

Planted Pine Investment in Southwest Arkansas coastal plains
4-Tract Sale – Lafayette and Nevada Counties

Overview: Four tracts ranging in size 40-240 acres in Nevada and Lafayette Counties. Planted pine ages 5-21 years with each tract acres 84-94% stocked in planted pine.

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

Sale Type: Lump sum sealed bid **March 23rd, 2017, 1:00pm Thursday**, (bid luncheon at noon; central time).

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



Tract 2 – 11year (st1)

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

Earnest: 10% within 5 business days of bid acceptance.

Closing: within 30 days of acceptance and administered through RFC&RE. 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.



Tract 4 – 21year (st1a)



Tract 3 – 16year (st1a)



Tract 1 – 5year (st2a)

Bid Options:

Lafayette County

1) Tract 1: 240 acres \$ _____ (5 & 11year planted pine; blacktop CR360 frontage)

2) Tract 2: 40 acres \$ _____ (11year planted pine; gated (0200 combo) gravel access)

Nevada County

3) Tract 3: 120 acres \$ _____ (10 & 16year planted pine; private access)

4) Tract 4: 40 acres \$ _____ (21year planted pine; 1st thinned 2015; private access)

5) Combination: \$ _____ (Write in 1, 2, 3, or 4) _____

6) One: 440 acres (all tracts) \$ _____

Bidder:

Name: _____

Company: _____

Phone: _____

Email: _____

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

Reynolds Forestry Consulting & Real Estate

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23 Years Serving You

PO Box 1129
Magnolia, AR 71754
Fax 870-234-0089

Inventory: Below summary by forester, Teddy Reynolds, 870-299-0977. Bidders invited to conduct due diligence inspections; individuals entering tract assume liability & waive owner liability.

Stand Overview:

Tract #1 240 acres, Lafayette County, AR																					
stand		type	seedlings			trees/acre		acres (gis)			dbh (avg)			height (avg)		tons					
total	sub		source	year	age	sub	total	sub	total	%	current	growth/yr		total	ft/yr	per tree	per acre	life growth avg		current growth	
					2017							life	current					acre/yr	% / yr	acre/yr	% / yr
1	a	pine-bed, spray	unkown	2006	11	450	426	102	116	90%	6.4"	0.58"	0.57"	35'	3.2'	0.09	39	3.6	9.1%	11.54	29%
	b					250		14			7.5"	0.7"	-	31'	2.8'			refer to stand 1a above			
2	a	pine-bed, spray	ac2gen	2012	5	420	408	90	100		2.7"	0.55"	-	16'	3.1'	precalculation age					
	b					300		10			0.9"	-	-	8'	-						
smz	smz	mixed	native	2006-'12	5-11	125			12	5%	dbh varies 3" - 8"										
open	open	roads, decks	-	-	-	-			12	5%	-	-	-	-	-	-	-	-	-	-	
st=sawtimber; pw=pulpwood establish years tpa 240 100% inch inch feet % = compounding; avg = average; yr = year																					

Tract #2 40 acres, Lafayette County, AR																					
stand		type	seedlings			trees/acre		acres (gis)			dbh (avg)			height (avg)		tons					
total	sub		source	year	age	sub	total	sub	total	%	current	growth/yr		total	ft/yr	per tree	per acre	life growth avg		current growth	
					2017							life	current					acre/yr	%/yr	acre/yr	%/yr
1			pine-bed, spray	ac2gen	2006	11	400		32	84%	6.2"	0.57"	0.57"	35'	3.2'	0.08	32		2.9	9.1%	10
2		transition	native	2006	11	165		4	11%	dbh 3" - 6"											
smz		hardwood	native	1980	37	80		1	3%	dbh 8" - 14"											
open		roads	-	-	-	-		1	3%	-	-	-	-	-	-	-	-	-	-	-	
st=sawtimber; pw=pulpwood			establish years			tpa		38	100%	inch	inch		feet		% = compounding; avg = average; yr = year						

Tract #3 120 acres, Nevada County, AR																					
stand		type	seedlings			trees/acre		acres (gis)			dbh (avg)			height (avg)		tons					
total	sub		source	year	age	sub	total	sub	total	%	current	growth/yr		total	ft/yr	per tree	per acre	life growth avg		current growth	
					2017							life	current					acre/yr	% / yr	acre/yr	% / yr
1	a		pine-bed, spray	unknown	2001	16	425	400	45	94%	9.0"	0.56"	0.35"	47'	2.9'	0.25	107	6.7	6.3%	15	14%
	b	300					11		8.4"		-	-	42'	refer to 1a above							
2	a	pine-bed, spray	unknown	2007	10	415	403	54	6.3"		0.63"	0.64"	34'	3.4'	0.08	33	3.3	10.0%	11	34%	
	b					290		6	5.1"		-	-	27"	refer to 2a above							
open		roads, decks, grassland	-	-	-	-			7	6%	-	-	-	-	-	-	-	-	-	-	
st=sawtimber; pw=pulpwood establish years tpa 123 100% inch inch feet % = compounding; avg = average; yr = year																					

Tract #4 40 acres, Nevada County, AR																					
stand		type	seedlings			trees/acre		acres (gis)			dbh (avg)			height (avg)		tons					
total	sub		source	year	age	sub	total	sub	total	%	current	growth/yr		total	ft/yr	per tree	per acre	life growth avg		current growth	
					2017							life	current					acre/yr	% / yr	acre/yr	% / yr
1	a		pine-spray	unknown	1996	21	152	146	33	36	90%	9.4"	0.45"	0.50"	56'	2.7'	0.34	52	2.5	4.8%	9
	b	80				3	8.9"		-			-	45'	refer to 1a above							
smz		pine planted	unknown	1996	21	265			1	3%	8.3"	-	-	58'	-	-	-	-	-	-	
open		roads, decks, foodplots	-	-	-	-			3	8%	-	-	-	-	-	-	-	-	-	-	
st=sawtimber; pw=pulpwood					establish	years	tpa		40	100%	inch	inch		feet		% = compounding; avg = average; yr = year					

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

Lafayette County, AR:

Tract 1: 240 deed acres SE¼; S½ S½ NE¼ & N½ S½ NE¼ Sec 1, T18S R24W

Tract 2: 40 deed acres SE¼ SW¼ Sec 32, T17S R24W

Nevada County, AR:

Tract 3: 120 deed acres S½ NE¼; NW¼ NE¼ Sec 32, T09S R22

Tract 4: 40 deed acres W½ E½ NE¼ Sec 35, T12S R22W

...details at reynoldsforestry.com select '4-Tract Sale' in Land Sales