



OFFERED FOR SALE

PBH TRACT 1

A recreational and timberland investment opportunity.

80.0 (+/-) total acres • \$55,000.00

CALHOUN COUNTY, ARKANSAS

OFFERED BY



A G R I C U L T U R E R E C R E A T I O N T I M B E R L A N D
T R A D I T I O N A L B R O K E R A G E + S E A L E D B I D S + C O N S U L T I N G

LICENSED IN ARKANSAS, LOUISIANA, MISSISSIPPI, TENNESSEE AND TEXAS



DISCLOSURE STATEMENT

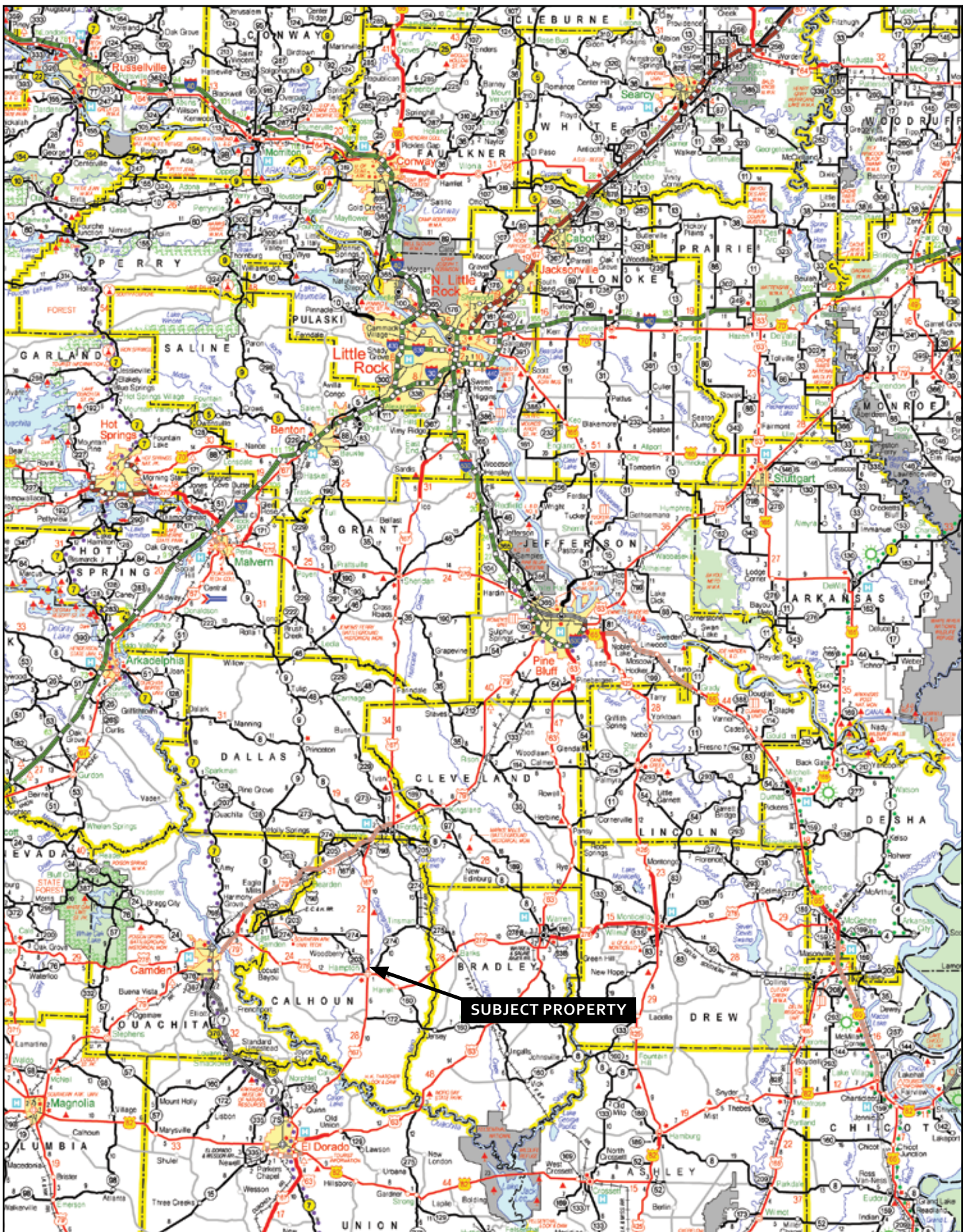
Lile Real Estate, Inc. is the listing agency for the owner of the property described within this offering brochure.

A representative of Lile Real Estate, Inc. must be present to conduct a showing. The management of Lile Real Estate, Inc. respectfully requests that interested parties contact us in advance to schedule a proper showing and do not attempt to tour or trespass the property on their own. Thank you for your cooperation.

Some images shown within this offering brochure are used for representative purposes and may not have been taken on location at the subject property.

This offering subject to errors, omissions, change or withdrawal without notice. All information provided herein is intended as a general guideline and has been provided by sources deemed reliable, but the accuracy of which we cannot guarantee.

VICINITY MAP

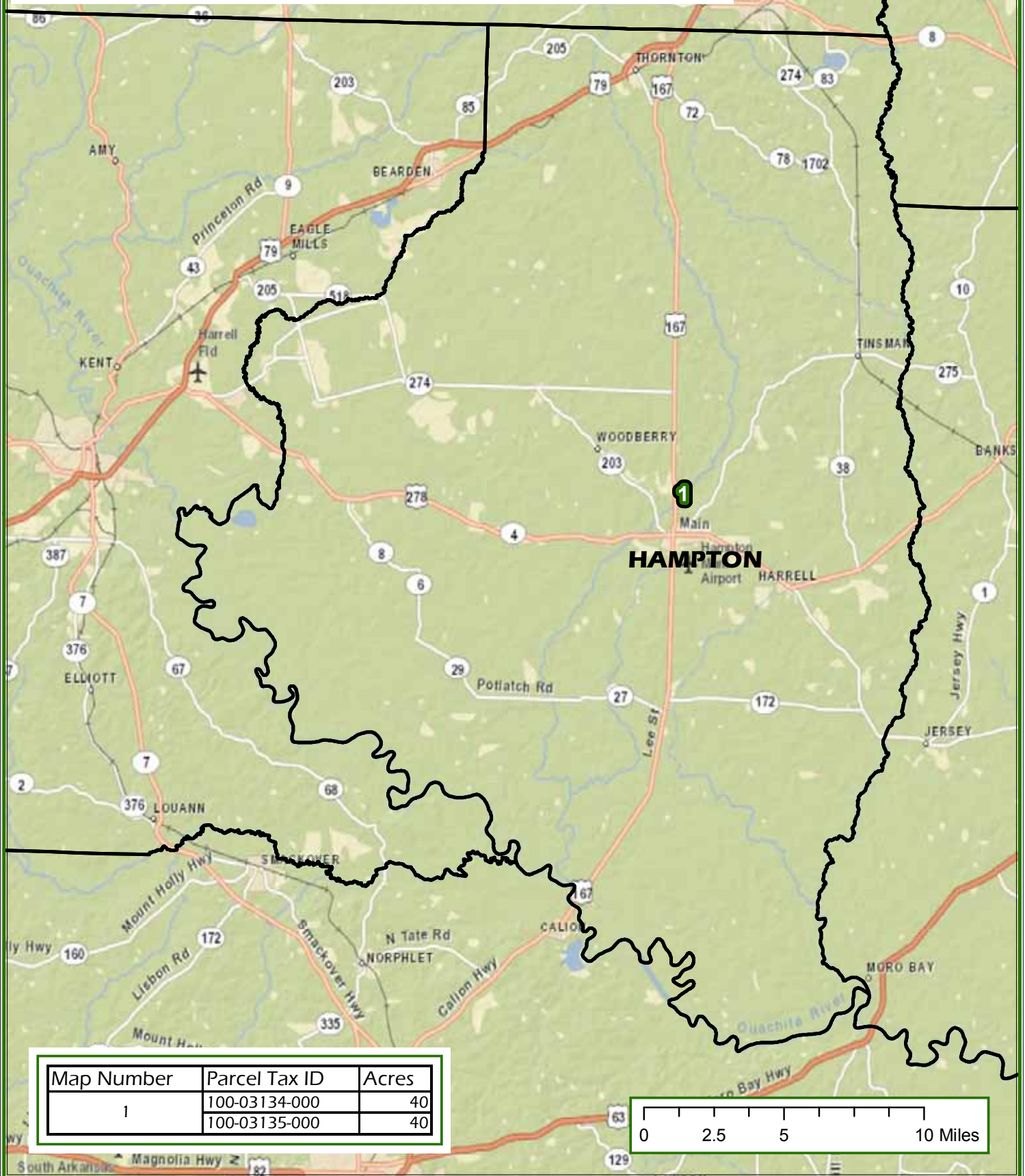




The Pinchback Heirs Timberlands

Calhoun County, Arkansas

Map Prepared: June 2014



Map Number	Parcel Tax ID	Acres
1	100-03134-000	40
	100-03135-000	40

Parcel: 100-03134-000, 100-03135-000
Calhoun County, AR | 80^(+/-) acres

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TOWNSHIP 13 SOUTH RANGE 13 WEST

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TRACT 1

Parcel: 100-03134-000, 100-03135-000

Calhoun County, AR | 80^(+/-) acres

REIDLANDS, LLC.

FORESTRY & TIMBERLAND

March 2014

Timber Condition & Valuation Report

For

The Pinchback Heirs

Parcel # 100-03134-000

&

100-03135-000

Legal Description: SE ¼ of the NW ¼ & NE ¼ of the SW ¼
Section 29, Township 13 South, Range 13 West,
Calhoun County, AR. Totaling 80 Acres

Tract Description

The Tract has two stand types 1. 64 acres have been managed as a "Seed Tree" stand with good natural pine and hardwood regeneration and large pine sawtimber scattered, 2. 16 acres is considered "Streamside Management Zone" with a good stand of hardwood timber. Boundary lines are marked in Blue. Access is by a gated all weather gravel road from the south that crosses the southeast corner of the tract.

Timber Inventory

Forty sample plots were taken on a 2 X 10 chain grid to produce a 5% inventory of the timbered acres. The volumes derived are estimates and actual timber volumes could vary. Below is a table showing the current stand data figures for the 80 acre timber stand. The timber values are based on the current market approach.

03134 & 03135 Tract ----80 acres

Product	TPA	Avg. DBH	Volume (tons)
Pine Sawtimber Large	1	18"	128
Oak Sawtimber	1	19"	184
Misc. Hardwood Sawtimber	0.25	18"	26
Pine Pulpwood	5	9"	57
Hardwood Pulpwood	1	7"	26

TRACT 1

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Calhoun County, AR | 80 (+/-) acres

Parcel: 100-03134-000

As of: 4/16/2014

ID: 3625

Calhoun County Residential Record

Property Owner

Name: PINCHBACK HEIRS LTD PARTNERSHIP

Mailing Address: 1715 W 35TH

Address: PINE BLUFF, AR 71603

Type: (RV) Res. Vacant

Tax Dist: (10) Hampton

Size (in Acres): 40.000

Extended Legal: SE NW

Property Information

Physical Address:

SubDivision:

Block/Lot: -- / --

S-T-R: 29-13-13

Market and Assessed Values:

	Estimated Market Value	Full Assessed (20% Market Value)	Taxable Value
Land	\$2,700	\$540	\$540
Building	\$0	\$0	\$0
Total	\$2,700	\$540	\$540
Estimated Taxes:	\$21	Note: Tax amounts are estimates only. Contact the county tax collector for exact amounts.	
Homestead Credit:	\$0		

Land:

Land Use	Size	Units	Front Width	Rear Width	Depth One	Depth Two	Dimensions
Timber (4)	0.500	Acres					
Timber (8)	39.500	Acres					
Totals:	40.000						

Deed Transfers:

Deed Date	Book	Page	Deed Type	Stamps	Est. Sale Price	Grantee	Code	Type
6/30/1998	123	578	Warr. Deed	544.50	\$165,000	PINCHBACK HEIRS	Title(?)	
10/4/1990	107	375		0.00	\$ **		Title(?)	
12/1/1988	104	377		0.00	\$ **		Title(?)	

TRACT 1

Parcel: 100-03134-000, 100-03135-000

Calhoun County, AR | 80 (+/-) acres

Parcel: 100-03135-000

As of: 4/16/2014

ID: 3626

Calhoun County Residential Record

Property Owner		Property Information	
Name:	PINCHBACK HEIRS LTD PARTNERSHIP	Physical Address:	
Mailing Address:	1715 W 35TH PINE BLUFF, AR 71603	SubDivision:	
Type:	(RV) Res. Vacant	Block/Lot:	-- / --
Tax Dist:	(10) Hampton	S-T-R:	29-13-13
Size (in Acres):	40.000		
Extended Legal:	NE SW		

Market and Assessed Values:

	Estimated Market Value	Full Assessed (20% Market Value)	Taxable Value
Land	\$2,600	\$520	\$520
Building	\$0	\$0	\$0
Total	\$2,600	\$520	\$520
Estimated Taxes:	\$20	Note: Tax amounts are estimates only. Contact the county tax collector for exact amounts.	
Homestead Credit:	\$0		

Land:

Land Use	Size	Units	Front Width	Rear Width	Depth One	Depth Two	Dimensions
Timber (8)	40.000	Acres					
Totals:	40.000						

Deed Transfers:

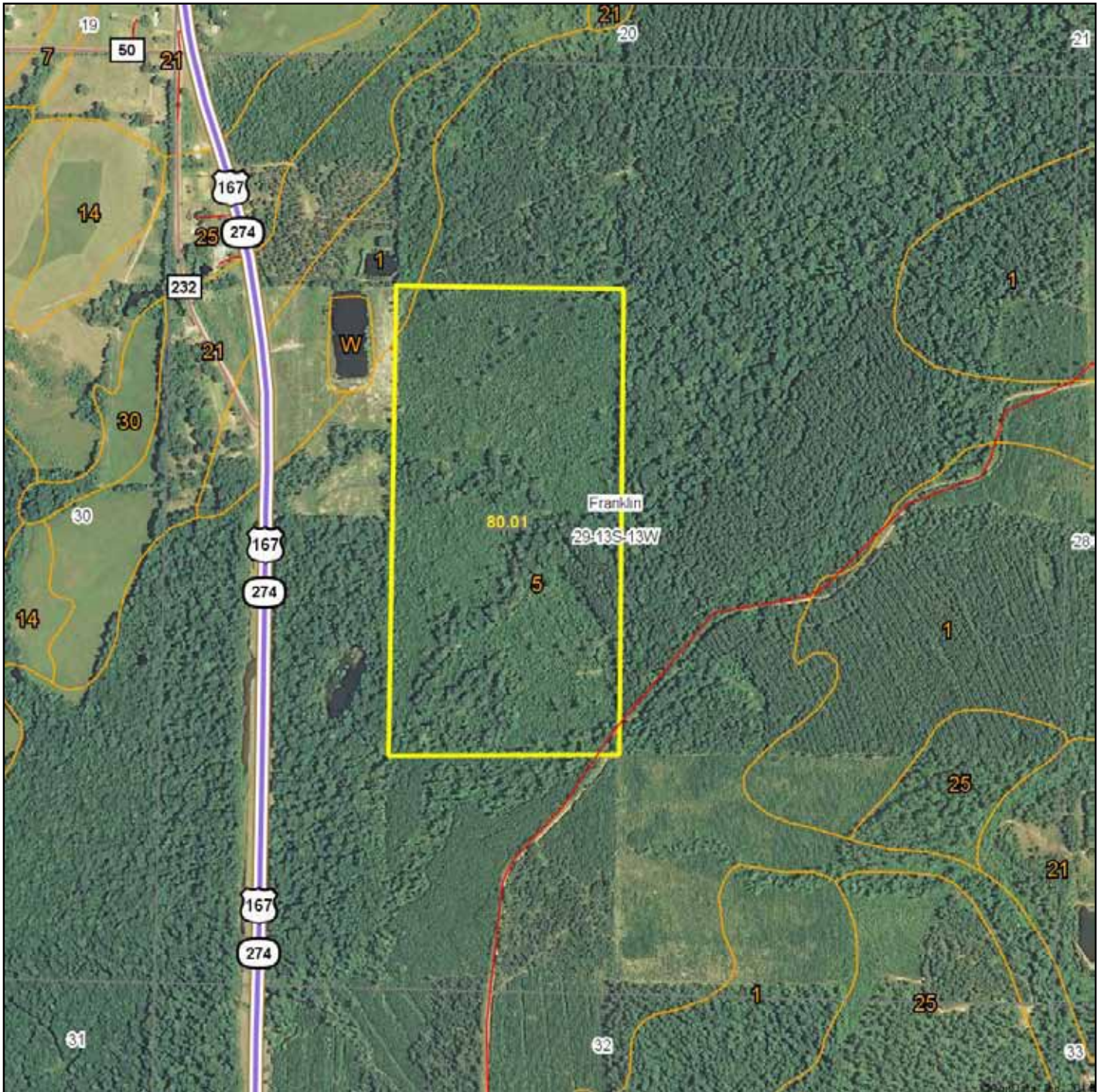
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Calhoun County, AR | 80 (+/-) acres

Aerial Map



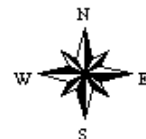
Maps Provided By:



29-13S-13W
Calhoun County
Arkansas

map center: 33° 33' 34.82, 92° 27' 45.3

scale: 10231



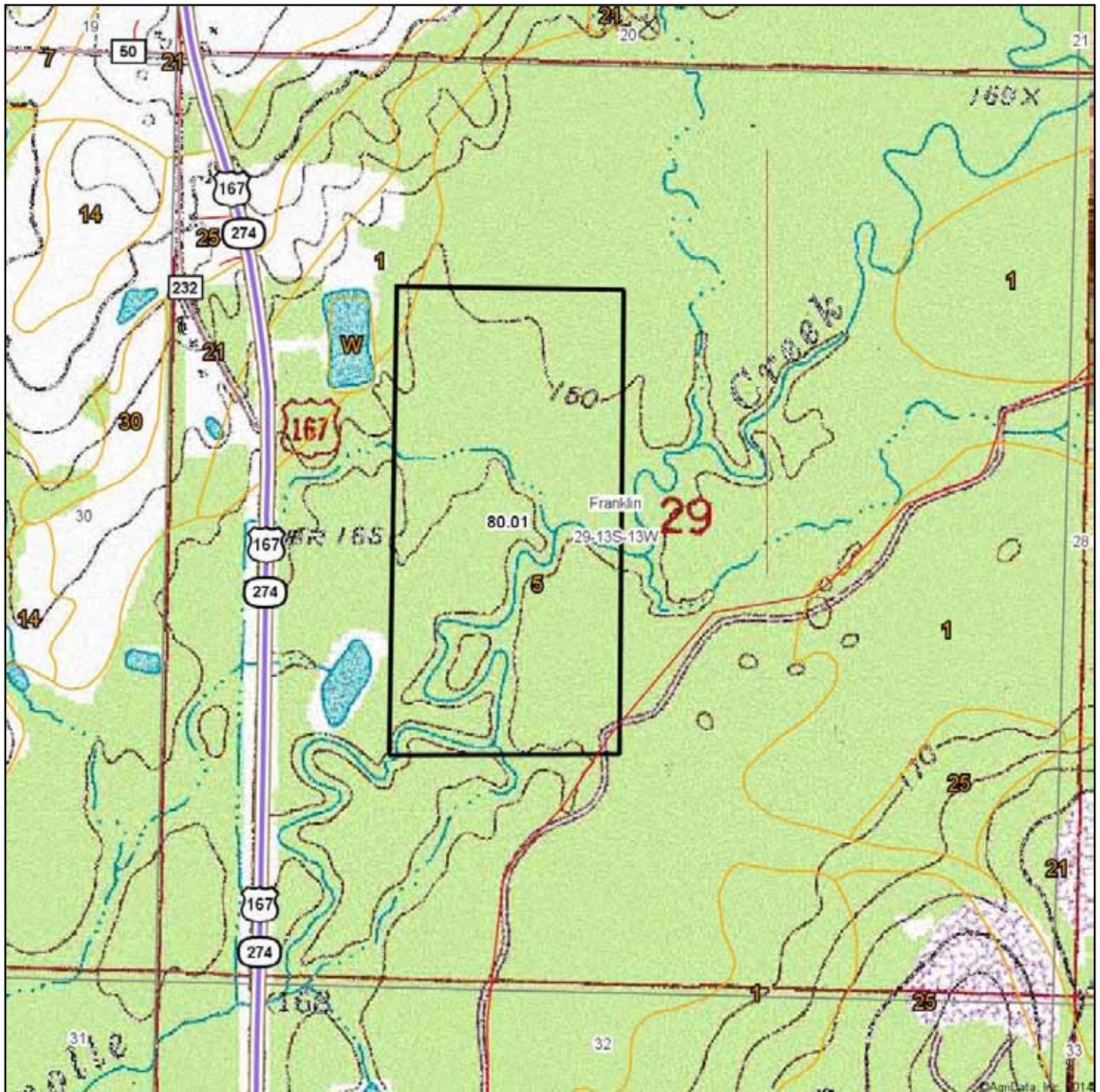
6/6/2014

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Parcel: 100-03134-000, 100-03135-000

Calhoun County, AR | 80 (+/-) acres

Topography Map



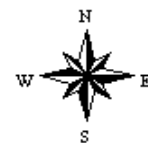
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map center: 33° 33' 34.82, 92° 27' 45.3

scale: 10231



6/6/2014

NOTES

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T R A D I T I O N A L B R O K E R A G E + S E A L E D B I D S + C O N S U L T I N G

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