



OFFERED FOR SALE VIA SEALED BID

C&K PINE OLD UNION

A Timberland and Recreational Investment Opportunity

152.68± Surveyed Acres | Union County, Arkansas

BID DATE: OCTOBER 16, 2025



AGRICULTURE | RECREATION | TIMBERLAND

Traditional Brokerage + Sealed Bids + Consulting

LICENSED IN ARKANSAS, LOUISIANA, MISSISSIPPI, AND TENNESSEE



C&K PINE OLD UNION

QUICK FACTS

Acreage

152.68± total acres

Location

Union County, Arkansas

Timber Stocking

Planted pines

Recreation

Deer and small game hunting

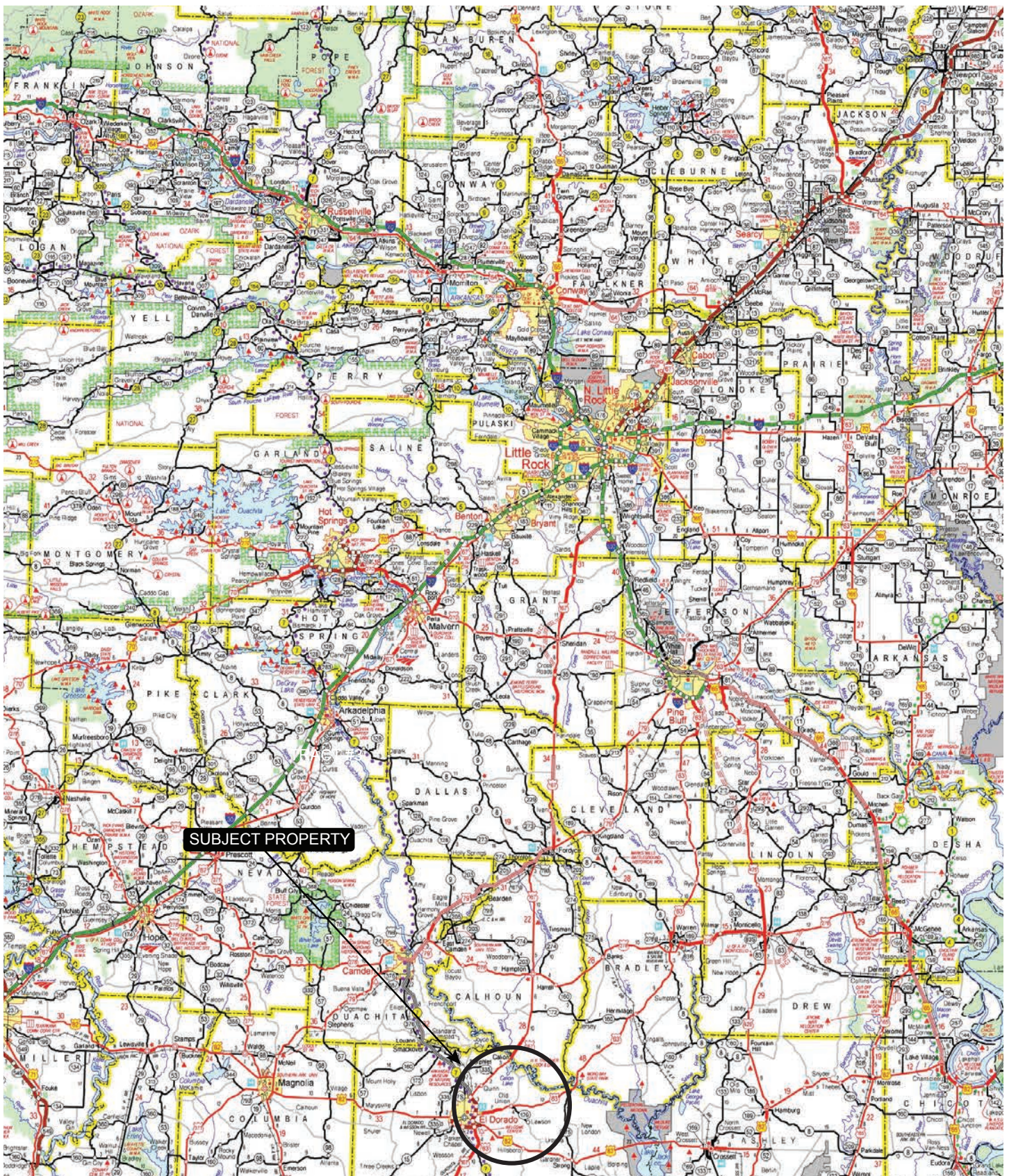
Access

Armer Road

Offering Price

Bids are due by 3:00 PM (Central) on October 16, 2025.

VICINITY MAP



NOTICE OF LAND SALE

BY SEALED BID

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

C&K PINE OLD UNION

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, October 16, 2025 and at that time privately opened. If your bid is mailed, please indicate on the outside of the envelope "Bid on C&K Pine Old Union." 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 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 - C&K PINE OLD UNION

Bid Date: Thursday, October 16, 2025 by 3:00 P.M. (CT)

Bids will be opened on October 16, 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 Union County, Arkansas; as described by the sales notice.

This offer will remain valid through Monday, October 20, 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 October 16, 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

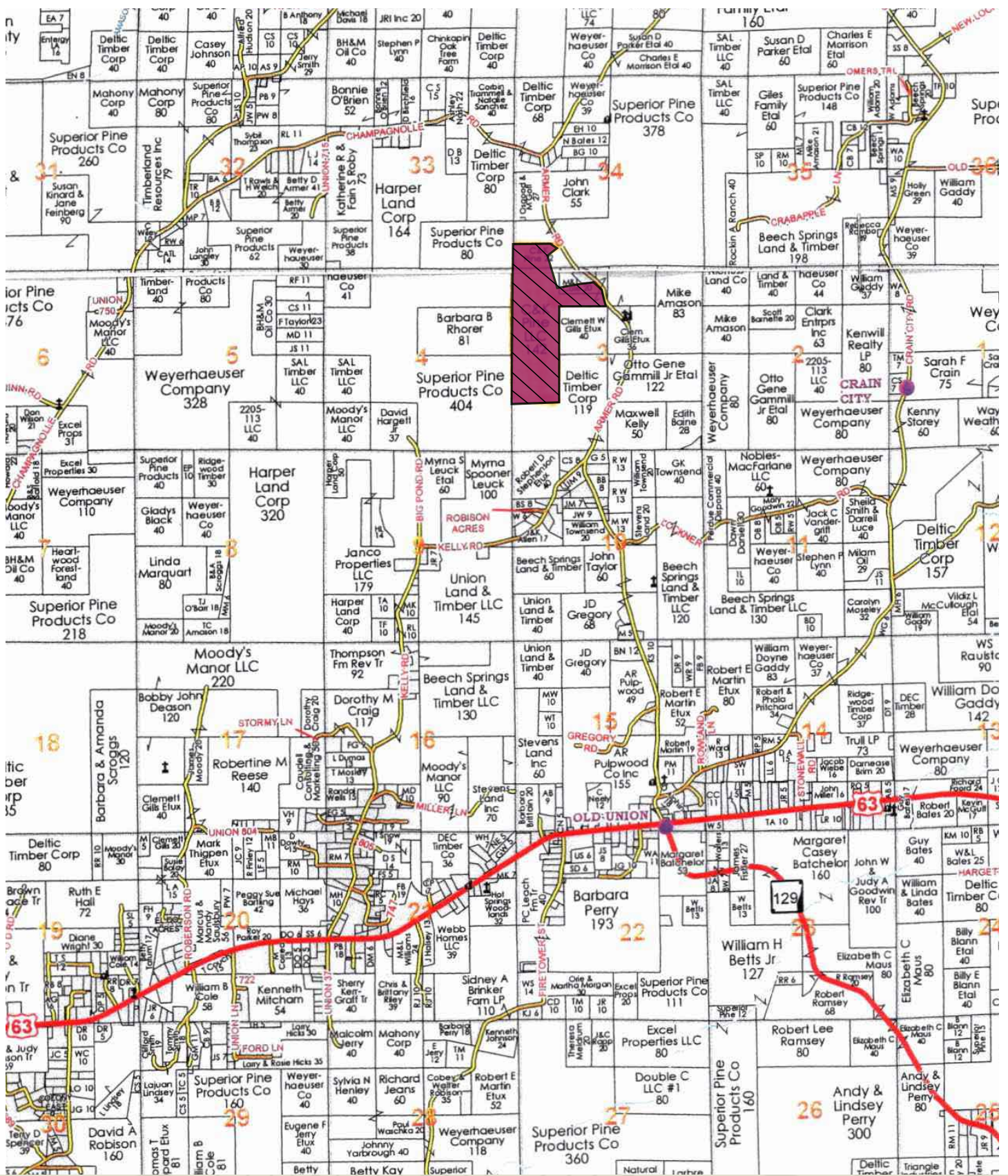
C&K PINE OLD UNION

C&K Pine Old Union provides a great timberland and recreational investment opportunity approximately 11 miles from El Dorado, Arkansas. The property consists of 152.68± acres and is composed of planted pines offering exceptional deer hunting, in

an area known for successful harvest. The property could also be easily used for residential purposes, with an excellent homesite already existing. Access is considered excellent from Armer Road.



OWNERSHIP MAP



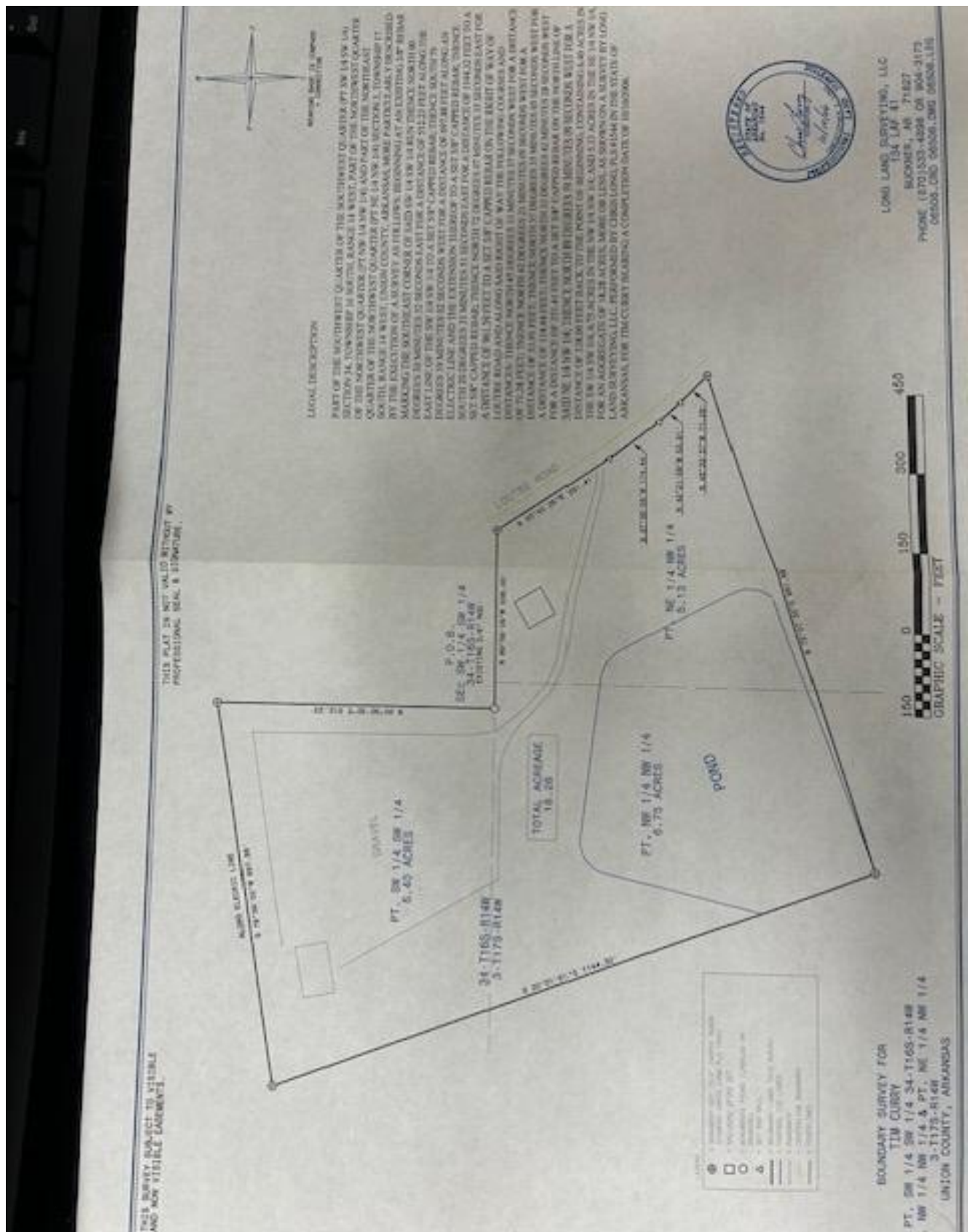
8

Tim Curry

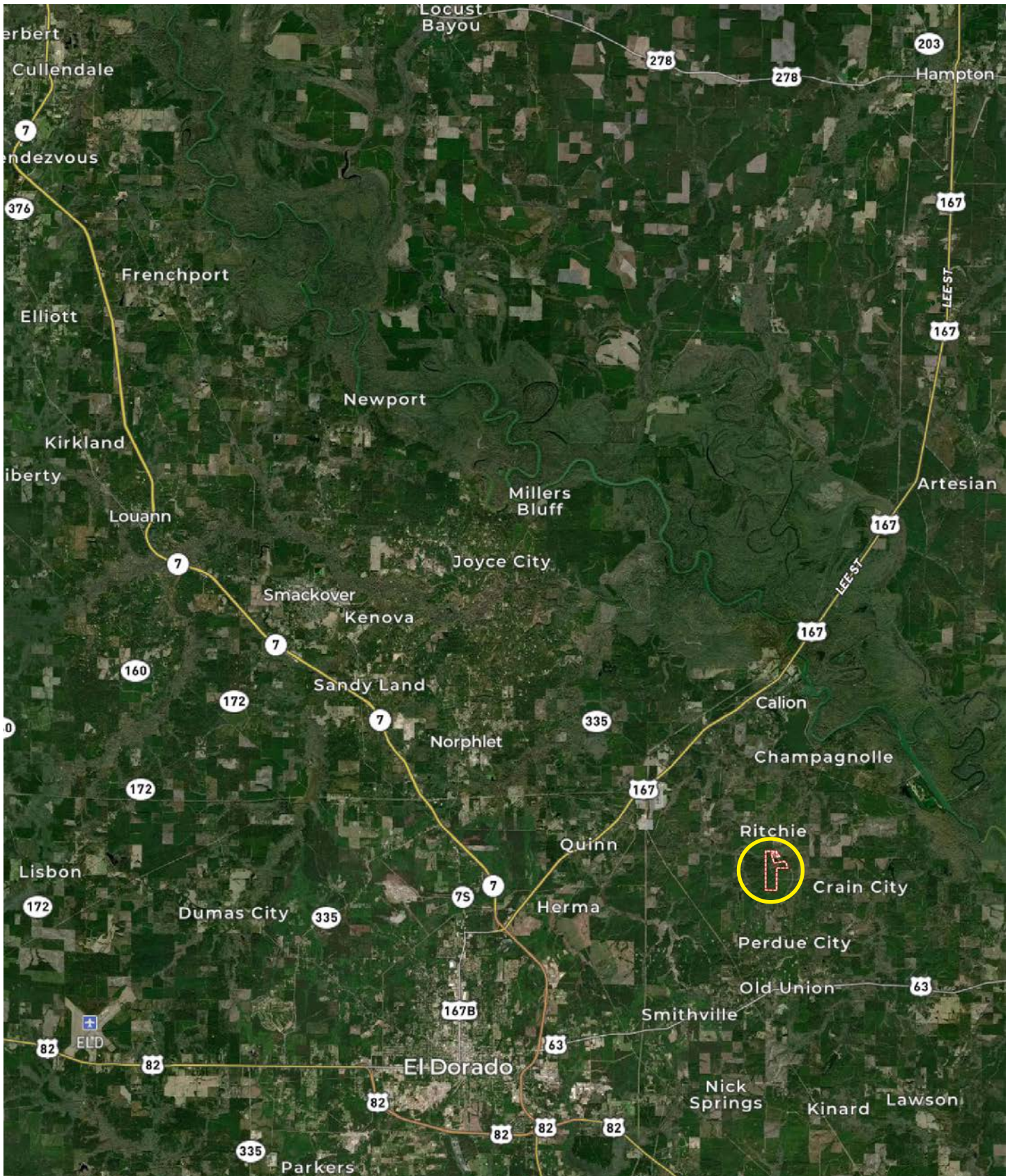
p. 3



SURVEY: LESS & EXCEPT



LOCATION MAP



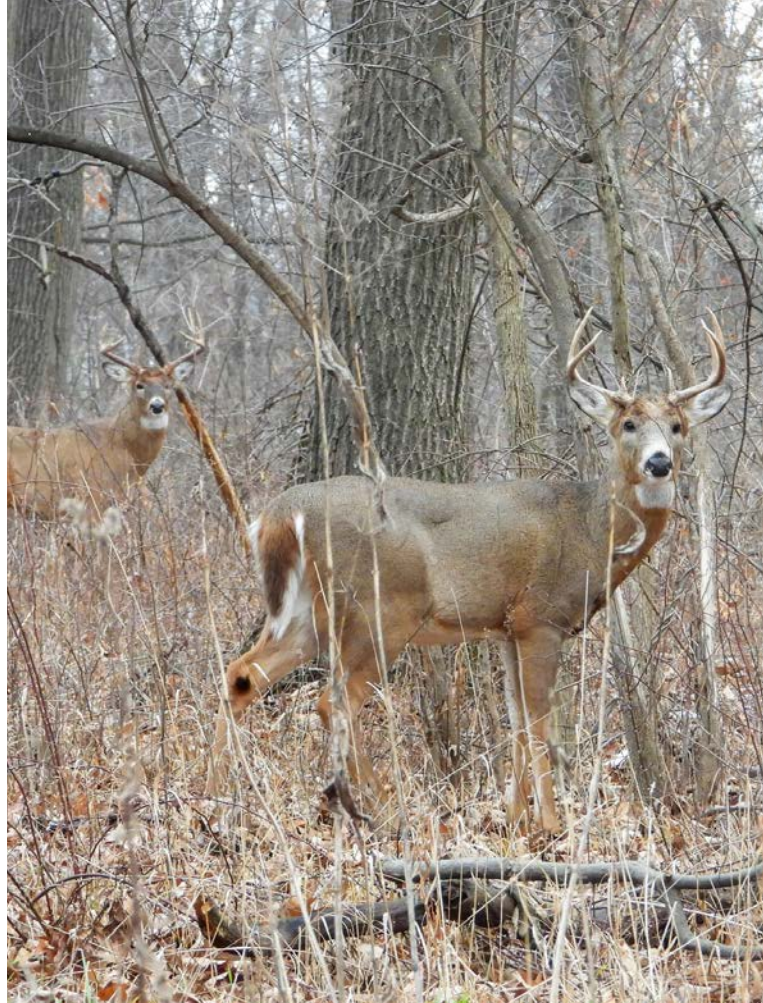
LOCATION & ACCESS

Union County, Arkansas
Southern Region of Arkansas

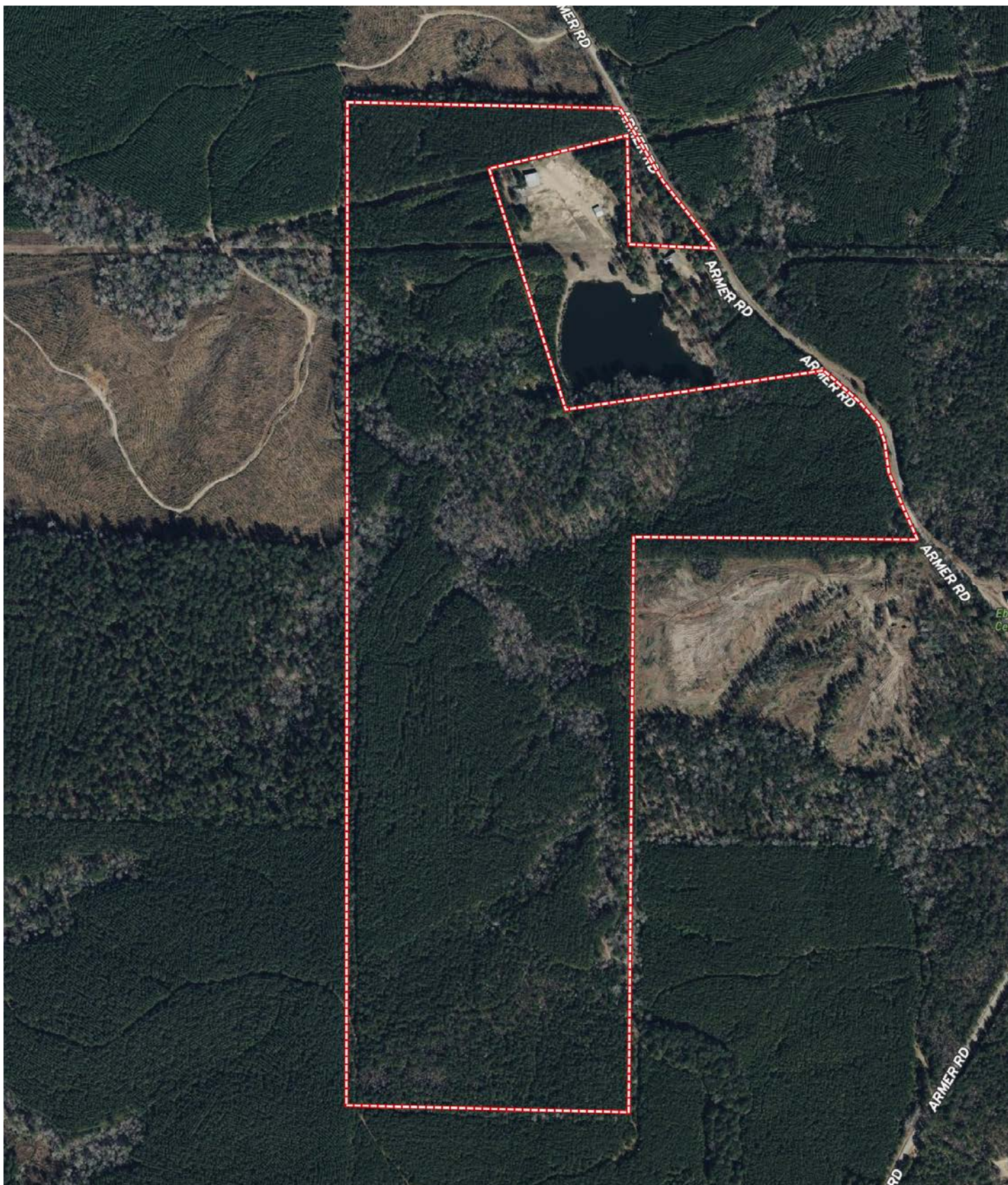
Mileage Chart

El Dorado, AR	11 Miles
Monroe, LA	75 Miles
Little Rock, AR	113 Miles

Access is considered excellent from Armer Road.



AERIAL MAP



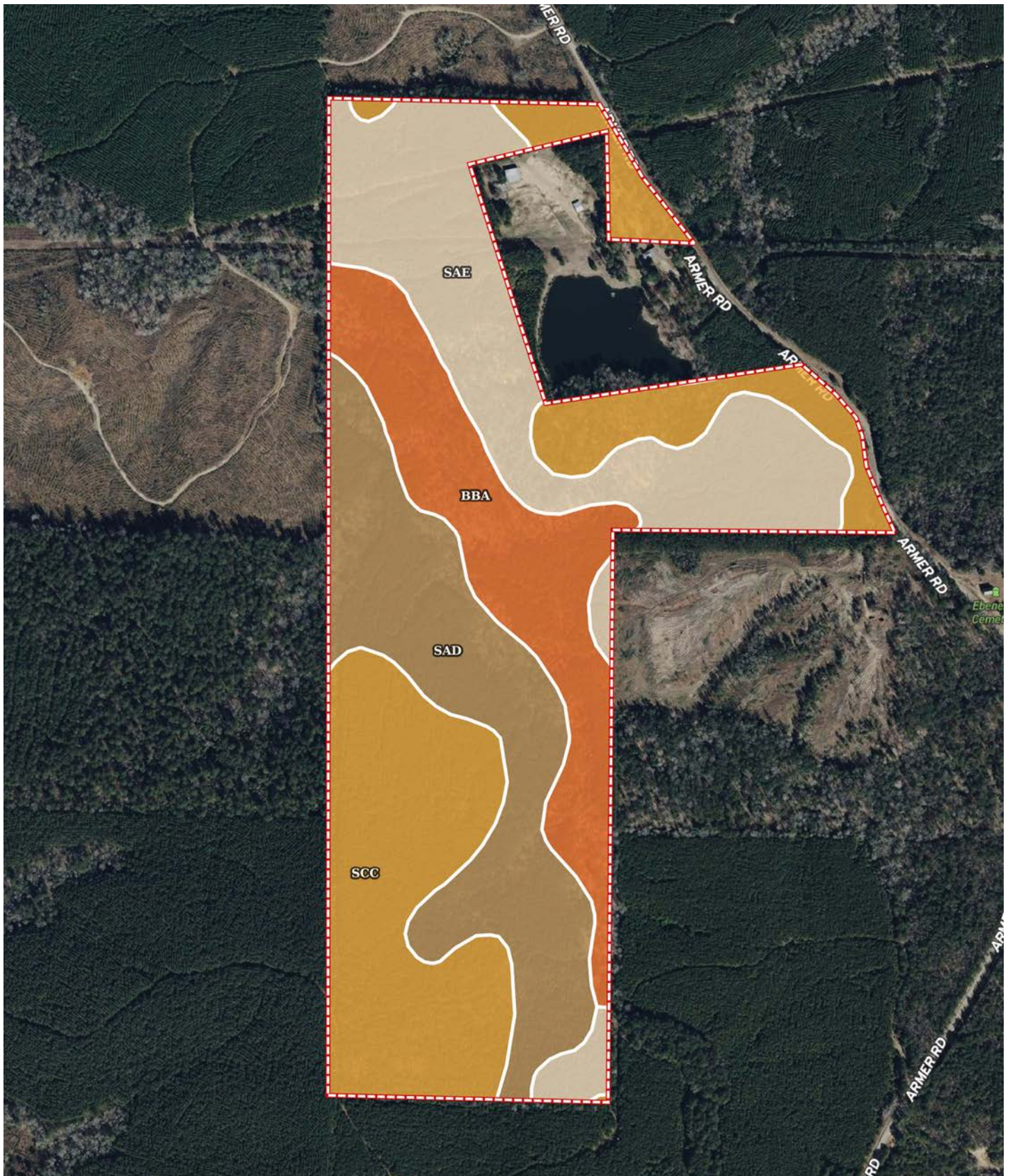
AERIAL MAP: LESS & EXCEPT



A topographic map of a study area. The map features brown contour lines indicating elevation, with labels for 150, 200, and 250 feet. A blue stream flows from the upper left towards the lower right. A road, labeled 'CO RD 33', runs diagonally across the upper right portion of the map. A red dashed line outlines a specific area of interest, which includes a small blue pond or reservoir. The terrain is characterized by numerous contour lines, suggesting a hilly or mountainous landscape.



SOIL MAP



SOIL MAP KEY

SOIL CODE	SOIL DESCRIPTION	ACRES	%	CPI	NCCPI	CAP
ScC	Sacul-Sawyer complex, 1 to 8 percent slopes	48.45	31.52	0	61	4e
SaE	Sacul fine sandy loam, 15 to 35 percent slopes	40.2	26.15	0	16	7e
SaD	Sacul fine sandy loam, 8 to 15 percent slopes	36.49	23.74	0	69	6e
BbA	Bibb fine sandy loam, 0 to 1 percent slopes, frequently flooded	28.55	18.58	0	31	5w
TOTALS		153.69(*)	100%	-	45.55	5.45

(*) 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 shall transfer to the Buyer. See 'Mineral Search' pages for more information.

Real Estate Taxes

\$334.00 (estimated)

Offering Price

Bids are due by 3:00 PM (Central) on Thursday, October 2, 2025

To learn more about C&K Pine Old Union or to schedule a property tour, contact Brandon Stafford of Lile Real Estate, Inc.

Brandon Stafford

501.416.9748 (m)

bstafford@lilerealestate.com



WARRANTY DEED

2007 1196
Recorded in the Above
Deed Book & Page
02-02-2007 04:30:51 PM
Cheryl Cochran-Wilson Circ Clerk
Union County, AR

Book/Pg: 2007/1196
Term/Cashier: UCCC-E2 / LWINSON
Tran: 2591.102641.122229
Recorded: 02-02-2007 16:30:59
DFE Deed 14.00
REC Recording Fee 0.00
Total Fees: \$ 14.00

WARRANTY DEED

KNOW ALL MEN BY THESE PRESENTS:

THAT I, **TIM CURRY**, an unmarried person, **GRANTOR**, for and in consideration of the sum of TEN DOLLARS (\$10.00), cash in hand paid by **C & K PINE, LLC**, an Arkansas Limited Liability Company, **GRANTEE**, and other good and valuable consideration, the receipt of which is hereby acknowledged, do hereby grant, bargain, sell and convey unto the said **GRANTEE**, and unto its successors and assigns forever, the following property lying in the County of Union, State of Arkansas, to-wit:



TRACT 1:

All of the Northeast Quarter of the Northwest Quarter lying West of the Loutre Road, Section 3, Township 17 South, Range 14 West, Union County, Arkansas

TRACT 2:

The South Half of the Southwest Quarter of the Southwest Quarter of Section 34, Township 16 South, Range 14 West, Union County, Arkansas



This instrument prepared by:
Elizabeth E. Langley
208 N. Washington
El Dorado, AR 71730

I certify under penalty of false swearing that the correct amount of revenue stamps has been placed on this instrument.

Penny Zoom
Grantee or Agent
2012 Gary 83 North
Grantee's Address
Monticello, AR 71655

WARRANTY DEED

TRACT 3:

The West Half of the Northwest Quarter, Section 3, Township 17 South, Range 14 West, Union County, Arkansas

TRACT 4:

The Northwest Quarter of the Southwest Quarter of Section 3, Township 17 South, Range 14 West, Union County, Arkansas

TRACT 5:

All that part of the Southeast Quarter of the Southwest Quarter lying South and West of the centerline of Armer Road (fka Union County Road #33), all in Section 34, Township 16 South, Range 14 West, Union County, Arkansas

TRACT 6:

All that part of the Northeast Quarter of the Northwest Quarter lying East of the Champagnolle-Loutre Road, all in Section 3, Township 17 South, Range 14 West, Union County, Arkansas,

LESS AND EXCEPT:

Beginning 140 yards South of the Northeast Corner of said Northeast Quarter of the Northwest Quarter

And thence run West to the Champagnolle-Loutre Road;

Thence Southeasterly along the said road to the East line of the Northeast Quarter of the Northwest Quarter of said Section 3;

Thence North to the POINT OF BEGINNING.

LESS AND EXCEPT THE FOLLOWING DESCRIBED TRACT:

Part of the Southwest Quarter of the Southwest Quarter of Section 34, Township 16 South, Range 14 West,

Part of the Northwest Quarter of the Northwest Quarter and part of the Northeast Quarter of the Northwest Quarter of Section 3, Township 17 South, Range 14 West, Union County, Arkansas, more particularly described as:

BEGINNING at an existing 3/8" rebar marking the Southeast Corner of said Southwest Quarter of the Southwest Quarter and run thence North 00° 30' 32" East for a distance of 512.23 feet along the East line of the Southwest Quarter of the Southwest Quarter to a set 5/8" capped rebar;

Thence South 79° 39' 02" West for a distance of 697.88 feet along an electric line and the extension thereof to a set 5/8" capped rebar;

Thence South 20° 31' 51" East for a distance of 1144.32 feet to a set 5/8" capped rebar;

Thence North 72° 07' 35" East for a distance of 961.59 feet to a set 5/8" capped rebar on the right-of-way of Loutre Road,

and along said right-of-way the following courses and distances;

Thence North 45° 33' 37" West for a distance of 71.28 feet;

Thence North 42° 21' 09" West for a distance of 53.91 feet;

Thence North 37° 35' 05" West for a distance of 114.44 feet;

Thence North 33° 42' 28" West for a distance of 251.41 feet ;

MINERAL SEARCH

TITLE GUARANTY COMPANY

LIMITED MINERAL OWNERSHIP SEARCH ORDER NO. 18354 A

TO: Tim Curry

DATE: January 26, 2007

WE HEREBY CERTIFY THAT we have examined the records of Union County, Arkansas, up to the period of time from January 24, 2007, at 8:00 AM, on the following described real property, AND FIND APPARENT mineral ownership vested in Tim Curry to be as set out below:

TRACT 1:

All of the Northeast Quarter of the Northwest Quarter lying West of the Loutre Road, Section 3, Township 17 South, Range 14 West, Union County, Arkansas

Tim Curry: 100%

TRACT 2:

The South Half of the Southwest Quarter of the Southwest Quarter of Section 34, Township 16 South, Range 14 West, Union County, Arkansas

Tim Curry: 100%

TRACT 3:

The West Half of the Northwest Quarter, Section 3, Township 17 South, Range 14 West, Union County, Arkansas

NW NW – Tim Curry – 100%

SW NW – Tim Curry – 16/30

Conveyances:

1. Mineral Deed from W. H. Perdue and M. E. Perdue, his wife, to M. Doss, Ethel Doss Slade, Birdie Doss Langston, Ed Doss, and Green Doss, dated May 31, 1928, and recorded June 6, 1928, in Book 271 at Page 254. (Undivided 4/30 on SW NW)
2. Mineral Deed from W. H. Perdue and M. E. Perdue, his wife to Dora Harrison and J. B. Harrison, dated May 30, 1928, and recorded June 6, 1928, in Book 271 at Page 252. (Undivided 1/6 on SW NW)
3. Mineral Deed from W. H. Perdue and M. E. Perdue, his wife to Kimmie Nix Allen, dated May 31, 1928, and recorded June 6, 1928, in Book 271 at Page 249. (Undivided 1/6 on SW NW)

TRACT 4:

The Northwest Quarter of the Southwest Quarter of Section 3, Township 17 South, Range 14 West, Union County, Arkansas

Tim Curry – 100%

Continued on Page 2

MINERAL SEARCH

TITLE GUARANTY COMPANY

LIMITED MINERAL OWNERSHIP SEARCH

ORDER NO. 18354 A

Page 2

TRACT 5:

All that part of the Southeast Quarter of the Southwest Quarter lying South and West of the centerline of Armer Road (fka Union County Road #33), all in Section 34, Township 16 South, Range 14 West, Union County, Arkansas

Tim Curry – 0.00%

Conveyances:

1. Fiduciary Deed from Simmons First Bank of El Dorado, N.A. to Anthony Forest Products Company, dated April 19, 2001, and recorded April 19, 2001, as Instrument #013220. Reserves all minerals and brine.

TRACT 6:

All that part of the Northeast Quarter of the Northwest Quarter lying East of the Champagnolle-Loutre Road, all in Section 3, Township 17 South, Range 14 West, Union County, Arkansas,

LESS AND EXCEPT:

Beginning 140 yards South of the Northeast Corner of said Northeast Quarter of the Northwest Quarter And thence run West to the Champagnolle-Loutre Road;

Thence Southeasterly along the said road to the East line of the Northeast Quarter of the Northwest Quarter of said Section 3;

Thence North to the POINT OF BEGINNING.

LESS AND EXCEPT THE FOLLOWING DESCRIBED TRACT:

Part of the Southwest Quarter of the Southwest Quarter of Section 34, Township 16 South, Range 14 West,

Part of the Northwest Quarter of the Northwest Quarter and part of the Northeast Quarter of the Northwest Quarter of Section 3, Township 17 South, Range 14 West, Union County, Arkansas, more particularly described as:

BEGINNING at an existing 3/8" rebar marking the Southeast Corner of said Southwest Quarter of the Southwest Quarter and run thence North 00° 30' 32" East for a distance of 512.23 feet along the East line of the Southwest Quarter of the Southwest Quarter to a set 5/8" capped rebar;

Thence South 79° 39' 02" West for a distance of 697.88 feet along an electric line and the extension thereof to a set 5/8" capped rebar;

Thence South 20° 31' 51" East for a distance of 1144.32 feet to a set 5/8" capped rebar;

Thence North 72° 07' 35" East for a distance of 961.59 feet to a set 5/8" capped rebar on the right-of-way of Loutre Road,

and along said right-of-way the following courses and distances;

Thence North 45° 33' 37" West for a distance of 71.28 feet;

Thence North 42° 21' 09" West for a distance of 53.91 feet;

Thence North 37° 35' 05" West for a distance of 114.44 feet;

Thence North 33° 42' 28" West for a distance of 251.41 feet;

Thence North 33° 03' 36" West for a distance of 611.26 feet back to the POINT OF BEGINNING.

Continued on Page 3

MINERAL SEARCH

TITLE GUARANTY COMPANY

LIMITED MINERAL OWNERSHIP SEARCH ORDER NO. 18354 A

Page 3

Tim Curry - 12/16

Conveyances:

1. Mineral Deed from A. J. Perdue and Mattie E. Perdue, his wife, to W. A. Jackson, dated May 31, 1928, and recorded May 31, 1928 in Book 270, Page 215. Undivided 1/16 interest.
2. Mineral Deed from A. J. Perdue and Mattie E. Perdue, his wife, to F. A. Laney and B. T. Laney, dated May 31, 1928, and recorded May 31, 1928 in Book 270, Page 216. Undivided 1/8 interest.
3. Mineral Deed from A. J. Perdue and Mattie E. Perdue, his wife, to The Meek Corporation, dated May 31, 1928, and recorded May 31, 1928 in Book 270, Page 278. Undivided 1/16 interest.

This Limited Mineral Ownership Search is made for the sole use and benefit of Tim Curry and is accepted with the understanding that TITLE GUARANTY COMPANY IS NOT EXPRESSING OR ATTEMPTING TO EXPRESS an opinion as to the title or the percentages to the said interest, or the validity of any instruments shown above, and this Company assumes no liability in connection therewith.

TITLE GUARANTY COMPANY

BY: 



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, AR 72202

WWW.LILEREALESTATE.COM



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501.421.0031 (Fax)

INFO@LILEREALESTATE.COM