

Southern Oaks Realty

Property Location:

9265 Highway 371 South

Taylor, AR 71861

(Jeff Neill, Broker 234-0700)

Lot Size in Acres: 2.00 Acres
In Flood Zone: No
Water Frontage: No
Area of Town: Sharman
Community
School District: Taylor School
District
Property Taxes: \$661.12/year
Water Provider: Magnolia
Gas Provider: None
Electric Provider: Entergy
Sewer Type: Septic Tank/Line
Possession: At Closing
Square Feet: Approx. 1,094
Year Built: 1996
Construction: Site Built
Foundation: Slab
Bed/Bath Rooms: 3 Bed/2 Bath
No. Of Levels: 2
Style: Saltbox
Exterior: Wood Siding
Roof Covering: Shingles
Window Coverings: Wood blinds
Floor Covering: Carpet and Vinyl
Central Heat/Air: Yes
of Showers: 2
of Ceiling Fans: 6
Carpport: Two Car/Detached
Patio: Screened Porch
Fireplace: No
Living Room: Yes
Dining Room: No
Oven Included: Yes
Disposal Included: Yes
Refrigerator Included: Yes
Microwave Included: Yes
Pool: No
Storage Building: No

DATA SHEET



LIST PRICE:

House & Two Acres: \$140,000.00
Adjoining Timberland 22.87 Acres: \$85,000.00
\$225,000.00

The house and two acres may be purchased alone and the landowner will retain the adjacent timberland. This property is located along Highway 371 South. The timberland acres are supporting a mature stand of predominantly pine sawtimber. A timber cruise was conducted by Neill Timberland Mgmt. in October 2022 and the volumes are shown below.

Pine Sawtimber	2,140 Tons
Pine Chip-n-Saw	70 Tons
Oak Sawtimber	71 Tons
Sweetgum Sawtimber	111 Tons
Misc Hardwood Sawtimber	24 Tons
Hardwood Pulpwood	114 Tons

Please visit neilltimber.com for additional information and photos