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## Scenic Properties for Sale

### Cossatot 15 & Cossatot 30

*Near Lake Gillham, Cossatot River and State Wildlife Area*

Note: For more information visit [www.reynoldsforestry.com](http://www.reynoldsforestry.com) and view tracts by name at “Timberland Sales” or contact Colleen at 870-234-0200 (ext. 4) or email [colleen@reynoldsforestry.com](mailto:colleen@reynoldsforestry.com)

Listing Price:

#1: **Cossatot 15** - \$20,000.  
 #2: **Cossatot 30** - \$40,000.  
 #3: **Cossatot 15 & 30** (both tracts) - \$55,000.

Property Overview: Two scenic recreational properties in the beautiful Ouachita Mountain Range near Gillham Lake and Cossatot River and inside the Howard County State Wildlife Management Area comprised of approximately 23,000 acres of Weyerhaeuser land. Properties display panoramic views, natural pine and hardwood timber and were recently understory thinned and control burned to reduce brush, enhance views and benefit wildlife.

Inventory Method: Properties were inventoried with 1/10<sup>th</sup> acre plots (for details see weight and volume reports).

Type of Trees	Total Trees	
	Cossatot 15	Cossatot 30
Loblolly and Shortleaf Pine	855	180
Red Oak, White Oak and Other Hardwoods	375	855

Legal/Lines/Maps: External lines flagged in RFC white flagging. Internal boundary lines surveyed prior to closing and cost equally divided at closing. Refer to attached aerial and vicinity map.

Utilities: Access to electricity will be made available in close proximity to the Cossatot 15 or a suitable location between the two subject tracts within 12 months of the sale. Buyers will be responsible for running connecting electrical lines to their respective properties.

Covenants: Please refer to [www.reynoldsforestry.com](http://www.reynoldsforestry.com) for applicable covenants and restrictions.

Minerals: No minerals conveyed.

Access: Good access from Gillham Lake Road and Weyerhaeuser Road #316.

Payment & Closing: 10% down required within two-weeks of acceptance. Closing within 30-days of bid opening. Taxes prorated and revenue stamps divided equally. Title insurance paid by buyer. All other closing costs divided equally.

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

Additional sale information is available at [www.reynoldsforestry.com](http://www.reynoldsforestry.com) or call 870-234-0200 (ext. 4).

**Cossatot 15**



*Bobby Weido,  
 Vice-President*

*Colleen  
 Morpew,  
 Real Estate  
 Agent*

*Gurvin Bailey,  
 Broker*

**Cossatot 30**

