

1,419 acres of Pine Plantations between 23-40 years old in Northwest Louisiana

Timberland Sealed Bid - Hubbard 1,944 (3-tracts) - Caddo Parish, Louisiana

Overview: 3-tracts totaling 1,944gis acres (1,958deed acres) with 1,042-acres in planted pine (averaging: age27, dbh11.5", tpa250), 377-acres in natural pine (averaging: age30, dbh12.6", tpa119), 372-acres in natural hardwood with scattered pine (averaging: age29, dbh7.6", tpa126) and 153-acres in roads and non-timber (rows, decks, pads, & ponds). All 3-tracts have active hunting leases \$6-\$10/acre, which transfers with sale.

Paved road access on state highway LA1(2), paved Parish Rd 150 and paved Parish Rd 117 (Boyter Road). Tracts within 3-miles southwest of Vivian city in northwest Louisiana. Logging capabilities average 8-months per year on roadside stands. A dozer and bushhogs are currently clearing roads, along with a culvert installation.

Complete detailed prospectus package with original tally workups by stand in adobe and excel, kml/shp based stand maps, and npv excel interactive program are available by emailing or calling Colleen 870-299-0978 or Ted 870-299-0977.

A Reynolds Forestry 4-wheel drive large SUV is at the Vivian airport for anyone who flies in; Reynolds Forestry has a p210n 6-seater which is also available to transport prospects within 4-state area; call Ted/Colleen to schedule.

Sale Type: Lump sum sealed bid opening **1pm (ct), Wednesday, October 15th, 2025** with bid luncheon.

Bid Opening: Reynolds Forestry Office, 2315 North Vine Street, Magnolia, Arkansas 71753 (bidder attendance welcome). Lunch provided in conference room at 12pm (RSVP for meal) and bid opening at 1pm. Drive round to back porch door.

Bid Options: Sealed bid by individual tract and/or cumulative for all 3-tracts and/or any 2-tract combination. Acceptance based on highest of cumulated individual bids compared to highest cumulative and highest two-tract combination (with highest single added for comparison to cumulative bids).

Bids:

East 1,438gis acres Individual:

\$ _____
1,440-deed acres - S01,02,11,12-T21-R16;
S34,35-T22-R16

Central 267gis acres Individual:

\$ _____
278-deed acres - S03,04-T21-R16; S34-T22-R16

West 239gis acres Individual:

\$ _____
240-deed acres - S04-T21-R16

West & Central Combination:

\$ _____

Central & East Combination:

\$ _____

West & East Combination:

\$ _____

All Cumulative 1,944gis acres (3 tracts):

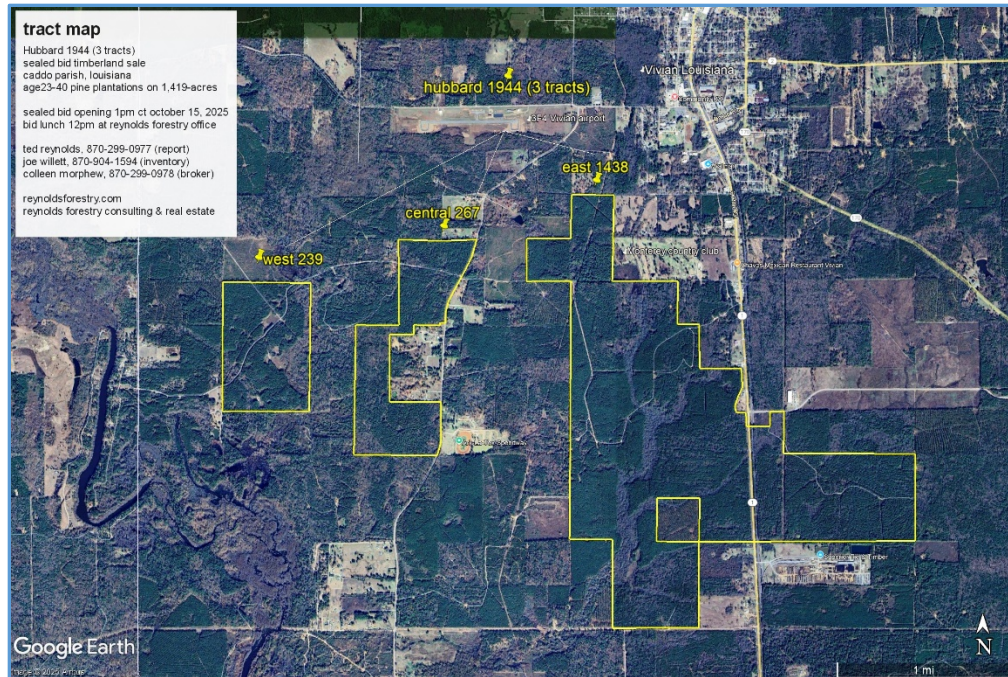
\$ _____

1,958-deed acres

Name: _____ Email: _____

Company: _____

Cell: _____ Office Phone: _____



Offers: Received by email, mail, text, in-person, phone and fax (confirm bid receipt by calling Colleen 870-299-0978 or Ted 870-299-0977).

Reservation: Minerals reserved; seller reserves right to reject bids.

Soil: Predominately fine sandy loam with 1 to 15 percent slopes; elevation 180 feet - 260 feet.

Stand data: Additional charts for detailed tract stand data. Buyers conducting due diligence inspections on tracts assume liability & waive owner's liability.

Contact: Joe Willett 870-904-1594 field inventory & Hubbard land manager since 1998; Ted Reynolds 870-299-0977 inventory & interactive npv calculation; John Purtle 870-314-1608 current/recent road blading; Colleen Morphew 870-299-0978 broker.

Boundary: Old yellow paint; established GLO boundaries, no survey needed and likewise no new survey provided.

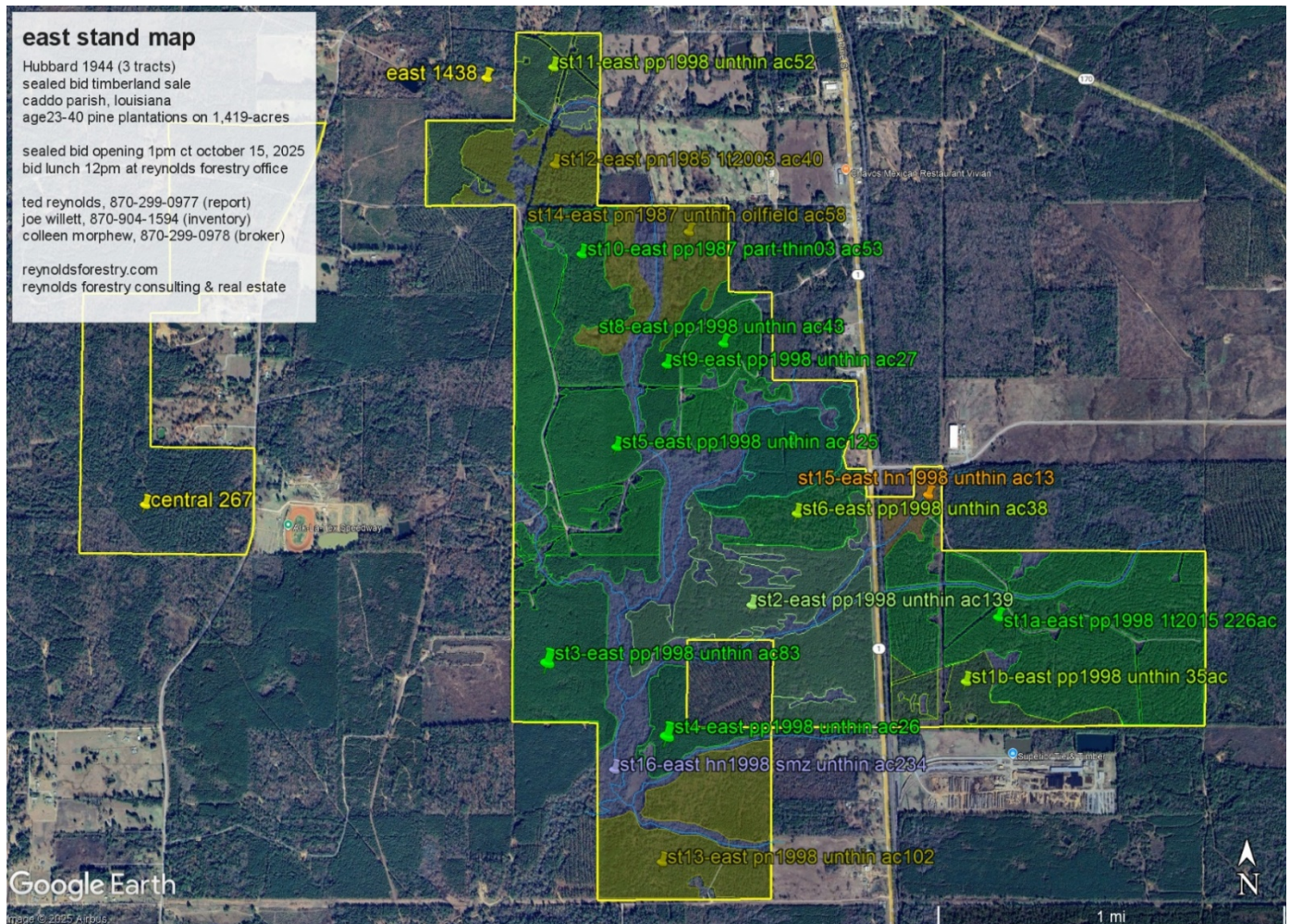
Access: LA Hwy 1(2) (state's longest hwy), paved Parish Rd 150, paved Parish Rd 117, and good gravel/bladed internal roads. Locked gates combo "0977".

Closing: Within 60 days of acceptance, overseen by Colleen; Lynn Geneux, attorney; and Lee Cotharp, Magnolia Title. 2% earnest of winning bid (minimum \$20,000) due within 5 business days of offer acceptance. Title insurance, revenue stamps, and closing admin fee divided equally. Taxes prorated. Closing costs increased by buyer paid by buyer (10% per annum daily prorated 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.

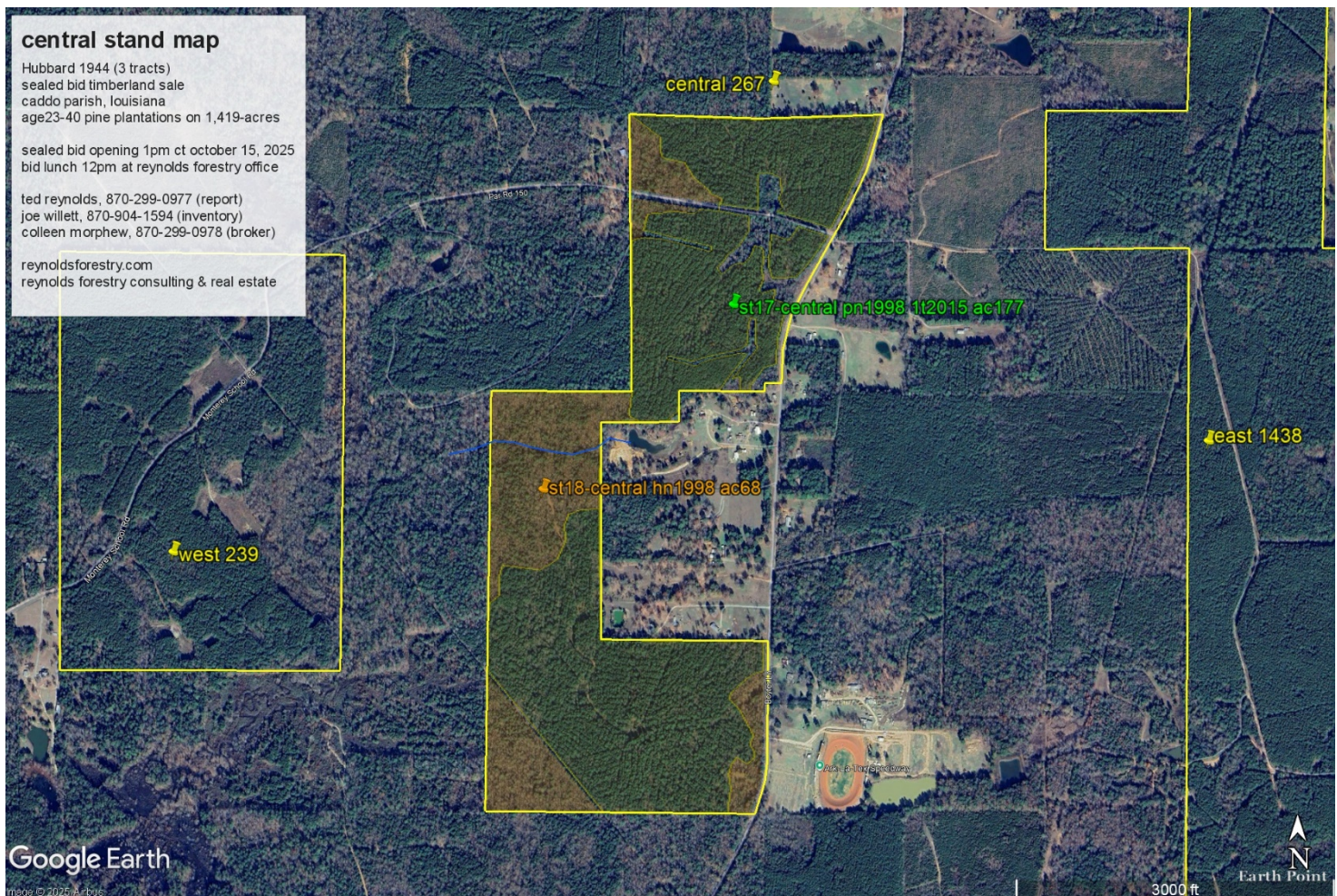
Links: SHP or KML files can be provided upon request. Google map link provided on website.

Disclosure: Reynolds Forestry does not guarantee acres, boundaries or volumes (even though no known issues exist).

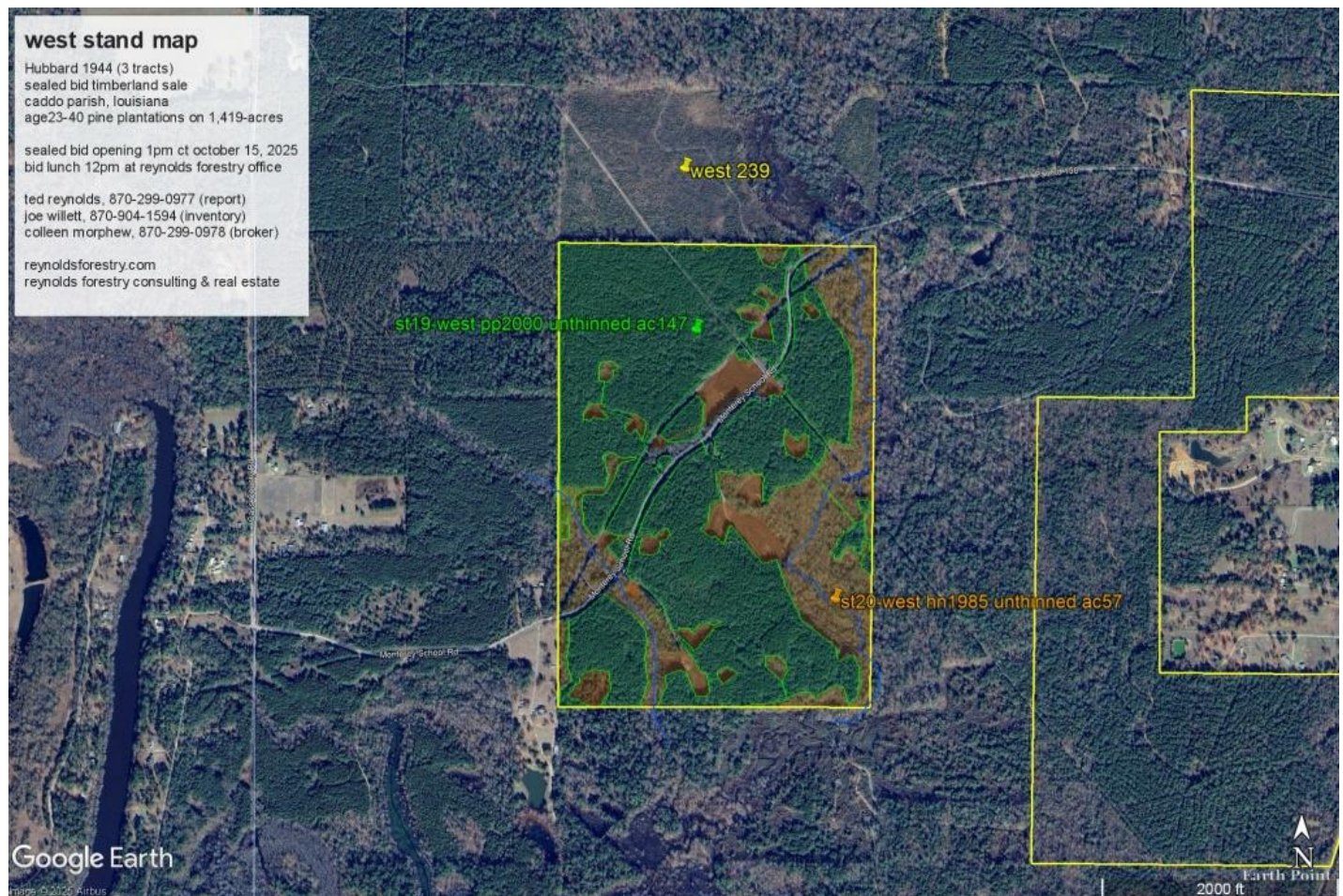
...More details, legal descriptions, soil maps, topo and location maps and stand data at reynoldsforestry.com - Land Sales, select "Hubbard 1,944"



tract	stand	acres (gis)	type	family	species	origin	birth	1thin	tpa	2025 age	dbh			logs
											hn	pn	pp	
east	1a	226	pp	pine	loblolly	planted	1998	2015	136	27			12.3	2.2
east	1b	35	pp	pine	loblolly	planted	1998	none	202	27			11.8	2.3
east	2	139	pp	pine	loblolly	planted	1998	none	257	27			12.1	2.5
east	3	83	pp	pine	loblolly	planted	1998	none	358	27			10.2	2.0
east	4	26	pp	pine	loblolly	planted	1998	none	291	27			10.8	2.0
east	5	125	pp	pine	loblolly	planted	1998	none	368	27			10.4	2.2
east	6	38	pp	pine	loblolly	planted	1998	none	91	27			14.3	1.9
east			hn	hwd	oak/misc	natural			41	27	7.5			1.5
east	7	48	pp	pine	loblolly	planted	2002	none	306	23			10.5	2.1
east	8	43	pp	pine	loblolly	planted	1998	none	240	27			12.1	2.3
east	9	27	pp	pine	loblolly	planted	1998	none	367	27			10.3	2.2
east	10	53	pp	pine	loblolly	planted	1987	ne-part03	171	38			13.9	3.2
east	11	52	pp	pine	loblolly	planted	1998	none	275	27			10.6	2.1
east	12	40	pn	pine	loblolly	natural	1985	2003	73	40		17.6		2.8
east	13	102	pn	pine	loblolly	natural	1998	none	111	27		11.2		1.4
east	14	58	pn	pine	loblolly	natural	1987	none	48	38		14.0		3.0
east	15	13	hn	hwd	oak/misc	natural	1998	none	146	27	7.6			1.7
east			pn	pine	loblolly	natural			18	27		14.0		1.8
east	16	234	hn	hwd	oak/misc	natural	1998	none	131	27	7.2			1.7
east			pn	pine	loblolly	natural			16	27		11.0		2.2
east	na	96	roads/row/open	na	na	na	na	na	na	na	na	na	na	na
east		1,438 (gis)							198	29	7.2	14.4	11.7	
										age	27	36	27	



tract	stand	acres (gis)	type	family	species	origin	birth	1thin	tpa	2025 age	dbh			logs
											hn	pn	pp	
central	17	177	pn	pine	loblolly	natural	1998	2015	156	27		11.8		2.1
central	18	68	hn	hwd	oak/misc	natural	1998	none	139	27	7.3			1.5
central			pn	pine	loblolly	natural			57	27		11.4		1.6
central	na	22	roads/row/open	na	na	na	na	na	na	na	na	na	na	na
central		267	(gis)						152	27	7.3	11.4		
										age	27	27		



tract	stand	acres	type	family	species	origin	birth	1thin	tpa	2025 age	dbh			logs
											hn	pn	pp	
west	19	147	pp	pine	loblolly	planted	2000	none	283	25			10.6	2.1
west	20	57	hn	hwd	oak/misc	natural	1985	none	84	40	9.7			1.7
west	na	35	roads/row/open	na	na	na	na	na	na	na	na	na	na	na
west		239							228	29	9.7		10.6	
										age	40		25	

