



OFFERED FOR SALE

# LIVELY TIMBERLAND

A Timberland and Recreational Investment Opportunity

80 (+/-) Acres • Lincoln County, Arkansas

OFFERED BY



**AGRICULTURE | RECREATION | TIMBERLAND**

Traditional Brokerage + Sealed Bids + Consulting

LICENSED IN ARKANSAS, LOUISIANA, MISSISSIPPI, TEXAS AND TENNESSEE

# LILE REAL ESTATE INCORPORATED

## **DISCLOSURE STATEMENT**

Lile Real Estate, Inc. is the listing agency for the owner of the property described within this offering brochure.

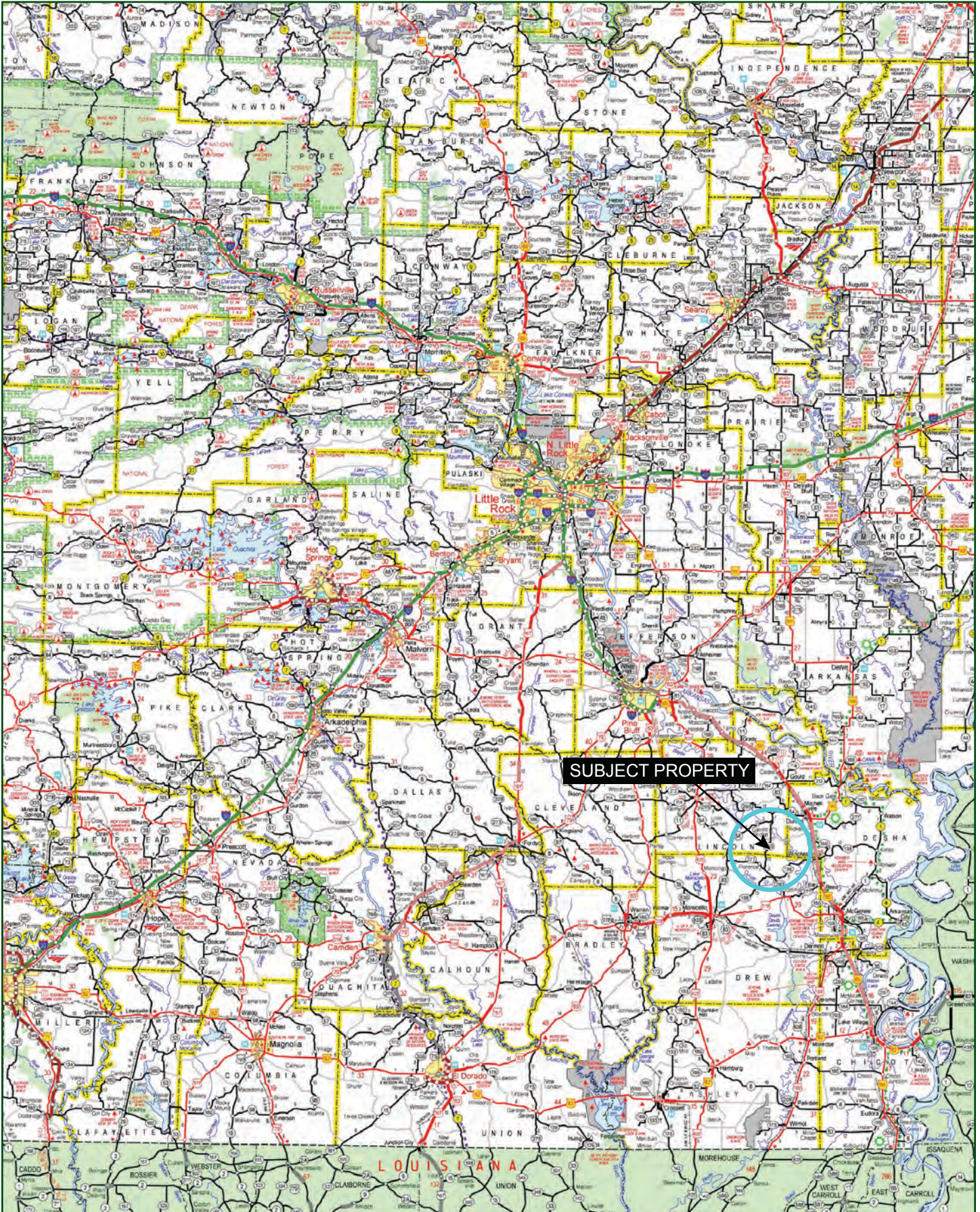
A representative of Lile Real Estate, Inc. must be present to conduct a showing. The management of Lile Real Estate, Inc. respectfully requests that interested parties contact us in advance to schedule a proper showing and do not attempt to tour or trespass on the property on their own. Thank you for your cooperation.

Some images shown within this offering brochure are used for representative purposes and may not have been taken on location at the subject property.

This offering is subject to errors, omissions, change or withdrawal without notice. All information provided herein is intended as a general guideline and has been provided by sources deemed reliable, but the accuracy of which we cannot guarantee.



# VICINITY MAP

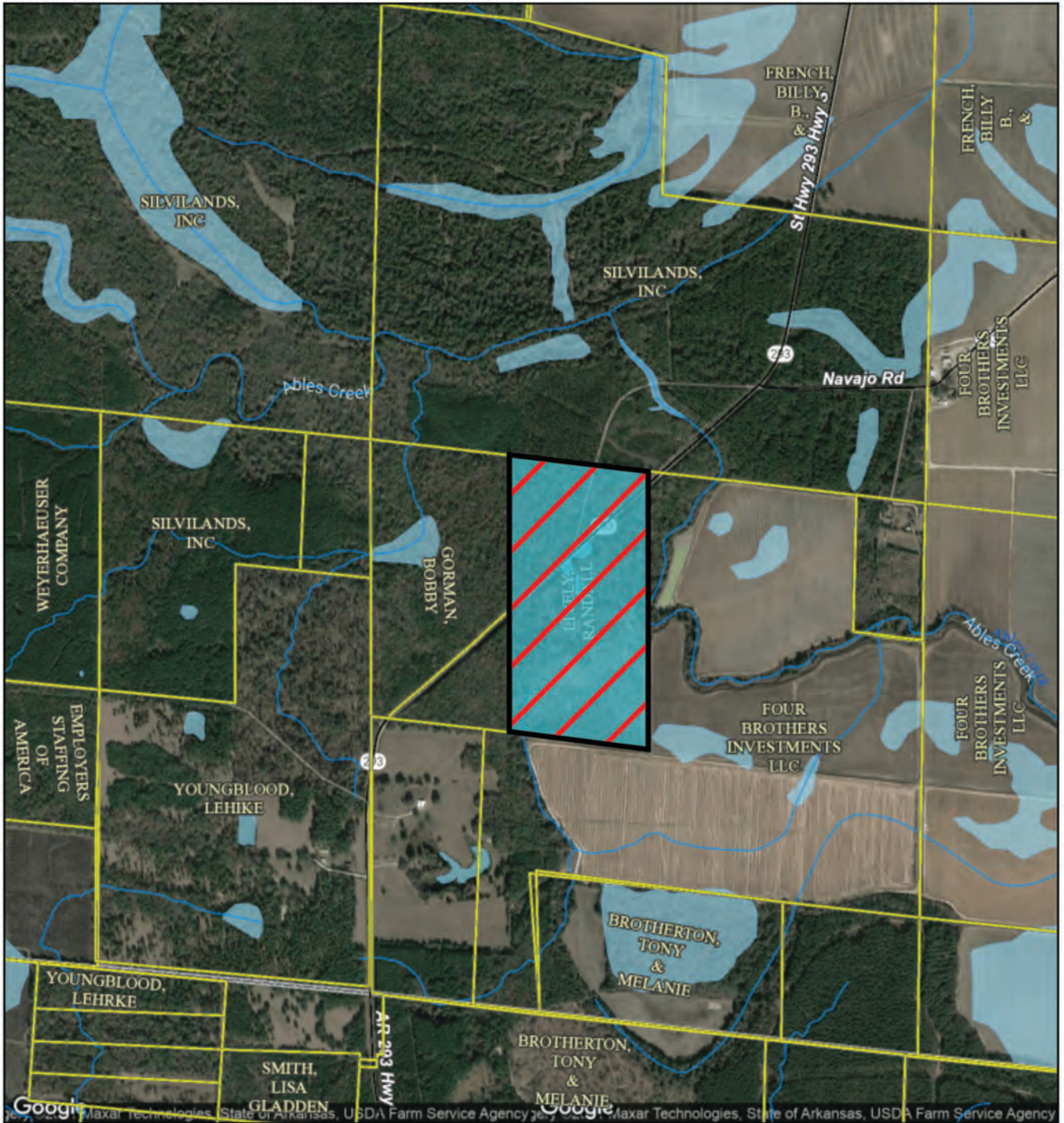




## PROPERTY SUMMARY

<b>Description:</b>	The Lively Timberland parcel is a unique ownership that is located along the bank of Ables Creek and at the base of the Arkansas Delta. These lands consist of 80 total acres per the Lincoln County tax assessor, and access is provided via Arkansas State Highway 293. Amenities include electricity, rural water well, septic tank, and an irrigation well. The timberland is predominantly mixed-species hardwood stocking with a natural duck hole located in the southeastern portion of the property. This offering provides an opportunity to acquire an ownership that offers a timberland investment, year-round recreation, and a location that is well suited for a cabin.
<b>Location:</b>	Lincoln County, Arkansas
	<u>Mileage Chart</u>
	Monticello, AR      20 miles
	Pine Bluff, AR      50 miles
	Monroe, LA          110 miles
<b>GPS Coordinates:</b>	33.7993 / 91.6227
<b>Acreage:</b>	80 (+/-) acres (Source: Lincoln County Tax Assessor)
<b>Access:</b>	Arkansas State Highway 293
<b>Parcel Number:</b>	000-01686-000
<b>Real Estate Taxes:</b>	\$93.00
<b>Utilities:</b>	Electricity, rural water well, septic tank
<b>Irrigation:</b>	8 inch irrigation well
<b>Recreation:</b>	Deer and duck hunting
<b>Mineral Rights:</b>	All mineral rights owned by the Seller, if any, shall transfer to the Buyer.
<b>Offering Price:</b>	\$220,000.00 (\$2,750.00 per acre)
<b>Contact:</b>	Any questions concerning this offering, or to schedule a property tour should be directed to Brandon Stafford (mobile: 501-416-9748) of Lile Real Estate, Inc.

# OWNERSHIP MAP



Date Created: 1/19/2021  
Created By: DataScoutPro

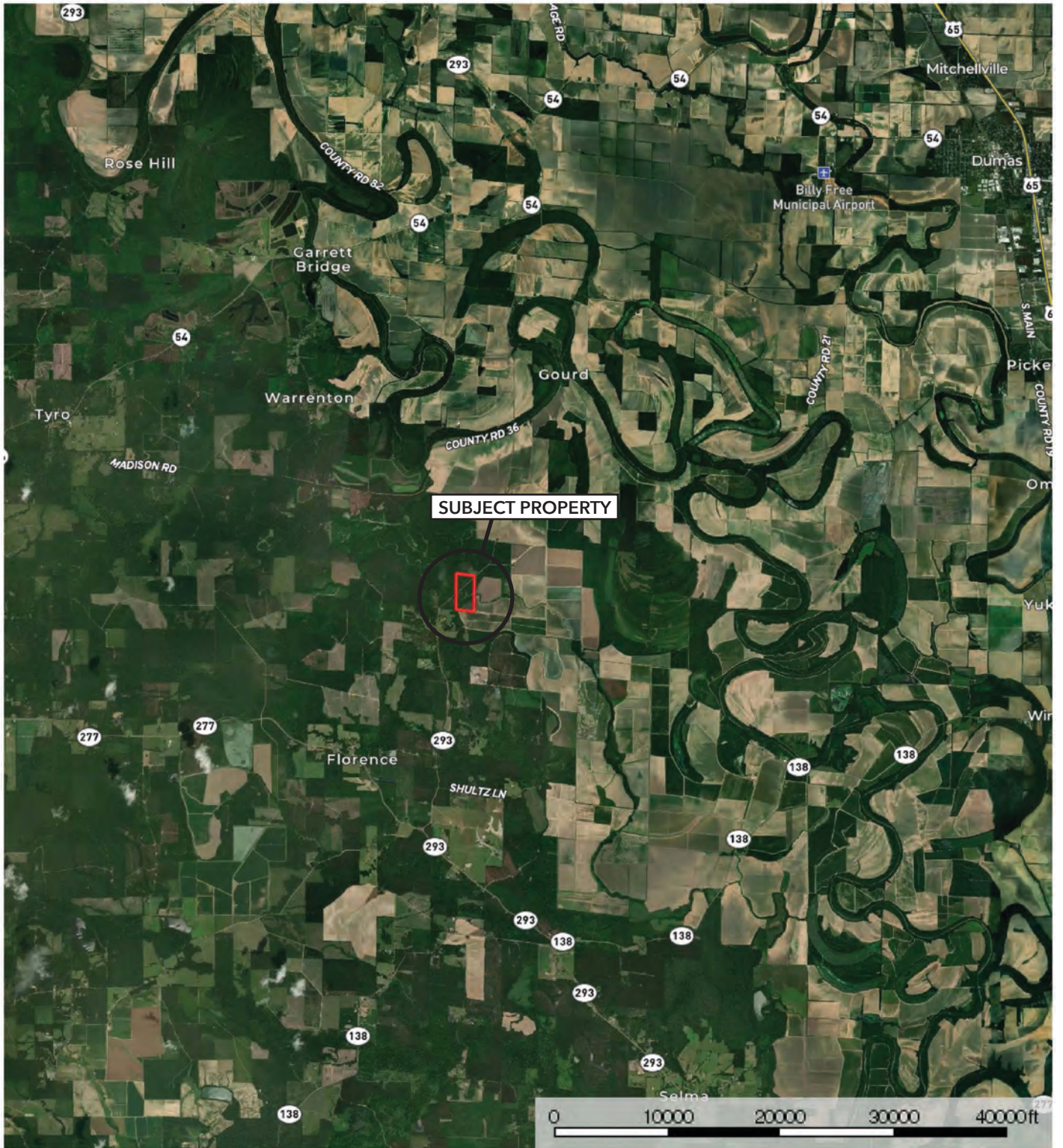
1 inch = 1270 feet

via DataScout OneMap

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# LOCATION MAP



 Boundary

Sindy Cruthis

 The information contained herein was obtained from sources deemed to be reliable. MapRight Services makes no warranties or guarantees as to the completeness or accuracy thereof.




AERIAL MAP



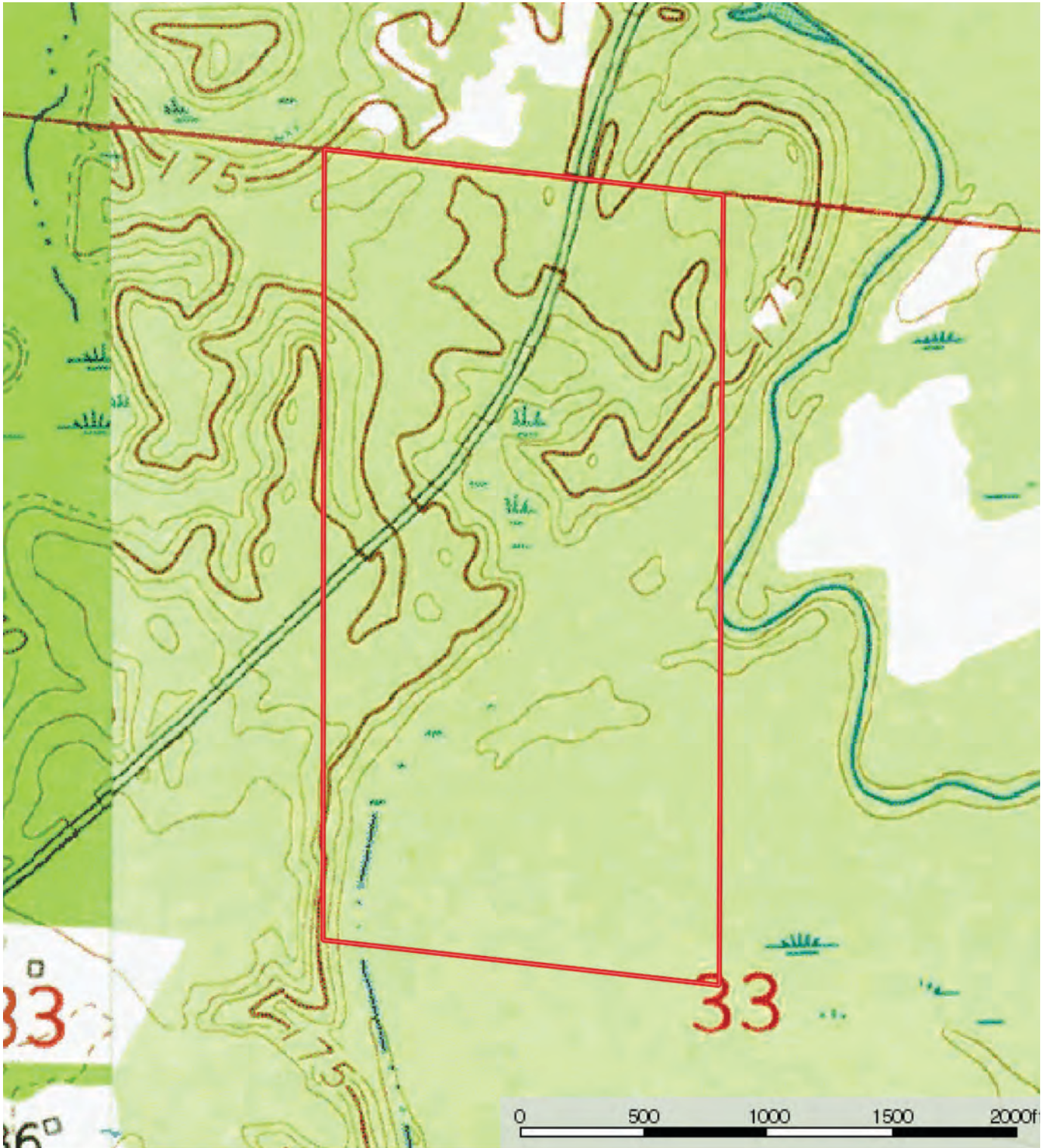
 Boundary

Sindy Cruthis

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# TOPOGRAPHY MAP



Boundary

ndy Cruthis

**M** The information contained herein was obtained from sources deemed to be reliable. MapRight Services makes no warranties or guarantees as to completeness or accuracy thereof.




# SOIL MAP



 Boundary

Sindy Cruthis

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# SOIL MAP KEY

SOIL CODE	SOIL DESCRIPTION	ACRES	%	CAP
16	Grenada silt loam, 3 to 8 percent slopes	43.5	53.36	3e
30	Portland clay, 0 to 1 percent slopes	38.0	46.64	3w
TOTALS		81.5	100%	3.0

## Capability Legend

Increased Limitations and Hazards

Decreased Adaptability and Freedom of Choice Users

Land, Capability

	1	2	3	4	5	6	7	8
'Wild Life'	•	•	•	•	•	•	•	•
Forestry	•	•	•	•	•	•	•	
Limited	•	•	•	•	•	•	•	
Moderate	•	•	•	•	•	•		
Intense	•	•	•	•	•			
Limited	•	•	•	•				
Moderate	•	•	•					
Intense	•	•						
Very Intense	•							

## Grazing Cultivation

(c) climatic limitations (e) susceptibility to erosion

(s) soil limitations within the rooting zone (w) excess of water



HIGHWAY 293 FRONTAGE















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