

# LAND AUCTION



**1,733.76 AC± | 34 TRACTS | UNION + LAFAYETTE CO, AR**

**LIVE/ONLINE/SEALED BID AUCTION:** FIND DETAILS AT [RANCHANDFARMAUCTIONS.COM](http://RANCHANDFARMAUCTIONS.COM)

**AUCTION DATE:** 9/16/25 **AUCTION TIME:** 4 PM CT

**AUCTION HELD AT:** ARKANSAS MUSEUM OF NATURAL RESOURCES

4087 SMACKOVER HWY, SMACKOVER, AR 71762

**PROPERTY PREVIEW:** CALL AGENTS FOR SHOWINGS

**\*\*\*\*Ladies and gentlemen, take note! This exceptional offering will be available through both Sealed Bid submission and Live Auction with real-time online bidding. The highest bid received—whether from the sealed bid process or from the live auction floor—will be declared the high bidder. Don't miss your opportunity!\*\*\*\***

Exceptional 1,733± Acre Timberland Investment & Recreational Opportunity – Union County and Lafayette County, AR

This remarkable 1,733± acre tract, located primarily in Union County, Arkansas (2 Tracts are located in LaFayette County), presents a rare and highly sought-after opportunity for investors, outdoor enthusiasts, and forestry professionals alike. Comprising a diverse mosaic of well-managed pine plantations and mature hardwood streamside management zones (SMZs), this property offers a perfect blend of sustainable timber production, excellent wildlife habitat, and significant recreational value.

Strategically situated in the eastern and central part of Union County, the property is made up of multiple individual tracts that have been intensively managed under superior forestry practices. The timber stands represent a range of age classes, from vigorously growing 2-year-old pine plantations to mature pine plantations exceeding 27 years of age. This well-distributed age structure provides for sustained income opportunities from timber harvesting, thinning, and long-term asset appreciation.

A defining feature of this property is its outstanding access. Many of the tracts offer frontage along highways and paved blacktop roads, ensuring year-round accessibility for management, recreation, or harvest operations. Interior logging roads are also present across several tracts, allowing seamless navigation through the land for both equipment and recreational access. These roads, along with the property's varied terrain and spacing, provide an ideal infrastructure for continued timber operations and hunting activities.

In addition to the pine plantations, the land includes numerous streamside management zones that feature mature, native hardwoods. These areas not only provide critical environmental value by protecting waterways and promoting biodiversity, but also serve as excellent travel corridors and bedding areas for wildlife. The hardwoods further contribute to the property's overall timber value and provide food sources that support a thriving game population.

Union County is widely recognized for its exceptional deer hunting, boasting the highest deer population in the entire state of Arkansas. The current owners have used all of the tracts for hunting, and the habitat has proven itself to be top-tier for a variety of game. Along with deer, the property is home to wild turkey, black bear, feral hogs, and a wide array of small game species. The diversity of habitat types—from upland pine to bottomland hardwoods—makes this property a premier recreational destination year-round.

Whether you're looking to create a legacy hunting retreat, establish a long-term timber investment portfolio, or both, this property checks all the boxes. The size and scope of these tracts offer the rare chance to acquire a contiguous timber-growing and hunting ecosystem of this caliber in one of the most productive and game-rich regions of the southern United States.

The scale of the offering, coupled with its professional management history, ensures an immediate and ongoing return on investment. From timber harvest potential and recreational leases to conservation easements or carbon credit opportunities, the possibilities are broad and compelling for a savvy investor.

This property stands as a model example of how large-scale land management can support both economic and recreational goals. With proven timber growth, quality access, and a track record of responsible stewardship, it's an ideal acquisition for institutional investors, family offices, or individual buyers looking to diversify their assets in land and timber.

Opportunities of this magnitude do not come around often in Union County. For anyone seeking to own a substantial holding of some of the South's most productive timberland—with unmatched hunting and recreation potential—this 1,733-acre property is not to be missed.

#### **Key Features:**

- 1,733± total acres of managed timberland
- Diverse age class distribution of pine plantations, ranging from 2 to 27+ years
- Professionally managed with excellent forestry practices
- Multiple mature hardwood SMZs for added timber value and wildlife support
- Excellent access, with highway, blacktop, and interior road infrastructure
- Located in west-central Union County, AR – a region renowned for timber growth and game populations
- Outstanding hunting for deer, turkey, bear, wild hogs, and small game
- Rare opportunity to acquire a large contiguous investment-grade timberland tract
- Strong potential for future timber revenue, recreational income, or long-term capital appreciation

\*\*\*Note, the original tracts 27 and 30 have been combined with other tracts\*\*\*

**SCAN HERE  
FOR INDIVIDUAL TRACT DETAILS  
AND SEALED BID FORM**



**IN COOPERATION WITH WHITETAIL PROPERTIES REAL ESTATE, LLC**

CLINT WOOD, AGENT: 318.348.0675 | [clint.wood@whitetailproperties.com](mailto:clint.wood@whitetailproperties.com)

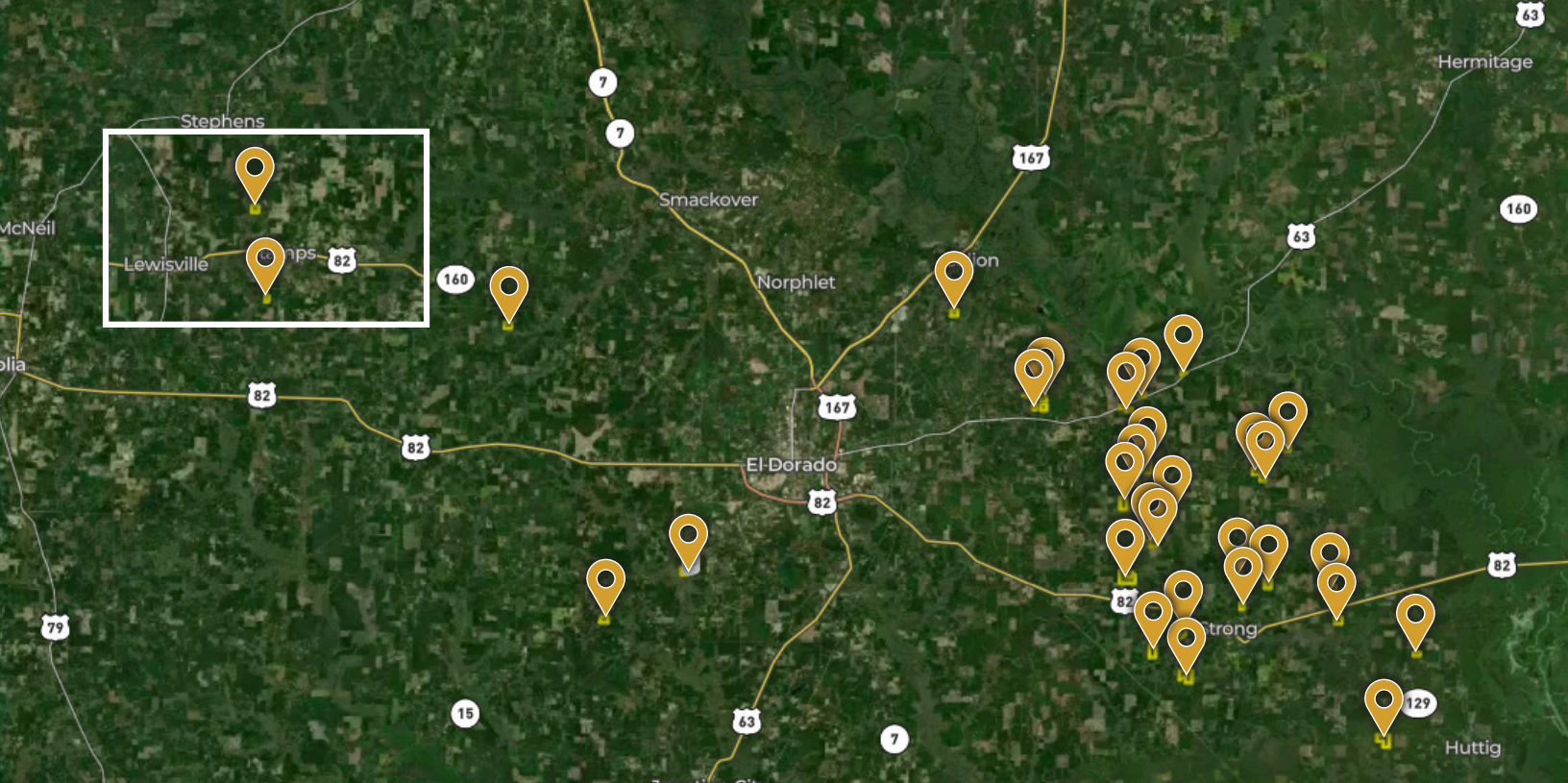
BLAKE SHELBY, AGENT: 870.576.3010 | [blake.shelby@whitetailproperties.com](mailto:blake.shelby@whitetailproperties.com)

**RANCHANDFARMAUCTIONS.COM**

**GO TO RANCHANDFARMAUCTIONS.COM FOR ADDITIONAL 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 | Clint Wood, Arkansas Land Specialist, Whitetail Properties Real Estate, LLC, 318.348.0675 | DWayne Craig, AR Auctioneer, SA00039585, AAL#5





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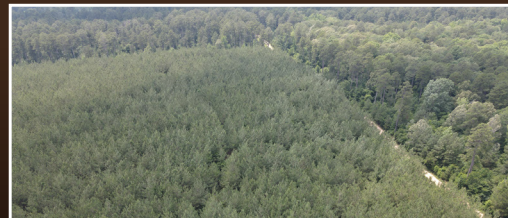
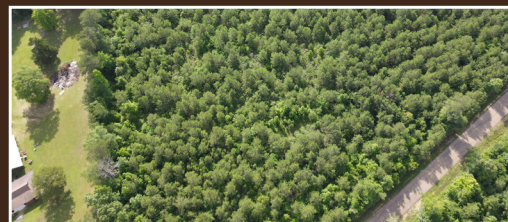
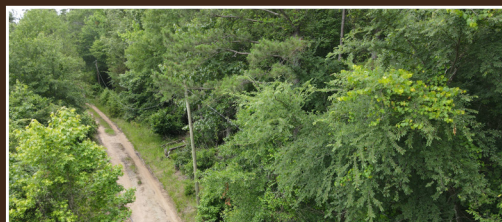
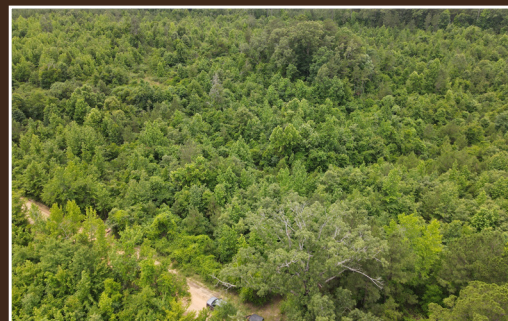
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**Possession:** Immediate possession  
**Survey needed?:** No survey needed  
**Lat/Lon:** 33.18533, -92.43064  
**Zip Code:** 71730



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