



NOTICE OF TIMBERLAND SALE BY SEALED BID CLEVELAND COUNTY, AR

Overton West – Mature Timber 384 acres, more or less on Highway 35 Near Rison

BIDS DUE: THURSDAY, OCTOBER 9, 2025 by 2:00 PM

DDK Forestry & Real Estate (DDK), acting as an agent for the seller, has been authorized to sell approximately 384 acres of timberland located near Rison in Cleveland County, Arkansas. The property is being sold by sealed bid. Bids are for land and timber combined.

Tract Description

Located 5 miles southeast of Rison in Cleveland County, Arkansas, this property offers a combination of recreational appeal and timber investment. With over a mile of highway frontage on Hwy 35 this tract offers convenient access and provides both immediate and long-term value. This tract is well-suited for buyers seeking a property with versatility and timber value.

Legal Description

Part of SW $\frac{1}{4}$ SW $\frac{1}{4}$ lying south and west of Highway 35 in Section 21,
NE $\frac{1}{4}$ SW $\frac{1}{4}$, NW $\frac{1}{4}$ SE $\frac{1}{4}$, part of SW $\frac{1}{4}$ NE $\frac{1}{4}$ lying south and west of Highway 35, and NW
 $\frac{1}{4}$ lying south and west of Highway 35 in Section 28,
Part of NE $\frac{1}{4}$ lying East of Mt. Elba Road in Section 29,
All in Township 9 South, Range 10 West, Cleveland County, AR

Directions to Property

From I-530 S: Take exit 39 for US-79 S toward Camden. Continue on US-79 for 20 miles until you reach Rison. Take a left on Magnolia St. to connect to Highway 35. Take Highway 35 S southeast for 4 miles. The property will be on your right.

Maps and/or coordinates can be requested or downloaded from our website.

Estimated Timber Volumes

Product	Tons/A	Total Tons
Pine Pulpwood	3.78	1450
Pine Chip N Saw	0.51	197
Pine Sawtimber	55.38	21,266
Red Oak	0.74	284
White Oak	0.17	64
Gum	0.65	250
Misc. Sawtimber	0.39	148
Hardwood Pulpwood	5.95	2284



Timber Volume Summary

Stand Summary by Group, Product and DBH										
Sampling Method:	Plot			Tract Name:	Overton					
BAF / Plot Size:	0.1			Stand ID:	West					
# Plots/points:	194									
Stand Acres:	384.0									
Cruiser:	DDK									
Template:	DDK 1									
Pine										
Stand Total						Per Acre				
	DBH	Trees	PW Tons	Saw Tons	MBF	BA	Trees	PW Tons	Saw Tons	BF
Pulpwood	6	2,454.4	272.9			1.26	6.4	0.71		
	8	1,543.9	383.2			1.40	4.0	1.00		
	10	296.9	121.1			0.42	0.8	0.32		
	12	39.6	28.7			0.08	0.1	0.07		
	14	19.8	16.9			0.06	0.1	0.04		
	16	19.8	29.4			0.07	0.1	0.08		
	18	39.6	67.3			0.18	0.1	0.18		
	20	59.4	142.4			0.34	0.2	0.37		
	22	39.6	103.5			0.27	0.1	0.27		
	24	59.4	216.2			0.49	0.2	0.56		
Pulpwood Total	26	19.8	68.1			0.19	0.1	0.18		
		4,592.2	1,449.8			4.76	12.0	3.78		
	DBH	Trees	PW Tons	Saw Tons	MBF	BA	Trees	PW Tons	Saw Tons	BF
Chip-N-Saw	10	554.2	87.0	197.4	17.3	0.79	1.4	0.23	0.51	45.04
Chip-N-Saw Total		554.2	87.0	197.4	17.3	0.79	1.4	0.23	0.51	45.04
	DBH	Trees	PW Tons	Saw Tons	MBF	BA	Trees	PW Tons	Saw Tons	BF
Sawtimber	12	1,247.0	273.8	702.6	65.6	2.55	3.2	0.71	1.83	170.96
	14	969.9	167.0	962.7	104.5	2.70	2.5	0.44	2.51	272.25
	16	950.1	228.5	1,286.0	160.6	3.45	2.5	0.59	3.35	418.32
	18	1,642.9	479.7	2,997.6	419.0	7.56	4.3	1.25	7.81	1091.05
	20	1,444.9	528.8	3,388.0	520.2	8.21	3.8	1.38	8.82	1354.58
	21	19.8	9.8	49.3	8.1	0.12	0.1	0.03	0.13	21.00
	22	1,484.5	785.7	4,159.9	694.9	10.21	3.9	2.05	10.83	1809.76
	24	1,167.8	876.0	3,799.1	681.8	9.55	3.0	2.28	9.89	1775.55
	26	653.2	627.9	2,500.0	473.3	6.27	1.7	1.64	6.51	1232.47
	28	217.7	254.1	987.1	196.0	2.42	0.6	0.66	2.57	510.53
	30	19.8	41.3	66.4	13.9	0.25	0.1	0.11	0.17	36.14
	32	19.8	35.3	117.0	25.1	0.29	0.1	0.09	0.30	65.32
	34	39.6	88.6	249.9	55.0	0.65	0.1	0.23	0.65	143.36
Sawtimber Total		9,877.1	4,396.5	21,265.5	3,418.1	54.25	25.7	11.45	55.38	8901.28
Group Total		15,023.5	5,933.2	21,462.9	3,435.4	59.79	39.1	15.45	55.89	8946.32
Red Oak										
Stand Total						Per Acre				
	DBH	Trees	PW Tons	Saw Tons	MBF	BA	Trees	PW Tons	Saw Tons	BF
Pulpwood	6	39.6	4.2			0.02	0.1	0.01		
	10	19.8	7.7			0.03	0.1	0.02		
Pulpwood Total		59.4	11.9			0.05	0.2	0.03		
	DBH	Trees	PW Tons	Saw Tons	MBF	BA	Trees	PW Tons	Saw Tons	BF
Sawtimber	14	19.8	10.1	9.6	1.0	0.06	0.1	0.03	0.03	2.53
	18	19.8	11.5	26.3	3.3	0.09	0.1	0.03	0.07	8.66
	20	19.8	12.9	38.2	5.3	0.11	0.1	0.03	0.10	13.84
	22	19.8	16.4	46.3	6.9	0.14	0.1	0.04	0.12	18.08
	26	39.6	51.4	99.6	16.5	0.38	0.1	0.13	0.26	42.90
Sawtimber Total	28	19.8	31.3	63.8	11.0	0.22	0.1	0.08	0.17	28.59
		138.6	133.5	283.8	44.0	1.00	0.4	0.35	0.74	114.60
Group Total		197.9	145.4	283.8	44.0	1.04	0.5	0.38	0.74	114.60



Timber Volume Summary Cont.

White Oak										
Stand Total						Per Acre				
	DBH	Trees	PW Tons	Saw Tons	MBF	BA	Trees	PW Tons	Saw Tons	BF
Pulpwood	6	19.8	1.7			0.01	0.1	0.00		
	10	19.8	7.7			0.03	0.1	0.02		
Pulpwood Total		39.6	9.4			0.04	0.1	0.02		
	DBH	Trees	PW Tons	Saw Tons	MBF	BA	Trees	PW Tons	Saw Tons	BF
Sawtimber	18	59.4	39.9	63.6	8.1	0.27	0.2	0.10	0.17	21.20
Sawtimber Total		59.4	39.9	63.6	8.1	0.27	0.2	0.10	0.17	21.20
Group Total		99.0	49.3	63.6	8.1	0.31	0.3	0.13	0.17	21.20
Gum										
Stand Total						Per Acre				
	DBH	Trees	PW Tons	Saw Tons	MBF	BA	Trees	PW Tons	Saw Tons	BF
Pulpwood	6	99.0	13.3			0.05	0.3	0.03		
	8	99.0	24.3			0.09	0.3	0.06		
	10	59.4	30.0			0.08	0.2	0.08		
	12	39.6	24.8			0.08	0.1	0.06		
Pulpwood Total		296.9	92.4			0.31	0.8	0.24		
	DBH	Trees	PW Tons	Saw Tons	MBF	BA	Trees	PW Tons	Saw Tons	BF
Sawtimber	16	19.8	10.9	32.1	4.3	0.07	0.1	0.03	0.08	11.32
	18	19.8	25.1	29.5	4.7	0.09	0.1	0.07	0.08	12.29
	20	59.4	96.3	109.4	18.9	0.34	0.2	0.25	0.28	49.19
	22	19.8	40.2	44.2	8.1	0.14	0.1	0.10	0.12	21.09
	26	19.8	123.5	34.4	7.1	0.19	0.1	0.32	0.09	18.48
Sawtimber Total		138.6	296.0	249.6	43.1	0.83	0.4	0.77	0.65	112.37
Group Total		435.5	388.4	249.6	43.1	1.13	1.1	1.01	0.65	112.37
Misc. Hardwood										
Stand Total						Per Acre				
	DBH	Trees	PW Tons	Saw Tons	MBF	BA	Trees	PW Tons	Saw Tons	BF
Pulpwood	6	5,106.8	470.6			2.61	13.3	1.23		
	8	3,325.4	708.4			3.02	8.7	1.84		
	10	1,583.5	581.6			2.25	4.1	1.51		
	12	376.1	223.9			0.77	1.0	0.58		
	14	59.4	44.2			0.17	0.2	0.12		
	16	79.2	95.4			0.29	0.2	0.25		
	20	19.8	46.6			0.11	0.1	0.12		
Pulpwood Total		10,550.1	2,170.7			9.22	27.5	5.65		
	DBH	Trees	PW Tons	Saw Tons	MBF	BA	Trees	PW Tons	Saw Tons	BF
Sawtimber	14	79.2	37.3	35.5	3.9	0.22	0.2	0.10	0.09	10.12
	18	19.8	15.5	14.7	2.0	0.09	0.1	0.04	0.04	5.31
	22	19.8	23.2	21.9	3.5	0.14	0.1	0.06	0.06	9.11
	24	19.8	19.6	35.0	6.0	0.16	0.1	0.05	0.09	15.68
	26	19.8	23.0	41.0	7.4	0.19	0.1	0.06	0.11	19.21
Sawtimber Total		158.4	118.7	148.1	22.8	0.80	0.4	0.31	0.39	59.43
Group Total		10,708.5	2,289.3	148.1	22.8	10.02	27.9	5.96	0.39	59.43



Timber Volume Summary Cont.

All Species Groups										
	Stand Total					Per Acre				
	DBH	Trees	PW Tons	Saw Tons	MBF	BA	Trees	PW Tons	Saw Tons	BF
Pulpwood	6	7,719.6	762.6			3.95	20.1	1.99		
	8	4,968.2	1,115.9			4.52	12.9	2.91		
	10	1,979.4	748.2			2.81	5.2	1.95		
	12	455.3	277.4			0.93	1.2	0.72		
	14	79.2	61.1			0.22	0.2	0.16		
	16	99.0	124.7			0.36	0.3	0.32		
	18	39.6	67.3			0.18	0.1	0.18		
	20	79.2	189.0			0.45	0.2	0.49		
	22	39.6	103.5			0.27	0.1	0.27		
	24	59.4	216.2			0.49	0.2	0.56		
	26	19.8	68.1			0.19	0.1	0.18		
Pulpwood Total		15,538.1	3,734.2			14.37	40.5	9.72		
	DBH	Trees	PW Tons	Saw Tons	MBF	BA	Trees	PW Tons	Saw Tons	BF
Chip-N-Saw	10	554.2	87.0	197.4	17.3	0.79	1.4	0.23	0.51	45.04
Chip-N-Saw Total		554.2	87.0	197.4	17.3	0.79	1.4	0.23	0.51	45.04
	DBH	Trees	PW Tons	Saw Tons	MBF	BA	Trees	PW Tons	Saw Tons	BF
Sawtimber	12	1,247.0	273.8	702.6	65.6	2.55	3.2	0.71	1.83	170.96
	14	1,068.9	214.5	1,007.8	109.4	2.98	2.8	0.56	2.62	284.89
	16	969.9	239.3	1,318.1	165.0	3.53	2.5	0.62	3.43	429.64
	18	1,761.6	571.7	3,131.7	437.2	8.11	4.6	1.49	8.16	1138.51
	20	1,524.1	638.0	3,535.6	544.4	8.66	4.0	1.66	9.21	1417.61
	21	19.8	9.8	49.3	8.1	0.12	0.1	0.03	0.13	21.00
	22	1,543.9	865.6	4,272.3	713.5	10.61	4.0	2.25	11.13	1858.04
	24	1,187.6	895.6	3,834.1	687.8	9.72	3.1	2.33	9.98	1791.23
	26	732.4	825.9	2,675.0	504.2	7.03	1.9	2.15	6.97	1313.05
	28	237.5	285.3	1,050.9	207.0	2.64	0.6	0.74	2.74	539.13
	30	19.8	41.3	66.4	13.9	0.25	0.1	0.11	0.17	36.14
	32	19.8	35.3	117.0	25.1	0.29	0.1	0.09	0.30	65.32
	34	39.6	88.6	249.9	55.0	0.65	0.1	0.23	0.65	143.36
Sawtimber Total		10,372.0	4,984.6	22,010.6	3,536.2	57.14	27.0	12.98	57.32	9208.87
	DBH	Trees	PW Tons	Saw Tons	MBF	BA	Trees	PW Tons	Saw Tons	BF
Grand Total		26,464.3	8,805.7	22,207.9	3,553.5	72.29	68.9	22.93	57.83	9253.92

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.



General Information Regarding Terms and Conditions of Sale

1. Bid Submission Options:
 - Bids can be emailed to bids@ddkland.com with email subject "Overton West Bid Sale."
 - 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 "Overton West 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, October 9, 2025. 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 broker 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 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. All Mineral Rights owned by the Seller shall convey upon closing 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: OVERTON WEST BID SALE

BID DUE DATE: Thursday, October 9, 2025

BIDS RECEIVED UNTIL 2:00 PM.

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

Overton West Tract - 384 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.

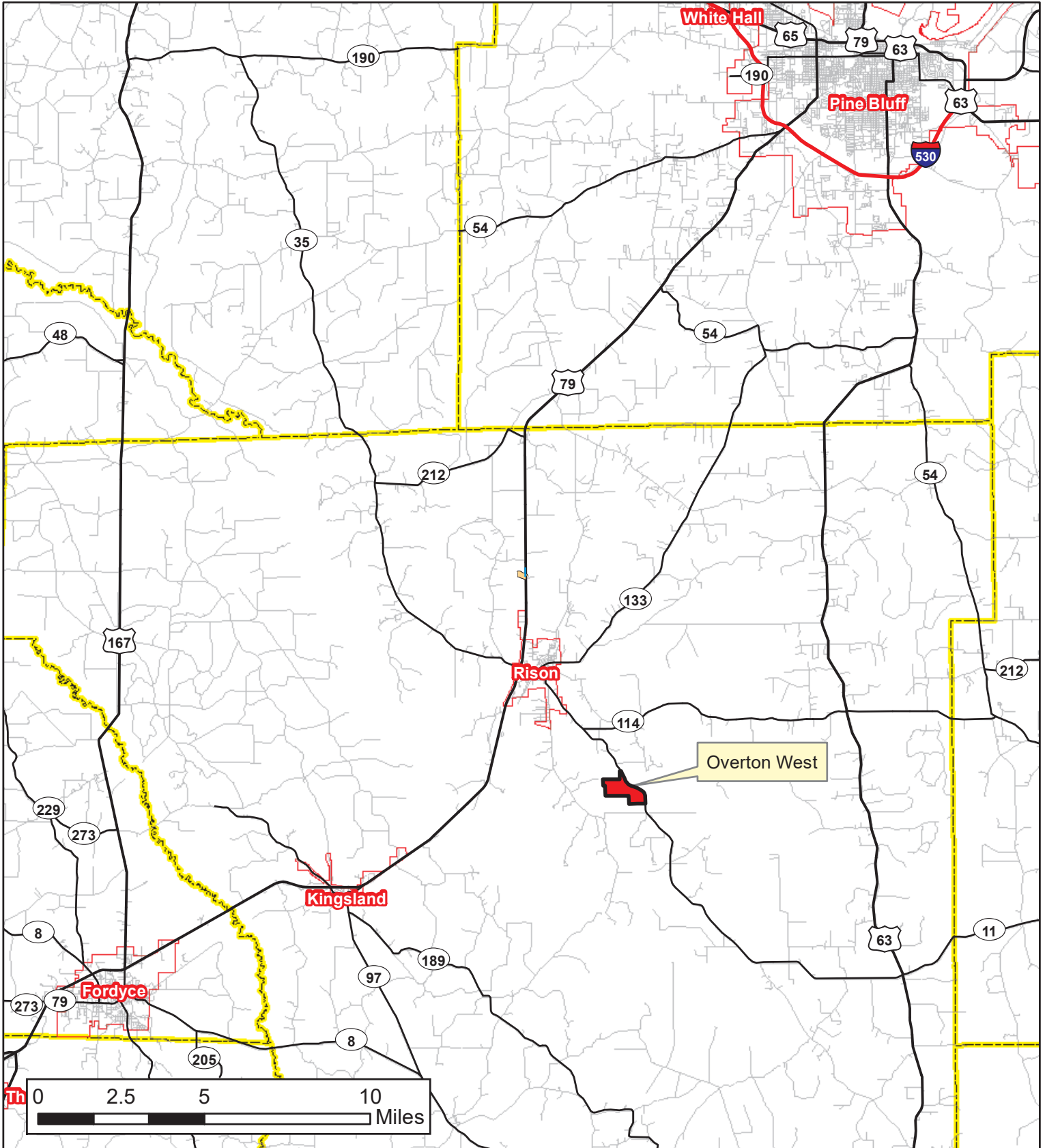
Bids should be emailed to bids@ddkland.com or faxed to (501) 260-8634. Bids can also be mailed to: DDK FORESTRY & REAL ESTATE, PO BOX 24633, LITTLE ROCK, AR 72221. Please indicate in the lower left corner of the envelope **OVERTON WEST BID SALE**. Bids must be received prior to **2:00 PM, Thursday October 9, 2025**. 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

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

Overton West

Part of SW ¼ SW ¼ lying south and west of Highway 35 Section 21, NE ¼ SW ¼, NW ¼ SE ¼,
part of SW ¼ NE ¼ lying south and west of Highway 35, NW ¼ lying south and west of Highway 35 Section 28,
Part of NE ¼ Section 29, Township 9 South, Range 10 West, Cleveland County, AR, 384 acres, more or less



Phone: 1-888-695-8733
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, DDK Forestry & Real Estate (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. DDK expressly disclaims liability for errors or omissions.

Overton West

Part of SW ¼ SW ¼ lying south and west of Highway 35 Section 21, NE ¼ SW ¼, NW ¼ SE ¼, part of SW ¼ NE ¼ lying south and west of Highway 35, NW ¼ lying south and west of Highway 35 Section 28, Part of NE ¼ Section 29, Township 9 South, Range 10 West, Cleveland County, AR, 384 acres, more or less

