



SALINE & CLARK COUNTY TIMBERLAND BID SALE

NOTICE OF TIMBERLAND SALE BY SEALED BID IN CLARK COUNTY, AR & SALINE COUNTY, AR

***12 Properties – 2,102 total acres +/-
88% Pine Plantation, 12-Year-Old Weighted Average Age***

BIDS DUE: Thursday, October 2, 2025, by 2:00 PM

DDK Forestry & Real Estate (DDK), acting as an agent for the seller, has been authorized to sell twelve (12) properties. **The properties are being sold by sealed bid and the tracts can be purchased individually or together.**

This offering includes 12 individual tracts of land across Saline and Clark Counties, Arkansas; featuring 4 properties near Benton, Bryant, and Little Rock, and 8 located between Prescott and Arkadelphia. Acreage ranges from 20 +/- to over 1,100 +/- acres, with timber consisting primarily of pine plantations established between 2004 and 2015, including several stands recently thinned or approaching a first-thinning harvest along with approximately 200 acres of mature pine/oak logs. Many tracts offer recreational appeal with road frontage, nearby utilities, and close proximity to public lands like the Ouachita National Forest and Arkansas Natural Heritage areas. For full property details visit our website at <https://rb.gv/gc49h2> or call our office at 501-219-8600 for assistance.

Properties Available for Bid

Tract	County	Estimated Acres	Acreage Breakdown		
			Pine Plantation Acres	Age(s)	Natural
Alum East Bow Tie	Saline	64	54	21	10
Alum West Ross Loop	Saline	76	73	21	3
AlumWest 24000 Rd.	Saline	27	27	20	0
Owensville 115	Saline	115	115	21	0
Center Grove Church	Clark	1,149	943	9-13	206
Dobyville 38	Clark	38	38	10	0
Haretown	Clark	333	307	8-13	26
Okolona 80	Clark	80	80	12	0
Southfork N 120	Clark	120	120	10-12	0
Southfork S 40	Clark	40	40	12	0
SW 20	Clark	20	17	10	3
Water Tower 40	Clark	40	40	11	0
Total Saline County Acres		282	Total Est. Acreage All Tracts		2,102
Total Clark County Acres		1,820			



All gate combinations are 8600

Alum East Bow Tie 64 (gate)

- Location/Access – Located off Highway 9 near Paron, Arkansas with historical access through Weyerhaeuser 24000 Rd.
- Stand Description – Approx. 54 acres of recently thinned **2004 pine plantation** and approx. 10 acres of mature pine and hardwood.

Alum West Ross Loop 76 (gate)

- Location/Access – Located near the Alum Fork of the Saline River and borders the Ouachita National Forest with access through Ross Loop Rd.
- Stand Description – Approx. 73 acres of recently thinned **2004 pine plantation** with 3 acres of natural hardwood bottom.

Alum West 24000 Road 27

- Location/Access – Located near the Alum Fork of the Saline River with historical access through Weyerhaeuser 24000 Rd.
- Stand Description – Approx. 27 acres of recently thinned **2005 pine plantation**.

Owensville 115 (gate)

- Location/Access – Located near Owensville, AR and 16 miles from Benton and Hot Springs. Property is accessed through Fleetwood Road.
- Stand Description – Approx. 115 acres of **2004 pine plantation**.

Center Grove Church 1,149 (gates)

- Location/Access – Located North of I-30 between Arkadelphia and Prescott with historical access through Center Grove Church Rd.
- Stand Description – Approx. 943 acres of pine plantations with establishment years ranging from **2012-2016**, between 110-309 acres each. Additionally there are approx. 165 acres of Mature Native Timber with substantial volumes of grade pine and hardwood logs and 41 acres of Streamside Management Zones.

Dobyville 38

- Location/Access – Located on and historically accessed through Dobyville Rd.
- Stand Description – Approx. 36 acres of **2015 pine plantation**.

Haretown 333

- Location/Access – Located in Clark County, AR with access by Haretown Rd.
- Stand Description – Two tracts (117 +/- acres North and 216 +/- acres South) containing 4 stands planted from **2013-2017**.

Okolona 80

- Location/Access – Located on Okolona Rd., 3 miles east of Antoine with access through Okolona Rd.
- Stand Description – Approx. 80 acres of **2013 pine plantation**.

Southfork N 120

- Location/Access – Located North of I-30 between Prescott and Arkadelphia with historical access through Dobyville Rd.
- Stand Description – Approx. 80 acres of **2013 pine plantation** and 40 acres of **2015 pine plantation**.



Southfork S 40

- Location/Access – Located North of I-30 between Prescott and Arkadelphia with historical access through Dobyville Rd via adjoining landowner.
- Stand Description – Approx. 40 acres of **2013 pine plantation**.

SW 20

- Location/Access – Located 3 miles southeast of Okolona with historical access south of Highway 182 W through an adjacent land owner to the NE corner of the property.
- Stand Description – Approx. 17 acres of **2015 pine plantation** and approx. 3 acres of natural hardwood/pine.

Water Tower 40 (gate)

- Location/Access – Located 4 miles Southeast of Okolona with access by Water Tower Rd.
- Stand Description – Approx. 33 acres of **2014 pine plantation**. and approx. 7 acres of natural hardwood/pine.

Pine Plantation Acres by Established Year or Timber Type





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Foresters**

THE GOLD STANDARD OF
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General Information Regarding Terms and Conditions of Sale

1. Bid Submission Options:
 - Bids can be emailed to bids@ddkland.com with email subject "SALINE & CLARK COUNTY TIMBERLAND 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 "SALINE & CLARK COUNTY TIMBERLAND 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 2, 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 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 agent 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.

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

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



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BID FORM: SALINE & CLARK COUNTY TIMBERLAND BID SALE

BID DUE DATE: Thursday, October 2, 2025

BIDS RECEIVED UNTIL 2:00 PM.

Tract Name	Acres	Bid Amount	Tract Name	Acres	Bid Amount
Center Grove Church	1,149 acres +/-		Alum East Bow Tie	64 acres +/-	
Dobyville 38	38 acres +/-		Alum West Ross Loop	76 acres +/-	
Haretown	333 acres +/-		Alum West 24000 Rd.	27 acres +/-	
Okolona 80	80 acres +/-		Owensville 115	115 acres +/-	
Southfork N 120	120 acres +/-		Saline County Tracts Combined	282 acres +/-	
Southfork S 40	40 acres +/-				
SW 20	20 acres +/-				
Water Tower 40	40 acres +/-				
Clark County Tracts Combined	1,820 acres +/-				

Tract Name	Acres	Bid Amount
All Saline and Clark County Tracts Combined	2,102 acres +/-	

In reference to "SALINE & CLARK COUNTY TIMBERLAND 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 #: _____

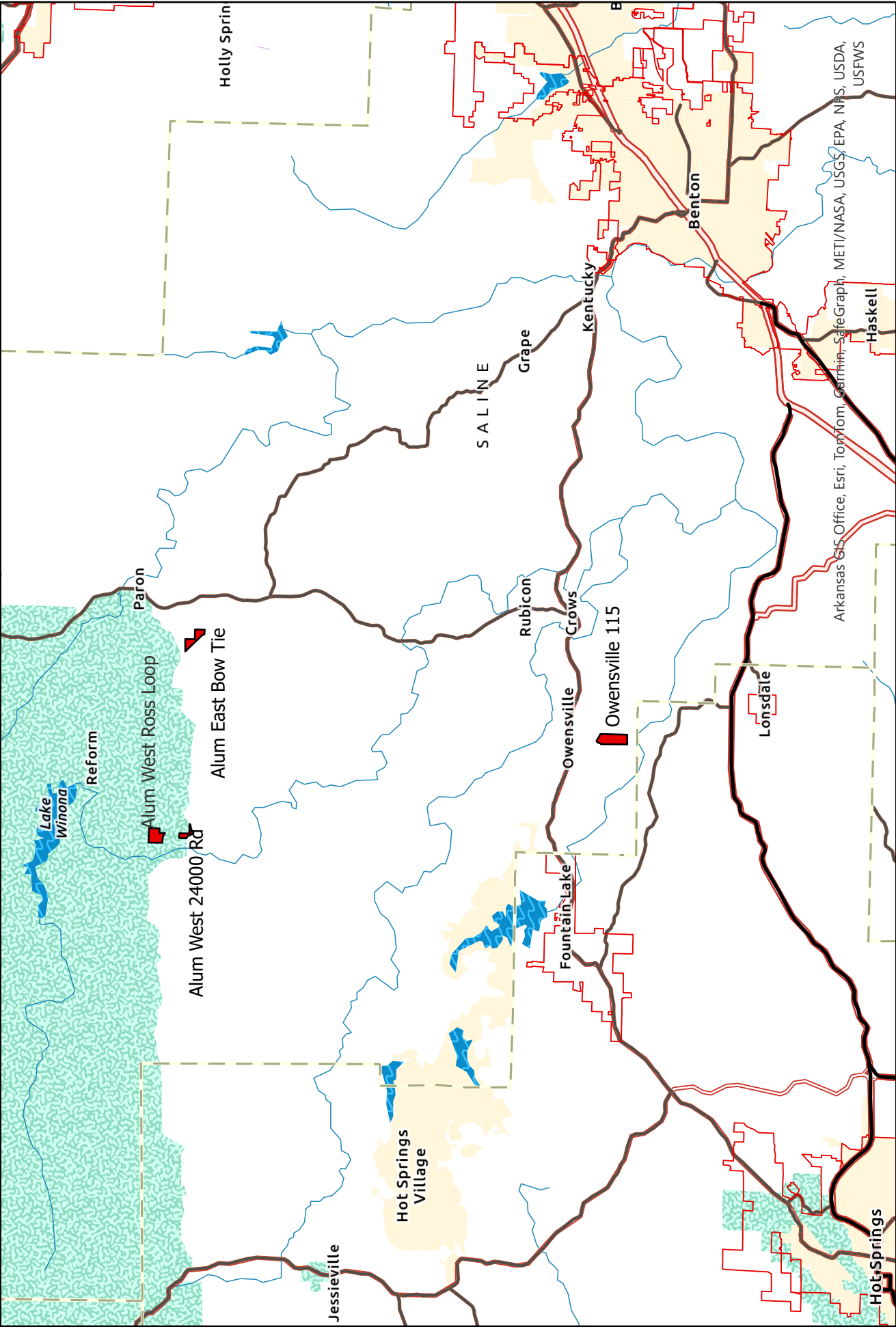
EMAIL ADDRESS: _____

BIDDER'S SIGNATURE: _____ Date: _____

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Bids should be emailed to bids@ddkland.com or can be faxed to (501) 260-8634 and must be received prior to 2:00 PM, Thursday, October 2, 2025. 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 **SALINE & CLARK COUNTY TIMBERLAND BID SALE**.

Saline County Offerings



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.

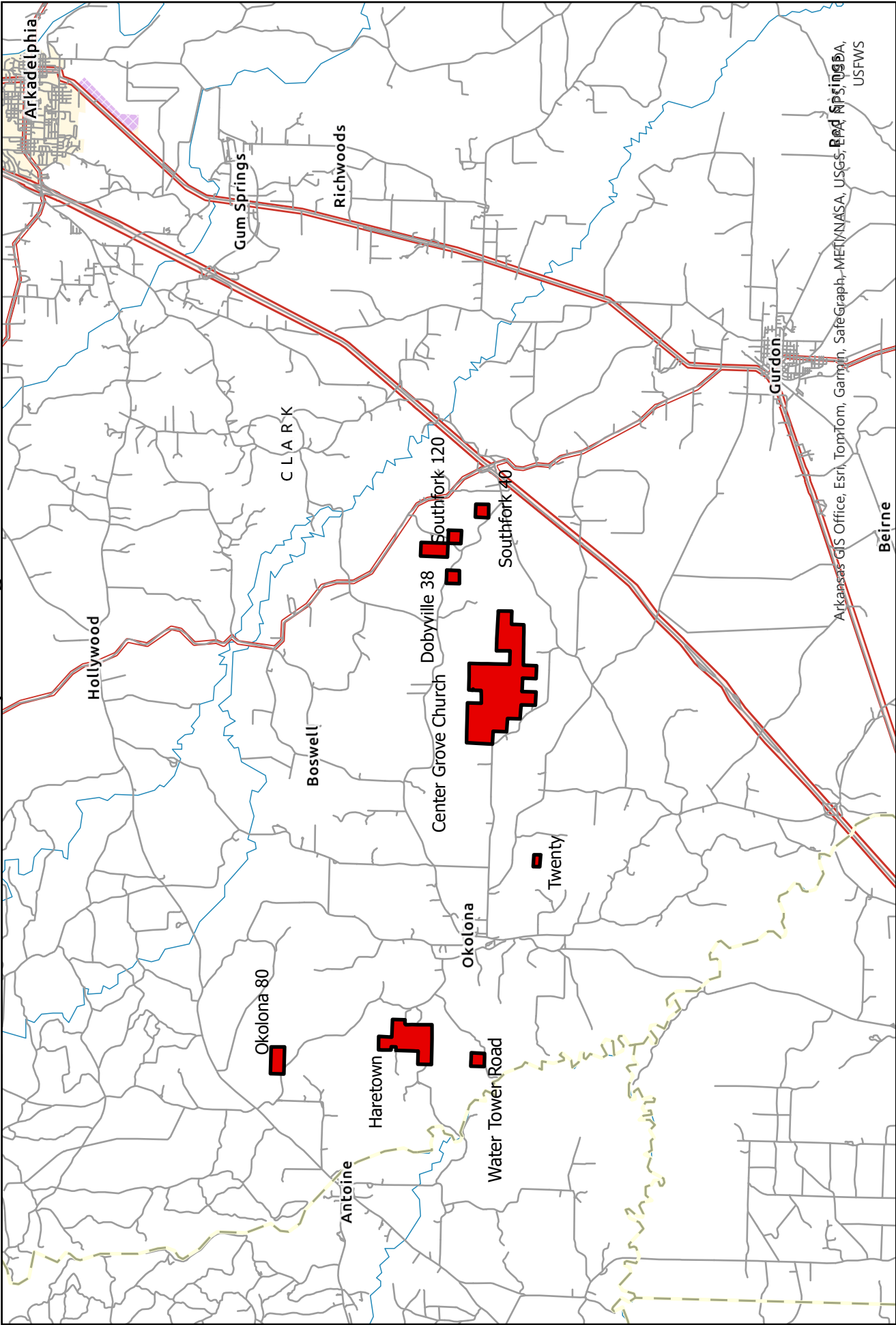


Phone: 1-888-695-8733
www.forestyrealstate.com

Scan for
Interactive
LandID
Map Link



Clark County Offerings



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