



AMERICAN LEGACY LAND CO

FOR SALE

PRIME TIMBERLAND

Saline County, AR

200 +/- Acres

OFFERED AT:

\$1,000,000

ABOUT THIS PROPERTY:

The Haskell North Tract offers 100 acres of prime timberland that was cruised in July of 2023, giving you an up-to-date picture of its timber value. This tract is stocked with a variety of timber, including mature pine saw timber, pine pulpwood, red oak saw timber, white oak saw timber, and other miscellaneous hardwood pulpwood. The diversity of species, from valuable oaks to gum and other hardwoods, makes this tract a strong investment for future timber harvests.



More About this Property:

Beyond its timber value, the North Tract has been carefully managed for wildlife. Edge habitat has been created along natural trails and pinch points, making it a haven for whitetail deer. Multiple feeder locations and strategically placed stand sites have been designed, creating the perfect environment for both recreational hunting and long-term wildlife management. Whether you're looking for a timber investment, a recreational hunting property, or potential future development, this tract has it all.

The Haskell South Tract mirrors the same excellent qualities of the North, with a similar timber composition that includes mature pine saw timber, pine pulpwood, red and white oak saw timber, and mixed hardwoods. With a full timber cruise conducted in mid-2023, this tract is ready for anyone looking to capitalize on its timber value. The presence of saw-quality oak means that this land has great returns in the logging world, offering an exceptional opportunity for those looking to invest and be able to enjoy that investment as values continue to rise.

In addition to its timber, the South Tract has also been optimized for wildlife management. With natural funnels, edge habitat, and cover/sanctuary areas, it's a prime location for attracting whitetail deer and other game. Feeders have been strategically placed throughout the property, along with key stand locations that take advantage of both the topography and cover. This is not only a great timber investment but also a top-notch recreational property for hunting and outdoor enjoyment, with strong potential for future development given its proximity to Benton, Arkansas.

Both of these tracts represent a rare opportunity in terms of timber investment, recreation, and future development potential. There aren't many properties like this near Benton that offer such a mix of timber value, wildlife management, and long-term potential.

Legal Description: Haskell North Tracts: 3 tracts in total, SE $\frac{1}{4}$ of SE $\frac{1}{4}$, Section 5; SW $\frac{1}{4}$ of SW $\frac{1}{4}$, Section 4; N $\frac{1}{2}$ of NE $\frac{1}{4}$ of NE $\frac{1}{4}$, Section 8; all located in Township 3 South, Range 15 West, containing a total 100 +/- acres
Haskell South Tracts: 2 tracts in total, S $\frac{1}{2}$ of NW $\frac{1}{4}$, E $\frac{1}{2}$ of NE $\frac{1}{4}$ of NW $\frac{1}{4}$, Section 9, Township 3 South, Range 15 West, containing a total of 100 +/- acres

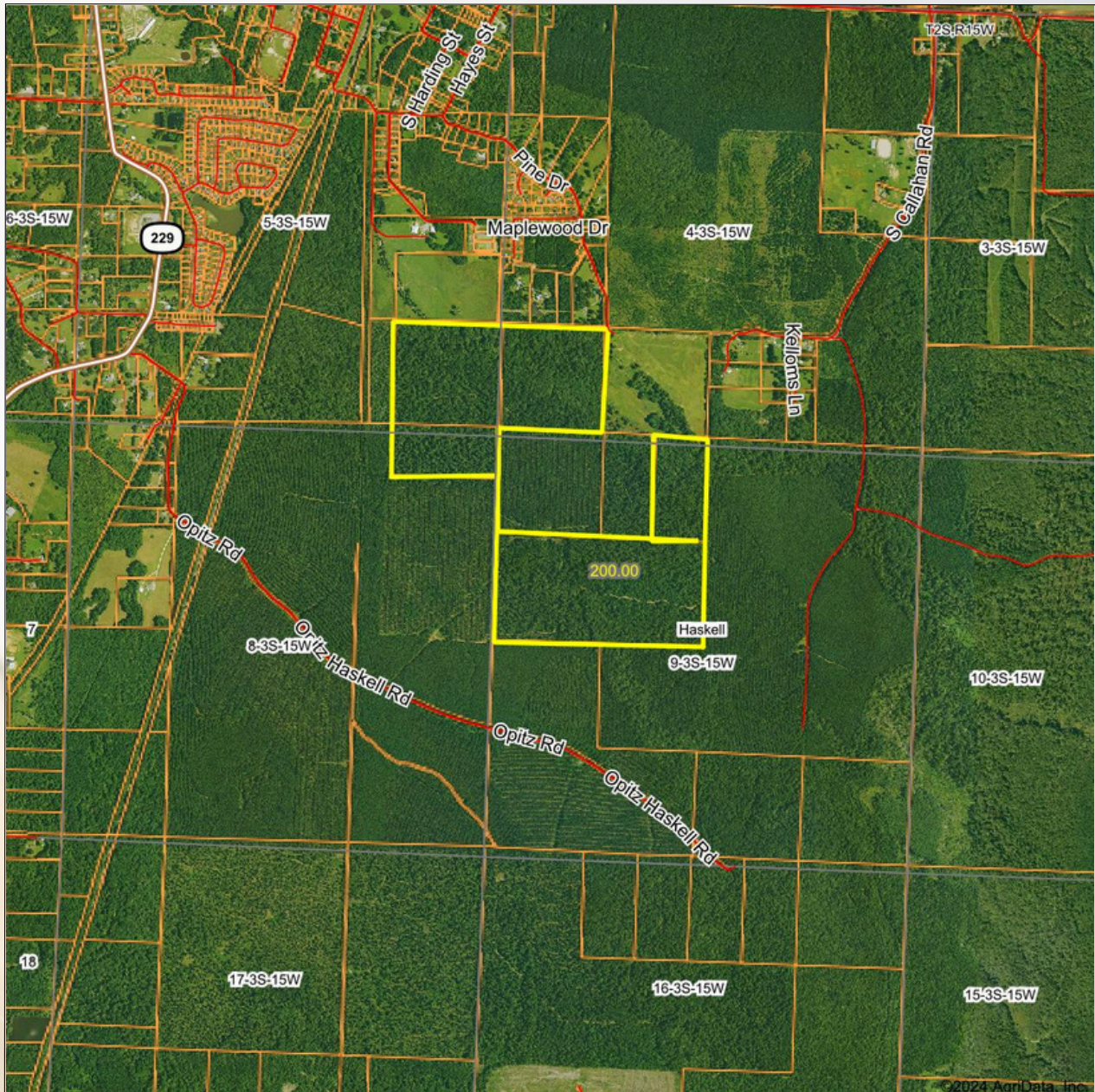
Taxes for all 5 tracts: \$265.00

Income Potential: Potential for hunt lease option or daily hunts, mature timber harvest, development potential

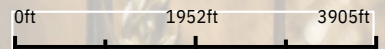
FEATURES:

- 200 +/- acres
- Development potential
- Wildlife management potential
- Marketable timber ready
- Hardwood mix
- Diverse tracts with options

SALINE COUNTY, ARKANSAS



Boundary Center: 34° 29' 2.29, -92° 37' 31.56



9-3S-15W
Saline County
Arkansas



Maps Provided By:

CUSTOMIZED ONLINE MAPPING
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Field borders provided by Farm Service Agency as of 5/21/2008.

10/8/2024

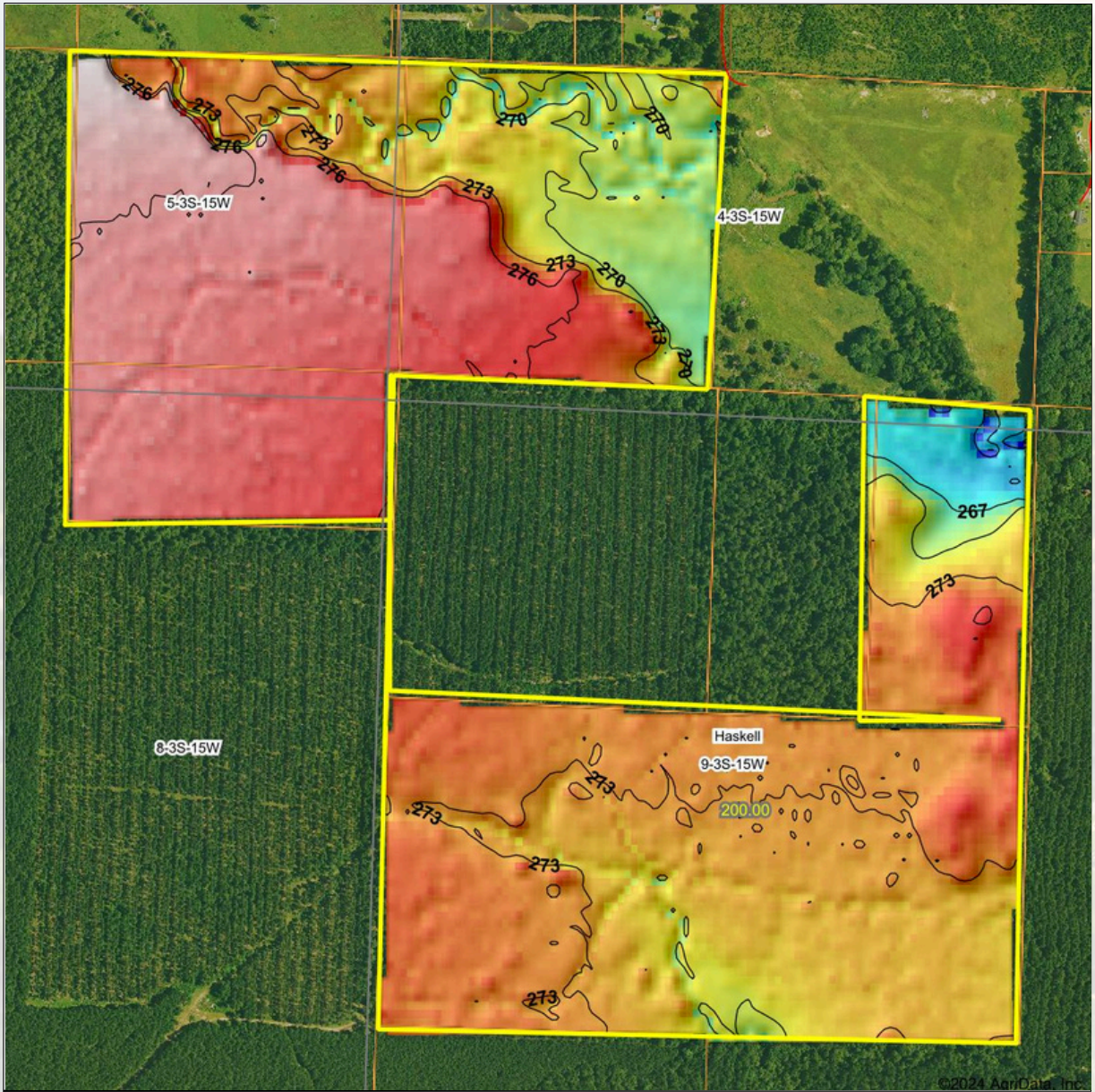


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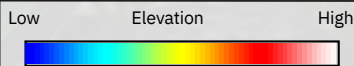
HELPING YOU BUY
AND SELL LAND



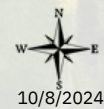
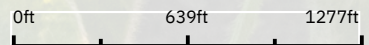
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Source: USGS 10 meter dem
 Interval(ft): 3
 Min: 259.4
 Max: 281.6
 Range: 22.2
 Average: 273.9
 Standard Deviation: 3.35 ft

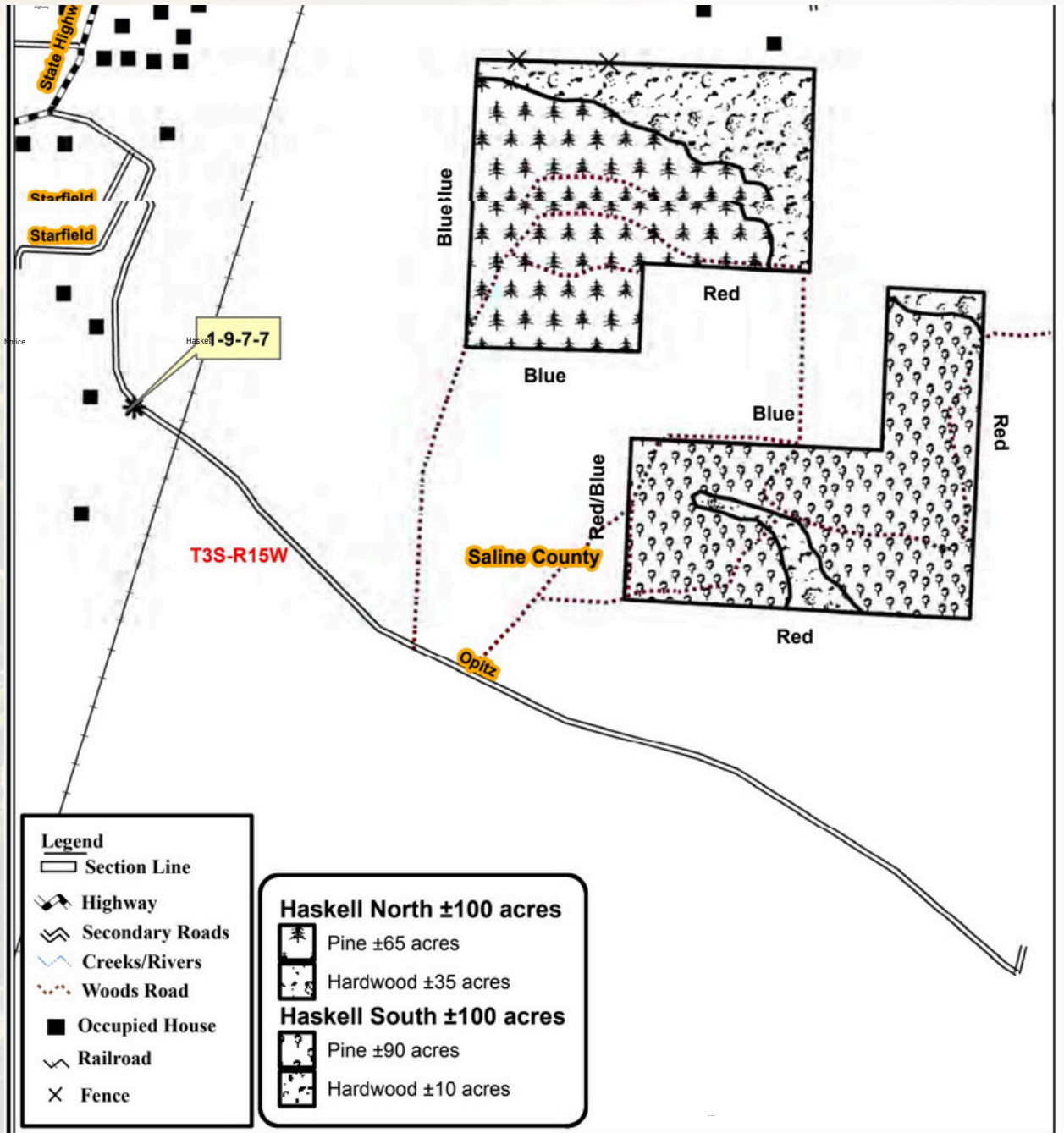


9-3S-15W
Saline County
Arkansas

Boundary Center: 34° 29' 2.29, -92° 37' 31.56

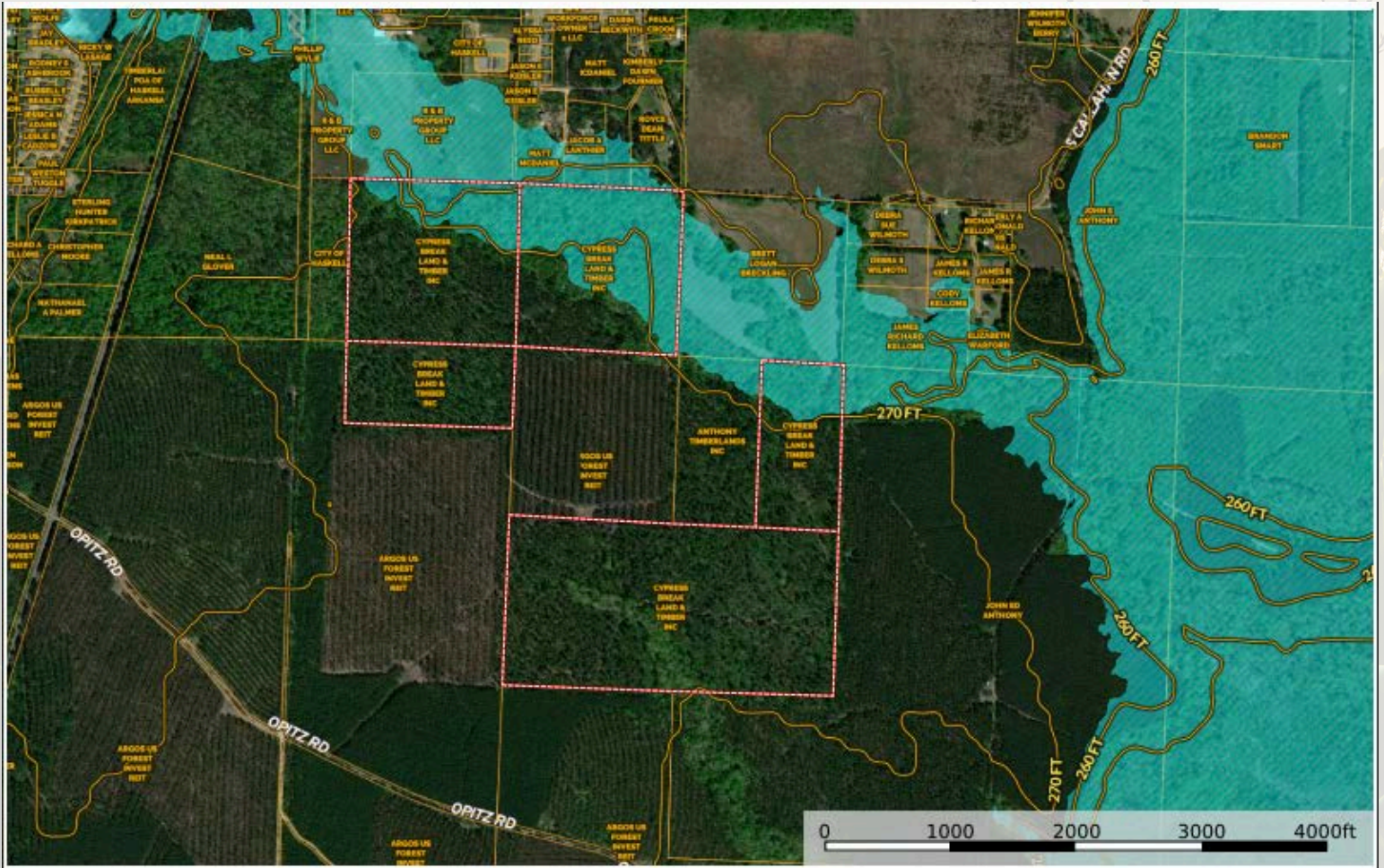
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- LAND SALES
- LAND MANAGEMENT
- PROPERTY DEVELOPMENT





Kingwood Forestry conducted an inventory of merchantable timber with four (4) cruise lines running north and south in July, 2023. Based on the inventory, estimated tree counts and timber volumes are as follows (detailed volume reports available on our website—www.kingwoodforestry.com/real-estate):

HASKELL NORTH TRACT

Pine Sawtimber:	1,877 Trees	4,156 Tons
Pine Pulpwood:	81 Trees	35 Tons
Red Oak Sawtimber:	423 Trees	845 Tons
White Oak Sawtimber:	91 Trees	154 Tons
Gum & Misc. Sawtimber:	315 Trees	521 Tons
Hardwood Pulpwood:	3,419 Trees	1,362 Tons

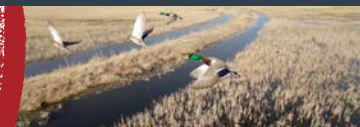
HASKELL SOUTH TRACT

Pine Sawtimber:	1,812 Trees	3,977 Tons
Pine Pulpwood:	447 Trees	149 Tons
Red Oak Sawtimber:	93 Trees	143 Tons
White Oak Sawtimber:	20 Trees	19 Tons
Gum & Misc. Sawtimber:	72 Trees	56 Tons
Hardwood Pulpwood:	1,250 Trees	548 Tons

Due to variations in cruising methods, utilization standards, and scaling practices, tree counts and timber volume estimates cannot be guaranteed. Volume report in Tons and Board Feet available on our website: www.kingwoodforestry.com/real-estate



**COMMITTED • DETERMINED
TRUSTED**



North Tract





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**HELPING YOU BUY
AND SELL LAND**



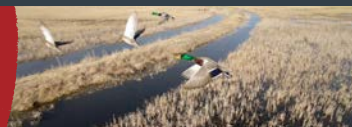
South Tract





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**FARM • RANCH • RECREATION
HUNTING • DEVELOPMENT**



About the Agent:

Growing up on a dairy farm, Jeff developed a deep-rooted connection to the land and a profound respect for those who work it. His passion for helping others unlock the potential in their property comes from years of working alongside farmers in the Delta and personally understanding the value of hard work and stewardship. Jeff's hands-on experience extends beyond row crops to encompass wildlife management, hunting leases, and habitat enhancement—ensuring landowners can maximize every acre.

As a licensed land specialist broker at American Legacy Land Company with a background in both Arkansas and Missouri, Jeff is committed to helping families and farmers alike make the most of their land. Whether it's a lifelong farm, a new home site, or a hunting property, Jeff strives to match people with land where memories can be built, dreams can take root, and investments can grow.

For Jeff, land isn't just an asset—it's an opportunity to cultivate something lasting. Whether you're looking to sell your land for top dollar or establish a forever home where generations can thrive, Jeff offers personalized guidance every step of the way, rooted in a deep understanding of land and the families who love it.

JEFF WATSON, PRINCIPAL BROKER



870-224-1144



Jeff@AmericanLegacyLandCo.com

