



Weyerhaeuser

# Weyerhaeuser

## REAL ESTATE DEVELOPMENT CO.

### NOTICE OF LAND SALE \$7,500,000.00

**Tract Name:** Huddleston Springs  
Timberland Investment/Development Opportunity North of Hot Springs

The Weyerhaeuser Company Foundation ("Seller") has authorized Weyerhaeuser NR to manage the sale of a tract of land containing 5,400 acres (MOL) in the Huddleston Springs Block in Garland County, Arkansas.

**Tract Descriptions:** The Huddleston Springs block is located approximately 10 miles North of Hot Springs and 7 miles Southwest of Hot Springs Village. The access is considered to be excellent, with County Roads and 29.8 company roads traversing the block. The terrain is gently rolling to steep, with some mountain vistas located on the tract as well. This tract also offers excellent recreation opportunities. The subject property consists of approximately 1,229 acres of pre merchantable pine plantations of various age classes, with the balance of the property consisting of merchantable timber.

Kingwood Forestry Services INC. conducted a 3<sup>rd</sup> party, independent cruise of the merchantable stands,(15 years and older), beginning in October of 2008 and completing in January of 2009.. The estimated volumes summarized below are provided for the assistance of the prospective bidder to help determine his own conclusions about the listed sale property. Copies of the inventory are available upon request only. Due to the variations associated with the utilization standards, and scaling practices, the timber volumes cannot be and are not guaranteed.

**Huddleston Springs Block: Deed Acres +- 5,400 Operational / Inventory acres +- 5,370.8**  
**Merchantable Acres 15 years & older = +- 4,025.7ac. Pre Merchantable Acres +- 1,229.5**

**3,957.8 acres were cruised**

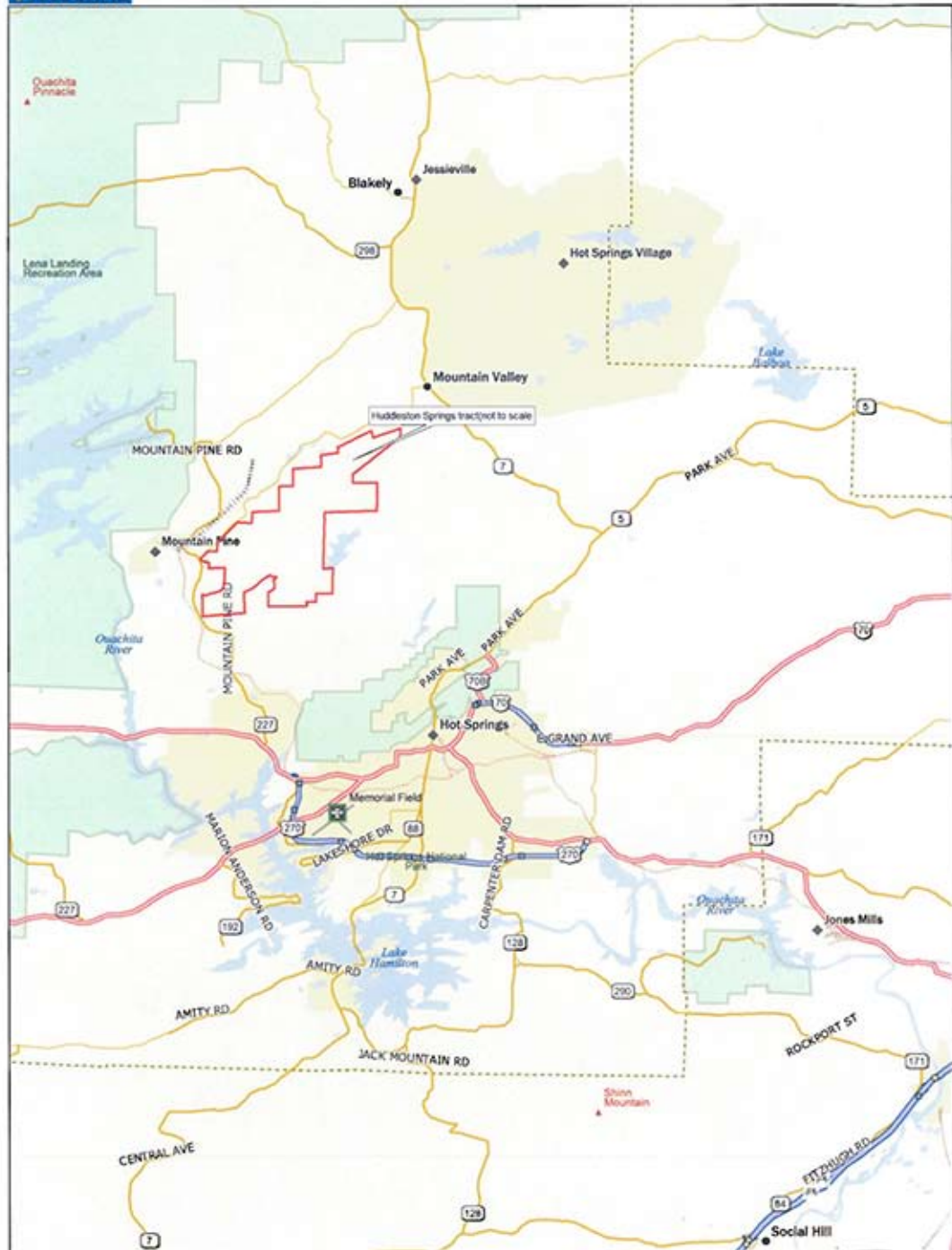
**Merchantable Timber Volume:**

Pine Chip-N-Saw	49,980 Tons
Pine Saw Timber	30,970 Tons
Pine Pulpwood	27,882 Tons
Hardwood Saw Timber	6,342 Tons
Hardwood Pulpwood	32,389 Tons

Age	Acres
non-stocked	115.2
1	58.7
2	238.0
3	135.0
4	130.3
6	284.7
9	164.8
11	141.6
13	23.0
14	53.4

Weyerhaeuser Company has a 3<sup>rd</sup> party appraisal of the subject performed in February of 2009 by David P. Reinold, RF, ACR, CG # 0002 Arkansas, President of Ray Camp, Inc.

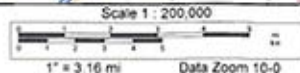
**For more information contact:**  
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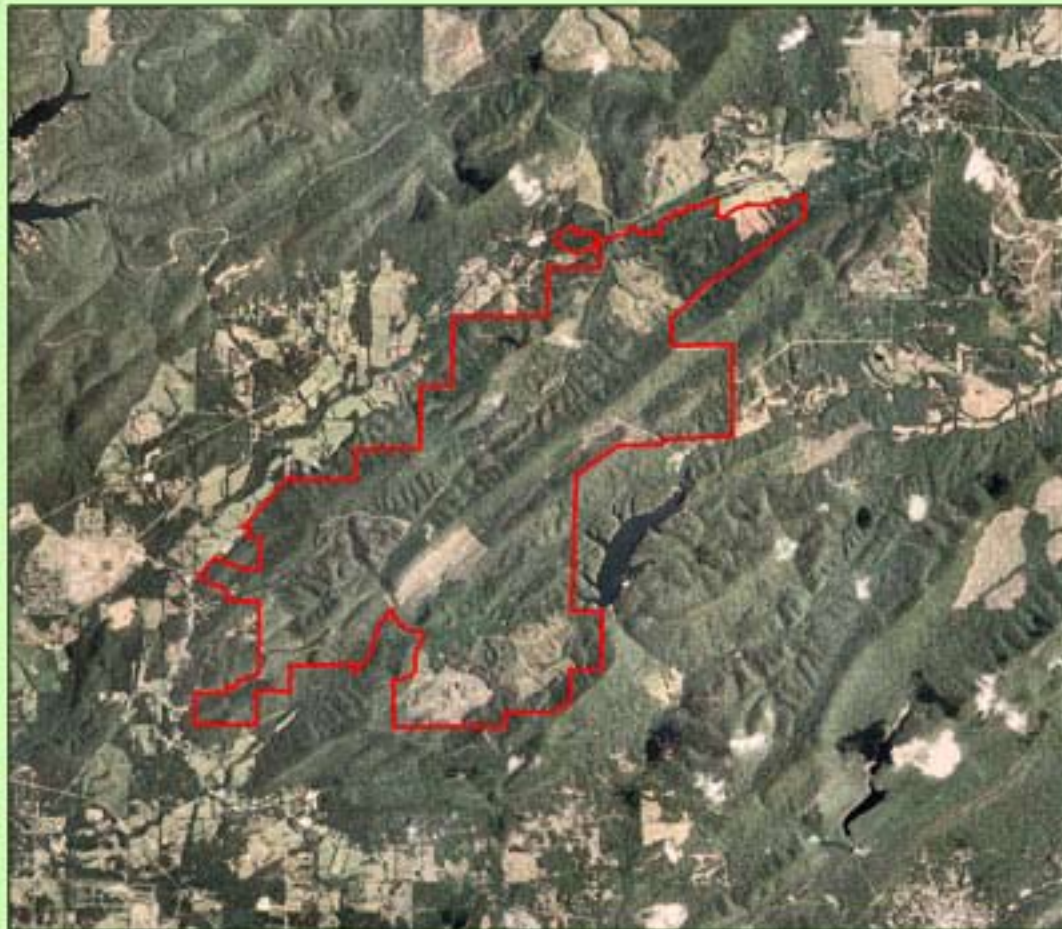
# Garland County, AR

Tract Name: Huddleston Springs

Acres: +/- 5,400

Located approximately 10 miles North of Hot Springs and 7 miles Southwest of Hot Springs Village. The access is considered excellent via County roads. 29 miles of company roads traverse this tract. The property has been managed for timber production and currently consists of approximately 1,229 acres of pre-merchantable Loblolly Pine plantations of various age classes, with the balance of the property consisting of merchantable timber.

The terrain is gently rolling to steep, with some mountain vistas located on the tract as well. With proper permitting this tract offers a number of sites where small ponds or small lakes could be developed, providing for excellent development and recreational opportunities.



Offered by Weyerhaeuser Company Foundation

For more information contact:

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