

Timberland Investment Sale - planted pine & natural hardwood
Nevada 80 – Nevada County, SW Arkansas

Ted's Quote: Mid-rotation planted pine & bottomland natural hardwood combined in one investment.
Sale Type: Timberland sale by seal bid **1pm Thursday, October 5th, 2017** (*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 (80 acres): \$ _____

Bidder: Name: _____ Company: _____
Phone: _____ Fax: _____ Email: _____

Overview: 80 deed/gis acres, flat with slight topography, 280 feet elevation, silt & sandy loam. **st1:** 22-acres, planted loblolly pine, yrs18, 10"dbh, 73' total ht, 405tpa; **st2:** 49-acres, natural hardwood with older scattered pine, yrs18, 424tpa; **st3:** 5-acres, smz, mixed hardwood mature/regeneration, yrs18-50, 175tpa; **st4:** 4-acres, open (food plots).

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		stand				dbh (avg)			height (avg)		tons						
			type	establish year	age 2017	trees per acre	acres (gis)		current	growth/yr		total ft/yr	per tree	per acre	life growth avg		current growth	
							total	%		life	current				acre/yr	%/yr	acre/yr	%/yr
1	pine	AR native planted	1999	18	405	22	28%	10.0"	0.56"	0.30"	73'	4.1'	0.5	185	10.3	5.6%	14	7%
2	pine oak misc	native >4"	1999	18	15 247 162	424	49	61%	12.0"	natural mixed hardwood with older scattered pine								
3	smz	native	'67-'99	18-50	175	5	6%	natural mixed hardwood mature & regeneration										
4	open	food plot	-	-	-	4	5%	-										
			years	tpa	80	100%	inch		feet		% = compounding; avg = average; yr = year							



Access: South private dirt road ¼ mile off Nevada County Road 4, north private road ¾ mile off Nevada County Road 17.

Boundary: W½ SW¼ Section 25, Township 14 South, Range 22 West, Nevada County, Arkansas flagged in white RFC flagging, north and east new orange paint, south yellow paint; established GLO boundaries and no 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 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 and accepted in writing.

... details at reynoldsforestry.com select 'Nevada 80' in Land Sales