



OFFERED FOR SALE VIA SEALED BID

SILVICRAFT DALLAS COUNTY TIMBERLANDS

A Timberland Investment Opportunity

34± Total Acres | Dallas County, Arkansas

BID DATE: SEPTEMBER 24, 2026



AGRICULTURE | RECREATION | TIMBERLAND

Traditional Brokerage + Sealed Bids + Consulting

LICENSED IN ARKANSAS, LOUISIANA, MISSISSIPPI, AND TENNESSEE



SILVICRAFT DALLAS COUNTY TIMBERLANDS

QUICK FACTS

Acreage

34± total acres

Locations

Dallas County, Arkansas

Recreation

Deer, turkey, small game hunting

Offering Price

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



NOTICE OF LAND SALE

BY SEALED BID

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

SILVICRAFT DALLAS 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) 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 Dallas 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 DALLAS 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 Dallas 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 - Dallas County

Tract #	Tract Name	Acres	Sec-Twn-Rng	Bid Amount
1	Crabtree	34	22-10-16	\$_____

PROPERTY DESCRIPTION

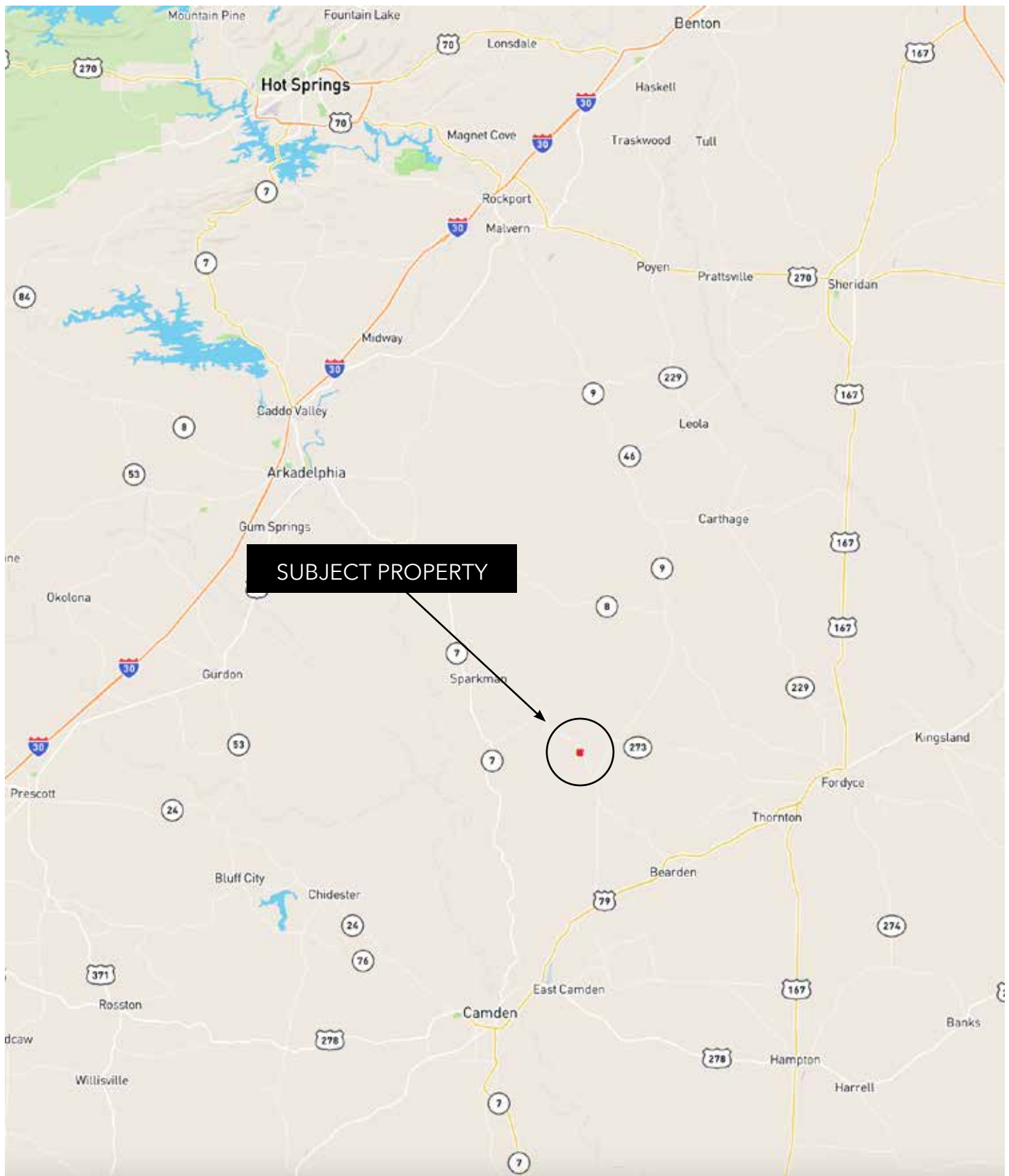
SILVICRAFT CRABTREE

The Silvicraft Crabtree tract is located approximately 10± miles south of Sparkman in Dallas County, Arkansas. The property offers a good timberland and recreational investment opportunity and consists of 34± acres. The timber stocking is primarily four-year-old pine plantation. State Highway 128 bisects the property creating over a quarter mile of high-

way frontage giving the property potential for residential development. Alternate access from Dallas County Road 262 exists on the southern boundary of the property connecting to internal trails being utilized as deer hunting lanes. Recreational hunting opportunities exist on the property and include whitetail deer, turkey, and small game hunting.

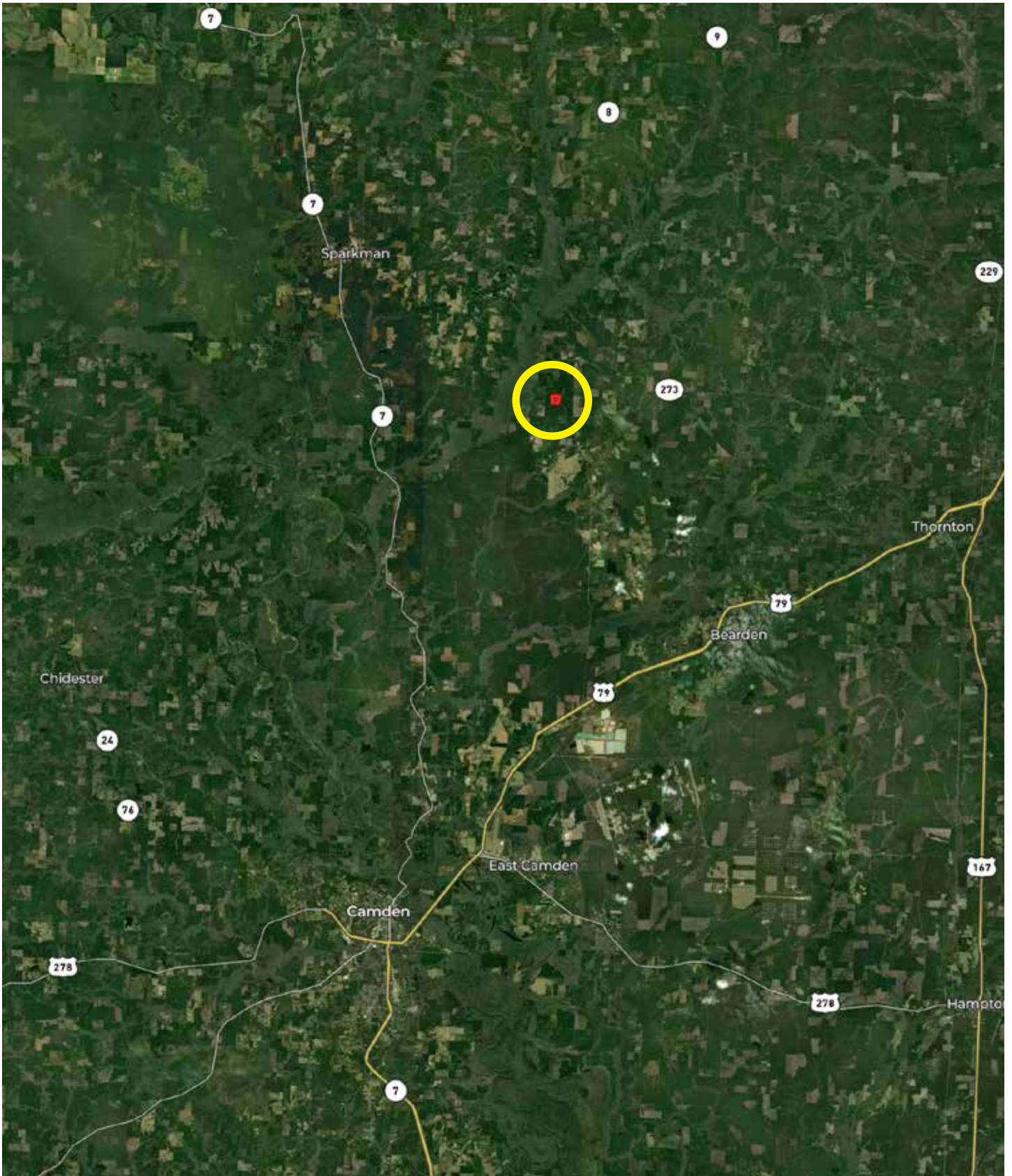


VICINITY MAP



This is an aerial map of a region in Texas, showing numerous land parcels outlined in yellow. Each parcel is labeled with the owner's name in yellow text. The map includes major roads, with Highway 128 running vertically through the center and Highway 9 running diagonally from the bottom right. A specific parcel, located east of Highway 128 and north of the Ross Foundation, is highlighted with a red outline and labeled 'SILVICRAFT INC'. Other owners visible on the map include DGB PROPERTIES LLC, HERITAGE LAND & TIMBER LLC, JOGA LIMITED PARTNERSHIP, and the ROSS FOUNDATION (TE). The terrain is predominantly green, indicating forested land, with some cleared areas and water bodies visible.

LOCATION MAP



AERIAL MAP



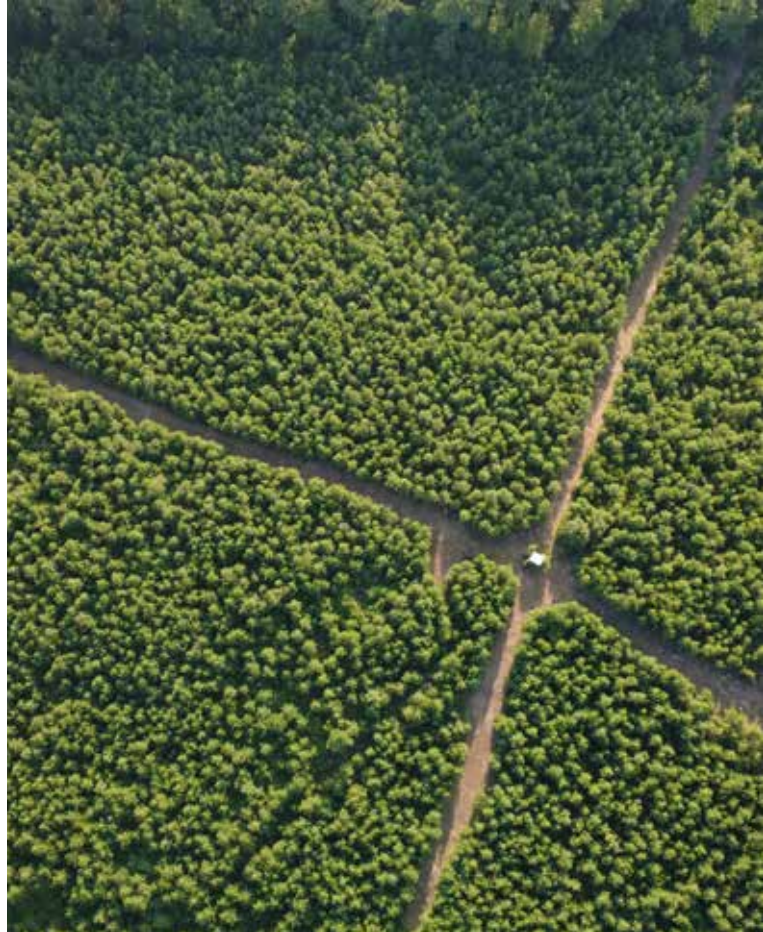
LOCATION & ACCESS

Sparkman, Dallas County, Arkansas
Southern Region of Arkansas

Mileage Chart

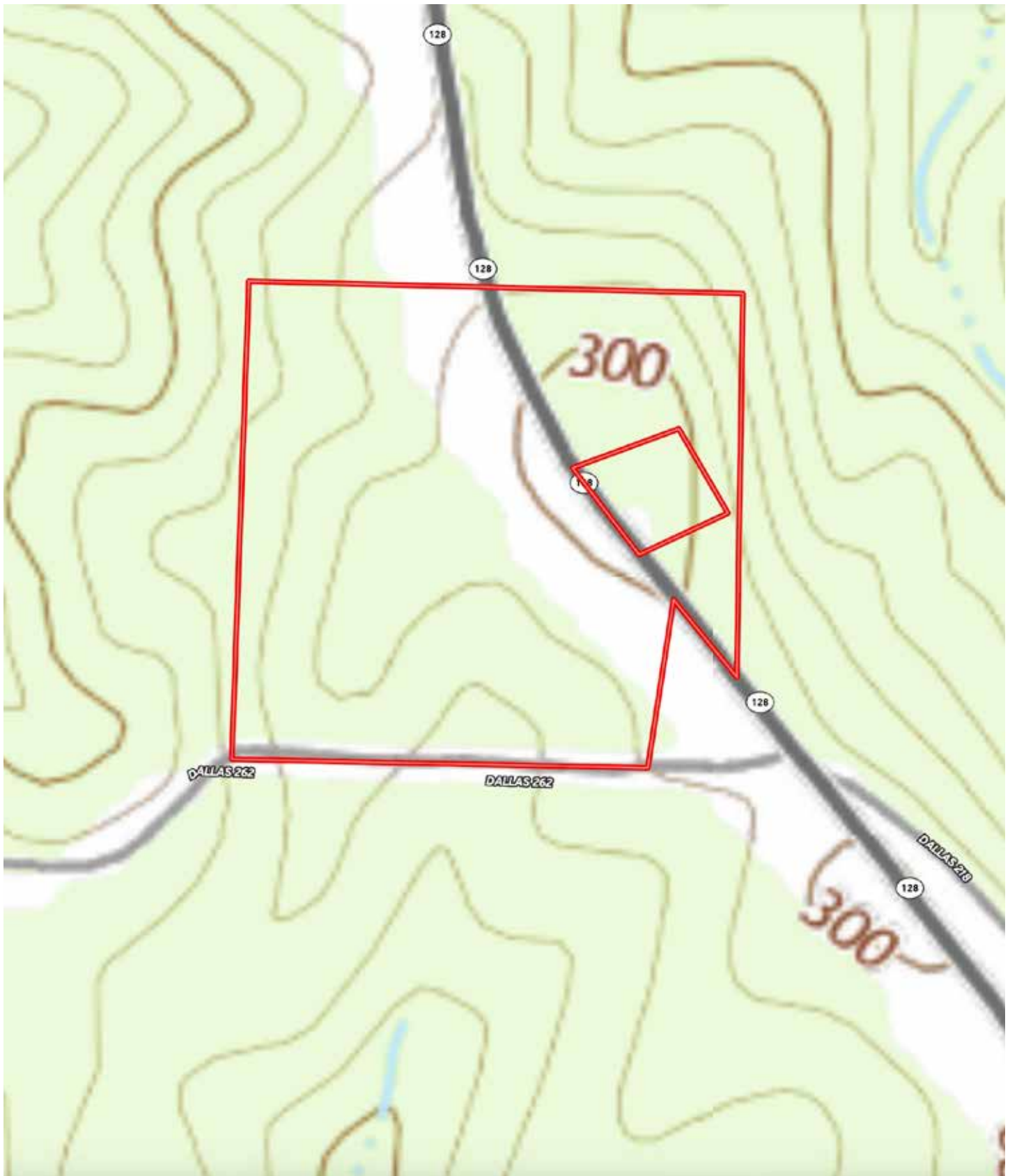
Sparkman, AR	10 miles
Camden, AR	22 miles
Arkadelphia, AR	32 miles
El Dorado, AR	55 miles
Little Rock, AR	84 miles

Access is considered excellent with quarter mile long frontage on Arkansas State Highway 128.





TOPOGRAPHY MAP



RESOURCES & PRICE

Mineral Rights

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

Real Estate Taxes

\$104.52

\$51.90

Offering Price

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

To learn more about Silvicraft Dallas 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

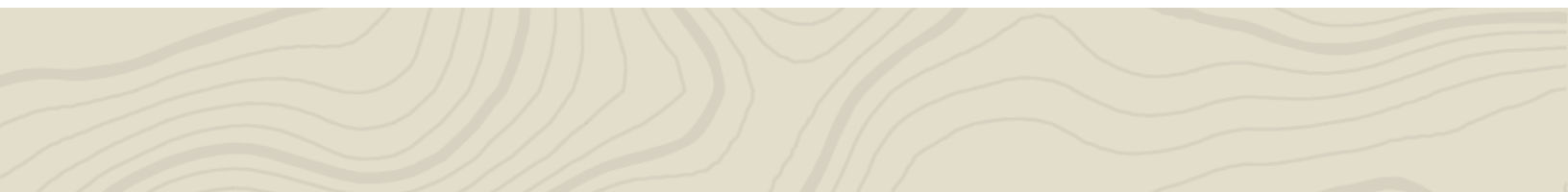




DISCLOSURE STATEMENT: Lile Real Estate, Inc. is the listing agency for the owner of the property described within this offering brochure. A representative of Lile Real Estate, Inc. must be present to conduct a showing.

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