

# Reynolds Forestry Consulting & Real Estate

Colleen Morpew  
Real Estate Principal Broker  
Office 870-234-0200 ex4

Web: [reynoldsforestry.com](http://reynoldsforestry.com)  
Email: [colleen@reynoldsforestry.com](mailto:colleen@reynoldsforestry.com)  
Cell 870-299-0978



24 Years Serving You

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

## Timberland Investment Sale – planted pine, sub-soiled, TX 2<sup>nd</sup> gen loblolly Linden 104 – Cass County, East Texas

**Ted's Quote:** Own a piece of Texas; young intensive planted pine great for short or long term investment.

**Sale Type:** Timberland sale by seal bid **1pm Thursday, November 2<sup>nd</sup>, 2017** (bidder attendance welcome, luncheon at noon; central time).

**Bid Location:** Reynolds Forestry Office, 2315 North Vine Street, Magnolia, Arkansas 71753.

**Lump Sum Bid:** Land & Timber (104 deed acres): \$ \_\_\_\_\_

**Bidder:** Name: \_\_\_\_\_ Company: \_\_\_\_\_

Phone: \_\_\_\_\_ Fax: \_\_\_\_\_ Email: \_\_\_\_\_

**Overview:** 104 deed acres, flat with slight topography, 250-350 feet elevation, clay gravel/ore with thin sandy loam. **st1:** 87-acres, subsoil, site-prep/grass spray, planted TX 2nd gen loblolly pine, 4.5yrs, 2.2"dbh, 11.5' total height, 481tpa; **st2:** 14-acres, transition mixed natural hardwood, 4.5yrs; **st3:** 3-acres in roads, decks & pipeline.

**Inventory:** Below summary by in-house forester Teddy Reynolds 870-299-0977. Bidders invited to conduct due diligent inspections; individuals entering tract waive owner liability.

| std | type                           | seedlings |       |     | trees<br>per<br>acre | acres (gis) |        | dbh (avg)               |                         | height (avg) |       |
|-----|--------------------------------|-----------|-------|-----|----------------------|-------------|--------|-------------------------|-------------------------|--------------|-------|
|     |                                | source    | year  | age |                      | total       | %      | current                 | life growth<br>per year | total        | ft/yr |
| 1   | pine-subsoil-hwd & grass spray | tx2gen    | 2013  | 4.5 | 481                  | 87          | 84%    | 2.2"                    | 0.49"                   | 11.5'        | 2.5'  |
| 2   | transition                     | native    |       |     | na                   | 14          | 13%    | mixed natural hwd regen |                         |              |       |
| 3   | roads/decks/pipeline           | na        |       |     |                      | 3           | 3%     | na                      |                         |              |       |
|     |                                | establish | years | tpa | 104                  | 100%        | inches |                         | feet                    |              |       |

**Access:** Good year round public gravel road from north & east. North gate combo "0200", west gate locked.

**Boundary:** Partial J KITTRELL ABST 610 TR 101; Partial A D DUNCAN ABST 251 TR 101; Partial M WARD ABST 1159 TR 101 being 104 acres, more or less, Cass County, Texas. Boundaries in T-posts, pipes and/or white RFC flagging; established survey boundaries, no new survey provided.

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

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

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

**Closing:** 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. Submitted bids (verbal & written) are legally binding to all terms stated in this bid



2.2" dbh, 11.5' ht (st1)



Planted pine; yrs4.5; ac87 (st1)



Roads/decks ac3 (st3)

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](http://reynoldsforestry.com) select 'Linden 104' in Land Sales