



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

Dallas County 40's – Two Tracts totaling 83 acres +/-

Mature Timber with Immediate Income Potential Near Fordyce, AR

BIDS DUE: THURSDAY, MAY 7, 2026, by 2:00 PM

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

Tract Descriptions

Tract 1: Dallas County North 40 (43 GIS acres, more or less)

Located in southeastern Dallas County, northwest of Fordyce, the Dallas County North 40 features mature timber and favorable soils. Pine sawtimber is the primary timber type, and the hardwood component adds to the hunting opportunities.

Tract 2: Dallas County South 40 (40 GIS acres, more or less)

The Dallas County South 40 is located west of Fordyce, with access south of Dallas County Road 124. The tract features mature timber and soil types suitable for wet-weather logging. Pine sawtimber is the primary timber type, and it is a great hunting property with immediate harvest income opportunities.



Legal Descriptions

Tract 1: Dallas County North 40: NE ¼ NW ¼ Section 33, Township 9 South, Range 14 West, Dallas County, AR, 43 acres, more or less

Tract 2: Dallas County South 40: NW ¼ SE ¼ Section 12, Township 10 South, Range 15 West, Dallas County, AR, 40 acres, more or less

Directions to Properties

Tract 1: Dallas County North 40

Directions: From Fordyce, head north on Arkansas Highway 8 (AR-8 W / N Edgar St.) for approximately 10 miles. Turn right onto Dallas 120 and continue for about 2 miles. Then turn right onto Fred Woods Road. In approximately 0.2 miles, look for a woods road on your right marked with DDK signs and pink flagging (see attached maps showing historical access via the woods road). Travel approximately 0.35 miles along the woods road across the neighboring clear-cut to reach the property.

Tract 2: Dallas County South 40

Directions: From Fordyce, head north on Arkansas Highway 8 (AR-8 W / N Edgar St.) for approximately 9.5 miles. Turn left onto Dallas 124 and continue for about 2 miles. Turn left onto Stevens Daughtery Cemetery Rd. Continue on this road until you reach the woods road marked with DDK signs and pink or blue flagging (see attached maps showing historical access via the woods road). Travel approximately 0.4 miles along the woods road to reach the property.

Both properties are accessed along existing roads used for historical access for timber management.

Estimated Timber Volumes

Tract	Acres	Total Tons						Tons/Acre						
		PPW	PST	ROST	WOST	Misc	HPW	PPW	PST	ROST	WOST	Misc	HPW	Total
Dallas North 43	43	194	2567	133	85	143	836	4.5	59.7	3.1	2.0	3.3	19.4	92.0
Dallas South 40	40	276	3126	34	35	0	223	7.1	80.2	0.9	0.9	0.0	5.7	94.7

*Additional timber volume details are available upon request. Timber inventory was conducted in June 2023.

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 Nacogdoches and Texarkana, Arkansas. For more information about our services or to view our listings visit www.forestryrealestate.com

PO Box 24633 | Little Rock, Arkansas 72221 | (p) 501-219-8600 (f) 501-260-8634 | bids@ddkland.com



General Information Regarding Terms and Conditions of Sale

1. Bid Submission Options:
 - Bids can be emailed to bids@ddkland.com with email subject "Dallas County 40's."
 - 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 "Dallas County 40's." 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, May 7, 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. 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. There is no known legal access but there is good historic physical access.
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: DALLAS COUNTY 40's
BID DUE DATE: THURSDAY, MAY 7, 2026
BIDS RECEIVED UNTIL 2:00 PM.

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

<p>Tract 1: Dallas County North 40 – 43 acres, more or less</p> <p>Bid Amount: _____</p> <p>Tract 2: Dallas County South 40 – 40 acres, more or less</p> <p>Bid Amount: _____</p>

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: _____

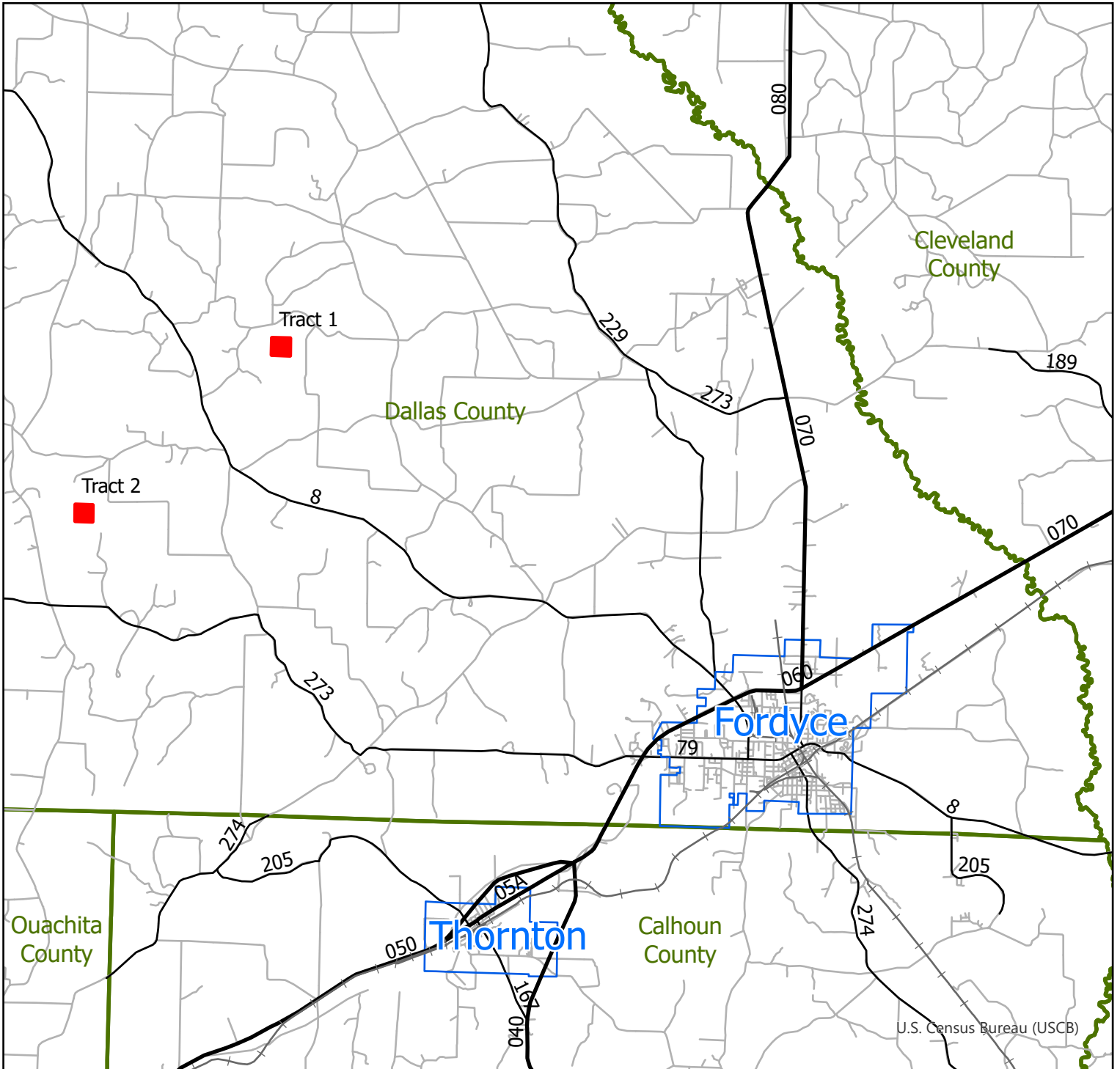
BIDDER'S SIGNATURE: _____ **Date:** _____

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, **DALLAS COUNTY 40's**. Bids must be received by **2:00 PM on Thursday, May 7, 2026**. Receipt of fax will be acknowledged by return phone or fax confirmation.

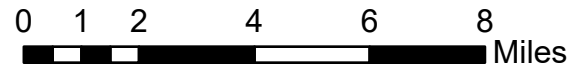
For additional information about this property, please visit our website at forestryrealestate.com

Dallas County 40's Location Map



Legend

- PROPERTY BOUNDARY
- US HIGHWAYS
- CITY LIMITS
- AR STATE HIGHWAYS
- LOCAL ROADS
- AR COUNTIES
- RAILROADS



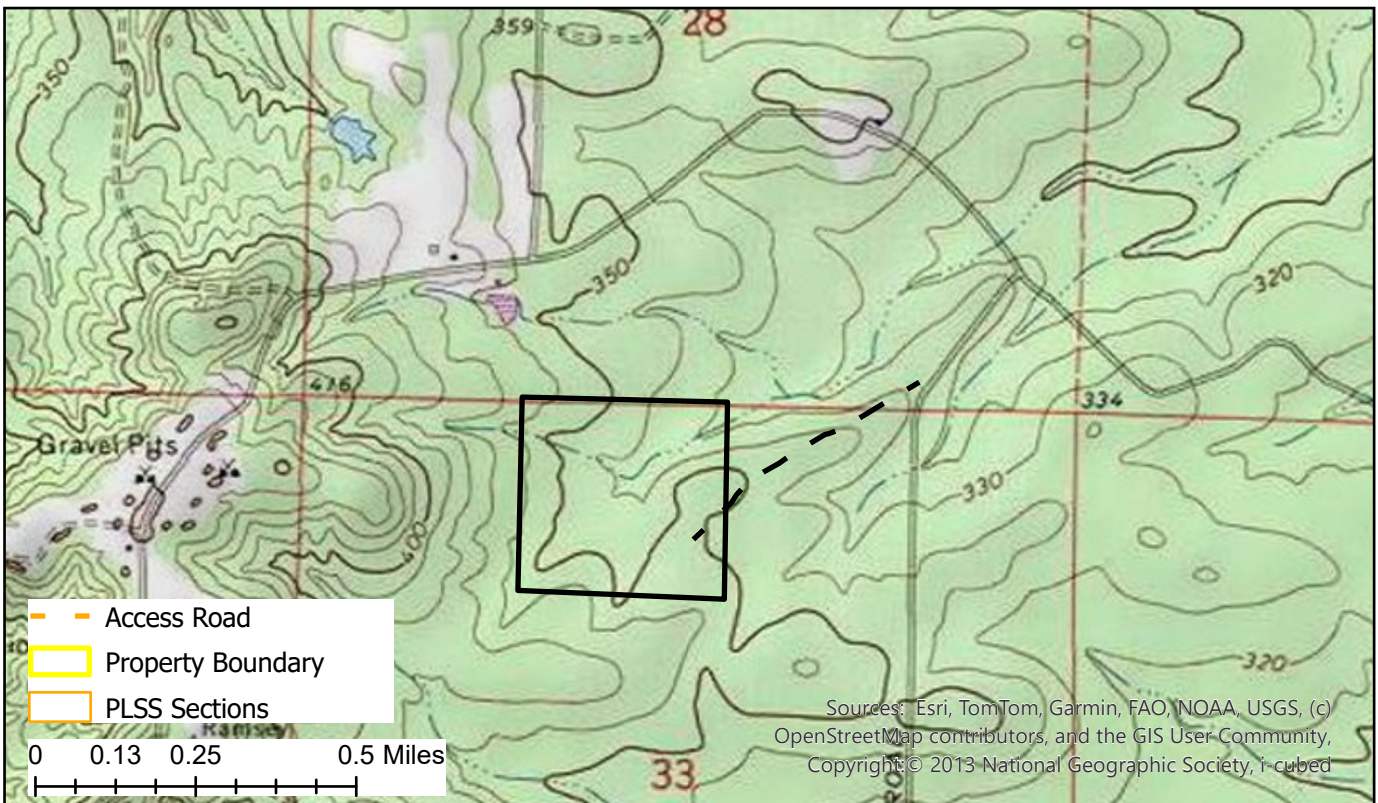
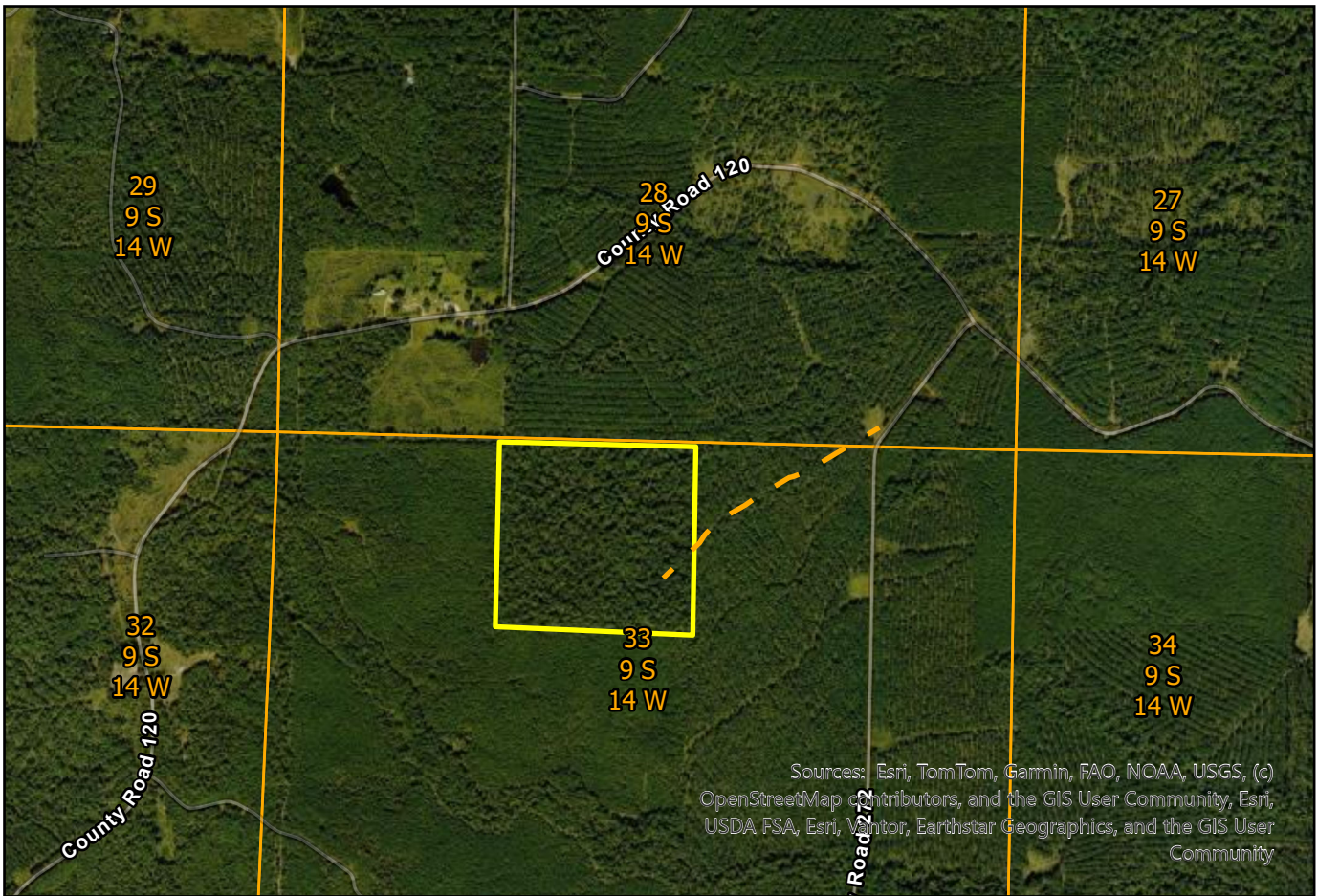
Phone: 1-501-291-8600
www.forestryrealestate.com

DDK
 FORESTRY & REAL ESTATE

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: Dallas County North 40 - 43 GIS Acres +/-

NE 1/4 NW 1/4 Section 33, Township 9 South, Range 14 West, Dallas County, AR



Tract 2: Dallas County South 40 - 40 GIS Acres +/-

NW 14 SE 14 Section 12, Township 10 South, Range 15 West, Dallas County, AR

