

Reynolds Forestry Consulting & Real Estate

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26 Years Serving You

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Planted Pine & Natural Hardwood in Southwest Arkansas coastal plains

Evans 40-acres in Ouachita County

Overview: Planted 10.5-year old pine & natural mixed hardwood and pine.

Sale Type: Lump sum sealed bid **September 5th, 2019** 1:00pm Thursday, (*bid luncheon, noon CT*).

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

Bid: 40-acres Lump Sum: \$ _____

Name: _____

Company: _____

Phone: _____ **Email:** _____

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

Reservation: Minerals reserved and seller right to reject bids.

Soil: Fine sandy loam with red clay underneath; elevation 150 feet - 170 feet. Planted pine growing 3.5 feet/year, planted pine yield 6 tons/acre/year; native pine yield 3 tons/acre/year.

Synopsis: 40-acres, gentle rolling with good paved county maintained road access: **stand #1:** 19-acres in 10-year old planted loblolly elite Atlantic Coastal pine, shear/bed 7x14' centers, grass spray, 2013 release spray; **stand #2:** 3-acres in 10-year old natural mixed hardwood/pine; **stand #3:** 2-acres in 10-year old natural mixed transition; **stand #4:** 12-acres in +59-year old mature natural hwd/pine; **pond:** 2-acres; **open:** 2-acres in good internal roads, decks & foodplots.

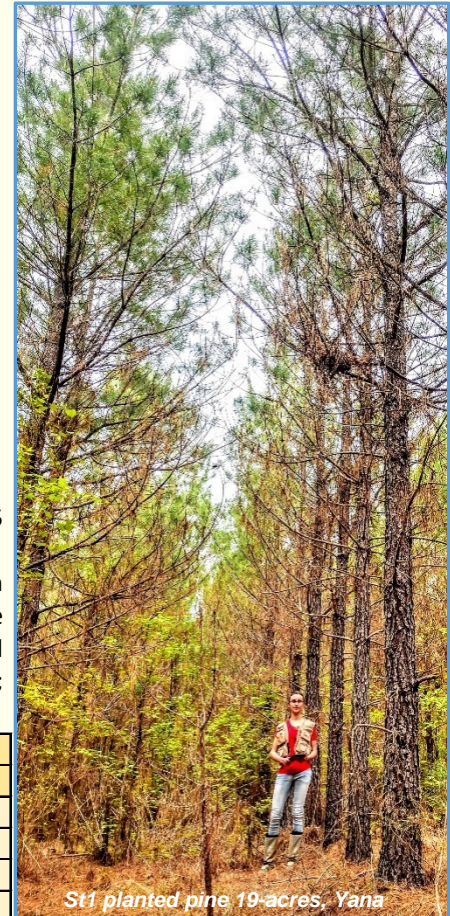
stand	type	acres	origin	2019 age	pine			oak logs			misc logs			hwd pulp		
					tpa	dbh	ht	tpa	dbh	ht	tpa	dbh	ht	tpa	dbh	ht
1	pine planted	19	2009	10	350	7.6"	35'	-	-	-	-	-	-	-	-	-
2	mixed natural	3			200	3"	25'									
3	mixed transition	2			100	5"	20'									
4	hardwood natural	12	1960	59	2	14"	80'	10	15"	70'	12	16"	70'	75	11"	50'
pond	pond	2	na	na	na											
roads	roads	2														

tpa = trees per acre; dbh = diameter at breast height; log = 16ft

Inventory: Forester, Teddy Reynolds, 870-299-0977. Conduct due diligence inspections; individuals entering tract assume liability & waive owner liability.

Boundary: White RFC flagging; lines painted yellow; established GLO boundaries, no new survey needed. 40 deed acres, SE¼ SE¼ Section 19, T11S, R19W, Ouachita County, AR.

Closing: Within 30 days of acceptance, administered by RFC&RE. 10% Earnest within 5 business days of offer acceptance. Buyer's title insurance, revenue stamps, and closing admin 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.



St1 planted pine 19-acres, Yana



Evans 40 South line

Sycamore Rd (paved)



St4 mature hardwood 12-acres, Yana



40 deed acres - 2019-04-03 aerial flight

...more details at reynoldsforestry.com select 'Evans 40 acres' in Land sales