



**NOTICE OF TIMBERLAND BID SALE
CALHOUN COUNTY, AR**

CALHOUN COUNTY THREE TRACTS BID PACKAGE
3 Properties Totaling 215 acres +/-

BIDS DUE: THURSDAY, NOVEMBER 12, 2026, by 2:00 PM

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

Tract Descriptions

Tract 1: Ebenezer 80 - This tract is conveniently located just 4 miles south of Fordyce and has good access and road frontage on both Calhoun CR 73 and Calhoun CR 174. Power and water are available along CR 73. The timber consists of a mature, natural pine stand.

Tract 2: Garden Branch 35 - This tract is located just 7 miles south of Fordyce and has historically been accessed from CR 61. Garden Branch creek runs along the western boundary of the property. The timber consists of an 8-year-old pine plantation. The adjoining landowner has agreed to keep the gate open throughout the bid review period.

Tract 3: CR 61 100 - This tract is located approximately 9 miles south of Fordyce with frontage on Calhoun CR 61. It consists of two pieces: a 60-acre parcel at CR 61, and a NW 40 accessed by a woods road crossing the adjacent landowner's property. The timber consists of a mature mixed pine and hardwood stand. Power and water are available nearby on CR 61. Whitewater Creek crosses the northeast corner of the property.

Legal Descriptions

Tract 1: Ebenezer 80 – The West Half of the Southeast Quarter (W ½ SE ¼) of Section 14, Township 11 South, Range 13 West, Calhoun County, AR.



Tract 2: Garden Branch 35 - The Southwest Quarter of the Northeast Quarter (SW $\frac{1}{4}$ NE $\frac{1}{4}$) less and except five acres in the form of a square out of the Southeast corner thereof, of Section 34, Township 11 South, Range 13 West, Calhoun County, AR.

Tract 3: CR 61 100 - The Northeast Quarter of the Southeast Quarter (NE $\frac{1}{4}$ SE $\frac{1}{4}$) of Section 4, Township 12 South, Range 13 West, Calhoun County, AR. The East Half of the Southwest Quarter of the Southwest Quarter (E $\frac{1}{2}$ SW $\frac{1}{4}$ SW $\frac{1}{4}$) and the Southeast Quarter of the Southwest Quarter (SE $\frac{1}{4}$ SW $\frac{1}{4}$) of Section 3, Township 12 South, Range 13 West, Calhoun County, AR

Directions to Properties

Tract 1: Ebenezer 80 – From Fordyce, take Hwy 274 south 4 miles, then turn west on CR 73. Travel approximately 0.5 miles on CR 73 to reach the property. The tract is bisected by CR 73. Look for the DDK sign and pink flagging marking the property.

Tract 2: Garden Branch 35 - From Fordyce, take Hwy 274 south for 4 miles, then turn west on CR 73. Continue on CR 73 until you reach CR 61. Head south on CR 61 for 2.4 miles, then turn east onto the gated road marked with a DDK sign and pink flagging. From the gate, travel approximately 0.5 miles to a woods road marked with a DDK sign and pink flagging. **The woods road is accessible by side-by-side only.** Travel approximately 0.3 miles on the woods road to reach the property. Look for the DDK sign at the property boundary.

Tract 3: CR 61 100 - From Fordyce, take Hwy 274 south for 4 miles, then turn west on CR 73. Continue on CR 73 until you reach CR 61. Head south on CR 61 for 3.6 miles. The property will be on the west side of CR 61, marked with DDK signs and pink flagging.

To reach the NW 40: From the intersection of CR 61 and the southern boundary of the 60-acre tract, head west on the woods road for 0.75 miles to a north-running woods road marked with pink flagging. Turn north and travel 0.25 miles, following the flagging to the DDK sign at the property's southwest corner.



Estimated Timber Volumes

CR 61 100

Stand Summary by Group, Product and DBH

Sampling Method:	Plot	Tract Name:	Cr 61 100	Site Index Species:	Pine	
BAF / Plot Size:	0.1	Stand ID:	1	Base Age:	50	
# Plots/points:	42	Location:	-	Site Index:	0.0	
Stand Acres:	100.0	Date Cruised:	10/9/2026	# 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	47.6	4.5			0.09	0.5	0.04			0.094			20.5	20.5
	8	47.6	11.9			0.17	0.5	0.12			0.250			35.5	35.5
	10	23.8	13.1			0.13	0.2	0.13			0.551			60.5	60.5
Pulpwood Total		119.0	29.5			0.39	1.2	0.30			0.248			34.5	34.5
	DBH	Trees	PW Tons	Saw Tons	MBF	BA	Trees	PW Tons	Saw Tons	BF	Tons/Tree	BF/Tree	Hs	Hp	Hm
Sawtimber	14	165.1	32.1	157.4	17.2	1.77	1.7	0.32	1.57	172.20	0.953	104.280	48.7	77.8	77.8
	16	309.5	53.2	447.4	55.4	4.32	3.1	0.53	4.47	554.24	1.445	179.061	59.0	84.4	84.4
	18	333.3	50.7	678.7	92.9	5.89	3.3	0.51	6.79	928.88	2.036	278.664	67.9	91.0	91.0
	20	381.0	102.9	953.4	144.4	8.31	3.8	1.03	9.53	1444.29	2.503	379.126	66.5	97.1	97.1
	22	261.9	131.6	740.9	123.0	6.91	2.6	1.32	7.41	1229.91	2.829	469.600	60.1	98.3	98.3
	24	95.2	45.6	356.0	62.5	2.99	1.0	0.46	3.56	625.48	3.738	656.758	68.5	104.7	104.7
Sawtimber Total		1,546.1	416.1	3,333.7	495.5	30.19	15.5	4.16	33.34	4954.99	2.156	320.487	62.4	91.8	91.8
Group Total		1,665.1	445.6	3,333.7	495.5	30.58	16.7	4.46	33.34	4954.99	2.020	297.574	60.4	87.7	87.7

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	14	23.8	12.2	11.6	1.2	0.25	0.2	0.12	0.12	11.68	0.487	49.058	16.5	60.7	60.7
	16	119.0	74.8	80.9	9.4	1.66	1.2	0.75	0.81	93.75	0.679	78.754	18.1	61.8	61.8
	18	50.8	36.0	51.6	6.6	0.90	0.5	0.36	0.52	66.06	1.017	130.160	22.9	66.4	66.4
	20	95.2	69.5	149.0	20.7	2.08	1.0	0.70	1.49	207.19	1.564	217.549	30.5	73.1	73.1
	22	23.8	20.9	38.4	5.8	0.63	0.2	0.21	0.38	57.76	1.613	242.589	24.5	65.2	65.2
	24	47.6	72.2	68.1	10.5	1.50	0.5	0.72	0.68	105.21	1.430	220.945	16.5	64.9	64.9
	26	23.8	31.8	66.2	10.9	0.88	0.2	0.32	0.66	109.38	2.778	459.403	32.5	80.0	80.0
Sawtimber Total		384.1	317.4	465.6	65.1	7.89	3.8	3.17	4.66	651.04	1.212	169.503	22.8	66.9	66.9
Group Total		384.1	317.4	465.6	65.1	7.89	3.8	3.17	4.66	651.04	1.212	169.503	22.8	66.9	66.9

White 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	16	71.4	47.9	45.4	5.3	1.00	0.7	0.48	0.45	52.54	0.636	73.550	16.5	61.5	61.5
	18	142.9	108.9	128.0	16.5	2.52	1.4	1.09	1.28	164.88	0.896	115.416	19.2	63.4	63.4
	26	23.8	31.8	66.2	10.9	0.88	0.2	0.32	0.66	109.38	2.778	459.403	32.5	80.0	80.0
	28	23.8	37.6	76.8	13.2	1.02	0.2	0.38	0.77	132.07	3.224	554.710	32.5	81.3	81.3
	30	23.8	42.4	104.2	18.8	1.17	0.2	0.42	1.04	188.04	4.376	789.768	40.5	91.0	91.0
Sawtimber Total		285.7	268.5	420.5	64.7	6.59	2.9	2.69	4.21	646.91	1.472	226.419	22.5	68.1	68.1
Group Total		285.7	268.5	420.5	64.7	6.59	2.9	2.69	4.21	646.91	1.472	226.419	22.5	68.1	68.1



Estimated Timber Volumes

CR 61 100 Continued

Gum															
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	14	71.4	128.8	36.0	5.0	0.76	0.7	1.29	0.36	49.78	0.504	69.691	16.5	127.4	127.4
	16	71.4	63.8	89.6	12.9	1.00	0.7	0.64	0.90	128.89	1.254	180.441	35.2	98.9	98.9
	18	47.6	58.1	70.6	11.4	0.84	0.5	0.58	0.71	113.93	1.482	239.256	32.5	99.6	99.6
Sawtimber Total		190.5	250.7	196.1	29.3	2.60	1.9	2.51	1.96	292.60	1.030	153.614	27.5	109.8	109.8
Group Total		190.5	250.7	196.1	29.3	2.60	1.9	2.51	1.96	292.60	1.030	153.614	27.5	109.8	109.8
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	23.8				0.05	0.2								20.7
	8	23.8				0.08	0.2								28.1
	18	23.8				0.42	0.2								46.8
Cull Total		71.4				0.55	0.7								31.9
Pulpwood	5	23.8	1.6			0.03	0.2	0.02			0.068			20.5	20.5
	6	2,485.0	237.9			4.88	24.9	2.38			0.096			20.5	20.5
	8	1,588.8	355.8			5.55	15.9	3.56			0.224			30.6	30.6
	10	1,230.2	482.6			6.71	12.3	4.83			0.392			36.0	36.0
	12	792.2	555.3			6.22	7.9	5.55			0.701			48.4	48.4
	14	306.4	300.7			3.28	3.1	3.01			0.981			49.8	49.8
	16	183.7	261.8			2.57	1.8	2.62			1.425			57.4	57.4
	18	23.8	49.4			0.42	0.2	0.49			2.077			70.5	70.5
	22	23.8	75.4			0.63	0.2	0.75			3.169			70.5	70.5
	24	23.8	86.3			0.75	0.2	0.86			3.623			65.5	65.5
	Pulpwood Total		6,681.6	2,406.9			31.03	66.8	24.07			0.360			31.9
Sawtimber	14	23.8	11.2	10.7	1.2	0.25	0.2	0.11	0.11	11.68	0.448	49.058	16.5	60.7	60.7
	16	95.2	58.8	55.7	7.0	1.33	1.0	0.59	0.56	70.05	0.585	73.550	16.5	61.5	61.5
	18	47.6	25.7	47.3	6.7	0.84	0.5	0.26	0.47	66.80	0.994	140.276	24.5	63.8	63.8
	20	47.6	39.1	57.7	8.7	1.04	0.5	0.39	0.58	86.85	1.213	182.389	24.5	69.9	69.9
	26	23.8	27.7	49.4	8.9	0.88	0.2	0.28	0.49	88.75	2.074	372.765	24.5	67.4	67.4
Sawtimber Total		238.1	162.4	220.8	32.4	4.34	2.4	1.62	2.21	324.13	0.928	136.136	20.5	64.2	64.2
Group Total		6,991.2	2,569.3	220.8	32.4	35.92	69.9	25.69	2.21	324.13	0.376	4.636	20.5	33.0	33.0

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 "CALHOUN 3 TRACTS BID."
 - 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 "CALHOUN 3 TRACTS BID." 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, NOVEMBER 12, 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 Doug Moore (478) 357-0213.
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 5 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: CALHOUN COUNTY THREE TRACTS BID PACKAGE

BID DUE DATE: THURSDAY, NOVEMBER 12, 2026

BIDS RECEIVED UNTIL 2:00 PM.

In reference to "CALHOUN COUNTY THREE TRACTS BID PACKAGE," prepared by DDK Forestry & Real Estate, I submit the following bid for the purchase of the following tract(s):

Tract 1: Ebenezer 80 - 80 ± acres Bid Amount: _____	Tract 3: CR 61 100 - 100 ± acres Bid Amount: _____
Tract 2: Garden Branch 35 - 35 ± acres Bid Amount: _____	All Tracts Combined - 215 ± acres Bid Amount: _____

My bid is valid for five (5) business days from the bid due date. 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 five (5) business days after Seller's acceptance.

BIDDER NAME/COMPANY: _____

ADDRESS: _____

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

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

EMAIL ADDRESS: _____

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

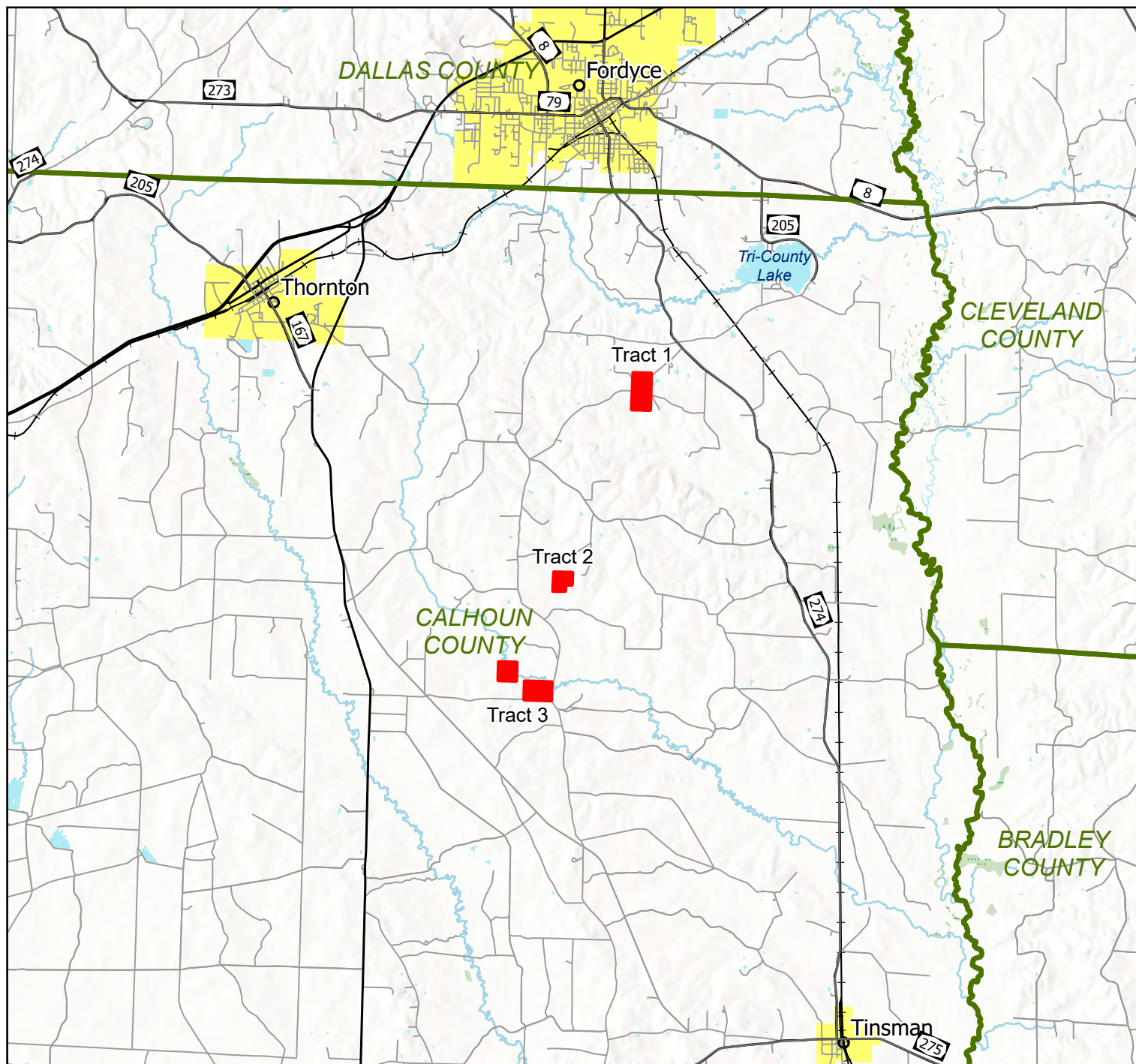
The Seller and his agent make no guarantee as to timber volumes and/or total acreage, timber stand information, ingress/egress agreements, location of boundary lines, and utilities. It is suggested that Buyers make their own estimates on acreage, timber volumes, access, boundary lines, and utilities.

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, **CALHOUN 3 TRACTS BID**. Bids must be received by **2:00 PM on Thursday, NOVEMBER 12, 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

Timberland Bid Sale - Location Map

CALHOUN COUNTY THREE TRACTS BID
PACKAGE 3 Properties Totaling 215 acres +/-



Legend

- | | |
|-------------------|----------------|
| Sale Boundary | Local Roads |
| City Limits | Railroads |
| AR Counties | Stream/River |
| AR State Highways | Lake/Reservoir |

0 1 2 4 6 8 Miles



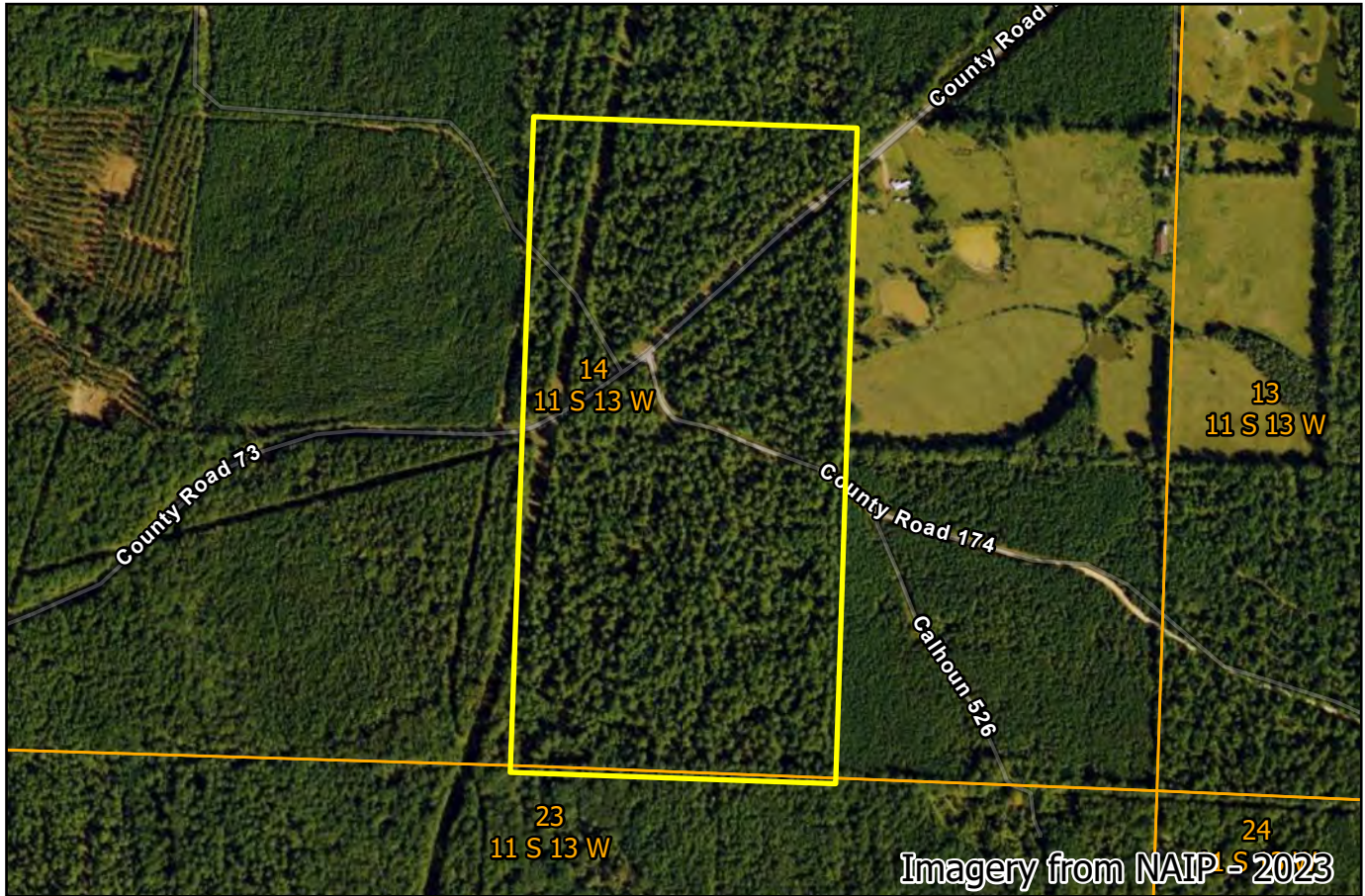
Phone: 501-219-8600
www.forestryrealestate.com



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.

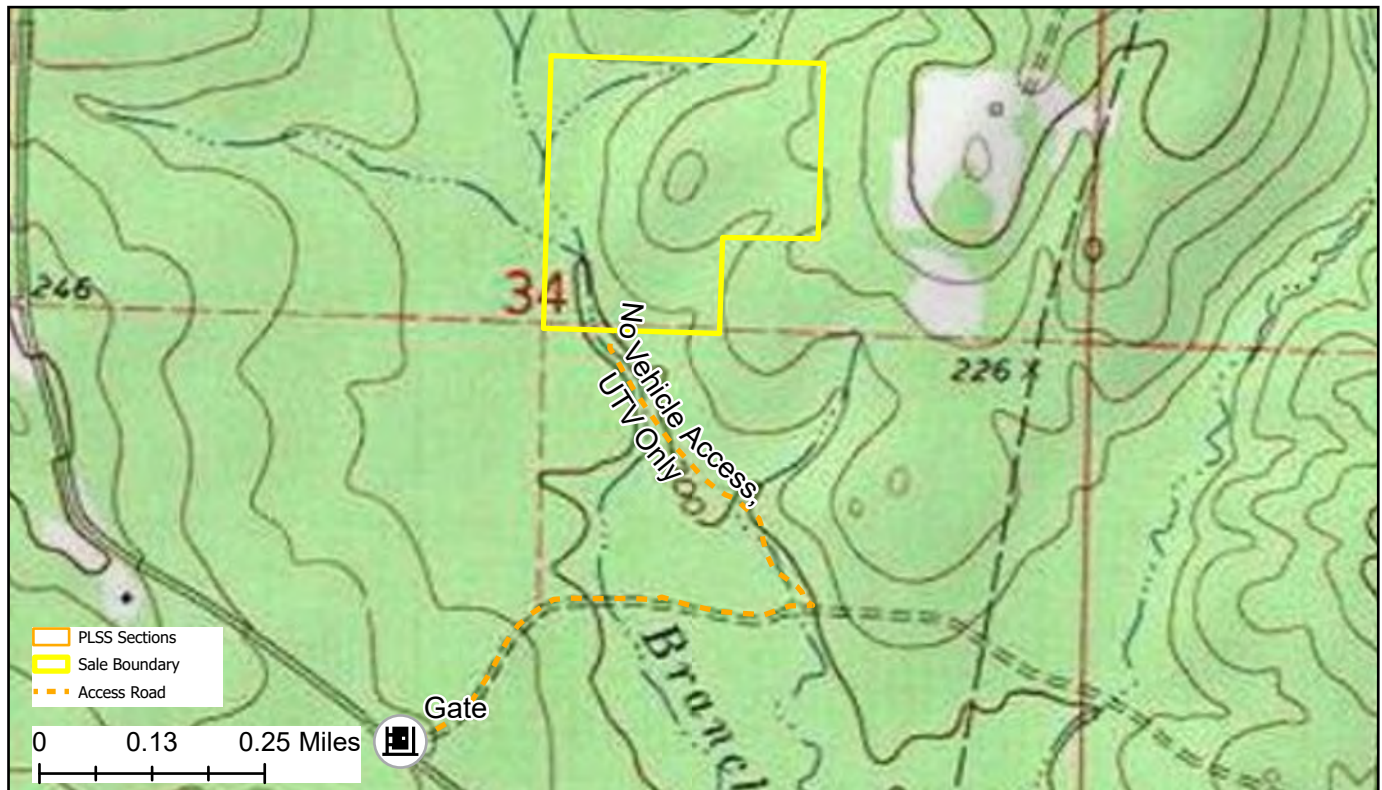
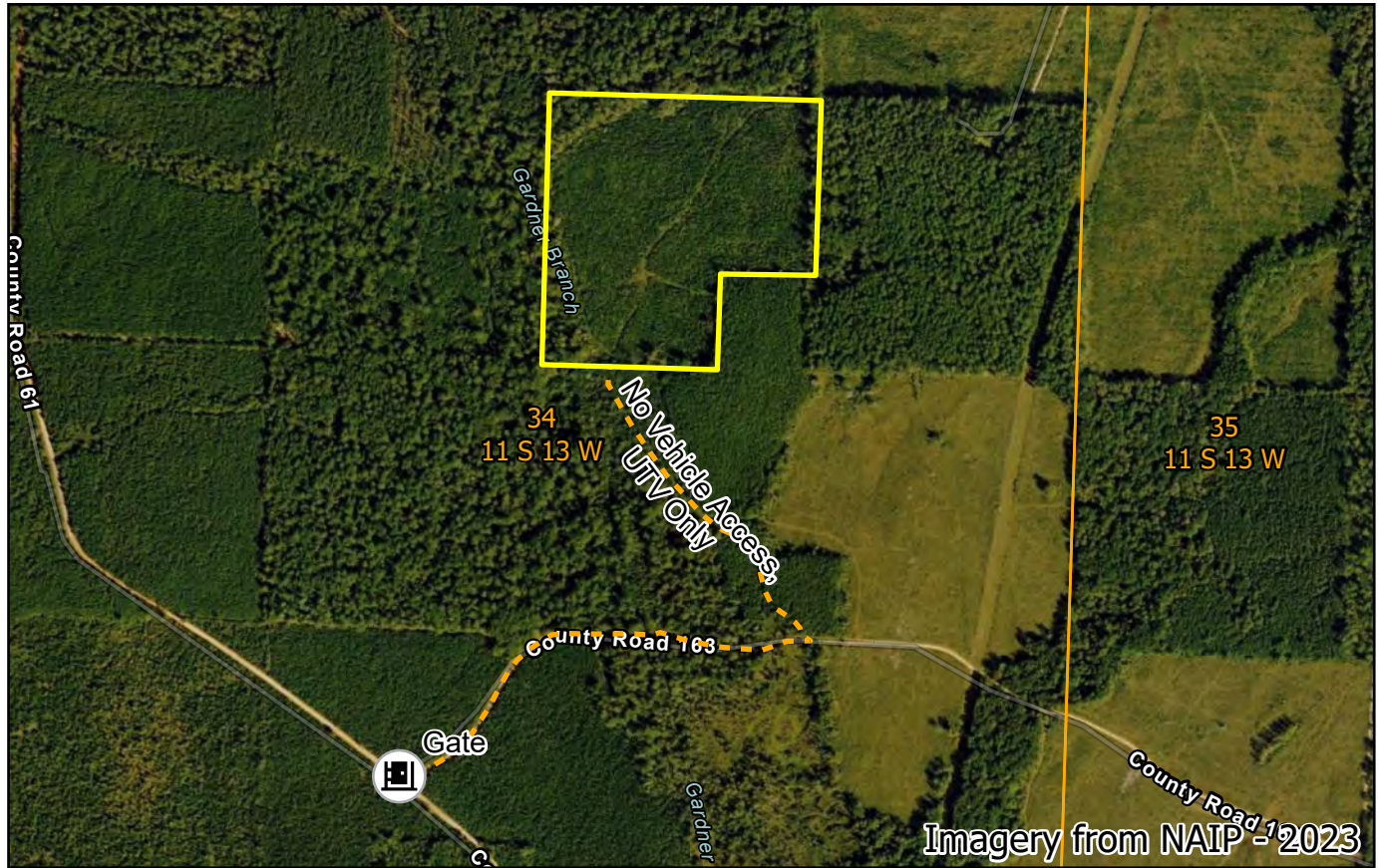
Tract 1: Ebenezer 80 - Timberland Bid Sale

W ½ SE ¼ of Section 14, Township 11 South, Range 13 West, Calhoun County, AR. 80 acres +/-



Tract 2: Garden Branch 35 - Timberland Bid Sale

SW ¼ NE ¼ less and except five acres in the form of a square out of the Southeast corner thereof, of Section 34, Township 11 South, Range 13 West, Calhoun County, AR. 35 acres +/-



Tract 3: CR 61 - Timberland Bid Sale

E ½ SW ¼ SW ¼ and the SE ¼ SW ¼ of Section 3 and the NE ¼ SE ¼ Section 4, Township 12 South, Range 13 West, Calhoun County, AR. 100 acres +/-

