



**Fountains  
Land**  
AN F&W COMPANY

## **WEBB SOUTH TRACT**

**A fully timbered tract that is ready to be thinned or clear-cut offering excellent potential with Shady Oaks Reservoir just north of the tract located in Jefferson Co., AR.**



***220 Acres  
Pinebergen, Jefferson County, Arkansas***

**Price: \$535,000**

## LOCATION

Located in south central Jefferson County, Arkansas, the tract is approximately 7 miles south of Pine Bluff. Jefferson County was established in 1829 and was named after President Thomas Jefferson. The 2010 census indicated a countywide population of 77,435 people.

## ACCESS

The Webb South tract can be accessed from Pinebergen Road, which runs east off Hwy 63. The tract entrance is across the road from where Old Star City Road dead-ends into Pinebergen Road.

## SITE DESCRIPTION

The tract consists of mostly gently rolling uplands. This property is best suited for rural housing lots surrounded by lots of acreage. The tract sits adjacent to rural housing along Pinebergen Road. Shady Oaks Reservoir adjoins the tract to the north. There is a good network of woods roads and ATV trails for access and viewing.

## TIMBER

The tract consists mostly of merchantable pine plantations that are ready for thinning harvests for immediate income generation. There are approximately 109.7 acres of pine plantations ready for a second thinning and 99.37 acres of a pine plantation ready for a first thinning. There are also 12.28 acres of a natural pine stand that is ready to be first thinned as well.

## TAXES & TITLE

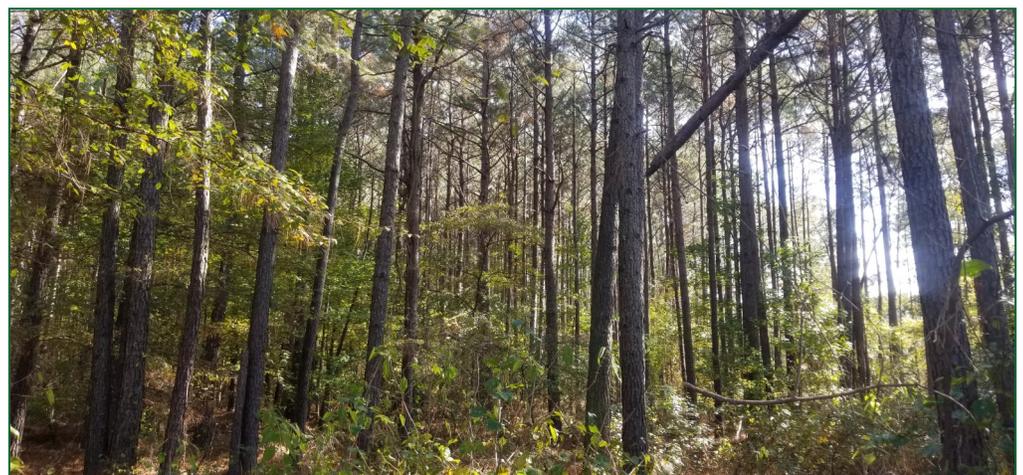
The annual property taxes for 2020 are estimated to be \$301. The property is owned by MKFT Timberland, LLC. The deed is recorded in the Jefferson County courthouse in deed book 895 page 072.



The tract offers immediate thinning harvest opportunities.



The tract features good woods roads and ATV trails.



The Webb South Tract offers 220 acres of upland timber.

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Fountains Land is the exclusive broker representing the seller's interest in the marketing, negotiating and sale of this property. Fountains has an ethical and legal obligation to show honesty and fairness to the buyer. The buyer may retain brokers to represent their interests. All measurements are given as a guide, and no liability can be accepted for any errors arising therefrom. No responsibility is taken for any other error, omission, or misstatement in these particulars, nor do they constitute an offer or a contract. We do not make or give, whether in these particulars, during negotiations or otherwise, any representation or warranty in relation to the property.

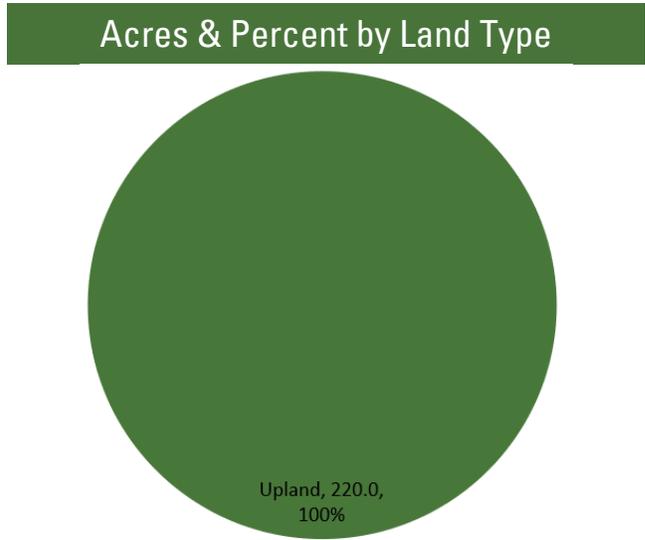
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# MKFT TIMBERLANDS

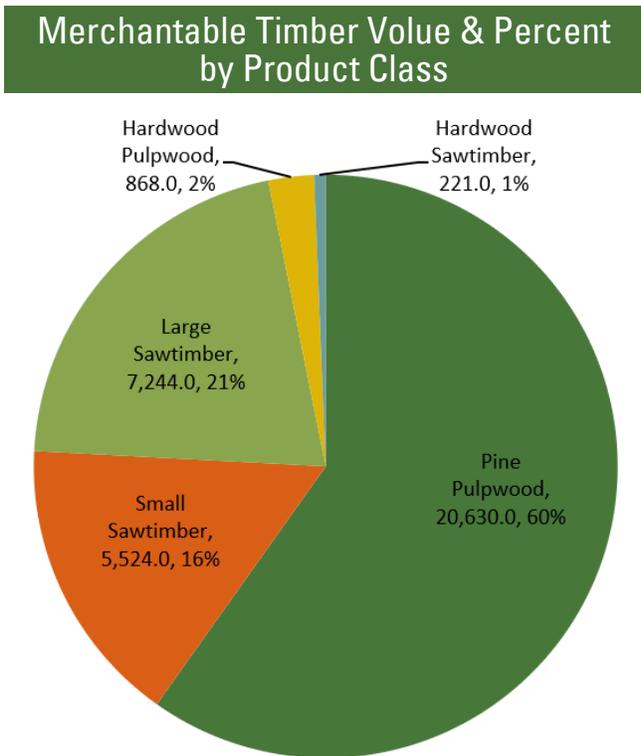
## MERCHANTABLE TIMBER & ACREAGE SUMMARY

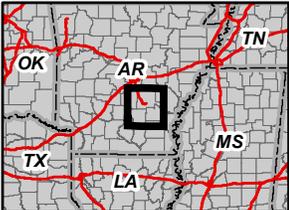
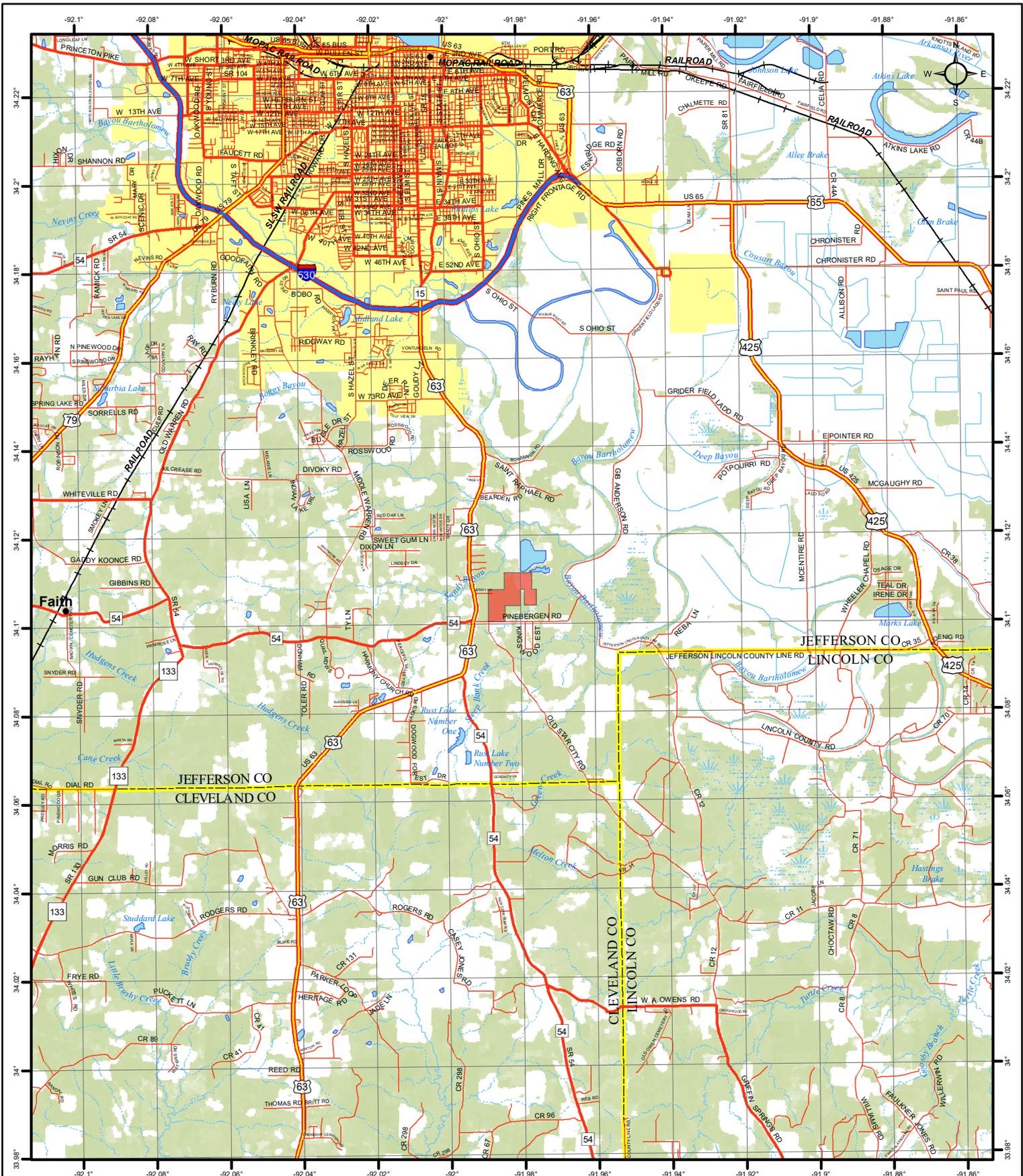
### *Webb South Tract*

Land Type Summary	
<i>Land Type</i>	<i>Acres</i>
Upland	220.0
Lowland	
Bottomland	
<b>Total Acres</b>	<b>220.0</b>



Merchantable Timber Summary	
<i>Product Class</i>	<i>Tons</i>
Pine Pulpwood	20,630.0
Small Sawtimber	5,524.0
Large Sawtimber	7,244.0
Hardwood Pulpwood	868.0
Hardwood Sawtimber	221.0
<b>Total Tons</b>	<b>34,487.0</b>





**MKFT Timberland, LLC**

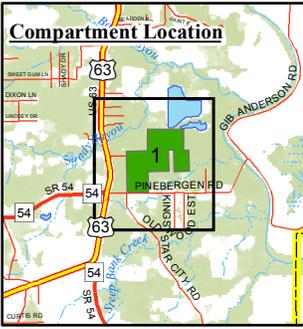
**Tract #017045**

**Webb South Tract  
Jefferson County, AR**

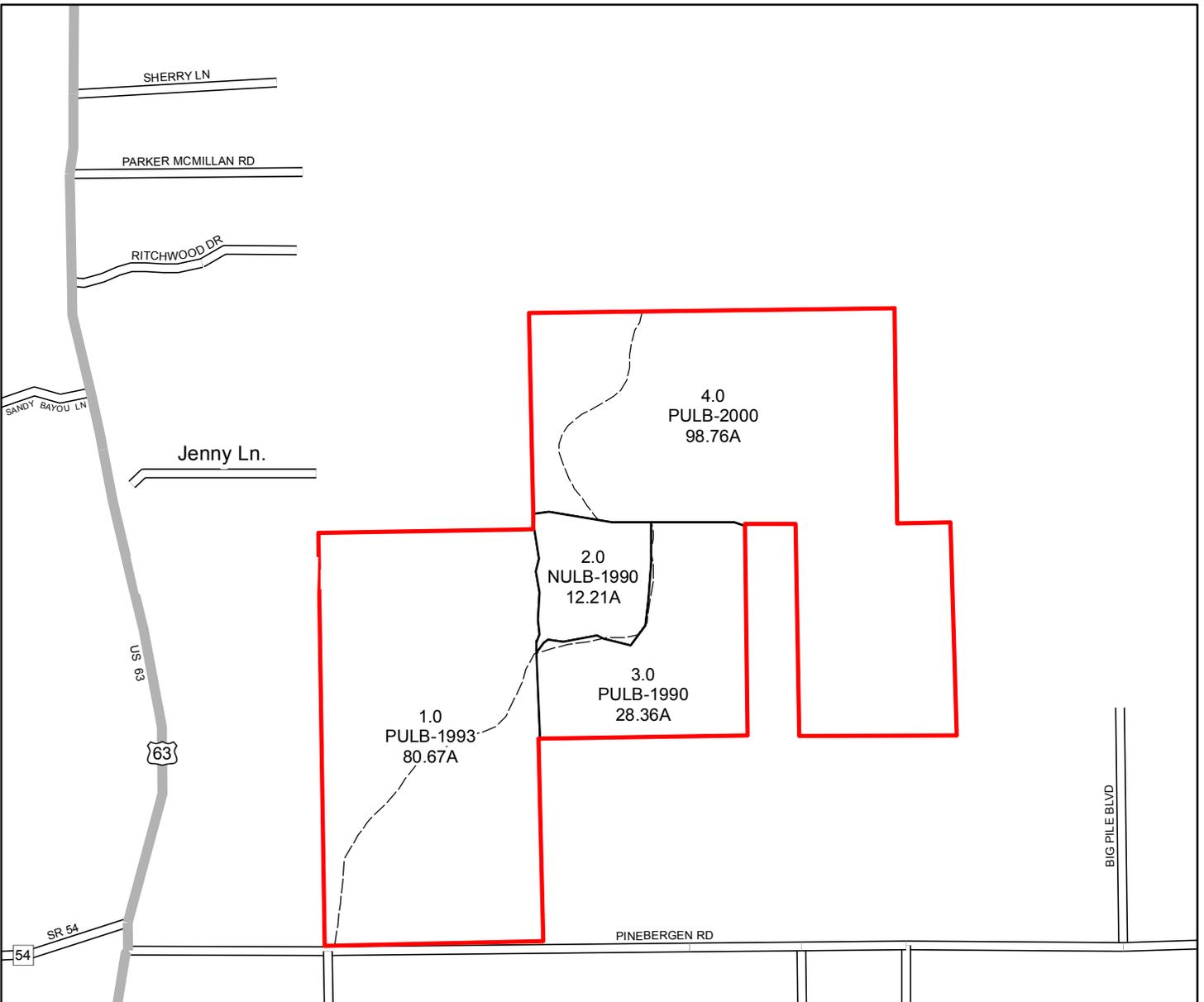
**220.00 Acres**

**Lat. 34.1065, Long. -91.9831 (Tract Center)**

Legend	
	4WD
	Local Paved or Unknown
	Secondary State or County Hwy
	Primary US or State Hwy
	Primary Limited Access or Interstate
	Counties



**Tract # 017045**  
**MKFT Timberland, LLC**  
**Webb South Tract**  
**Compartment 00001**  
**Jefferson County, AR**  
**220.00 Acres**



**Stand Nomenclature**

Stand # \_\_\_\_\_  
 Description \_\_\_\_\_  
 Acres \_\_\_\_\_

Stand Origin— (N) (B) (MH) (MP) (T)

Land Type \_\_\_\_\_  
 Dominant Species \_\_\_\_\_  
 Secondary Species \_\_\_\_\_  
 Year of Origin \_\_\_\_\_

**Stand Origin Codes**  
 P=Planted  
 N=Natural

**Land Type Codes**  
 B=Bottomland  
 L=Lowland  
 U=Upland  
 O=Old Field  
 S=Slope

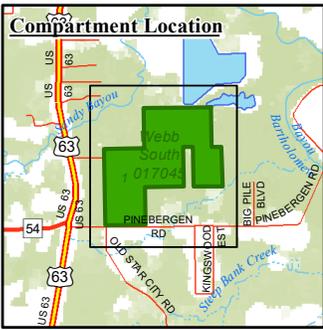


**MAP LEGEND**

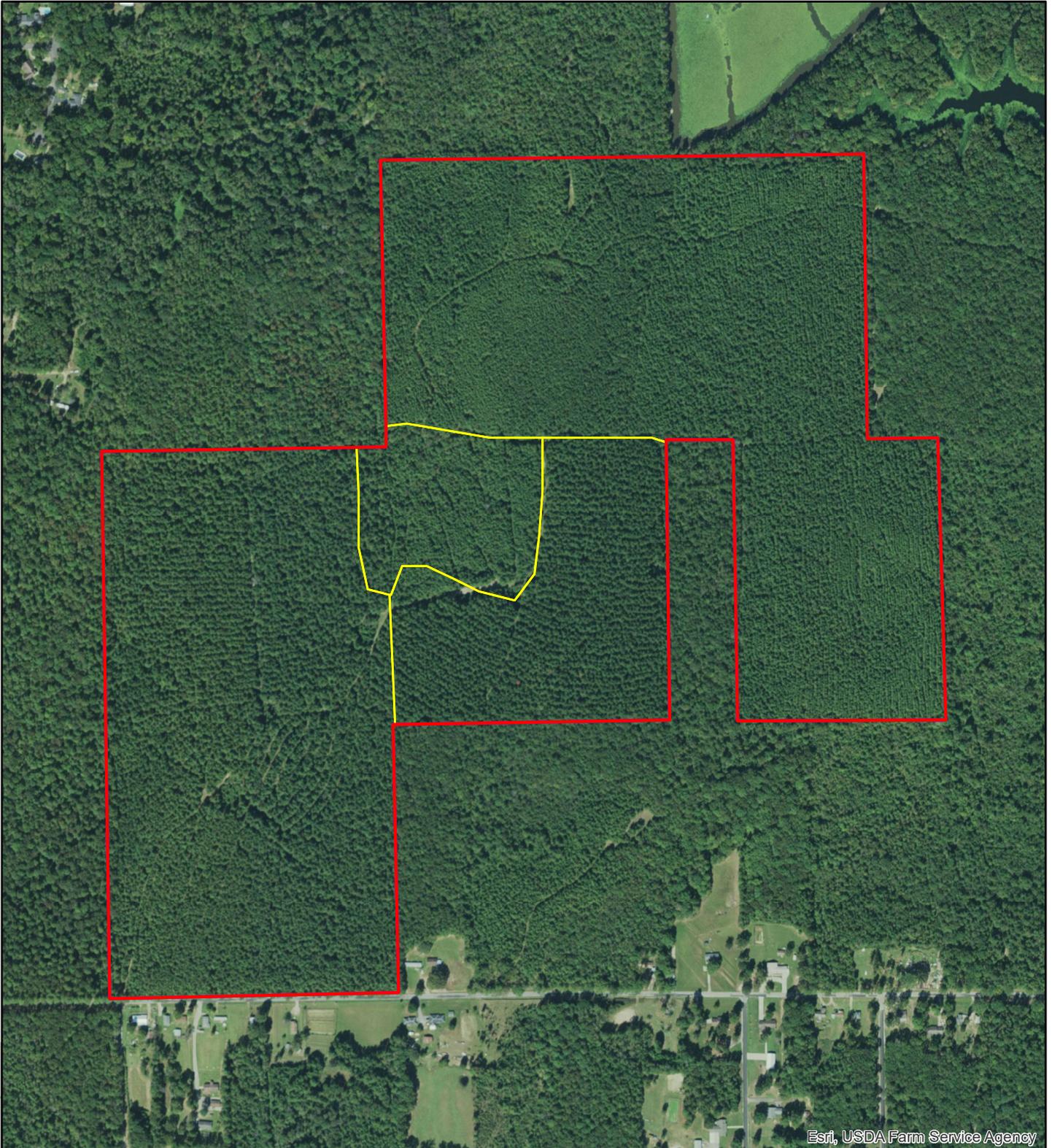
**Species Codes**  
 LB = Loblolly Pine  
 MH = Mixed Hardwood

— Utility  
 + Railroad  
 — Primary Road  
 — Secondary Road  
 - - - Woods Road  
 Lake  
 Hydrology





MKFT Timberland, LLC  
Tract 017045  
Webb South Tract  
Jefferson County, Arkansas  
220.00 Acres



Esri, USDA Farm Service Agency