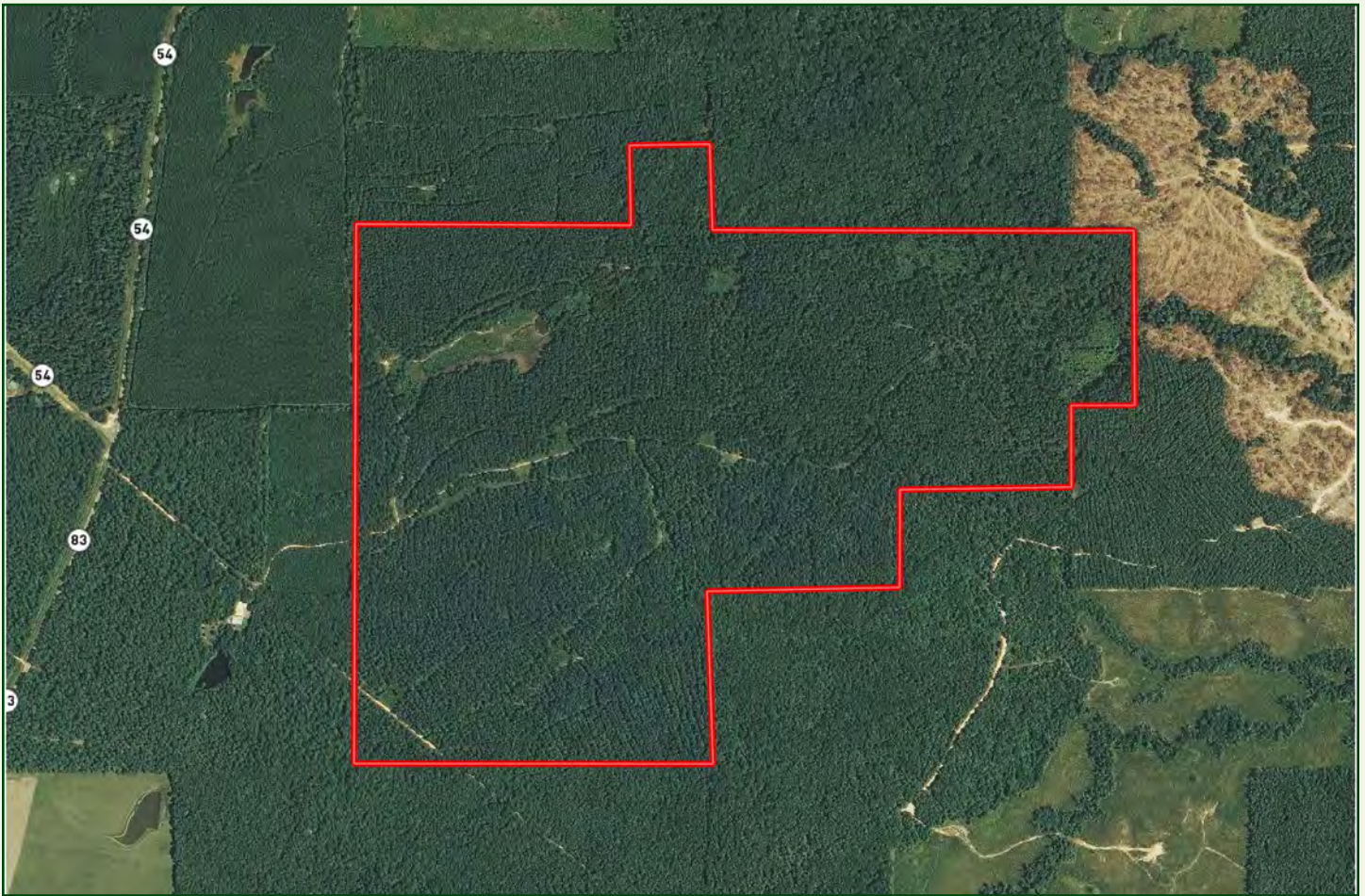




OFFERED FOR SALE

ABLES CREEK TIMBERLAND

A Timberland and Recreational Investment Opportunity

405 (+/-) Total Acres • Lincoln County, Arkansas

OFFERED BY



AGRICULTURE | RECREATION | TIMBERLAND

Traditional Brokerage + Sealed Bids + Consulting

LICENSED IN ARKANSAS, LOUISIANA, MISSISSIPPI, TEXAS AND TENNESSEE

**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.

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SUBJECT PROPERTY

PROPERTY SUMMARY

Description: This property has been in the current family's ownership for over 75 years. The parcel consists primarily of a 4-year-old loblolly pine plantation stand coupled with standing hardwood timber stocking located along the stream line management zones. Ables Creek bisects the property, and there is a 3 acre pond. Two (2) access routes are located within easy reach of Highway 54 (.44 mile). Recreational opportunities consists of fishing, deer, turkey, and small game hunting. The internal road system provides ample access and open game travel corridors.

Location: Tyro, Lincoln County, Arkansas

Mileage Chart: Easy driving distance from towns located in 5 different states.

Monticello, AR	14 Miles
Pine Bluff, AR	36 Miles
Greenville, MS	74 Miles
Little Rock, AR	78 Miles
Monroe, LA	127 Miles
Memphis, TN	169 Miles
Texarkana, TX	169 Miles

Closests Airstrips: Billy Free Municipal Airport (Dumas, AR) 18 miles
Monticello Municipal Airport (Monticello, AR) 17 miles

Latitude: 33.811053N

Longitude: 91.732360W

Acreage: 405 Acres, More or Less (Per the Lincoln County Tax Assessor Parcel Cards)

Real Estate Taxes:	Parcel Number	Acres	Tax Amount
	000-03434-000	390	\$635.98
	000-03416-000	15	\$22.32
	Total	405	\$658.30

Recreation: Deer, turkey and small game opportunities

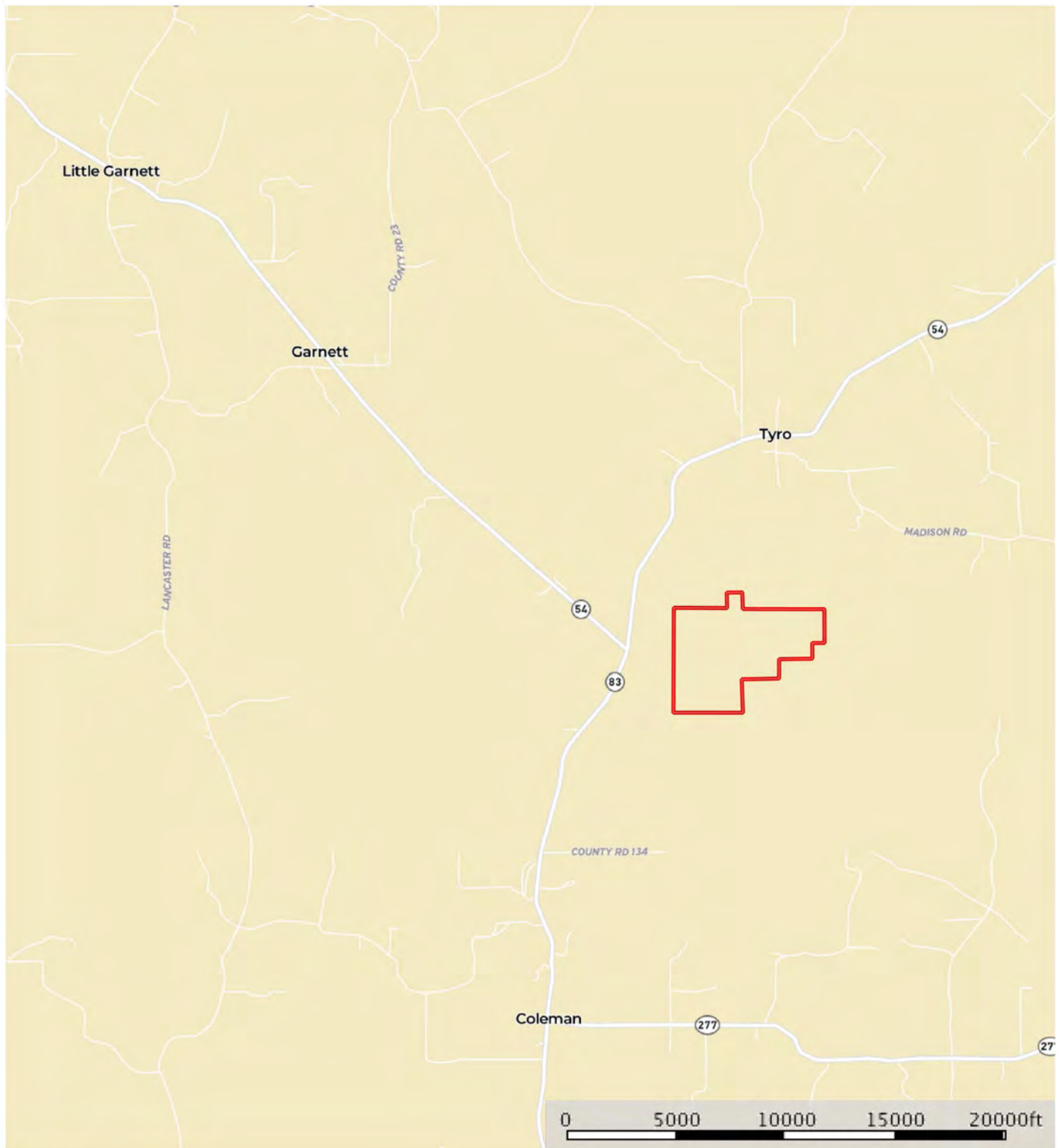
Notable Features:

- Internal road system
- Ables Creek frontage
- 3 +/- acre pond
- Chem site preparation July 2014
- Site preparation burn 2014
- Planting Feb. 2015 8x10 spacing, 3rd Gen Weyco seedlings
- Planting Feb. 2016 (30 acres) 8x10 spacing, 3rd Gen Weyco seedlings

PROPERTY SUMMARY

Soils:	Savannah Fine Sandy Loam (84.95%) Ouachita Soils (15.05%)
Utilities:	Rural water and electricity (available with a utility easement)
Timber Rights:	All merchantable timber shall transfer to the Buyer, unencumbered by any timber deeds or forestry management contracts.
Mineral Rights:	All mineral rights owned by the Seller, if any, shall transfer to the Buyer.
Offering Price:	\$688,500.00 (\$1,700.00 per acre)
Contact:	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.
*Google Map Notice:	When using Google Maps to search the property, Google Maps is using an old Lincoln County, AR image, which shows acreage pre-2014. Google Maps image shows pine timberland cut with no planted pine trees on acreage. Since 2014, the acreage has gone through pre-planting preparation and now has ~ 4 year old pine plantation. However, this old Google Maps image does show all the roads and trails on the property.

LOCATION MAP

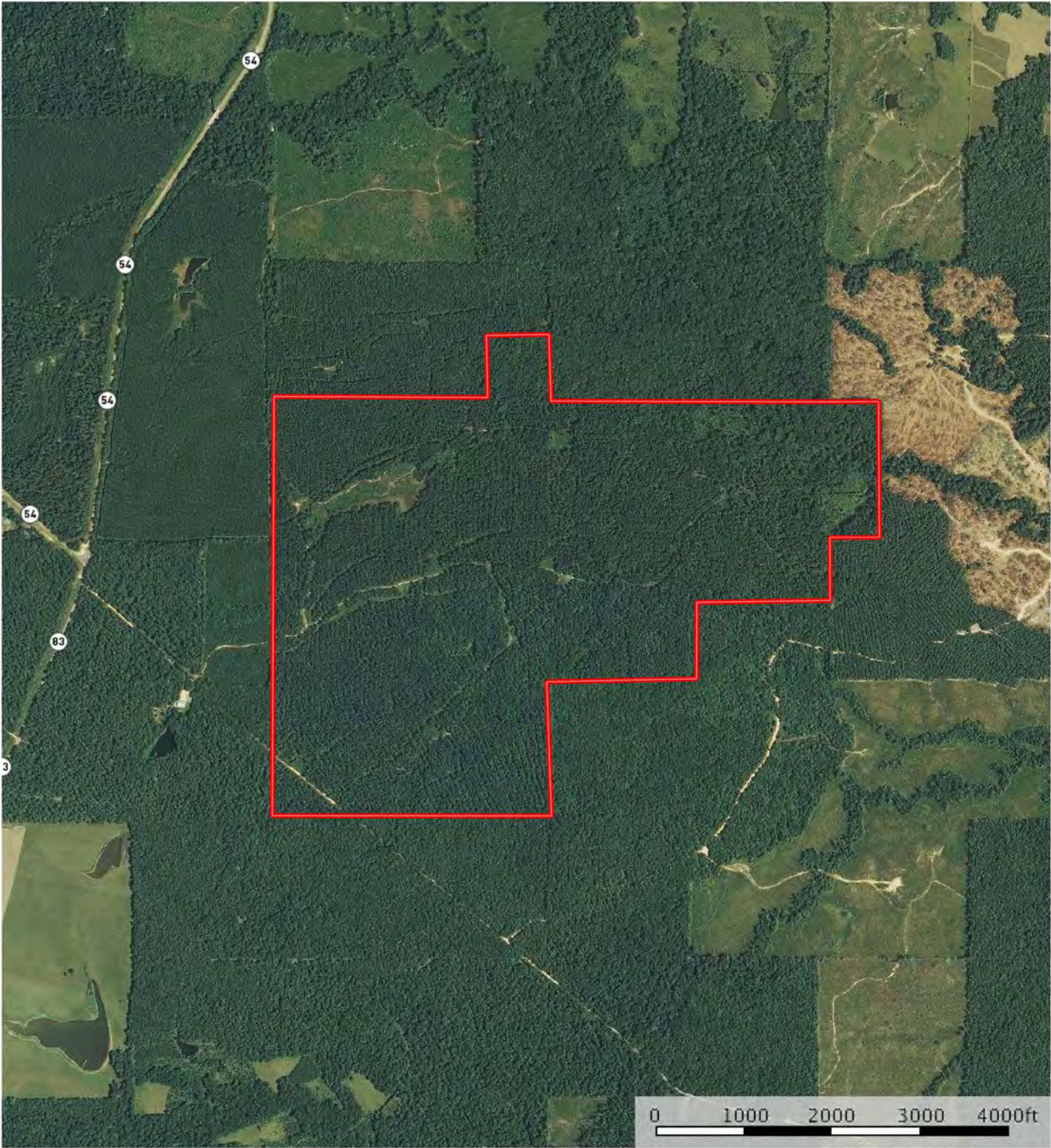


 Boundary

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

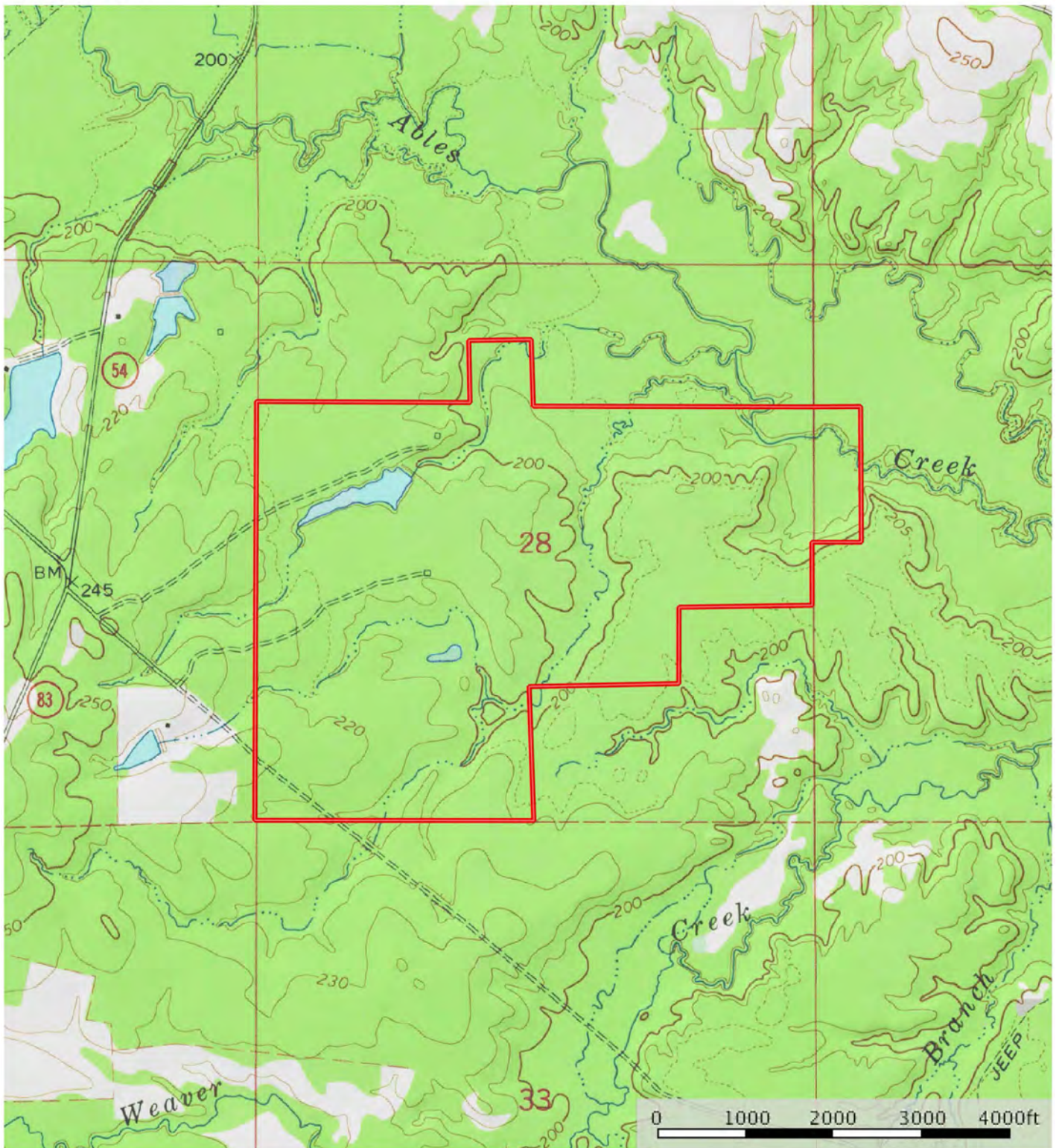


 Boundary

Sindy Cruthis

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TOPOGRAPHY MAP



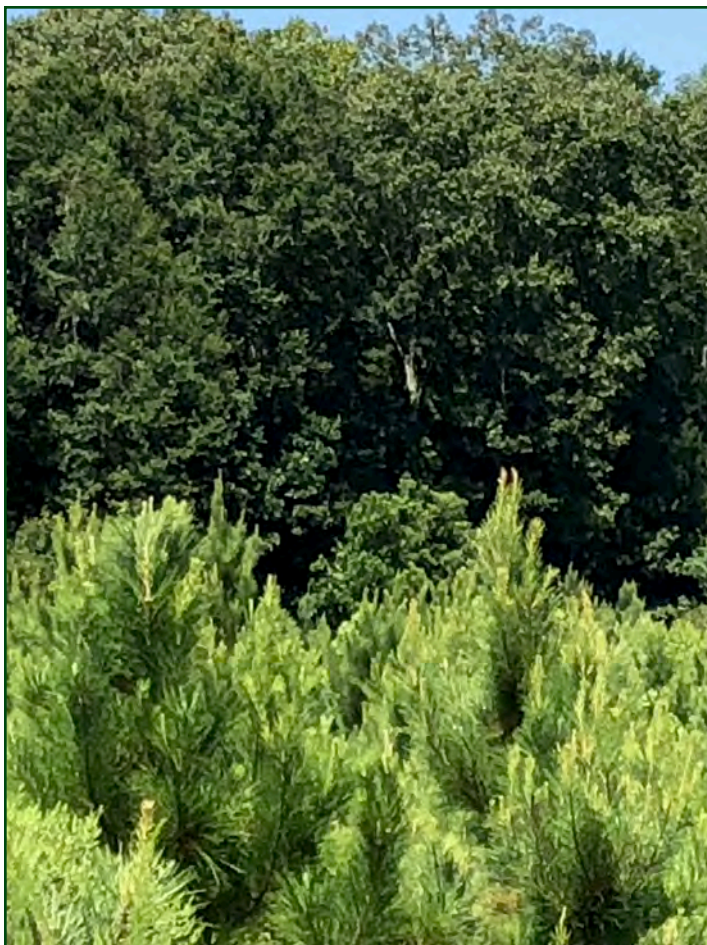
Boundary

Sindy Cruthis

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NOTES

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