



Tri-County Bid Sale
Fordyce, AR / Dallas County

SUMMARY

City, State Zip

Fordyce, AR 71742

County

Dallas County

Type

Hunting Land, Timberland, Recreational Land

Latitude / Longitude

33.828318 / -92.376786

Acreage

611

Property Website

<https://www.forestryrealestate.com/property/tri-county-bid-sale-dallas-arkansas/44646/>



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PROPERTY DESCRIPTION

[Click to Download Bid Sale Prospectus](#)

FILL OUT A BID HERE using our [online form](#).

DDK Forestry & Real Estate (DDK), acting as agent for the seller, has been authorized to sell approximately 611 total acres in Calhoun County, AR, Cleveland County, AR, and Dallas County, AR. The **seven (7)** properties are being sold by sealed bid and can be purchased **individually or together**.

Calhoun County - Ebenezer 50: This tract is located just outside the community of Ebenezer and offers a perfect opportunity for an investment or recreational tract. The property is situated right off Highway 274 on County Road 83 with road frontage along the northern and western boundary lines. Dry Creek runs through the property attracting deer and turkey to the area. The primary cover type for this property is 8-year-old pine plantation.

Cleveland County - Highway 54 300: This tract is located just south of the community of Pinebergen. Approximately 195 acres is clear cut, and the balance of the timbered acreage is a 6-year-old pine plantation and a small hardwood SMZ. This property has a significant presence of wildlife, including deer and turkey. The property has road frontage on Highway 54 and well-maintained interior roads. Just 10 miles from Pine Bluff, makes for an easy commute.

Cleveland County - Cleveland 115: The primary cover type consists of merchantable natural pine and hardwoods. Hudgens Creek runs through the property, enhancing the presence of deer and turkey in the area, making it an excellent recreational tract.

Dallas County - Airport 44: This tract is located just outside of the city of Fordyce. The primary cover type is a 20-year-old pine plantation that is ready to be thinned. Previous harvests were hauled out to the north to HWY 79.

Dallas County - Barner Street 40: This tract is located in Dallas County, Arkansas just outside of the city Fordyce. This property has road frontage along Barner Street. This tract is comprised of approximately 40-year-old natural pine and hardwoods.

Dallas County - Preston Drive 19: This tract is located on Preston Drive. This tract is largely comprised of 24-year-old pine and natural hardwoods. This property will make for a great investment tract or recreational tract with the presence of deer and turkey in the area. The property is located just 2 miles away from Fordyce, 14 miles from Camden, and just 30 miles to Pine Bluff.

Dallas County - Preston Drive 43: Located near Fordyce, Arkansas, this timber tract has road frontage along Preston Drive. The property provides accessibility for various opportunities. The presence of well-established pine pulpwood and hardwood on this tract presents an excellent opportunity for timber harvesting. The area is known for great deer and turkey hunting. The property is located just 2 miles away from Fordyce, 14 miles from Camden, and just 30 miles to Pine Bluff.

BID SALE INSTRUCTIONS:

- BIDS DUE: THURSDAY, OCTOBER 12TH, 2023 by 2:00 PM
- You can submit a bid by filling out the online bid form below or by downloading the prospectus in the link below and email or mail your bid to us.

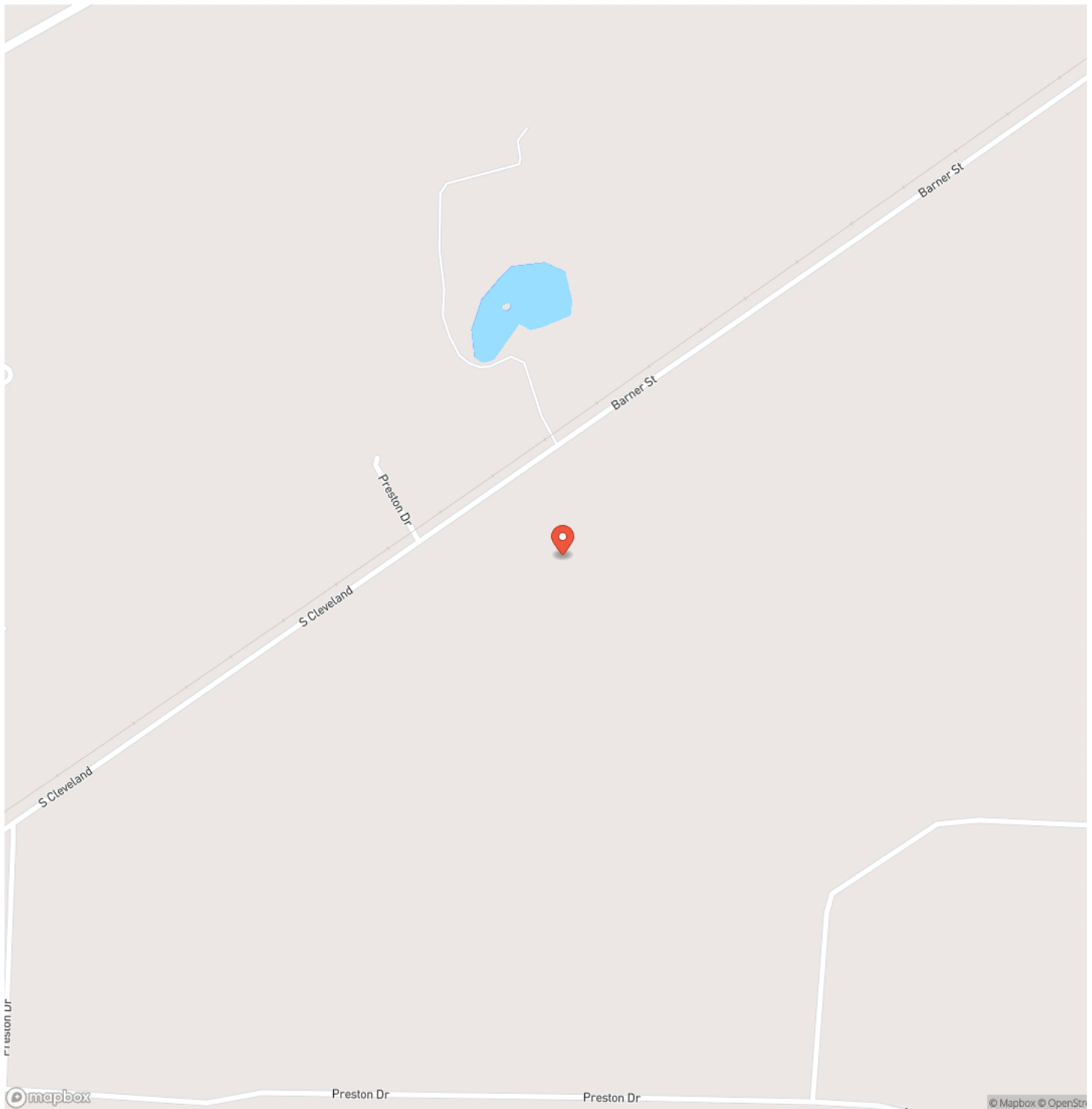
FILL OUT A BID HERE using our [online form](#).



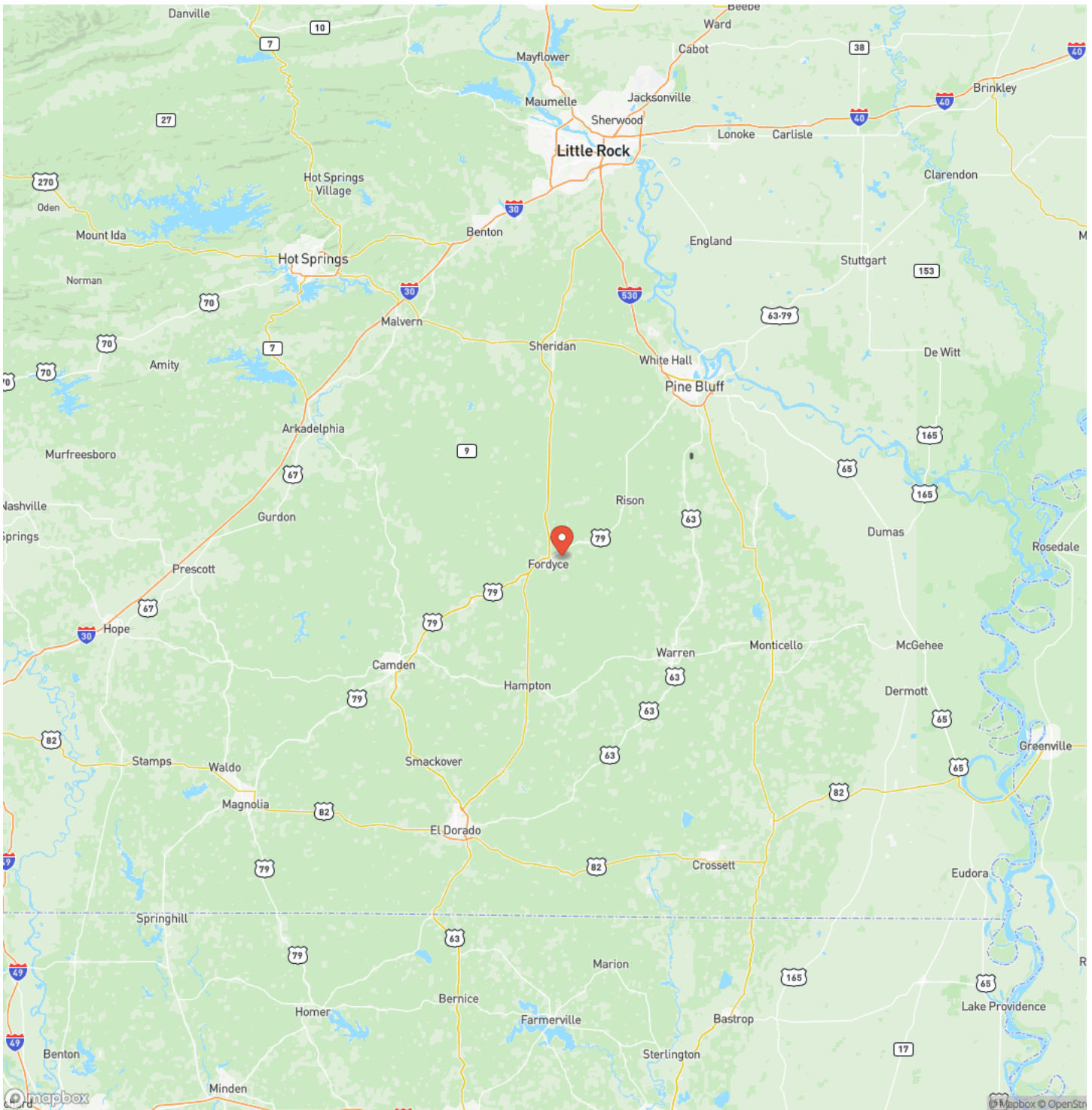
Tri-County Bid Sale
Fordyce, AR / Dallas County



Locator Map



Locator Map



Satellite Map



Tri-County Bid Sale

Fordyce, AR / Dallas County

LISTING REPRESENTATIVE

For more information contact:



Representative

Mark Knight

Mobile

(501) 231-8778

Office

(501) 219-8600

Email

mknight@davisforestry.com

Address

1100 Asbury Rd.

City / State / Zip

Little Rock, AR 72211

NOTES



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MORE INFO ONLINE:
www.forestryrealestate.com

DISCLAIMERS

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Maps are provided for illustration purposes only, the accuracy is not warranted. Parcels on interactive maps are not adjusted to match aerial backgrounds. This information is for reference purposes only and is not a legal document. Data maps contain errors. The seller and seller's agent are making known to all potential buyers that there may be variations between the location of the existing fence lines and the legal description of the deeded property. Seller and seller's agent make no warranties with regard to the location of the fence lines in relationship to the deeded property lines, nor does the Seller make any warranties or representations with regard to the specific acreage contained within the fenced property lines. Seller is selling the property in an "as is" condition, which includes the location of the fences as they exist. Boundaries shown on the accompanying maps are approximate, based on county parcel data. The maps are not to scale. The accuracy of the maps is not guaranteed. Prospective buyers are encouraged to verify fence lines, deeded property lines and acreages using a licensed surveyor at their own expense.



Davis DuBose Knight Forestry & Real Estate
1100 Asbury Rd.
Little Rock, AR 72211
(501) 219-8600
www.forestryrealestate.com

