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## NOTICE OF TIMBERLAND SALE SEVIER COUNTY, AR BID

***Pond Creek Timber and Hunting – Two Tracts totaling 240 acres +/-***

***Mature Timber with Immediate Income Potential  
Bid on Tracts 1 & 2 Individually or Combined as well as Timber Only, Land  
Only, or Land and Timber Combined***

**BIDS DUE: THURSDAY, SEPTEMBER 18, 2025, by 2:00 PM**

DDK Forestry & Real Estate (DDK), acting as an agent for the seller, has been authorized to sell approximately 240 acres of timberland located in Sevier County, Arkansas. The property is being sold by sealed bid. Bidders can bid on Tracts 1 & 2 individually or combined as well as **timber only, land only, or land and timber combined**.

### **Tract Description**

Pond Creek National Wildlife Refuge is a renowned mature hardwood bottomland wildlife habitat area. Encompassing over 28,000 acres and in the path of the Mississippi waterfowl flyway, this area is a sportsman's paradise. The Pond Creek Bid Sale property is situated in the heart of this area, offering excellent hunting opportunities for deer, ducks, and small game. Part of the tract borders the Cossatot River and the lands of Pond Creek. This property truly shines as one of the best potential hunting properties in the area, located within striking distance of numerous public hunting and fishing areas. The Pond Creek Bid Sale property also includes mature timber that is ready to harvest for an immediate return on your investment. Loaded with pine and hardwood stands, Pond Creek provides the savvy timber investor multiple revenue opportunities. A timber cruise has been performed, and the results are included below. The property consists of two separate locations (two tracts). The majority of the property, totaling 200 acres, is situated along the Cossatot River (Tract 1). An additional 40 acres is located nearby (Tract 2). The sale will be conducted via sealed bids. Bidders can place bids on timber only, land only, or both land and timber combined and can also bid on Tract 1 and 2 individually or combined. The property benefits from good physical and historical access; however, it does not have public road frontage. Interior trails allow for good access throughout the tract. Don't miss out on this unique timber and hunting land investment opportunity.

**IF timber sells separately from the land**, the timber buyer will receive a 24-month timber deed, and the land will convey to the buyer subject to a 24-month timber deed. SMZ's would be left in accordance with Arkansas Best Management Practice specifications.



## Legal Description & Directions to Property

### Tract 1: 200 acres +/-

Directions: From Ashdown, AR, travel 13.5 miles north on Hwy. 59/71 and turn east on Melrose Road. Travel 4.4 miles to Old Tram Road and turn south. Travel 1.2 miles, and the property entrance is on the east side of the road. **There is a gate with combination code 8600.**

Legal: S ½ SW ¼, NE ¼ SW ¼ Section 21, NW ¼ NW ¼ Section 28, NE ¼ NE ¼ Section 29, Township 10 South, Range 30 West, Sevier County, AR, 200 Acres, more or less

### Tract 2: 40 acres +/-

Directions: From Horatio, take Bruce Street to Burke Slough Road and turn south. Travel approximately 4.4 miles, and the property is to the north. A 4-wheeler trail leads to the property.

Legal: SW ¼ SW ¼ Section 17, Township 10 South, Range 31 West, Sevier County, AR, 40 Acres, more or less

## Estimated Timber Volumes

Pond Creek - TRACT1		
	Timbered Acres	Total Acres
	154.20	200.00
Product	Tons/Acre	Total Tons
Pine Pulpwood	1.74	268.50
Pine CNS	1.20	184.50
Pine Sawtimber	26.73	4123.00
Oak Sawtimber	5.60	863.52
Misc. Sawtimber	4.32	666.90
Hardwood Pulpwood	31.56	4866.55
Pond Creek 40 - TRACT2		
	40.00	40.00
Product	Tons/Acre	Total Tons
Oak Sawtimber	17.17	686.80
Misc. Sawtimber	3.85	666.90
Hardwood Pulpwood	49.47	1978.80

\*Top wood is not shown in estimated volumes\*

\*\*Detailed volume summary can be found on the following pages\*\*


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**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](http://www.forestryrealestate.com)**



## Timber Volume Summary Tract 1

### Stand Summary by Group, Product and DBH

Stand Summary by Group, Product and DBH															
Sampling Method:		Plot		Tract Name:		1		Site Index Species:		Pine					
BAF / Plot Size:		0.1		Stand ID:		1		Base Age:		50					
# Plots/points:		69		Location:		-		Site Index:		0.0					
Stand Acres:		154.2		Date Cruised:		7/31/2025		# SI Samples:		0					
Cruiser:				Sawlog Vol Units:		Doyle		Avg Age:		0					
Template:		GENERIC						Avg Ht:		0.0					
Pine															
Stand Total						Per Acre					Avg. Tree		Avg. Heights		
Pulpwood	DBH	Trees	PW Tons	Saw Tons	MBF	BA	Trees	PW Tons	Saw Tons	BF	Tons/Tree	BF/Tree	Hs	Hp	Hm
	6	201.2	18.3			0.26	1.3	0.12			0.091			19.9	19.9
	8	268.3	82.7			0.61	1.7	0.54			0.308			50.9	50.9
	10	156.5	73.1			0.55	1.0	0.47			0.467			46.2	46.2
	12	67.1	41.8			0.34	0.4	0.27			0.624			40.5	40.5
Pulpwood Total		737.7	268.5			2.07	4.8	1.74			0.364			41.4	41.4
Chip-N-Saw	DBH	Trees	PW Tons	Saw Tons	MBF	BA	Trees	PW Tons	Saw Tons	BF	Tons/Tree	BF/Tree	Hs	Hp	Hm
	10	469.4	59.2	184.5	16.8	1.66	3.0	0.38	1.20	108.89	0.393	35.780	35.9	66.3	66.3
Chip-N-Saw Total		469.4	59.2	184.5	16.8	1.66	3.0	0.38	1.20	108.89	0.393	35.780	35.9	66.3	66.3
Sawtimber	DBH	Trees	PW Tons	Saw Tons	MBF	BA	Trees	PW Tons	Saw Tons	BF	Tons/Tree	BF/Tree	Hs	Hp	Hm
	12	1,050.7	171.2	665.3	62.7	5.35	6.8	1.11	4.31	406.38	0.633	59.660	41.9	73.2	73.2
	14	1,698.9	461.9	1,452.6	159.7	11.77	11.0	2.99	9.42	1035.66	0.855	94.027	41.0	79.0	79.0
	16	961.2	395.4	1,050.7	136.6	8.70	6.2	2.56	6.81	885.48	1.093	142.089	39.8	82.4	82.4
	18	447.1	248.9	629.9	93.5	5.12	2.9	1.61	4.08	605.87	1.409	209.024	40.1	86.5	86.5
	20	89.4	93.0	117.4	19.1	1.26	0.6	0.60	0.76	123.91	1.313	213.750	28.5	84.5	84.5
	22	22.4	23.3	32.3	5.8	0.38	0.1	0.15	0.21	37.48	1.446	258.635	24.5	74.9	74.9
	24	22.4	16.9	73.3	13.3	0.46	0.1	0.11	0.48	86.12	3.278	594.238	56.5	102.2	102.2
	32	22.4	52.0	101.7	22.1	0.81	0.1	0.34	0.66	143.07	4.551	987.183	40.5	100.5	100.5
	Sawtimber Total		4,314.4	1,462.7	4,123.1	512.7	33.86	28.0	9.48	26.73	3323.97	0.956	118.836	40.6	79.4
Group Total		5,521.5	1,790.5	4,307.6	529.5	37.59	35.8	11.61	27.93	3432.87	0.829	95.898	40.3	73.2	73.2
Red Oak															
Stand Total						Per Acre					Avg. Tree		Avg. Heights		
Pulpwood	DBH	Trees	PW Tons	Saw Tons	MBF	BA	Trees	PW Tons	Saw Tons	BF	Tons/Tree	BF/Tree	Hs	Hp	Hm
	14	22.4	10.9			0.15	0.1	0.07			0.487			16.5	16.5
Pulpwood Total		22.4	10.9			0.15	0.1	0.07			0.487			16.5	16.5
Sawtimber	DBH	Trees	PW Tons	Saw Tons	MBF	BA	Trees	PW Tons	Saw Tons	BF	Tons/Tree	BF/Tree	Hs	Hp	Hm
	16	22.4	15.0	14.2	1.6	0.20	0.1	0.10	0.09	10.66	0.636	73.550	16.5	61.5	61.5
	18	44.7	38.1	36.0	4.6	0.51	0.3	0.25	0.23	29.85	0.805	102.985	16.5	63.2	63.2
	20	22.4	16.4	36.7	5.1	0.32	0.1	0.11	0.24	32.96	1.641	227.415	32.5	75.7	75.7
	22	67.1	58.8	108.2	16.3	1.15	0.4	0.38	0.70	105.47	1.613	242.589	24.5	65.2	65.2
	24	22.4	23.1	62.4	9.9	0.46	0.1	0.15	0.40	64.35	2.790	443.991	40.5	87.0	87.0
	26	22.4	27.8	73.3	12.3	0.53	0.1	0.18	0.48	79.45	3.279	548.238	40.5	88.4	88.4
	28	44.7	79.0	101.9	17.3	1.24	0.3	0.51	0.66	111.97	2.279	386.300	20.5	67.0	67.0
	30	22.4	40.5	82.8	14.7	0.71	0.1	0.26	0.54	95.51	3.702	659.007	32.5	81.3	81.3
	Sawtimber Total		268.3	298.7	515.3	81.8	5.12	1.7	1.94	3.34	530.22	1.921	304.878	25.8	70.8
Group Total		290.6	309.6	515.3	81.8	5.27	1.9	2.01	3.34	530.22	1.811	281.426	25.1	66.7	66.7

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## Timber Volume Summary Cont. Tract 1


White Oak															
Stand Total						Per Acre					Avg. Tree		Avg. Heights		
	DBH	Trees	PW Tons	Saw Tons	MBF	BA	Trees	PW Tons	Saw Tons	BF	Tons/Tree	BF/Tree	Hs	Hp	Hm
Pulpwood	20	22.4	22.2			0.32	0.1	0.14			0.993			16.5	16.5
Pulpwood Total		22.4	22.2			0.32	0.1	0.14			0.993			16.5	16.5
	DBH	Trees	PW Tons	Saw Tons	MBF	BA	Trees	PW Tons	Saw Tons	BF	Tons/Tree	BF/Tree	Hs	Hp	Hm
Sawtimber	14	44.7	22.9	21.8	2.2	0.31	0.3	0.15	0.14	14.22	0.487	49.058	16.5	60.7	60.7
	16	44.7	25.3	33.3	3.9	0.40	0.3	0.16	0.22	25.09	0.744	86.560	20.5	62.3	62.3
	18	67.1	37.3	83.1	10.7	0.77	0.4	0.24	0.54	69.26	1.240	159.293	29.8	69.4	69.4
	20	44.7	39.9	58.9	8.2	0.63	0.3	0.26	0.38	52.87	1.317	182.389	24.5	69.9	69.9
	26	22.4	28.2	50.3	8.3	0.53	0.1	0.18	0.33	54.02	2.252	372.765	24.5	67.4	67.4
	28	44.7	79.0	101.9	17.3	1.24	0.3	0.51	0.66	111.97	2.279	386.300	20.5	67.0	67.0
Sawtimber Total		268.3	232.5	349.3	50.5	3.89	1.7	1.51	2.26	327.43	1.302	188.271	23.2	66.3	66.3
Group Total		290.6	254.7	349.3	50.5	4.21	1.9	1.65	2.26	327.43	1.278	173.789	22.6	62.4	62.4
Misc. Hardwood															
Stand Total						Per Acre					Avg. Tree		Avg. Heights		
	DBH	Trees	PW Tons	Saw Tons	MBF	BA	Trees	PW Tons	Saw Tons	BF	Tons/Tree	BF/Tree	Hs	Hp	Hm
Submerch	3	22.4				0.01	0.1								7.9
Repro/Submerch Total		22.4				0.01	0.1								7.9
	DBH	Trees	PW Tons	Saw Tons	MBF	BA	Trees	PW Tons	Saw Tons	BF	Tons/Tree	BF/Tree	Hs	Hp	Hm
Pulpwood	5	44.7	3.0			0.04	0.3	0.02			0.067			20.5	20.5
	6	6,281.6	613.1			8.00	40.7	3.97			0.098			21.3	21.3
	8	4,001.4	889.8			9.06	25.9	5.77			0.222			30.3	30.3
	10	2,548.4	972.8			9.01	16.5	6.31			0.382			34.6	34.6
	12	1,229.5	709.0			6.26	8.0	4.60			0.577			36.6	36.6
	14	625.9	530.6			4.34	4.1	3.44			0.848			40.7	40.7
	16	178.8	184.1			1.62	1.2	1.19			1.029			36.1	36.1
	18	111.8	167.4			1.28	0.7	1.09			1.498			44.5	44.5
	20	22.4	49.7			0.32	0.1	0.32			2.221			55.5	55.5
	22	22.4	67.6			0.38	0.1	0.44			3.022			65.5	65.5
	24	44.7	114.6			0.91	0.3	0.74			2.562			40.5	40.5
	26	44.7	199.9			1.07	0.3	1.30			4.472			70.5	70.5
	28	44.7	125.5			1.24	0.3	0.81			2.808			30.5	30.5
	30	22.4	106.4			0.71	0.1	0.69			4.758			50.5	50.5
	32	22.4	102.5			0.81	0.1	0.66			4.585			40.5	40.5
Pulpwood Total		15,245.6	4,835.8			45.04	98.8	31.35			0.317			28.7	28.7
	DBH	Trees	PW Tons	Saw Tons	MBF	BA	Trees	PW Tons	Saw Tons	BF	Tons/Tree	BF/Tree	Hs	Hp	Hm
Sawtimber	14	44.7	14.1	26.9	2.9	0.31	0.3	0.09	0.17	19.08	0.601	65.827	24.5	61.0	61.0
	16	245.9	102.3	222.5	27.3	2.23	1.6	0.66	1.44	177.09	0.905	111.081	30.3	69.2	69.2
	18	67.1	41.5	66.1	9.2	0.77	0.4	0.27	0.43	59.61	0.986	137.109	24.5	67.2	67.2
	20	89.4	66.2	124.9	18.5	1.26	0.6	0.43	0.81	120.11	1.397	207.188	30.5	73.7	73.7
	24	67.1	65.5	136.4	23.5	1.37	0.4	0.42	0.88	152.52	2.034	350.793	29.8	73.5	73.5
	30	22.4	36.6	90.1	17.7	0.71	0.1	0.24	0.58	114.46	4.028	789.768	40.5	91.0	91.0
Sawtimber Total		536.5	326.3	666.9	99.2	6.65	3.5	2.12	4.32	642.87	1.243	184.824	29.5	70.4	70.4
Group Total		15,804.5	5,162.1	666.9	99.2	51.69	102.5	33.47	4.32	642.87	0.348	6.274	29.5	30.1	30.1

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## Timber Volume Summary Cont. Tract 2

### Stand Summary by Group, Product and DBH

Stand Summary by Group, Product and DBH																
Sampling Method:		Plot		Tract Name:		1		Site Index Species:		Pine						
BAF / Plot Size:		0.1		Stand ID:		40		Base Age:		50						
# Plots/points:		18		Location:				Site Index:		0.0						
Stand Acres:		39.7		Date Cruised:				# SI Samples:		0						
Cruiser:				Sawlog Vol Units:		Doyle		Avg Age:		0						
Template:		GENERIC						Avg HT:		0.0						
Red Oak																
Stand Total						Per Acre					Avg. Tree		Avg. Heights			
Pulpwood	DBH	Trees	PW Tons	Saw Tons	MBF	BA	Trees	PW Tons	Saw Tons	BF	Tons/Tree	BF/Tree	Hs	Hp	Hm	
	12	22.1	12.4			0.44	0.6	0.31			0.562			30.5	30.5	
	18	66.2	102.6			2.95	1.7	2.58			1.549			40.5	40.5	
	20	44.1	106.3			2.42	1.1	2.68			2.408			55.5	55.5	
	24	44.1	139.5			3.49	1.1	3.51			3.161			48.0	48.0	
	26	88.3	346.5			8.19	2.2	8.72			3.925			51.8	51.8	
	30	22.1	114.1			2.73	0.6	2.87			5.168			50.5	50.5	
	32	22.1	130.0			3.10	0.6	3.27			5.892			50.5	50.5	
	34	22.1	147.1			3.50	0.6	3.70			6.663			50.5	50.5	
Pulpwood Total			331.1	1,098.5		26.82	8.3	27.65			3.318			47.8	47.8	
Sawtimber	DBH	Trees	PW Tons	Saw Tons	MBF	BA	Trees	PW Tons	Saw Tons	BF	Tons/Tree	BF/Tree	Hs	Hp	Hm	
	16	132.4	65.2	112.5	13.0	4.65	3.3	1.64	2.83	327.52	0.849	98.255	24.5	64.3	64.3	
	18	22.1	12.8	29.3	3.7	0.98	0.6	0.32	0.74	93.37	1.328	168.064	32.5	74.5	74.5	
	20	88.3	76.8	115.9	16.1	4.85	2.2	1.93	2.92	406.23	1.312	182.803	24.5	69.1	69.1	
	22	22.1	20.3	43.9	6.5	1.47	0.6	0.51	1.10	164.31	1.987	295.755	32.5	77.4	77.4	
	24	44.1	48.4	94.6	14.9	3.49	1.1	1.22	2.38	376.27	2.143	338.639	28.5	72.7	72.7	
	26	22.1	23.8	82.8	13.6	2.05	0.6	0.60	2.08	342.13	3.751	615.836	48.5	93.9	93.9	
	30	22.1	52.4	49.3	8.5	2.73	0.6	1.32	1.74	212.99	2.235	383.387	16.5	66.6	66.6	
Sawtimber Total			353.2	299.6	528.2	76.4	20.22	8.9	7.54	13.30	1922.81	1.496	216.316	27.0	70.0	70.0
Group Total			684.2	1,398.2	528.2	76.4	47.04	17.2	35.19	13.30	1922.81	2.377	111.647	37.1	59.3	59.3
White Oak																
Stand Total						Per Acre					Avg. Tree		Avg. Heights			
Pulpwood	DBH	Trees	PW Tons	Saw Tons	MBF	BA	Trees	PW Tons	Saw Tons	BF	Tons/Tree	BF/Tree	Hs	Hp	Hm	
	6	22.1	2.3			0.11	0.6	0.06			0.106			20.5	20.5	
	12	22.1	13.8			0.44	0.6	0.35			0.625			35.5	35.5	
	36	22.1	165.1			3.93	0.6	4.16			7.482			50.5	50.5	
Pulpwood Total			66.2	181.3		4.47	1.7	4.56			2.738			35.5	35.5	
Sawtimber	DBH	Trees	PW Tons	Saw Tons	MBF	BA	Trees	PW Tons	Saw Tons	BF	Tons/Tree	BF/Tree	Hs	Hp	Hm	
	20	66.2	62.6	80.1	11.1	3.64	1.7	1.58	2.02	278.97	1.209	167.380	21.8	68.0	68.0	
	21	22.1	25.6	24.2	3.5	1.34	0.6	0.64	0.61	86.89	1.095	156.405	16.5	64.1	64.1	
	26	22.1	27.9	49.7	8.2	2.05	0.6	0.70	1.25	207.09	2.252	372.765	24.5	67.4	67.4	
Sawtimber Total			110.4	116.1	154.0	22.8	7.02	2.8	2.92	3.87	572.95	1.395	206.262	21.3	67.1	67.1
Group Total			176.6	297.4	154.0	22.8	11.49	4.4	7.48	3.87	572.95	1.899	128.914	26.6	55.2	55.2
Misc. Hardwood																
Stand Total						Per Acre					Avg. Tree		Avg. Heights			
Pulpwood	DBH	Trees	PW Tons	Saw Tons	MBF	BA	Trees	PW Tons	Saw Tons	BF	Tons/Tree	BF/Tree	Hs	Hp	Hm	
	6	1,147.8	107.2			5.67	28.9	2.70			0.093			19.9	19.9	
	8	640.1	134.6			5.62	16.1	3.39			0.210			27.2	27.2	
	10	485.6	178.3			6.67	12.2	4.49			0.367			31.9	31.9	
	12	353.2	212.2			6.98	8.9	5.34			0.601			38.0	38.0	
	14	22.1	19.0			0.59	0.6	0.48			0.862			40.5	40.5	
	18	22.1	34.4			0.98	0.6	0.87			1.560			45.5	45.5	
Pulpwood Total			2,670.7	685.8		26.52	67.2	17.26			0.257			26.6	26.6	
Sawtimber	DBH	Trees	PW Tons	Saw Tons	MBF	BA	Trees	PW Tons	Saw Tons	BF	Tons/Tree	BF/Tree	Hs	Hp	Hm	
	14	88.3	30.7	52.7	5.7	2.38	2.2	0.77	1.33	142.80	0.597	64.260	24.5	63.0	63.0	
	16	44.1	16.3	46.3	5.6	1.55	1.1	0.41	1.16	141.57	1.048	127.416	36.5	74.8	74.8	
	18	22.1	11.8	27.0	3.7	0.98	0.6	0.30	0.68	93.37	1.223	168.064	32.5	74.5	74.5	
	20	22.1	14.7	27.1	4.1	1.21	0.6	0.37	0.68	104.42	1.277	187.950	24.5	65.2	65.2	
Sawtimber Total			176.6	73.5	153.1	19.2	6.12	4.4	1.85	3.85	482.16	0.867	108.486	28.5	67.7	67.7
Group Total			2,847.3	759.2	153.1	19.2	32.64	71.7	19.11	3.85	482.16	0.295	6.728	28.5	29.2	29.2

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.



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## **General Information Regarding Terms and Conditions of Sale**

1. Bid Submission Options:
  - Bids can be emailed to [bids@ddkland.com](mailto:bids@ddkland.com) with email subject "Pond Creek Timber and Hunting Bid Sale."
  - Bids can be submitted online through our website at [forestryrealestate.com](http://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 "Pond Creek Timber and Hunting 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, September 18, 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 agent Brian DePriest (903) 556-6375.
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. **IF timber sells separately from the land**, the timber buyer will receive a 24-month timber deed, and the land will convey to the buyer subject to a 24-month timber deed. SMZ's would be left in accordance with Arkansas Best Management Practice specifications.
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. No Mineral Rights will 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.





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## BID FORM: POND CREEK TIMBER AND HUNTING BID SALE

BID DUE DATE: THURSDAY, SEPTEMBER 18, 2025

BIDS RECEIVED UNTIL 2:00 PM.

In reference to "POND CREEK TIMBER AND HUNTING BID SALE," prepared by DDK Forestry & Real Estate, I submit the following bid for the purchase of the following tract(s):

Tract 1 200 acres +/-	Bid Amount	Tract 2 40 acres +/-	Bid Amount
Tract 1 TIMBER ONLY (2-year timber deed)		Tract 2 TIMBER ONLY (2-year timber deed)	
Tract 1 LAND ONLY (subject to 2-year timber deed)		Tract 2 LAND ONLY (subject to 2-year timber deed)	
Tract 1 LAND & TIMBER COMBINED		Tract 2 LAND & TIMBER COMBINED	
BOTH TRACTS – 240 Acres +/-		Bid Amount	
Both Tracts TIMBER ONLY (2-year timber deed)			
Both Tracts LAND ONLY (subject to 2-year timber deed)			
Both Tracts LAND & TIMBER COMBINED			

*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: \_\_\_\_\_

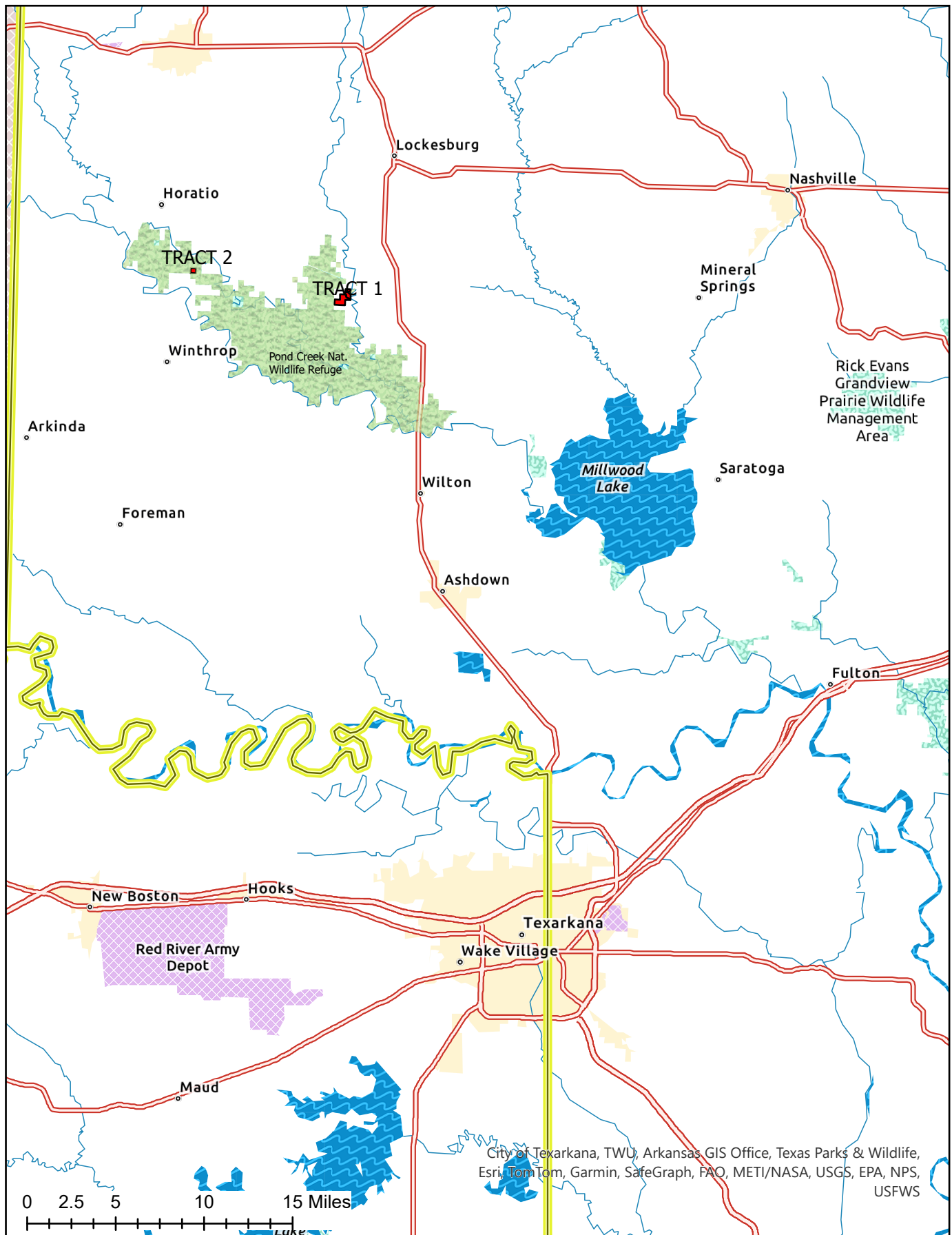
The Seller and his agent make no guarantee as to timber volumes and/or total acreage, timber stand information, ingress/egress agreements, location of boundary lines, and utilities. It is suggested that Buyers make their own estimates on acreage, timber volumes, access, boundary lines, and utilities.

Bids should be emailed to [bids@ddkland.com](mailto: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, **POND CREEK TIMBER AND HUNTING BID SALE**. Bids must be received by 2:00 PM on Thursday, September 18, 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](http://forestryrealestate.com)

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

# Pond Creek Location

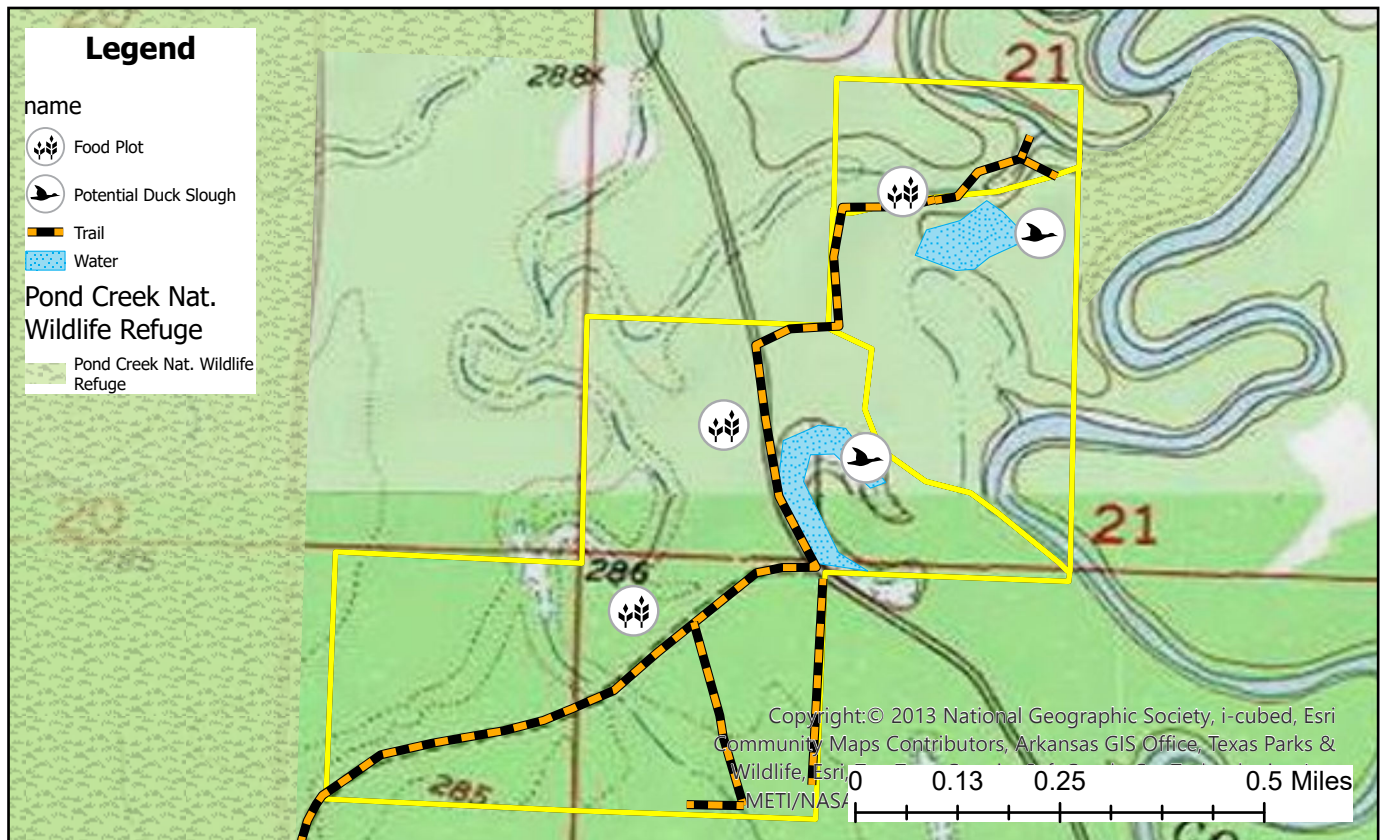
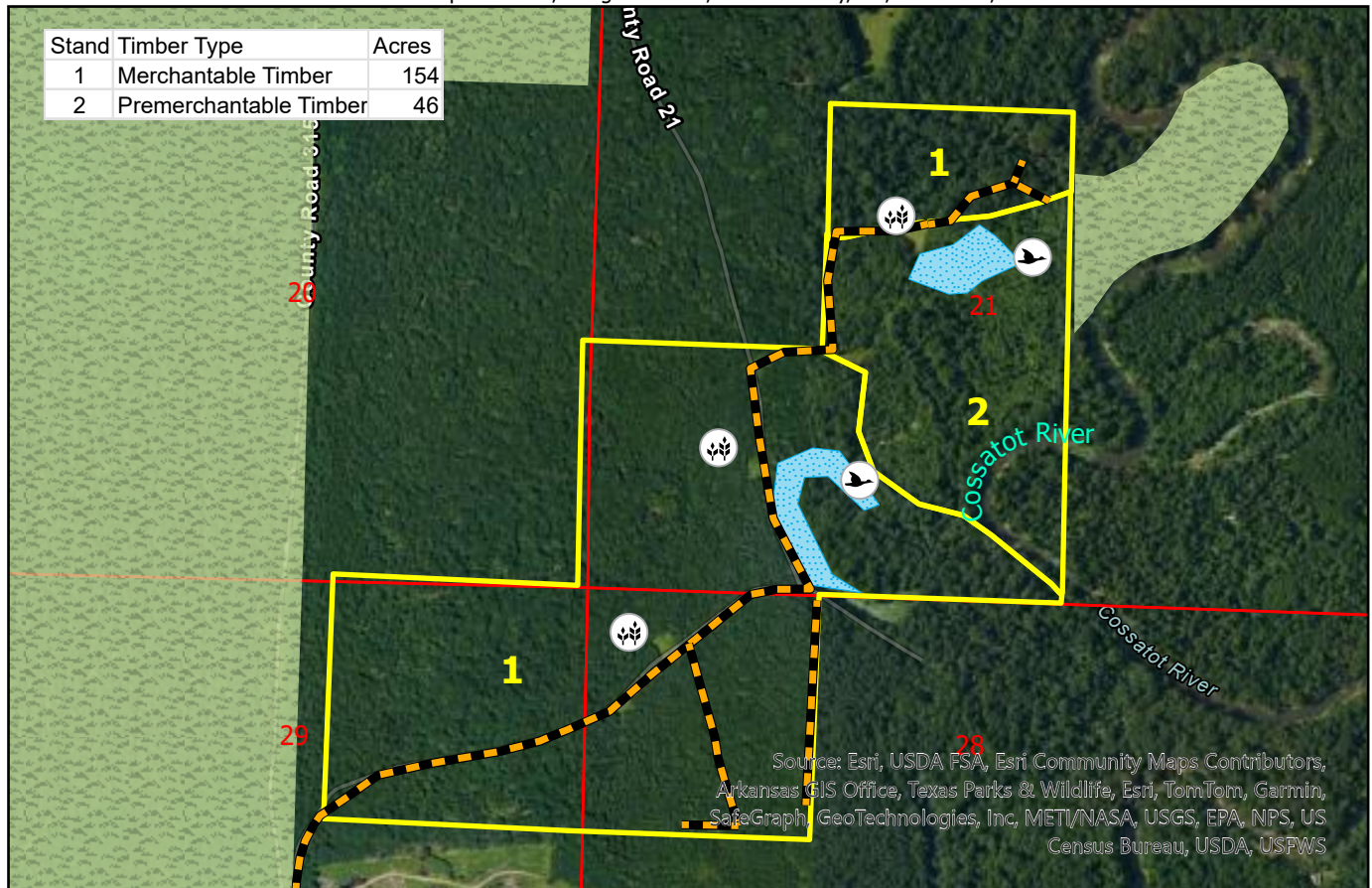


City of Texarkana, TWU, Arkansas GIS Office, Texas Parks & Wildlife, Esri, TomTom, Garmin, SafeGraph, FAO, METI/NASA, USGS, EPA, NPS, USFWS



# Pond Creek Tract 1

S ½ SW ¼, NE ¼ SW ¼ Section 21, NW ¼ NW ¼ Section 28, NE ¼ NE ¼ Section 29,  
Township 10 South, Range 30 West, Sevier County, AR, 200 Acres, more or less





# Pond Creek Tract 2

SW ¼ SW ¼ Section 17, Township 10 South, Range 31 West, Sevier County, AR, 40 Acres, more or less

