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Timberland Sale

Huckleberry 85
 Union County, Arkansas

List Price: **\$150,000.**

Property Overview: 85 total acres with 57-acres in timber, 13-acres in pipeline, and 15-acres in beaver pond. Property offers recreation and timberland investment opportunities.

Inventory Method: All trees east of pipeline were 100% marked for tree count while simultaneously calling and recording dbh and merchantable height; and all trees west of pipeline were inventoried with 39 plots (1/10-acre size) while taping diameter and laser measuring heights.

Timber Summary (for additional details visit www.reynoldsforestry.com):

<u>Product</u>	<u>Tree Count</u>	<u>Tons</u>	<u>Average Dbh</u>	<u>Dbh Range</u>	<u>Average Height</u>
Pine Sawtimber:	531	603	14.4"	10" - 34"	2.7 Logs
Pine Pulpwood:	272	57	8.4"	6" - 20"	2.3 Logs
Red Oak (grade 1 & 2):	33	46	18.2"	14" - 24"	2.2 Logs
Red Oak (grade 3):	233	274	16.6"	14" - 26"	2.4 Logs
Miscellaneous Sawtimber:	810	1,300	17.7"	14" - 28"	3.1 Logs
Hardwood Pulpwood:	5,111	2,125	10.7"	6" - 28"	2.8 Logs

* Dbh =diameter at breast height (4.5 feet from stump)

Legal/Lines/Maps: E ½ of NE ¼ in Section 24, Township 18 South, Range 15 West in Union County, Arkansas (80 acres, more or less). External lines painted yellow and flagged RFC orange. Refer to attached aerial and vicinity map.

Minerals: No minerals conveyed.

Access: Primary access on Huckleberry Lane and secondary access south on pipeline.

Payment & Closing: Within 45 days of acceptance. Taxes prorated. Title insurance paid by buyer. 5% down required within two weeks of acceptance. All other closing costs divided 50%. Closing administered by RFC.

Reservation: Seller reserves the right to reject any and/or all offers.

Representation: Reynolds Forestry Consulting & Real Estate is representing the land sale and closing. Reynolds Forestry is a timber management and marketing company. We are here to serve you.

Note: Seller intends to complete a tax deferred exchange under IRC Section 1031, provided that the exchange will not delay the closing hereunder or cause additional expense to the Buyer.

If you have any questions or would like additional information, please call 870-234-0200 (ext. 5).

Bobby Weido, BBA, SR
Colleen Morphew, Real Estate Agent
Gurvin Bailey, Broker
Reynolds Forestry Consulting and Real Estate

Attachments

Cc: Jon Eichstaedt