

## **Timberland Sale**

Billingsley 80  
Autauga County, Alabama

Note: This is a timberland sale Announcement and Summary. For additional detail visit [www.reynoldsforestry.com](http://www.reynoldsforestry.com) and view "Billingsley 80" or call Colleen (Broker) or Teddy (Forester) at 870-234-0200 (ext 6).

List Price: **\$193,000.**

Buyer: Name: \_\_\_\_\_ Company: \_\_\_\_\_  
Phone: \_\_\_\_\_ Cell: \_\_\_\_\_  
Email: \_\_\_\_\_ Fax: \_\_\_\_\_

Property Overview: **80 total acres:** 53-acres of 20-year old planted Longleaf pine plantation averaging 360 pine TPA with 7.5 inches dbh.  
23-acres of 20-year old planted Longleaf pine in natural hardwood with 79 pine TPA at 7.9 inches dbh.  
4-acres of 20-year old natural hardwood trees.  
**North 40 acres:** 36-acres of 20-year old planted Longleaf pine plantation averaging 385 pine TPA with 7.3 inches dbh.  
4-acres of 20-year old planted Longleaf pine in natural hardwood with 50 pine TPA at 8.5 inches dbh.  
**South 40 acres:** 17-acres of 20-year old planted Longleaf pine plantation averaging 310 pine TPA with 7.8 inches dbh.  
19-acres of 20-year old planted Longleaf pine in natural hardwood with 83 pine TPA at 7.7 inches dbh.  
4-acres of 20-year old natural hardwood trees.

*Note: TPA = trees per acre; dbh = diameter at breast height 4.5 feet above ground level; Tree counts are not guaranteed.*

Legal/Lines/Maps: NE¼ SW¼ and the SW¼ SE¼ all in Section 6, Township 19 North, Range 14 East, in Autauga County, Alabama containing 80 acres, more or less. Boundary lines flagged with RFC white flagging except west line of south 40 and south line of north 40 which have been surveyed for the sale and painted white (refer to aerial map).

Access: Access to both tracts is from the east on county road 77 (see aerial map); if tracts sold separate then an easement will be retained on the road along the top boundary of the south 40 to access the north 40. Gate combination code is "0200". Refer to aerial map for newly bladed interior roads.

Minerals: No minerals conveyed.

Offer Receipt: Offers received by mail, fax, email, phone (recorded) or personal delivery.

Payment & Closing: 5% down required within one-week of acceptance. Closing within 30-days of bid opening and administered by RFC. Taxes prorated and revenue stamps divided equally. Title insurance is paid by the buyer and all other closing costs divided equally including the pre-sale survey.

Reservation: Seller reserves the right to reject any and/or all offers.

If you have any questions or would like additional information, please feel free to call or email.

*Teddy Reynolds, Forester*  
Reynolds Forestry Consulting and Real Estate  
  
*Colleen Morphew, Broker*  
Reynolds Forestry Consulting and Real Estate

cc: Tower of the Hills

