



NOTICE OF TIMBERLAND BID SALE JEFFERSON COUNTY, AR

NEBJR 40's – Two Tracts totaling 80 acres +/-

BIDS DUE: THURSDAY, AUGUST 27, 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 Jefferson County, Arkansas. The properties are being sold by sealed bid.

Tract Descriptions

Both tracts are located approximately 12 miles south of Pine Bluff, Arkansas in Jefferson County. Planted in 2012 and approaching their first thinning, these properties present a great timber investment opportunity with near-immediate income potential. Both properties are accessed off Highway 133 behind a locked gate. **Gate combination is 8600.**

Legal Descriptions

Tract 1: NEBJR North 40: NW $\frac{1}{4}$ NW $\frac{1}{4}$, Section 36, Township 7 South, Range 10 West, Jefferson County, AR, 40 acres, more or less

Tract 2: NEBJR South 40: NW $\frac{1}{4}$ SW $\frac{1}{4}$, Section 36, Township 7 South, Range 10 West, Jefferson County, AR, 40 acres, more or less

Directions to Properties

Tract 1: NEBJR North 40

Directions: From Interstate 530, South of Pine Bluff, head south on Old Warren Rd. for approx. 7 miles. Continue straight onto Highway 133, then immediately take a slight left onto a dirt road marked with DDK signs and pink flagging (see attached maps showing historical access). A locked gate is located at this entry point; the combination is 8600. From the locked gate, travel approx. 1 mile, turn right at the DDK arrow and travel approx.



0.5 miles along the woods road marked with pink flagging across the adjacent landowner to reach the property.

Tract 2: NEBJR South 40

Directions: From Interstate 530, South of Pine Bluff, head south on Old Warren Rd. for approx. 7 miles. Continue straight onto Highway 133, then immediately take a slight left onto a dirt road marked with DDK signs and pink flagging (see attached maps showing historical access). A locked gate is located at this entry point; the combination is 8600. From the locked gate, travel approx. 2.1 miles, turn right at the DDK arrow sign and travel approx. 1.1 miles along the woods road marked with pink flagging across the adjacent landowner to reach the property. The South 40 is approximately ¼ mile due south of the North 40.

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

Estimated Timber Volumes

	Pine Pulpwood Tons	Pine Sawtimber Tons	Hardwood Pulpwood Tons	Pine TPA	Pine Basal Area
Tract 1-N40	4,375	65	178	414	138
Tract 2-S40	6,047	22	170	570	184
Total	10,422	87	348	492	161

*Additional timber volume details are available upon request.

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



General Information Regarding Terms and Conditions of Sale

1. Bid Submission Options:
 - Bids can be emailed to bids@ddkland.com with email subject "NEBJR 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 "NEBJR 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, AUGUST 27, 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 related 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. Mineral Rights 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: NEBJR 40'S

BID DUE DATE: THURSDAY, AUGUST 27, 2026

BIDS RECEIVED UNTIL 2:00 PM.

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

Tract 1: NEBJR North - 40 acres, more or less

Bid Amount: _____

Tract 2: NEBJR South - 40 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: _____

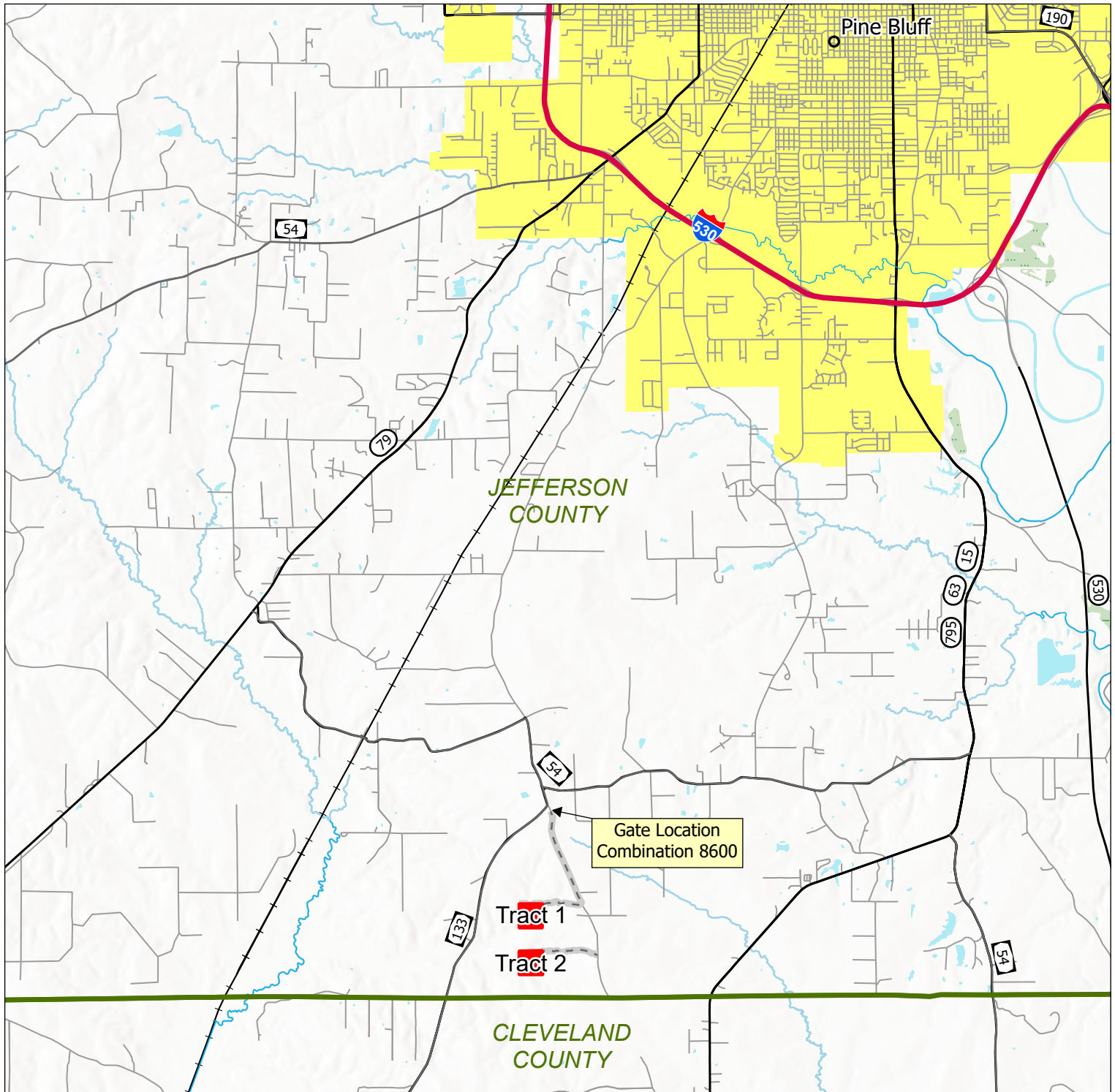
BIDDER'S SIGNATURE: _____ **Date:** _____

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, **NEBJR 40'S**. Bids must be received by **2:00 PM on Thursday, AUGUST 27, 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

NEBJR 40's - Location Map



Legend

- █ Sale Boundary
- Access Roads
- █ City Limits
- █ AR Counties
- Interstate
- AR State Highways
- + Railroads
- Stream/River
- █ Lake/Reservoir

0 1 2 4 6 8 Miles



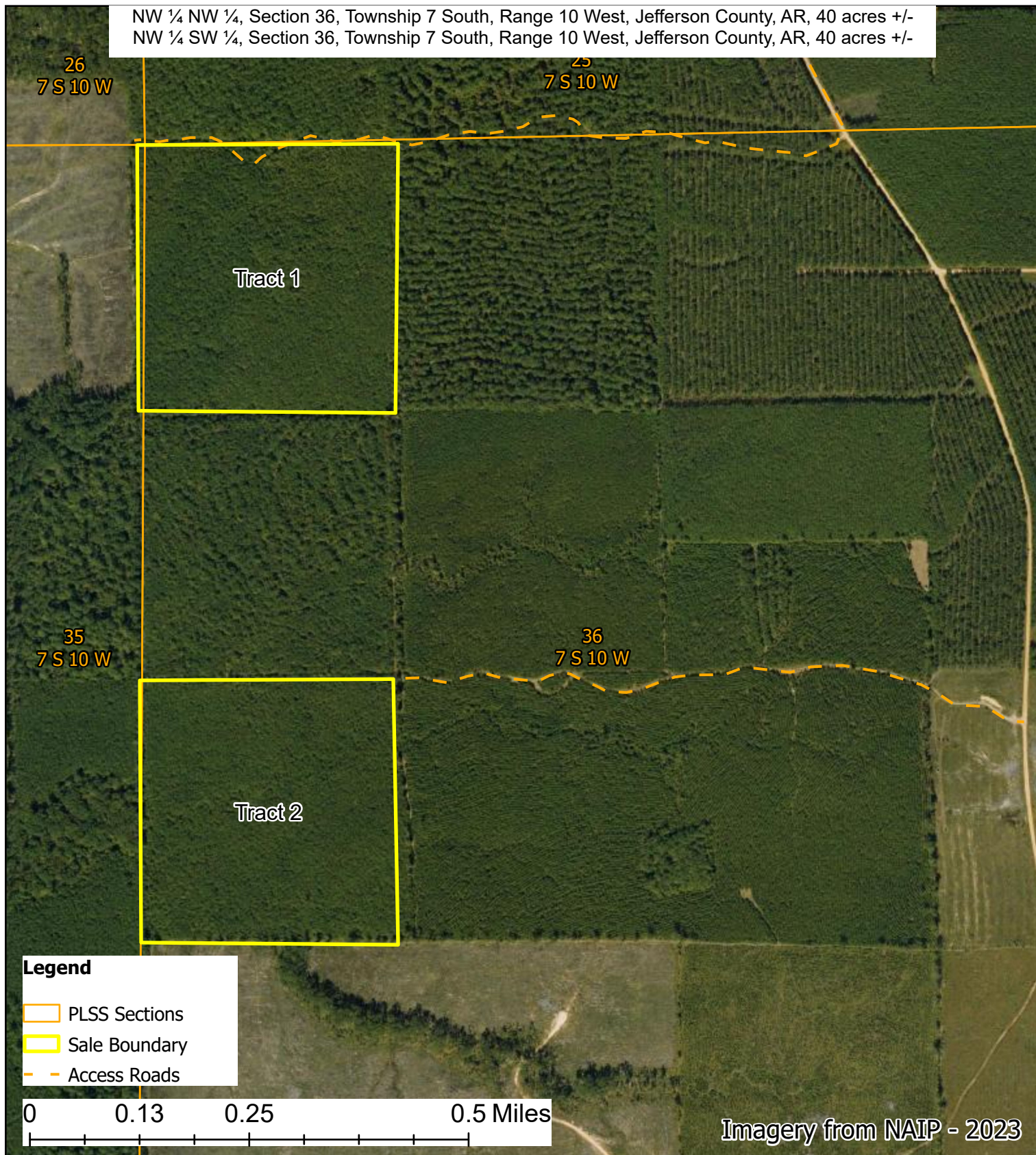
Phone: 1-501-219-8600
www.forestryrealestate.com



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 (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.

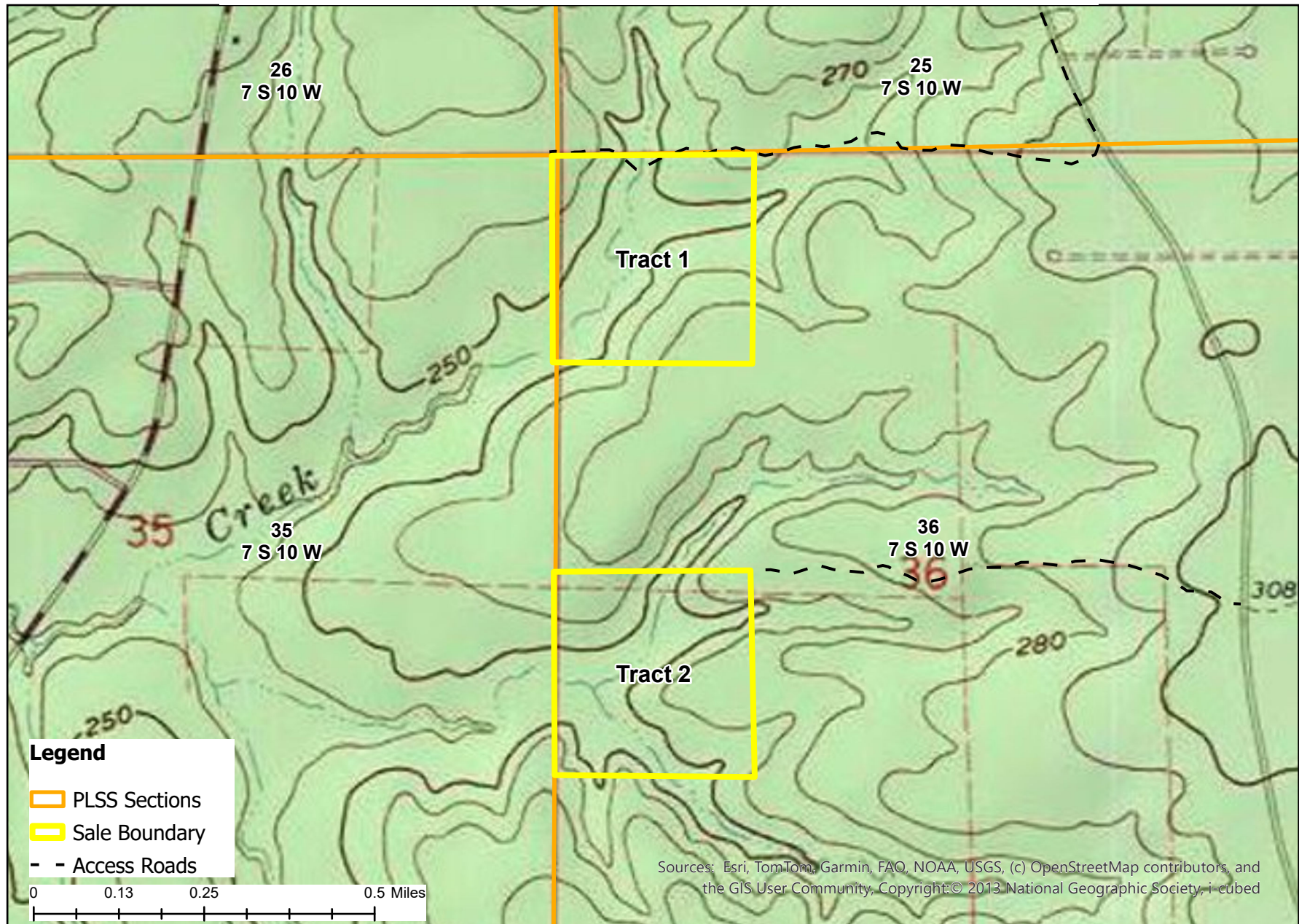
Exhibit A

NEBJR 40's - Aerial Map



NEBJR 40's - Topo Map

NW ¼ NW ¼, Section 36, Township 7 South, Range 10 West, Jefferson County, AR, 40 acres +/-
NW ¼ SW ¼, Section 36, Township 7 South, Range 10 West, Jefferson County, AR, 40 acres +/-



Sources: Esri, TomTom, Garmin, FAO, NOAA, USGS, (c) OpenStreetMap contributors, and the GIS User Community, Copyright © 2013 National Geographic Society, i-cubed