

Timberland Investment Sale ... majestic oak forest

Philadelphia 80 – Columbia County, Southwest Arkansas

Ted's Quote: "79 year old hardwood forest's annual 2.8% biological growth rate is better than 5-year US Treasury Bill".

Sale Type: Timberland sale by sealed bid at **1pm Thursday, August 17th, 2017** (bid luncheon at noon; central time).

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

Lump Sum Bid: Land & Timber (80 deed acres): \$ _____

Bidder: Name: _____ Company: _____

Phone: _____ Fax: _____ Email: _____

Overview: 80 deed acres bottomland 200 feet elevation in silty loam. 77 acres of 79 year old mature hardwood forest with year round flowing creek and 3 acres in roads, pipeline and well sites.

Inventory: 2014 inventory by Joe Willett with ton growth based on 2017 tree cores as below by forester, Teddy Reynolds 870-299-0977 cell. Bidders invited to conduct due diligent inspections; individuals entering tract assume liability & waive owner liability.

Product	2014 Inventory				Current Growth/Year		2017
	Acres	Dbh	Logs	Tons	Percent	Tons	Tons
Pine Sawtimber	77	17.8	2.7	1,330	2.9%	0.5	1,449
Pine Pulpwood		8.4	2.6	171	1.4%	0.0	178
Oak Sawtimber		19.8	1.8	1,923	3.9%	1.1	2,156
Miscellaneous Sawtimber		18.8	2.0	822	2.2%	0.2	877
Hardwood Pulpwood		10.2	2.0	1,212	1.6%	0.3	1,270
Roads & Wells	3	-	-	-	-	-	-
	80			5,458	2.8%	2.2	5,930

Access: Excellent gravel road access from south & west.

Boundary: S1/2 NE1/4, S10-T18S-R22W, Columbia County, Arkansas 80 deed acres, more or less. Original General Land Office survey boundaries painted white.

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

Reservation: Seller reserves minerals & right to reject any bids.

Earnest: 10% within 5 business days of acceptance.

Closing: Within 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.



Cherry Bark Oak (38" dbh & 2.5 logs)



Cypress Bottom and year round flowing creek



Excellent gravel access from south & west

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 'Philadelphia 80' in Land Sales



Philadelphia 80

60 year old hardwood pine - 77 acres

Big Creek

well west

17 year old mixed pine - 1100

well east

pipeline



1000 ft





Philadelphia 80

80 year old hardwood/pine - 77 acres

Big Creek

37 year old around well - 8 acres

well west

well east

pipeline





