

COLUMBIA ROAD TIMBERLAND

A heavily stocked loblolly pine stand with numerous roads running through the tract located on the east side of Columbia County, Arkansas.



60 Acres
Magnolia, Columbia County, Arkansas

Price: \$150,000

LOCATION

Located between the two quaint communities of Village and Marysville on the east side of Columbia County, Columbia Road Timberland is a flat to gently rolling tract in a heavily forested region.

Magnolia, the Columbia County seat, is a charming town with numerous shops and restaurants. There are also excellent opportunities for higher education at Southern Arkansas University. A regional airport is just to the east of the tract.

Less than 45 minutes away in downtown El Dorado is MAD, the Murphy Arts District, offering creative outlets to explore music, dance, theater, art, and food. Less than two hours away to the north is Little Rock, the capital of Arkansas.

ACCESS

Gravel roads on the north and east sides of the property provide access to the tract. Internal roads run throughout the property.

SITE DESCRIPTION

Columbia Road Timberland consists of mostly loblolly pine trees with rights-of-ways throughout that serve as good roads or shooting lanes for hunting. The tract is flat to gently rolling with an elevation of around 260 feet and is well drained. Deer can be found roaming throughout the tract. Look no further if you are looking for a great timberland, recreation, or residential tract.

TIMBER

Fully stocked with loblolly pine trees, this tract offers immediate thinning harvest opportunities. The tract was final harvested around 2006 and was left to regenerate naturally.

TAXES & TITLE

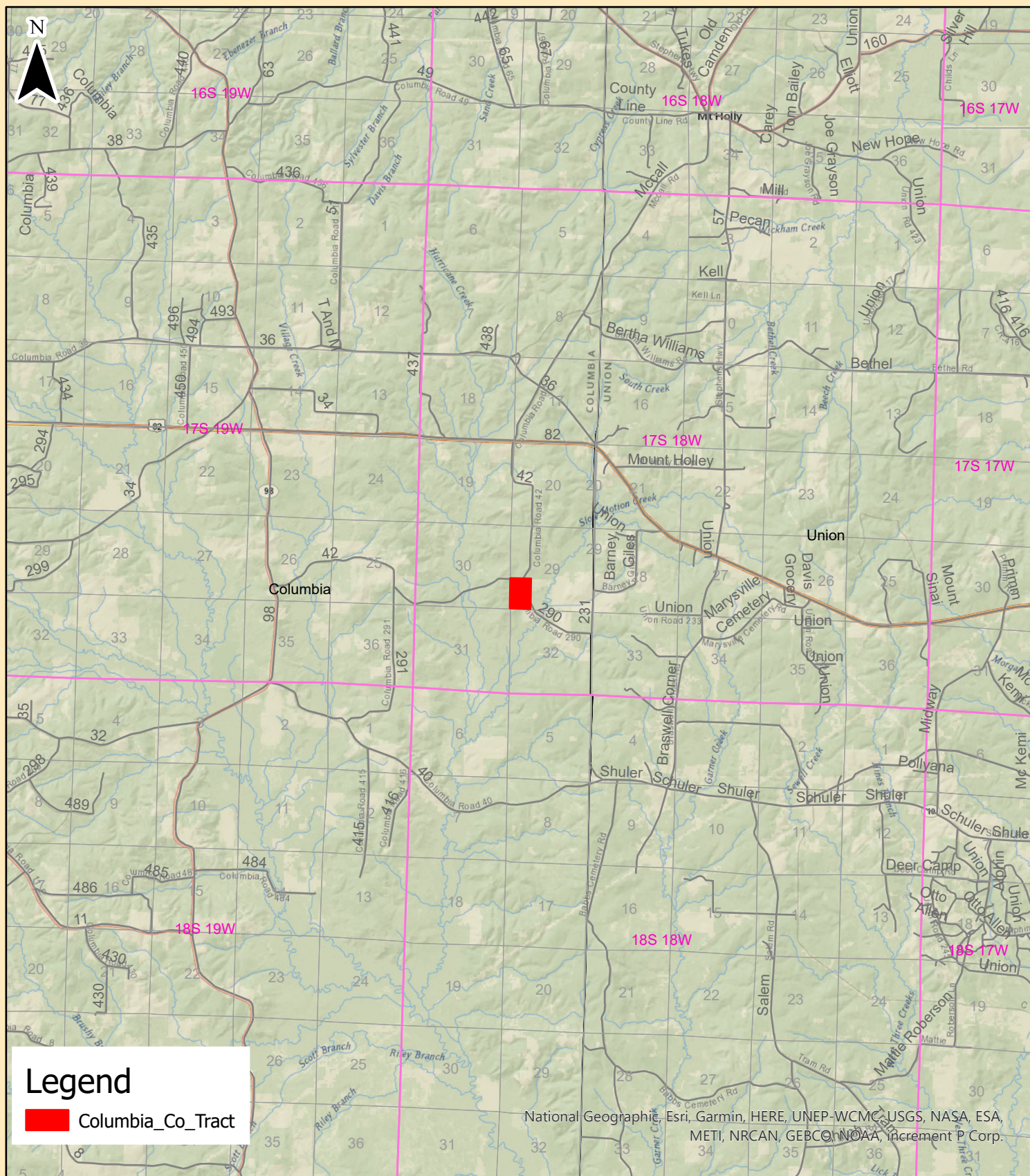
Rachel Batson Arrington owns Columbia Road Timberland. The deed is recorded in the Columbia County Courthouse in book 353, page 677. The seller is retaining mineral rights.



Columbia Road Timberland is heavily stocked loblolly pine stand offering immediate thinning harvest opportunities.



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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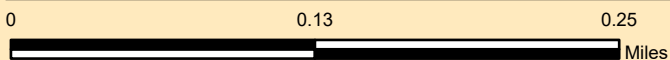
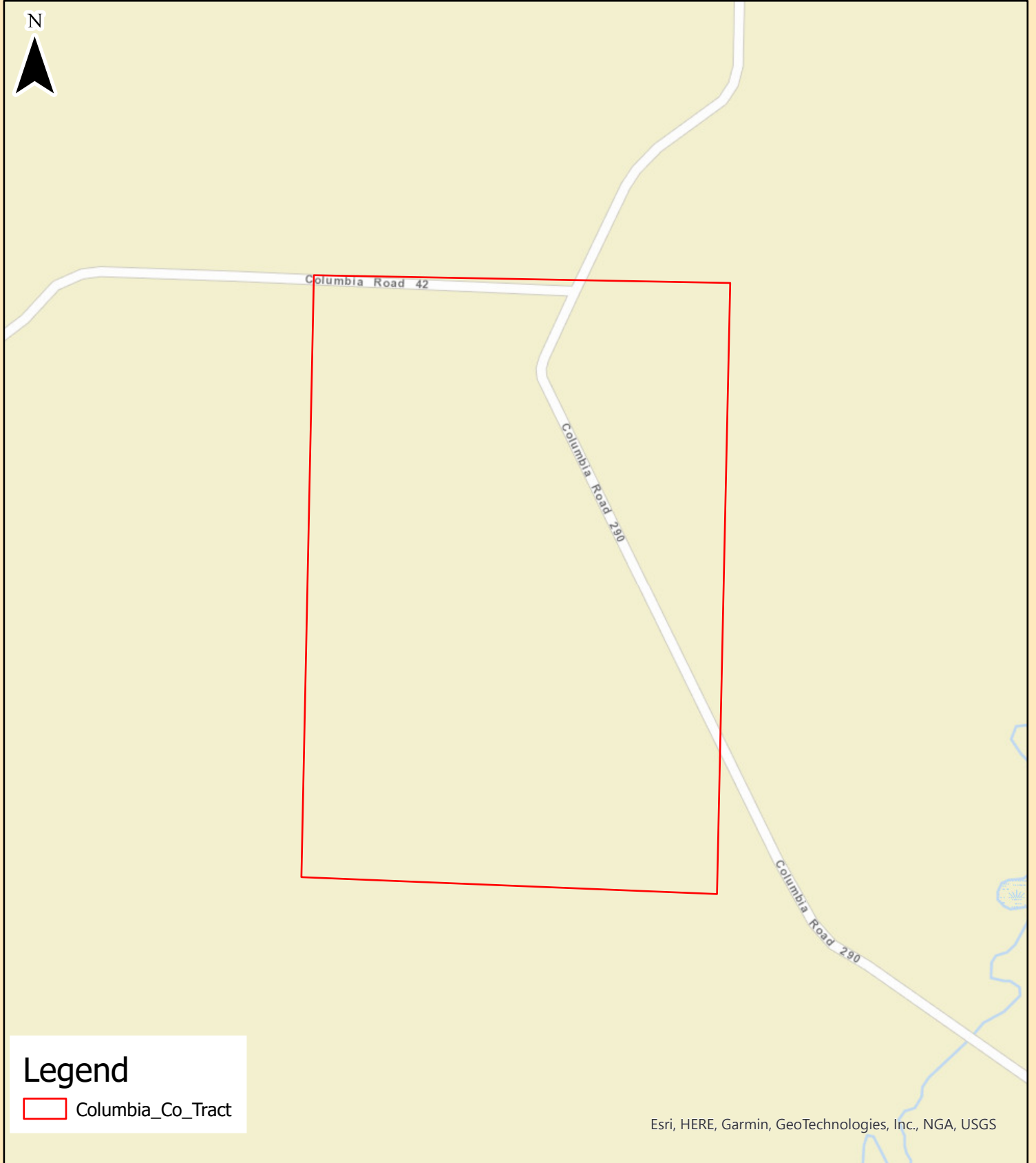
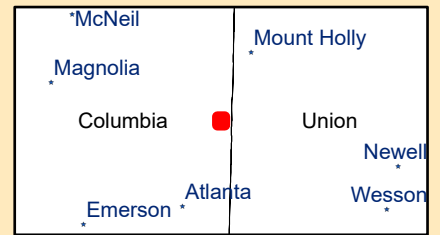
Mapper: TFRANKS
Stand Date:

F&W Forestry Services, Inc.



F&W
Forestry

Columbia Road Timberland
+/- 60 acres
Columbia County, AR
Sec. 29, T17S, R18W



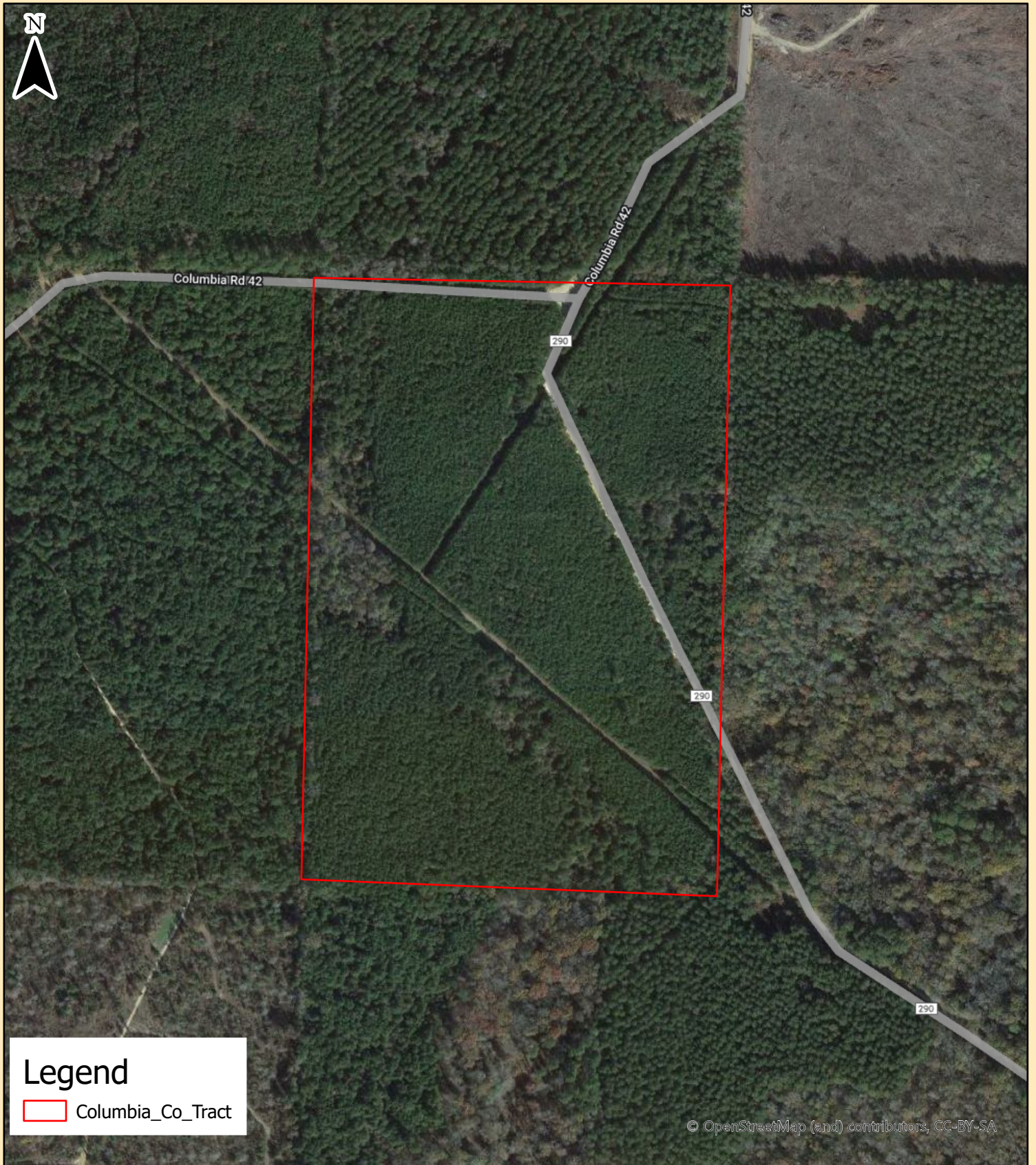
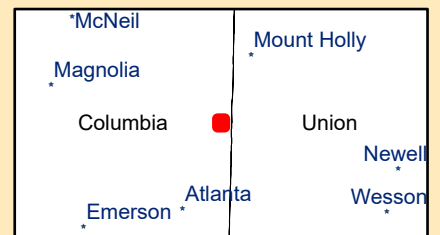
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F&W
Forestry

Columbia Road Timberland
+/- 60 acres
Columbia County, AR
Sec. 29, T17S, R18W



Legend

 Columbia_Co_Tract

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Miles

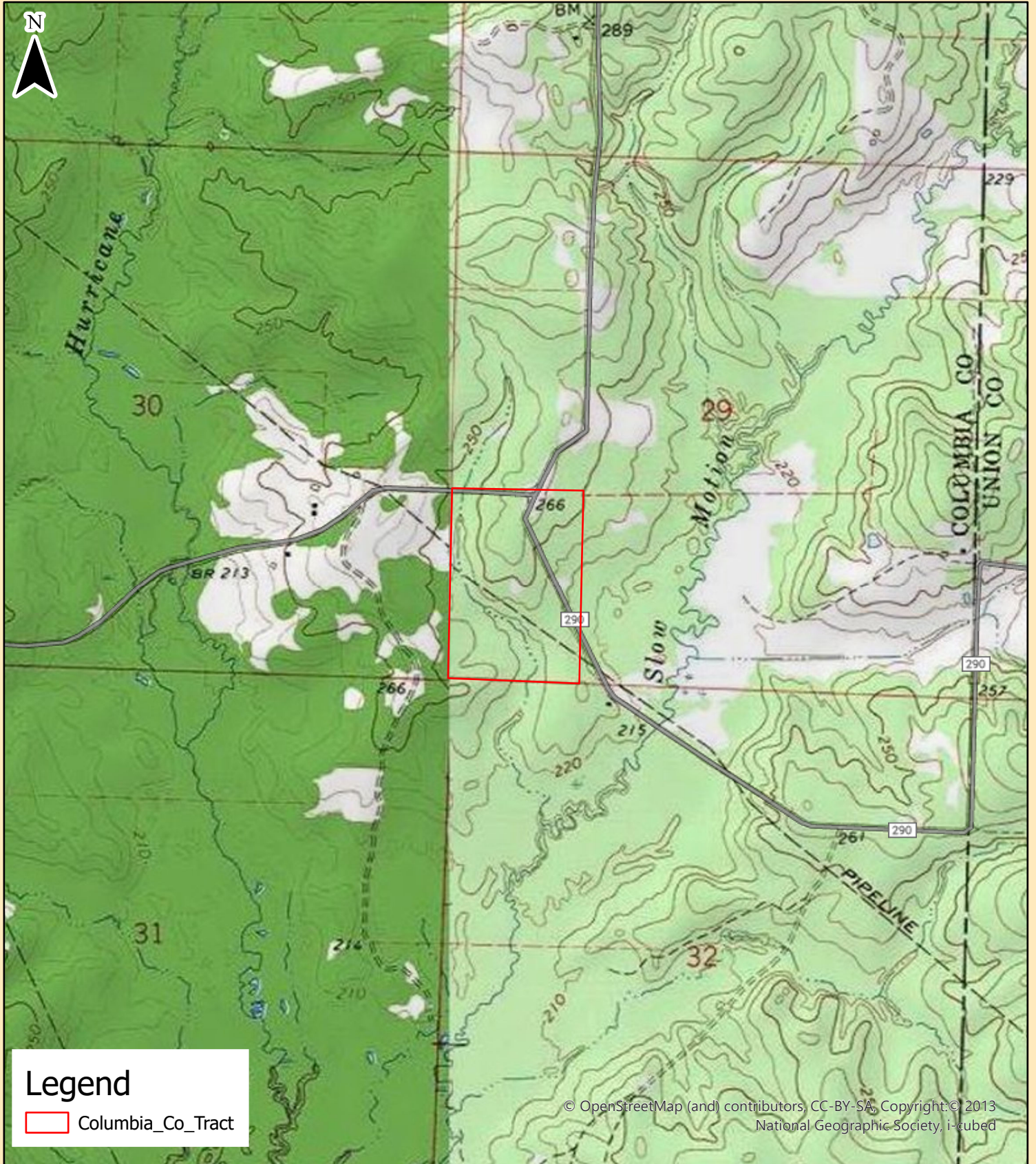
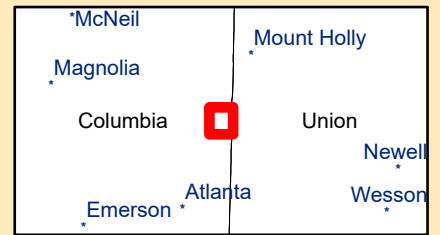
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F&W
Forestry

Columbia Road Timberland
+/- 60 acres
Columbia County, AR
Sec. 29, T17S, R18W



Legend

Columbia_Co_Tract

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