



OFFERED FOR SALE

PBH TRACT 6

A recreational and timberland investment opportunity.

20.0 (+/-) total acres • \$15,000.00

DALLAS 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 AND TENNESSEE



DISCLOSURE STATEMENT

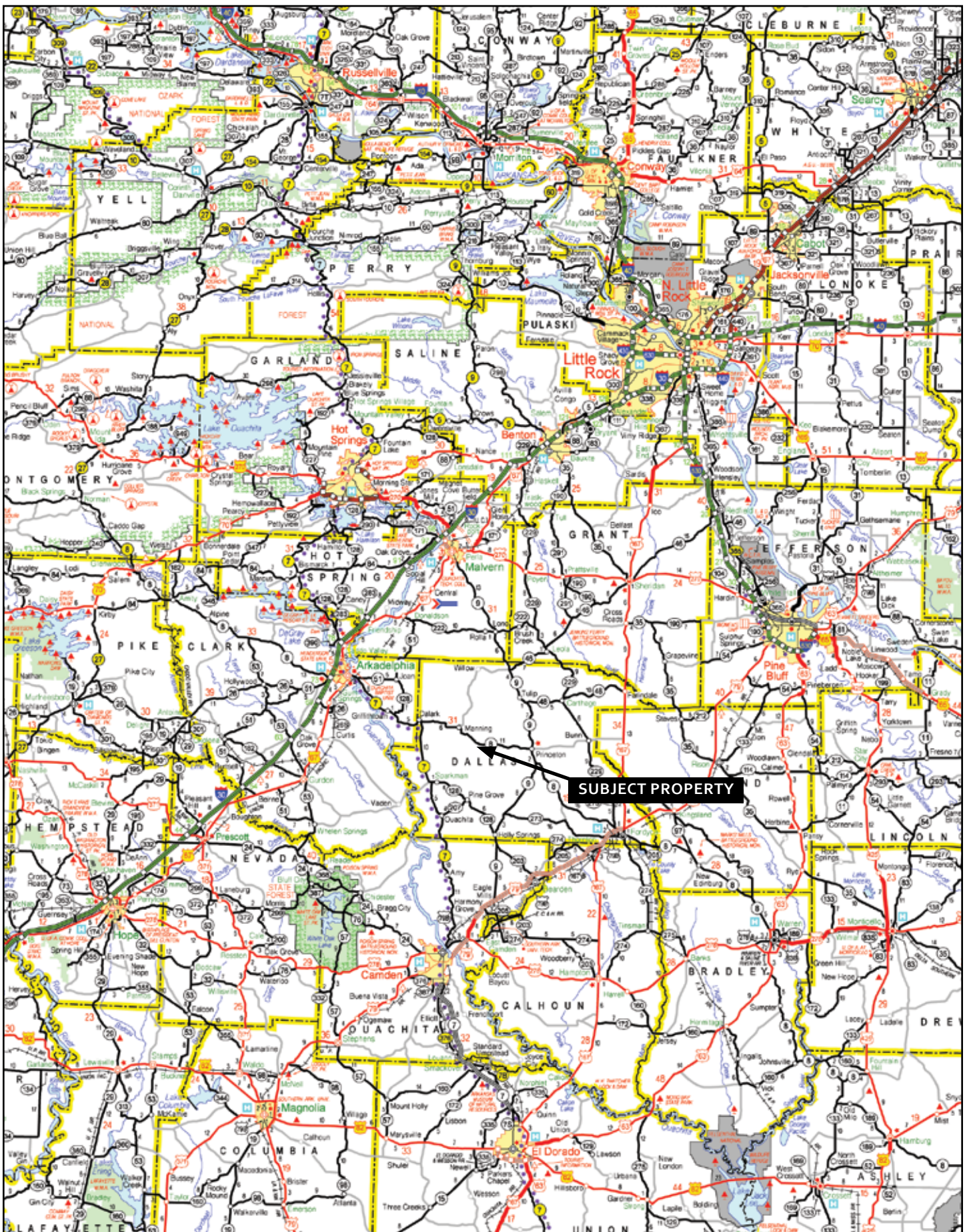
Lile Real Estate, Inc. is the listing agency for the owner of the property described within this offering brochure.

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

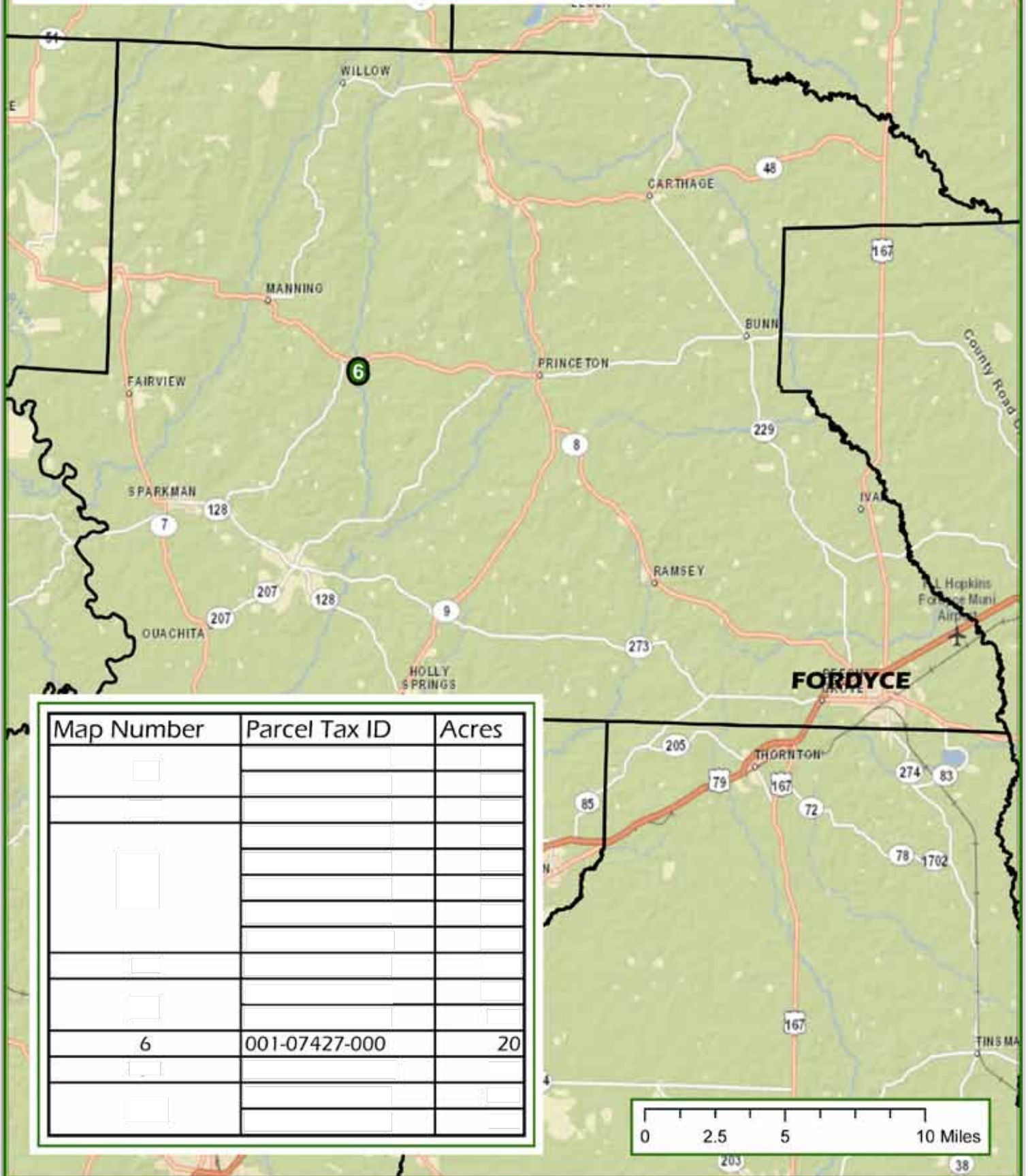




The Pinchback Heirs Timberlands

Dallas County, Arkansas

Map Prepared: June 2014



Map Number	Parcel Tax ID	Acres
6	001-07427-000	20

Parcel: 001-07427-000 | Dallas County, AR | 20^(+/-) acres



TRACT 6

Parcel: 001-07427-000 | Dallas County, AR | 20^(+/-) acres

REIDLANDS, LLC.

FORESTRY & TIMBERLAND

March 2014

Timber Condition & Valuation Report

For
The Pinchback Heirs
Parcel # 001-07427-000

Legal Description: E ½ of the NE ¼ of the SE ¼
Section 33, Township 8 South, Range 16 West,
Dallas County, AR. Totaling 20 Acres

Tract Description

The Tract simply consists of 26 pines “Seed Trees” left from the last harvest to regenerate the stand. Boundary lines are marked in blue. Access is by unimproved woods road from the north off of highway 8.

Timber Inventory

A 100% count and tally of the “Seed Trees” was conducted to produce the timber volumes. The volumes derived are estimates and actual timber volumes could vary. Below is a table showing the current stand data figures for the 20 acre timber stand. The timber values are based on the current market approach.

07427 Tract ---20 acres

Product	TPA	Avg. DBH	Volume (tons)
Pine Sawtimber	1.3	18"	39

Les Reid

AR RF #1005

TRACT 6

Parcel: 001-07427-000 | Dallas County, AR | 20^(+/-) acres

Parcel: 001-07427-000

As of: 4/7/2014

ID: 6447

Dallas County Residential Record

Property Owner		Property Information
Name:	PINCHBACK HEIRS LTD PARTNERSHIP	Physical Address:
Mailing Address:	P O BOX 9260 PINE BLUFF, AR 71611	SubDivision: 33-08-16 METES AND BOUNDS
Type:	(RV) Res. Vacant	Block/Lot: -- / --
Tax Dist:	(004) Harmony Grove	S-T-R: 33-08-16
Size (in Acres):	20.000	
Extended Legal:	E1/2 NE1/4 SE1/4	

Market and Assessed Values:

	Estimated Market Value	Full Assessed (20% Market Value)	Taxable Value
Land	\$1,000	\$200	\$200
Building	\$0	\$0	\$0
Total	\$1,000	\$200	\$200
Estimated Taxes:	\$10	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 (08)	20.000	Acres					
Totals:	20.000						

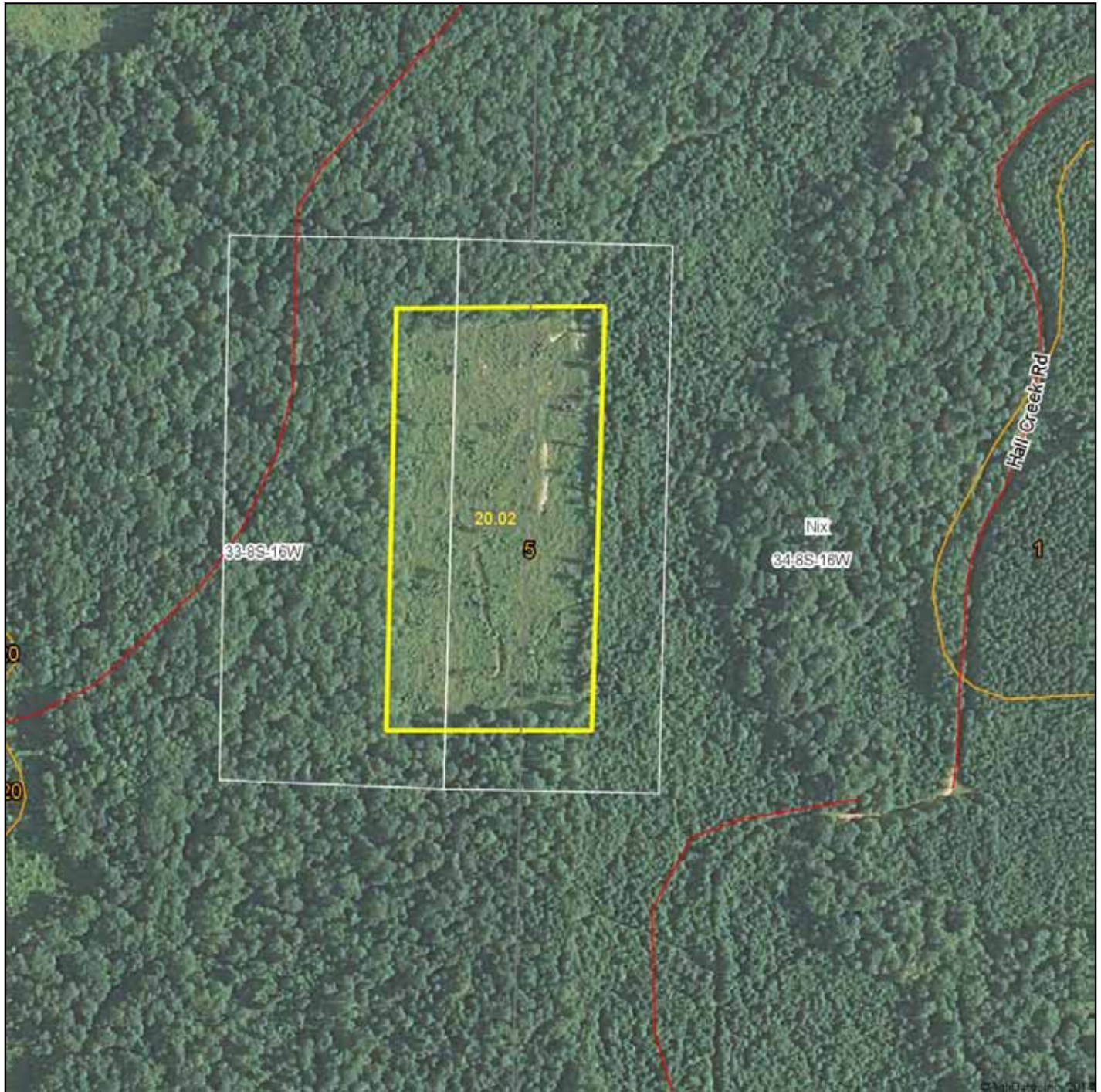
Deed Transfers:

Deed Date	Book	Page	Deed Type	Stamps	Est. Sale Price	Grantee	Code	Type
12/16/1998	98	1845		46.20	\$14,000		Title(?)	
11/3/1998	98	1655		0.00	\$		Title(?)	

TRACT 6

Parcel: 001-07427-000 | Dallas County, AR | 20^(+/-) acres

Aerial Map



Maps Provided By:

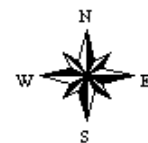


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CUSTOMIZED ONLINE MAPPING
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34-8S-16W
Dallas County
Arkansas

map center: 33° 59' 0.87, 92° 44' 10.72

scale: 5653

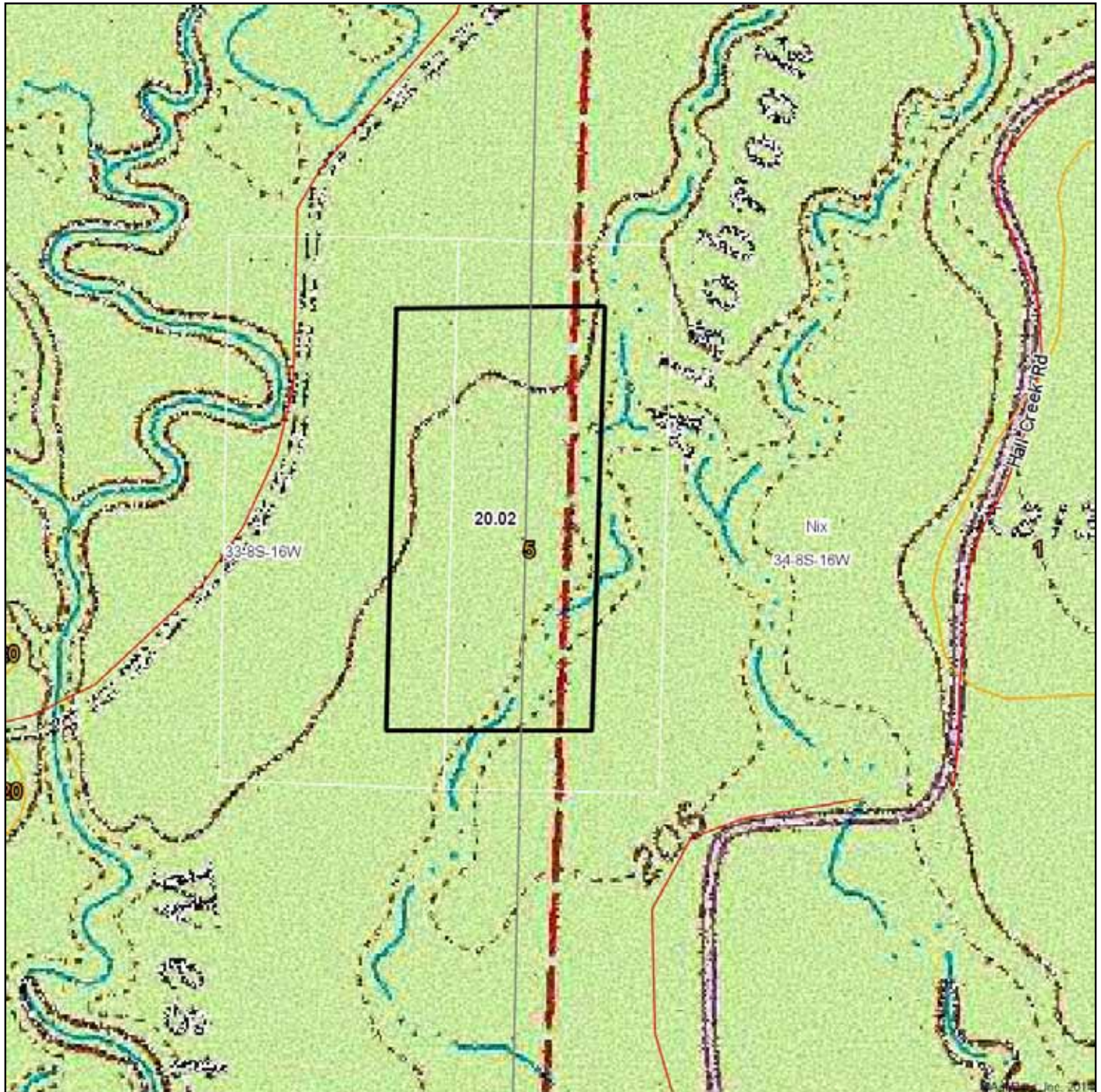


6/23/2014

TRACT 6

Parcel: 001-07427-000 | Dallas County, AR | 20^(+/-) acres

Topography Map



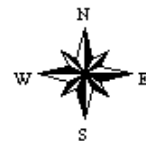
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34-8S-16W
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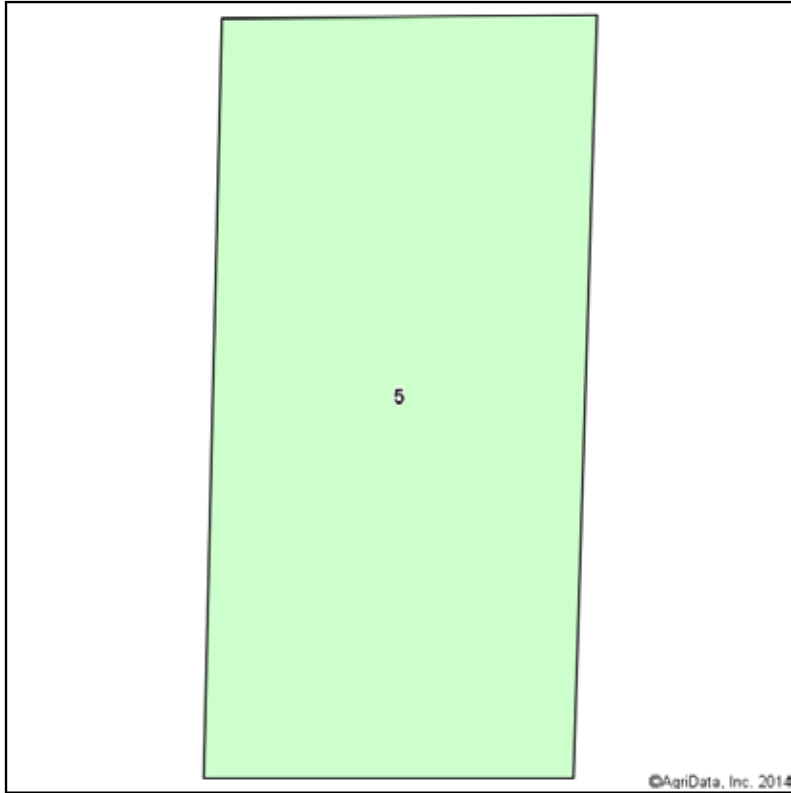


6/23/2014

TRACT 6

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Soil Map



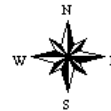
Soils data provided by USDA and NRCS.



State: **Arkansas**
 County: **Dallas**
 Location: **34-8S-16W**
 Township: **Nix**
 Acres: **20.02**
 Date: **6/23/2014**



Maps Provided By:



Area Symbol: AR620, Soil Area Version: 11

Code	Soil Description	Acres	Percent of field	Non-Irr Class	Common bermudagrass
5	Guyton soils, frequently flooded	20.02	100.0%	Vw	4.5
Weighted Average					4.5

Area Symbol: AR620, Soil Area Version: 11

Field borders provided by Farm Service Agency as of 5/21/2008. Aerial photography provided by Aerial Photography Field Office.

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

L I C E N S E D I N A R K A N S A S , L O U I S I A N A , M I S S I S S I P P I , T E N N E S S E E A N D T E X A S