



OFFERED FOR SALE VIA SEALED BID

RICKETT 80

A Recreational and Timberland Investment Opportunity

82.68± Total Acres | Lincoln County, Arkansas

BID DATE: JUNE 25, 2026



AGRICULTURE | RECREATION | TIMBERLAND

Traditional Brokerage + Sealed Bids + Consulting

LICENSED IN ARKANSAS, LOUISIANA, MISSISSIPPI, AND TENNESSEE



RICKETT 80

QUICK FACTS

Acreage

82.63± total acres

Location

Star City, Arkansas
(Lincoln County)

Access

Private timber road from Goodfellow Road

Recreation

Deer and small game hunting

Notable Features

- Sound timberland investment

Offering Price

Bids are due by 3:00 PM (Central)
on June 25, 2026.



NOTICE OF LAND SALE

BY SEALED BID

We offer for sale the following tract of land in Lincoln, Arkansas.

RICKETT 80

CONDITIONS OF SALE:

1. Sealed bids will be received at the office of Lile Real Estate, Inc. 1 Allied Drive, Suite 2220, Little Rock, AR 72202 until 3:00 p.m. (CT) Thursday, June 25, 2026 and at that time privately opened. If your bid is mailed, please indicate on the outside of the envelope "Bid on Rickett 80." Bids may be faxed to 501-421-0031, or emailed to bstafford@lilerealestate.com. The successful bidder will be required to close within and no later than thirty five (35) calendar days from the effective acceptance date of the executed contract. An offer form is attached.
2. Acreages are believed to be correct but are not guaranteed. In all cases, no adjustment will be made in the contract price based on any subsequent survey conducted by a Buyer. It is the Prospective Buyer's responsibility to verify the accuracy of all acreage.
3. Access is not granted or guaranteed, nor implied, by the Listing Agent or Seller. It is the Buyer's responsibility to conduct whatever independent studies necessary to satisfy any needed requirements of such.
4. Seller will furnish title insurance in the amount of the agreed upon gross sale price.
5. A warranty deed will be prepared by Seller. The Seller will pay half of the documentary stamps required by law for the recordation of the deed, and the Buyer will pay the remaining half.
6. All property taxes will be paid by the owner up to date of the sale.
7. The land will be sold to the highest bidder; however, the Seller reserves the right to refuse any or all bids, to waive any technical defect in bids, and unless otherwise specified by the Seller, to accept any bid as may be in the best interest of the Seller.
8. At the completion of the bidding process, a final contract will be signed by both Buyer and Seller. A sample of the contract to be executed by the Buyer can be provided prior to bid day upon request.
9. All Seller owned mineral rights shall transfer to the Buyer, but the Seller does not warrant or guarantee ownership of such.
10. AGENCY: LISTING AGENT FIRM REPRESENTS SELLER: Buyer and Seller acknowledge that the Listing Agent Firm is employed by the Seller. All licensees associated with the Listing Agent Firm are employed by, represent, and are responsible to the Seller. The Listing Agent makes no representation as to the condition of the property or its suitability to the Buyer's needs. The Buyer(s) are responsible for verifying information regarding this property and obtaining legal counsel if desired. If Buyer seeks representation from a licensed real estate agent, then it is the Buyers sole responsibility to pay for such services.
11. Any questions concerning this sale should be directed to Brandon Stafford at 501-416-9748 of Lile Real Estate, Inc.

Agency Disclosure

All information contained herein has been obtained from sources we believe to be reliable.

However, no warranty or guarantee is made to the accuracy of the information.

Lile Real Estate, Inc. is the agent of the owner of the property described within this property offering.

OFFER FORM - RICKETT 80

Bid Date: Thursday, June 25, 2026 by 3:00 P.M. (CT)

Bids will be opened on June 25, 2026 at 3:00 P.M., all bids must be received prior to this date and time.

Bidder hereby submits the following as an offer for the purchase of the land located in Lincoln County, Arkansas; as described by the sales notice.

This offer will remain valid through Monday, June 29, 2026 at 5:00 p.m. If this offer is accepted the Bidder will execute an offer and acceptance contract with the Seller. Upon acceptance earnest money shall be tendered within three (3) calendar days in the amount of twenty-five thousand (\$25,000.00). Closing shall take place no later than thirty-five (35) calendar days from the effective acceptance date of the executed contract. A copy of the offer and acceptance contract can be requested for review prior to the bid date.

Bids will be privately opened and accepted in the form of: hand delivery, physical mail, email, or fax. The information for each is as follows:

Mail offer form to: Lile Real Estate, Inc. (Must be received before 3:00 p.m. (CT) on June 25, 2026)
1 Allied Drive, Suite 2220
Little Rock, AR 72202

Fax offer form to: 501-421-0031

Email offer form to: bstafford@lilerealestate.com

Bid Amount: \$ _____

Bidder: _____

Date: _____

Phone No.: _____

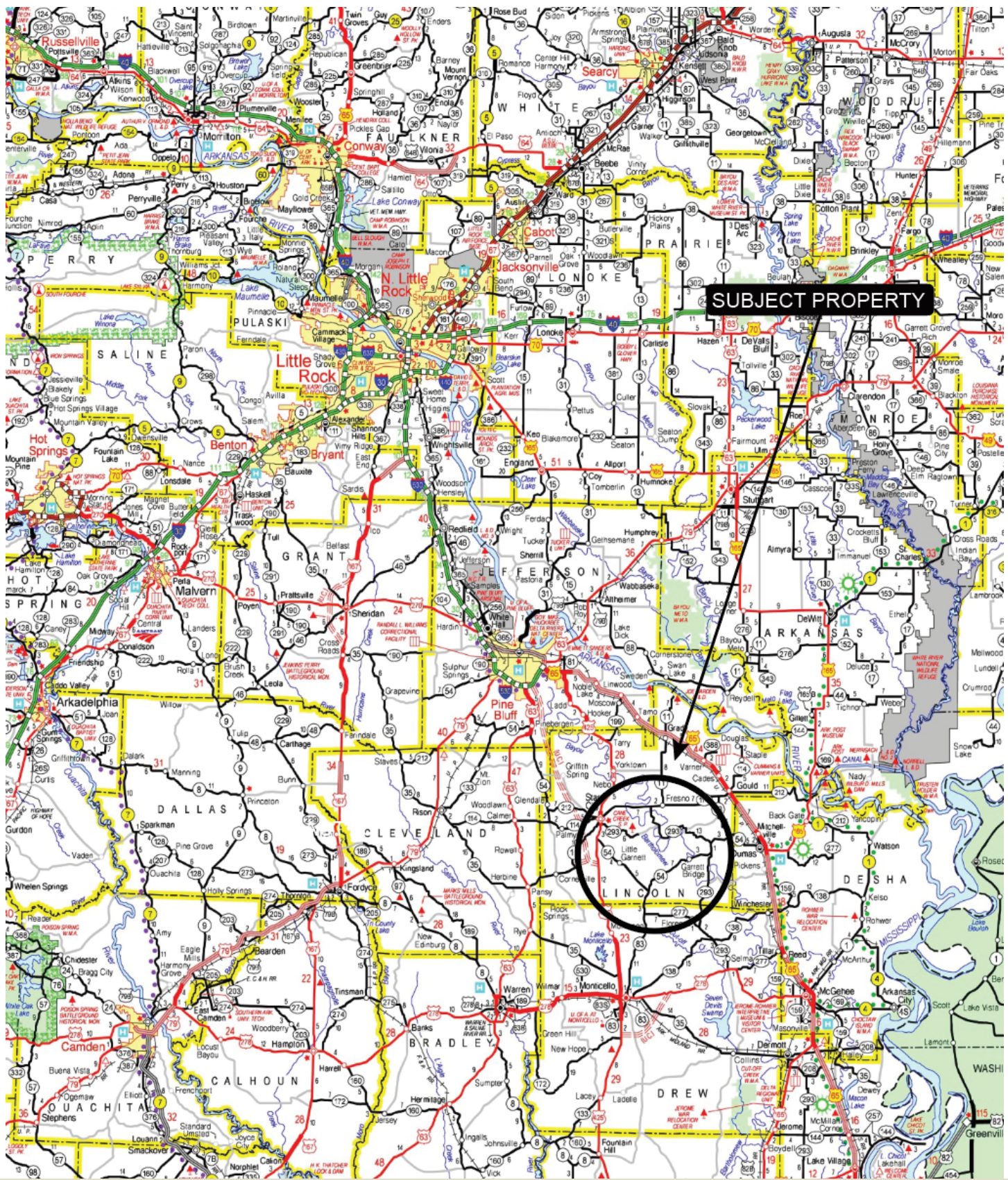
Fax No.: _____

Email: _____

Address: _____

Signature: _____

VICINITY MAP



PROPERTY DESCRIPTION

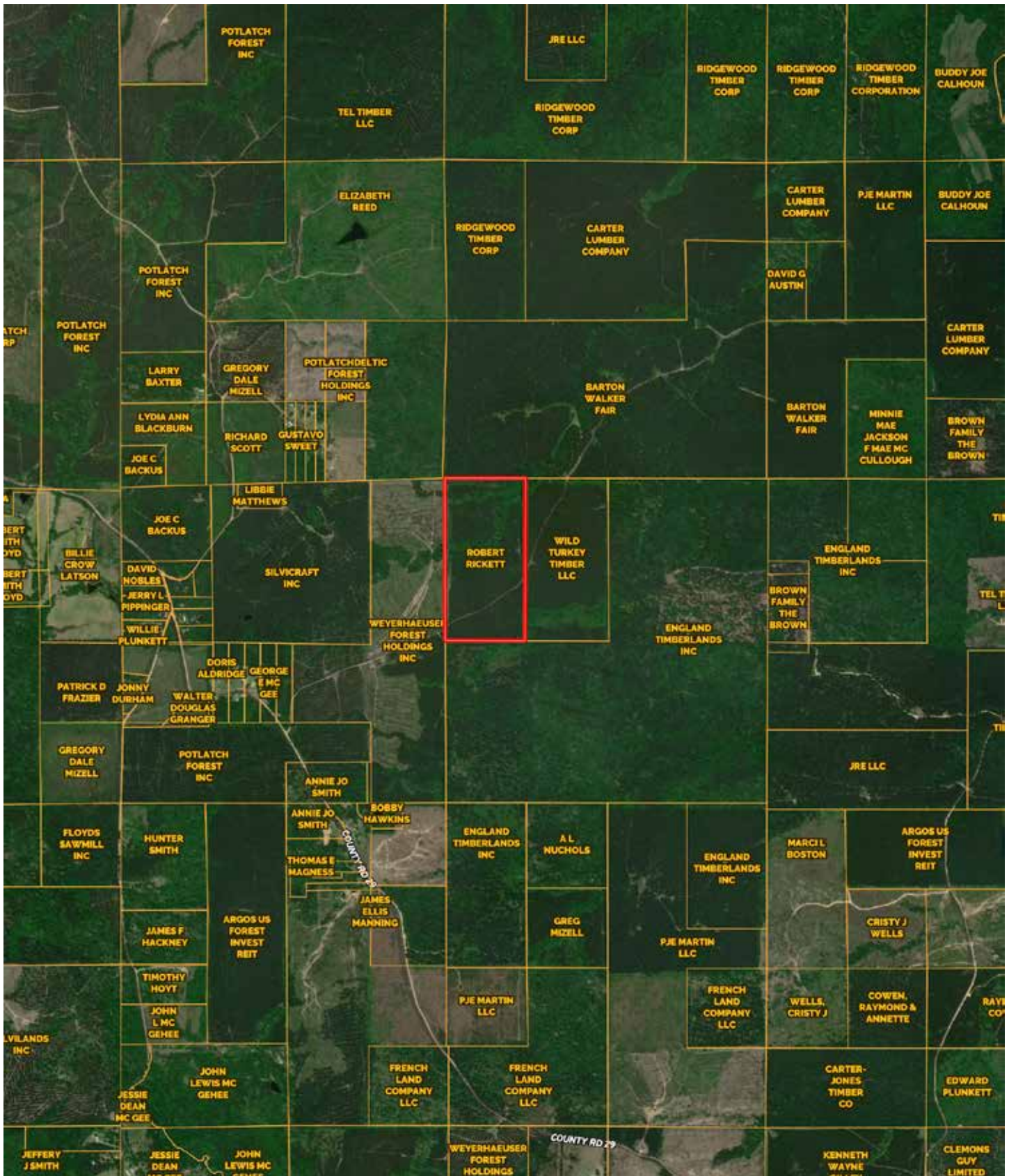
RIKETT 80

The Rickett 80 is a 80 ± acre timberland and recreational tract located in Lincoln County, Arkansas, offering a solid blend of long term timber investment and outdoor enjoyment. The property is dominated by a healthy, well stocked pine stand, providing both near and future term timber income potential. This timber base also creates excellent habitat struc-

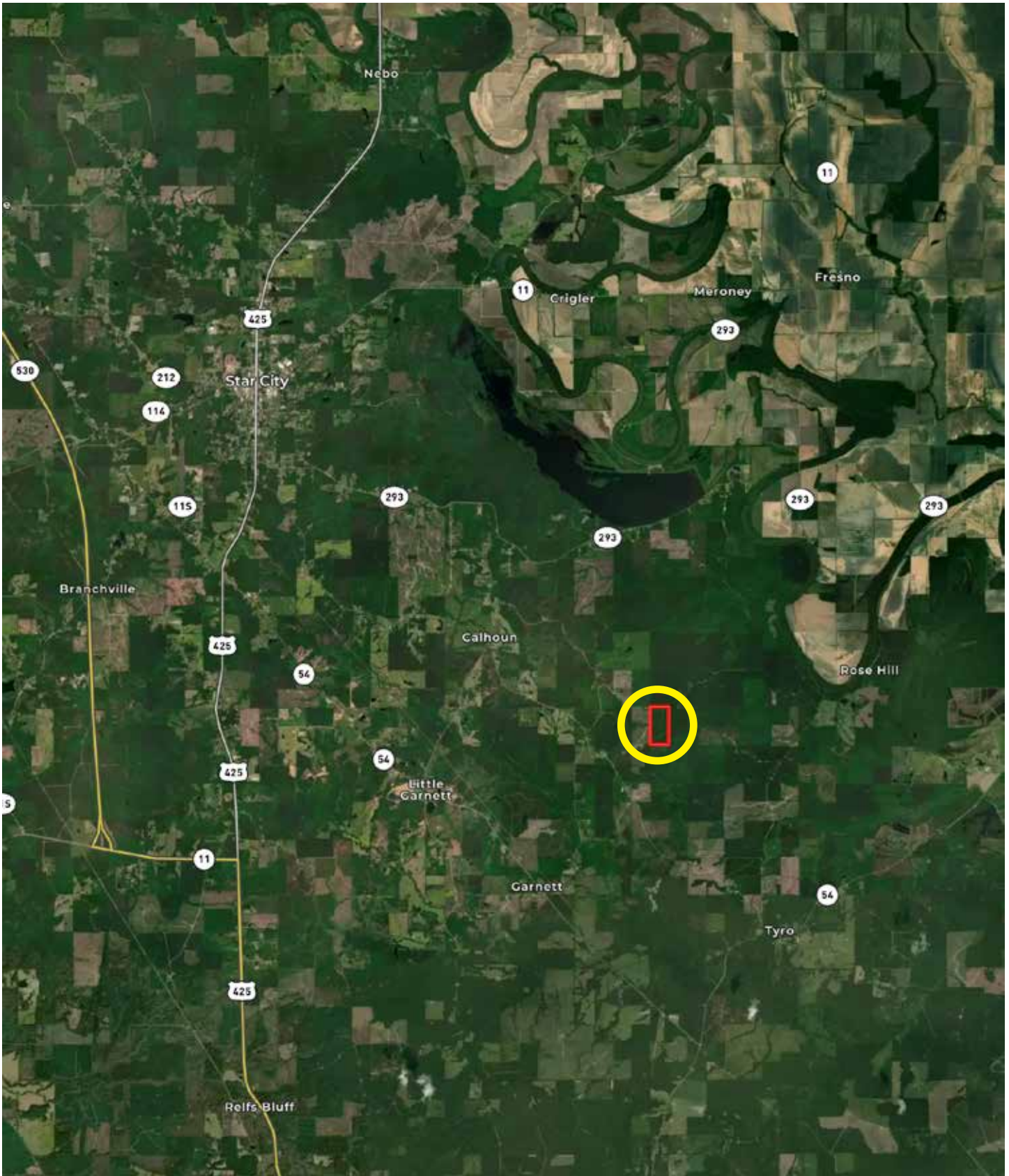
ture, further enhancing opportunities for white-tail deer and a variety of small game species. The property has an established stand and food plot already in place and areas that could be further developed by a new owner. Access is via a private timber road from Goodfellow Road.



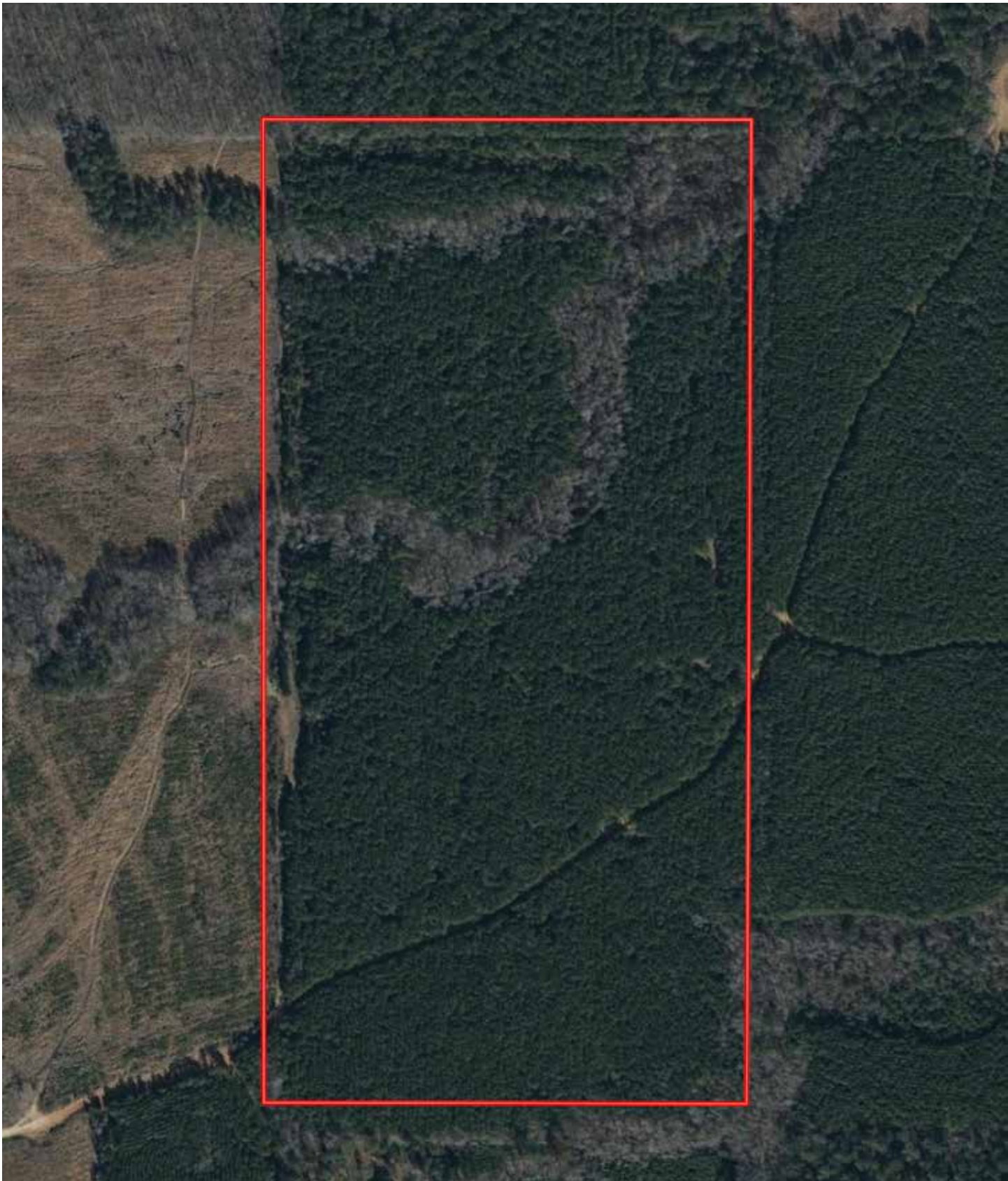
OWNERSHIP MAP



LOCATION MAP



AERIAL MAP



LOCATION & ACCESS

Star City, Lincoln County, Arkansas
Southern Region of Arkansas

Mileage Chart

Star City, AR	9 Miles
Monticello, AR	20 Miles
Dumas, AR	21 Miles
Pine Bluff, AR	34 Miles

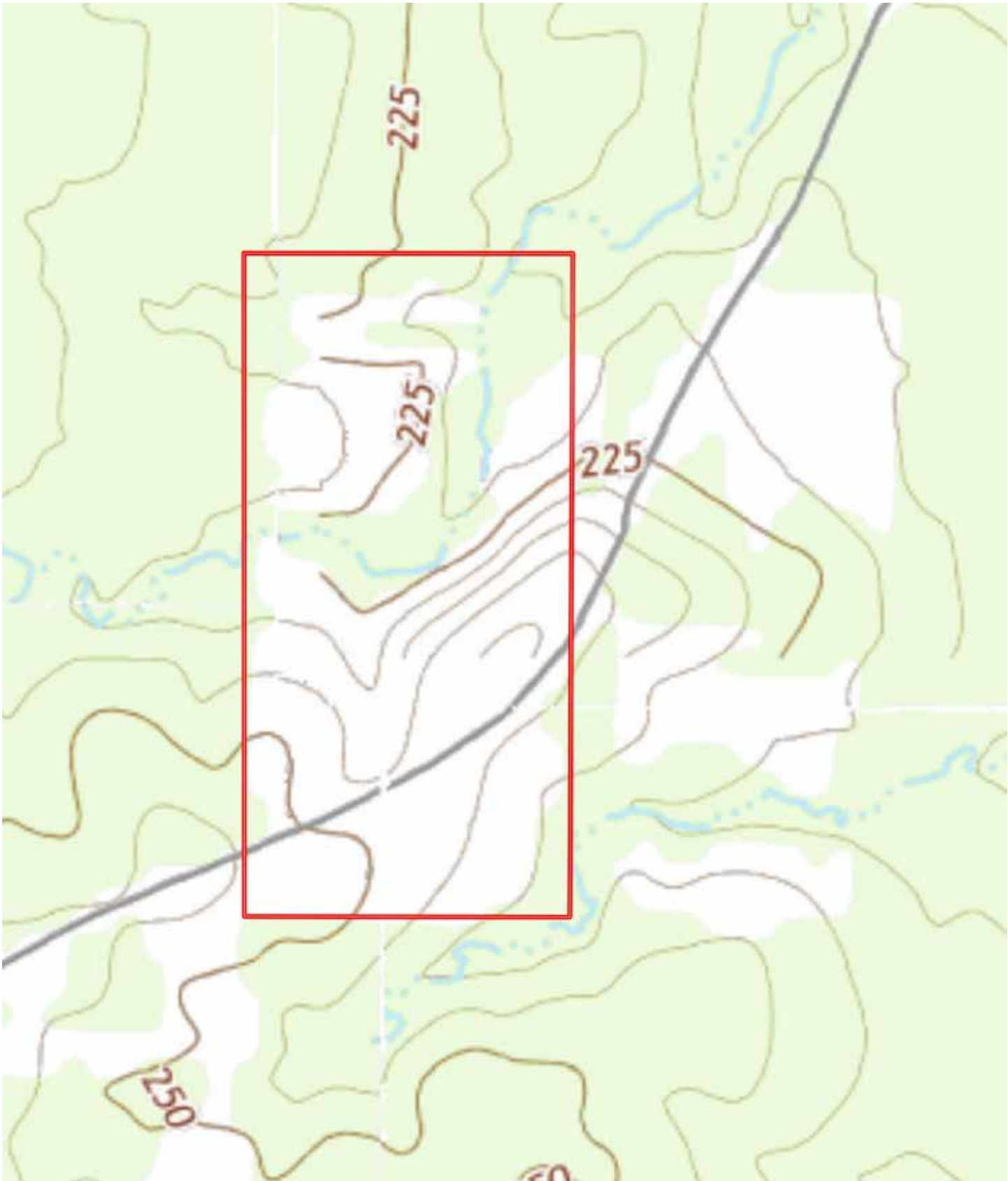
Access is via a private timber road from
Goodfellow Road.







TOPOGRAPHY MAP



RESOURCES & PRICE

Mineral Rights

All mineral rights owned by the Seller, if any, shall transfer to the Buyer.

Real Estate Taxes

\$91.00 (estimated)

Offering Price

Bids are due by 3:00 PM on June 25, 2026.

To learn more about Rickett 80 or to schedule a property tour, contact Brandon Stafford of Lile Real Estate, Inc.

Brandon Stafford

501.416.9748 (m)

bstafford@lilerealestate.com





DISCLOSURE STATEMENT: Lile Real Estate, Inc. is the listing agency for the owner of the property described within this offering brochure. A representative of Lile Real Estate, Inc. must be present to conduct a showing.

The management of Lile Real Estate, Inc. respectfully requests that interested parties contact us in advance to schedule a proper showing and do not attempt to tour or trespass on the property on their own. Thank you for your cooperation.

Some images shown within this offering brochure are used for representative purposes and may not have been taken on location at the subject property. This offering is subject to errors, omissions, change or withdrawal without notice. All information provided herein is intended as a general guideline and has been provided by sources deemed reliable, but the accuracy of which we cannot guarantee.

CONNECTING LAND BUYERS AND SELLERS SINCE 1993.

Lile Real Estate is a dedicated team of professionals with an in-depth understanding and a network of qualified buyers within the Mid-South and across the country. For over 30 years, we've connected land sellers with buyers in Arkansas, Louisiana, Mississippi, and Tennessee.



For more information or to
schedule a property tour, contact:



BRANDON STAFFORD

501.416.9748 (m)
bstafford@lilerealestate.com

Scan for
more info





1 Allied Drive, Suite 2220
Little Rock, Arkansas 72202

WWW.LILEREALSTATE.COM



501.374.3411 (Office)
501.421.0031 (Fax)

INFO@LILEREALSTATE.COM