



NOTICE OF TIMBERLAND BID SALE SCOTT COUNTY, AR

BATES LOOP 160

BIDS DUE: THURSDAY, OCTOBER 15, 2026, by 2:00 PM

DDK Forestry & Real Estate (DDK), acting as an agent for the seller, has been authorized to sell a tract of timberland located in Scott County, Arkansas. The property is being sold by sealed bid.

Tract Description

This 160-acre tract is located in the community of Bates in Scott County, Arkansas. The property is accessed from Bates Loop (gravel public road) off of Highway 28. The tract is well-stocked with merchantable timber and offers excellent potential for timber investment and recreational use, with extensive Ouachita National Forest land nearby.

Legal Description

All of the South Half of the NW 1/4 of Section 22; and all of the East Half of the NE 1/4 of Section 21, also more particularly described as beginning at the NE corner of said Section 21, run thence West 1325.35 feet; thence South 2676.31 feet to the SW corner S 1/2 NE 1/4 of said Section 21; and run thence North 89° 50' East 4037.50 feet to the SE corner of the S 1/2 NW 1/4 of said Section 22, said point being the center of a public road; thence along said road North 3° 46' West a distance of 1327.00 feet; thence South 89° 58' West a distance of 2624.95 feet to the NW corner of said S 1/2 NW 1/4 of Section 22; thence North 1337.0 feet to the point of beginning, and containing 160.00 acres, more or less, all in Township 3 North, Range 32 West, Scott County, Arkansas.

Directions to Properties

From Waldron, head west on AR-28 W for approximately 17 miles. Turn right onto Bates Loop and travel 0.2 miles to the property. The tract is marked with DDK signs and pink flagging.



Estimated Timber Volumes

Product	Tons/Acre	Total Tons
Pine Sawtimber	35.25	5,640
Oak Sawtimber	2.97	475
Hardwood Sawtimber	0.81	130
Total	39.03	6,245

Timber Volumes were provided by the landowners' forest manager, Ray Camp Inc., as part of a previous assignment conducted in February of 2026. 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 "Bates Loop 160."
 - 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 "Bates Loop 160." 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 15, 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 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. **Mineral Rights will not convey.**
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: BATES LOOP 160
BID DUE DATE: THURSDAY, OCTOBER 15, 2026
BIDS RECEIVED UNTIL 2:00 PM.

In reference to "BATES LOOP 160," prepared by DDK Forestry & Real Estate, I submit the following bid for the purchase of the following tract(s):

Bates Loop 160 - 160 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:** _____

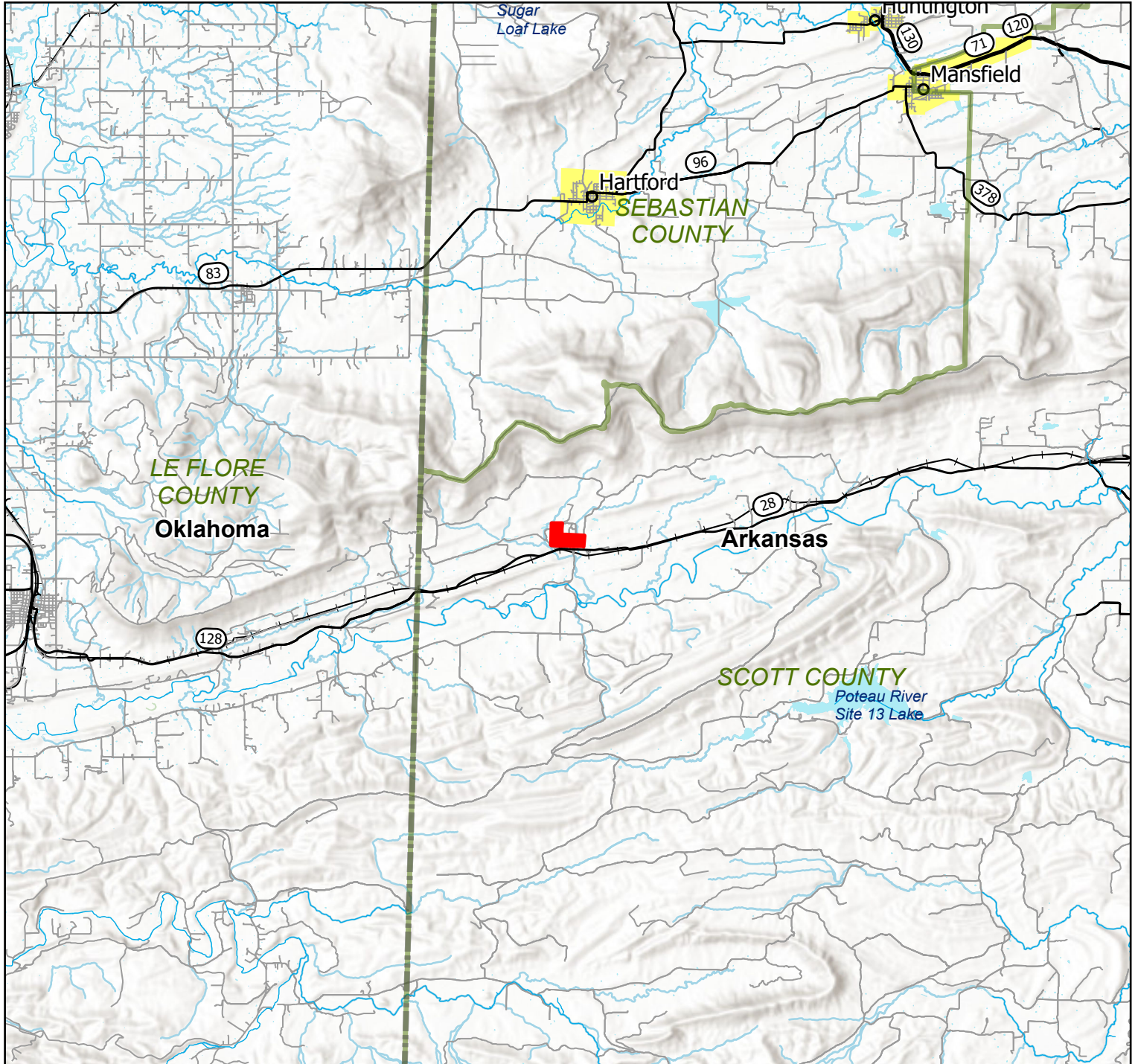
The Seller and his agent make no guarantee as to timber volumes and/or total acreage, timber stand information, ingress/egress agreements, location of boundary lines, and utilities. It is suggested that Buyers make their own estimates on acreage, timber volumes, access, boundary lines, and utilities.

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, **BATES LOOP 160**. Bids must be received by **2:00 PM on Thursday, OCTOBER 15, 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

Bates Loop 160 - Location Map

S ½ NW ¼ of Section 22 and the E ½ NE ¼ of Section 21, Township 3 North, Range 32 West,
Scott County, AR, containing 160 acres, more or less



Legend

- | | |
|--|----------------|
| ■ Sale Boundary | Railroads |
| ■ City Limits | Stream/River |
| ■ County Boundary | Lake/Reservoir |
| US HIGHWAYS | |

0 1 2 4 6 8 Miles

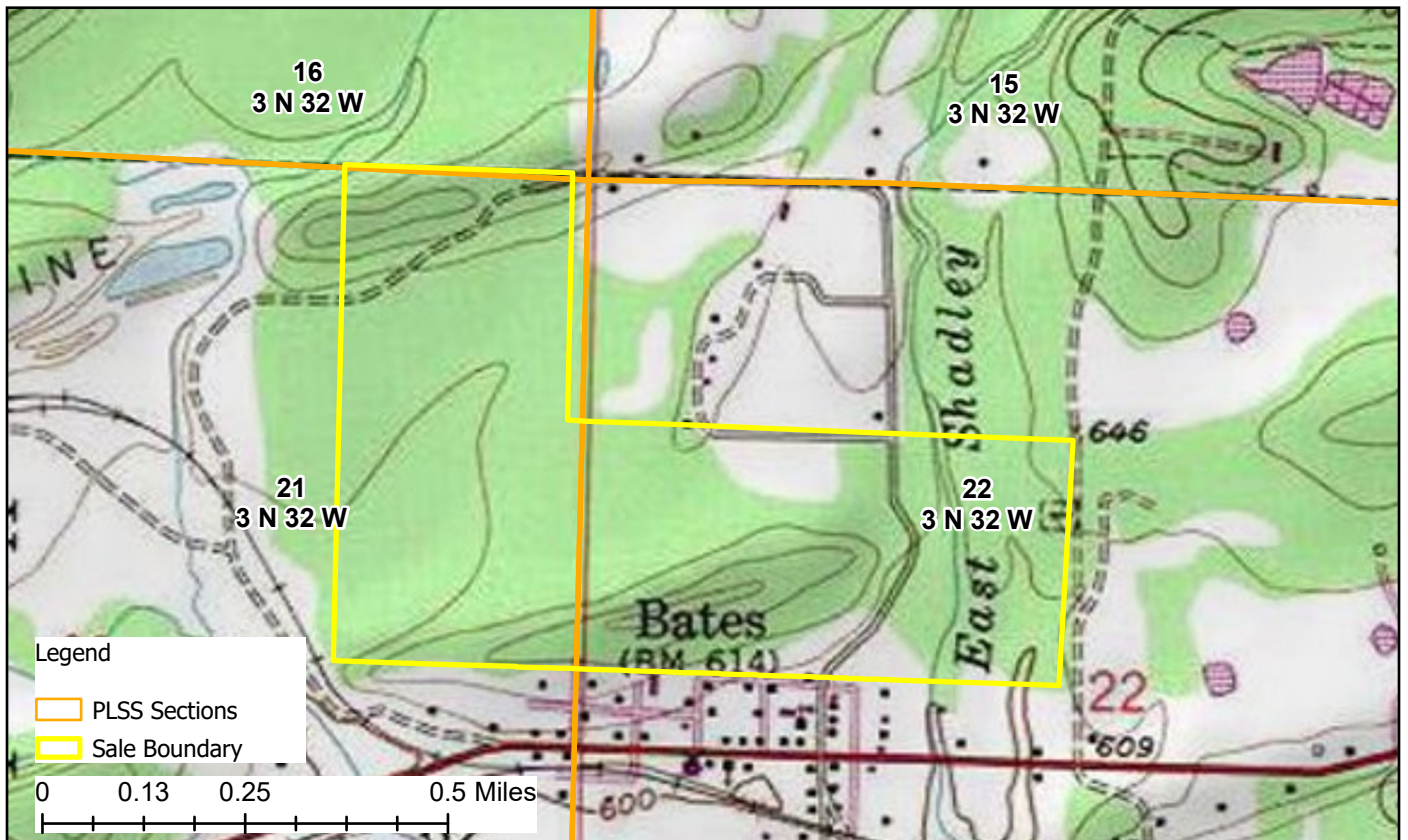
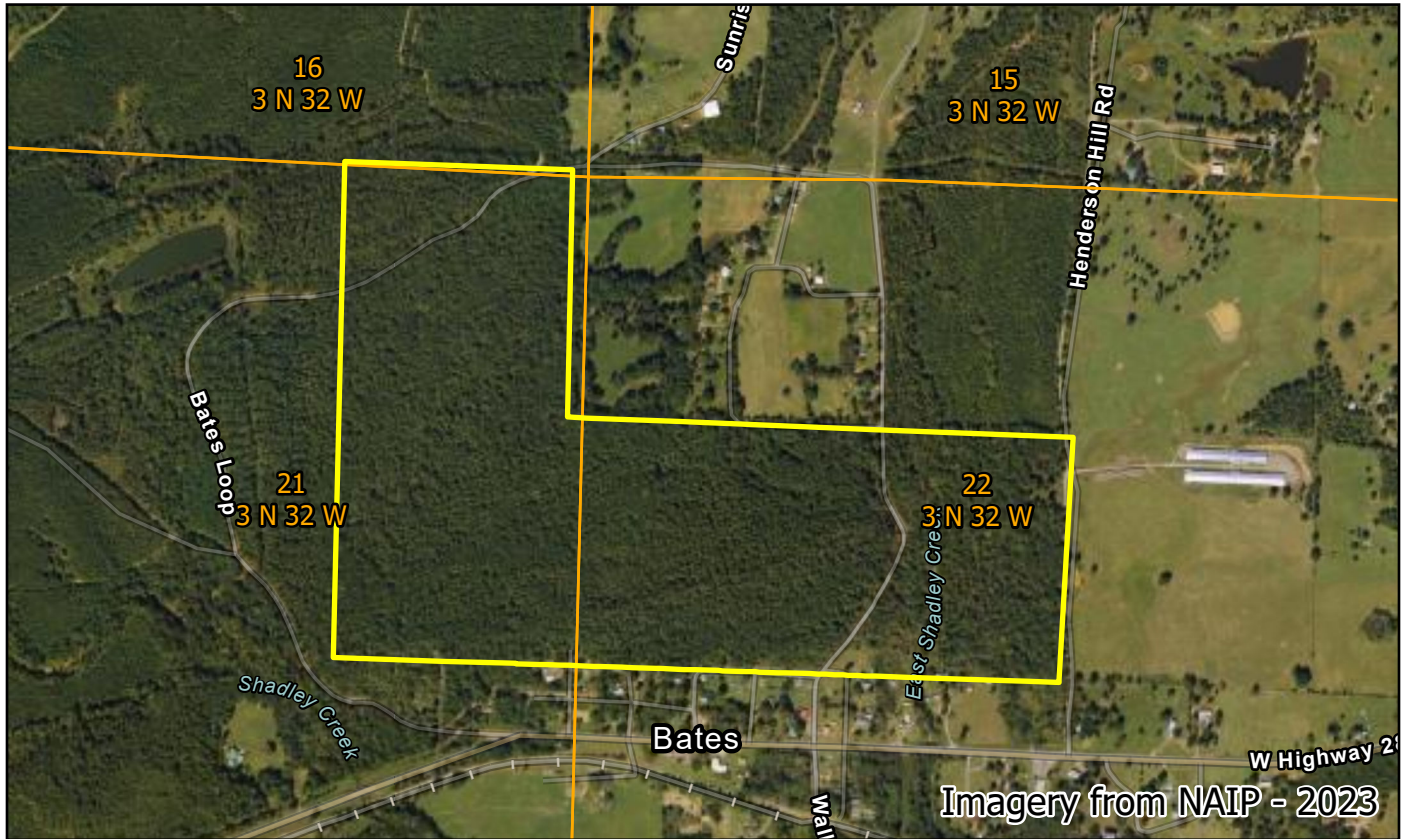
Phone: 501-219-8600
www.forestryrealestate.com



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.

Bates Loop 160 - Aerial & Topo Map

S ½ NW ¼ of Section 22 and the E ½ NE ¼ of Section 21, Township 3 North, Range 32 West, Scott County, AR, containing 160 acres, more or less



Legend

- PLSS Sections
- Sale Boundary

0 0.13 0.25 0.5 Miles

N

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DDK
FORESTRY & REAL ESTATE

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