

**Planted Pine & Natural Hardwood in Southwest Arkansas**

**Bodcaw 265-acres in Nevada County**

**Overview:** 265-acres in 13-year old planted pine & natural hardwood. Winter logging, with public road access on county road Nevada 13.

**Sale Type:** Lump sum sealed bid **August 19<sup>th</sup>**, 2021 1:00pm Thursday, (*bid luncheon, noon CT*).

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

**Bid:** 265-acres Lump Sum: \$ \_\_\_\_\_

**Name:** \_\_\_\_\_

**Company:** \_\_\_\_\_

**Phone:** \_\_\_\_\_ **Email:** \_\_\_\_\_

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

**Reservation:** Minerals reserved and seller reserves right to reject bids.

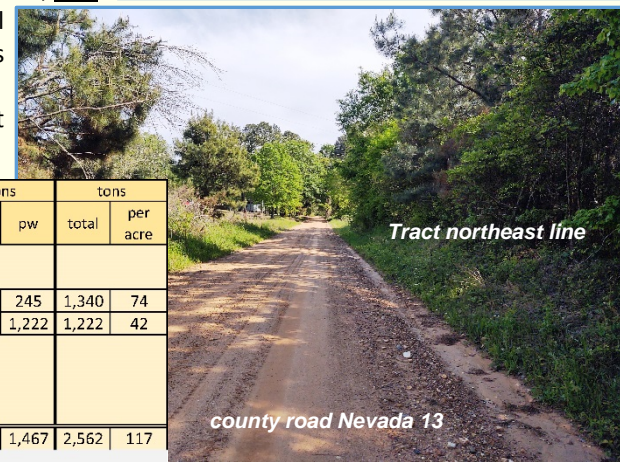
**Soil:** Fine sandy loam with 3 to 8 percent slopes; gentle rolling, elevation 300 feet - 350 feet, winter logging. Planted pine growing 3.12 feet/year and dbh growing 0.57"/year.

**Stand data:** *st1*: 117-acres in 13-year old planted loblolly 2<sup>nd</sup> generation pine, 7'x10' spacing, grass sprayed, forester Joe Willett; *st2*: 69-acres in 2-year old natural hardwood; *st3a*: 18-acres in 61-year old smz natural mature hardwood; *st3b*: 29-acres in 31-year old smz natural hardwood; *st3c*: 12-acres in 9-year old smz natural hardwood; **homeplace**: 3-acres, rural water, natural gas and electricity accessible; **pond**: 1-acre; **open**: 16-acres in good internal roads, decks & food plots, transition & powerline.

**Inventory:** Forester, Joe Willett, 870-904-1494. Buyers Conducting due diligent inspections on tract assume liability & waive owner's liability.



*St1 planted pine 117-acres, Joe*



*Tract northeast line*

*county road Nevada 13*

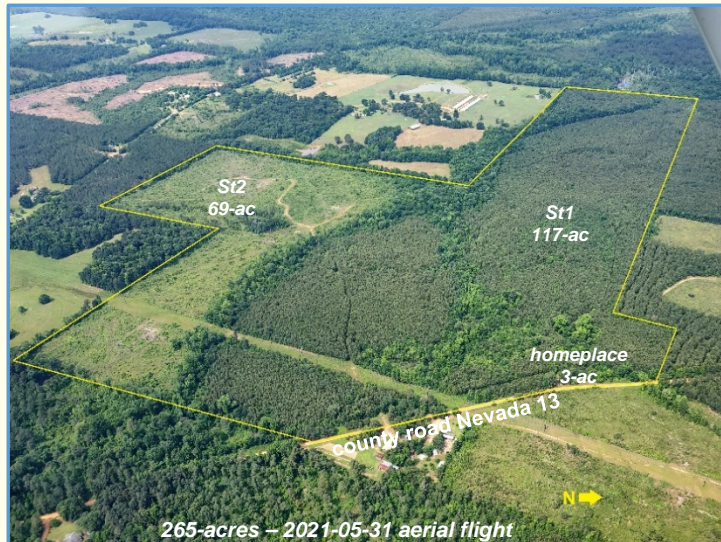
stand	type	acres	origin	2021 age	pine				dbh			product tons			tons		
					tpa	dbh	ht	dbh grth/yr	os	ms	pw	os	ms	pw	total	per acre	
1	planted pine immature	117	2008	13	436	7.0"	34.4'	0.57"									
2	native mix immature	69	2019	2													
3a	smz natural hardwood mature	18	1960	61					20.7"	17.2"	11.7"	600	495	245	1,340	74	
3b	smz natural hardwood	29	1990	31										1,222	1,222	42	
3c	smz natural hardwood immature	12	2012	9													
	homeplace	3															
	pond	1															
	roads, decks, powerline, transition	16															
265												600	495	1,467	2,562	117	

*os = oak sawlogs; ms = miscellaneous sawlogs; pw = pulpwood; tpa = trees per acre; dbh = diameter breast height; ht = height*

**Boundary:** White RFC flagging; lines old red paint & fence; established GLO boundaries, no new survey needed. Section 27: N½ SW¼, S½ SW¼ SE¼ NE¼ lying west of center line county road 13, and SE¼ lying west of center line county road 13. Section 34: N¼ NW¼ NE¼, all being in T13S, R23W, Nevada County, Arkansas 265-acres, more or less.

**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) legally binding to all terms stated in this prospectus, deviating party responsible for reimbursing legal costs related to ensuring compliance.



*265-acres - 2021-05-31 aerial flight*



*St3a smz mature hardwood 18-acres, Joe*

...more details in Land Sales [reynoldsforestry.com](http://reynoldsforestry.com) select 'Bodcaw 265-acres'





St1

St2  
69ac

St3a  
18ac

pond  
1ac

St3c  
12ac

St1  
117ac

St3b  
29ac

homeplace  
3ac

powerline - 5ac

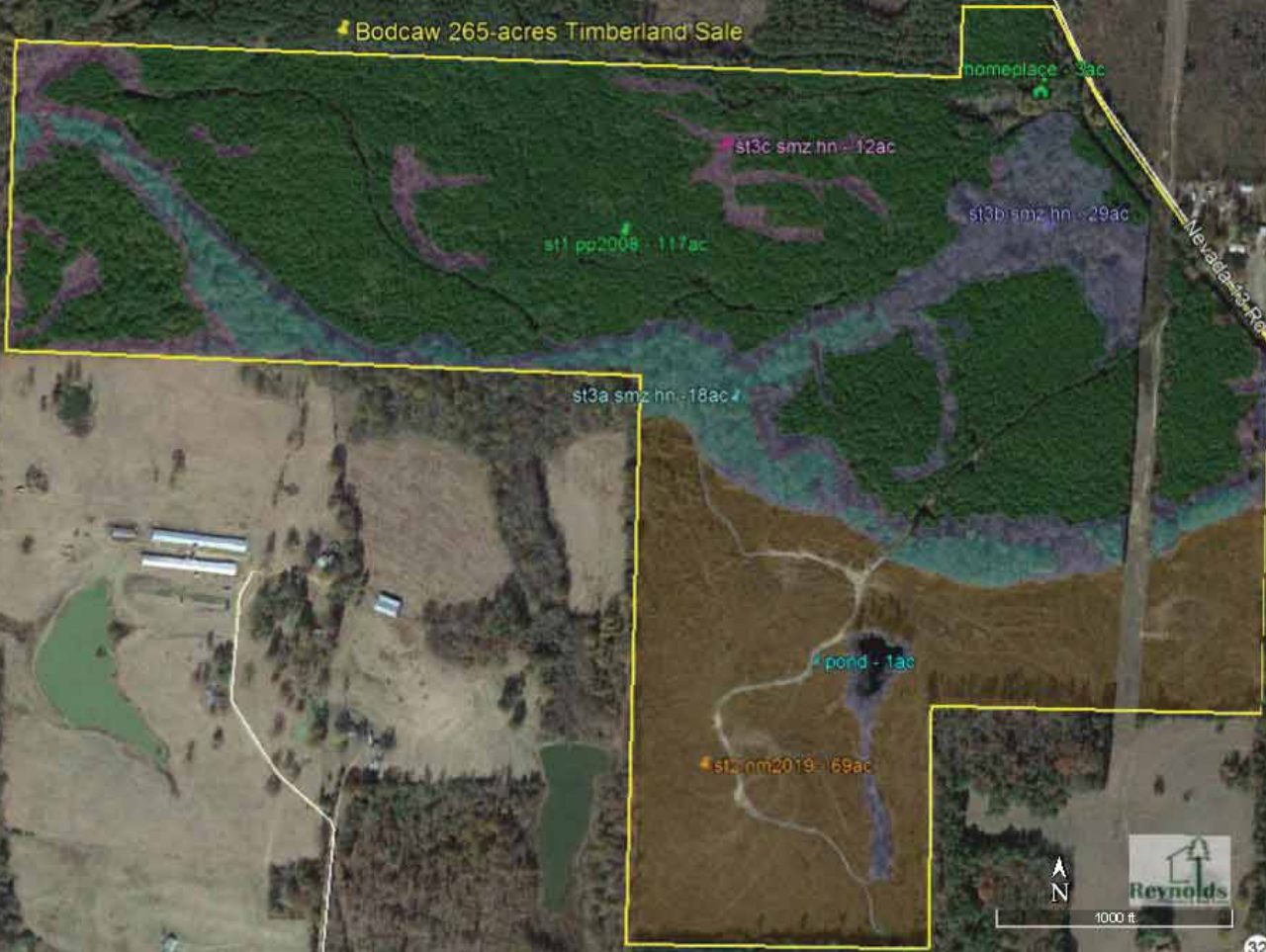
county road Nevada 13



Bodcaw 265-acres 2021-05-31 aerial flight







Bodcaw 265-acres Timberland Sale

homeplace - 3ac

st3c smz hn - 12ac

st1 pp2008 - 117ac

st3b smz hn - 29ac

st3a smz hn - 18ac

pond - 1ac

st2 nm2019 - 169ac

N

1000 ft



111

Nevada-111-Rd

112

Nevada-13-Rd

13

32

5



Bodcaw 265-acres Timberland Sale

homeplace - 59ac

st3c smz hm - 12ac

st3b smz hm - 29ac

st1 p22018 - 117ac

st3a smz hm - 18ac

pond - 1ac

st4 sm2219 - 69ac



1000 ft.

111

Nevada 414 Rd

112

13

5



