

**Natural Hardwood & Pine in Southwest Arkansas coastal plains**

*Hwy 98 A & B - Two timberland tracts for sale on Hwy 98 in Columbia County*

**Overview:** Natural hardwood & pine, ages varying from 10 to 23 years. Blacktop frontage. Upland fine sandy loam. Unique 30" dbh locust tree on tract A.

**Ted's Quote:** No greater privilege or better investment than owning land.

**Sale Type:** Lump sum sealed bid **September 13<sup>th</sup>, 2018** 1:00pm Thursday, (*bid luncheon at noon; central time*).

**Bid Location:** Reynolds Forestry Office, 2315 North Vine Street, Magnolia, Arkansas 71753 (*bidder attendance welcome*).

1) **Tract A:** 79 acres \$ \_\_\_\_\_ (*hardwood & pine; ¼-mile blacktop frontage on Hwy 98*)

2) **Tract B:** 240 acres \$ \_\_\_\_\_ (*hardwood & pine; private access*)

3) **A&B:** 319 acres (*both tracts*) \$ \_\_\_\_\_

Name: \_\_\_\_\_

Company: \_\_\_\_\_

Phone: \_\_\_\_\_ Email: \_\_\_\_\_

**Bids:** Received by fax, email, web, mail, in-person and phone.

**Reservation:** minerals reserved and seller right to reject bids.

**Soil:** Both A&B tracts are upland ground elevation ranging 260' - 370' suitable for current natural timber production with >84 pine site index (50 year base with yield of 3.8 tons/acre/year) & hardwood site index 75. Fine sandy loam soil approximately one foot in depth with red clay base underneath.

This soil is also good for conversion to pasture as well suited to coastal bermudagrass, common bermudagrass, and bahia grass.

**Tract A:** 79-acres, gentle rolling topography with 1/4 mile of Highway 98 blacktop frontage:

**Stand #1:** 59-acres in native mixed hardwood with scattered pine on 3 - 8% slope with good internal roads. The stand was selectively harvested in 2002 & 2008 leaving timber varying in ages from 10-16 years; >400 trees/acre ranging from 3"-8" dbh. 60% oak, 35% miscellaneous hardwood and 5% pine. Total heights varying from 20'-35'.

**Stand #2:** 7-acres in native mixed hardwood with scattered pine on bottomland. The stand was thinned in 1990 leaving parts with 15 oaks & miscellaneous sawlogs per acre averaging 18" dbh, and in other portions >200 hardwood pulpwood trees/acre averaging 10" dbh. This stand also has a rare 30" dbh locust tree.

**Tract B:** 240-acres, primarily gentle rolling topography with good private dirt road access:

**Stand #1:** 208-acres in native mixed hardwood & 3-12% slope with good internal roads. The stand was selectively harvested in 1995 & 2008 leaving timber varying in ages from 10-23 years; older trees range 6"-12" dbh with stocking >100 trees/acre. 40% oak, 40% miscellaneous hardwood and 20% pine. Total heights varying from 35'-45'. Younger trees range 3"-5" dbh with stocking >200 trees. 50% oak, 40% miscellaneous hardwood and 10% pine. Total heights varying from 20'-35'.

**Inventory:** Timber questions, call Teddy Reynolds, 870-299-0977. Bidders invited to conduct due diligence inspections; individuals entering tract assume liability & waive owner liability.

**Boundary:** Flagged in white RFC flagging; lines painted yellow, white, red or blue; established GLO boundaries, no survey needed or provided.

**Tract A:** SE¼ NE¼ and 39-acres in the NE¼ SE¼, Section 13, T16S R20W.

**Tract B:** 240 deed acres, S½ SW¼ Section 13, T16S R20W; and NW¼ Section 24, T16S R20W.

**Earnest:** 10% within 5 business days of bid acceptance. **Closing:** within 30 days of acceptance and administered injunction with Crane & Phillips. Buyer's title insurance, revenue stamps, and closing administration fee divided equally. Taxes prorated. Closing costs increased by buyer paid by buyer (10% per annum daily prorate 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.

...more details at [reynoldsforestry.com](http://reynoldsforestry.com) select 'Hwy 98 A&B' in Land Sales

