

Reynolds Forestry Consulting & Real Estate

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24 Years Serving You

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Timberland Sale – Natural mixed pine & hardwood Village 142 – Columbia County, Southwest Arkansas

Ted's Quote: Upland natural mixed pine & hardwood with county road frontage (electricity within 1/4 mile).

Sale Type: Timberland sale by seal bid **1pm Thursday, February 22nd, 2018** (bidder attendance welcome, luncheon at noon; central time).

Bid Location: Reynolds Forestry Office, 2315 North Vine Street, Magnolia, Arkansas 71753.

Lump Sum Bid: Land & Timber (142 deed acres): \$ _____

Bidder: Name: _____ Company: _____

Phone: _____ Fax: _____ Email: _____

Overview: 142 deed acres (141 gis acres), natural pine & hardwood, 250-350 feet elevation, gentle rolling upland, fine sandy & clay loam. **st1:** 19-acres, 13yrs, pine >4" 700tpa, **st2:** 9-acres, 13yrs, pine >4" 300tpa **st3:** 92-acres, 9yrs, hwd/pine >3" 400tpa, **st4:** 8-acres, 9yrs, hwd/pine >3" 250tpa **smz:** 7-acres, 37yrs, hwd/pine 72tpa, **open:** 6-acres in roads & open areas.

Inventory: Below summary by in-house forester Teddy Reynolds 870-299-0977. Bidders invited to conduct due diligent inspections; individuals entering tract waive owner liability.

stand	acres gis	type	age	pine >4.0"			hwd >3.0"			total tpa
				tpa	dbh	ht	tpa	dbh	ht	
1	19	natural pine	13	700	5.7"	36'	50	4.4"	24'	750
2	9	natural pine	13	300	7.4"	35'	100	3.5"	25'	400
3	92	natural hwd/pine	9	100	4.8"	25'	325	3.5"	26'	425
4	8	natural hwd/pine	9	75	5.0"	24'	175	4.1"	22'	250
smz	7	natural hwd/pine	37	2	13.0"	85'	70	11.0"	60'	72
roads	6	roads-decks	-	-	-	-	-	-	-	-
141			10	191	5.6"	32'	249	3.7"	26'	440

Access: Maintained county road 51 from north & west. Excellent internal roads.

Boundary: S27.27ac SE¼ NW¼; NE¼ SW¼; 37ac NW¼ SW¼; and 38ac SE¼ SW¼ all in Section 36, T16S, R19W being 142.27 deed acres, more or less, Columbia County, Arkansas. Boundaries in white RFC flagging, old yellow paint and east line red paint; established survey boundaries, no new survey provided.

Bidding: Bids received by fax, email, web, mail, in-person and phone (recorded).

Reservation: Seller reserves minerals & right to reject bids.

Earnest: 10% within 5 business days of acceptance.

Closing: 30 days of acceptance & administered by RFC&RE. Taxes prorated. Revenue stamps, buyer's title insurance and closing administration divided equally. Closing costs increased by buyer paid by buyer (10% per annum daily prorated fee for buyer closing extension). No other terms exist outside this document



unless duly executed by all parties. Submitted bids (verbal & written) are legally binding to all terms stated in this bid prospectus and deviating party responsible for reimbursing legal costs related to ensuring compliance. Exceptions & contingencies by bidder must be in writing with bid and accepted in writing.