



OFFERED FOR SALE

FORREST CITY 130

A Recreational and Timberland Investment Opportunity

130 (+/-) Total Acres • St. Francis County, Arkansas



AGRICULTURE | RECREATION | TIMBERLAND

Traditional Brokerage + Sealed Bids + Consulting

LICENSED IN ARKANSAS, LOUISIANA, MISSISSIPPI, TEXAS AND TENNESSEE

**DISCLOSURE STATEMENT**

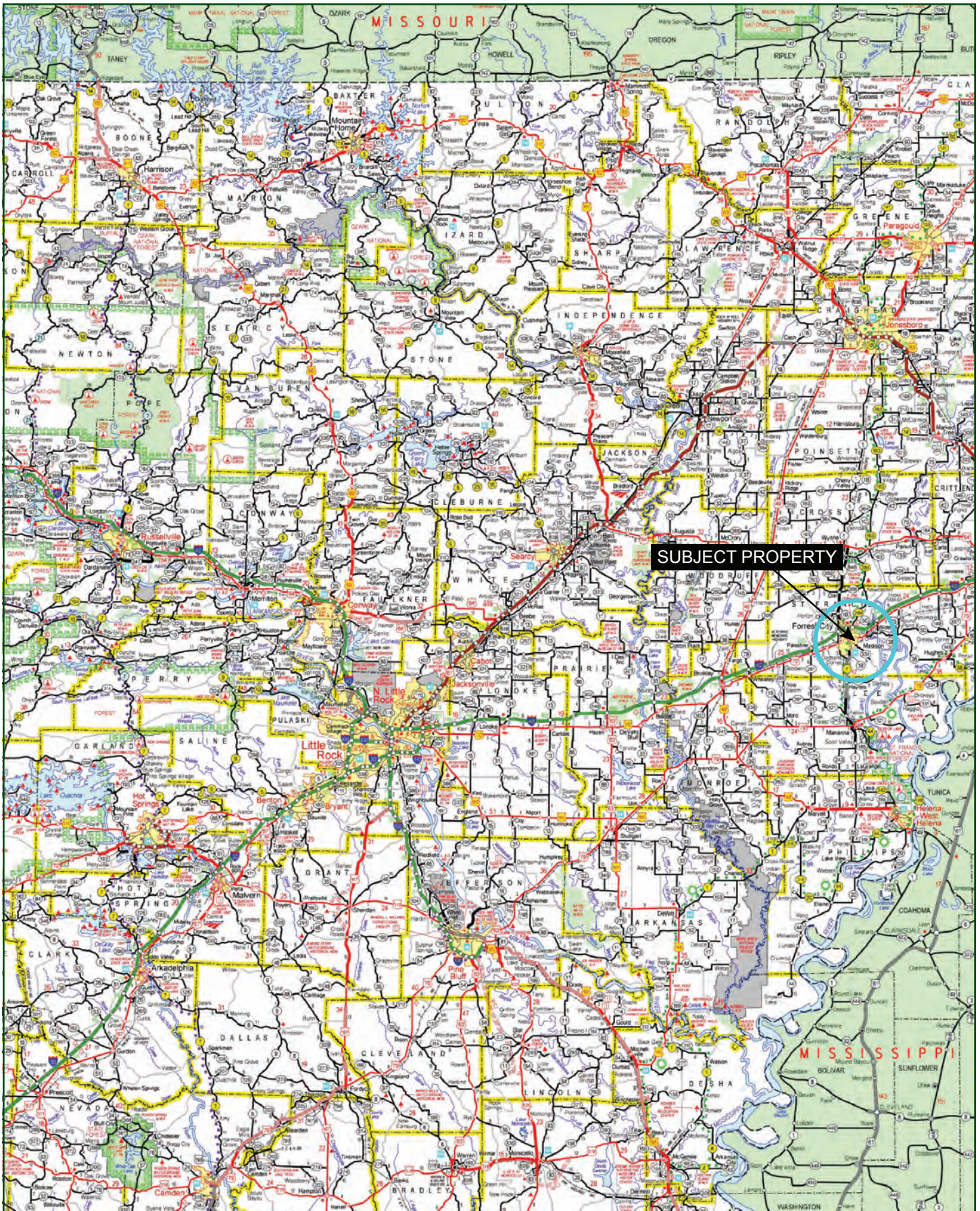
Lile Real Estate, Inc. is the listing agency for the owner of the property described within this offering brochure.

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.

VICINITY MAP

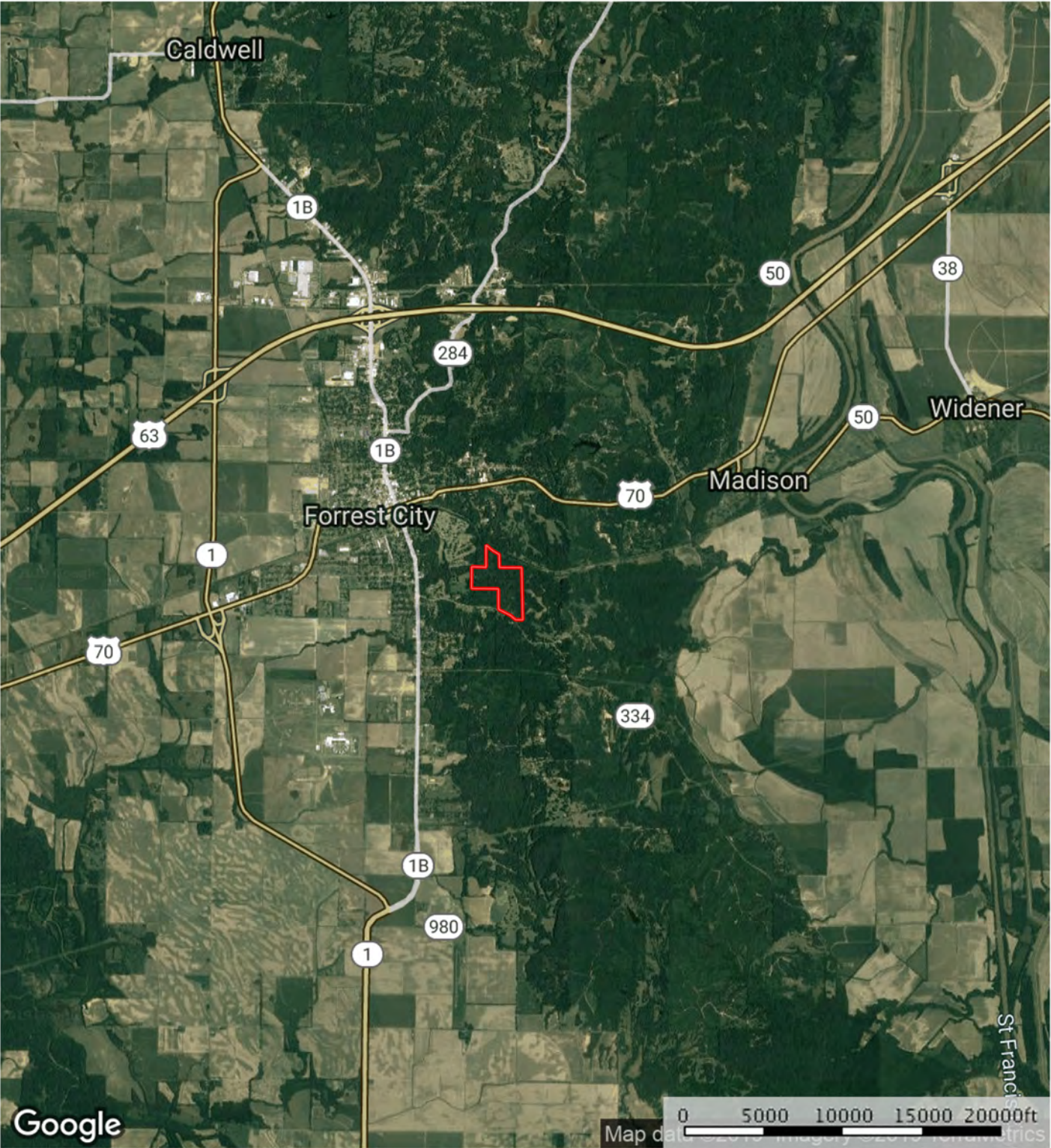


PROPERTY SUMMARY

Description:	The Forrest City 130 consists of 130 acres, more or less, in one contiguous tract located on Crowley's Ridge in St. Francis County, Arkansas. The property is located in the southeast corner of the city limits of Forrest City with roughly 1100 feet of highway frontage, and provides year-round recreational opportunities and space for a private camp/home site. The location provides easy access to town but enough distance and space for privacy. The property is a great mixture of mature/uneven age hardwood trees. The property is in close proximity to Benson Creek WMA, Lee County WMA, Sheffield Nelson Dagmar WMA, St. Francis National Forest WMA, and Village Creek State Park. The uniqueness of the property offers numerous opportunities for further development. This spacious recreational property is being offered for \$325,000.00. To find out more about the Forrest City 130, or to schedule a property tour please contact Robert Moery of Lile Real Estate, Inc. at 501-516-5067.								
Location:	Forrest City, Arkansas; St. Francis County; Eastern Region of Arkansas <table><tr><td colspan="2">Mileage Chart</td></tr><tr><td>Memphis</td><td>48 miles</td></tr><tr><td>Jonesboro</td><td>63 miles</td></tr><tr><td>Little Rock</td><td>94 miles</td></tr></table>	Mileage Chart		Memphis	48 miles	Jonesboro	63 miles	Little Rock	94 miles
Mileage Chart									
Memphis	48 miles								
Jonesboro	63 miles								
Little Rock	94 miles								
Acreage:	130 (+/-) acres								
Access:	AR Highway 334 (Linden Rd.) on the southern border of the property								
Real Estate Taxes:	\$200 (Estimated)								
Mineral Rights:	All mineral rights owned by the Seller, if any, shall transfer to the Buyer.								
Recreation:	The property is close in proximity to numerous Wildlife Management Areas and Village Creek State Park. It is located in the heart of the Arkansas Delta, which provides unlimited opportunities for land leases for hunting and access to multiple locations for fishing, as well.								
Offering Price:	\$325,000.00								
Contact:	Any questions concerning this offering, or to schedule a property tour should be directed to Robert Moery (office: 501-374-3411) of Lile Real Estate, Inc.								

AERIAL MAP I

FCCC
Arkansas, 120 AC +/-



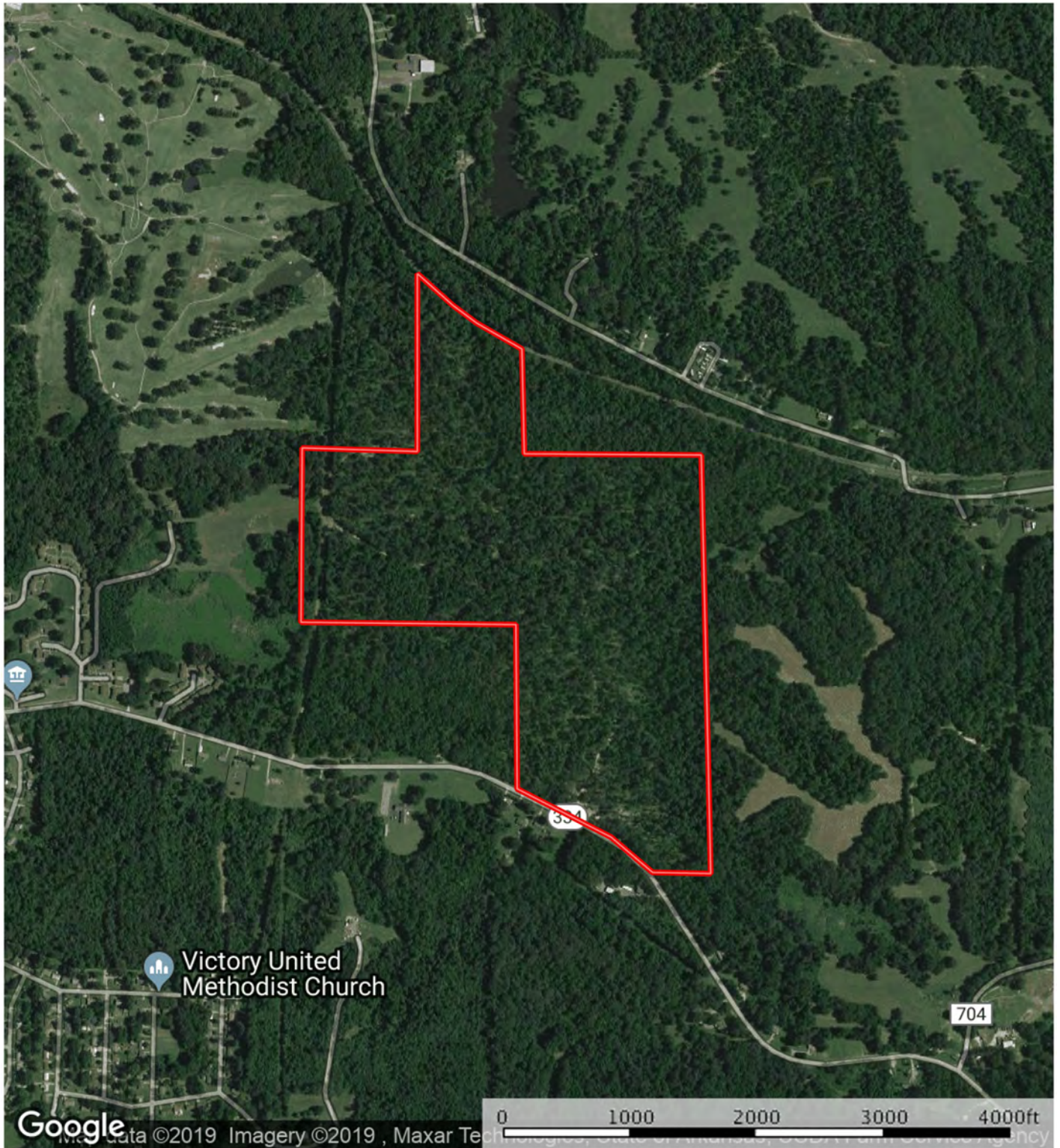
Boundary

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 II

FCCC
Arkansas, 120 AC +/-



 Boundary

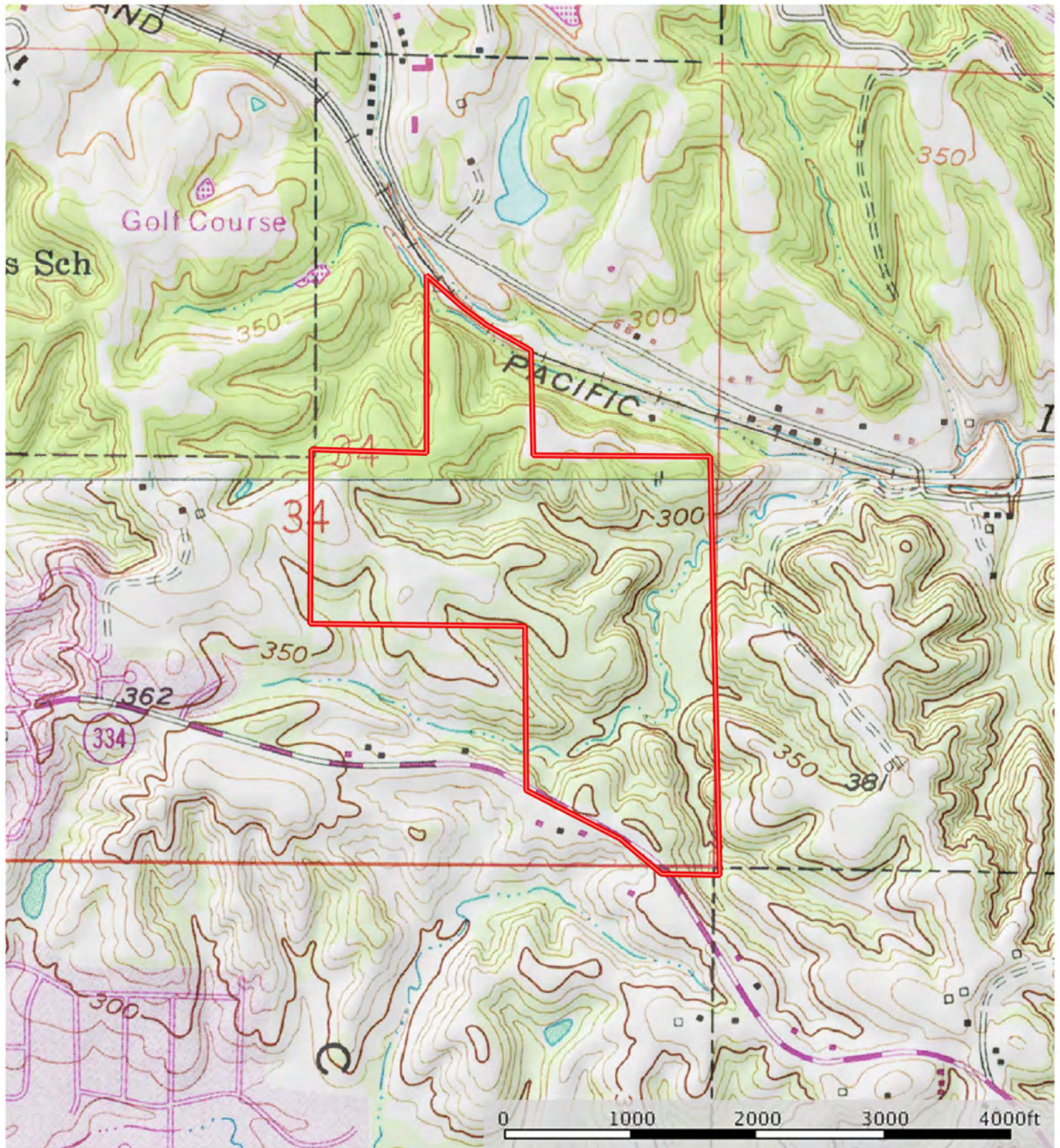
Sindy Cruthis

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TOPOGRAPHY MAP

FCCC

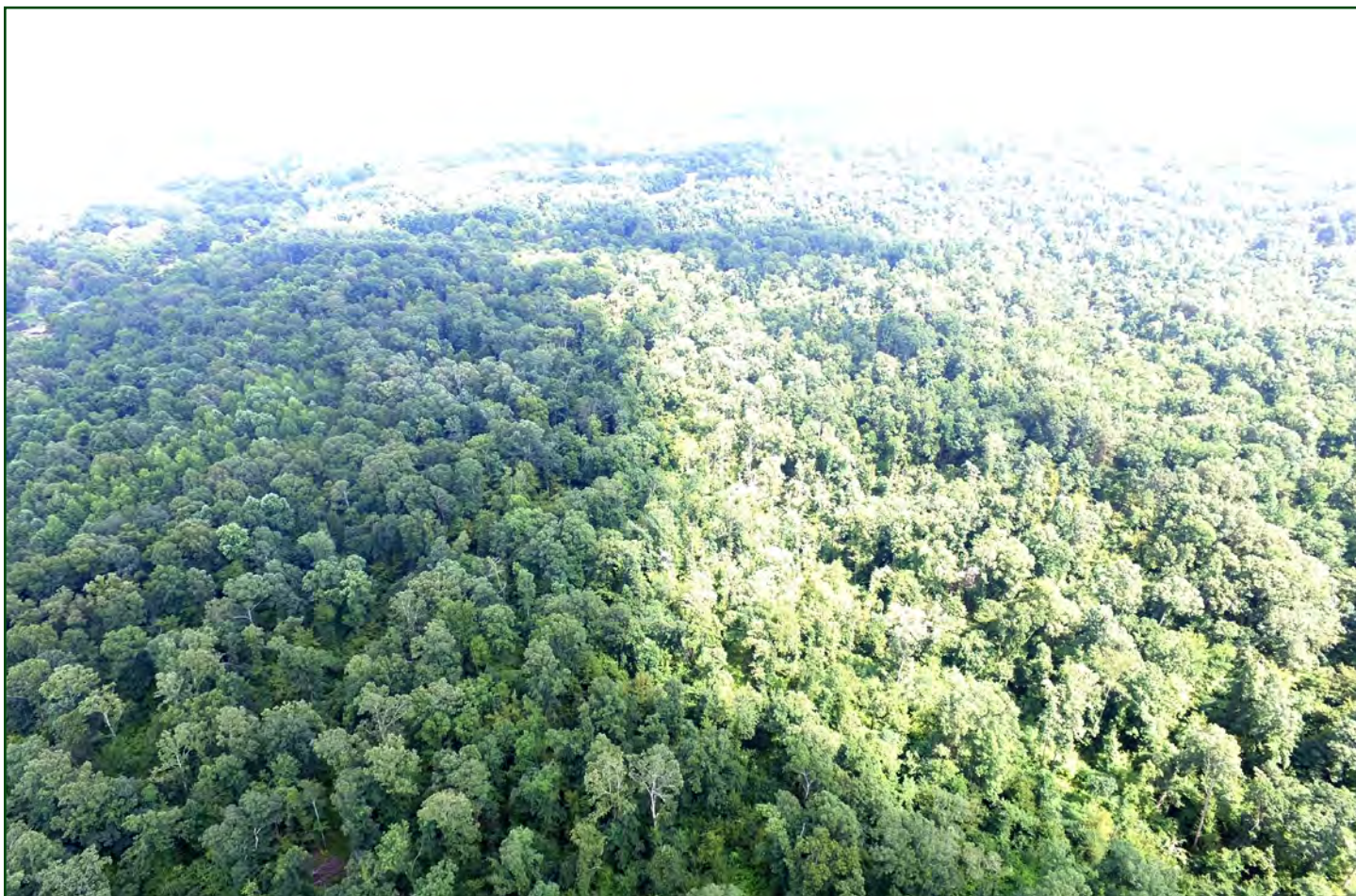
Arkansas, 120 AC +/-



 Boundary

Sindy Cruthis

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NOTES

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