



**PRICE REDUCED**

OFFERED FOR SALE

## **QUITMAN 26**

*A Residential Development Opportunity  
With Oil and Gas Ownership*

26.34 (+/-) Total Acres • Quitman, Cleburne County, Arkansas

OFFERED BY



A G R I C U L T U R E   R E C R E A T I O N   T I M B E R L A N D  
T R A D I T I O N A L   B R O K E R A G E   +   S E A L E D   B I D S   +   C O N S U L T I N G

LICENSED IN ARKANSAS, LOUISIANA, MISSISSIPPI, TENNESSEE AND TEXAS



**DISCLOSURE STATEMENT**

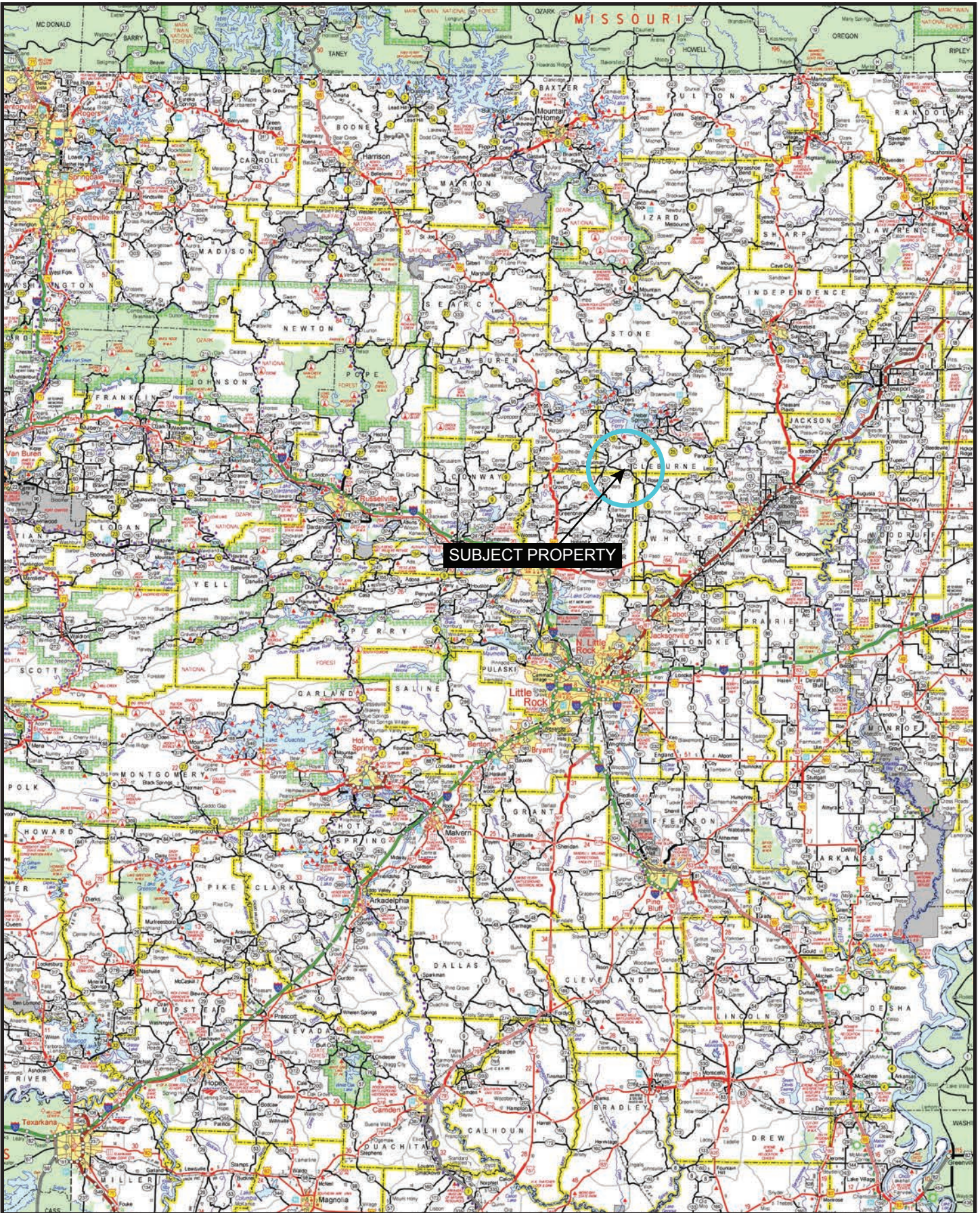
Lile Real Estate, Inc. is the listing agency for the owner of the property described within this offering brochure.

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



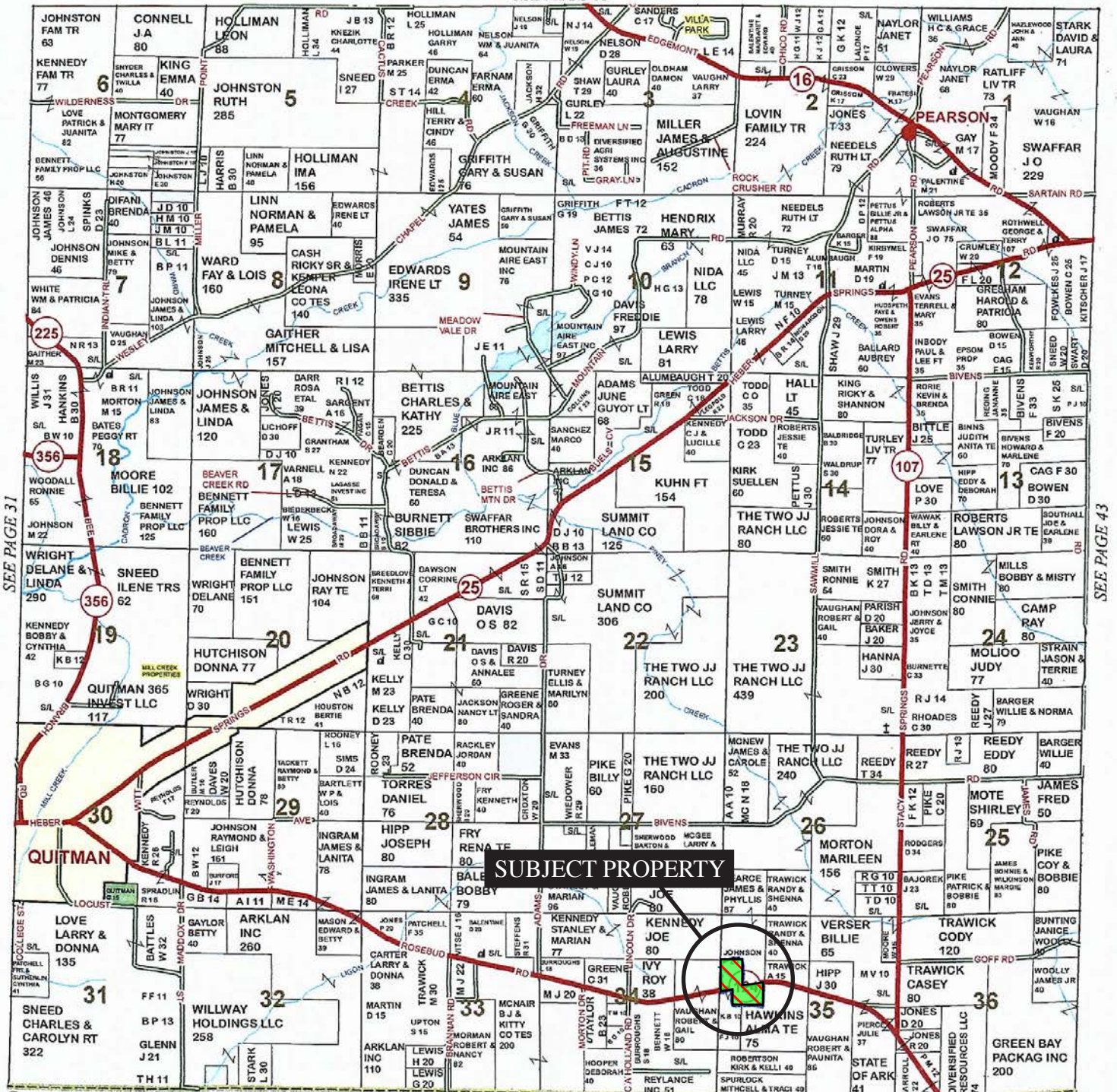
## **PROPERTY SUMMARY**

<b>Description:</b>	The Quitman 26 property consists of 26.34 +/- acres offering residential development opportunities, with the conveyance of the mineral rights and current lease. The property is located in Cleburne County, Arkansas east of Quitman. The property is bisected by Arkansas State Highway 124. The 16 +/- acres north of the highway consists of uneven aged pine and hardwood timber, and has a pond located in the central portion of the property. The acreage south of the highway is grown up pasture land that could be easily cleaned up for house lots. All the mineral rights owned by the Seller shall convey to the Buyer. Historically the gross annual revenue from the oil and gas royalties has ranged from \$11,250.00 to \$17,000.00 per year. The property is offered for sale for \$115,000.00.						
<b>Location:</b>	Quitman, Arkansas; Cleburne County; North Central Region of Arkansas  Mileage Chart <hr/> <table><tr><td>Quitman</td><td>4 miles</td></tr><tr><td>Rosebud</td><td>5 miles</td></tr><tr><td>Heber Springs</td><td>15 miles</td></tr></table>	Quitman	4 miles	Rosebud	5 miles	Heber Springs	15 miles
Quitman	4 miles						
Rosebud	5 miles						
Heber Springs	15 miles						
<b>Acreage:</b>	26.24 +/- acres						
<b>Access:</b>	Access is via Arkansas State Highway 124, which bisects the property.						
<b>Real Estate Taxes:</b>	\$37.00 (Estimated)						
<b>Mineral Rights:</b>	All mineral rights owned by the Seller shall convey to the Buyer. Historically the gross annual revenue from the oil and gas royalties has ranged from \$11,250.00 to \$17,000.00 per year.						
<b>Offering Price:</b>	<b>REDUCED TO \$115,000.00</b>						
<b>Contact:</b>	Any questions concerning this offering, or to schedule a property tour should be directed to Gardner Lile (mobile: 501-658-9275) of Lile Real Estate, Inc.						

# PLAT MAP

## TOWNSHIP 9N • RANGE 11W

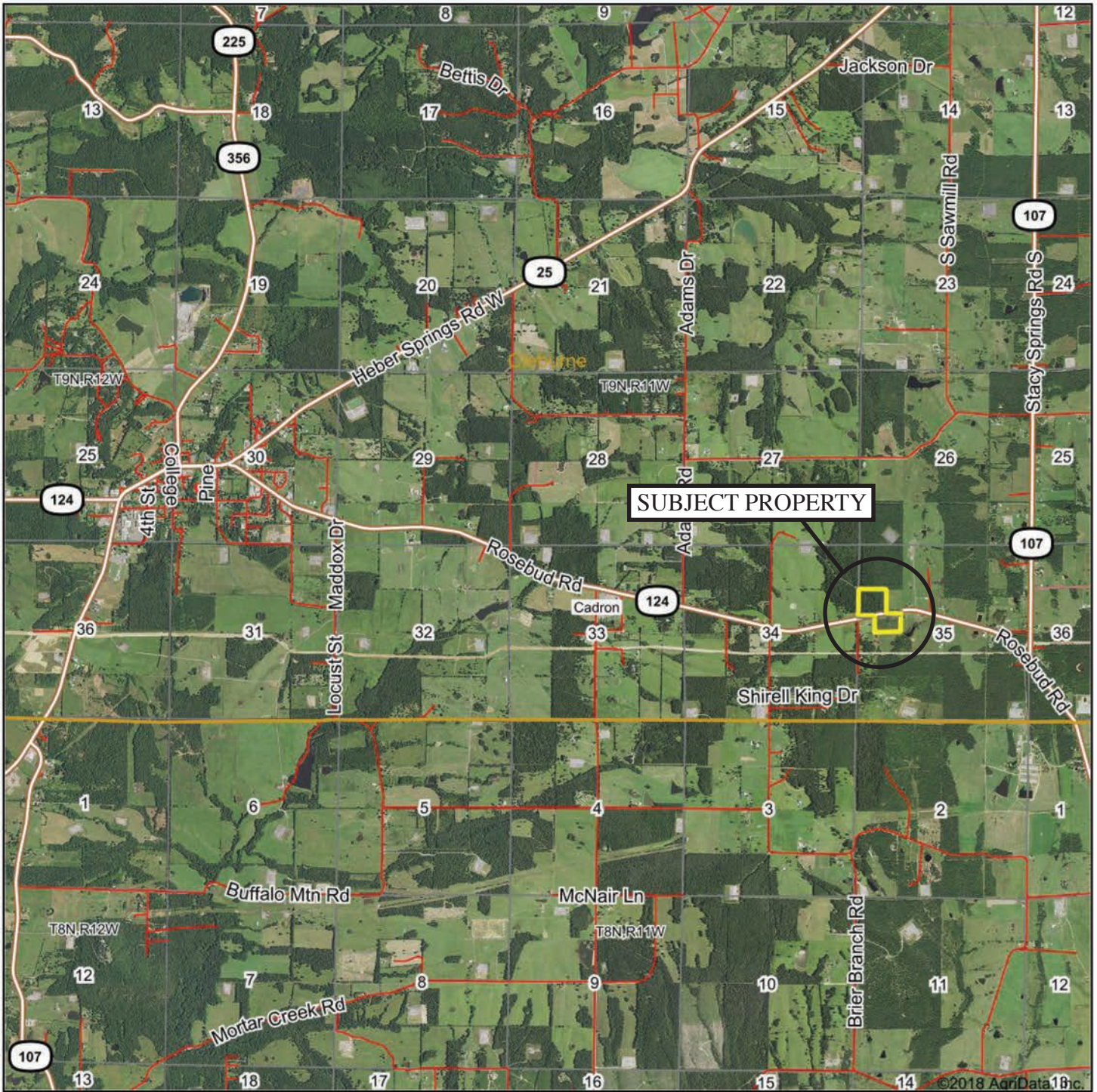
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FAULKNER COUNTY

# AERIAL MAP I



Maps Provided By:



map center: 35° 22' 37.2, -92° 10' 42.7

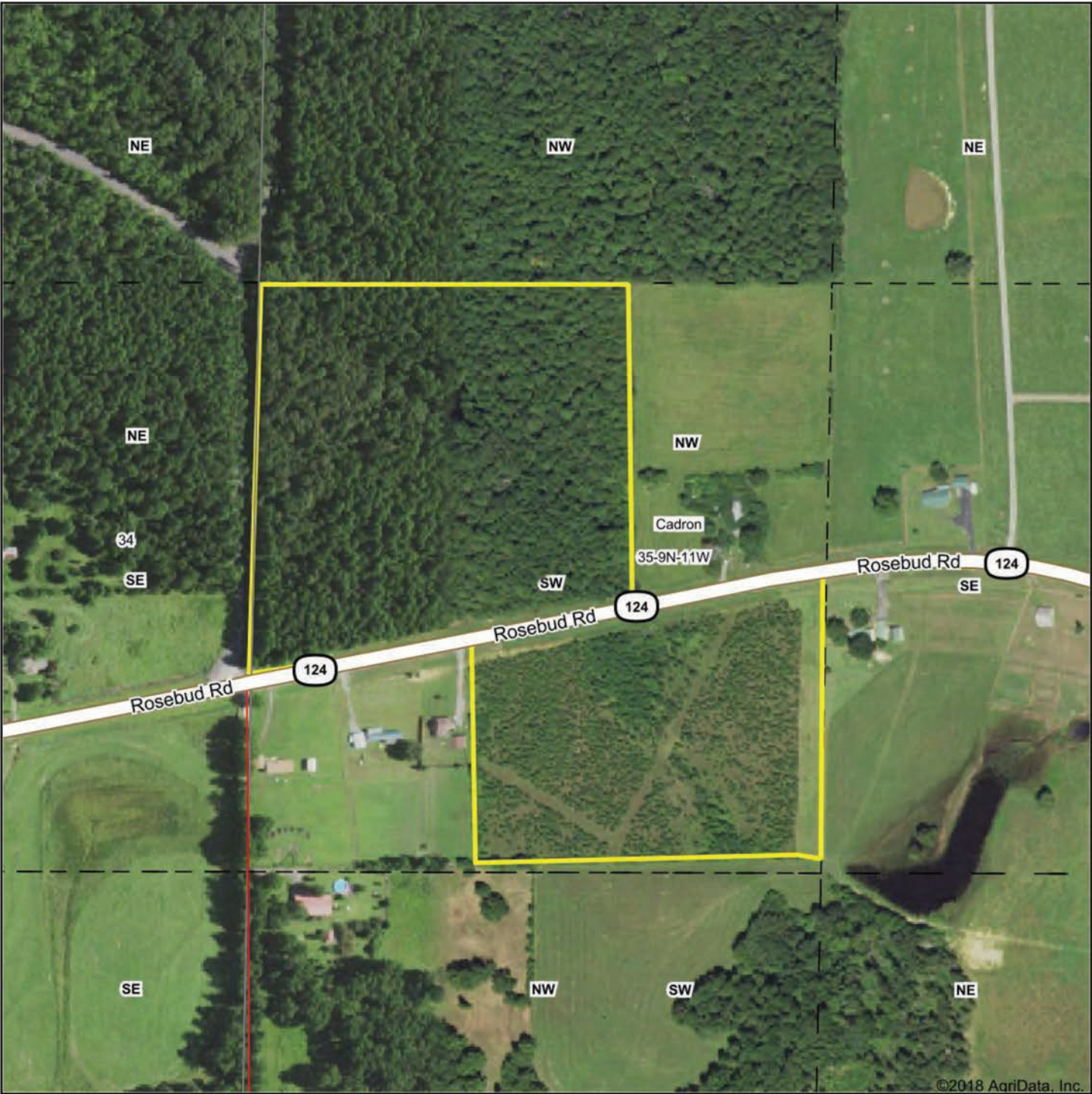
0ft 4734ft 9469ft

**33-9N-11W**  
**Cleburne County**  
**Arkansas**



1/29/2018

AERIAL MAP II



Maps Provided By:  
 **surety**  
CUSTOMIZED ONLINE MAPPING  
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map center: 35° 22' 17.78, -92° 8' 40.47

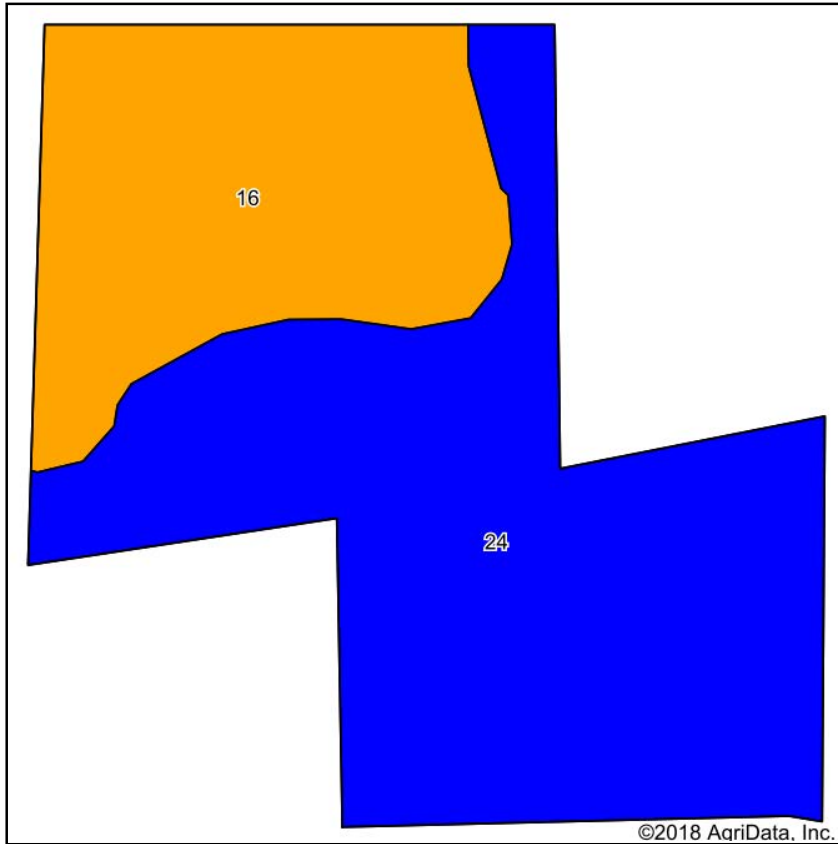
0ft      354ft      709ft

**35-9N-11W**  
**Cleburne County**  
**Arkansas**

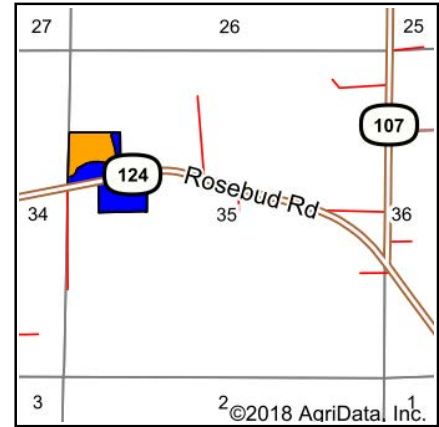


1/29/2018

# SOIL MAP



Soils data provided by USDA and NRCS.



State: **Arkansas**  
 County: **Cleburne**  
 Location: **35-9N-11W**  
 Township: **Cadron**  
 Date: **1/29/2018**



Maps Provided By:



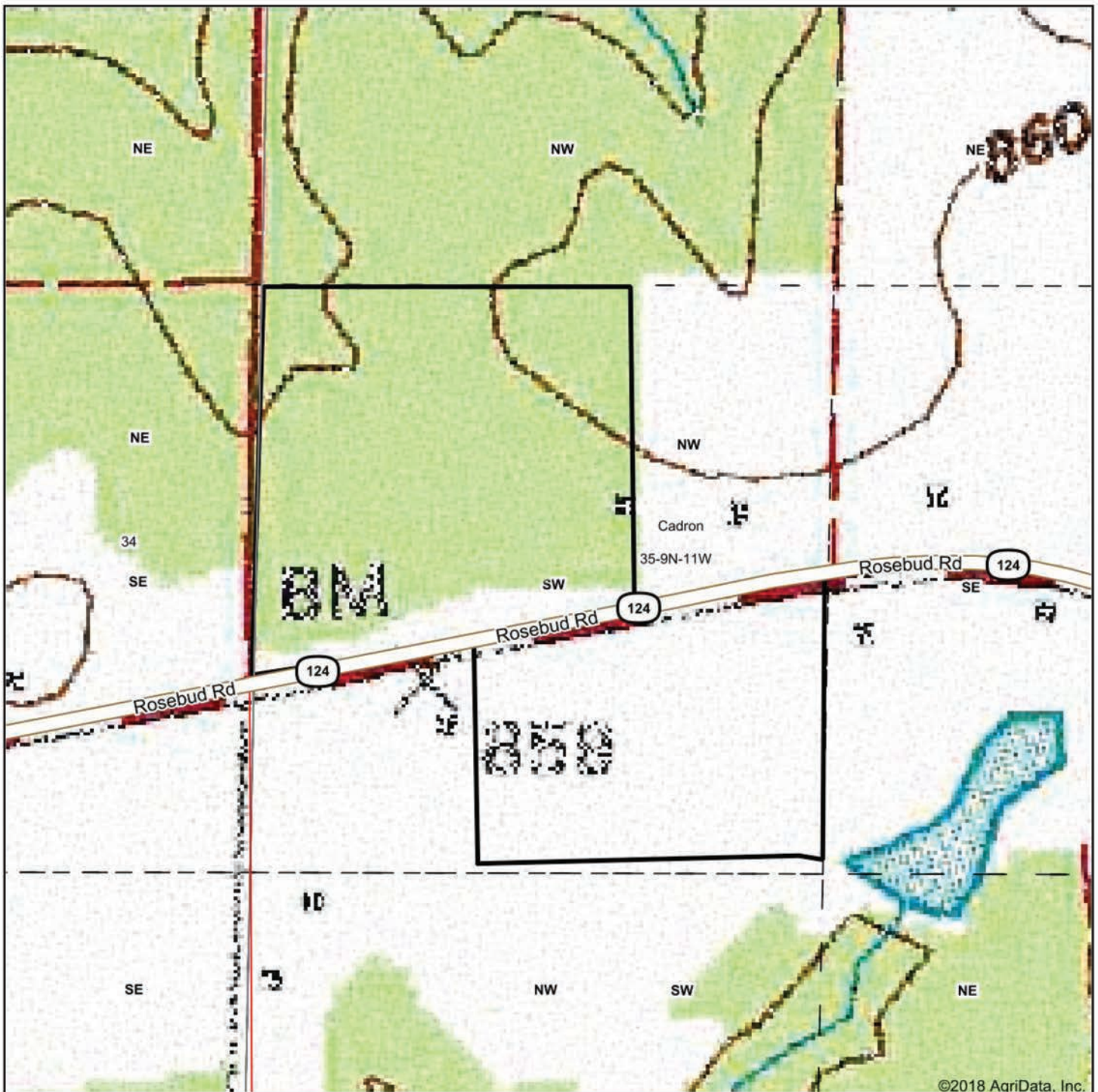
Area Symbol: AR640, Soil Area Version: 13

Code	Soil Description	Acres	Percent of field	Non-Irr Class Legend	Non-Irr Class *c	Improved bermudagrass	Soybeans	Tall fescue	Wheat
24	Sidon fine sandy loam, 1 to 3 percent slopes	17.43	65.2%		Ile	6.5	30	5.5	45
16	Linker gravelly fine sandy loam, 3 to 8 percent slopes	9.30	34.8%		IIle				
Weighted Average						4.2	19.6	3.6	29.3

\*c: Using Capabilities Class Dominant Condition Aggregation Method

Soils data provided by USDA and NRCS.

# TOPOGRAPHY MAP

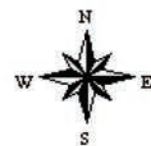


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map center: 35° 22' 17.78, -92° 8' 40.47

0ft 354ft 709ft

**35-9N-11W**  
**Cleburne County**  
**Arkansas**



1/29/2018



Maps Provided By:







## NOTES



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**A G R I C U L T U R E   R E C R E A T I O N   T I M B E R L A N D**  
**T R A D I T I O N A L   B R O K E R A G E   +   S E A L E D   B I D S   +   C O N S U L T I N G**

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