

# LAND FOR SALE PRESSWOOD LAKE TRACT

+/- 1,755.87 ACRES  
LOCATED IN  
COLUMBIA COUNTY,  
ARKANSAS



**\$6,318,000.00**

See this listing and more at:  
[www.neilltimber.com](http://www.neilltimber.com)

Southern Oaks Realty LLC has been authorized to offer for sale the Presswood Lake Tract, +/- 1,755.87 acres of prime recreational timberland.

The Presswood Lake tract offers the ultimate recreational retreat with exceptional timberland investment potential. Spanning +/-1,755.87 acres in the Dorcheat Bayou of Columbia County, this property has an unparalleled mix of diverse wildlife, high-quality timber, and premier fishing. The land is teeming with trophy whitetail deer, turkey, ducks and other waterfowl, thanks to a mix of bottomland hardwoods, wetlands, and open meadows. Presswood Lake offers some of the best bass, crappie, bream and catfish fishing in Southwest Arkansas.

Beyond recreation, this property offers excellent investment potential with its diverse timber stands that would provide a steady return on investment for timberland buyers. There are +/-752 acres of first-thinned pine plantation, +/-164 acres of unthinned pine plantation, +/-105 acres of hardwood SMZ timber along creeks and sloughs, +/-190 acres of mature hardwood sawtimber, +/-40 acres of mixed pine and hardwood timber stands, and +/-505 acres of natural regeneration ensuring a sustainable future timber supply.

Southern Oaks Realty, LLC  
P.O. Box 458  
Magnolia, AR 71754  
870-234-0700

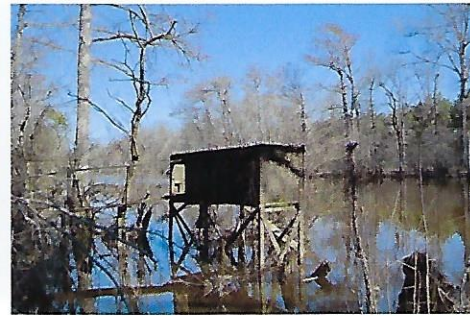
## Contact Listing Agent

Brandon Kyle  
for more information or to  
arrange a site inspection.  
870-949-2877  
[wbkyle76@gmail.com](mailto:wbkyle76@gmail.com)

MLS Listing No: 11458697

Southern Oaks Realty represents the interest of the Seller. All the information in this brochure is believed to be accurate. Buyers should verify information on this property for themselves.



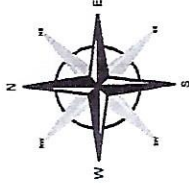




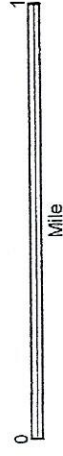
# PRESSWOOD LAKE TRACT

1755.87+/- ACRES  
COLUMBIA COUNTY,  
AR

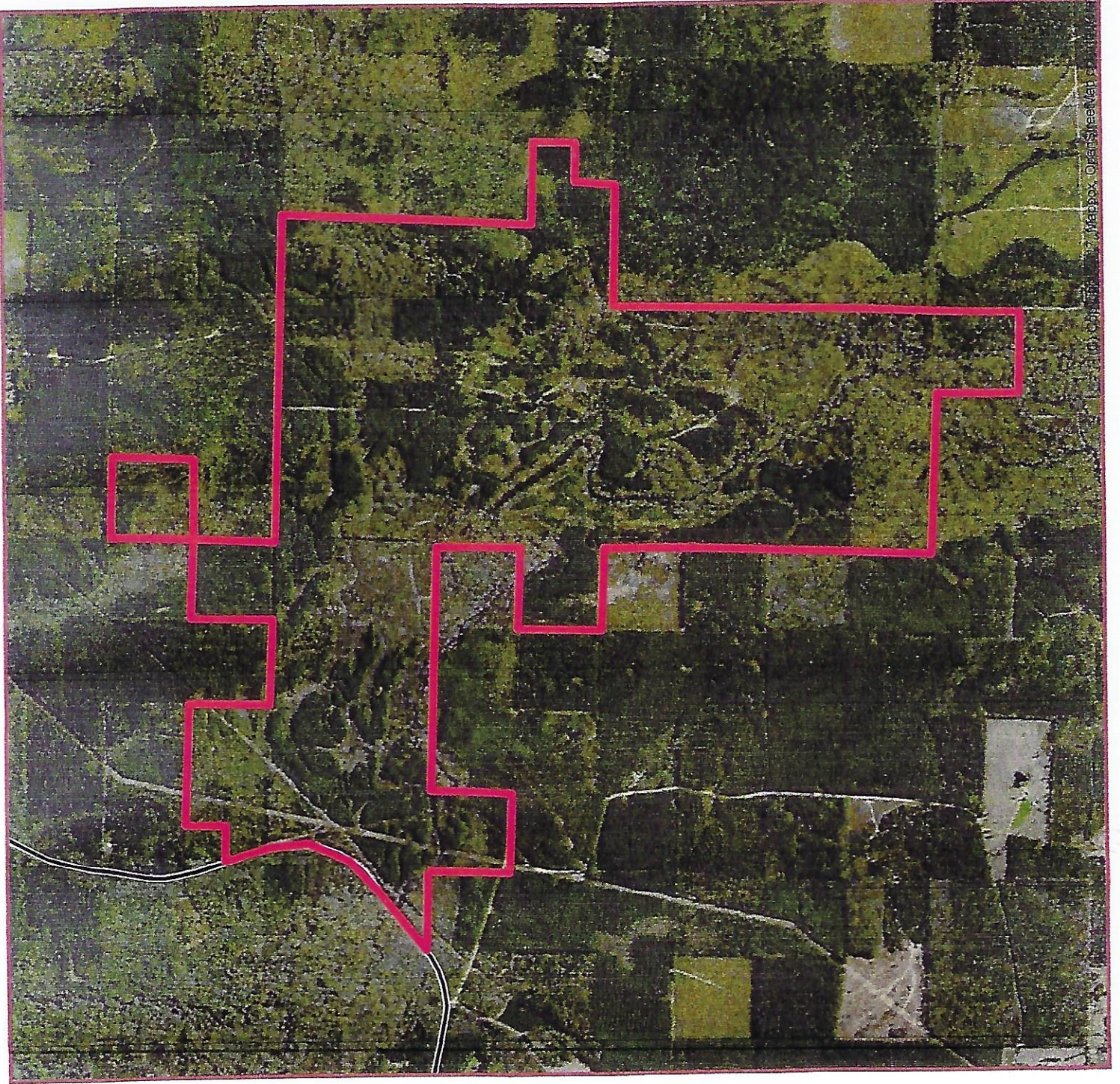
033° 05' 33.4826" N, 093°  
22' 01.1593" W



Map Scale: 1:28,000



SOUTHERN OAKS REALTY  
870-234-0700  
jeff@neilltimber.com



*Please Note: While all information is deemed reliable, none is guaranteed.*



# PRESSWOOD LAKE TRACT

+/- 1,755.87 ACRES  
LOCATED IN  
COLUMBIA COUNTY,  
ARKANSAS

## TERMS OF SALE:

- 1) Offers will be accepted at the office of Southern Oaks Realty, LLC, 106 East Columbia Street, Magnolia, Arkansas, by mail at P. O. Box 458, also in Magnolia, by email to [vicki@neilltimber.com](mailto:vicki@neilltimber.com) or [wbkyle76@gmail.com](mailto:wbkyle76@gmail.com).
- 2) Acreage is believed to be correct but is not guaranteed.
- 3) Seller will provide title insurance for this tract and will pay prorated taxes up to the date of the sale. All other closing costs will be divided equally between Buyer and Seller.
- 4) A **Special Warranty Deed** will be prepared by Seller
- 5) **Seller reserves all mineral and royalty interests.**
- 6) If a satisfactory offer is received, Buyer and Seller will execute a formal Contract of Sale, with a non-refundable deposit of five percent (5%) being required from Buyer. This deposit will be placed in an escrow account with a local title company secured by Southern Oaks Realty, LLC. This deposit will be applied to the purchase price at the time of closing
- 7) A tentative closing date should occur within 45 days of acceptance of offer.
- 8) Total consideration for this property will be due upon signing of the Special Warranty Deed.
- 9) Owner reserves the right to accept or reject any and all offers.
- 10) No survey is being provided by Seller for this property.
- 11) No environmental inspection or representation will be provided by Seller.
- 12) Personal property including but not limited to wildlife feeders, game cameras, hunting blinds, etc. located on the property do not convey with the sale.
- 13) If a submitted offer is contingent on terms or special conditions, those terms, conditions, etc. must be submitted in writing on the attached "Offer Form".

**SOUTHERN OAKS REALTY, LLC**

**Jeffrey A. Neill, Broker**

106 East Columbia

P. O. Box 458

Magnolia, AR 71754-0458

vicki@neilltimber.com

Phone: (870) 234-0700

Fax: (870) 234-0105

**OFFER FORM**  
**PRESSWOOD LAKE TRACT**

**+/-1,755.87 Acres - Columbia County, Arkansas**

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**Located in Sections 9, 10, 11, 13, 14, 15, 23 of Township 19  
South, Range 22 West, Columbia County, Arkansas. Being  
1,755.87 acres, more or less. (See full legal description attached)**

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**OFFER AMOUNT:** \_\_\_\_\_

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**NAME:** \_\_\_\_\_

**ADDRESS:** \_\_\_\_\_

\_\_\_\_\_

**PHONE:** \_\_\_\_\_ **FAX:** \_\_\_\_\_

**EMAIL:** \_\_\_\_\_

**AUTHORIZED SIGNATURE:** \_\_\_\_\_

*(By signing this form, you are agreeing to the terms and conditions in the  
Notice of Sale attached.)*

**OFFER CONTINGENCIES OR CONDITIONS, IF ANY:**

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\_\_\_\_\_

\_\_\_\_\_

\_\_\_\_\_

## Presswood Lake Tract

### TOWNSHIP 19 SOUTH, RANGE 22 WEST

Section 9: SE  $\frac{1}{4}$  of SE  $\frac{1}{4}$ , lying South of Highway 160

Section 10: SE  $\frac{1}{4}$  of NE  $\frac{1}{4}$ ; S  $\frac{1}{2}$ , lying South of Highway 160; S  $\frac{1}{2}$  of NW  $\frac{1}{4}$ , less and except the NW  $\frac{1}{4}$  of SW  $\frac{1}{4}$  of NW  $\frac{1}{4}$ .

Section 11: NW  $\frac{1}{4}$  of NW  $\frac{1}{4}$ ; SW  $\frac{1}{4}$ ; E  $\frac{1}{2}$  of SE  $\frac{1}{4}$ ; NW  $\frac{1}{4}$  of SE  $\frac{1}{4}$ ; N  $\frac{1}{2}$  of SW  $\frac{1}{4}$  of SE  $\frac{1}{4}$ ; SW  $\frac{1}{4}$  of SW  $\frac{1}{4}$  of SE  $\frac{1}{4}$ ; and SE  $\frac{1}{4}$  of SW  $\frac{1}{4}$  of SE  $\frac{1}{4}$ .

Section 13: The W  $\frac{1}{2}$  of the SW  $\frac{1}{4}$  of NW  $\frac{1}{4}$ ; AND the North 10 acres of the E  $\frac{1}{2}$  of SW  $\frac{1}{4}$  of NW  $\frac{1}{4}$ .

Section 14: W  $\frac{1}{2}$ ; W  $\frac{1}{2}$  of E  $\frac{1}{2}$ ; S  $\frac{1}{2}$  of NE  $\frac{1}{4}$  of NE  $\frac{1}{4}$ ; SE  $\frac{1}{4}$  of NE  $\frac{1}{4}$ ; N  $\frac{1}{2}$  of NE  $\frac{1}{4}$  of NE  $\frac{1}{4}$ .

Section 15: SE  $\frac{1}{4}$  of NE  $\frac{1}{4}$ .

Section 23: NW  $\frac{1}{4}$  of NE  $\frac{1}{4}$ ; N  $\frac{1}{2}$  of NW  $\frac{1}{4}$ ; SW  $\frac{1}{4}$  of NE  $\frac{1}{4}$ ; NE  $\frac{1}{4}$  of SE  $\frac{1}{4}$ ; and S  $\frac{1}{2}$  of NW  $\frac{1}{4}$ .