

## STEEL MILL TRACT

**A great tract offering commercial real estate potential. The tract is split by US Hwy 79 with approximately 1550' frontage on both sides and approximately 3200' frontage along County Road 7.**



**128 Acres**  
**Magnolia, Columbia County, Arkansas**

**Price Improvement: \$377,600 ~~\$576,000~~**

## LOCATION

The Steel Mill Tract is located in the central part of Columbia County, Arkansas, just four miles south of Magnolia. The tract sits just a mile and a half from the Magnolia Regional Airport, and several businesses are adjacent to the property.



The property is accessed from Highway 79 and County Road 7.

## ACCESS

The Steel Mill Tract can be accessed from Highway 79 and County Road 7. There are internal access roads along maintained pipelines.

## SITE DESCRIPTION

The Steel Mill Tract is well drained and utilities are available along the highway. The property has commercial real estate development potential.

The seller is willing to sell the tract in its entirety or as two separate parcels divided by Highway 79. The parcel east of Highway 79 is approximately 66 acres, and the parcel west of Highway 79 is approximately 62 acres.



The tract has internal access roads along maintained pipelines.



Looking west down County Road 7 towards the adjacent steel mill.



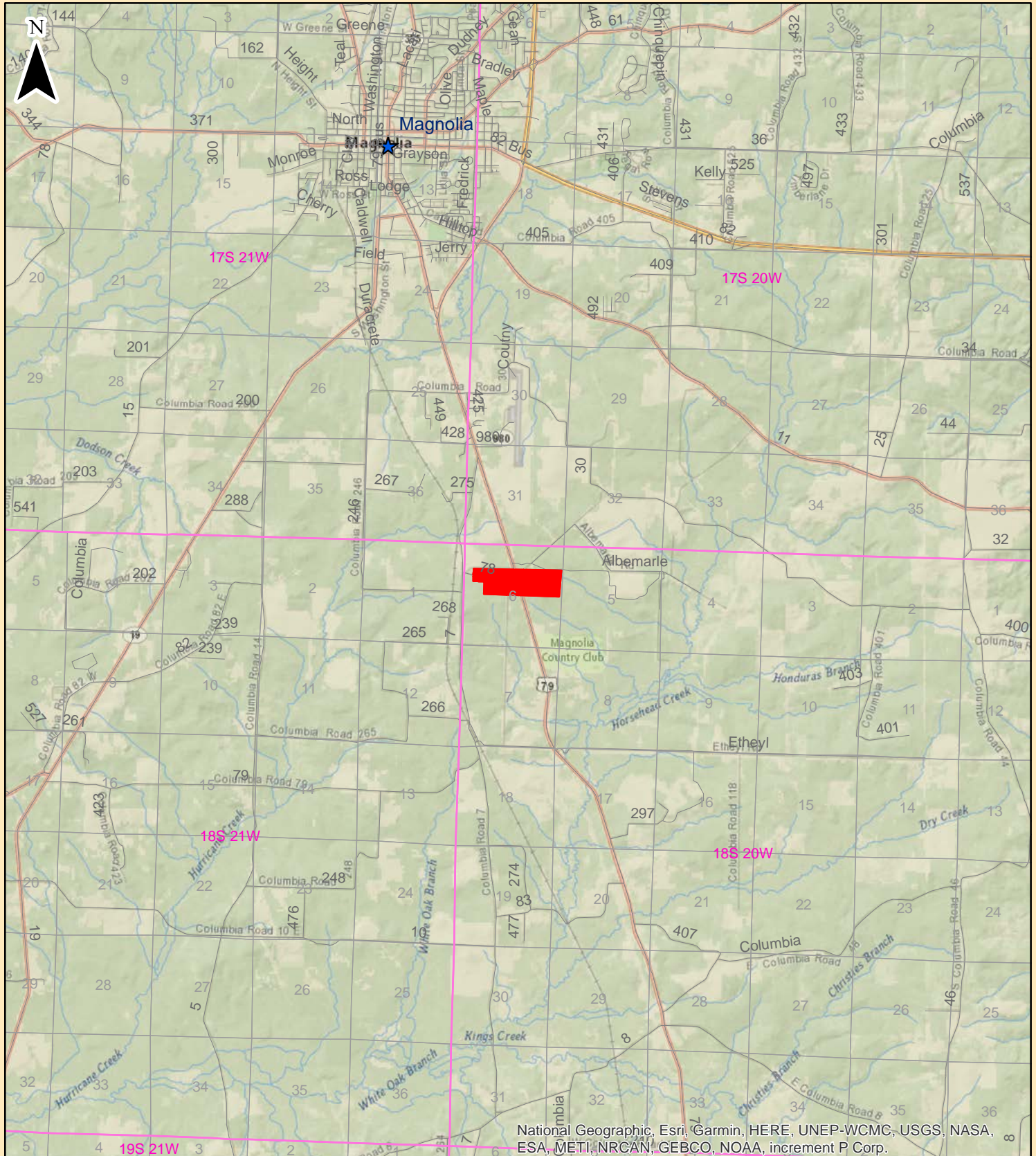
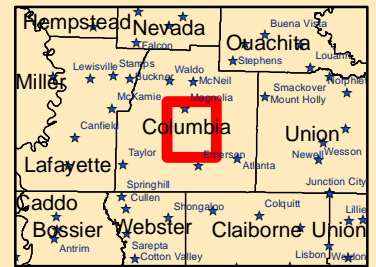
Looking east from the west side of the tract.

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.

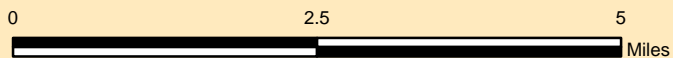


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**Steel Mill**  
**+/- 132 ac. Columbia**  
**County, AR Sec. 6,**  
**T18S, R20W**



National Geographic, Esri, Garmin, HERE, UNEP-WCMC, USGS, NASA, ESA, METI, NRCAN, GEBCO, NOAA, increment P Corp.



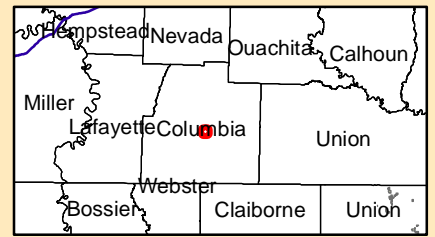
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Stand Date:

**F&W Forestry Services, Inc.**



**Fountains  
Land**  
AN F&W COMPANY

**Steel Mill Tract  
+/-128.42 acres  
Columbia County, AR  
Sec. 6, T18S, R20W**



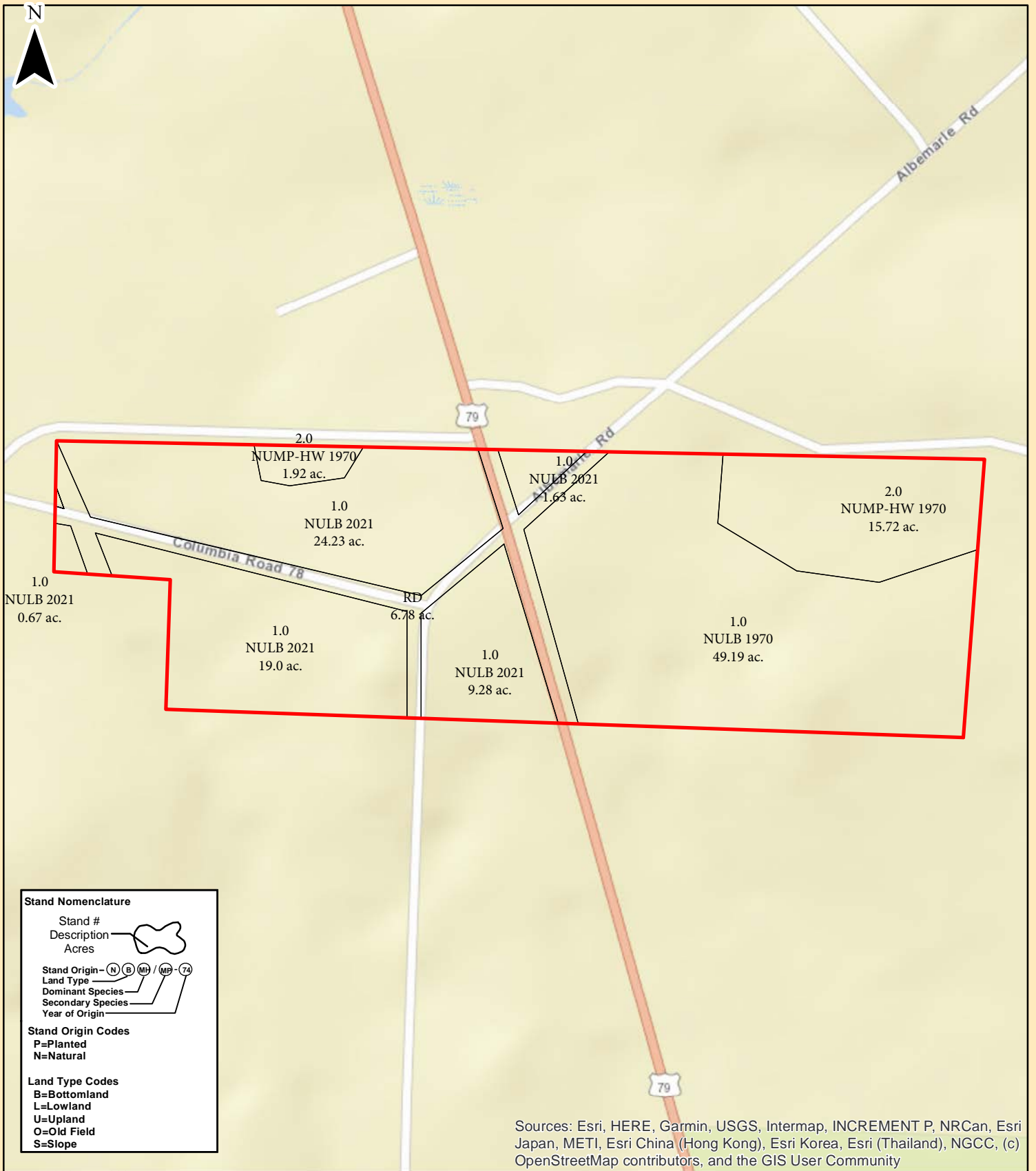
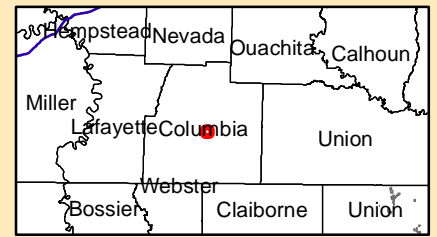
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*F&W Forestry Services, Inc.*



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**Steel Mill Tract  
+/-128.42 acres  
Columbia County, AR  
Sec. 6, T18S, R20W**



**Stand Nomenclature**

Stand #  
Description  
Acres

Stand Origin - (N) (B) (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

Sources: Esri, HERE, Garmin, USGS, Intermap, INCREMENT P, NRCan, Esri Japan, METI, Esri China (Hong Kong), Esri Korea, Esri (Thailand), NGCC, (c) OpenStreetMap contributors, and the GIS User Community

