



# PINNACLE TIMBERLANDS BID SALE

## NOTICE OF TIMBERLAND SALE BY SEALED BID IN CALHOUN COUNTY, AR

**9 Properties – 2,461 total acres +/-**

**81% Pine Plantation, 9-Year-Old Weighted Average Age**

**BIDS DUE: Thursday, June 18, 2026, by 2:00 PM**

DDK Forestry & Real Estate (DDK), acting as an agent for the seller, has been authorized to sell nine (9) properties. **The properties are being sold by sealed bid, and the tracts can be purchased individually or together.**

This offering includes 9 individual tracts of land in Calhoun County, Arkansas: featuring 2 properties near Fordyce, and 7 properties near Hampton. Acreage ranges from 91 +/- to over 959 +/- acres, with timber consisting primarily of pine plantations established between 1994 - 2026. Many tracts offer recreational appeal with road frontage and utilities are present at all tracts with the exception of Tract 2 – Tri County Lake. For full property details visit our website at [forestryrealestate.com](http://forestryrealestate.com) or call Doug Moore (478-357-0213) for assistance.

### Properties Available for Bid

Tract	Estimated Acreage Total	Acreage Breakdown					
		Pine Plantation	Hardwood	Pine/ Hardwood Mix	Cutover	Non-Forested	Native Pine
1 - Highway 8	204	108	28	8	56	4	0
2 - Tri-County Lake	98	83	15	0	0	0	0
3 - Highway 167	366	161	49	0	134	22	0
4 - Highway 278	215	213	0	0	0	2	0
5 - Delhi Rd.	959	847	86	1	0	19	6
6 - Little Bay Rd.	239	223	13	0	0	3	0
7 - County Rd. 34	120	116	0	0	0	4	0
8 - County Rd. 35	169	163	6	0	0	0	0
9 - Highway 172	91	76	6	6	0	2	0
<b>Total Acres</b>	<b>+/- 2,461</b>	<i>*Disclaimer: Property inventory data was recorded by a third party</i>					



### **Tract 1: Highway 8 - 204 acres +/-**

- Location/Access – located four miles east of Fordyce on Highway 8, on the south side of the highway.
- Stand Description – Approximately 108 acres of 2024 pine plantation, 28 acres of hardwood/smz, 8 acres of hardwood mixed timber, 56 acres of cutover and 4 non-forested acres.

### **Tract 2: Tri-County Lake - 98 acres +/-**

- Location/Access – travel two miles east of Fordyce on Highway 8, take Highway 205 around Tri-County Lake, then turn left on County Road 76. The tract has historically been accessed through a neighbor's property and is approximately 100 yards in. It shares its southern border with GP Fordyce.
- Stand Description – 83 acres of 2024 pine plantation, 15 acres of hardwood/smz.

### **Tract 3: Highway 167 - 366 acres +/-**

- Location/Access – located on the west side of Highway 167, approximately 4 miles north of Hampton.
- Stand Description – 46 acres of 2015 pine plantation, 115 acres of 2023 pine plantation, 49 acres of hardwood/smz, 134 acres of cutover and 22 non-forested acres.

### **Tract 4: Highway 278 - 215 acres +/-**

- Location/Access - located approximately seven miles west of Hampton on Highway 278. Turn left on County Road 10, marked by three strands of pink flagging on the stop sign. The tract is the first property south of the horse pasture.
- Stand Description – 134 acres of 2014 pine plantation, 79 acres of 2023 plantation, 2 acres of non-forested acres.

### **Tract 5: Delhi Rd. - 959 acres +/-**

- Location/Access – located west of Hampton, south of Highway 278. From Highway 278, travel 2.5 miles on County Road 10 to a fork in the road and take the right fork. County Road 6 bisects the property and provides access.
- Stand Description – 189 acres of 1999 pine plantation, 216 acres of 2014 pine plantation, 54 acres of 2015 pine plantation, 288 acres of 2023 pine plantation, 100 acres of 2024 pine plantation, 86 acres of hardwood/smz, 1 acre of hardwood mixed timber, 6 acres of native pine and 19 non-forested acres.

### **Tract 6: Little Bay Rd. - 239 acres +/-**

- Location/Access – located 2.9 miles west of Hampton south of Highway 278. Turn south on Little Bay Rd and travel approx. 3.8 miles, the property is on the west side of the road.
- Stand Description – 68 acres of 2014 pine plantation, 68 acres of 2023 pine plantation, 87 acres of 2024 pine plantation, 13 acres of hardwood/smz and 3 non-forested acres.

### **Tract 7: County Rd. 34 - 120 acres +/-**

- Location/Access – located six miles south of Hampton. Travel east on Highway 172 for three miles — look for signs and three strands of pink flagging — the tract will be on the south side of the highway.
- Stand Description - 32 acres of 1994 pine plantation, 7 acres of 2001 pine plantation, 77 acres of 2023 pine plantation and 4 non-forested acres.

### **Tract 8: County Rd. 35 - 169 acres +/-**

- Location/Access – tract is located six miles south of Hampton. Travel east on Highway 172 for four miles — look for signs and three strands of pink flagging — the tract will be on the north side of the highway.
- Stand Description – 1 acre of 2004 plantation, 3 acres of 2015 pine plantation, 118 acres of 2023 pine plantation, 41 acres of 2024 pine plantation and 6 acres of hardwood/smz.

### **Tract 9: Highway 172 - 91 acres +/-**

- Location/Access – located six miles south of Hampton. Travel east on Highway 172 for seven miles — look for signs and three strands of pink flagging — the tract will be on the north side of the highway.
- Stand Description - 36 acres of 2001 plantation, 40 acres of 2026 pine plantation, 6 acres of mixed pine/hardwood, 6 acres of hardwood/smz and 2 non-forested acres.



## Legal Descriptions

All in Calhoun County, Arkansas

### Tract 1: Highway 8 - 204 acres +/-

Township 11 South, Range 12 West

Section 4 - All that part of the Fractional W  $\frac{1}{2}$  NW  $\frac{1}{4}$  lying South of Highway No. 8

Section 5 - Fractional NE  $\frac{1}{4}$  NE  $\frac{1}{4}$ ; Fractional S  $\frac{1}{2}$  NE  $\frac{1}{4}$

### Tract 2: Tri-County Lake - 98 acres +/-

Township 11 South, Range 12 West

Section 8 - S  $\frac{1}{2}$  SE  $\frac{1}{4}$  SW  $\frac{1}{4}$ ; W  $\frac{1}{2}$  SE  $\frac{1}{4}$

### Tract 3: Highway 167 - 366 acres +/-

Township 13 South, Range 13 West

Section 7 - Fractional W  $\frac{1}{2}$  NW  $\frac{1}{4}$ ; NW  $\frac{1}{4}$  SE  $\frac{1}{4}$  less and except right of way of U. S. Highway 167; SE  $\frac{1}{4}$  NE  $\frac{1}{4}$  less and except right of way of U. S. Highway 167; Fractional SW  $\frac{1}{4}$ , less and except 3.40 acres in part of the fractional S  $\frac{1}{2}$  of SW  $\frac{1}{4}$ , described as follows; Beginning at the SW corner of said fractional S  $\frac{1}{2}$  of SW  $\frac{1}{4}$  and running East 38 feet to the Point of Beginning, which is an existing fence, and follow said fence line in the following manner; thence North 23 degrees East 35 feet; thence South 88 degrees 40 minutes East 570 feet; thence North 49 degrees East 163 feet; thence South 86 degrees East 396 feet; thence South 53  $\frac{1}{2}$  degrees East 33 feet; thence South 5  $\frac{1}{2}$  degrees West 56 feet; thence running North 88 degrees East 313  $\frac{1}{2}$  feet; thence North 81 degrees East 464  $\frac{1}{2}$  feet; thence North 83 degrees East 168 feet to the East line of said S  $\frac{1}{2}$  of SW  $\frac{1}{4}$ ; thence South 150 feet to the SE corner of S  $\frac{1}{2}$  of SW  $\frac{1}{4}$  of said Section 7; thence West along the South line thereof 2,057 feet back to the Point of Beginning.

SW  $\frac{1}{4}$  of SE  $\frac{1}{4}$ , less and except 0.20 acres in part of the SW  $\frac{1}{4}$  of SE  $\frac{1}{4}$ , described as follows; Beginning at the SW corner of said SW  $\frac{1}{4}$  of SE  $\frac{1}{4}$  and running North 150 feet to an old fence line; thence North 83 degrees East along said fence line 50 feet; thence South 8 degrees East along said fence line 156 feet to the South line of said SW  $\frac{1}{4}$  of SE  $\frac{1}{4}$ , thence West 71 feet to the Point of Beginning W  $\frac{1}{2}$  NE  $\frac{1}{4}$  less and Except the Newberry Tower Site described as a tract of land in the SW  $\frac{1}{4}$  of SE  $\frac{1}{4}$  of Section 6 and the NW  $\frac{1}{4}$  of NE  $\frac{1}{4}$  of Section 7 of said Township 13 South, Range 13 West, being more particularly described as follows: Begin at a found  $\frac{3}{4}$ " iron rod marking the Northeast corner of said NW  $\frac{1}{4}$  of NE  $\frac{1}{4}$  of Section 7; thence run S  $01^{\circ}29'03''$ W along the East line of said NW  $\frac{1}{4}$  of NE  $\frac{1}{4}$  a distance of 322.65 feet; thence run N  $88^{\circ}30'57''$ W a distance of 450.00 feet; thence run N  $01^{\circ}29'03''$ E parallel to said East line of NW  $\frac{1}{4}$  of NE  $\frac{1}{4}$  of Section 7 a distance of 459.39 feet to the South Right-of-Way of Arkansas Highway No. 274; thence run S  $87^{\circ}19'13''$ E along said South Right-of-Way line a distance of 451.05 feet to the East line of said SW  $\frac{1}{4}$  of SE  $\frac{1}{4}$  of Section 6; thence run S  $01^{\circ}54'43''$ W along said East line of the SW  $\frac{1}{4}$  of SE  $\frac{1}{4}$  of Section 6 a distance of 127.34 feet back to the POINT OF BEGINNING and containing 4.699 acres of land, more or less.

Also less and except that part of the Southeast Quarter of the Northeast Quarter of Section 7, township 13 South, Range 13 West, Calhoun County, Arkansas, more particularly described as follows: Commencing at a point being used for the Section Corner of Sections 5, 6, 7, & 8, Township 13 South, Range 13 West; thence South  $01^{\circ}30'14''$  West along the East line of said Section 7 a distance of 1,316.24 feet to a point being used as the North Sixteenth Corner of said Sections 7 and 8; thence North  $88^{\circ}21'05''$  West along the North line of said Southeast Quarter of the Northeast Quarter a distance of 52.78 feet to a point on the West right of way line of U.S. Highway 167 as established by AHTD Job 7596 for the POINT OF BEGINNING; thence South  $01^{\circ}35'36''$  West along said right of way line a distance of 1,316.14 feet to a point on the South line of said Southeast Quarter of the Northeast Quarter; thence North  $88^{\circ}14'43''$  West along said South line a distance of 15.10 feet to a point on the West right of way line of U.S. Highway 167 as established by AHTD Job CA0702; thence North  $01^{\circ}35'33''$  East along said right of way line a distance of 185.68 feet to a point; thence North  $01^{\circ}16'12''$  West along said right of way line a distance of 200.25 feet to a point; thence North  $02^{\circ}38'03''$  East along said right of way line a distance of 550.09 feet to a point; thence North  $01^{\circ}35'33''$  East along said right of way line a distance of 380.44 feet to a point on the North line of said Southeast Quarter of the Northeast Quarter; thence South  $88^{\circ}21'05''$  East along said North line a distance of 15.12 feet to the point of beginning and containing 0.54 acres (23,642 square feet) more or less, as shown on plans referenced as AHTD Job CA0702. fls/CTA/REV DWY REV. 12/20/16 RA

### Tract 4: Highway 278 - 215 acres +/-

Township 14 South, Range 15 West

Section 1 - Fractional S  $\frac{1}{2}$  NE  $\frac{1}{4}$  less and except a part of the South half of the fractional Northeast quarter of Section 1, Township 14 South, Range 15 West, Calhoun County, Arkansas, more particularly described as follows: Commencing at the Southeast corner of said South half of the Northeast quarter as the POINT OF BEGINNING and



## Legal Descriptions Continued

All in Calhoun County, Arkansas

running N 86°56'45" W 113.20 feet to the Center of Calhoun County Road #10; thence, N 08°55'44" E along said centerline 558.30 feet; thence, N 02°56'45" E along said centerline 764.90 feet; thence, leaving the road, S 86°56'44" E 30.94 feet; thence, S 01°54'06" W 1320.52 feet to the point of beginning, containing 1.67 Acres, more or less. Subject to the right of way of Calhoun County Road #10.; SE ¼ less and except all that part E ½ SE ¼ lying East of County Road #10

### Tract 5: Delhi Rd. - 959 acres +/-

Township 14 South, Range 15 West

Section 11 – S ½ SW ¼

Section 13 - NW¼ SW¼; N ½ SE¼ less and except all that part lying East of County Road #6;

NE¼ SW¼ less and except all that part lying East of County Road #6; SW¼ SW¼

Section 14 - N½ NW¼ ; NE ¼ SW¼ ; NW¼ NE ¼ ; NW¼ SW¼ ; S½ NE¼ ; SE¼ ; SE ¼ NW¼ ; SE ¼ SW¼ ; SW¼ NW¼

Section 23 - E½ NW¼ ; N½ NE¼

### Tract 6: Little Bay Rd. - 239 acres +/-

Township 14 South, Range 14 West

Section 17 - All that part E ½ SE ¼ lying South of County Road 280

Section 20 - E½ NE¼

Section 21 - NW¼ SW¼ less and except a part of the Northwest quarter of the Southwest quarter of Section 21, Township 14 South, Range 14 West, Calhoun County, Arkansas, more particularly described as follows: Commencing at the Southeast corner of said Northwest quarter of the Southwest quarter as the POINT OF BEGINNING and running N 88°43'19" W 297.94 feet to the center of Little Bay Road; thence, N 42°45'45" E along said centerline 177.84 feet; thence N 43°31'15" E along said centerline 257.23 feet; thence, leaving the road S 00°00'10" W 323.74 feet to the point of beginning, containing 1.11 acre, more or less. Subject to the right of way of Little Bay Road.; S ½ NW ¼ less and except all that part SE ¼ NW ¼ lying East of County Road #262 and less and except 2.50 acres described as beginning at the center of Section 21 and running West along the South line of the SE¼ NW ¼, 7 ½ chains to Point of Beginning, thence North 5 chains, thence West 5 chains, thence South 5 chains, thence East 5 chains to Point of Beginning.

### Tract 7: County Rd. 34 - 120 acres +/-

Township 15 South, Range 13 West

Section 2 - E ¾ NW¼

### Tract 8: County Rd. 35 - 169 acres +/-

Township 14 South, Range 13 West

Section 35 - E½ SE¼

Section 36 - All that part W ½ SW¼ lying West of County Road #35

Township 15 South, Range 13 West

Section 1 - All that part of the N ½ NW ¼ lying North of Highway 172 and West of County Road #35

Section 2 - All that part of the NE¼ NE¼ lying North of Hwy 172

### Tract 9: Highway 172 - 91 acres +/-

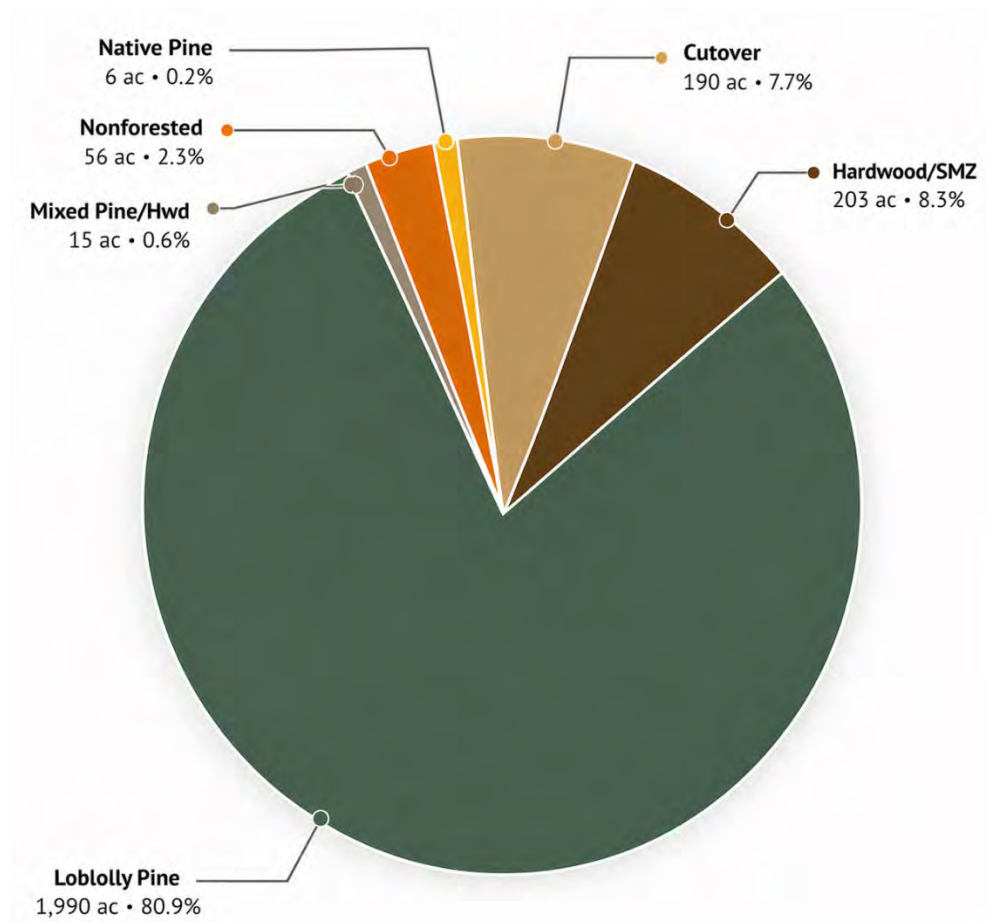
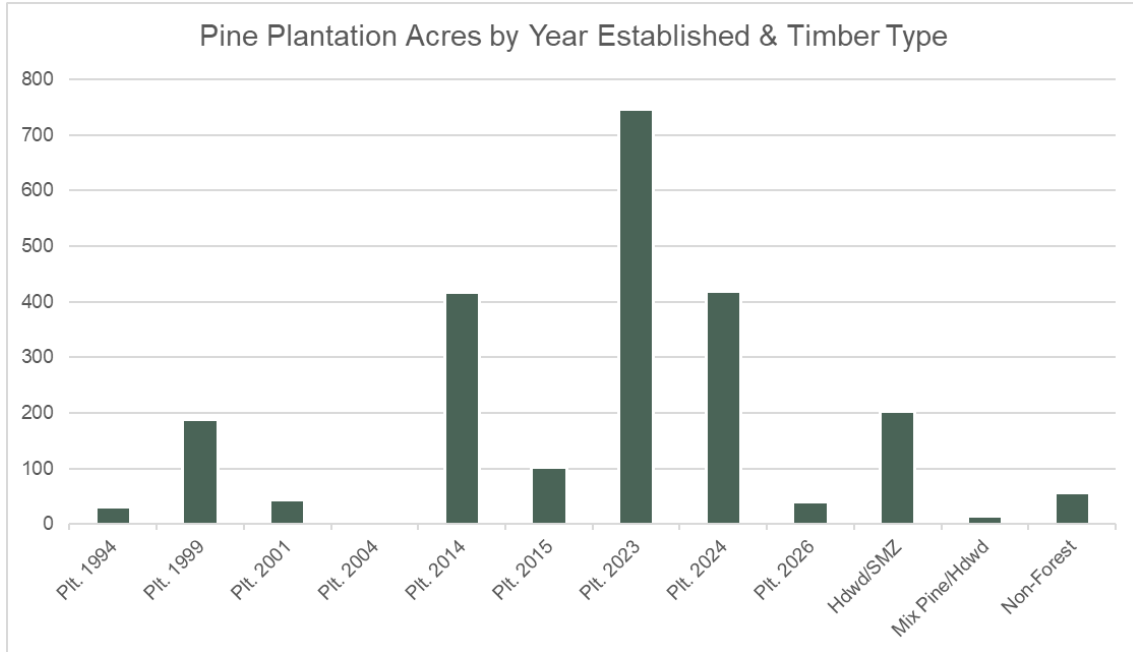
Township 14 South, Range 12 West

Section 32 – SW ¼ SW ¼ lying East of County Road No. 137 less and except the following 2 tracts.

(1) Beginning 70 yards North of the SE corner of said SW¼ SW¼ of Section 32, Township 14 South, Range 12 West, running North 70 yards, thence West 70 yards, thence South 70 yards, thence East 70 yards to the place of beginning, containing 1 ac , more or less, and, (2) Beginning at a point on the East line of said SW ¼ SW ¼ 420 feet North of the SE corner thereof, thence West parallel with South line thereof 210 feet, thence North parallel with the East line thereof 210 feet, thence East parallel with said South line 210 feet, thence South on said East line 210 feet to place of beginning, containing 1 ac., more or less

Township 15 South, Range 12 West

Section 5 - All that part of Fractional NE ¼, lying North of Highway #172; All that part of fractional NW ¼ lying North of Highway #172 and East of County Road #137



Weighted Average Age of Pine Plantations is approximately 9 years old



## General Information Regarding Terms and Conditions of Sale

1. Bid Submission Options:
  - Bids can be emailed to [bids@ddkland.com](mailto:bids@ddkland.com) with email subject "PINNACLE TIMBERLANDS Bid Sale"
  - Bids can be submitted online through our website at [forestryrealestate.com](http://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 "PINNACLE TIMBERLANDS 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 18, 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 makes 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 agents Doug Moore 478-357-0213 or Mark Knight 501-231-8778.
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 Special Warranty Deed. The buyer shall be responsible for the cost of the title insurance policy and buyer's customary closing costs. Cash or cashier's check is required from buyer at closing. All Mineral Rights owned by the Seller shall convey upon closing without warranty. The hunting lessees will have 30 days from the closing date to remove any personal property from the tracts.
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.

*DDK is a forestry and real estate company headquartered in Little Rock, Arkansas with offices in Texarkana & Nacogdoches, TX. For more information about our services or to view our listings visit [www.forestryrealestate.com](http://www.forestryrealestate.com)*



**BID FORM: PINNACLE TIMBERLANDS BID SALE**

BID DUE DATE: THURSDAY, JUNE 18, 2026

BIDS RECEIVED UNTIL 2:00 PM

Tract Number	Acres	Bid Amount
1 - Highway 8	204 acres +/-	
2 - Tri-County Lake	98 acres +/-	
3 - Highway 167	366 acres +/-	
4 - Highway 278	215 acres +/-	
5 - Delhi Rd.	959 acres +/-	
6 - Little Bay Rd.	239 acres +/-	
7 - County Rd. 34	120 acres +/-	
8 - County Rd. 35	169 acres +/-	
9 - Highway 172	91 acres +/-	
All Tracts Combined	2,461 acres +/-	

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

*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:** \_\_\_\_\_

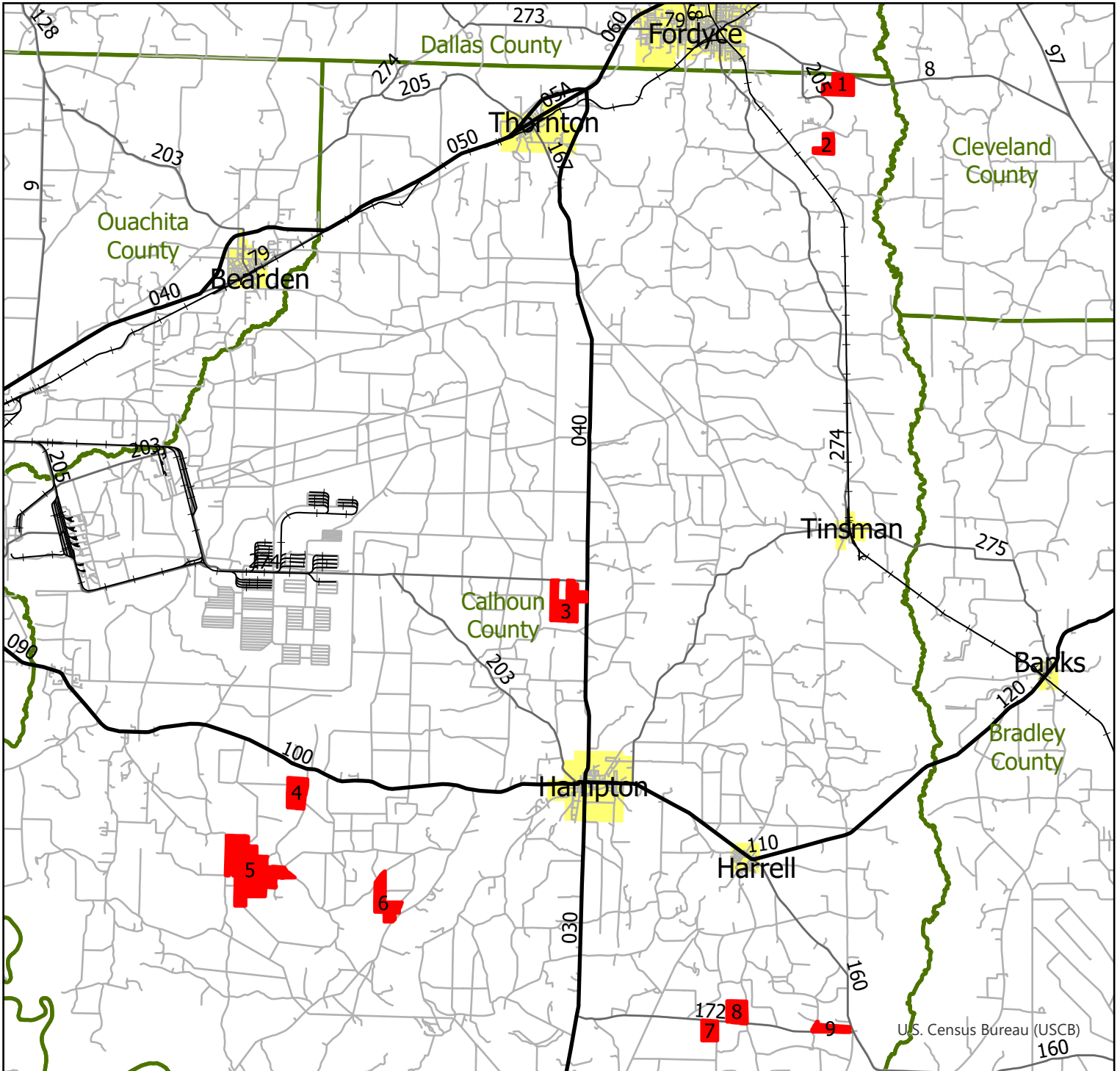
**BIDDER'S SIGNATURE:** \_\_\_\_\_ **Date:** \_\_\_\_\_

The 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.

Bids should be emailed to [bids@ddkland.com](mailto:bids@ddkland.com) or can be faxed to (501) 260-8634 and must be received prior to **2:00 PM, Thursday, June 18, 2026**. Receipt of fax will be acknowledged by return phone or fax confirmation. Bids may 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 **PINNACLE TIMBERLANDS BID SALE**.

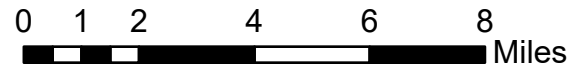
# Pinnacle Timberlands Tracts 1-9

## Location Map



### Legend

- Sale Boundary
- AR COUNTIES
- CITY LIMITS
- US HIGHWAYS
- AR STATE HIGHWAYS
- LOCAL ROADS
- RAILROADS

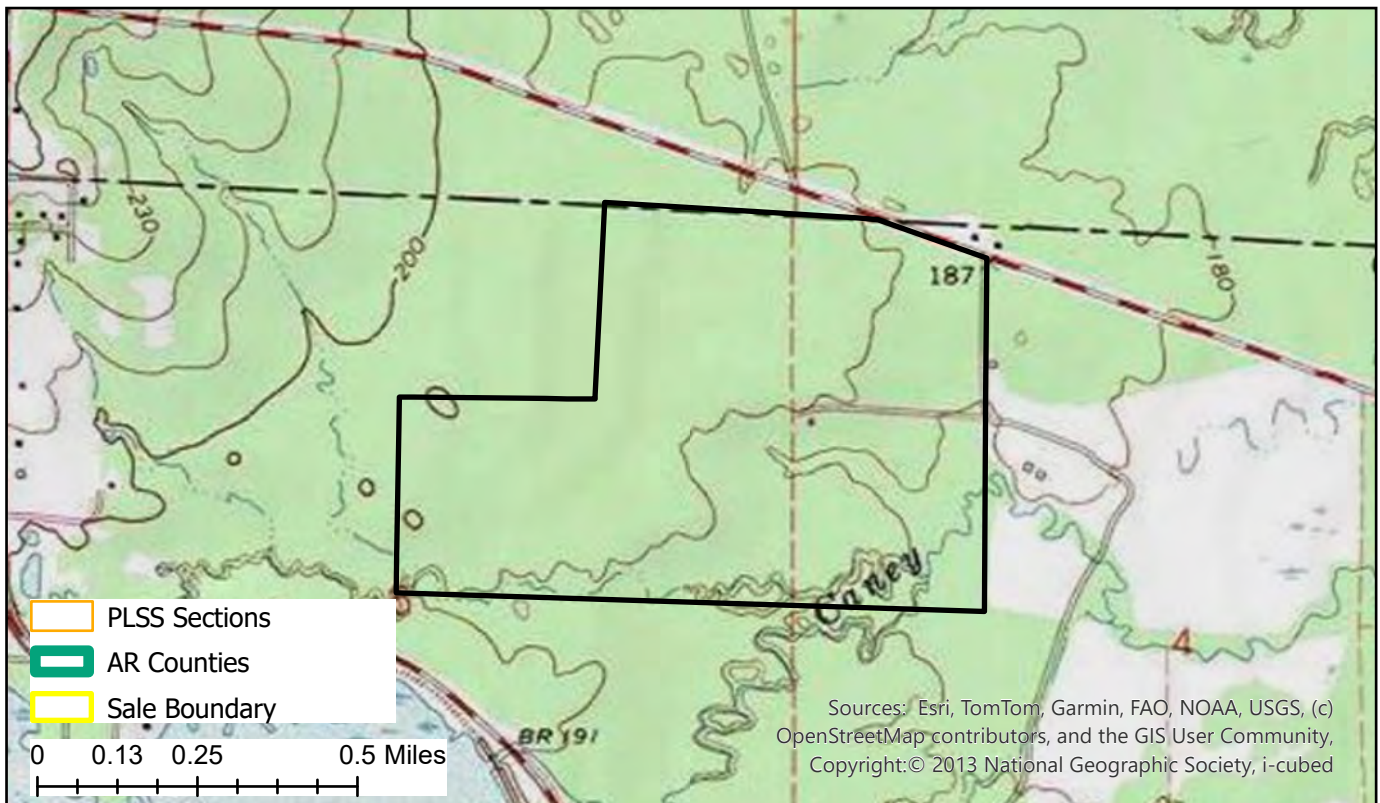
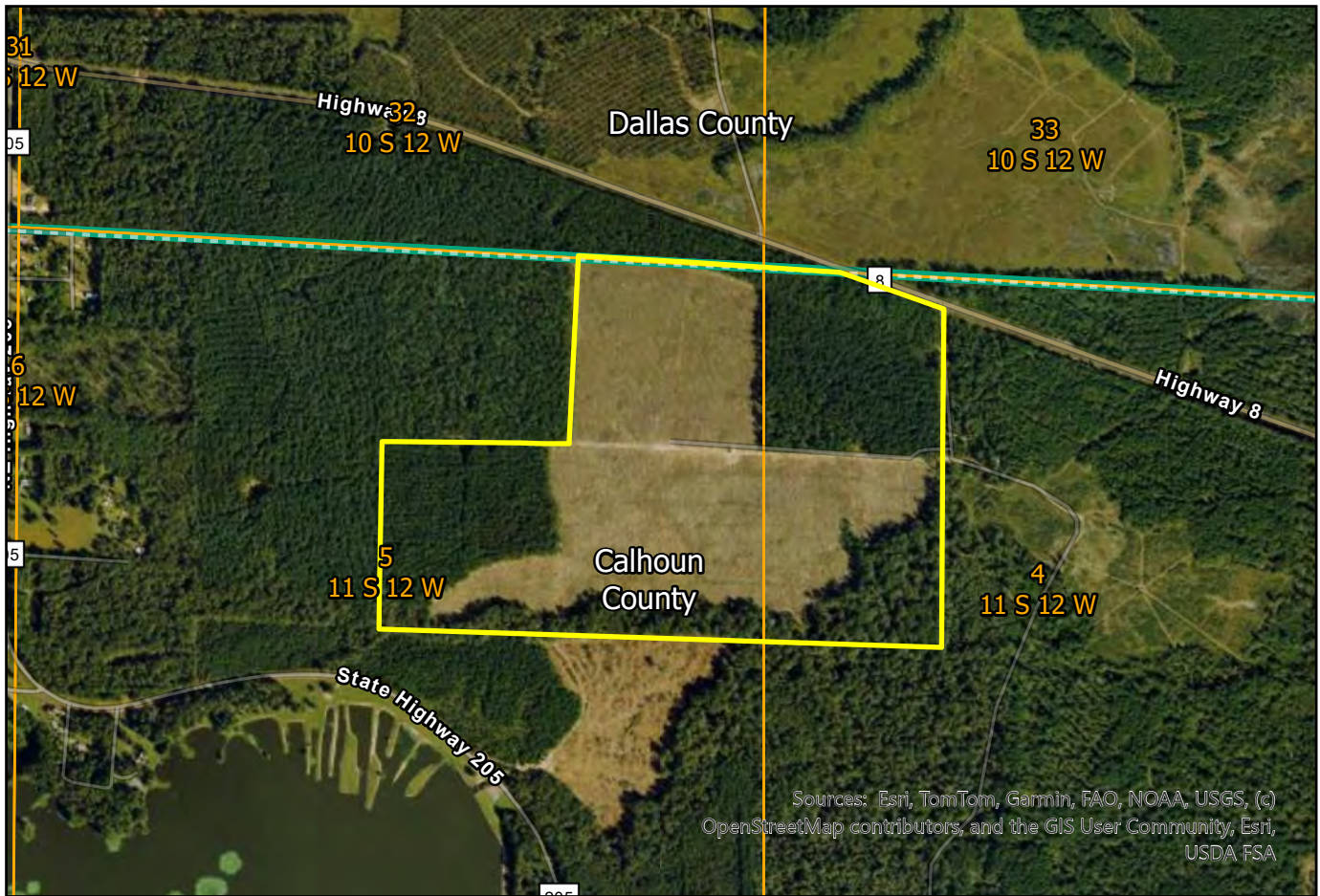


  
**Phone: 1-501-291-8600**  
**www.forestryrealestate.com**

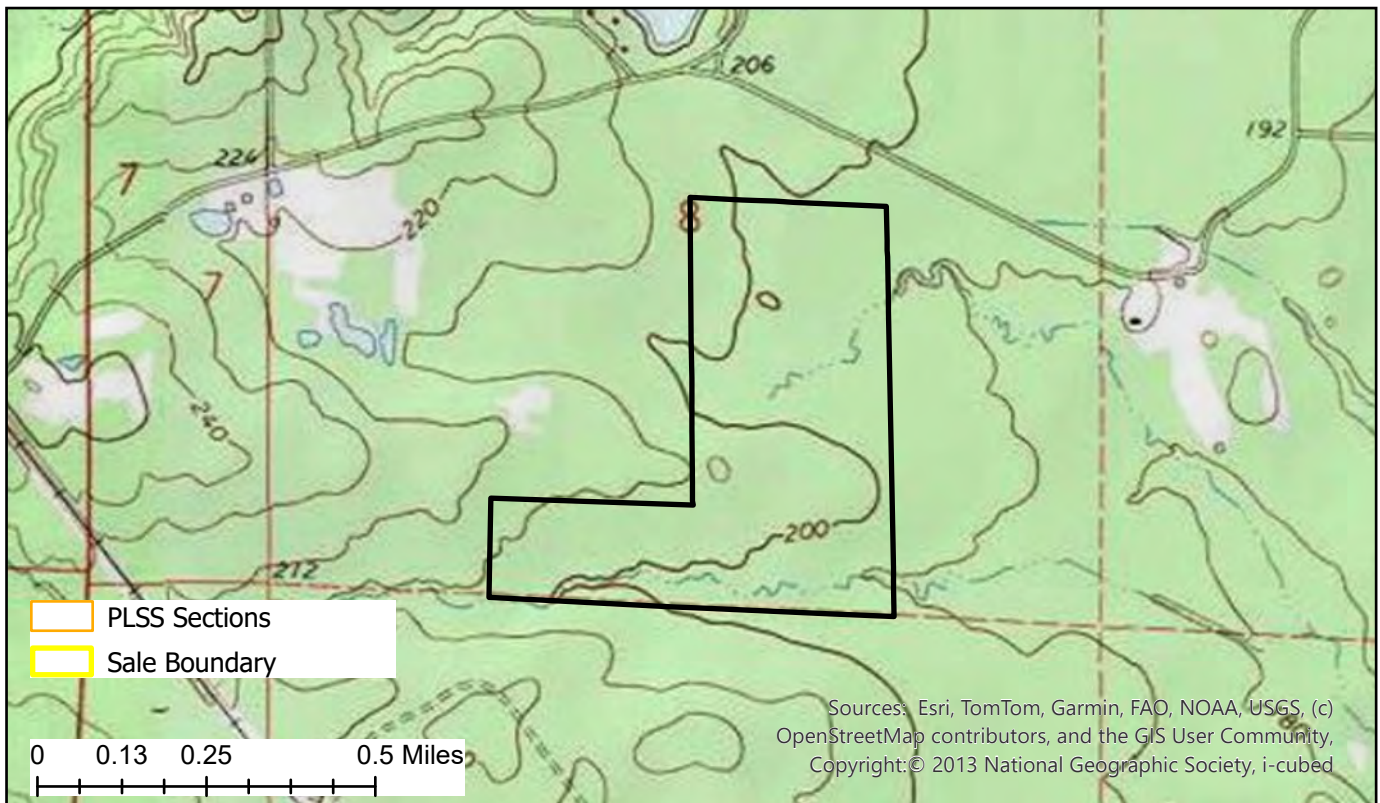
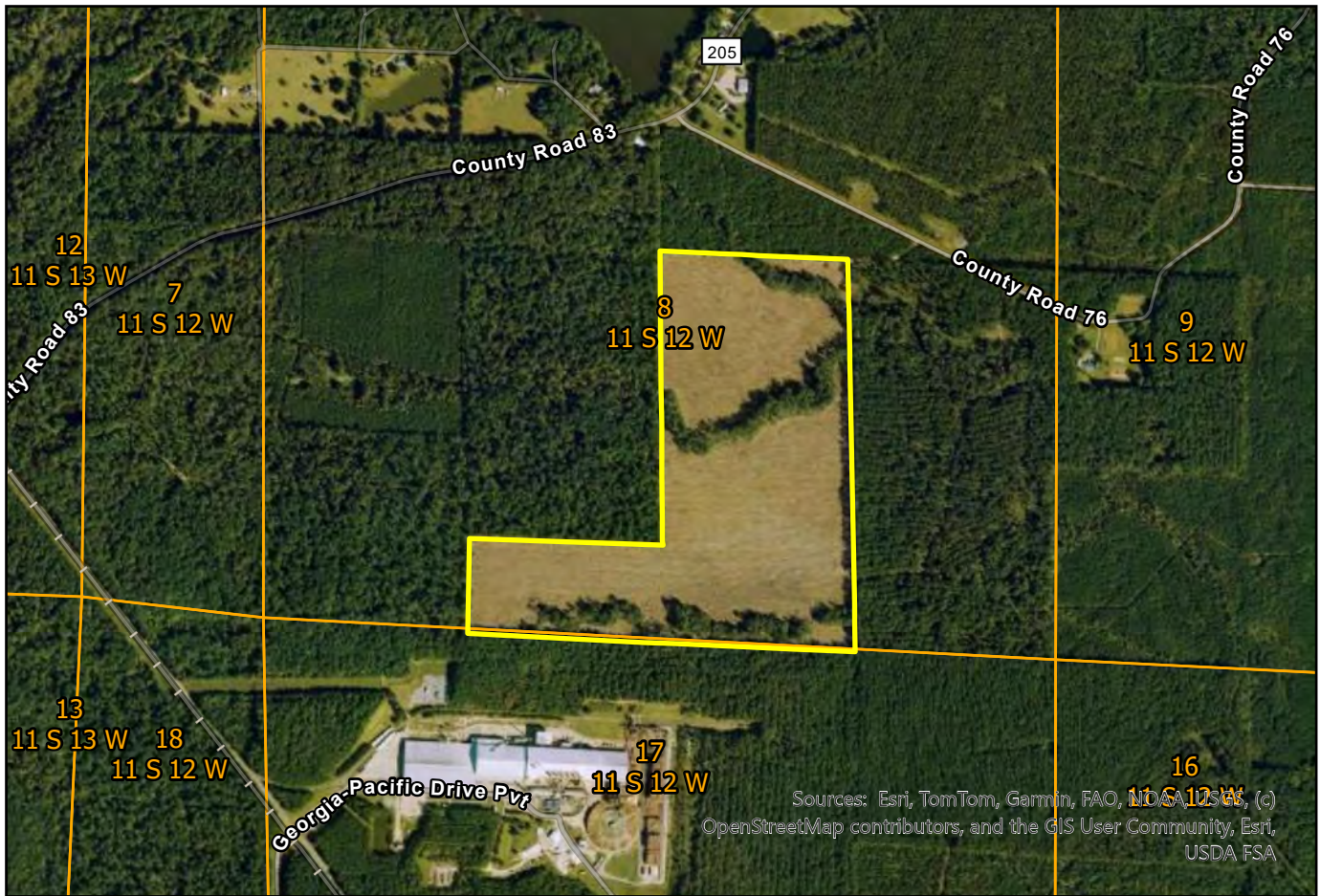


This map and all information it contains is provided "AS IS," as a courtesy to potential buyers. Potential buyers should make their own determination regarding the accuracy of the information provided. Neither the seller, Davis DuBose Knight Forestry & Real Estate LLC (DDK), their subsidiaries, affiliates 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. DDKFRE expressly disclaims liability for errors or omissions.

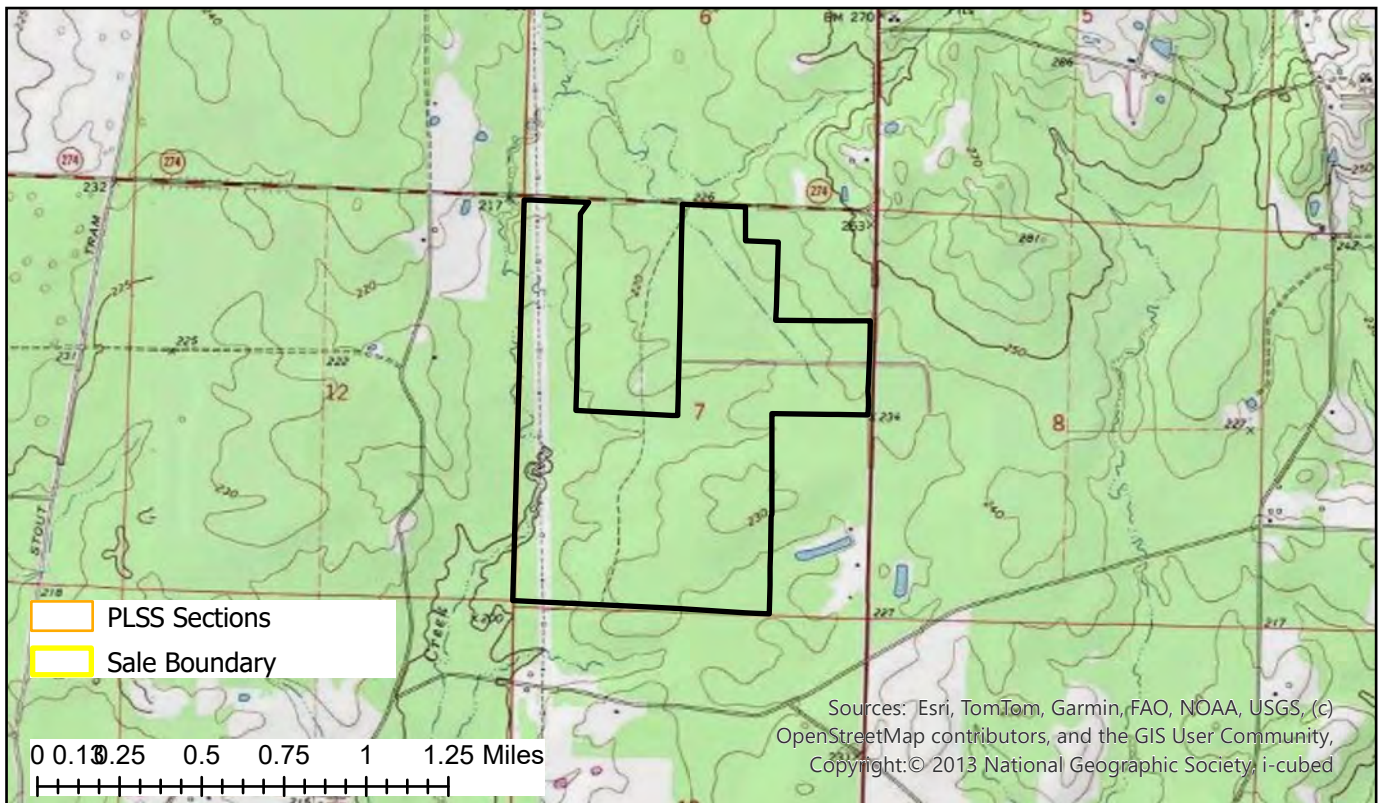
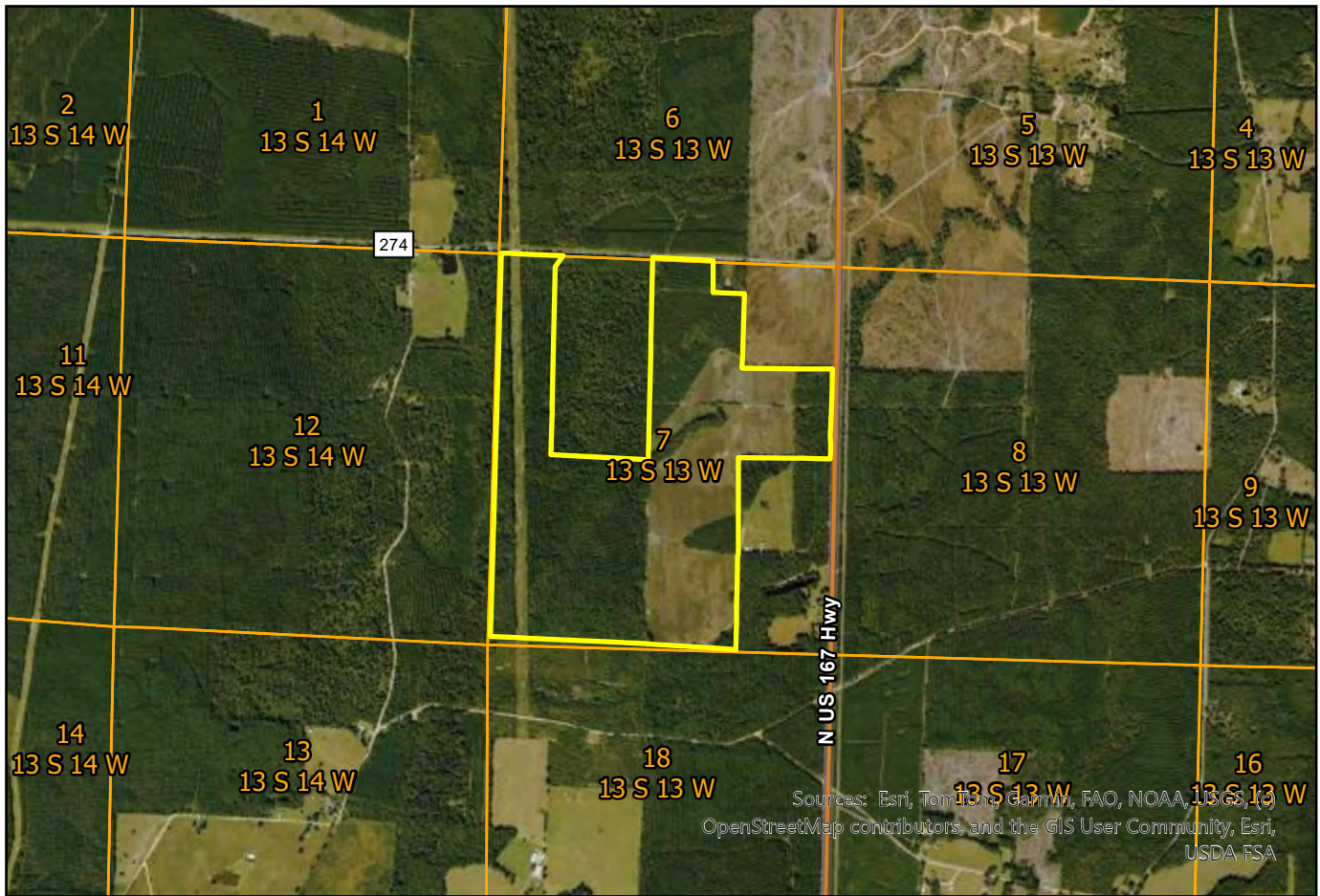
Tract 1: Highway 8 - 204 acres +/-  
 Calhoun County, AR - Legal Description provided on pages 3-4



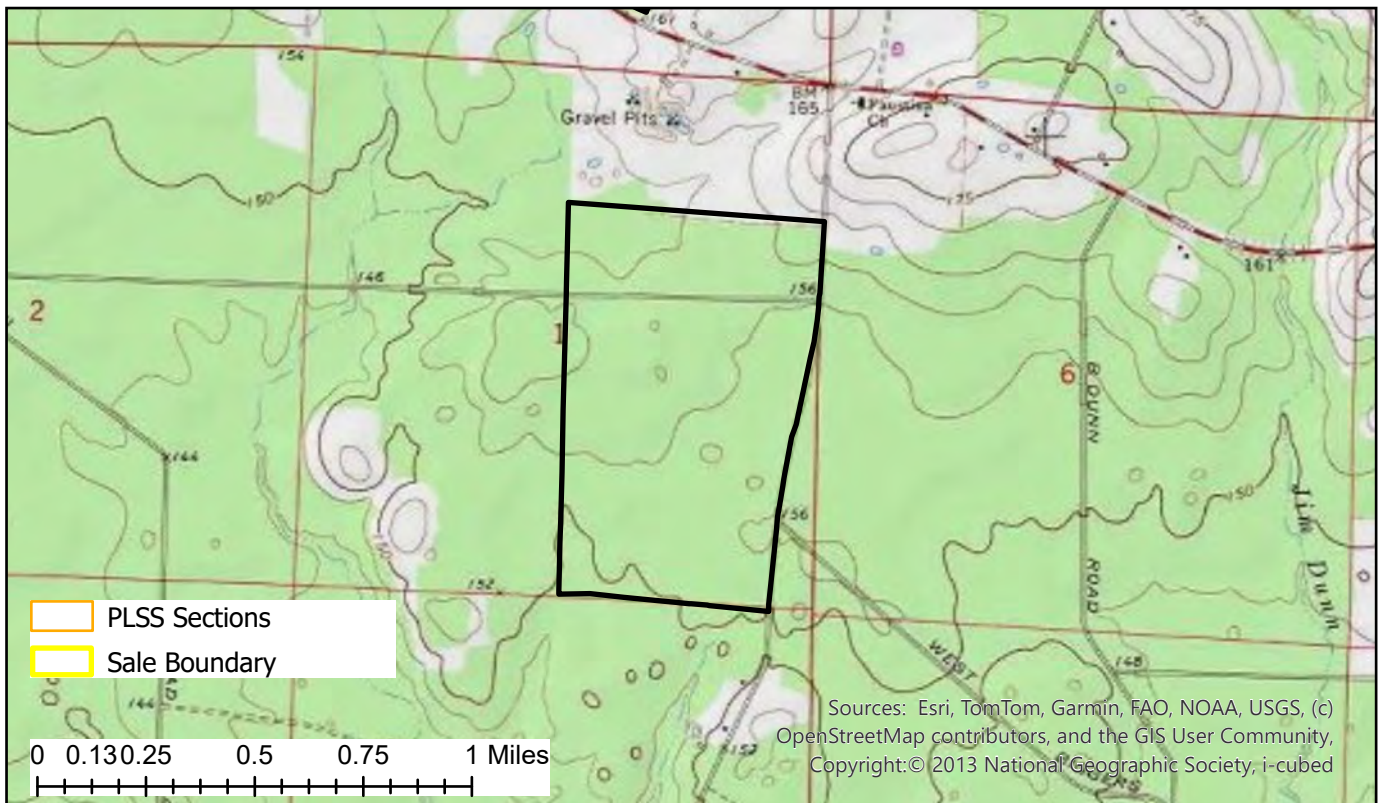
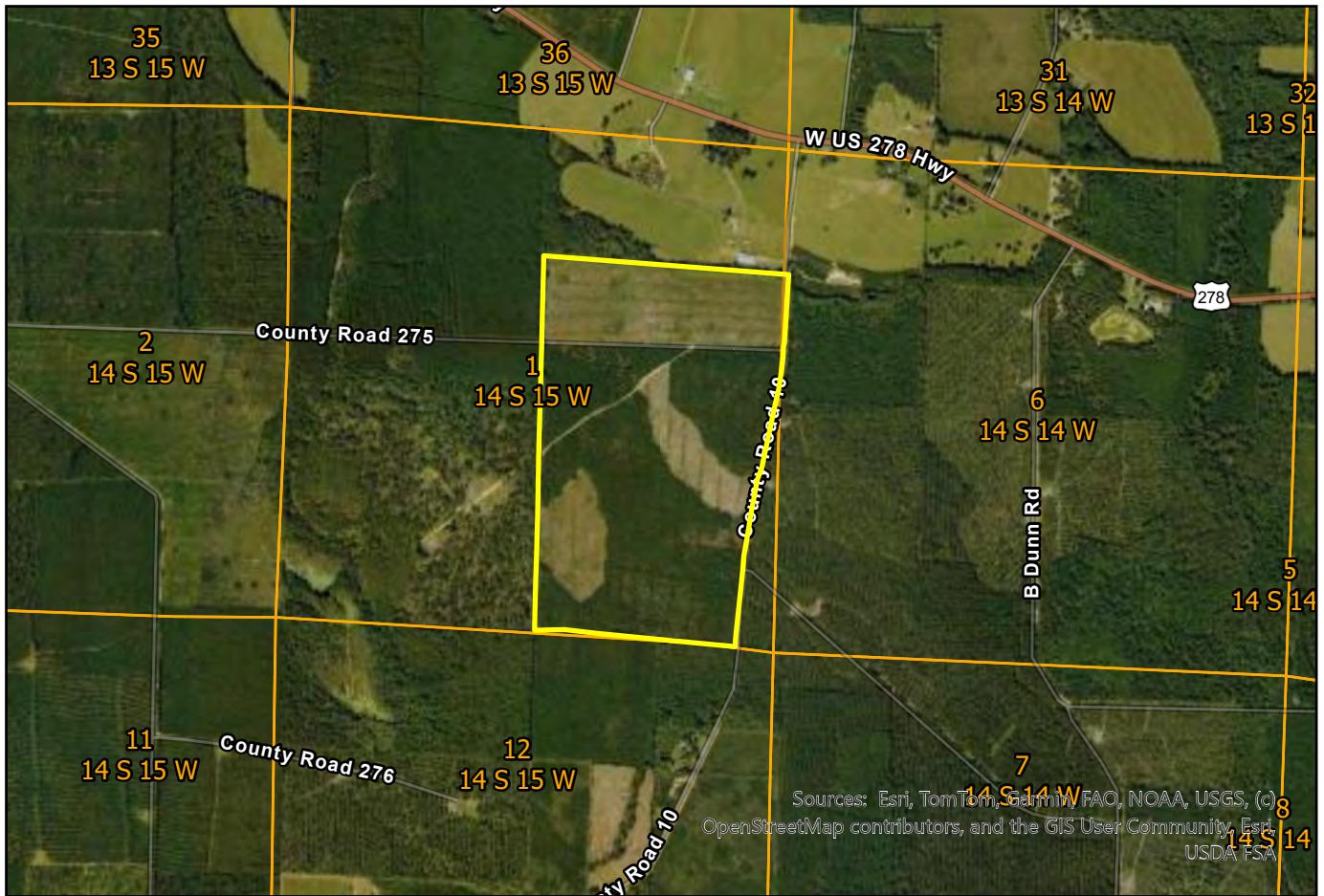
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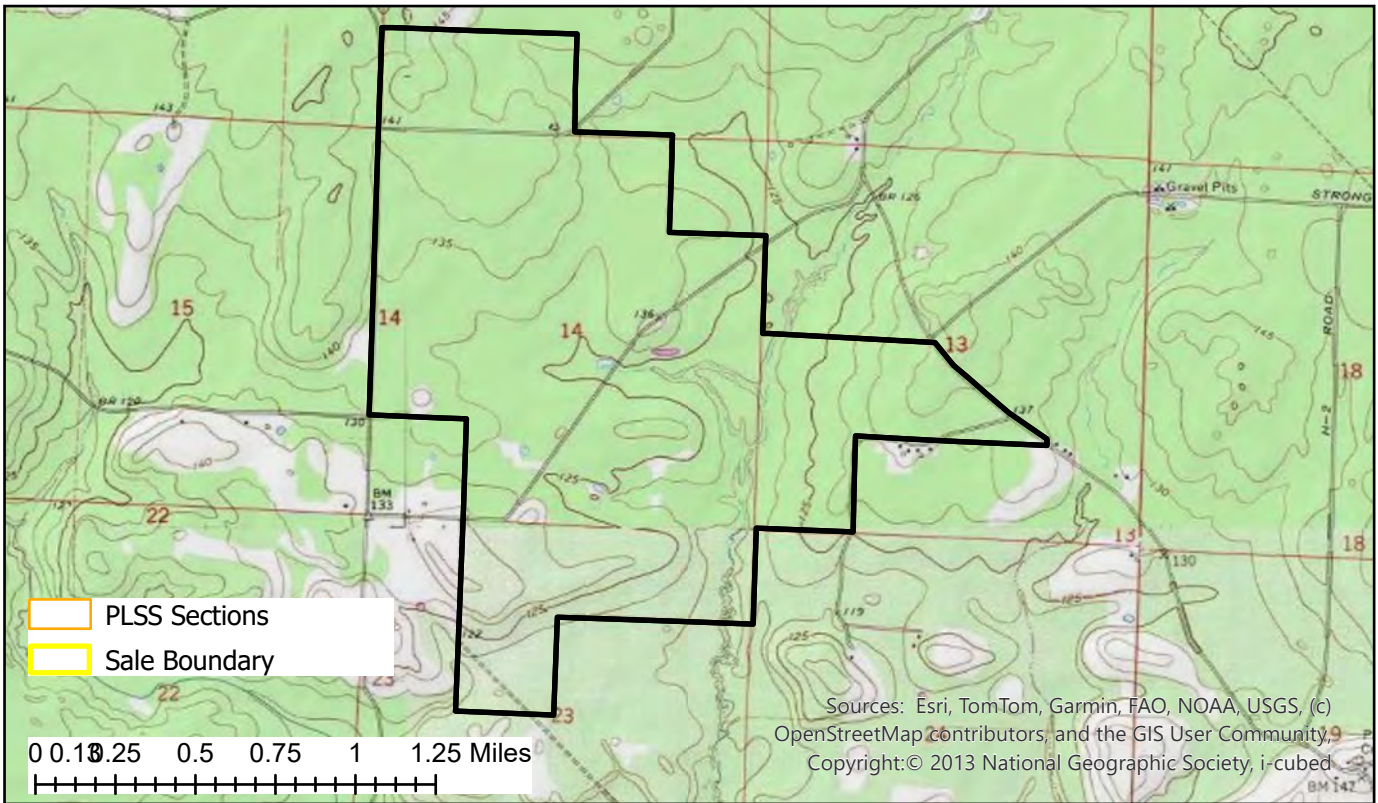
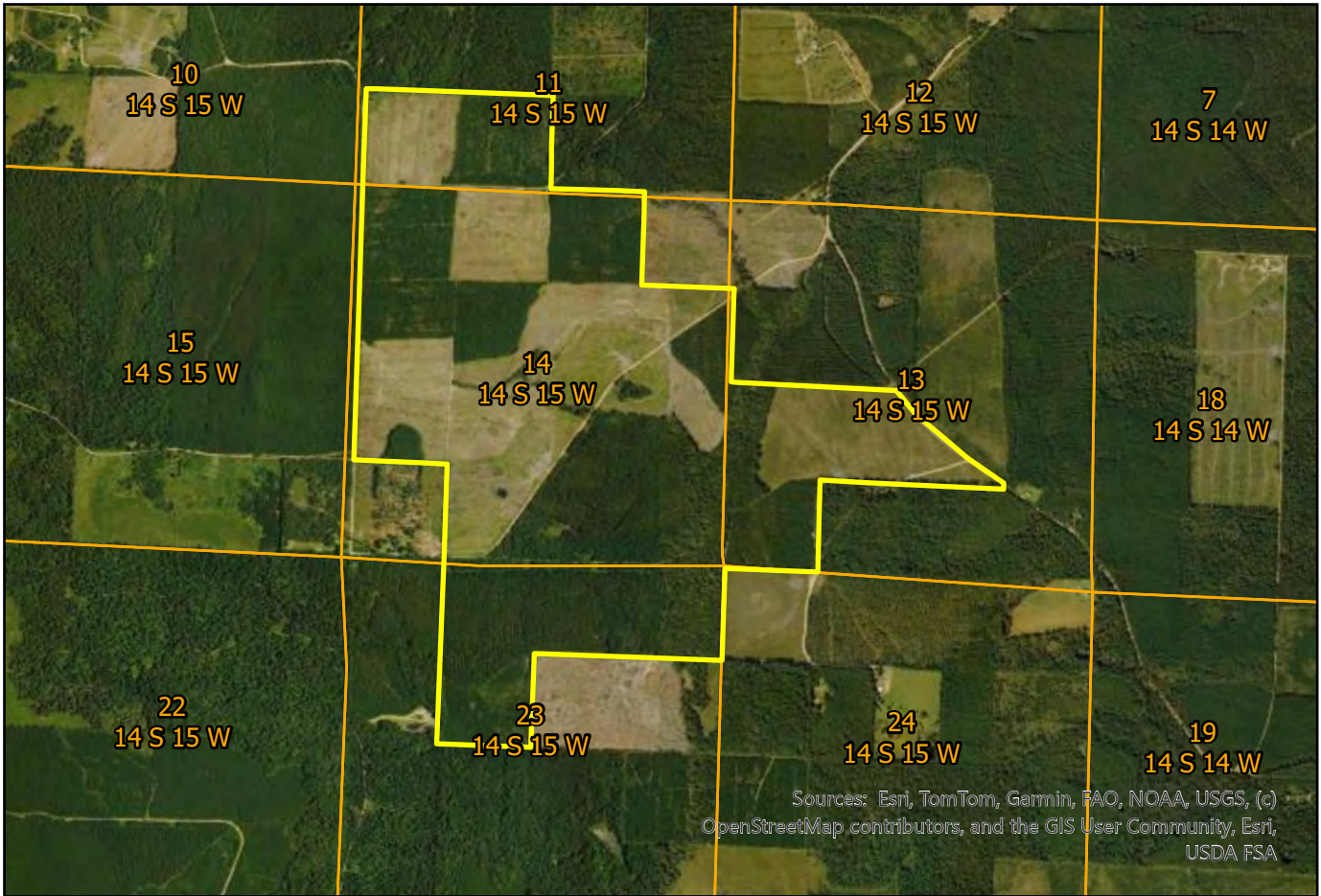
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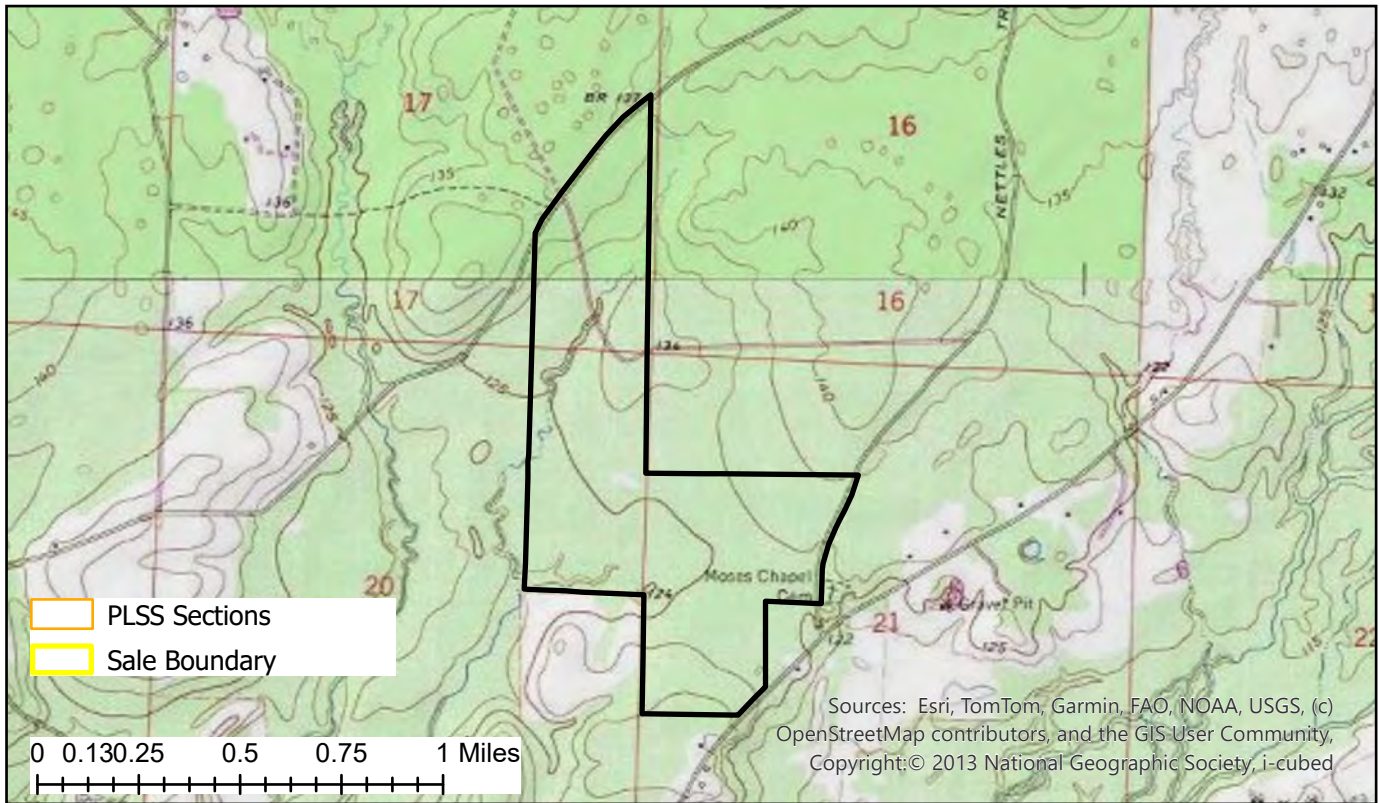
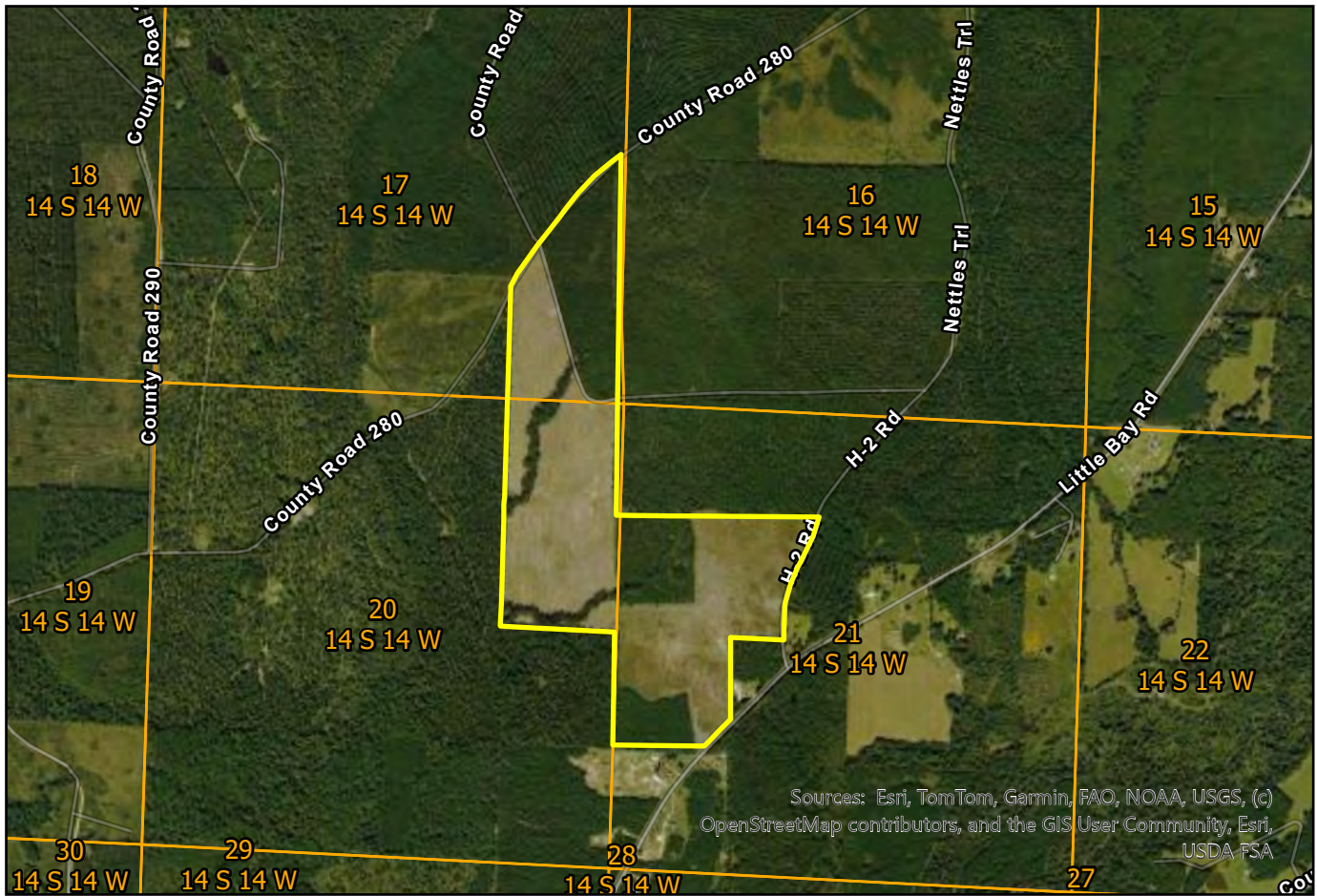
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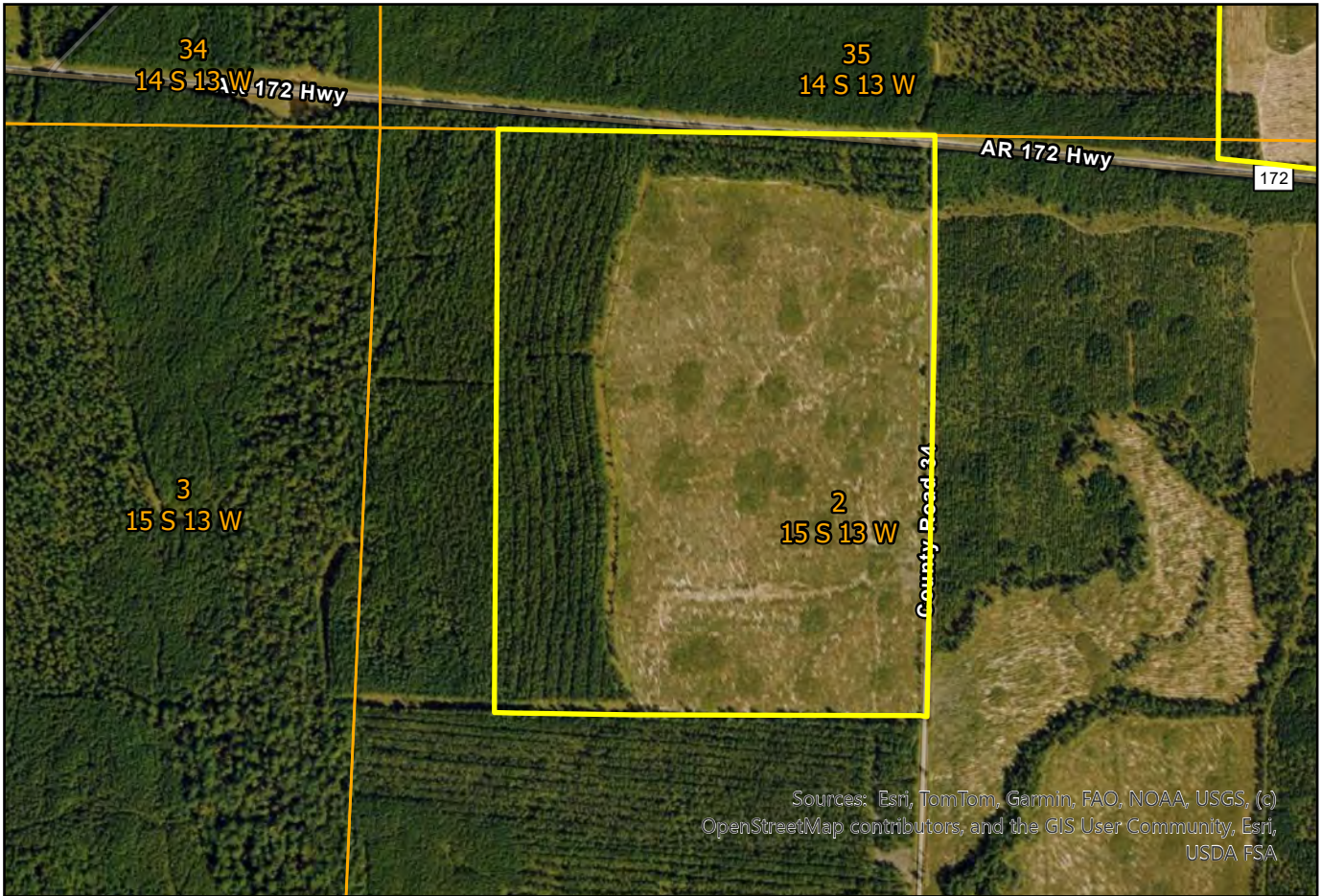
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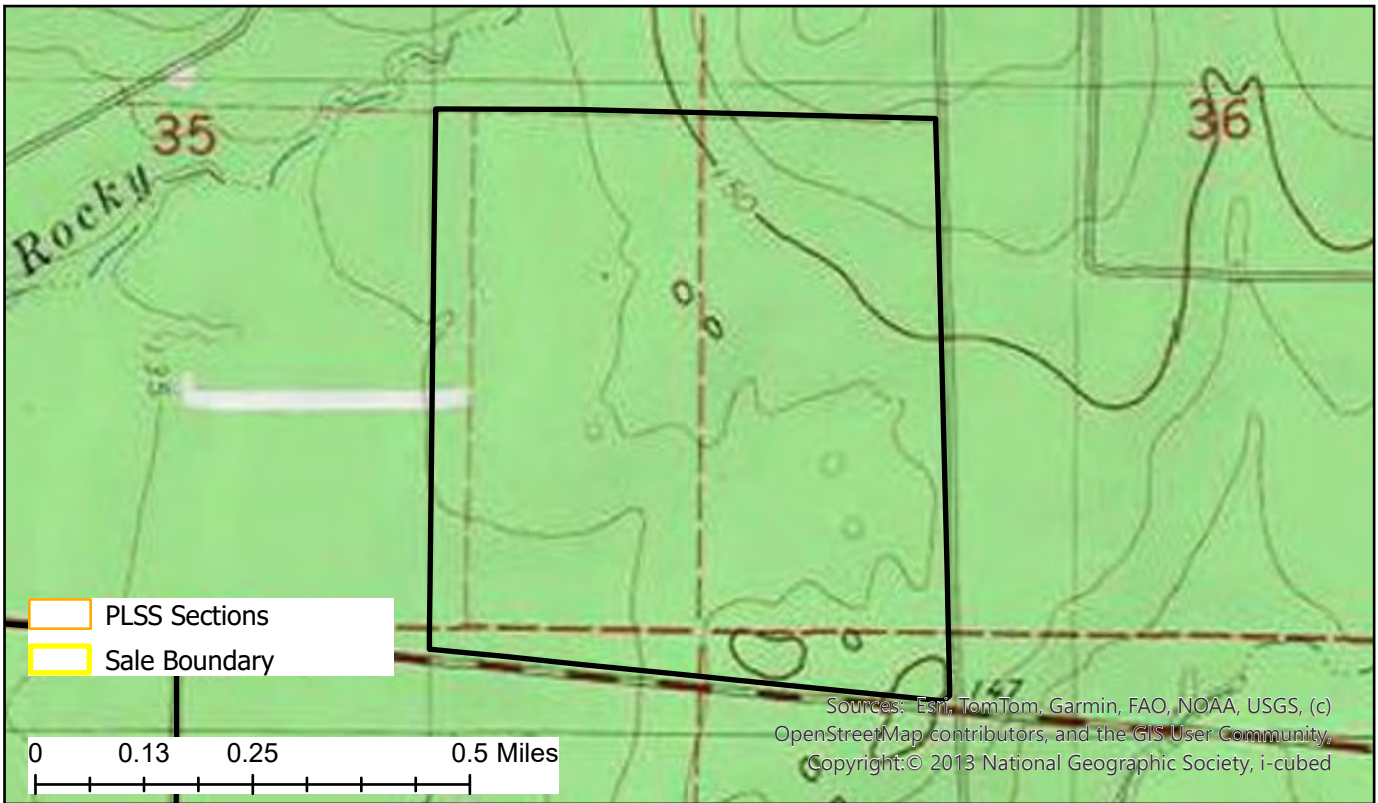
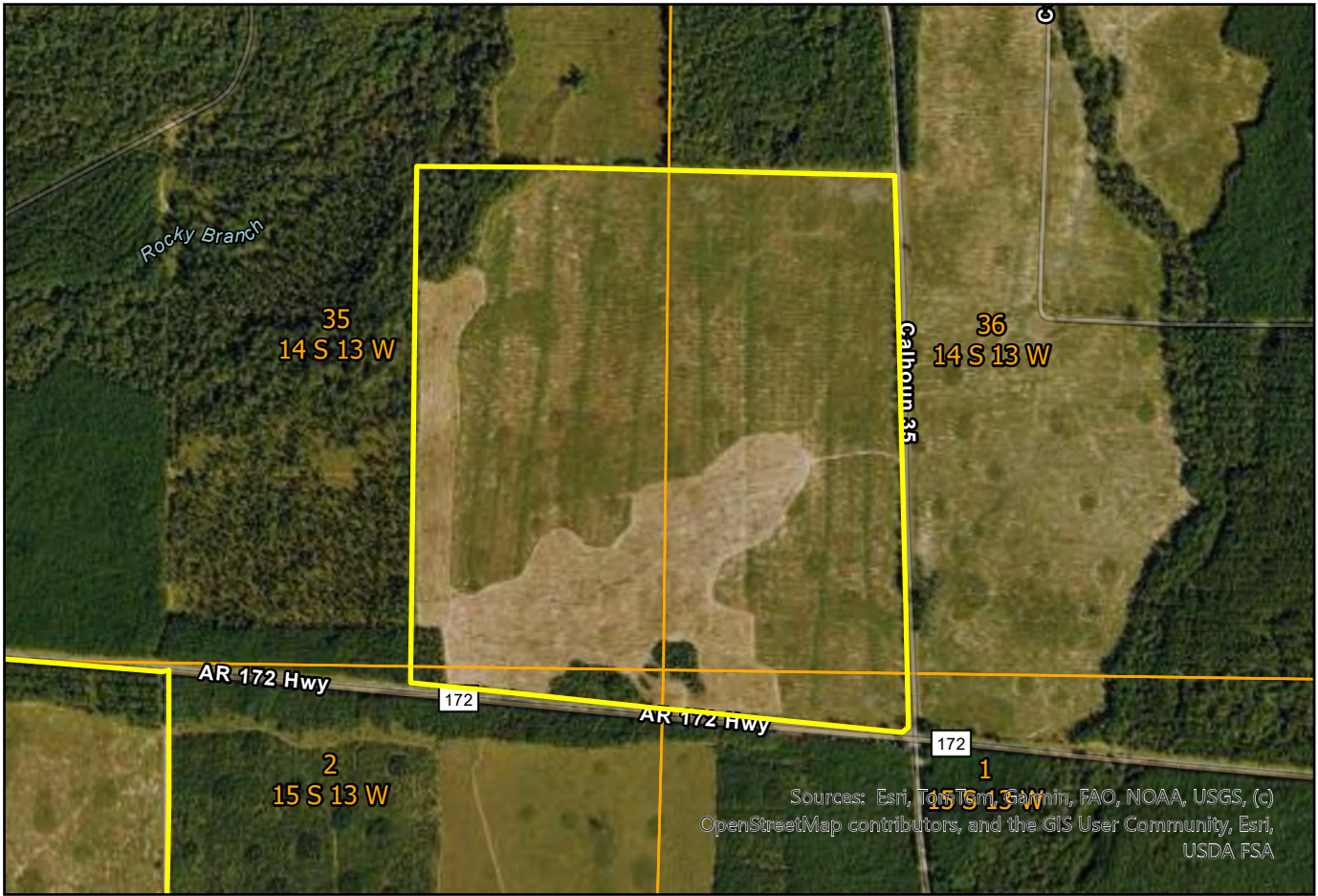
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Tract 9: Highway 172 - 91 acres +/-  
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