

WEBB NORTH TRACT

A diverse, high-quality recreation property that is fully timbered with Sandy Bayou bisecting it and adjoins Shady Oaks Reservoir located in Jefferson Co., AR.



162 Acres
Pinebergen, Jefferson County, Arkansas

Price: \$245,000

LOCATION

The Webb North Tract is located in south central Jefferson County, Arkansas, approximately 5 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 property is situated at the end of County Place Road off Highway 63.

SITE DESCRIPTION

The Webb North Tract features gently rolling uplands with flat bottomlands that need improved drainage. Sandy Bayou flows through the bottoms and offers excellent waterfowl and deer habitat. The gently rolling uplands offer excellent upland game habitat. The tract has a good network of wood roads and ATV trails for access and viewing.



The tract offers 162 acres of upland and bottomland timber.

TIMBER

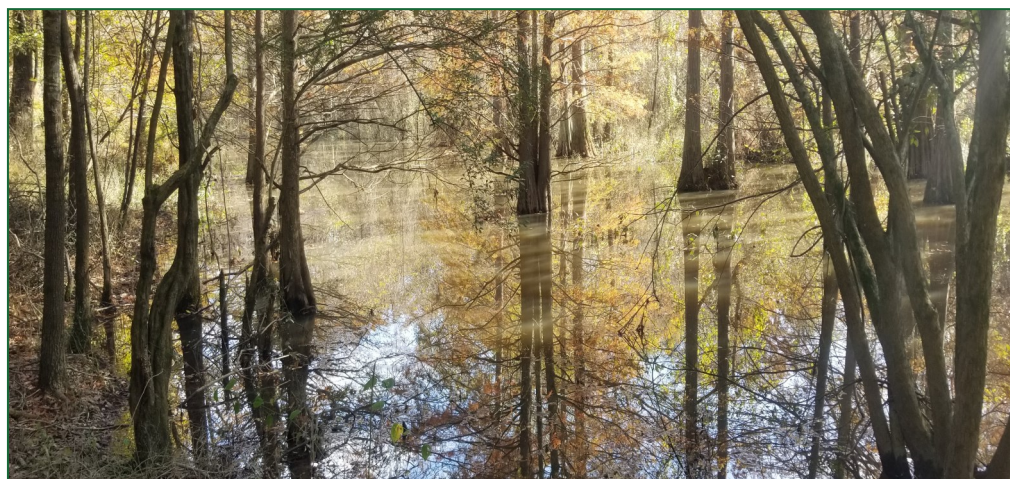
The Webb North Tract consists of pine plantations and mixed hardwood bottoms. The pine plantations are well stocked and are ready for a commercial harvest for immediate income generation. The bottomland hardwood stand consists of merchantable sized mixed hardwood species as well as a cypress slough. The slough area offers the potential for excellent duck hunting. The whole tract offers excellent deer habitat. This tract offers the buyer a good mix of timber investment and hunting and recreation opportunities.



A woods road through the tract.

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 Sandy Bayou bisects the Webb North Tract.

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.

MKFT TIMBERLANDS

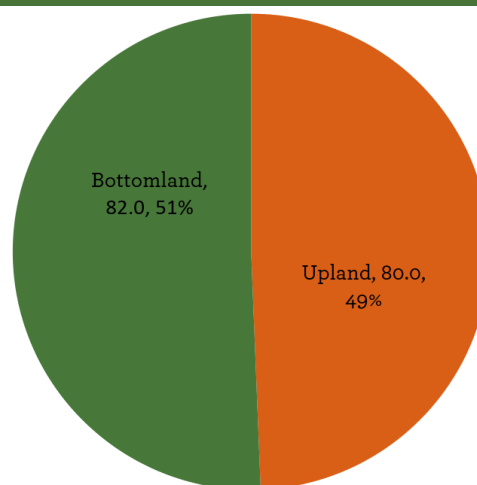
MERCHANTABLE TIMBER & ACREAGE SUMMARY

Webb North Tract

Land Type Summary

<i>Land Type</i>	<i>Acres</i>
Upland	80.0
Lowland	
Bottomland	82.0
Total Acres	162.0

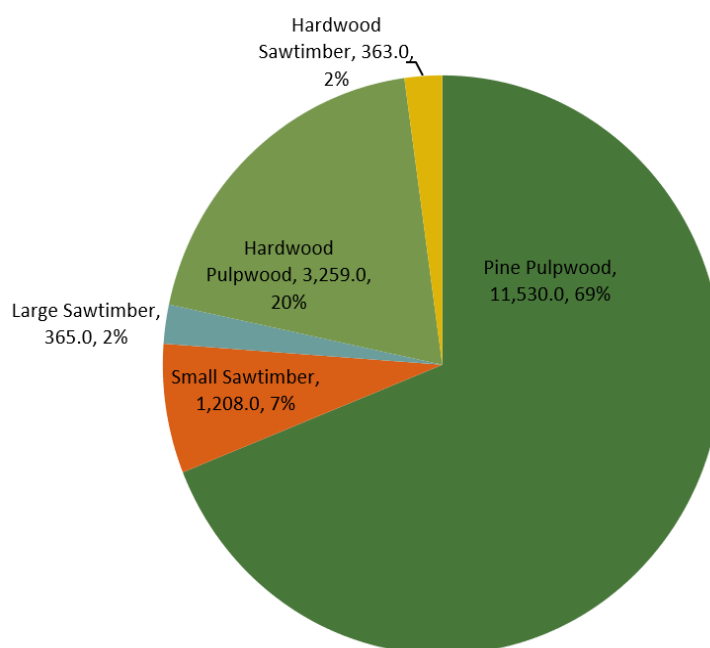
Acres & Percent by Land Type

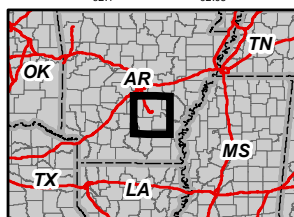
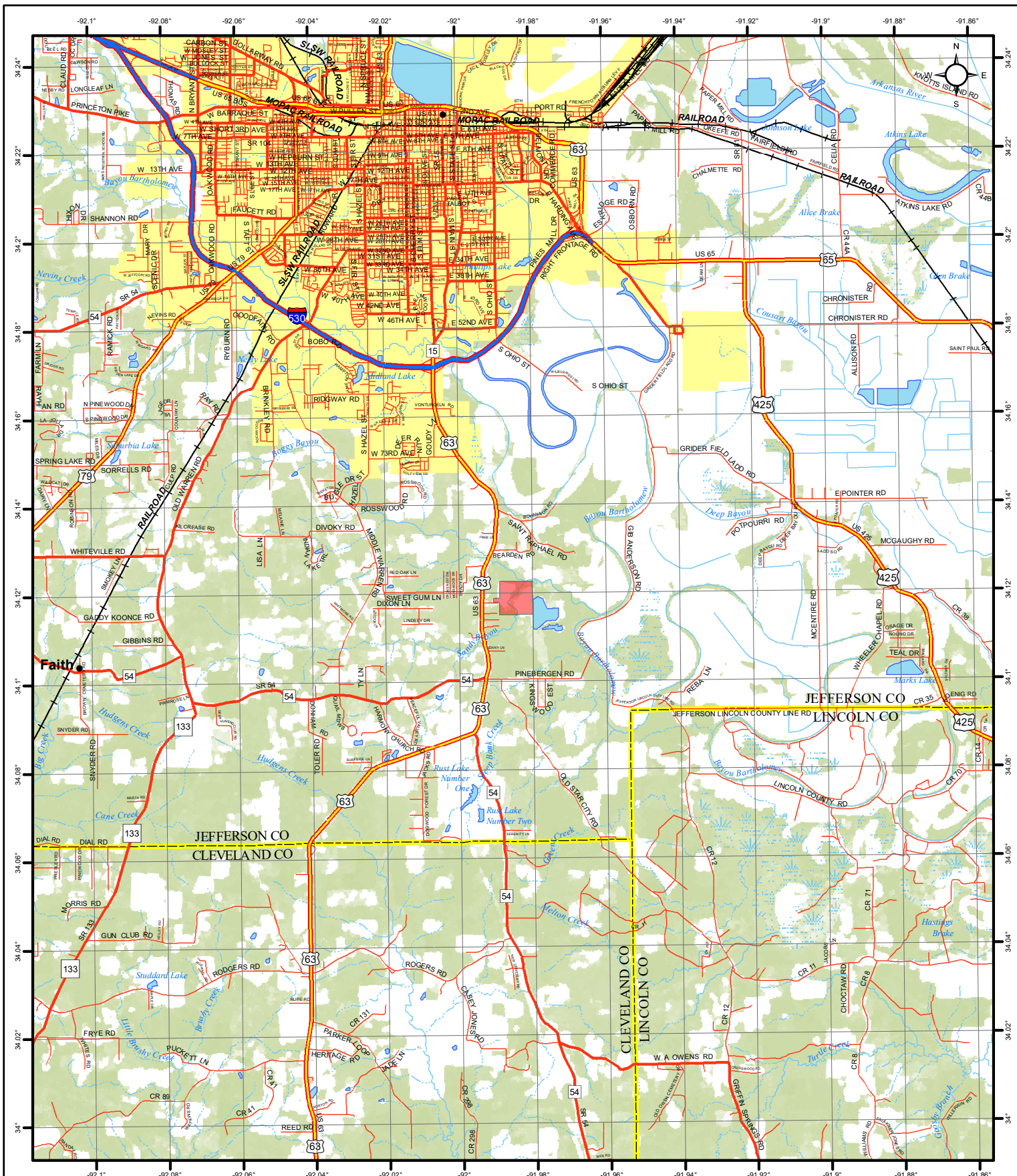


Merchantable Timber Summary

<i>Product Class</i>	<i>Tons</i>
Pine Pulpwood	11,530.00
Small Sawtimber	1,208.00
Large Sawtimber	365
Hardwood Pulpwood	3,259.00
Hardwood Sawtimber	363
Total Tons	16,725.00

Merchantable Timber Value & Percent by Product Class





MKFT Timberland, LLC

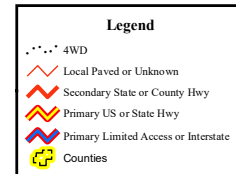
Tract #017044

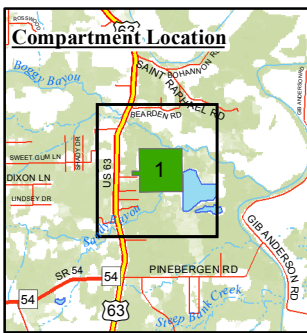
Webb North Tract

Jefferson County, AR

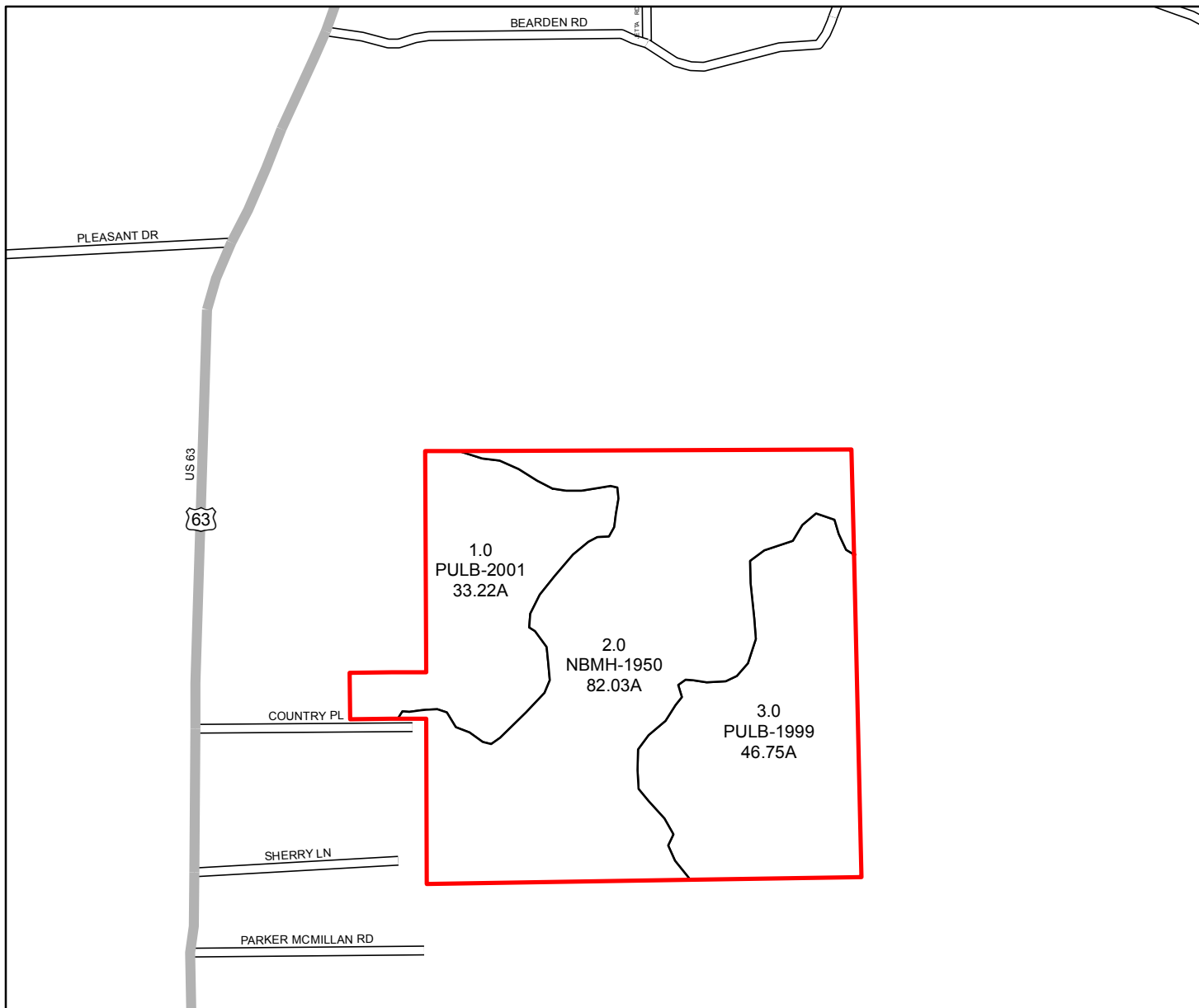
162.00 Acres

Lat. 34.1191, Long. -91.9847 (Tract Center)





Tract # 017044
MKFT Timberland, LLC
Webb North Tract
Compartment 000001
Jefferson County, AR
162.00 Acres



Stand Nomenclature

Stand # _____
 Description _____
 Acres _____

Stand Origin— (N) (B) (MH) (MP) (74)

Land Type _____
 Dominant Species _____
 Secondary Species _____
 Year of Origin _____

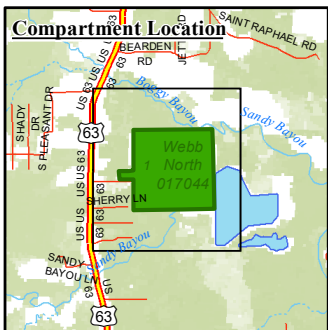
Stand Origin Codes
 P=Planted
 N=Natural

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



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Tract 017044
Webb North Tract
Jefferson County, Arkansas
162.00 Acres

