

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

**Hwy 98 240 acres - timberland for sale off Hwy 98 in Columbia County**

**Overview:** Natural hardwood & pine, ages varying from 10 to 23 years. Upland fine sandy loam.

**List Price:** \$240,000

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

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

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

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

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

**Soil:** 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 bermuda grass, common bermuda grass, and bahia grass.

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. 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. 240 deed acres, S½ SW¼ Section 13, T16S R20W; and NW¼ Section 24, T16S R20W.

**Earnest:** 10% within 5 business days of offer 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 offers (verbal & written) are legally binding to all terms stated in this prospectus and deviating party responsible for reimbursing legal costs related to ensuring compliance.

