



OFFERED FOR SALE VIA SEALED BID

SILVICRAFT CALHOUN COUNTY TIMBERLANDS

A Timberland Investment Opportunity

60± Total Acres | Calhoun County, Arkansas

BID DATE: SEPTEMBER 24, 2026



AGRICULTURE | RECREATION | TIMBERLAND

Traditional Brokerage + Sealed Bids + Consulting

LICENSED IN ARKANSAS, LOUISIANA, MISSISSIPPI, AND TENNESSEE



SILVICRAFT CALHOUN COUNTY TIMBERLANDS

QUICK FACTS

Acreage

60± total acres

- Tract 1: 40± acres
- Tract 2: 20± acres

Locations

Calhoun County, Arkansas

Recreation

Deer, turkey, small game hunting

Offering Price

Bids are due by 3:00 PM (Central)
on Thursday, September 24, 2026.



NOTICE OF LAND SALE

BY SEALED BID

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

SILVICRAFT CALHOUN COUNTY TIMBERLANDS

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, September 24, 2026 and at that time privately opened. If your bid is mailed, please indicate on the outside of the envelope "Bid on Silvicraft Calhoun County Timberlands." 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. AGENCY: BUYER REPRESENTATION: Lile Real Estate, Inc. will pay a 1.5% Buyers Representation Fee if selling broker is procuring cause. Buyer agent/broker must notify listing firm in writing before the time bids are due to register a Bidder.
12. Any questions concerning this sale should be directed to Brandon Stafford (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 - SILVICRAFT CALHOUN COUNTY TIMBERLANDS

Bid Date: Thursday, September 24, 2026 by 3:00 P.M. (CT)

Bids will be opened on Thursday, September 24, 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 Calhoun County, Arkansas; as described by the sales notice.

This offer will remain valid through Monday, September 28, 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 two-thousand five hundred (\$2,500.00). 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 September 24, 2026
1 Allied Drive, Suite 2220
Little Rock, AR 72202

Fax offer form to: 501-421-0031

Email offer form to: bstafford@lilerealestate.com

Bidder: _____

Date: _____

Phone No.: _____

Fax No.: _____

Email: _____

Address: _____

Signature: _____

Offer Form - Calhoun County

Tract #	Tract Name	Acres	Sec-Twn-Rng	Bid Amount
1	Nutt	40	04-14-15	\$ _____
2	Davidson	20	31-11-13	\$ _____

PROPERTY DESCRIPTION

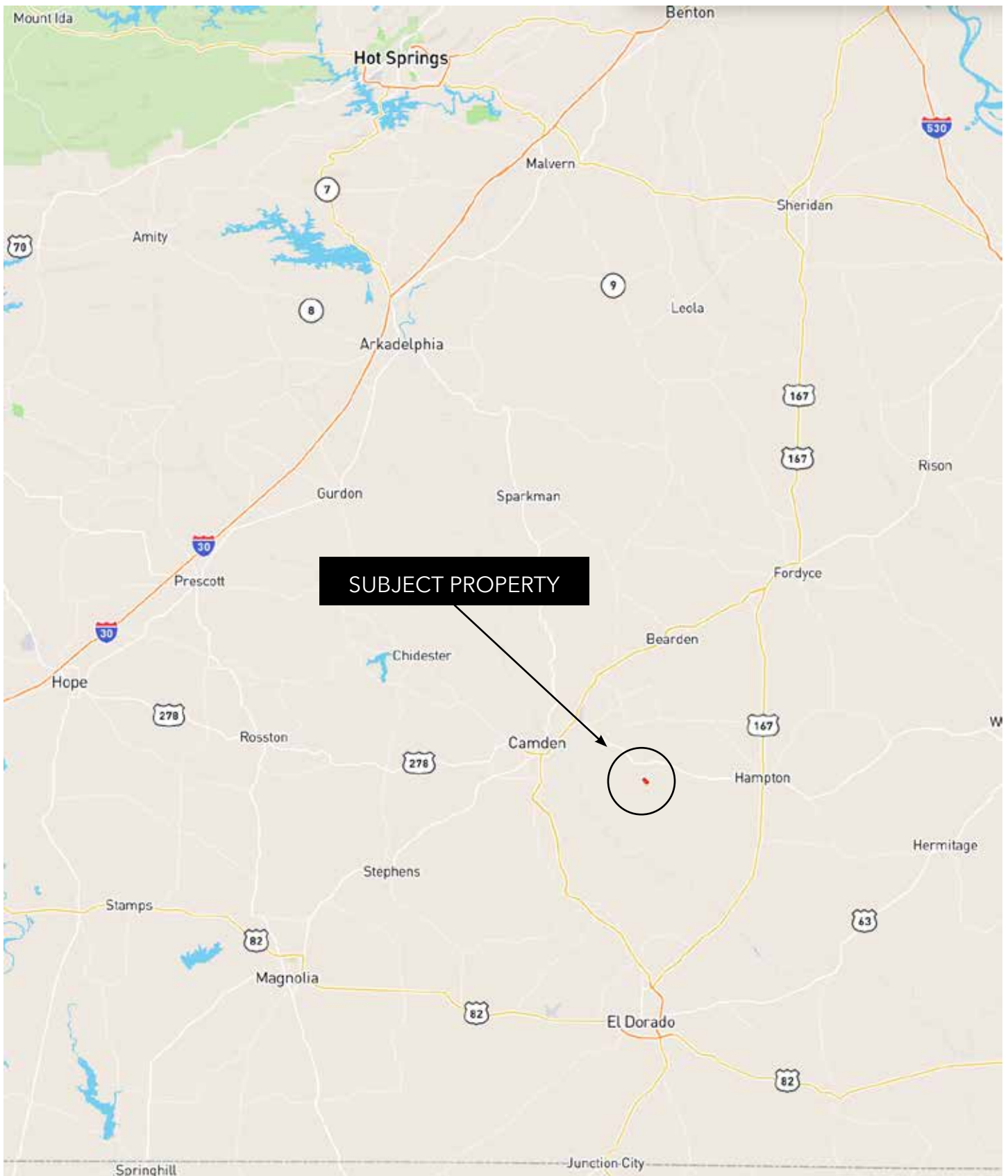
SILVICRAFT NUTT - TRACT 1

The Silvicraft Nutt Tract is located in Calhoun County south of US Hwy 278 between East Camden and Hampton, AR. The property offers a good timberland and recreational investment and consists of 40± acres. The timber stocking is primarily five-year-old pine plantation. Access is great as Calhoun County Road 284 runs down the west side of the property while Cal-

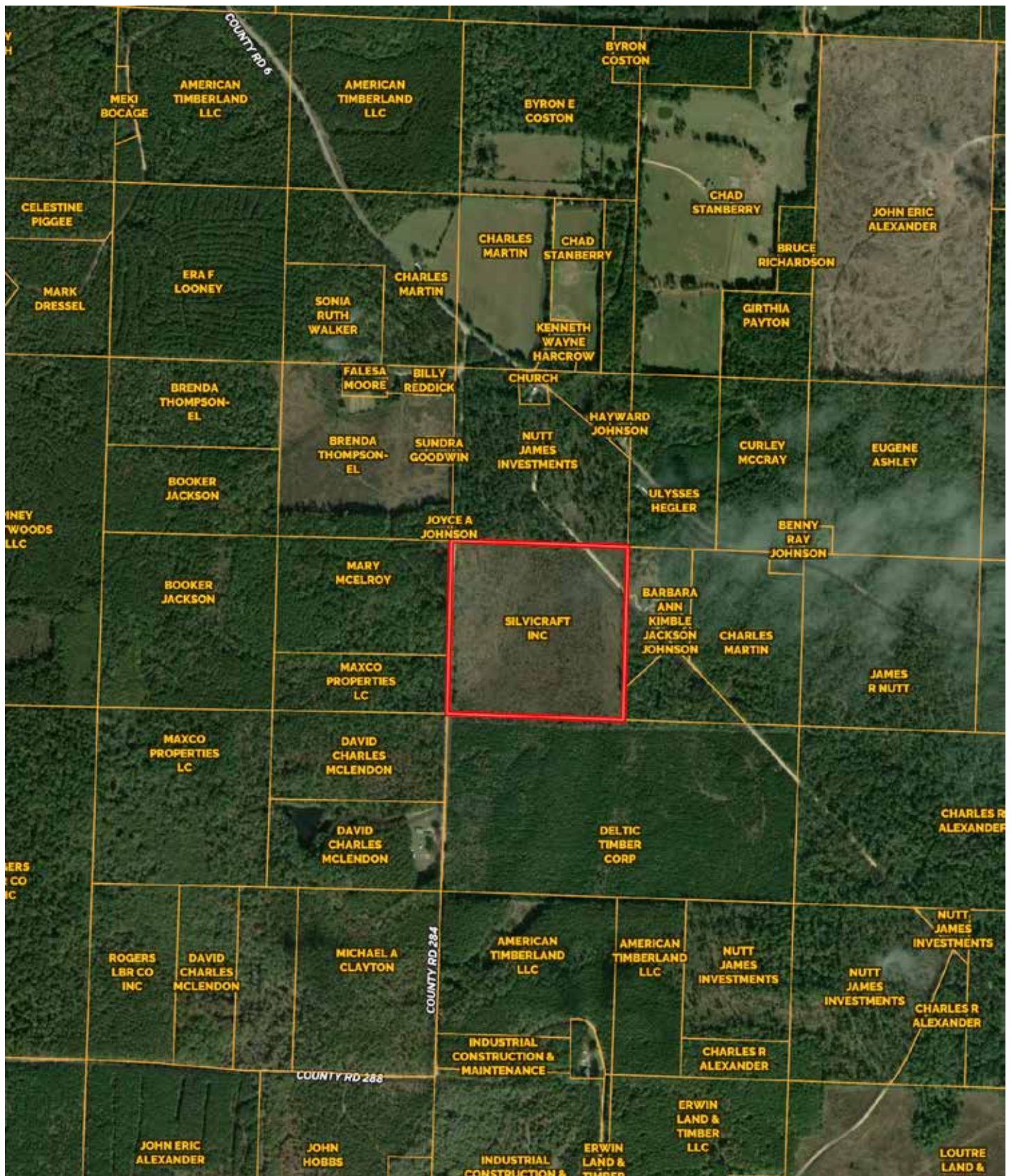
houn County Road 8 cuts across the northeast corner. Recreational hunting opportunities exist on the property and include whitetail deer, turkey, and small game.



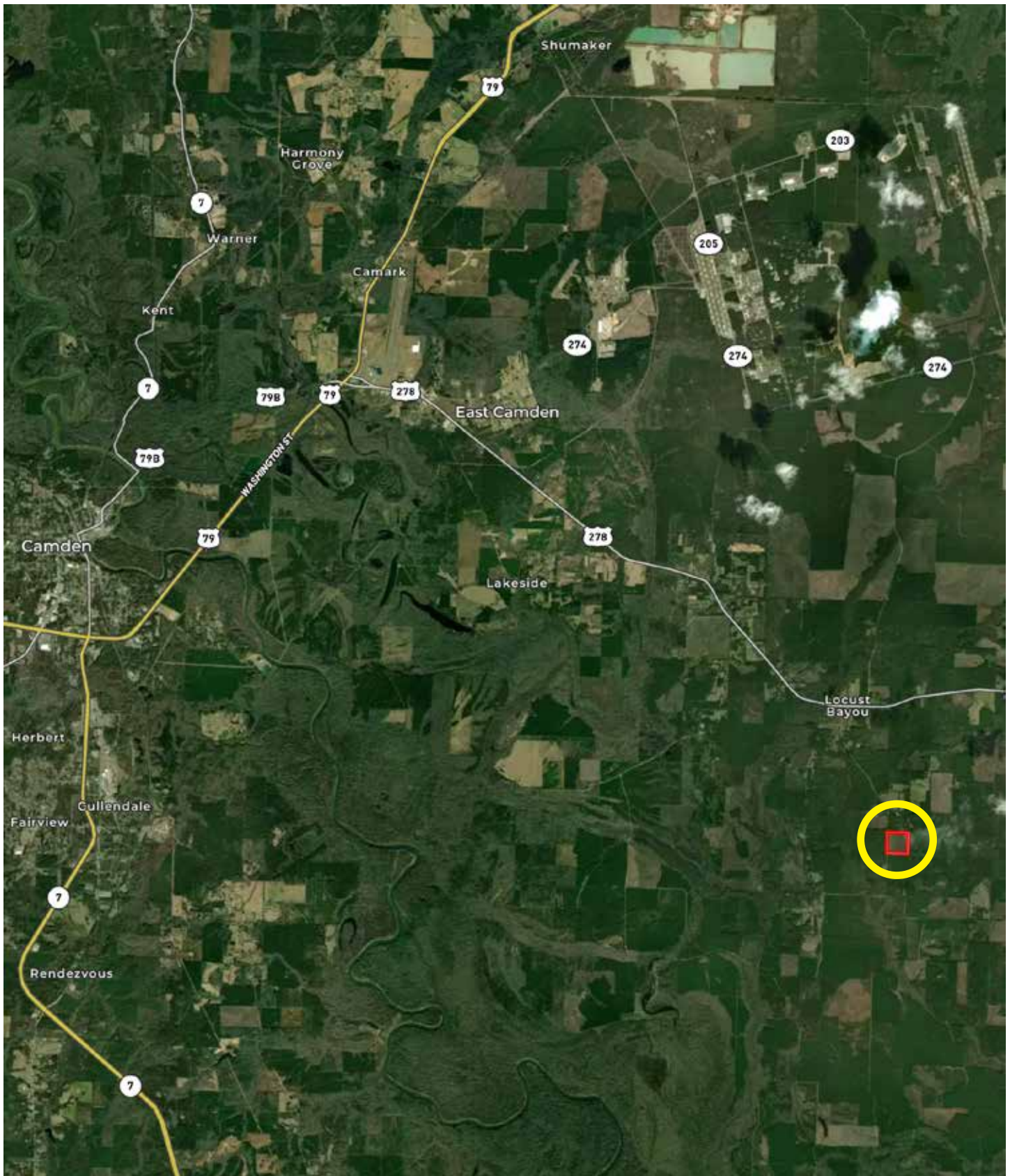
VICINTY MAP (TRACT 1)



OWNERSHIP MAP (TRACT 1)



LOCATION MAP (TRACT 1)



AERIAL MAP (TRACT 1)



LOCATION & ACCESS

Camden, Calhoun County, Arkansas
Southern Region of Arkansas

Mileage Chart

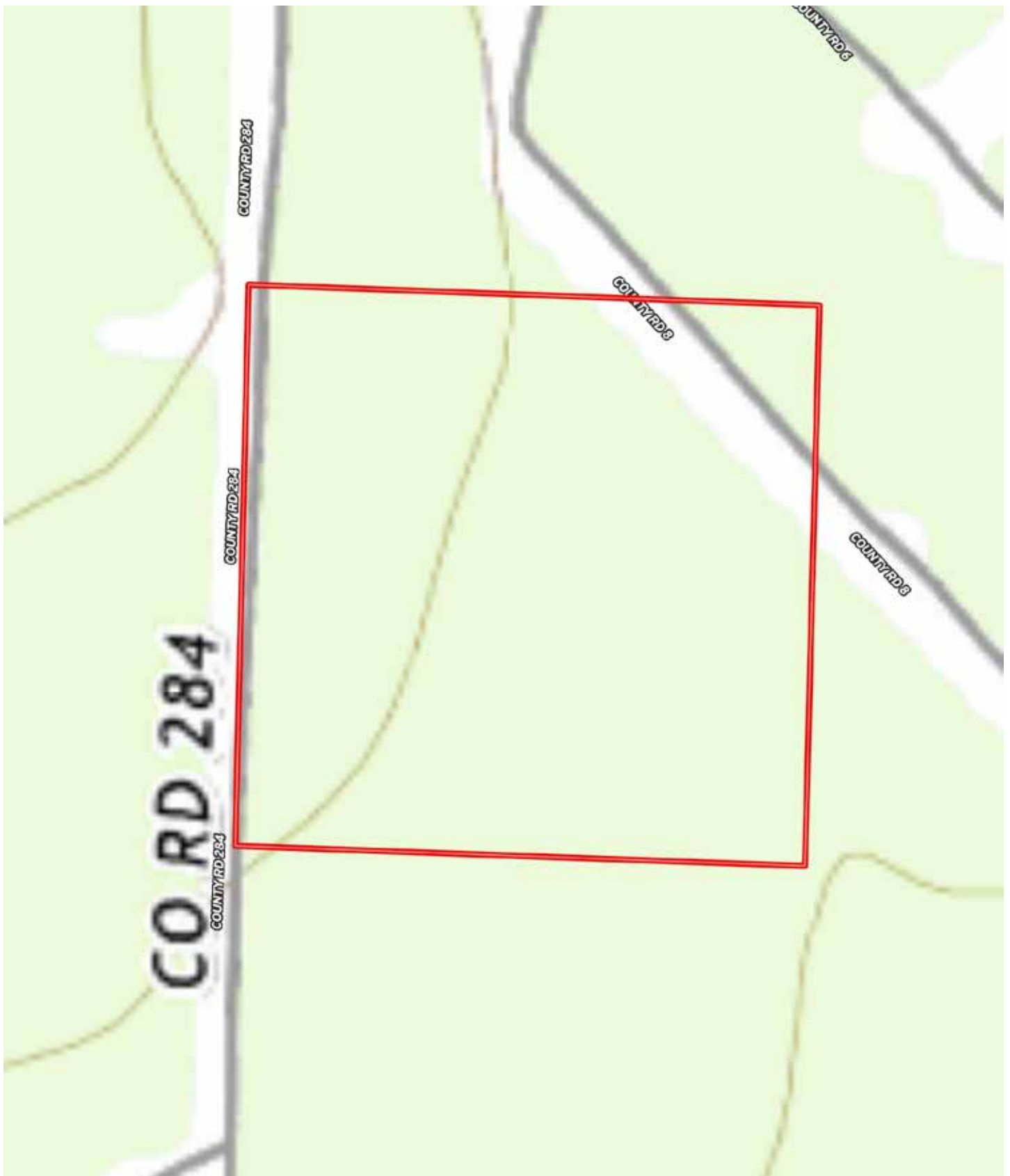
Camden, AR	13 Miles
Hampton, AR	14 Miles
El Dorado, AR	41 Miles
Hot Springs, AR	90 Miles
Little Rock, AR	106 Miles

Access is considered excellent from Calhoun
County Road 284.





TOPOGRAPHY MAP (TRACT 1)



PROPERTY DESCRIPTION

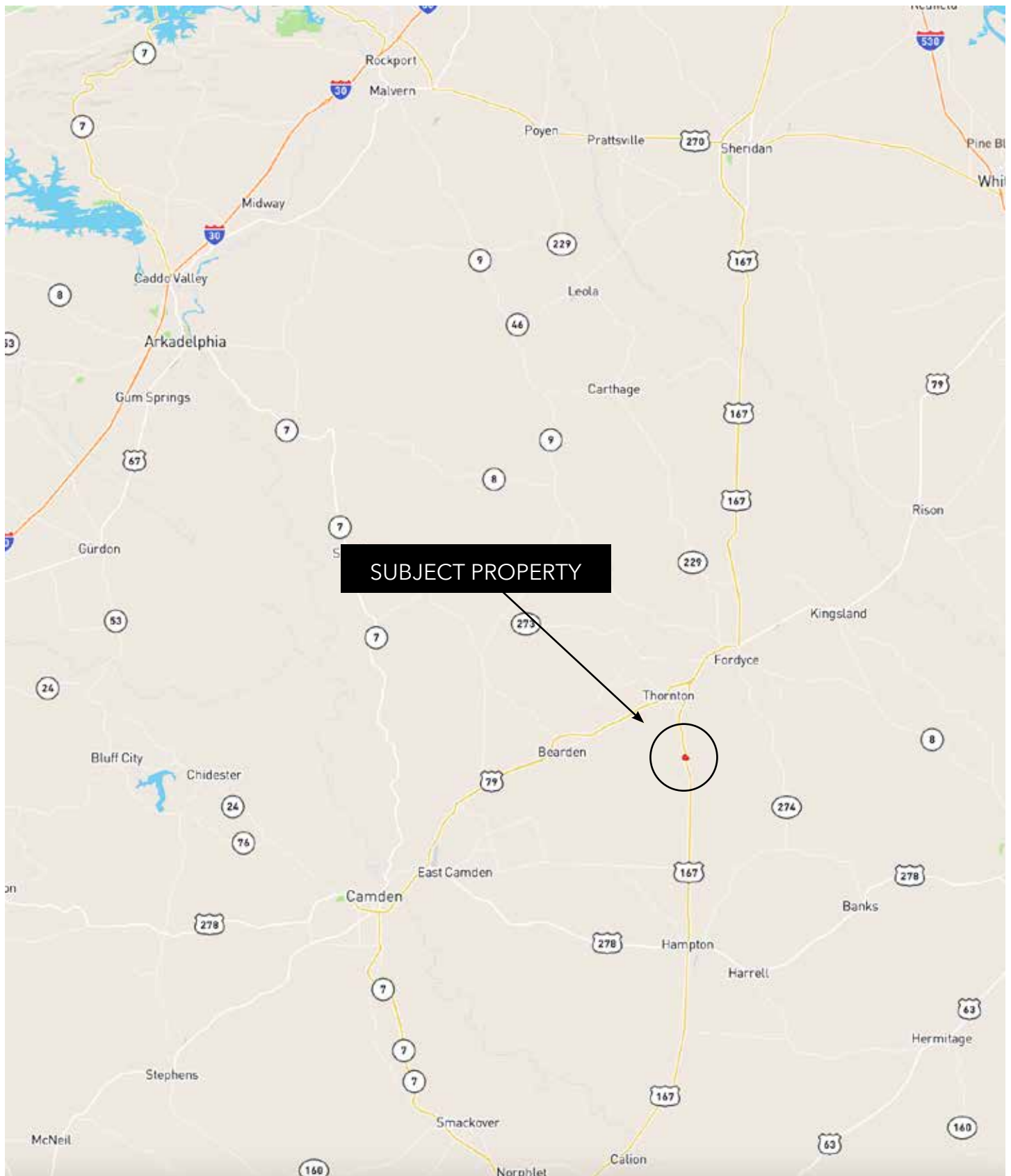
SILVICRAFT DAVIDSON - TRACT 2

The Silvicraft Davidson tract is located approximately 7± miles south of Fordyce in Calhoun County, Arkansas. The property offers a good timberland and recreational investment opportunity and consists of 20± acres. US 167 bisects the property creating 650± feet of highway frontage on both the east and west sides. Alternate access from Calhoun County Road 64 exists on the northwest boundary of the property. A 100 x 100 cell tower exists on the nine

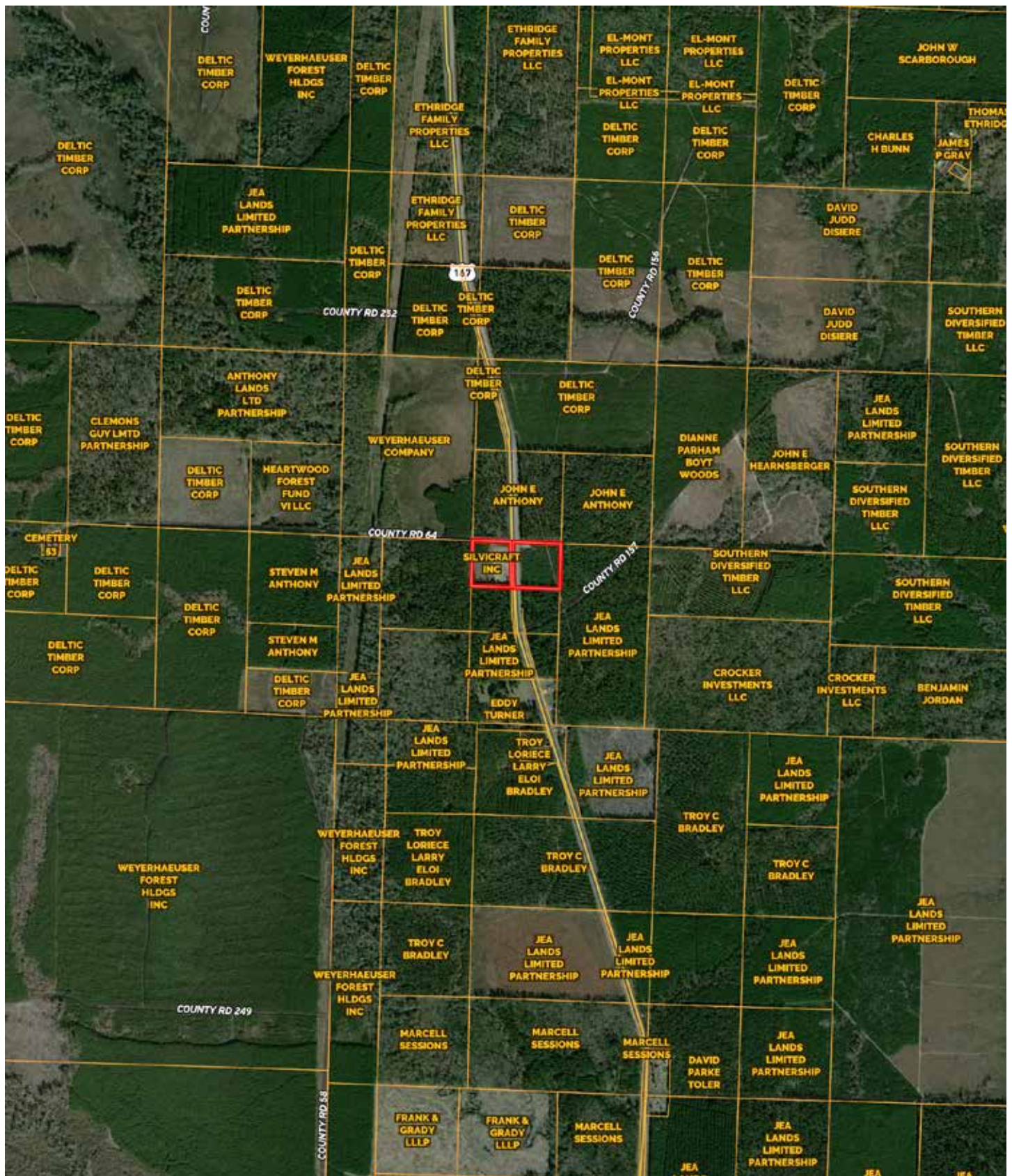
acres east of US 167. No royalties convey with the cell tower. The remainder of the east section consists primarily of 13 yr old pine plantation. The section west of the US 167 consists of approximately 9± acres including a 3± acre gravel lot. The balance of the west section is mixed age pine plantation. Recreational hunting opportunities exist on the property and include whitetail deer and small game hunting.



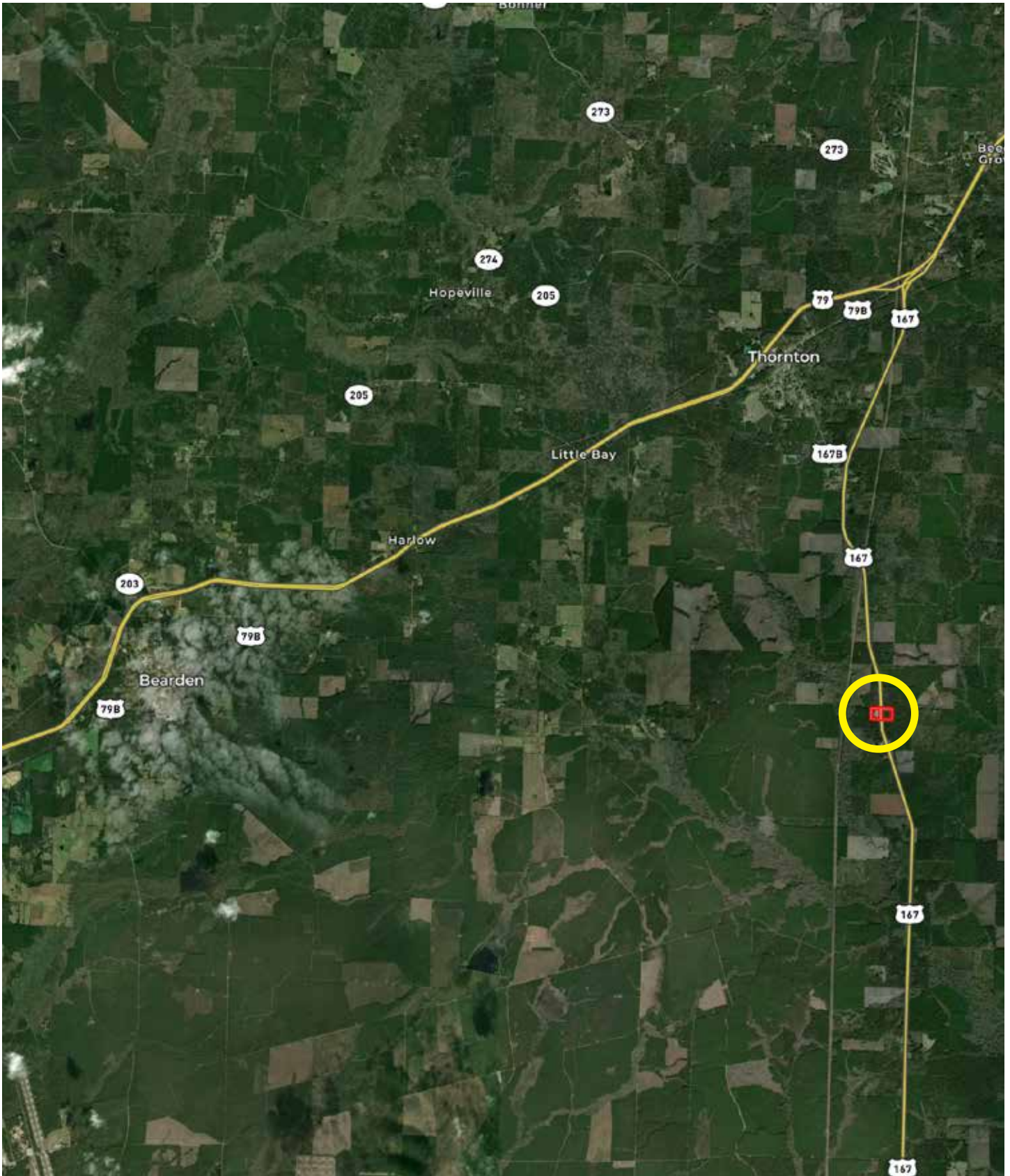
VICINTY MAP (TRACT 2)



OWNERSHIP MAP (TRACT 2)



LOCATION MAP (TRACT 2)



AERIAL MAP (TRACT 2)



LOCATION & ACCESS

Fordyce, Calhoun County, Arkansas
Southern Region of Arkansas

Mileage Chart

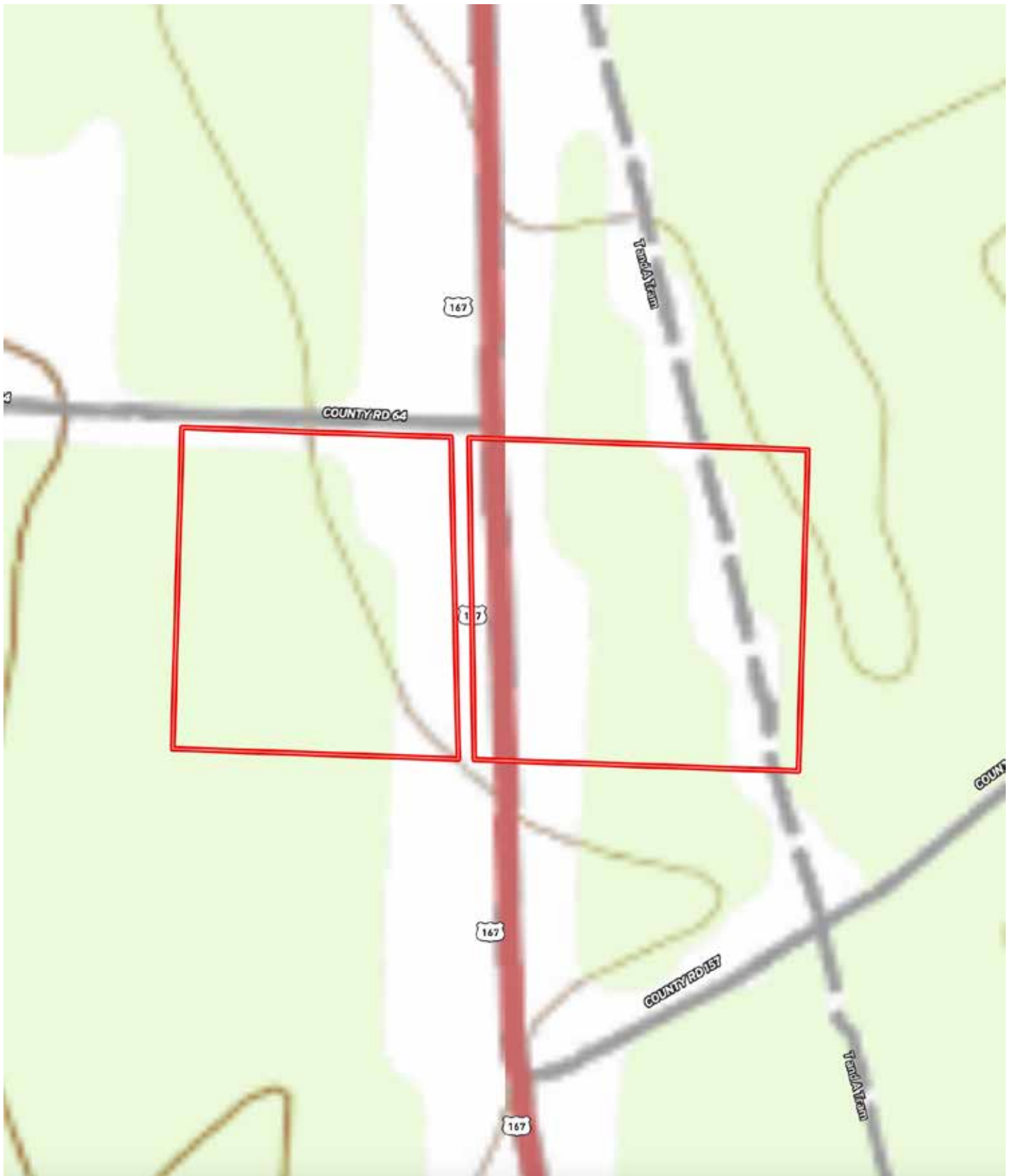
Fordyce, AR	7 miles
Hampton, AR	13 miles
Camden, AR	30 miles
El Dorado, AR	41 miles
Little Rock, AR	79 miles

Access is considered excellent with 650 feet of road frontage on US Highway 167.





TOPOGRAPHY MAP (TRACT 2)



RESOURCES & PRICE

Mineral Rights

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

Real Estate Taxes

Tract 1: \$54.80
Tract 2: \$51.90

Offering Price

Bids are due by 3:00 PM on September 24, 2026.

To learn more about the Silvicraft Calhoun County Timberlands or to schedule a property tour, contact Brandon Stafford of Lile Real Estate, Inc.

Brandon Stafford
501.416.9748 (m)
bstafford@lilerealestate.com

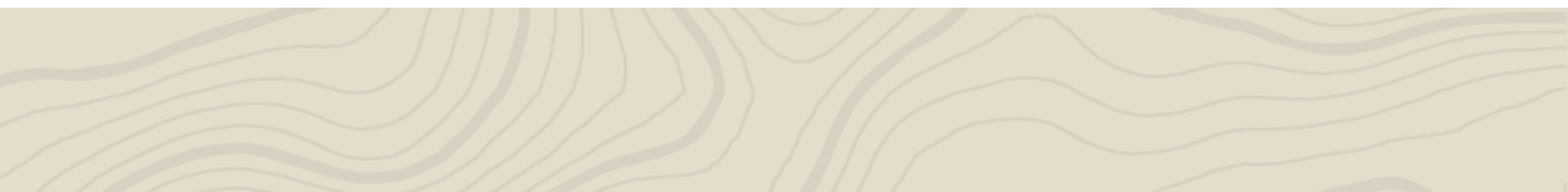




DISCLOSURE STATEMENT: Lile Real Estate, Inc. is the listing agency for the owner of the property described within this offering brochure. A representative of Lile Real Estate, Inc. must be present to conduct a showing.

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.LILEREALESTATE.COM



501.374.3411 (Office)
501.421.0031 (Fax)

INFO@LILEREALESTATE.COM