3	1.98	2.55	429.58	2.040	343.667	19.7	66.2	66.2
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
Cull		6	59.6				0.15	0.8								25.3
		8	39.7				0.17	0.5								32.2
Cull Total			99.3				0.32	1.3								28.1
		DBH	Trees	PW Tons	Saw Tons	MBF	BA	Trees	PW Tons	Saw Tons	BF	Tons/Tree	BF/Tree	Hs	Hp	Hm
Pulpwood		6	6,232.9	729.6			15.41	78.5	9.19			0.117			27.5	27.5
		8	2,620.2	680.2			11.52	33.0	8.57			0.260			37.7	37.7
		10	635.2	260.9			4.36	8.0	3.29			0.411			38.2	38.2
		12	317.6	198.9			3.14	4.0	2.50			0.626			41.1	41.1
		14	198.5	160.6			2.67	2.5	2.02			0.809			37.5	37.5
		16	59.6	72.7			1.05	0.8	0.92			1.221			45.5	45.5
		18	39.7	77.0			0.88	0.5	0.97			1.939			63.0	63.0
		20	19.9	21.4			0.55	0.3	0.27			1.078			20.5	20.5
		28	19.9	113.6			1.07	0.3	1.43			5.723			80.5	80.5
Pulpwood Total			10,143.4	2,314.9			40.65	127.8	29.15			0.228			31.8	31.8
		DBH	Trees	PW Tons	Saw Tons	MBF	BA	Trees	PW Tons	Saw Tons	BF	Tons/Tree	BF/Tree	Hs	Hp	Hm
Sawtimber		16	19.9	6.6	22.5	2.7	0.35	0.3	0.08	0.28	34.28	1.131	137.130	40.5	77.5	77.5
		20	19.9	13.2	24.4	3.7	0.55	0.3	0.17	0.31	46.99	1.227	187.950	24.5	65.2	65.2
Sawtimber Total			39.7	19.8	46.8	6.5	0.89	0.5	0.25	0.59	81.27	1.179	162.540	32.5	71.4	71.4
Group Total			10,282.3	2,334.7	46.8	6.5	41.87	129.5	29.40	0.59	81.27	0.230	0.628	32.5	31.7	31.9



Cypress															
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
Sawtimber	28	19.9	33.2	31.3	6.4	1.07	0.3	0.42	0.39	81.07	1.576	324.297	16.5	65.8	65.8
Sawtimber Total		19.9	33.2	31.3	6.4	1.07	0.3	0.42	0.39	81.07	1.576	324.297	16.5	65.8	65.8
Group Total		19.9	33.2	31.3	6.4	1.07	0.3	0.42	0.39	81.07	1.576	324.297	16.5	65.8	65.8
All Species Groups															
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
Cull	6	59.6				0.15	0.8								25.3
	8	39.7				0.17	0.5								32.2
Cull Total		99.3				0.32	1.3								28.1
Pulpwood	6	8,178.2	988.1			20.22	103.0	12.44			0.121			29.0	29.0
	8	4,565.5	1,239.7			20.07	57.5	15.61			0.272			40.7	40.7
	10	1,409.4	628.6			9.68	17.8	7.92			0.446			43.4	43.4
	12	972.7	668.0			9.62	12.3	8.41			0.687			47.3	47.3
	14	456.6	392.3			6.15	5.8	4.94			0.859			41.4	41.4
	15	19.9	17.7			0.31	0.3	0.22			0.892			35.5	35.5
	16	99.3	129.7			1.75	1.3	1.63			1.307			50.5	50.5
	18	39.7	77.0			0.88	0.5	0.97			1.939			63.0	63.0
	20	19.9	21.4			0.55	0.3	0.27			1.078			20.5	20.5
	28	19.9	113.6			1.07	0.3	1.43			5.723			80.5	80.5
Pulpwood Total		15,780.8	4,276.1			70.29	198.8	53.85			0.271			35.4	35.4
Chip-N-Saw	DBH	Trees	PW Tons	Saw Tons	MBF	BA	Trees	PW Tons	Saw Tons	BF	Tons/Tree	BF/Tree	Hs	Hp	Hm
	10	893.3	284.1	204.5	15.6	6.14	11.3	3.58	2.57	195.95	0.229	17.418	17.6	70.0	70.0
Chip-N-Saw Total		893.3	284.1	204.5	15.6	6.14	11.3	3.58	2.57	195.95	0.229	17.418	17.6	70.0	70.0
Sawtimber	DBH	Trees	PW Tons	Saw Tons	MBF	BA	Trees	PW Tons	Saw Tons	BF	Tons/Tree	BF/Tree	Hs	Hp	Hm
	12	972.7	329.7	411.8	40.3	9.62	12.3	4.15	5.19	507.08	0.423	41.395	24.5	70.4	70.4
	14	416.9	180.2	268.5	31.4	5.61	5.3	2.27	3.38	395.55	0.644	75.343	29.1	74.5	74.5
	16	277.9	129.3	262.3	34.8	4.89	3.5	1.63	3.30	437.68	0.944	125.051	33.1	76.9	76.9
	18	119.1	60.4	174.5	24.9	2.65	1.5	0.76	2.20	313.58	1.465	209.054	44.5	85.4	85.4
	20	119.1	60.2	235.1	35.8	3.27	1.5	0.76	2.96	450.54	1.974	300.358	48.5	86.0	86.0
	22	99.3	73.9	226.3	37.5	3.30	1.3	0.93	2.85	472.73	2.280	378.181	45.3	88.1	88.1
	24	39.7	46.0	72.2	12.5	1.57	0.5	0.58	0.91	157.00	1.820	313.994	24.5	71.2	71.2
	28	19.9	33.2	31.3	6.4	1.07	0.3	0.42	0.39	81.07	1.576	324.297	16.5	65.8	65.8
	30	19.9	47.1	44.4	7.6	1.23	0.3	0.59	0.56	95.85	2.235	383.387	16.5	66.6	66.6
	34	19.9	42.9	76.4	14.2	1.58	0.3	0.54	0.96	179.18	3.851	716.708	24.5	68.9	68.9
Sawtimber Total		2,104.1	1,002.9	1,802.9	245.4	34.79	26.5	12.63	22.71	3090.25	0.857	116.613	29.9	74.6	74.6
Grand Total	DBH	Trees	PW Tons	Saw Tons	MBF	BA	Trees	PW Tons	Saw Tons	BF	Tons/Tree	BF/Tree	Hs	Hp	Hm
		18,877.4	5,563.1	2,007.3	260.9	111.54	237.8	70.06	25.28	3286.20	0.333	13.822	36.6	41.3	41.4

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.

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



General Information Regarding Terms and Conditions of Sale

1. Bid Submission Options:
 - Bids can be emailed to bids@ddkland.com with email subject "Hampton 80."
 - Bids can be submitted online through our website at forestryrealestate.com.
 - Bids can also be mailed to:
DDK FORESTRY & REAL ESTATE
PO BOX 24633
LITTLE ROCK, AR 72221

If mailed, mark the lower left corner of the envelope with "Hampton 80." 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, OCTOBER 29, 2026. 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 agent Mark Knight (501) 231-8778 or 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. The Seller reserves the right, at its sole discretion, to disclose or withhold bid results. 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. Seller shall furnish an owner's policy of title insurance in the amount allocated to the property. If a mortgagee's policy is required by the buyer's lender, 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. Mineral Rights (if any) will convey without warranty.
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.



BID FORM: HAMPTON 80
BID DUE DATE: THURSDAY, OCTOBER 29, 2026
BIDS RECEIVED UNTIL 2:00 PM.

In reference to "HAMPTON 80," prepared by DDK Forestry & Real Estate, I submit the following bid for the purchase of the following tract(s):

Hampton 80 - 80 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:** _____

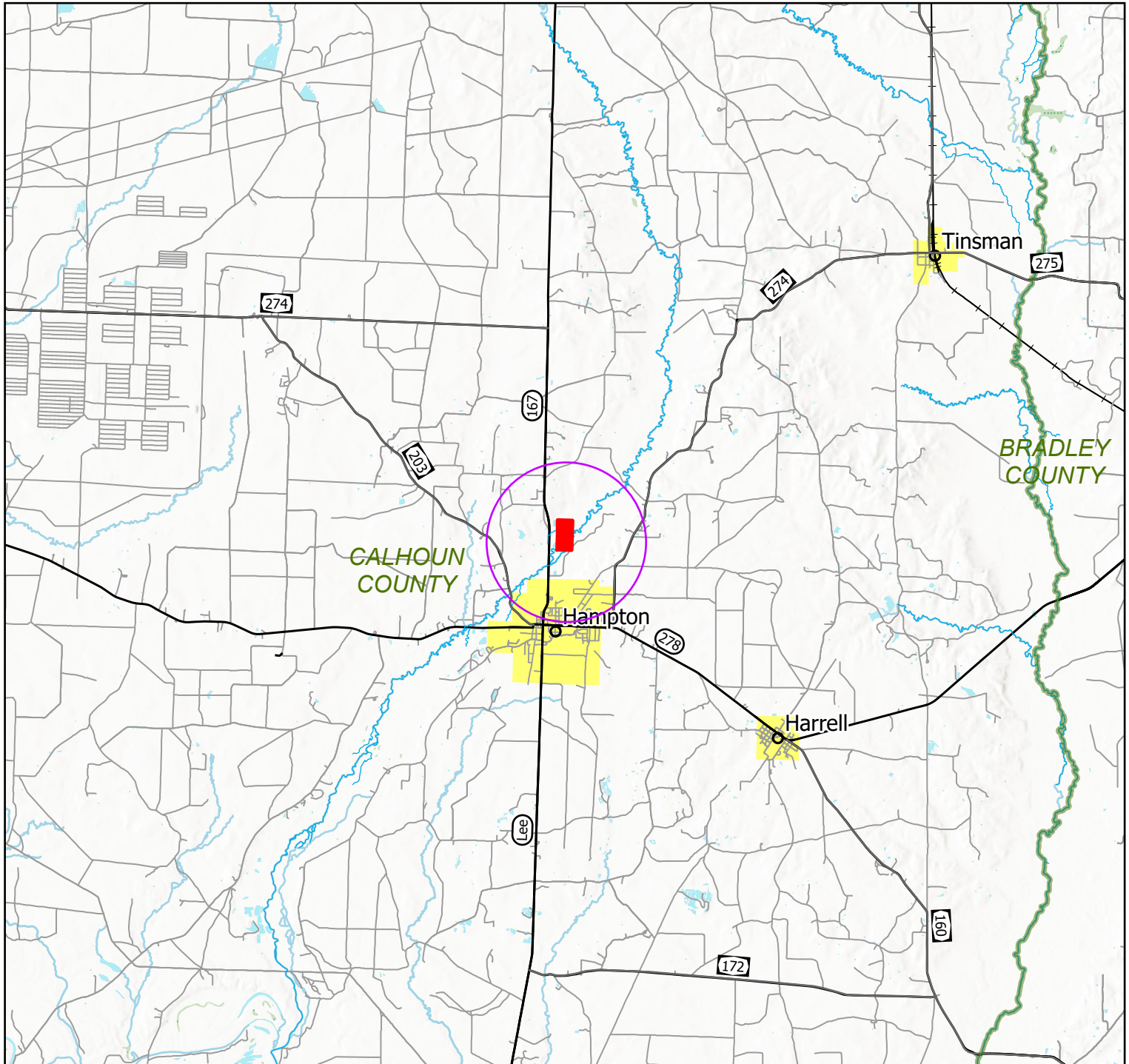
The Seller and his agent make no guarantee as to timber volumes and/or total acreage, timber stand information, ingress/egress agreements, location of boundary lines, and utilities. It is suggested that Buyers make their own estimates on acreage, timber volumes, access, boundary lines, and utilities.

Bids should be emailed to bids@ddkland.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, **HAMPTON 80**. Bids must be received by **2:00 PM on Thursday, OCTOBER 29, 2026**. 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

Hampton 80 - Land Sale - Location Map

SE ¼ NW ¼, NE ¼ SW ¼ of Section 29, Township 13 South, Range 13 West,
Calhoun County, Arkansas. 80 acres +/-



Legend

- | | |
|-------------------|-------------------|
| Property Boundary | AR State Highways |
| City Limits | Railroads |
| County Boundary | Stream/River |
| Interstate | Lake/Reservoir |

0 1 2 4 6 8 Miles



Phone: 501-219-8600
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 LLC, 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. DDKFRE expressly disclaims liability for errors or omissions.

Hampton 80 - Land Sale - Aerial & Topo Map

SE ¼ NW ¼, NE ¼ SW ¼ of Section 29, Township 13 South, Range 13 West,
Calhoun County, Arkansas. 80 acres +/-

