SAUNDERS LAND

THE AUTHORITY ON ARKANSAS LAND VALUES

LAY OF THE LAND®

MARKET REPORT

ARKANSAS • PUBLISHED 2026

Welcome

Our annual Lay of the Land® Market Report, published and presented by Saunders Land, reflects our commitment to delivering valuable, data-driven insight as a long-term partner in Arkansas land ownership, management, and investment strategy.

This year marks a major milestone for our firm as we celebrate our 30th anniversary. Since 1996, we have been dedicated to serving landowners, investors, and developers across the Southeast, and this three-decade legacy is a testament to the trust you have placed in us for your real estate needs.

This report is powered by Atlas, a proprietary mapping and market intelligence system by Saunders Real Estate. This in-house technology has transformed how our research analysts identify and verify sales data, providing our reports with clearer insight into market activity and strengthening Saunders Land's role as the authority on land values.

Our firm has taken on several new initiatives over the past year:

Saunders Auctions: We have made significant strides to grow our auctions division and give buyers, sellers, and brokers another effective way to transact land and commercial real estate. Our online bidding platform creates a competitive and transparent sale environment for all parties.

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Arkansas Lay of the Land® Conference: In October 2025, we hosted the state's inaugural Lay of the Land Conference in Fayetteville. We are excited to announce that our 2026 Lay of the Land Conference will be in Little Rock on November 4, 2026.

Saunders Valuations: We launched this division to give clients access to independent appraisal and valuation services through the same firm they already trust for brokerage and management. Led by seasoned appraisers, we can now better service property owners, investors, lenders, and institutions in making informed decisions backed by credible analysis and market data.

Our mission statement remains the same: to be the most trusted and knowledgeable land experts in the markets we serve. Throughout 2025, our history and production continue to reflect our commitments:

- In 2025, Saunders Real Estate brokered 158,210 acres, bringing our total to 531,392 acres brokered since 2020.
- In 2025, Saunders Real Estate brokered $1,071,115,365 in transactions, bringing our total to $3,828,960,843 in transactions since 2020.

Thank you for your continued engagement with the Arkansas land market. We trust this report provides the valuable insights you need to navigate the year ahead. To discuss your specific land objectives or to see how our brokerage, management, auctions, and valuation services can be of assistance, please contact us today. We look forward to connecting with you and hope you enjoy our Lay of the Land® Market Report.

YEAR IN REVIEW
2025

A Legacy of Excellence

$1,071,115,365
in Transaction Volume

158,210 Acres
Total Acres Brokered

$3.8B+
531,392 Acres
Since 2020

30 Years of Trusted Results

We deliver full-service real estate solutions, expert guidance, market knowledge, and empower informed decisions in today's evolving landscape.

$8B+
Transaction Volume
Since 1996

Introduction

When you look at a map of Arkansas, it's easy to see just one state. But if you make your living in the land business, you know better. Arkansas isn't one single real estate market, it's a collection of completely distinct regions operating under one state line. Each pocket of the state has its own unique dirt, its own legacy of land use, and its own specific pool of buyers. That regional story is exactly what shaped the land market throughout 2025. Down in the Delta, everything stayed tightly anchored to high-value irrigated row crops and world-class waterfowl ground. In South Arkansas, commercial timber, mill access, and outdoor recreation continued to drive the conversation. Up in the North and Northwest corridors, explosive population growth around the I-49 corridor has turned traditional acreage into highly sought-after transitional land. And right in Central Arkansas, we saw that familiar, steady tug-of-war between urban expansion radiating out from Little Rock and traditional rural heritage.

Because the state is so beautifully diverse, the land market didn't move in a single direction this past year. While a few segments naturally cooled down from the frantic pace of the last few seasons, properties with strong fundamentals remained highly competitive. Buyers are definitely being more disciplined and selective today, but make no mistake, they are still active. When a well-located farm, a premier hunting tract, a productive poultry layout, or a smart development piece is priced right, it moves.

That's why looking at statewide averages only tells a fraction of the story. You can't value a timber tract in Union County the same way you look at prime crop ground in Mississippi County, or transitional acreage outside Fayetteville. Value always comes down to the finer details: water rights, soil quality, timber maturity, improvements, and proximity to growth. As we look toward 2026, the bedrock fundamentals of Arkansas land remain incredibly strong. The opportunity for landowners and buyers alike is in understanding exactly which market forces are touching your specific property. In a market this nuanced, boots-on-the-ground local knowledge isn't just helpful, it's the exact difference between a listing that sits on the market and a transaction that successfully closes. We are proud to share this data with you and we look forward to helping you navigate the unique value of your own piece of Arkansas.

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Cover photo courtesy of Matt Ashcroft. @mattashcroft15

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Hunting and Recreational

Hunting has proven to be one of the primary forces shaping rural land values across Arkansas. As timber markets have softened and interest in outdoor recreation has grown, we're continuing to see a shift in how many properties are viewed. This shift shows up in pricing. Tracts that were once evaluated primarily on income potential are now being bought for their recreational appeal, with hunting often driving the highest and best use. Other recreational properties, particularly those without meaningful income streams, are still commanding strong per-acre values as well. In these cases, valuation isn't driven by a spreadsheet. It's driven by factors like habitat quality, long-term vision, and the desire to own a place that can be enjoyed and passed down. These are legacy purchases as much as they are financial ones.

In our research, we verified 69,347 acres of Hunting and Recreational Land sales in 2025, including 398 transactions and totaling $266,970,275 in sales volume.

While there was some modest softening compared to 2024, the market for well-positioned hunting properties remained healthy. Sustained higher interest rates have thinned out some of the buyer pool, especially those interested in smaller or lower-quality tracts that typically rely on financing. At the same time, demand for high-quality properties has held firm, with many of those deals still being driven by cash buyers willing to pay for premium attributes.

Market Trends and Outlook

- The Arkansas Delta remains one of the premier duck hunting regions in the country. Properties located in proven flyways with established water control and infrastructure continue to command top-of-market pricing. Buyers in this segment are highly targeted, and when the right property comes available, it tends to move.
- North Arkansas once again led the state in overall transaction volume. Much of that demand is tied directly to Northwest Arkansas, where continued population growth and wealth creation are fueling interest in nearby recreational land. Buyers are prioritizing convenience/proximity, while still targeting properties with strong deer and turkey habitat.
- Compared to the post-2020 surge, buyers are showing more discipline. Demand is still there, but there's less willingness to stretch on properties that require significant improvements or have clear limitations. The gap between top-tier tracts and everything else has become more pronounced.

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2025 Hunting and Recreational Sales by Region

Region	Average $/Acre	Acres Transacted	Sales Volume	Number of Sales
Northern	$3,662	26,880	$92,183,854	172
Western	$3,464	11,733	$39,131,181	86
Central	$4,313	2,700	$10,780,828	25
Southern	$3,361	12,645	$39,710,639	63
Delta	$6,081	15,389	$85,163,773	52

Key Factors Driving Value

- Quality of wildlife habitat and management practices
- Presence of water features and ability to control water
- Timber composition and long-term value
- Access and internal road systems
- Location relative to established hunting regions
- Existing improvements and overall usability

Conclusion

Recreational land continues to be one of the more stable segments of the Arkansas land market. Demand is being driven by a mix of individual buyers, families, and hunting groups - particularly those based near Northwest Arkansas and those focused on waterfowl opportunities in the Delta.

At the same time, the market is becoming increasingly quality-driven. Well-located, well- managed properties with established infrastructure continue to perform, while tracts with limitations are facing more scrutiny than in recent years.

Key Takeaways

- 69,347 acres sold in 2025 totaling $266,970,275
- Delta remains the strongest market for waterfowl-driven properties
- North Arkansas leads in transaction volume, supported by Northwest Arkansas demand
- Buyers are more selective and price-sensitive, particularly on lower-quality tracts

Top 3 Transactions

$13,650,000 • 929 acres • Prairie County

$10,438,250 • 1,458 acres • Madison County

$8,700,000 • 2,633 acres • Lincoln County

Poultry Farms

Arkansas continues to be one of the most established poultry production states in the country, and that strength continues to translate into consistent demand for poultry farm properties. With major integrators like Tyson, Simmons, and George's maintaining a strong presence across the state, poultry remains one of the more stable, income-driven land asset classes.

In 2025, we tracked approximately 24 poultry farm transactions, representing $63,977,000 in total volume.

Market Trends

Regulatory uncertainty is shaping land decisions in Northwest Arkansas. Ongoing litigation surrounding the Illinois River watershed is a recurring topic of discussion among poultry operators and investors in the region. While the long-term outcome remains unclear, the lawsuit has introduced an added layer of uncertainty related to nutrient management, environmental regulations, and future operating requirements.

Poultry Farm Values

Unlike other land types, poultry farm values are not driven by acreage. The income-generating capability of the operation and integrator contracts play the most important roles in determining value.

- High-performing farms with modern houses and strong contracts continue to command premium pricing
- Mid-tier farms with some deferred maintenance trade in a more moderate range
- Older farms often require significant investment and trade at a discount

Key Factors Driving Value

- Integrator contract strength and history
- Age, condition, and number of poultry houses
- Compliance with current integrator specifications
- Historical production performance
- Proximity to processing facilities
- Utility infrastructure (water, power, gas)
- Overall operational efficiency

Conclusion

The Arkansas poultry farm market remains one of the more resilient segments of the land market, supported by strong integrator demand and consistent income potential. At the same time, buyers are becoming more discerning, placing greater emphasis on operational quality and long-term viability. As a result, well-maintained, high-performing farms continue to outperform the broader market.

2025 Poultry Farms Sales by Region

Region	Sales Volume	Number of Sales
Northern	$41,405,000	10
Western	$18,627,000	10
Central	-	-
Southern	$3,945,000	4
Delta	-	-

Top 3 Transactions

$9,555,000 • Independence County

$9,511,000 • Independence County

$6,650,000 • Benton County

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Waterfowl Update

This is the second year in a row that I've had the opportunity to write an article reflecting on where we stand in the world of waterfowl and wetlands here in Arkansas and across much of the country. As I debated what to write about this year, I found myself doing a little soul-searching.

The conversation around the state of waterfowl continues, often amplified by social media, about what we need to do to "fix" things. And for many hunters, there is plenty to be frustrated about. A dry fall and winter across much of the southern United States combined with lower overall duck populations meant a tough season for many.

It's natural to start asking why. Hunters are passionate about the resource and want to see it thrive. But what bothers me most about the current conversation is that many of the discussions we should be having are getting drowned out by infighting. Instead of focusing on the external forces we have strong empirical evidence for, we often end up arguing about issues that, at best, would have minimal effects on the resource.

So I'll take the bait and wade into a few of the hot topics that dominate waterfowl discussions today: Canada is killing too many ducks, flooded corn is short-stopping migration, and whether hen harvest is hurting mallard populations.

Canada and Harvest Pressure

I've been fortunate to hunt in Manitoba almost annually for the past twenty years. Like everyone else, I see the social media photos—piles of brown ducks and big groups of American hunters standing behind them. It's easy to look at those images and come away with the impression that harvest pressure north of the border must be out of control.

But when you look at the data, that perception doesn't hold up. Canada maintains harvest estimates through parts-collection surveys similar to those conducted in the United States. Those surveys suggest that total mallard harvest across the entire country is roughly 350,000 birds annually, lower than the mallard harvest in Arkansas alone in some years.

Band recovery data tell a similar story. Less than 6% of bands deployed on mallards wintering in Arkansas are later reported from Canadian harvests. In other words, most hunting pressure on the birds we see here is not happening north of the border.

Ryan Askren
Five Oaks
Agriculture and Research Director

Harvest certainly plays a role in population dynamics. But the available evidence simply does not support the idea that Canadian harvest is driving the challenges hunters are experiencing farther south.

Another common explanation for fewer ducks in southern states is the belief that flooded corn is short-stopping migration in mid-latitude states. While that idea opens the door to worthwhile conversations about the need for more diverse habitats, it is hard to put the blame entirely on others providing food resources for ducks without first taking a hard look at conditions in our own backyard.

Thanks to transmitter data, we now have a clearer picture of how mallards use the landscape during winter. Yes, some birds are remaining farther north than they historically did, but most of those birds are not simply sitting in flooded corn impoundments.

Many are distributed along major river systems such as the Missouri River and its tributaries, where they loaf and roost on open water before flying out to feed in dry, harvested corn fields. Flooded corn gets a great deal of attention because it is easy to see and photograph, but it is far from the only factor influencing winter distribution.

These shifts are also occurring across multiple species. Large numbers of greater white-fronted geese, for example, have shifted northward in recent years, and those birds are not all concentrated in flooded cornfields either.

What we are likely seeing is the combined influence of several factors: changing climate patterns, altered agricultural landscapes, and the distribution and availability of habitat across the flyway.

The Hen Harvest Debate

Then there is the debate over hen harvest. The argument seems simple: dead hens don't lay eggs. If hunters shoot fewer hens, more females will return to the breeding grounds and produce ducklings. There is certainly truth in that statement but it lacks understanding of the full annual cycle of a mallard hen.

Evidence suggests the probability of a hen surviving an entire year is around 50 percent. Hunting mortality makes up only a small portion of that. Estimates indicate harvest likely accounts for less than five percent of total annual mortality.

The rest comes from starvation during severe winters, disease outbreaks when birds are concentrated, predation during migration, and mortality on the breeding grounds.

And breeding itself is demanding. After surviving winter and migration, hens must compete for limited breeding ponds. Breeding success is strongly influenced by the availability of wetlands on the breeding grounds. As pond numbers decline, competition increases and fewer pairs successfully nest. Hence, the number of nesting hens is limited by the number of ponds, regardless of how many survived the hunting season.

From there the risks continue—nest predation, late snowstorms, flooding, and other environmental challenges.

None of this means hen harvest should be ignored. But it does suggest that further restrictions would likely have a negligible effect on overall population dynamics, especially when hunters already harvest roughly 3.5 drakes for every hen. More importantly, additional restrictions could disproportionately affect hunters who already struggle to stay involved in the sport—those who only get to hunt a few weekends each season on public land.

The Common Thread: Habitat

All three of these debates share something in common: they distract us from the factor that the strongest evidence points to—habitat.

Habitat loss and degradation remain the primary drivers of long-term waterfowl challenges.

Anyone who spends time driving through the Arkansas or Mississippi Delta can see how dramatically the landscape has changed. Fence rows and ditches are increasingly clean and uniform, often devoid of the food and cover wildlife once depended on. Drainage systems continue to improve, allowing even the wettest areas to be farmed.

As water moves off the landscape more quickly, it flows into bayous and rivers instead of spreading across the floodplain. That shift degrades the bottomland hardwood forests that historically dominated these systems.

When those forests decline, the entire ecosystem suffers—from the invertebrates ducks rely on for protein to the countless other species that depend on these habitats.

In short, we have been bending the cost-benefit equation of wintering in the southern United States in the wrong direction.

The Truths

Here is the truth. Our waterfowl populations are low due to drought in the Prairies, a natural cycle that is necessary for revitalizing those live giving waters. On the darker side, we have been and are considering to see habitat loss and degradation in both the US and Canadian Prairies that is likely irreversible. Drainage systems are being put in that will never allow those wetlands to function as they should even when moisture comes back. Simultaneously, agricultural practices in the southern US continue to evolve and not in ways that benefit wintering ducks. We need change.

If we want to improve the future of waterfowl hunting, the path forward is fairly clear.

First, we need policies that support habitat conservation across the flyway. That includes pushing for a strong Farm Bill and agricultural programs that reward conservation practices on working lands.

Rice production, in particular, has historically provided tremendous value for wintering waterfowl in the southern United States. As farmers face rising costs and uncertain markets, we should be looking for ways to make it worthwhile for them to provide habitat.

Second, we need to support state wildlife agencies and conservation organizations in expanding public lands and waterfowl sanctuaries. These areas provide critical habitat and ensure future generations have places to hunt.

Finally, it’s not enough to simply hold on to what we have—we need to put land back into habitat.

One of the most encouraging trends I’ve seen recently is poor or marginal farmland being purchased and converted into managed wetlands and waterfowl habitat. Projects like these show what is possible when landowners, conservation groups, and hunters work toward the same goal.

The challenges facing waterfowl and wetlands are real. But if we shift our focus away from arguing with each other and toward restoring the habitats ducks depend on, we stand a much better chance of ensuring that the sights and sounds of migration remain part of the southern landscape for generations to come.

Farms and Cropland

Arkansas remains one of the most productive agricultural states in the country, with roughly 14.3 million farmable acres generating well over $20 billion in annual economic activity. Our signature row crops—rice, cotton, corn, and soybeans—continue to anchor the landscape, covering millions of acres and benefiting from the rich alluvial soils of the Mississippi River valley. As the nation's top rice producer, Arkansas typically plants around 1.3 to 1.5 million acres each year and ranks among the leaders in cotton output. Farmers here stay ahead of the curve with precision land forming, efficient irrigation systems, underground piping, and advanced drainage solutions that keep yields strong even in variable weather.

Market Trends and Outlook

The 2025 farmland market showed strong momentum compared with 2024. Verified sales of Farms and Cropland totaled 79,873 acres statewide, well above the previous year's pace. The average price per acre settled at roughly $5,535, while total sales volume reached approximately $512 million. Activity picked up notably across the state, with buyers showing continued confidence amid evolving commodity conditions and input costs.

The Delta once again carried the lion's share, accounting for the vast majority of Farms and Cropland acres traded and a dominant share of the dollar volume. Other regions contributed solid participation as well, underscoring the broad appeal of Arkansas farmland.

By comparison, 2024 saw more moderate overall volume. The 2025 numbers reflect stronger participation across the board, with the Delta's dominance remaining a defining feature while other regions stepped up meaningfully.

A quick but important note on these averages: because county records report the full transaction price for an entire tract, the blended $/acre figure naturally includes both high-value tillable ground and lower-value non-tillable acreage such as woods, wet areas, or buffers. As a result, the true value of prime tillable acres in many deals sits noticeably higher than the reported average. This is simply how the data arrives, but it underscores why experienced local knowledge matters so much when buying or selling.

Key Market Drivers

The fundamentals that have long supported Arkansas farmland—fertile soils, reliable water access, and proven productivity—remain firmly in place. Recent state legislation has added meaningful tailwinds: new protections against foreign ownership of agricultural land, expanded tax exemptions for USDA program payments, and requirements for agricultural-impact agreements on energy developments. On the federal side, the 2025 budget reconciliation measures bolstered conservation funding through programs such as EQIP and CSP, while bridge payments helped cushion producers facing weather and market challenges. These policy steps reinforce landowner confidence and help stabilize values heading into 2026.

Commodity Prices and Investment Opportunities

Commodity markets and input costs continue to influence margins, and net farm income for the state is projected to ease about 8 percent to roughly $2.91 billion in 2025. Yet high-quality irrigated cropland, particularly in the Delta, continues to demonstrate resilience. Investors and operators alike are eyeing opportunities in precision agriculture upgrades, conservation practices that qualify for enhanced federal support, and strategic land consolidation. As interest rates moderate and global demand for Arkansas staples holds steady, the stage appears set for continued strength.

Whether you are a longtime landowner considering your next chapter or an investor seeking dependable agricultural assets, we strongly recommend working with an experienced farmland advisor who understands the nuances of local soils, water rights, and market comps. The right guidance ensures you capture full value for your tillable acres and avoid leaving money on the table.

Summary

Arkansas farmland retains its reputation as a premier investment asset, backed by strong production fundamentals, strategic policy support, and the state's leadership in key row crops. The 2025 numbers reflect healthy activity and strong volume compared with 2024, with the core strengths of the market—secure water resources, soil quality, and proven yields—shining through.

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2025 Farmland Sales by Region

Region	Average $/Acre	Acres Transacted	Sales Volume	Number of Sales
Northern	$5,711	8,360	$45,543,760	24
Western	$3,214	1,574	$5,111,687	9
Central	$5,678	4,045	$27,155,623	18
Southern	$6,736	4,723	$36,728,850	14
Delta	$6,338	61,171	$397,422,014	167

Key Takeaways

- 79,873 acres of Farms and Cropland changed hands in 2025 at a reported average of roughly $5,535 per acre (with prime tillable portions often higher).
- The Delta accounted for the vast majority of activity, moving over 61,000 acres and confirming its position as the heartbeat of Arkansas row-crop real estate, while other regions contributed meaningful volume as well.
- New state and federal policies, including land protections and expanded conservation incentives, provide additional stability and opportunity.
- Looking toward 2026, the combination of moderating rates, ongoing federal support, and Arkansas agriculture's enduring productivity points to a market well-positioned for continued strength and long-term appreciation.

Arkansas farmland continues to offer that rare and appealing balance of stability and upside potential. If you own ground here or are thinking about acquiring some, we would welcome the chance to put our local expertise to work for you.

Timberland

Arkansas is home to 19 million acres of forestland, which covers 56.6% of the state. With one in fourteen Arkansans owning forestland, private landowners control a significant 11 million acres of this resource. The state ranks #6 nationally in forestry products, generating over $6.4 billion annually, which accounts for 4.1% of Arkansas's GDP. This makes Arkansas the most forestry-dependent state in the South.

Reforestation and afforestation are major priorities in Arkansas. The state ranks #2 in the South for total seedlings grown and #1 for hardwood seedlings. Arkansas's forests are not just growing; they are thriving. The growth-to-drain ratio in 2025 was 1.6 for pine and greater than 3 for hardwood, meaning that significantly more timber is being grown than harvested. Arkansas's 2025 forest inventory data reported a total growth of greater than 50 million tons, with harvest at 26 million tons.

Industry Challenges

Arkansas's timber industry has faced challenges in recent decades due to mill closures, lower housing starts, high mortgage rates, inflation, increasing lumber production costs, imported solid wood and fiber, and logger availability. However, harvest levels have increased by 9% over last year. All these factors have kept stumpage prices flat or declining.

There are some promising developments:

- Weyerhaeuser's investment in a new TimberStrand® plant for engineered wood products near Monticello.
- In 2025, Georgia-Pacific announced a $90 million investment in its Crossett mill to increase premium toilet paper production. However, GP began importing fiber for this mill, which had a negative impact on stumpage prices and the operational logging economy.
- Green Bay Packaging is moving forward with its $1 billion investment, which could significantly improve its production.
- Domtar announced that its Glenwood sawmill will resume operations after it was temporarily shut down in October 2025.
- Suzano's purchase of the Pactiv Evergreen paper mill in Pine Bluff, with plans to modernize it, should help the pine pulpwood market in Southeast Arkansas.

Despite these developments, the Arkansas Center for Forest Business has identified critical issues that require attention in their "Arkansas Forestry Outlook Report: 2026." These include developing new markets for wood fiber, improving rural infrastructure and unpaved roads, and workforce development.

Stumpage Prices

Each quarter, the University of Arkansas System Division of Agriculture and the Arkansas Forest Resources Center publish the "Arkansas Timber Price Report," which tracks statewide stumpage pricing for standing timber. The table below presents Q4 2025 statewide average prices from that report.

The value of standing timber depends on access to and within the tract, weather suitability (wet vs. dry operability), acreage, location, topography, timber quality, species, and distance to the nearest mill.

Market Trends and Outlook

We verified 108 Timberland sales in 2025, including 64,524 acres and a statewide average price of $3,598 per acre.

The growing population of North Arkansas, combined with an influx of non-residents from neighboring states seeking outdoor recreation, has significantly increased demand for timberland properties. These properties appeal to families seeking refuge from urban areas and a desire to establish a legacy of land ownership and a stewardship ethic in their children.

The table below provides a detailed comparison of timberland values by region for verified sales in 2025.

4th Quarter 2025 Stumpage Prices
($/ton, statewide average)

Product	Price Q4 2025	Price Q3 2025	$ Change from Q3 Up/(dn)
Pine Sawtimber	$23.90	$23.60	$.30
Pine Chip-n-Saw	$14.49	$13.74	$.75
Pine Pulpwood	$3.67	$3.89	($0.22)
Mixed Hardwood Sawtimber	$37.83	$40.93	($3.10)
Hardwood Pulpwood	$7.22	$7.13	$0.09

Valuation Factors

Timberland values are affected by factors that impact its productivity, marketability, and long-term investment potential. These include:

- Location and Accessibility – Proximity to infrastructure, road access, and ease of transportation.
- Proximity to Mills and Markets – Distance to processing facilities and timber markets directly affects profitability.
- Tract Size – Larger tracts may offer economies of scale, while smaller tracts may command premiums based on unique attributes.

2025 Timberland Sales by Region				
Region	**Average $/Acre**	**Acres Transacted**	**Sales Volume**	**Number of Sales**
Northern	$3,638	2,397	$6,789,856	16
Western	$4,581	6,210	$19,282,539	22
Central	$4,493	838	$3,438,827	8
Southern	$3,333	42,778	$97,752,080	52
Delta	$1,946	12,301	$20,833,590	10

- Timber Type, Age, and Quality – The composition, maturity, and health of the timber stand influence market value.
- Aesthetic and Viewshed Considerations – Scenic landscapes and natural beauty can enhance recreational and residential appeal.
- Water Features – The presence of rivers, lakes, or ponds can increase both recreational and ecological value.
- Adjacent Property Use – Surrounding land use impacts desirability, whether for conservation, development, or recreational purposes.
- Historical and Archaeological Significance – Unique historical or cultural attributes may add value or introduce regulatory considerations.
- Mineral Rights and Carbon Offset Potential – Additional revenue opportunities may exist through mineral extraction or carbon sequestration initiatives.

Conclusion

Arkansas remains one of the most undervalued timber markets in the United States, offering exceptional opportunities for investment. The state boasts a diverse range of timberland types, varied geography, and abundant natural resources, making it an attractive option for both institutional and private investors.

With the forest industry contributing 4.1% of Arkansas' GDP, the state government recognizes the sector's economic significance and actively supports sustainable forestry initiatives. As the most forestry-dependent economy in the Southern United States, Arkansas continues to present a strong and profitable environment for timberland investment.

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Transitional Land

Northwest Arkansas remains one of the fastest-growing regions in the country, and that growth continues to show up clearly in the transitional land market. As population expands outward from Bentonville, Rogers, Springdale, and Fayetteville, demand for land positioned for future development remains steady.

In 2025, across Washington and Benton Counties, we tracked 2,061 acres of transitional land sales over 26 transactions, totaling $97,648,670 in volume with an average price of $61,124 per acre. After removing the top and bottom 10% outliers, the average price per acre came out to $53,923.

For purposes of this report, we define transitional land as raw or undeveloped property moving from one use - typically agricultural - toward another, most often single-family development. We intentionally exclude fully developed, entitled, platted, or build-ready land, as those properties trade at materially higher prices and can distort the underlying trends we're trying to isolate. While we expect to expand this analysis into other emerging markets across Arkansas in future reports, the data in this section is limited to Washington and Benton Counties.

Market Trends and Outlook

- Sewer access remains one of the biggest drivers of value. Properties with available capacity - or a clear, near-term path to it - are consistently commanding premium pricing. In contrast, tracts without defined utility solutions are taking longer to move and facing more downward pressure on pricing.
- With higher interest rates and tighter margins, builders are taking a more disciplined approach. There's increased focus on topography, lot yield, and total development cost - not just price per acre. Deals that don't pencil on the front end are getting passed over more quickly than they were a few years ago.
- As competition intensifies in core areas, developers are expanding outward, particularly east and west of the primary growth paths. While this has created new pockets of demand, values in these areas remain closely tied to infrastructure timing and long-term feasibility.
- More conversations are centered around yield. Properties that can support higher density or more efficient layouts are outperforming, even if their per-acre price appears higher at first glance.

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NWA Transitional Land Values

While the overall average came in at $61,124 per acre, pricing across the 26 transactions ranged from roughly $10,000 per acre on the low end to approximately $228,000 per acre on the high end.

That spread is largely driven by differences in development readiness and future land use zoning:

- Development-ready land (utilities and access in place) continues to command top-of- market pricing
- Near-term development land (utilities nearby) remains highly competitive
- Long-term hold land (limited or no utilities) trades at a meaningful discount and requires more patient capital

The gap between these categories has widened over the past year. Two properties in close proximity can carry very different values depending on infrastructure access and the timeline to development.

Key Factors Driving Value

- Sewer access and available capacity
- Proximity to major growth corridors (I-49 and key arterials)
- Availability of water, power, and road frontage
- Zoning and entitlement positioning
- Topography and overall development cost

Conclusion

The transitional land market in Northwest Arkansas remains strong, but it's become more nuanced than it was even a year ago. Demand is still present, but buyers are more selective, and the separation between high-quality opportunities and more challenging tracts continues to grow.

For landowners, understanding where a property falls along that spectrum is critical when it comes to timing and pricing decisions.

Key Takeaways

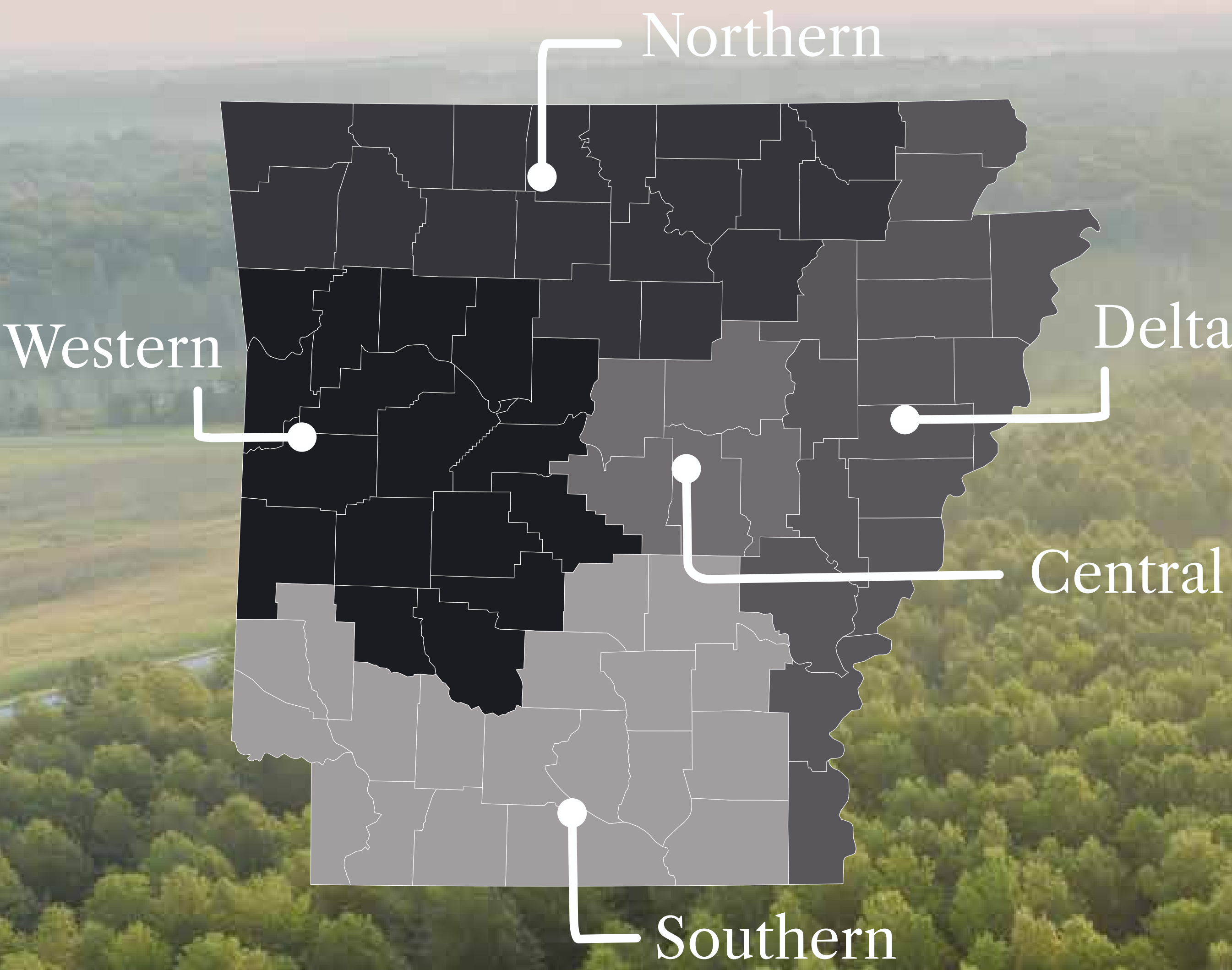
- 2,061 acres traded across 26 transactions in 2025, totaling $97.64M in volume
- Average pricing reached $61,124 per acre, with wide variation based on infrastructure and location ($53,923 per acre after removing top and bottom outliers)
- Sewer access remains the primary driver of value
- Developers are underwriting more conservatively than in recent years
- Pricing is increasingly tied to lot yield rather than raw acreage
- The gap between development-ready land and long-term hold land continues to widen

Top 3 Transitional Transactions

$12,223,215 • 90 acres • Benton County

$12,184,000 • 62 acres • Benton County

$11,500,000 • 50 acres • Benton County



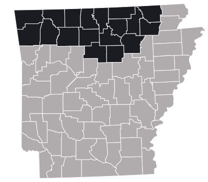
Regional Markets

The Arkansas landscape is remarkably diverse, and that diversity directly shapes how land is valued and utilized across the state. Each region—Central, Northern, Southern, Western, and Delta—represents a unique mix of topography, land use, and market dynamics.

In the Delta, farmland is typically flat, irrigated, and well-suited for large-scale row crop operations producing soybeans, rice, cotton, and corn. In contrast, the Northern and Western regions are more rolling and forested, with properties often used for cattle, hay, timber, or diversified agricultural practices on smaller tracts.
The Southern region is heavily tied to commercial timberland, while the Central region blends agricultural, recreational, and transitional land uses.

These distinct geographic and operational differences influence land pricing, buyer interest, and long-term value. By breaking down the data by region, we aim to reflect the true variety of Arkansas's land market and help you, as landowners, better understand the value drivers in specific parts of the state.

Northern



The North Arkansas land market is heavily influenced by the growth of Northwest Arkansas, one of the fastest-growing regions in the country. As population pushes outward from Bentonville, Fayetteville, Rogers, and Springdale, demand across multiple land types, particularly development properties and recreational tracts, remains strong.

Our research team verified 61,772 acres across 362 transactions closed in 2025, representing $382,355,371 in total sales volume across the 17 counties we classify as North Arkansas.

Hunting and Recreational Land and Pastureland accounted for the majority of overall transaction activity. Transitional Land tracts commanded the highest per-acre pricing, averaging $53,923/acre across the region after removing outliers.

Hunting and Recreational

- 172 total sales
- 26,880 acres transacted
- Total sales volume: $92,183,854
- Average price per acre: $3,662

With 26,880 acres sold across 172 transactions last year, recreational tracts remain the most active segment in North Arkansas. The average price came in at $3,662 per acre.

While factors like access, water, and wildlife management always matter, the biggest driver in this region is proximity to Northwest Arkansas. Demand from high-income buyers looking for recreational ground within an hour of the major population centers has put upward pressure on values; a trend that shows up clearly in the data. The average price per acre in Washington, Benton, Madison, and Carroll Counties was $4,370, compared to $3,871 across the remaining North Arkansas counties.

Farms and Cropland

- 24 total sales
- 8,360 acres transacted
- Total sales volume: $45,543,760
- Average price per acre: $5,711

Row crop ground is not a dominant land type across most of North Arkansas, but we did see a handful of specialty farm transactions in 2025. A total of 8,360 acres traded across 24 sales, with an average price of $5,711 per acre.

Ranches and Pastureland

- 111 total sales
- 20,916 acres transacted
- Total sales volume: $97,819,231
- Average price per acre: $5,359

Pastureland was second only to recreational land in transaction volume. Cattle operations remain a core part of the region, although we continue to see pressure in flatter areas in Northwest Arkansas where pastureland is being converted to residential development, which we classify as Transitional Land.

For properties that remained in agricultural use, we tracked 20,916 acres across 111 transactions closed last year, for an average price per acre of $5,359.

Key Market Drivers

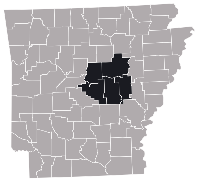
- Persistent population growth in Northwest Arkansas pushing demand into surrounding rural counties
- Strong buyer demand for recreational tracts within a one-hour drive of NWA population centers
- Ongoing conversion of pastureland to residential development in NWA growth corridors

Conclusion

North Arkansas remains the most dynamic land market in the state, supported by a combination of diverse land uses, population growth, lifestyle demand, and limited supply of quality land.

While development pressure continues to reshape certain areas, especially closer to Northwest Arkansas, the broader region still offers a diverse mix of recreational, agricultural, and income-producing land opportunities. Moving forward, the key themes to watch will be how far outward growth continues to push, how quickly land use transitions accelerate, and how regulatory factors, specifically in the poultry sector, influence long-term values.

Central



Central Arkansas delivered a tale of two markets in 2025. Total verified sales reached 10,701 acres across 76 transactions, yet sales volume climbed to $80.2 million. The driver was clear: a meaningful cluster of high-value transitional deals that added significant lift alongside steady performance in traditional agricultural categories.

Farms and Cropland

Eighteen sales moved 4,045 acres at $5,678 per acre. Local operators and nearby investors continue to prize the convenience of proximity to Little Rock while maintaining productive ground.

Ranches and Pastureland

Thirteen sales covered 2,247 acres at $5,680 per acre, holding steady and offering that appealing blend of livestock potential and weekend retreat value.

Timberland

Eight deals moved 838 acres at $4,493 per acre. Volume was measured, but pricing remained respectable for commercial-grade stands.

Hunting and Recreational

Twenty-five sales moved 2,700 acres at $4,313 per acre. Buyers continue to appreciate the accessible mix of timber and recreation that Central Arkansas provides, especially properties within easy reach of the capital.

Acreage and Estates & Transitional

Two acreage-and-estates transactions averaged $3,045 per acre. The standout story, however, belonged to ten transitional tracts totaling 695 acres at an impressive $45,542 per acre. That pricing highlights how quickly development pressure is reshaping values near growth corridors around Little Rock and Conway. Recent infrastructure upgrades—such as federal funding for wastewater improvements at the Little Rock Port and broader statewide water-project investments—further bolster the outlook for well-positioned transitional land.

Key Market Drivers

- Exceptional transitional land pricing driven by continued growth, infrastructure investment, and development pressure around Little Rock
- Consistent demand for productive agricultural and recreational properties within convenient reach of the metropolitan area
- A widening value gap between land purchased for traditional rural uses and properties positioned for future residential, commercial, or industrial development

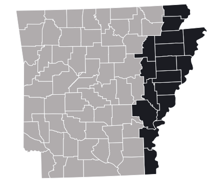
Market Outlook

Central Arkansas proved in 2025 that it can deliver both reliable agricultural performance and meaningful transitional upside. While traditional categories held steady, the surge in high-value development ground added real momentum and drove overall volume higher. As sewer capacity expands and road networks improve, the interplay between traditional farm use and future rooftops is likely to remain dynamic. Central remains the region where established land uses and tomorrow's growth story intersect in the most compelling ways, offering landowners and investors alike a range of attractive paths forward into 2026.

Conclusion

Central Arkansas remains one of the state's most diverse land markets, combining productive agricultural and recreational properties with some of Arkansas's strongest transitional land opportunities. The sharp rise in total sales volume during 2025 demonstrates how significantly development-oriented transactions can influence the region, even when traditional land categories experience modest softening. Moving forward, proximity to infrastructure, utilities, transportation networks, and expanding population centers will continue to separate the region's highest-value properties from the broader rural land market.

Delta



The Arkansas Delta maintained its stature as the state's agricultural powerhouse in 2025, even as the broader market showed its own rhythms. Verified sales in the Delta reached 91,369 acres across 245 transactions for a total volume of $516 million. These figures reflect healthy activity anchored by the region's world-class soils and irrigation infrastructure. Buyers remained engaged, with quality properties continuing to attract serious interest from both production operators and long-term investors.

Farms and Cropland

One hundred sixty-seven sales moved 61,171 acres at an average of $6,338 per acre, generating roughly $397 million. The Delta continued to handle the overwhelming majority of cropland statewide, reinforcing its central role in Arkansas agriculture and demonstrating the enduring strength of its irrigated farmland.

Timberland

Ten transactions covered 12,301 acres at $1,946 per acre. While pricing reflected typical investment-grade timber values, the deals that closed were purposeful and priced with an eye toward sustained yields and long-term management.

Hunting and Recreational

Fifty-two sales moved 15,389 acres at a strong $6,081 per acre. The premium paid for quality habitat near Stuttgart and the White and Cache River corridors remained intact, signaling that recreational buyers continue to value these properties highly.

While not all hunting properties are built the same or offer similar levels of productivity, working with an advisor who is experienced in hunting, wildlife management, and wildlife property development becomes an especially important decision-making tool. The right partner can help evaluate everything from green-tree reservoir potential and moist-soil unit design for waterfowl, to food-plot strategies, timber stand improvements, and habitat enhancements that benefit trophy deer and turkey populations, ensuring you maximize both enjoyment and return on your investment.

Other Categories

Ranches and pastureland, acreage and estates, and transitional tracts added meaningful color to the year. Transitional properties, where they appeared, commanded premium pricing, illustrating that development potential still exists on the fringes. Poultry activity was limited in the verified data this cycle, more a matter of timing than trend.

Key Market Drivers

- Continued demand for productive row-crop land with high-quality soils, reliable irrigation, and efficient field configurations
- More selective buying conditions following the elevated transaction volume recorded in 2024
- Premium pricing for established waterfowl properties along the White and Cache River corridors and near Stuttgart
- Strong property-level differentiation based on water availability, habitat quality, water-control infrastructure, and recreational management potential

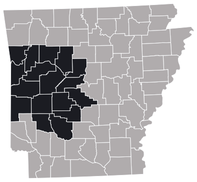
Market Outlook

The Delta did not lose momentum in 2025; it simply traded with its characteristic depth and quality. Row-crop land remained the dominant driver, recreational hunting properties held strong appeal, and overall volume cleared $516 million. State-level protections on foreign ownership and federal conservation incentives provided additional support, while recent infrastructure investments in water and wastewater systems across the region enhance long-term resilience. As we head into 2026, the Delta's unmatched combination of fertile alluvial soils, proven irrigation, and exceptional waterfowl, deer, and turkey habitat should keep drawing both production farmers and lifestyle investors. It remains Arkansas agriculture's crown jewel—one that rewards patience and strategic vision.

Conclusion

The Arkansas Delta remains the state's premier market for row-crop agriculture and high-quality waterfowl habitat. Although overall activity slowed from 2024, the region continued to generate substantial transaction volume, and premium recreational properties strengthened on a per-acre basis. Buyers may remain selective, but properties with productive soils, dependable irrigation, strong water resources, and established habitat will continue to attract serious interest from farmers, investors, and recreational landowners.

Western



Our research team verified 185 land transactions sold in 2025, encompassing 27,197 acres and $116,320,533 in total volume across the 16 counties we classify as West Arkansas.

Something that stands out this year is the size of the tracts that traded. Of the 185 transactions we tracked, 91% were under 250 acres. That's a strong indicator that institutional capital, particularly from TIMOs, was largely absent from this region in 2025 (see our Timberland section for more context as to why that is the case). On the flip side, it reinforces how strong the market remains for individual buyers looking for smaller recreational tracts.

Hunting and Recreational

- 86 total sales
- 11,733 acres transacted
- Total sales volume: $39,131,181
- Average price per acre: $3,462

For many years, Hunting and Recreational Land has led the way in sales volume by a long shot, compared to the other asset classes. Demand has centered around smaller tracts, with 77 of the 86 transactions consisting of properties smaller than 200 acres.

Ranches and Pastureland

- 46 total sales
- 5,696 acres transacted
- Total sales volume: $24,220,126
- Average price per acre: $4,882
- Ranches and Pastureland was the second most active land type in West Arkansas in 2025. There were only 7 transactions larger than 150 acres.

Poultry Farms

Poultry sales were a strong segment of the West Arkansas land market in 2025, with 10 confirmed transactions totaling 998 acres and $18,627,000 in sales volume. Activity was spread across Franklin, Yell, Sebastian, Pope, and Johnson Counties, with the largest transactions concentrated in Franklin County. The top sales included a 106-acre Franklin County poultry operation at $4.81 million and a 126-acre Franklin County sale at $4.80 million, underscoring how operational scale, poultry infrastructure, and income-producing capacity drove value across this segment.

Key Market Drivers

- Strong demand from individual buyers for smaller recreational tracts (particularly under 200 acres)
- Limited presence of institutional timber buyers, keeping most activity in the private buyer segment
- Continued shift of ag-use properties into recreational use

Conclusion

West Arkansas remains a steady, buyer-driven market centered around lifestyle and recreational use rather than large-scale investment activity.

The dominance of smaller tract sales and the absence of institutional capital point to a market that is being shaped primarily by individual buyers.

Southern

South Arkansas continues to be a national leader in commercial timber production, playing a critical role in Arkansas's position as the most forestry-dependent economy in the South. The region is home to fast-growing loblolly pine forests, a network of timber processing facilities, and a well-established infrastructure of mills and wood product manufacturers.

The well-established and highly productive timber industry of South Arkansas is underpinned by steady domestic and international demand for sawtimber, pulpwood, and wood products. Institutional investment remains strong, with large-scale timber investment management organizations (TIMOs) and real estate investment trusts (REITS) playing a leading role in reinforcing timberland's long-term stability. Pine pulpwood prices in the Southeastern sector of the state are well below other regions of the state, with some landowners having to pay to have their pine pulpwood removed or consider non-commercial thinning using herbicides to keep their residual stands healthy.

Timberland

Timberland remained the defining land use across Southern Arkansas in 2025, anchored by several major Ashley County transactions, including 8,025, 5,203, and 4,448-acre sales, along with sizable activity in Union, Ouachita, and Bradley counties that reinforced the region's continued demand for large-scale timber assets.

- 52 total sales
- 42,778 acres transacted
- Total sales volume: $97,752,080
- Average price per acre: $3,333

Hunting and Recreational

- 63 total sales
- 12,645 acres transacted
- Total sales volume: $39,710,639
- Average price per acre: $3,361

While commercial timberland dominates the land market, many properties in South Arkansas serve a dual purpose, offering both timber revenue and high-quality hunting opportunities. This segment attracts buyers looking for a balance between investment and recreation.

Farms and Cropland

- 14 total sales
- 4,723 acres transacted
- Total sales volume: $36,728,850
- Average price per acre: $6,736

While timberland remains the dominant land type, high-quality row crop land in South Arkansas also commands strong per-acre pricing, particularly in areas with fertile alluvial soils and established irrigation infrastructure.

Ranches and Pastureland

- 34 total sales
- 8,404 acres transacted
- Total sales volume: $36,142,904
- Average price per acre: $3,848

South Arkansas supports livestock operations and recreational properties, with pastureland in high demand among cattle ranchers, equestrian enthusiasts, and hunting land investors.

Poultry Farms

- 4 total sales
- 370 acres transacted
- Total sales volume: $3,945,000
- Average price per acre: $12,579

Poultry sales made up a smaller but notable segment of the Southern Arkansas land market in 2025, with four confirmed transactions totaling 370 acres and $3.95 million in sales volume. Activity was concentrated in Hempstead and Sevier Counties, where existing poultry infrastructure continues to support strong buyer interest. The top sales included a 67-acre Hempstead County property at $1.65 million and a 68-acre Sevier County property at $1.25 million, underscoring how operational improvements and income-producing capacity can drive value in this segment.

Key Market Drivers

- Continued demand for large-scale commercial timberland, supported by established mills, wood-products infrastructure, and institutional ownership
- Weak pine pulpwood pricing and excess timber supply, placing greater emphasis on stand quality, product class, and proximity to dependable markets
- Strong interest in properties that combine timber income with hunting and recreational use
- Concentrated demand for improved agricultural and poultry operations with established irrigation, infrastructure, and income-producing capacity

Conclusion

Southern Arkansas remains one of the state's most important resource-based land markets, anchored by commercial timber production and complemented by strong recreational, agricultural, pastureland, and poultry sectors. Although weak pulpwood pricing and excess timber supply present challenges for some landowners, demand remains durable for quality timber assets and properties offering multiple sources of utility or income. Continued mill investment, established forestry infrastructure, and emerging industrial activity associated with lithium development could further influence land demand and economic activity across the region.

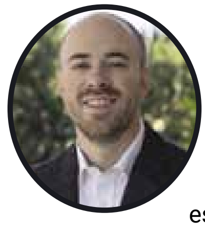
Contributors

This market report was made possible by Saunders Real Estate land professionals and staff, and a professional network of real estate appraisers and consultants.

Dean Saunders, ALC, CCIM

Founder, Managing Director

Dean Saunders has received national and regional recognition for his sales performance. In 2026, the REALTORS® Land Institute (RLI) named him APEX 2025 Broker of the Year for Ag Land Ranch Sales for the second consecutive year, an APEX Top Twenty National Producer for the ninth consecutive year, and a recipient of the ALC-to-ALC Networking Award. He was also recognized as the 2024 Land REALTOR® of America and APEX 2023 Region 10 Broker of the Year. Dean earned the APEX Top National Producer award as the nation's top land broker in 2021, an honor he also received in 2020 and 2018. Additionally, he received the National Commercial Award from the National Association of REALTORS® (NAR) in 2025, 2022, 2021, and 2020.



Tyler Davis, ALC

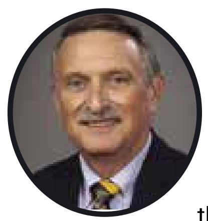
President

Tyler Davis drives the firm's strategic initiatives to ensure continued growth and success throughout the US competitive real estate market. He is responsible for guiding the firm's geographic expansion, diversifying its service offerings, and positioning the company for long-term sustainability. Tyler is dedicated to maintaining a deep commitment to landowners and fostering a culture where colleagues and clients alike are treated like family. His commitment to operational excellence and data-driven decision-making ensures Saunders Real Estate continues to meet the evolving needs of its clients while staying true to its mission of service and stewardship.

Chance Creighton

Advisor

Chance works with buyers and sellers in the Central, Delta, and Grand Prairie regions of Arkansas. He specializes in agricultural, recreational, and hunting properties, helping clients navigate land transactions with a practical, land first perspective. With over 12 years of experience in the agriculture industry, Chance has worked in precision ag and ag technology, leading sales teams and building customer relationships across the U.S. and Canada.



Greg Hay, ACF, CF, RF

Senior Advisor

Greg has a long history of service to the Society of American Foresters (SAF), having been an active member since 1977. He served the organization in many capacities throughout the Ouachita Region and was elected SAF "Fellow" in 2000. In 2024, he received the Lifetime Achievement Award from the Ouachita Society of American Foresters (OSAF) and was inducted into the Arkansas Foresters Hall of Fame.

David Hill

Regional Managing Director

David is the Regional Managing Director in Fayetteville, Arkansas, where he leads the firm's efforts across the entire state. With over a decade of experience in sales and business development, David brings a strategic and client-focused approach to land brokerage. David works closely with farmers, landowners, investors, and developers to source opportunities that fit their unique goals.

Ryan Askren, Ph.D.

Agriculture and Research Director

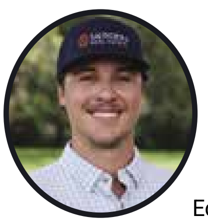
Dr. Askren is the Director of the Five Oaks Ag Research and Education Center, a private nonprofit research center near Humphrey, Arkansas, dedicated to wetland conservation and management research.

FIVE OAKS
AG RESEARCH & EDUCATION CENTER

For nearly 30 years, our brokerage has provided a full-service experience with land advisors who are experts with diverse backgrounds, advanced training, industry leadership, community involvement, and proven success.

Our team members are passionate about the state and aim to bring value to their clients through effective real estate marketing strategies. Strong exposure to the market backed by local, highly experienced agents translates to landowners receiving top-dollar for their property.

Saunders Real Estate Research Team



Zane Mueller

Associate Advisor and Lead Research Analyst

Zane Mueller has a strong background in agriculture, having worked in crop genetics, produce brokerage, and horticulture research. Holding a Bachelor's in Food and Resource Economics and a Master's in Real Estate from the University of Florida, he combines marketing expertise with deep knowledge of Florida's landscape to serve clients, specializing in North Central Florida and the Nature Coast.

Luke Dierlam

Associate Advisor and Research Analyst

Luke specializes in vacant commercial land, commercial development analysis, and site selection strategy, providing detailed market research and valuation insight to support acquisition, disposition, and leasing assignments across Tampa Bay and Central Florida. Luke holds a Bachelor of Science in Real Estate from Florida State University and began his career with the firm as an intern before transitioning into a full-time advisory and research role.

Richard 'Mac' Bayless

Associate Advisor and Research Analyst

Richard "Mac" Bayless specializes in medical office and industrial real estate. With a background in finance from Colorado Mesa University and experience in investment portfolio management and market research, he provides strategic real estate solutions and thorough due diligence for his clients.

Kennon Jones

Associate Advisor and Research Analyst

Kennon specializes in farms & cropland, hunting & recreation land, and timberland. He earned his BSBA in Financial Management from the University of Arkansas. As a licensed advisor, Kennon also analyzes market trends, verifies land sales, and supports property valuations while building strong relationships with clients across Arkansas.

Special thanks to Research Analyst Ramon Balbin

2025 Sales Data

Farms and Cropland

County	Sale Date	Sale Price	Acres	Price Per Acre
Arkansas	2/3/2025	$2,330,000	572	$4,071
Arkansas	2/27/2025	$832,000	160	$5,200
Arkansas	3/18/2025	$5,040,000	720	$7,000
Arkansas	4/1/2025	$670,096	115	$5,832
Arkansas	4/8/2025	$5,997,504	937	$6,400
Arkansas	4/11/2025	$4,819,200	732	$6,585
Arkansas	6/9/2025	$1,341,500	240	$5,590
Arkansas	6/11/2025	$1,341,500	240	$5,590
Arkansas	8/21/2025	$1,152,000	160	$7,200
Arkansas	8/28/2025	$1,332,420	220	$6,056
Arkansas	9/10/2025	$800,000	160	$5,000
Arkansas	11/4/2025	$5,975,000	293	$20,387
Arkansas	12/3/2025	$384,772	124	$3,100
Ashley	1/20/2025	$1,300,000	200	$6,500
Ashley	4/14/2025	$513,000	120	$4,275
Chicot	4/4/2025	$10,237,800	2,934	$3,490
Chicot	4/16/2025	$234,600	79	$2,970
Chicot	6/19/2025	$1,900,000	400	$4,750
Chicot	12/15/2025	$550,000	152	$3,618
Clark	5/9/2025	$202,500	111	$1,831
Clay	1/6/2025	$1,346,400	201	$6,699
Clay	3/6/2025	$1,440,000	237	$6,084
Clay	4/11/2025	$5,300,000	1,041	$5,094
Clay	4/18/2025	$780,000	120	$6,500
Clay	6/2/2025	$708,000	125	$5,655
Clay	6/4/2025	$600,000	160	$3,750
Clay	6/5/2025	$550,000	115	$4,775
Clay	6/10/2025	$522,840	100	$5,221
Clay	6/12/2025	$2,900,000	400	$7,250
Conway	10/23/2025	$315,000	118	$2,669
Craighead	1/7/2025	$680,000	80	$8,500
Craighead	1/7/2025	$400,000	53	$7,500
Craighead	1/9/2025	$150,000	45	$3,333
Craighead	1/10/2025	$590,000	58	$10,208
Craighead	1/17/2025	$240,000	40	$6,000
Craighead	2/26/2025	$1,750,000	251	$6,970
Craighead	2/26/2025	$336,000	42	$8,000
Craighead	3/6/2025	$1,500,000	201	$7,463
Craighead	3/11/2025	$1,040,000	300	$3,467
Craighead	3/21/2025	$700,500	90	$7,820
Craighead	4/3/2025	$160,000	40	$4,000

Farms and Cropland cont.

County	Sale Date	Sale Price	Acres	Price Per Acre
Craighead	4/10/2025	$37,000,000	4,547	$8,137
Craighead	4/23/2025	$1,490,000	157	$9,487
Craighead	4/28/2025	$425,000	79	$5,380
Craighead	5/13/2025	$330,000	40	$8,250
Craighead	5/14/2025	$760,000	151	$5,030
Craighead	6/13/2025	$492,000	60	$8,200
Craighead	6/14/2025	$203,000	40	$5,075
Craighead	6/17/2025	$750,000	100	$7,500
Craighead	6/25/2025	$783,000	131	$6,000
Craighead	7/11/2025	$2,500,000	348	$7,184
Craighead	7/11/2025	$1,787,560	207	$8,646
Craighead	7/11/2025	$400,000	50	$7,984
Craighead	8/29/2025	$715,000	138	$5,193
Craighead	9/5/2025	$450,000	101	$4,472
Craighead	10/27/2025	$880,000	92	$9,538
Craighead	10/30/2025	$14,655,000	2,460	$5,957
Craighead	11/5/2025	$3,800,000	290	$13,087
Craighead	12/18/2025	$2,000,000	251	$7,972
Craighead	12/22/2025	$956,400	144	$6,642
Crittenden	1/17/2025	$4,100,000	922	$4,449
Crittenden	1/17/2025	$1,400,000	320	$4,375
Crittenden	2/21/2025	$4,733,820	644	$7,348
Crittenden	3/5/2025	$338,800	77	$4,422
Crittenden	3/19/2025	$1,687,250	197	$8,565
Crittenden	3/21/2025	$354,300	80	$4,429
Crittenden	6/17/2025	$288,000	46	$6,292
Crittenden	8/5/2025	$1,100,000	233	$4,729
Crittenden	12/15/2025	$400,000	100	$4,000
Cross	1/6/2025	$2,349,600	356	$6,596
Cross	2/6/2025	$404,640	101	$4,000
Cross	2/10/2025	$375,000	80	$4,688
Cross	2/18/2025	$5,850,000	1,119	$5,230
Cross	2/27/2025	$900,000	126	$7,137
Cross	3/4/2025	$427,627	64	$6,647
Cross	4/3/2025	$4,000,000	307	$13,049
Cross	4/14/2025	$2,400,000	320	$7,500
Cross	5/1/2025	$1,200,000	160	$7,500
Cross	5/14/2025	$1,400,000	201	$6,958
Cross	7/16/2025	$785,000	160	$4,906
Cross	10/20/2025	$892,000	320	$2,788
Cross	12/23/2025	$1,277,834	278	$4,600

2025 Sales Data

Farms and Cropland cont.

County	Sale Date	Sale Price	Acres	Price Per Acre
Dallas	2/7/2025	$224,000	160	$1,400
Dallas	5/18/2025	$1,450,000	180	$8,056
Dallas	5/23/2025	$2,650,000	433	$6,126
Dallas	6/17/2025	$3,850,000	640	$6,016
Dallas	7/7/2025	$900,000	160	$5,625
Dallas	8/15/2025	$426,000	71	$6,000
Dallas	10/8/2025	$2,241,250	261	$8,601
Dallas	10/16/2025	$526,000	80	$6,538
Dallas	11/21/2025	$11,640,230	1,715	$6,788
Dallas	11/21/2025	$9,257,770	491	$18,850
Dallas	12/23/2025	$390,600	60	$6,510
Dallas	7/7/2025	$900,000	160	$5,625
Desha	4/10/2025	$11,250,000	1,943	$5,791
Desha	5/19/2025	$6,300,000	1,200	$5,250
Desha	10/3/2025	$4,115,000	601	$6,847
Desha	11/14/2025	$4,750,000	665	$7,143
Drew	5/12/2025	$4,552,000	535	$8,507
Faulkner	3/26/2025	$990,000	249	$3,978
Faulkner	3/28/2025	$400,000	160	$2,498
Faulkner	8/29/2025	$823,875	220	$3,750
Franklin	5/23/2025	$675,000	118	$5,699
Franklin	12/30/2025	$535,000	160	$3,344
Greene	3/3/2025	$200,000	40	$5,000
Greene	4/10/2025	$120,000	40	$3,000
Greene	4/11/2025	$670,000	118	$5,678
Greene	5/12/2025	$600,000	80	$7,500
Greene	6/12/2025	$965,000	161	$5,978
Greene	9/17/2025	$3,735,000	537	$6,954
Greene	11/22/2025	$764,000	120	$6,367
Greene	12/22/2025	$726,000	222	$3,264
Hot Spring	1/27/2025	$1,565,287	460	$3,403
Independence	4/4/2025	$866,343	150	$5,776
Independence	4/8/2025	$866,343	150	$5,776
Independence	5/16/2025	$750,000	100	$7,500
Independence	7/31/2025	$591,420	100	$5,914
Independence	8/6/2025	$2,580,000	483	$5,345
Independence	8/21/2025	$1,683,654	387	$4,351
Independence	9/9/2025	$3,397,491	653	$5,202
Independence	10/1/2025	$908,609	246	$3,700
Jackson	1/2/2025	$231,000	111	$2,081
Jackson	1/16/2025	$668,295	112	$5,970

Farms and Cropland cont.

County	Sale Date	Sale Price	Acres	Price Per Acre
Jackson	2/12/2025	$1,500,000	377	$3,975
Jackson	2/26/2025	$2,805,000	462	$6,074
Jackson	3/6/2025	$1,847,000	253	$7,300
Jackson	3/10/2025	$1,500,000	133	$11,276
Jackson	5/16/2025	$1,477,500	198	$7,472
Jackson	6/4/2025	$2,675,000	432	$6,194
Lafayette	8/12/2025	$460,000	152	$3,026
Lawrence	3/25/2025	$540,000	120	$4,500
Lawrence	4/4/2025	$2,978,000	415	$7,180
Lawrence	4/4/2025	$480,000	80	$6,000
Lawrence	7/11/2025	$7,700,000	1,469	$5,242
Lawrence	8/19/2025	$900,000	160	$5,625
Lawrence	9/11/2025	$3,357,900	536	$6,268
Lawrence	10/6/2025	$1,555,500	108	$14,447
Lee	1/29/2025	$4,755,000	743	$6,401
Lee	2/5/2025	$3,020,460	503	$6,000
Lee	2/13/2025	$675,000	291	$2,319
Lee	4/15/2025	$517,879	121	$4,287
Lee	5/27/2025	$510,000	100	$5,100
Lincoln	1/22/2025	$300,000	100	$2,999
Lincoln	1/31/2025	$1,443,810	494	$2,923
Lincoln	3/31/2025	$7,230,000	1,237	$5,845
Lincoln	5/20/2025	$965,000	148	$6,532
Lincoln	8/20/2025	$700,000	149	$4,698
Logan	2/7/2025	$412,500	165	$2,500
Lonoke	1/7/2025	$1,273,208	238	$5,358
Lonoke	3/7/2025	$7,969,500	751	$10,615
Lonoke	3/28/2025	$400,000	80	$5,000
Lonoke	4/2/2025	$125,000	25	$5,000
Lonoke	4/30/2025	$3,600,000	360	$10,000
Lonoke	5/16/2025	$2,403,150	353	$6,807
Lonoke	7/18/2025	$640,000	160	$4,000
Lonoke	7/21/2025	$640,000	120	$5,333
Lonoke	7/23/2025	$640,000	160	$4,000
Lonoke	7/24/2025	$640,000	160	$4,000
Lonoke	7/28/2025	$640,000	120	$5,333
Lonoke	8/18/2025	$1,631,015	240	$6,801
Lonoke	9/11/2025	$1,160,000	236	$4,911
Lonoke	12/4/2025	$979,875	154	$6,371
Mississippi	2/25/2025	$520,000	80	$6,500
Mississippi	3/12/2025	$5,100,000	569	$8,968

2025 Sales Data

Farms and Cropland cont.

County	Sale Date	Sale Price	Acres	Price Per Acre
Mississippi	3/25/2025	$1,680,000	237	$7,074
Mississippi	4/3/2025	$903,350	163	$5,559
Mississippi	4/10/2025	$720,000	80	$9,000
Mississippi	8/7/2025	$500,000	77	$6,507
Mississippi	9/30/2025	$2,558,400	152	$16,832
Mississippi	10/27/2025	$2,080,000	251	$8,287
Mississippi	10/27/2025	$1,309,000	121	$10,796
Mississippi	10/28/2025	$295,000	117	$2,521
Mississippi	11/6/2025	$13,568,200	1,630	$8,325
Mississippi	11/11/2025	$15,562,500	1,828	$8,513
Mississippi	12/19/2025	$6,328,412	714	$8,859
Mississippi	12/22/2025	$6,328,413	714	$8,863
Monroe	7/21/2025	$5,925,000	979	$6,055
Phillips	2/3/2025	$180,000	40	$4,500
Phillips	2/12/2025	$1,100,000	241	$4,568
Phillips	3/19/2025	$2,054,300	333	$6,174
Phillips	3/19/2025	$445,700	80	$5,571
Phillips	3/21/2025	$2,054,300	413	$4,977
Phillips	3/21/2025	$445,700	90	$4,952
Phillips	4/11/2025	$1,850,000	558	$3,316
Phillips	4/18/2025	$2,054,626	362	$5,676
Phillips	7/25/2025	$150,868	55	$2,730
Phillips	8/26/2025	$624,000	120	$5,200
Poinsett	2/15/2025	$2,750,000	357	$7,713
Poinsett	2/17/2025	$1,100,000	132	$8,355
Poinsett	2/19/2025	$401,200	80	$5,000
Poinsett	2/28/2025	$422,451	56	$7,560
Poinsett	3/5/2025	$4,250,000	640	$6,641
Poinsett	3/20/2025	$2,400,000	195	$12,333
Poinsett	4/24/2025	$960,000	160	$6,000
Poinsett	5/2/2025	$1,235,000	160	$7,719
Poinsett	7/15/2025	$2,000,000	411	$4,863
Poinsett	8/29/2025	$3,683,000	533	$6,911
Poinsett	10/3/2025	$1,440,000	200	$7,188
Poinsett	10/10/2025	$2,613,500	523	$5,000
Poinsett	11/14/2025	$3,600,000	486	$7,400
Poinsett	12/19/2025	$1,557,760	178	$8,746
Pope	7/24/2025	$560,000	160	$3,500
Prairie	1/29/2025	$2,240,000	306	$7,320
Prairie	3/7/2025	$1,240,000	190	$6,526
Prairie	3/18/2025	$500,000	121	$4,126

denotes Saunders Land sale

Farms and Cropland cont.

County	Sale Date	Sale Price	Acres	Price Per Acre
Prairie	4/23/2025	$530,000	300	$1,767
Prairie	5/1/2025	$750,000	260	$2,885
Prairie	8/10/2025	$2,028,000	346	$5,855
Prairie	10/14/2025	$2,275,000	350	$6,498
Pulaski	11/22/2025	$2,200,000	260	$8,453
Randolph	1/15/2025	$1,200,000	185	$6,486
Randolph	1/29/2025	$1,423,000	275	$5,175
Randolph	4/10/2025	$5,000,000	602	$8,300
Randolph	5/7/2025	$2,916,000	684	$4,262
Randolph	5/7/2025	$1,660,500	330	$5,037
Sebastian	2/4/2025	$166,400	56	$2,972
St. Francis	1/27/2025	$4,755,000	471	$10,093
St. Francis	1/30/2025	$4,755,000	471	$10,093
St. Francis	2/12/2025	$3,100,000	576	$5,382
St. Francis	4/3/2025	$1,100,000	167	$6,579
St. Francis	4/14/2025	$1,446,500	327	$4,422
St. Francis	5/7/2025	$759,277	194	$3,918
St. Francis	10/15/2025	$4,695,300	640	$7,336
White	4/7/2025	$2,000,000	400	$4,995
White	5/16/2025	$265,000	70	$3,786
White	9/18/2025	$499,000	147	$3,402
White	12/11/2025	$1,425,000	511	$2,789
Woodruff	4/3/2025	$4,000,000	452	$8,850
Woodruff	4/4/2025	$9,630,000	1,345	$7,159
Woodruff	4/11/2025	$6,458,850	704	$9,169
Woodruff	4/11/2025	$2,797,500	378	$7,401
Woodruff	9/4/2025	$589,000	155	$3,800
Woodruff	10/7/2025	$333,000	80	$4,152
Yell	10/30/2025	$680,000	226	$3,012

denotes Saunders Land sale

2025 Sales Data

Hunting and Recreational

County	Sale Date	Sale Price	Acres	Price Per Acre
Arkansas	2/14/2025	$375,000	80	$4,688
Arkansas	4/3/2025	$267,648	79	$3,400
Arkansas	4/22/2025	$2,500,000	380	$6,579
Arkansas	9/30/2025	$8,100,000	1,382	$5,860
Arkansas	11/5/2025	$210,000	64	$3,301
Ashley	2/7/2025	$347,500	191	$1,822
Ashley	10/14/2025	$361,000	150	$2,407
Baxter	2/6/2025	$160,000	83	$1,923
Benton	4/1/2025	$1,633,000	218	$7,480
Benton	5/23/2025	$600,000	130	$4,631
Benton	6/2/2025	$360,000	60	$5,964
Benton	8/15/2025	$310,000	40	$7,750
Benton	9/26/2025	$1,000,000	79	$12,671
Benton	12/8/2025	$575,000	103	$5,566
Boone	1/31/2025	$524,030	161	$3,248
Boone	2/19/2025	$370,000	83	$4,479
Boone	3/7/2025	$1,095,900	337	$3,250
Boone	3/7/2025	$135,500	41	$3,301
Boone	3/14/2025	$1,450,000	1,050	$1,381
Boone	3/25/2025	$915,791	316	$2,900
Boone	4/15/2025	$800,000	204	$3,930
Boone	5/16/2025	$450,000	105	$4,274
Boone	5/23/2025	$372,000	125	$2,976
Boone	6/3/2025	$436,000	121	$3,598
Boone	7/9/2025	$320,000	40	$8,000
Boone	9/10/2025	$132,000	80	$1,650
Boone	10/27/2025	$221,790	79	$2,810
Bradley	6/4/2025	$391,036	135	$2,900
Carroll	1/8/2025	$160,000	80	$2,000
Carroll	1/24/2025	$350,000	232	$1,509
Carroll	1/29/2025	$419,290	91	$4,600
Carroll	2/3/2025	$120,000	49	$2,446
Carroll	2/13/2025	$290,000	80	$3,625
Carroll	3/20/2025	$860,000	119	$7,253
Carroll	3/24/2025	$488,500	165	$2,953
Carroll	3/26/2025	$243,300	46	$5,301
Carroll	3/28/2025	$365,000	54	$6,815
Carroll	4/14/2025	$252,000	94	$2,690
Carroll	4/24/2025	$389,000	57	$6,855
Carroll	5/2/2025	$237,000	40	$5,998
Carroll	5/7/2025	$230,000	125	$1,844

Hunting and Recreational cont.

County	Sale Date	Sale Price	Acres	Price Per Acre
Carroll	5/12/2025	$360,000	142	$2,543
Carroll	6/10/2025	$115,000	44	$2,610
Carroll	6/25/2025	$1,002,587	380	$2,640
Carroll	7/11/2025	$119,000	34	$3,500
Carroll	7/11/2025	$87,000	40	$2,175
Carroll	8/12/2025	$925,000	240	$3,854
Carroll	10/9/2025	$700,000	94	$7,455
Carroll	12/19/2025	$310,000	60	$5,167
Carroll	12/22/2025	$630,000	246	$2,563
Chicot	2/1/2025	$832,000	181	$4,606
Chicot	2/14/2025	$832,000	160	$5,200
Chicot	4/4/2025	$2,500,000	683	$3,661
Chicot	4/10/2025	$480,000	80	$6,000
Chicot	4/17/2025	$245,000	80	$3,063
Chicot	12/1/2025	$900,000	274	$3,280
Clark	4/4/2025	$230,000	160	$1,438
Clark	9/25/2025	$225,000	160	$1,406
Clark	9/25/2025	$175,000	120	$1,458
Clark	11/21/2025	$280,000	112	$2,500
Cleburne	2/20/2025	$155,000	37	$4,189
Cleburne	4/2/2025	$277,602	198	$1,399
Cleburne	4/4/2025	$435,000	80	$5,438
Cleburne	5/9/2025	$132,000	40	$3,300
Cleburne	9/2/2025	$180,000	80	$2,250
Cleburne	12/30/2025	$140,965	70	$2,014
Cleveland	4/8/2025	$834,000	280	$2,979
Cleveland	6/21/2025	$340,000	122	$2,798
Cleveland	7/18/2025	$434,000	309	$1,405
Cleveland	12/5/2025	$1,201,516	386	$3,113
Columbia	1/16/2025	$526,500	60	$8,775
Columbia	1/27/2025	$239,250	80	$2,997
Columbia	1/31/2025	$100,000	80	$1,250
Columbia	2/14/2025	$175,000	80	$2,188
Columbia	4/7/2025	$110,000	67	$1,635
Columbia	4/16/2025	$120,000	40	$3,000
Columbia	6/2/2025	$175,000	160	$1,094
Columbia	7/9/2025	$219,817	78	$2,818
Columbia	9/29/2025	$304,580	152	$2,000
Conway	5/14/2025	$500,000	149	$3,360
Craighead	4/9/2025	$7,451,730	617	$12,077
Crawford	1/2/2025	$245,050	260	$943

2025 Sales Data

Hunting and Recreational cont.

County	Sale Date	Sale Price	Acres	Price Per Acre
Crawford	1/16/2025	$205,000	80	$2,563
Crawford	1/17/2025	$100,000	56	$1,797
Crawford	1/30/2025	$344,900	61	$5,629
Crawford	1/31/2025	$150,000	27	$5,464
Crawford	2/11/2025	$1,260,000	420	$3,002
Crawford	2/27/2025	$160,000	80	$2,000
Crawford	3/14/2025	$2,256,000	513	$4,402
Crawford	5/15/2025	$149,000	40	$3,725
Crawford	5/29/2025	$202,500	67	$3,036
Crawford	10/16/2025	$275,000	53	$5,207
Crawford	10/22/2025	$5,170,000	1,134	$4,559
Crawford	12/31/2025	$375,000	120	$3,125
Crittenden	9/26/2025	$1,338,000	220	$6,082
Crittenden	11/12/2025	$2,698,577	50	$53,972
Crittenden	12/2/2025	$2,464,000	643	$3,835
Cross	2/24/2025	$640,000	80	$8,000
Cross	3/4/2025	$595,000	136	$4,382
Cross	3/17/2025	$500,820	84	$5,968
Cross	6/17/2025	$2,750,000	256	$10,742
Cross	7/3/2025	$3,650,000	320	$11,406
Cross	10/14/2025	$1,281,595	277	$4,634
Dallas	2/21/2025	$1,044,000	349	$2,995
Dallas	3/1/2025	$189,200	80	$2,365
Dallas	6/11/2025	$1,850,157	617	$3,000
Dallas	7/24/2025	$1,100,000	302	$3,642
Dallas	7/31/2025	$2,200,000	781	$2,817
Dallas	11/10/2025	$2,376,150	737	$3,223
Dallas	11/19/2025	$4,633,200	1,399	$3,312
Dallas	12/12/2025	$1,189,400	328	$3,631
Drew	2/27/2025	$448,000	160	$2,800
Drew	4/15/2025	$146,772	80	$1,835
Drew	4/30/2025	$380,665	326	$1,169
Faulkner	1/30/2025	$325,000	50	$6,507
Faulkner	4/3/2025	$400,000	91	$4,379
Faulkner	4/15/2025	$975,000	256	$3,814
Faulkner	7/29/2025	$350,000	135	$2,597
Faulkner	8/22/2025	$663,300	200	$3,317
Faulkner	10/31/2025	$675,000	100	$6,750
Franklin	1/14/2025	$290,000	120	$2,417
Franklin	1/15/2025	$130,000	47	$2,770
Franklin	2/11/2025	$200,000	160	$1,250

Hunting and Recreational cont.

County	Sale Date	Sale Price	Acres	Price Per Acre
Franklin	2/11/2025	$149,925	40	$3,748
Franklin	3/6/2025	$260,000	63	$4,125
Franklin	5/2/2025	$327,000	87	$3,759
Franklin	6/6/2025	$275,000	59	$4,641
Franklin	8/6/2025	$999,000	132	$7,592
Franklin	9/23/2025	$200,000	120	$1,667
Fulton	2/19/2025	$465,350	118	$3,935
Fulton	2/25/2025	$480,000	117	$4,111
Fulton	3/6/2025	$260,000	160	$1,625
Fulton	4/8/2025	$825,000	291	$2,839
Fulton	4/8/2025	$748,000	318	$2,355
Fulton	6/2/2025	$282,100	120	$2,351
Fulton	6/2/2025	$235,300	100	$2,353
Fulton	6/20/2025	$172,500	64	$2,705
Garland	7/18/2025	$142,999	106	$1,348
Grant	3/6/2025	$210,000	58	$3,621
Grant	10/8/2025	$325,000	108	$3,009
Greene	1/13/2025	$174,000	87	$2,000
Greene	1/23/2025	$339,000	88	$3,833
Greene	1/28/2025	$550,000	57	$9,602
Greene	2/25/2025	$235,000	119	$1,968
Greene	9/3/2025	$710,000	230	$3,087
Greene	10/20/2025	$650,000	40	$16,250
Hempstead	1/16/2025	$191,956	102	$1,878
Hempstead	1/30/2025	$200,000	44	$4,596
Hempstead	2/12/2025	$180,000	60	$3,000
Hempstead	3/17/2025	$368,000	92	$4,000
Hempstead	4/4/2025	$280,000	100	$2,800
Hempstead	4/28/2025	$408,698	83	$4,954
Hempstead	7/16/2025	$600,000	144	$4,181
Hempstead	9/2/2025	$977,000	595	$1,642
Hempstead	9/30/2025	$1,790,000	102	$17,532
Hempstead	10/8/2025	$1,935,000	425	$4,553
Hempstead	10/17/2025	$537,025	215	$2,500
Hot Spring	2/25/2025	$325,546	86	$3,800
Howard	11/12/2025	$287,500	159	$1,808
Independence	1/2/2025	$265,000	79	$3,350
Independence	1/6/2025	$250,000	92	$2,718
Independence	1/8/2025	$365,160	88	$4,161
Independence	1/14/2025	$2,275,000	839	$2,712
Independence	3/11/2025	$130,000	80	$1,625

2025 Sales Data

Hunting and Recreational cont.

County	Sale Date	Sale Price	Acres	Price Per Acre
Independence	3/13/2025	$150,000	80	$1,875
Independence	4/4/2025	$750,000	345	$2,171
Independence	8/29/2025	$725,000	119	$6,079
Independence	11/21/2025	$295,000	150	$1,967
Independence	12/22/2025	$301,250	120	$2,510
Izard	3/13/2025	$300,000	55	$5,456
Izard	4/4/2025	$360,000	180	$2,000
Izard	4/23/2025	$480,000	115	$4,174
Izard	4/25/2025	$180,200	109	$1,647
Izard	8/1/2025	$1,750,000	437	$4,009
Izard	9/24/2025	$160,000	66	$2,417
Izard	10/1/2025	$150,000	40	$3,750
Izard	10/28/2025	$650,000	284	$2,289
Jackson	1/14/2025	$2,275,000	639	$3,561
Jackson	2/14/2025	$635,000	338	$1,876
Jackson	5/28/2025	$504,000	120	$4,200
Jackson	6/30/2025	$381,725	153	$2,491
Jackson	6/30/2025	$320,633	207	$1,550
Johnson	1/22/2025	$311,000	73	$4,235
Johnson	2/13/2025	$682,000	233	$2,927
Johnson	3/20/2025	$178,128	73	$2,434
Johnson	3/21/2025	$349,320	91	$3,839
Johnson	11/10/2025	$530,000	142	$3,727
Lafayette	9/11/2025	$150,096	50	$3,002
Lawrence	1/28/2025	$235,000	70	$3,357
Lawrence	2/3/2025	$180,000	40	$4,500
Lawrence	2/10/2025	$150,000	81	$1,844
Lawrence	2/20/2025	$850,000	89	$9,517
Lawrence	5/16/2025	$114,500	40	$2,863
Lawrence	5/31/2025	$140,000	41	$3,454
Lawrence	10/7/2025	$240,000	122	$1,960
Lincoln	1/30/2025	$350,000	160	$2,188
Lincoln	9/19/2025	$360,000	120	$3,000
Lincoln	9/25/2025	$1,100,000	225	$4,893
Lincoln	11/17/2025	$210,000	120	$1,750
Lincoln	11/19/2025	$8,700,000	2,633	$3,304
Logan	4/4/2025	$96,319	40	$2,408
Logan	4/7/2025	$134,500	40	$3,363
Logan	6/28/2025	$370,000	179	$2,068
Lonoke	3/18/2025	$500,000	85	$5,893
Lonoke	10/28/2025	$1,040,000	246	$4,232

Hunting and Recreational cont.

County	Sale Date	Sale Price	Acres	Price Per Acre
Madison	1/21/2025	$210,000	44	$4,773
Madison	2/14/2025	$235,000	77	$3,052
Madison	2/20/2025	$480,000	53	$8,987
Madison	2/25/2025	$400,000	150	$2,667
Madison	2/28/2025	$400,000	150	$2,667
Madison	3/13/2025	$500,000	160	$3,125
Madison	3/27/2025	$148,680	50	$2,974
Madison	3/31/2025	$190,000	50	$3,800
Madison	4/7/2025	$110,000	110	$1,000
Madison	5/2/2025	$112,000	40	$2,800
Madison	5/9/2025	$550,000	105	$5,238
Madison	5/15/2025	$220,000	73	$3,034
Madison	6/2/2025	$541,900	77	$7,060
Madison	6/25/2025	$10,438,250	1,458	$7,159
Madison	7/3/2025	$1,200,000	379	$3,162
Madison	7/7/2025	$565,000	196	$2,881
Madison	7/8/2025	$145,000	40	$3,625
Madison	7/11/2025	$250,000	78	$3,205
Madison	7/11/2025	$120,000	40	$3,000
Madison	8/12/2025	$231,750	64	$3,603
Madison	9/19/2025	$500,000	120	$4,167
Madison	10/21/2025	$1,016,769	340	$2,990
Madison	10/22/2025	$169,000	80	$2,113
Madison	11/20/2025	$530,000	103	$5,140
Madison	12/5/2025	$850,000	242	$3,509
Marion	1/30/2025	$324,000	120	$2,695
Marion	1/30/2025	$125,000	38	$3,300
Marion	4/24/2025	$280,000	73	$3,836
Marion	5/1/2025	$620,000	153	$4,052
Marion	5/27/2025	$275,000	130	$2,123
Marion	5/30/2025	$200,000	80	$2,500
Marion	6/30/2025	$160,000	79	$2,020
Marion	8/21/2025	$365,000	76	$4,799
Marion	8/25/2025	$325,000	176	$1,849
Marion	9/12/2025	$155,000	72	$2,166
Miller	1/15/2025	$1,680,000	118	$14,265
Miller	1/17/2025	$101,000	40	$2,525
Miller	3/25/2025	$435,000	79	$5,520
Miller	7/29/2025	$130,000	40	$3,249
Miller	8/8/2025	$240,000	80	$2,999
Miller	11/26/2025	$448,000	100	$4,480

2025 Sales Data

Hunting and Recreational cont.				
County	**Sale Date**	**Sale Price**	**Acres**	**Price Per Acre**
Montgomery	1/6/2025	$160,000	40	$4,000
Montgomery	10/1/2025	$123,750	40	$3,094
Nevada	1/15/2025	$190,000	160	$1,188
Nevada	2/7/2025	$394,000	141	$2,788
Ouachita	1/15/2025	$250,000	200	$1,250
Ouachita	1/22/2025	$170,000	84	$2,014
Ouachita	2/3/2025	$300,000	80	$3,750
Ouachita	3/28/2025	$154,000	94	$1,639
Ouachita	7/28/2025	$110,000	53	$2,067
Ouachita	8/20/2025	$315,000	120	$2,625
Ouachita	9/10/2025	$1,900,000	549	$3,460
Ouachita	10/27/2025	$525,117	97	$5,400
Ouachita	10/29/2025	$365,166	120	$3,043
Ouachita	10/30/2025	$340,000	192	$1,768
Phillips	2/11/2025	$2,043,717	441	$4,634
Poinsett	2/28/2025	$1,000,000	262	$3,819
Poinsett	10/9/2025	$777,000	107	$7,262
Poinsett	10/31/2025	$1,660,000	117	$14,201
Polk	2/7/2025	$201,500	62	$3,250
Polk	5/7/2025	$525,000	119	$4,407
Pope	5/12/2025	$216,000	124	$1,742
Pope	7/25/2025	$205,000	44	$4,674
Pope	9/23/2025	$160,000	40	$4,000
Pope	10/29/2025	$360,000	120	$3,000
Prairie	5/20/2025	$13,650,000	929	$14,690
Prairie	5/22/2025	$1,179,000	271	$4,354
Pulaski	1/31/2025	$142,000	70	$2,029
Pulaski	6/30/2025	$550,000	47	$11,692
Pulaski	7/8/2025	$175,000	70	$2,502
Pulaski	9/8/2025	$1,237,671	308	$4,020
Randolph	1/3/2025	$200,000	148	$1,351
Randolph	1/10/2025	$300,000	128	$2,340
Randolph	1/13/2025	$580,000	246	$2,361
Randolph	2/7/2025	$950,000	180	$5,279
Randolph	2/15/2025	$114,500	40	$2,863
Randolph	2/26/2025	$368,000	160	$2,300
Randolph	2/26/2025	$284,160	117	$2,429
Randolph	3/13/2025	$1,300,000	560	$2,320
Randolph	3/17/2025	$215,000	77	$2,781
Randolph	5/20/2025	$395,500	91	$4,346
Randolph	5/21/2025	$600,000	299	$2,007

Hunting and Recreational cont.

County	Sale Date	Sale Price	Acres	Price Per Acre
Randolph	6/13/2025	$186,000	100	$1,860
Saline	1/28/2025	$262,000	71	$3,705
Saline	2/7/2025	$170,000	40	$4,250
Saline	2/10/2025	$340,000	80	$4,250
Saline	2/14/2025	$557,172	163	$3,428
Saline	5/1/2025	$111,111	51	$2,167
Saline	5/16/2025	$280,000	40	$7,000
Saline	8/22/2025	$180,000	41	$4,417
Saline	10/1/2025	$328,657	113	$2,908
Saline	10/2/2025	$328,657	113	$2,908
Saline	10/31/2025	$250,000	51	$4,893
Saline	11/20/2025	$405,260	115	$3,531
Scott	1/24/2025	$188,000	66	$2,848
Scott	2/10/2025	$200,000	70	$2,850
Scott	6/2/2025	$301,450	91	$3,320
Scott	6/13/2025	$410,000	96	$4,271
Searcy	1/9/2025	$620,000	198	$3,131
Searcy	2/21/2025	$165,000	40	$4,125
Searcy	3/6/2025	$350,000	120	$2,917
Searcy	4/11/2025	$155,000	60	$2,583
Searcy	6/13/2025	$850,000	176	$4,830
Searcy	10/1/2025	$310,000	158	$1,962
Sebastian	1/24/2025	$640,000	160	$3,998
Sebastian	1/27/2025	$375,000	109	$3,448
Sebastian	3/5/2025	$150,000	40	$3,750
Sebastian	3/10/2025	$290,000	44	$6,554
Sebastian	4/8/2025	$480,000	160	$3,000
Sebastian	5/9/2025	$200,000	70	$2,855
Sebastian	6/13/2025	$475,000	90	$5,268
Sebastian	8/8/2025	$1,230,000	149	$8,252
Sebastian	10/14/2025	$430,000	122	$3,530
Sebastian	11/7/2025	$304,000	106	$2,882
Sebastian	11/21/2025	$250,000	113	$2,220
Sevier	11/12/2025	$390,000	120	$3,250
Sharp	1/17/2025	$425,000	83	$5,120
Sharp	4/9/2025	$855,000	103	$8,273
Sharp	4/24/2025	$380,000	146	$2,597
Sharp	4/24/2025	$228,000	120	$1,900
Sharp	6/3/2025	$255,000	79	$3,212
Sharp	6/13/2025	$200,000	64	$3,125
Sharp	6/16/2025	$705,000	130	$5,423

2025 Sales Data

Hunting and Recreational cont.

County	Sale Date	Sale Price	Acres	Price Per Acre
St. Francis	4/15/2025	$200,000	160	$1,250
St. Francis	5/21/2025	$2,720,000	536	$5,076
St. Francis	6/5/2025	$468,000	108	$4,331
St. Francis	9/4/2025	$285,000	61	$4,656
St. Francis	10/21/2025	$334,304	110	$3,030
Stone	2/25/2025	$435,000	154	$2,818
Stone	9/19/2025	$950,000	640	$1,484
Stone	9/22/2025	$300,000	120	$2,500
Stone	10/21/2025	$480,000	160	$2,996
Stone	10/23/2025	$500,000	242	$2,070
Stone	12/16/2025	$455,000	240	$1,896
Union	3/14/2025	$708,500	262	$2,704
Union	3/18/2025	$708,500	189	$3,755
Union	3/18/2025	$336,000	76	$4,421
Union	6/5/2025	$300,000	120	$2,504
Union	7/24/2025	$308,775	179	$1,725
Union	9/9/2025	$415,000	160	$2,594
Union	10/22/2025	$130,000	60	$2,167
Van Buren	1/9/2025	$260,000	80	$3,250
Van Buren	1/13/2025	$239,250	110	$2,175
Van Buren	1/15/2025	$175,000	80	$2,188
Van Buren	2/14/2025	$235,000	70	$3,357
Van Buren	2/28/2025	$107,500	43	$2,510
Van Buren	3/20/2025	$318,000	128	$2,493
Van Buren	3/21/2025	$450,000	134	$3,361
Van Buren	4/18/2025	$2,037,750	160	$12,736
Van Buren	4/21/2025	$625,000	76	$8,239
Van Buren	5/9/2025	$518,750	119	$4,359
Van Buren	5/23/2025	$350,000	94	$3,719
Van Buren	6/12/2025	$655,000	187	$3,501
Van Buren	6/18/2025	$292,064	118	$2,475
Van Buren	6/24/2025	$225,500	78	$2,888
Van Buren	7/7/2025	$124,000	39	$3,179
Van Buren	8/5/2025	$700,000	286	$2,445
Van Buren	8/21/2025	$585,550	239	$2,452
Van Buren	8/28/2025	$1,662,500	871	$1,908
Van Buren	8/29/2025	$619,430	452	$1,370
Van Buren	9/17/2025	$315,000	120	$2,625
Van Buren	10/20/2025	$123,000	41	$3,000
Washington	1/14/2025	$169,000	39	$4,280
Washington	1/28/2025	$625,000	100	$6,250

Hunting and Recreational cont.

County	Sale Date	Sale Price	Acres	Price Per Acre
Washington	2/24/2025	$775,000	81	$9,611
Washington	3/7/2025	$2,685,295	475	$5,653
Washington	3/17/2025	$320,000	55	$5,783
Washington	3/21/2025	$242,000	80	$3,025
Washington	3/25/2025	$133,000	40	$3,325
Washington	3/27/2025	$472,000	236	$2,002
Washington	4/9/2025	$481,500	80	$6,019
Washington	4/28/2025	$510,000	80	$6,375
Washington	6/6/2025	$305,000	101	$3,009
Washington	7/31/2025	$2,475,000	576	$4,297
Washington	8/13/2025	$255,000	65	$3,923
Washington	11/18/2025	$240,000	79	$3,053
White	1/24/2025	$175,000	40	$4,375
White	1/31/2025	$565,000	122	$4,632
White	2/13/2025	$600,000	311	$1,931
White	2/14/2025	$1,174,305	250	$4,697
White	4/3/2025	$496,000	160	$3,100
White	5/21/2025	$159,325	64	$2,500
White	9/25/2025	$600,000	115	$5,221
White	9/28/2025	$1,500,000	225	$6,667
White	9/30/2025	$383,544	100	$3,834
White	10/17/2025	$511,592	200	$2,558
White	12/23/2025	$2,529,169	1,230	$2,056
Woodruff	5/20/2025	$1,765,587	259	$6,809
Yell	3/25/2025	$370,000	100	$3,700
Yell	4/14/2025	$785,000	139	$5,639
Yell	6/2/2025	$640,000	160	$4,000
Yell	7/1/2025	$285,000	144	$1,975
Yell	9/12/2025	$305,000	89	$3,445

2025 Sales Data

Timberland

County	Sale Date	Sale Price	Acres	Price Per Acre
Ashley	1/9/2025	$225,000	200	$1,125
Ashley	1/25/2025	$9,056,012	5,203	$1,741
Ashley	3/14/2025	$5,000,000	2,393	$2,090
Ashley	3/28/2025	$8,659,465	4,448	$1,947
Ashley	4/8/2025	$352,000	120	$2,933
Ashley	6/2/2025	$14,192,457	8,025	$1,769
Bradley	2/11/2025	$1,373,918	529	$2,597
Bradley	4/24/2025	$150,000	120	$1,247
Bradley	12/1/2025	$255,000	100	$2,550
Bradley	12/29/2025	$5,140,000	2,064	$2,490
Calhoun	3/4/2025	$3,040,375	747	$4,068
Chicot	4/15/2025	$347,500	168	$2,068
Chicot	11/5/2025	$635,000	260	$2,442
Clark	3/6/2025	$115,000	54	$2,130
Cleburne	5/14/2025	$1,030,920	239	$4,321
Cleburne	12/16/2025	$250,000	50	$5,000
Cleveland	3/3/2025	$396,000	240	$1,650
Columbia	2/4/2025	$350,000	280	$1,250
Columbia	3/14/2025	$5,000,000	170	$29,412
Columbia	9/5/2025	$365,000	160	$2,287
Columbia	10/10/2025	$3,130,084	1,457	$2,149
Columbia	10/30/2025	$282,300	134	$2,100
Conway	9/30/2025	$695,000	178	$3,901
Crawford	9/5/2025	$222,244	101	$2,210
Crawford	11/16/2025	$5,170,000	1,175	$4,400
Dallas	1/23/2025	$145,397	60	$2,423
Dallas	4/1/2025	$265,221	171	$1,551
Dallas	4/3/2025	$961,362	253	$3,800
Dallas	4/3/2025	$488,707	129	$3,801
Drew	1/29/2025	$14,739,120	8,725	$1,689
Drew	3/25/2025	$210,000	140	$1,500
Franklin	2/25/2025	$1,800,000	75	$24,000
Garland	6/13/2025	$180,000	45	$4,012
Garland	8/13/2025	$1,211,200	134	$9,019
Garland	8/19/2025	$1,151,200	134	$8,572
Garland	10/21/2025	$644,853	200	$3,224
Garland	11/14/2025	$1,540,988	416	$3,704
Grant	3/10/2025	$184,684	160	$1,155
Grant	8/13/2025	$300,000	119	$2,522
Grant	8/29/2025	$220,000	100	$2,200
Grant	9/16/2025	$810,000	81	$9,982

Timberland cont.

County	Sale Date	Sale Price	Acres	Price Per Acre
Grant	11/26/2025	$353,237	90	$3,925
Hempstead	1/16/2025	$173,900	80	$2,174
Hempstead	2/12/2025	$820,000	528	$1,553
Hempstead	3/13/2025	$792,226	464	$1,707
Hempstead	4/28/2025	$1,292,500	440	$2,938
Hempstead	8/18/2025	$225,720	80	$2,822
Hempstead	8/27/2025	$625,000	285	$2,190
Hempstead	9/29/2025	$572,850	180	$3,183
Hempstead	9/30/2025	$326,924	145	$2,255
Hot Spring	2/13/2025	$1,726,000	727	$2,373
Hot Spring	3/25/2025	$178,000	61	$2,918
Hot Spring	4/4/2025	$1,600,000	120	$13,333
Hot Spring	5/21/2025	$260,000	195	$1,334
Hot Spring	7/28/2025	$400,000	251	$1,593
Hot Spring	8/28/2025	$659,676	200	$3,298
Hot Spring	9/12/2025	$282,870	120	$2,357
Hot Spring	10/27/2025	$170,750	75	$2,277
Howard	6/25/2025	$1,242,510	614	$2,024
Howard	9/30/2025	$443,999	166	$2,673
Independence	1/24/2025	$184,000	30	$6,133
Independence	3/13/2025	$206,000	118	$1,748
Independence	8/5/2025	$440,500	100	$4,405
Independence	11/26/2025	$295,000	153	$1,926
Jackson	5/27/2025	$190,000	100	$1,900
Jackson	6/11/2025	$593,670	203	$2,924
Lafayette	9/30/2025	$3,609,426	260	$13,882
Lincoln	6/11/2025	$1,000,000	558	$1,792
Lincoln	8/17/2025	$425,000	222	$1,919
Lincoln	8/28/2025	$203,300	110	$1,848
Miller	1/14/2025	$275,000	110	$2,500
Miller	9/23/2025	$1,029,371	459	$2,243
Miller	10/22/2025	$323,719	166	$1,950
Mississippi	10/17/2025	$2,490,000	1,815	$1,372
Montgomery	2/18/2025	$800,000	545	$1,467
Nevada	3/14/2025	$5,000,000	1,931	$2,589
Ouachita	4/16/2025	$120,000	78	$1,541
Ouachita	9/23/2025	$5,376,587	2,420	$2,222
Ouachita	10/24/2025	$1,007,790	140	$7,199
Ouachita	10/28/2025	$853,380	138	$6,169
Ouachita	10/30/2025	$1,007,790	140	$7,199
Saline	2/3/2025	$450,000	95	$4,749

2025 Sales Data

Timberland cont.				
County	**Sale Date**	**Sale Price**	**Acres**	**Price Per Acre**
Saline	7/21/2025	$420,906	85	$4,935
Saline	10/15/2025	$700,000	108	$6,475
Sebastian	11/12/2025	$304,000	105	$2,895
Sevier	5/6/2025	$1,280,425	232	$5,510
Sevier	7/22/2025	$990,924	838	$1,182
Sevier	9/30/2025	$731,162	339	$2,156
Stone	2/12/2025	$170,000	133	$1,278
Stone	10/31/2025	$775,000	616	$1,258
Union	2/26/2025	$244,000	80	$3,050
Union	3/11/2025	$171,406	100	$1,714
Union	4/8/2025	$730,400	351	$2,082
Union	4/10/2025	$449,765	391	$1,150
Union	5/22/2025	$355,380	140	$2,538
Union	9/23/2025	$5,774,198	2,643	$2,184
Union	11/13/2025	$2,253,888	1,649	$1,367
Union	11/17/2025	$823,542	186	$4,416
Van Buren	3/25/2025	$855,000	288	$2,965
Van Buren	5/30/2025	$4,255,000	1,961	$2,169
White	3/24/2025	$237,600	119	$1,999
White	5/5/2025	$298,836	111	$2,700
White	7/28/2025	$725,000	101	$7,175
White	9/24/2025	$417,000	139	$2,994
White	10/2/2025	$530,000	113	$4,691
White	10/16/2025	$405,000	200	$2,025
White	11/21/2025	$400,000	58	$6,953
White	11/25/2025	$425,000	118	$3,602
Yell	2/25/2025	$230,758	223	$1,034

Transitional Land

County	Sale Date	Sale Price	Acres	Price Per Acre
Benton	1/3/2025	$2,900,000	77	$37,662
Benton	1/16/2025	$12,223,215	90	$136,192
Benton	1/16/2025	$12,184,000	62	$197,376
Benton	1/31/2025	$1,750,000	68	$25,671
Benton	2/19/2025	$1,300,000	11	$113,438
Benton	3/12/2025	$1,400,000	108	$12,940
Benton	3/18/2025	$4,242,000	45	$94,899
Benton	4/16/2025	$1,727,600	48	$36,317
Benton	5/30/2025	$1,702,400	85	$20,000
Benton	6/25/2025	$3,618,450	43	$85,000
Benton	7/25/2025	$9,500,000	399	$23,818
Benton	8/26/2025	$2,400,000	58	$41,047
Benton	9/24/2025	$925,000	53	$17,486
Benton	9/29/2025	$11,500,000	50	$228,039
Benton	9/29/2025	$4,000,000	39	$103,359
Benton	10/21/2025	$6,157,085	81	$76,098
Benton	10/24/2025	$1,500,000	64	$23,615
Benton	10/31/2025	$3,330,000	66	$50,105
Benton	11/17/2025	$2,534,850	58	$43,667
Crawford	1/2/2025	$550,000	37	$14,817
Crittenden	1/2/2025	$525,000	15	$35,000
Crittenden	1/15/2025	$1,400,000	40	$35,000
Garland	1/2/2025	$1,750,000	112	$15,605
Garland	6/30/2025	$2,500,000	83	$29,969
Logan	7/3/2025	$800,000	39	$20,341
Lonoke	1/28/2025	$381,250	31	$12,500
Pulaski	4/14/2025	$4,000,000	108	$37,178
Pulaski	5/28/2025	$850,000	78	$10,954
Pulaski	6/23/2025	$4,252,825	50	$84,802
Pulaski	6/27/2025	$2,400,000	40	$60,000
Pulaski	7/11/2025	$1,000,000	10	$100,000
Pulaski	9/8/2025	$1,950,000	60	$32,424
Pulaski	9/16/2025	$718,250	29	$24,991
Pulaski	9/18/2025	$674,166	74	$9,061
Saline	1/2/2025	$1,750,000	151	$11,575
Saline	8/26/2025	$9,100,000	94	$96,922
Sebastian	1/2/2025	$1,300,000	180	$7,233
Washington	3/14/2025	$2,700,000	41	$65,170
Washington	4/22/2025	$1,239,420	123	$10,077
Washington	4/22/2025	$840,000	78	$10,771
Washington	5/15/2025	$1,500,000	43	$35,112

2025 Sales Data

Transitional Land

County	Sale Date	Sale Price	Acres	Price Per Acre
Washington	7/25/2025	$1,900,000	80	$23,750
Washington	8/8/2025	$1,548,000	146	$10,580
Washington	9/1/2025	$3,026,650	45	$67,035

Poultry Farms

County	Sale Date	Sale Price	Acres	Price Per Acre
Benton	7/28/2025	$6,650,000	80	$83,125
Carroll	1/7/2025	$385,000	119	$3,229
Franklin	05/28/2025	$4,807,000	106	$45,349
Franklin	12/05/2025	$4,800,000	126	$38,095
Hempstead	4/10/2025	$1,650,000	67	$24,627
Hempstead	12/30/2025	$925,000	185	$4,998
Independence	12/19/2025	$4,000,000	191	$20,959
Independence	12/22/2025	$9,555,000	120	$79,625
Independence	12/22/2025	$9,511,000	155	$61,389
Johnson	5/1/2025	$175,000	14	$12,774
Pope	2/3/2025	$1,150,000	63	$18,350
Randolph	1/7/2025	$1,310,000	58	$22,731
Sebastian	1/30/2025	$2,075,000	166	$12,508
Sebastian	4/29/2025	$440,000	52	$8,519
Sebastian	9/5/2025	$1,000,000	157	$6,378
Sevier	2/27/2025	$1,250,000	68	$18,291
Sevier	4/2/2025	$120,000	50	$2,400
Washington	2/3/2025	$4,200,000	80	$52,500
Washington	2/25/2025	$575,000	80	$7,167
Washington	3/7/2025	$4,700,000	65	$72,553
Washington	3/12/2025	$519,000	26	$19,962
Yell	02/28/2025	$2,700,000	143	$18,893
Yell	3/14/2025	$180,000	49	$3,660
Yell	06/26/2025	$1,300,000	122	$10,663

All transaction data included in this report is derived from public records and independent sources and has been reviewed and verified by the Saunders Research team. While reporting delays and data availability may prevent the inclusion of every transaction, the report is intended to provide the most accurate, transparent, and current representation of market activity available at the time of publication.

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