



OFFERED FOR SALE VIA SEALED BID

# WALKER CREEK TIMBERLAND

A Timberland Investment Opportunity

80± Acres | Bradley County, Arkansas

**BID DATE: AUGUST 21, 2025**



**AGRICULTURE | RECREATION | TIMBERLAND**

Traditional Brokerage + Sealed Bids + Consulting

LICENSED IN ARKANSAS, LOUISIANA, MISSISSIPPI, AND TENNESSEE





# WALKER CREEK TIMBERLAND

## QUICK FACTS

### **Acreage**

80± total acres

### **Location**

Bradley County, Arkansas

### **Timber Stocking**

Loblolly pine plantation, approximately 22-25 years old

### **Recreation**

Deer and turkey hunting

### **Access**

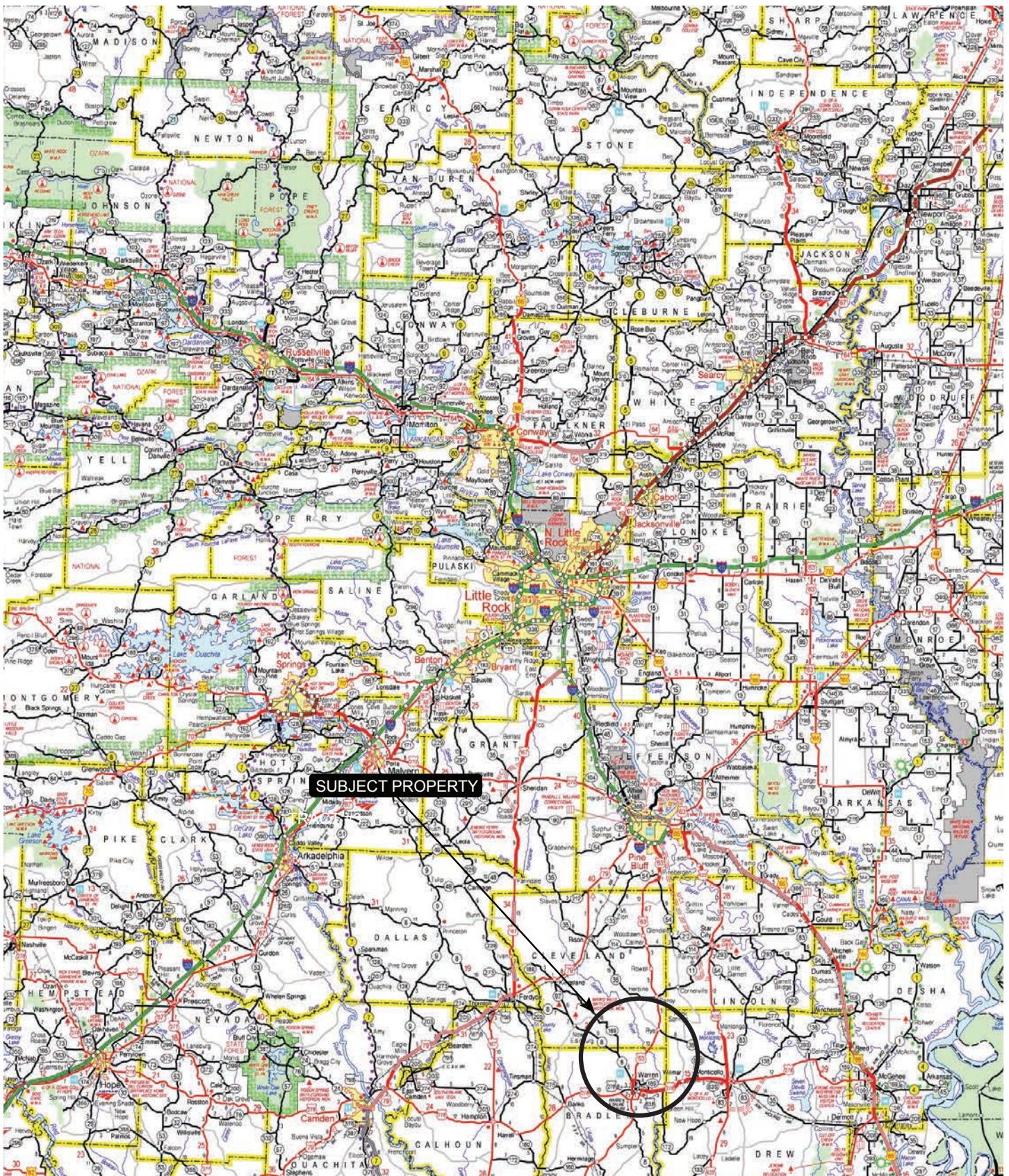
Bradley County Road #189

### **Offering Price**

Bids are due by 3:00 PM (Central) on August 21, 2025.



# VICINITY MAP





# NOTICE OF LAND SALE

## BY SEALED BID

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

# WALKER CREEK TIMBERLAND

## 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, August 21, 2025 and at that time privately opened. If your bid is mailed, please indicate on the outside of the envelope "Bid on Walker Creek Timberland." Bids may be faxed to 501-421-0031, or emailed to [bstafford@lilerealestate.com](mailto: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 2% 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) or Gar Lile (501-920-7015) 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 - WALKER CREEK TIMBERLAND**

**Bid Date: Thursday, August 21, 2025 by 3:00 P.M. (CT)**

Bids will be opened on August 21, 2025 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 Bradley County, Arkansas; as described by the sales notice.

This offer will remain valid through Monday, August 25, 2025 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 August 21, 2025)  
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: \_\_\_\_\_



# PROPERTY DESCRIPTION

## WALKER CREEK TIMBERLAND

Walker Creek Timberland consists of 80± acres and is located in northern Bradley County, along the Bradley / Cleveland County line. The property offers an excellent timberland investment opportunity. The opportunity does exist to convert the property to a residential property or a poultry operation with electricity and rural water being readily available. Approximately 95% of the timber stocking is 22-25 year old loblolly pine plantation. There is a Streamside Management Zone (SMZ) on the southern portion where Hollis Creek and Walker Creek intersect. Per the topography map, elevations range from

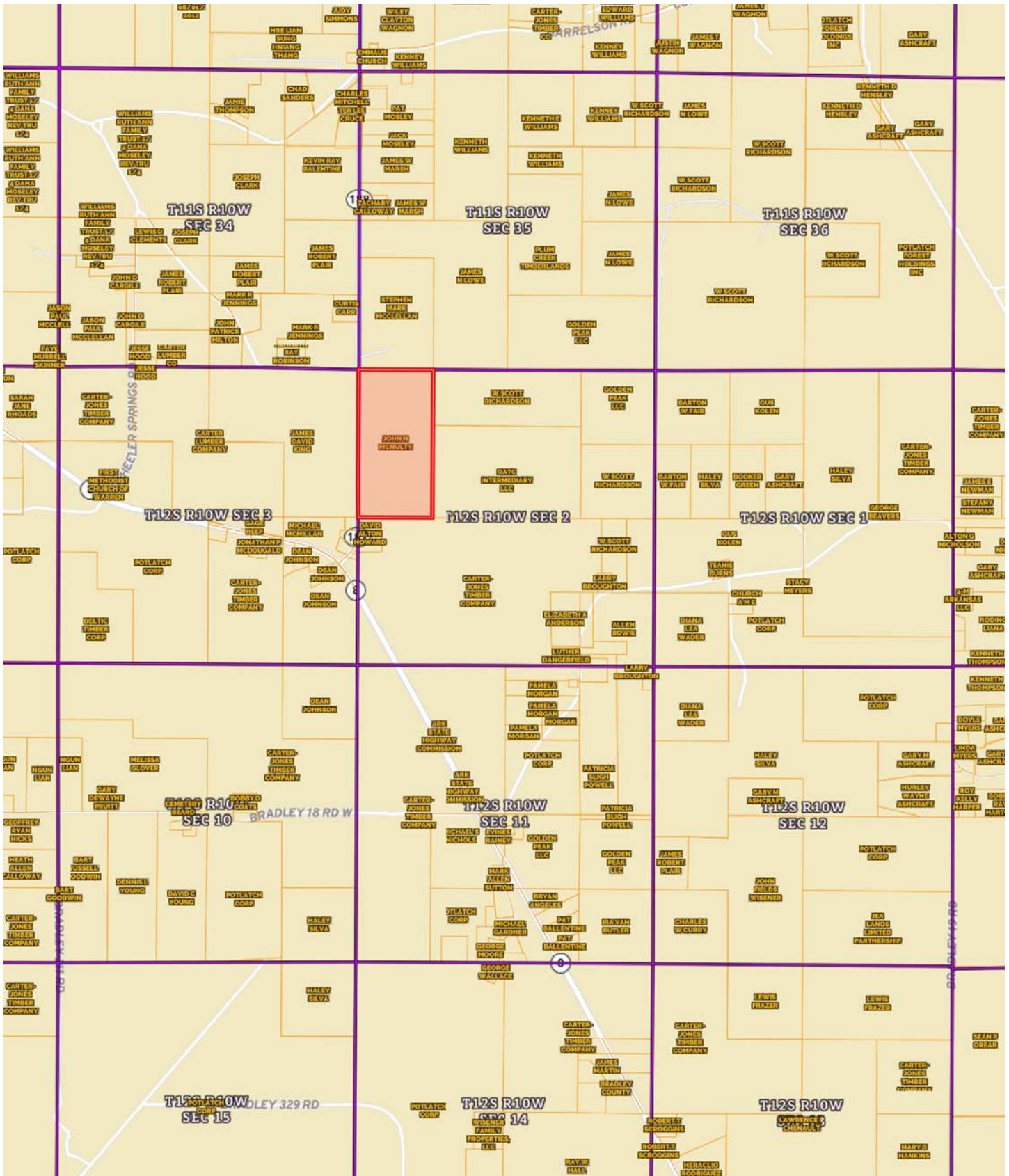
170' to below 150' which offers excellent hillside drainage and winter / wet spring timber harvesting opportunities. Recreational opportunities include whitetail deer and turkey hunting.

Access is considered excellent from Bradley County Road #189 which allows for all weather use, and asphalt surface construction. Access is further enhanced by being located less than a mile north of Arkansas State Highway 8, which runs from Warren to Kingsland.



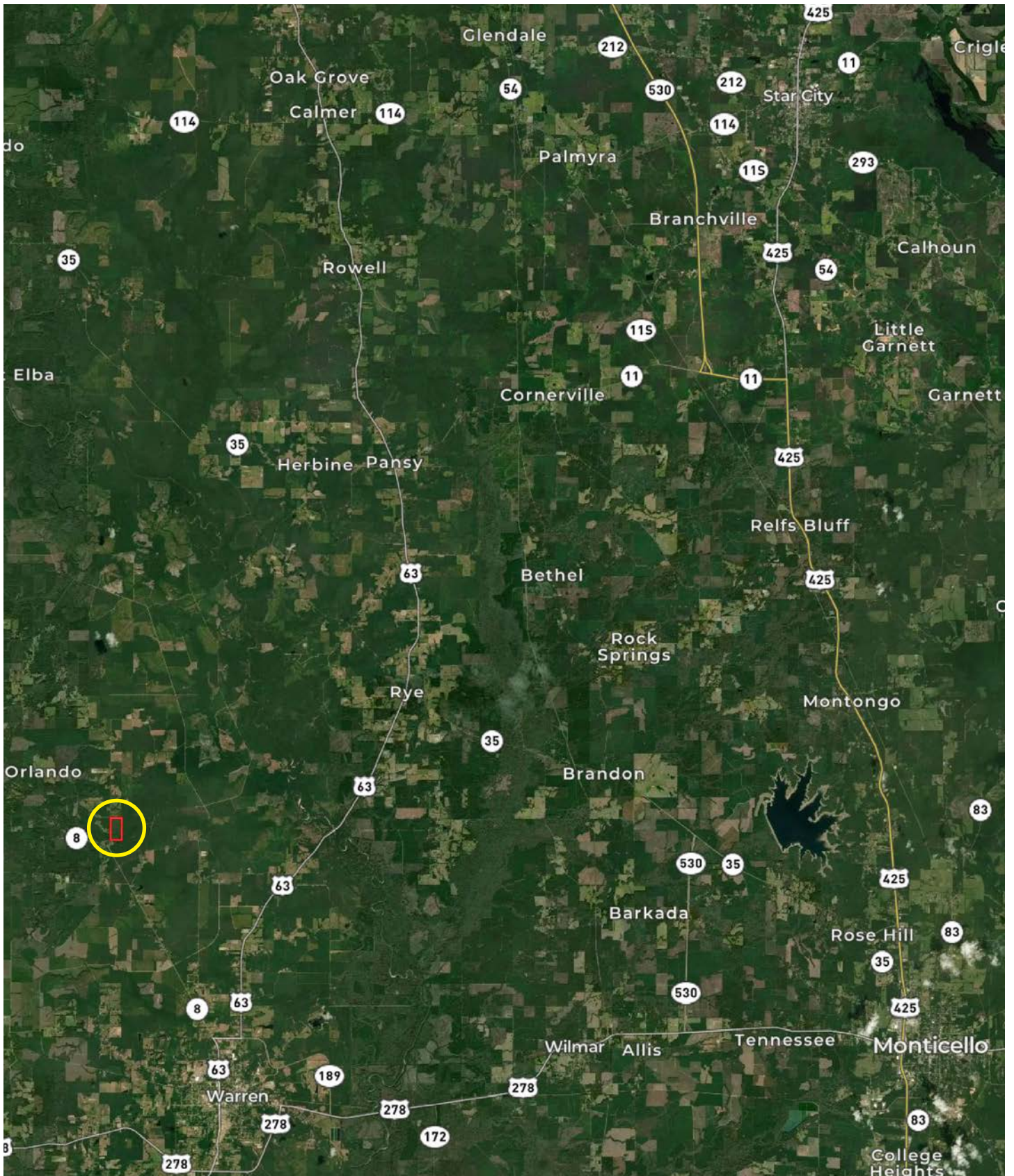


# OWNERSHIP MAP





# LOCATION MAP





# AERIAL MAP





# LOCATION & ACCESS

Warren, Bradley County, Arkansas  
Southeastern Region of Arkansas

## Mileage Chart

Warren, AR	7 Miles
Fordyce, AR	21 Miles
Monticello, AR	23 Miles
Pine Bluff, AR	48 Miles

Access is considered great from Bradley County  
Road #189.





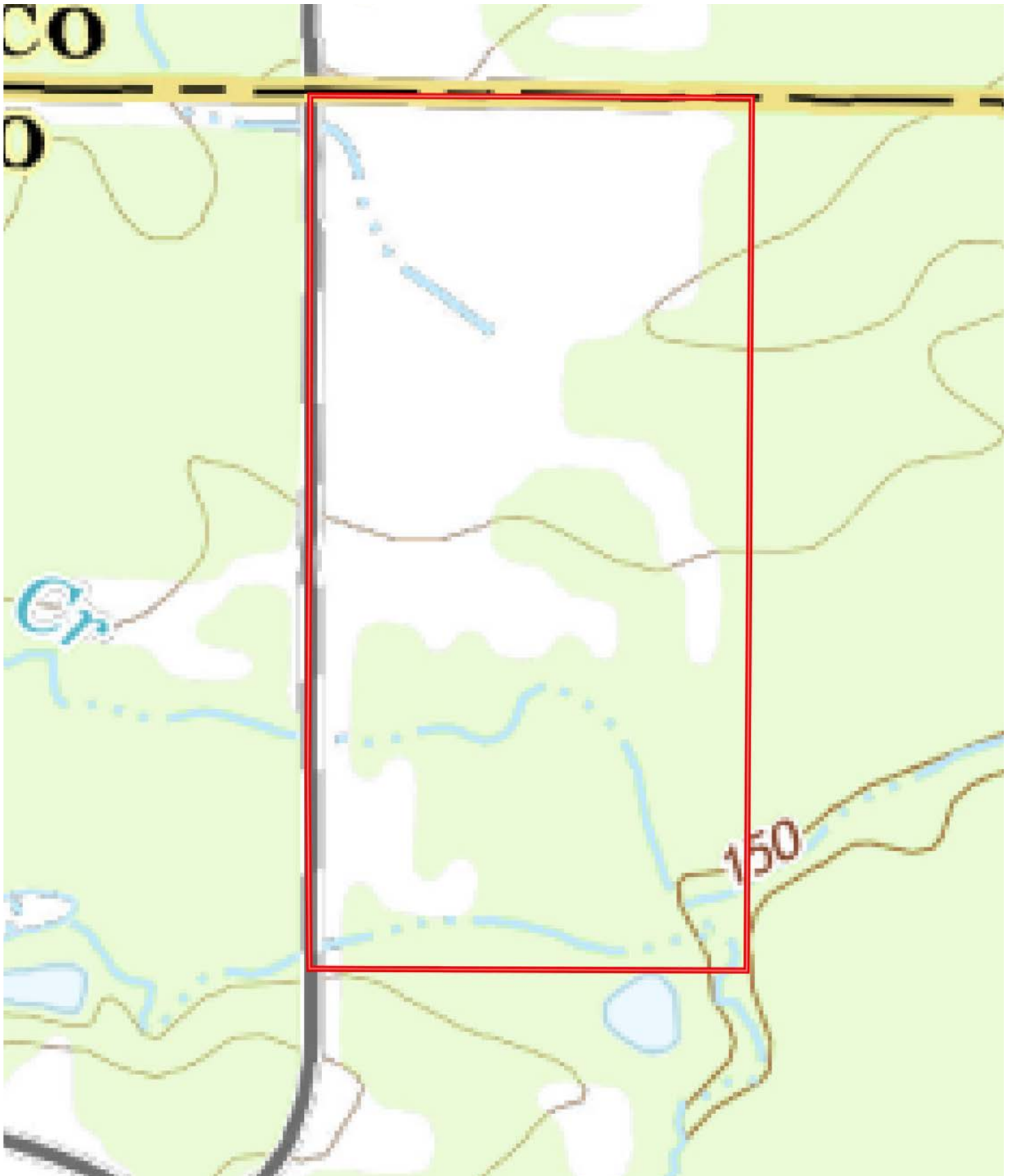








# TOPOGRAPHY MAP













This aerial map displays a large land parcel outlined in red, which is divided into several distinct colored zones. The zones are labeled as follows:

- MK**: Multiple areas of medium brown/tan color, primarily in the upper and central portions of the parcel.
- MA**: A small, light tan area located in the upper right section.
- MB**: A yellowish-brown area on the left side of the parcel.
- PS**: A dark brown area in the center-right portion.
- BB**: A large orange-brown area at the bottom of the parcel.
- OC**: A small, light orange area located just above the BB zone.
- IM**: A light tan area located just above the BB zone.

The parcel is situated near Bradley 214 Rd, which runs horizontally across the top of the image. The surrounding landscape includes dense green forest and some cleared areas.



# SOIL MAP KEY

SOIL CODE	SOIL DESCRIPTION	ACRES	%	CPI	NCCPI	CAP
MK	Myatt-Kalmia complex, mound phase (amy, kalmia)	30.15	37.54	0	62	3w
Oc	Ochlockonee fine sandy loam (ouachita)	17.18	21.39	0	81	2w
Ps	Prentiss very fine sandy loam, mound phase (savannah)	16.35	20.36	0	59	2w
Bb	Bibb silt loam, 0 to 1 percent slopes, frequently flooded	6.71	8.35	0	45	5w
IM	Iuka-Mantachie silt loams (ouachita, guyton)	4.42	5.5	0	70	2w
Mb	Amy silt loam, 0 to 1 percent slopes	3.75	4.67	0	62	5w
Ma	Mixed alluvial land (guyton)	1.73	2.15	0	52	5w
Ps2	Prentiss very fine sandy loam, eroded mound phase (savannah)	0.02	0.02	0	50	2w
TOTALS		80.31(*)	100%	-	64.25	2.83

(\*) Total acres may differ in the second decimal compared to the sum of each acreage soil. This is due to a round error because we only show the acres of each soil with two decimal.

## Capability Legend

Increased Limitations and Hazards

Decreased Adaptability and Freedom of Choice Users

Land, Capability



1 2 3 4 5 6 7 8

'Wild Life'	•	•	•	•	•	•	•	•
Forestry	•	•	•	•	•	•	•	
Limited	•	•	•	•	•	•	•	
Moderate	•	•	•	•	•	•		
Intense	•	•	•	•	•			
Limited	•	•	•	•				
Moderate	•	•	•					
Intense	•	•						
Very Intense	•							

## Grazing Cultivation

(c) climatic limitations (e) susceptibility to erosion

(s) soil limitations within the rooting zone (w) excess of water



# RESOURCES & PRICE

## Mineral Rights

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

## Real Estate Taxes

\$111.10 (estimated)

## Offering Price

Bids are due by 3:00 PM (Central) on Thursday, August 21, 2025

To learn more about Walker Creek Timberland or to schedule a property tour, contact Brandon Stafford or Gar Lile of Lile Real Estate, Inc.

**Brandon Stafford**

**501.416.9748 (m)**

**[bstafford@lilerealestate.com](mailto:bstafford@lilerealestate.com)**

**Gar Lile**

**501.920.7015 (m)**

**[glile@lilerealestate.com](mailto:glile@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

**GAR LILE**

501.920.7015 (m)  
glile@lilerealestate.com

Scan for  
more info







1 Allied Drive, Suite 2220  
Little Rock, AR 72202

**[WWW.LILEREALESTATE.COM](http://WWW.LILEREALESTATE.COM)**



501.374.3411 (Office)  
501.421.0031 (Fax)

**[INFO@LILEREALESTATE.COM](mailto:INFO@LILEREALESTATE.COM)**