LAND AUCTION

5,230 AC± | 14 TRACTS | ASHLEY CO, AR

ONLINE ONLY AT RANCHANDFARMAUCTIONS.COM
BIDS MUST BE SUBMITTED BY 12/16/26 AT 5 PM CT
SEALED BID ONLY
MORE INFORMATION AT RANCHANDFARMAUCTIONS.COM

YOUR BID. YOUR OPPORTUNITY. COMPLETE CONFIDENTIALITY.

Bid on one or multiple tracts. Your choice.
Tract 13 is a combination of Tracts 1-12 comprising 2339± acres. Tract 14 is Tract 13 plus another 2981± acres for the full package.
All 14 tracts will be offered through a Sealed Bid Auction, allowing buyers to submit their best offer privately and confidentially.
Two Convenient Ways to Submit Your Bid:
Sealed Bid Form: Visit our website to download the official Sealed Bid Form, complete it, and submit it according to the auction instructions.
Online Sealed Bidding: Visit our website to submit your offer directly through our secure online sealed-bid platform.
ALL BIDS ARE CONFIDENTIAL. Bid amounts are not publicly displayed, and bidders cannot view competing offers.
Visit ranchandfarmauctions.com for complete property details, tract maps, bidding instructions, and the official Sealed Bid Form.
Bids must be submitted by 12/16/26 at 5:00 PM CT
Entire Farm Description: 5230± acres offered in 14 tracts
Ashley County, Arkansas. 14-Tract Sealed Bid Land Auction. Hunting • Recreational Land • Timber Investment.

A rare opportunity to purchase South Arkansas hunting, recreational, and investment timberland in 14 individual tracts ranging from 42± to 5,230± acres. These properties offer diverse pine and hardwood timber, outstanding wildlife habitat, established access, and opportunities for both recreational enjoyment and long-term land investment.

Bid on individual tracts or pursue multiple tracts to expand your ownership.

Short Tract Descriptions. See Website for additional descriptions.

Lease Status: Open Tenancy for 2026
Possession: Immediate possession at closing
Survey needed?: Survey cost split 50/50 between buyer and seller on tracts where required
Lat/Lon: 33.03865, -91.79055
Zip Code: 71646

TRACT 1 — 42± Acres
Excellent hunting and recreational tract featuring thinned pine, mature hardwoods, and clearcut habitat. Great deer, turkey, and hog hunting potential with convenient access from Camp Road.

TRACT 2 — 173± Acres
Diverse bottomland hunting and timber investment featuring pine and hardwood timber, excellent wildlife habitat, interior trails, and deeded access from Cone Trail Road. Borders Tracts 1 and 3.

TRACT 3 — 311± Acres
Outstanding hunting and timber investment featuring mature hardwoods, pine timber, and young pine plantation. Excellent deer, turkey, and hog habitat with convenient Camp Road access.

TRACT 4 — 99± Acres
Recently thinned pine plantation with hardwood timber, excellent hunting habitat, and established interior trails. Deeded access via GP Road off Camp Road. Borders Tracts 3, 5, and 7.

TRACT 5 — 100± Acres
Quality bottomland hunting and timber tract featuring a diverse mix of pine and hardwoods. Excellent deer, turkey, and hog habitat with blacktop access directly off Berlin Road.

TRACT 6 — 232± Acres
Beautiful, thinned hardwood timber offering exceptional deer and turkey hunting opportunities. Blacktop frontage, electricity available at the road, established interior roads, and multiple potential hunting campsites.

TRACT 7 — 360± Acres
Large hunting and timber investment tract featuring pine, hardwoods, bottomland, and recently clearcut acreage. Established interior roads, excellent wildlife habitat, and deeded access via County Road 274.

TRACT 8 — 295± Acres
Diverse pine plantations of varying ages, hardwood timber, and bottomland habitat. Excellent hunting and timber investment potential with interior roads and deeded access off County Road 274.

TRACT 9 — 135± Acres
Excellent hunting and timber tract featuring pine plantations, hardwoods, and bottomland habitat. Established interior roads and two deeded access points from County Roads 274 and 280.

TRACT 10 — 368± Acres
Outstanding hunting and timber investment featuring diverse pine plantations, hardwoods, and bottomland terrain. Multiple access points, established interior roads, and frontage along Ashley Road 2E.

TRACT 11 — 88± Acres
Turnkey hunting property featuring a well-managed, 15–16-year-old pine plantation, established food plots, shooting lanes, and interior roads. Excellent frontage along Ashley Road 2E.

TRACT 12 — 136± Acres
Beautiful hardwood hunting property featuring a scenic creek, bottomland habitat, and planted pine. Excellent deer, turkey, and hog hunting with interior roads and deeded access from Ashley Road 270.

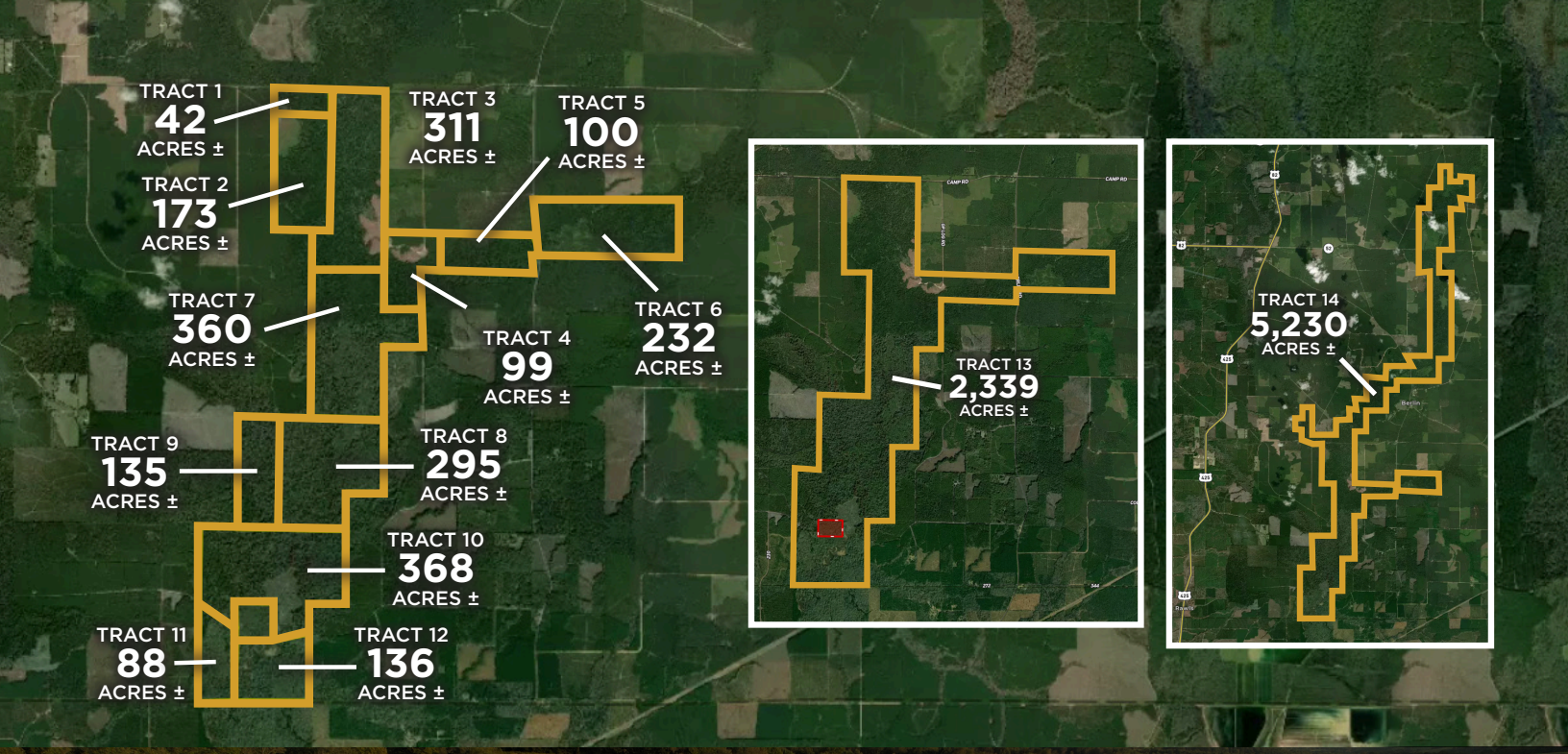
TRACT 13 — 2,339± Acres (Combination of Tracts 1 thru 12)
Rare large-acreage hunting and timber investment along Chemin-A-Haut Creek. Diverse hardwoods, pine, bottomland, and seasonal duck hunting opportunities. Blacktop access, multiple easements, and extensive interior roads.

TRACT 14 — 5,230± Acres (Tract 13 plus additional 2,891± acres)
Exceptional large-scale hunting, recreational, and timber investment along Chemin-A-Haut Creek. Outstanding deer, turkey, hog, and seasonal waterfowl habitat with diverse timber, blacktop access, and extensive interior roads.

LAND SPECIALIST ..... Blake Shelby
AUCTION FORMAT ..... Sealed-bid Auction Only
BUYER'S PREMIUM ..... 10% Buyer's Premium
REAL ESTATE TAXES ..... Prorated to date of close
FARM TENANCY ..... Open tenancy
FARM / PASTURE RENTS ..... No rents
MINERAL RIGHTS ..... Seller-owned rights will convey
CLOSING COSTS ..... Seller to pay preliminary title search fee, deed preparation fee, transfer tax, outgoing wire fees, and seller's overnight fees. Buyer to pay all other closing costs. Seller shall convey the Property by Special Warranty Deed
CLOSING DATE ..... On or before 30 days from seller acceptance
DOWN PAYMENT 10%
POSSESSION DATE ..... At closing
SURVEY ..... Survey will be split 50/50 between buyers and sellers
BIDDING FORMAT ..... By the acre
SALE ORDER / STYLE ..... Sells Subject to seller acceptance
SPECIAL PROPERTY TERMS ..... Sealed-bid auction only

IN COOPERATION WITH WHITETAIL PROPERTIES REAL ESTATE, LLC
BLAKE SHELBY, AGENT: 870.576.3010 | blake.shelby@whitetailproperties.com
RANCHANDFARMAUCTIONS.COM
GO TO RANCHANDFARMAUCTIONS.COM FOR MORE INFORMATION, PHOTOS, SOIL MAPS AND TERMS.

IN COOPERATION WITH WHITETAIL PROPERTIES DBA RANCH & FARM AUCTIONS | Tony Chrisco, Arkansas Broker, License # PB00077830 | Joe Gizdic, Director, Ranch & Farm Auctions, 217.299.0332
Blake Shelby, Arkansas Land Specialist, Whitetail Properties Real Estate, LLC, 870.576.3010



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