

OFFERED FOR SALE

## HEBER SPRINGS 40

A Timberland and Residential Development Opportunity

40 (+/-) Acres • Cleburne 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.

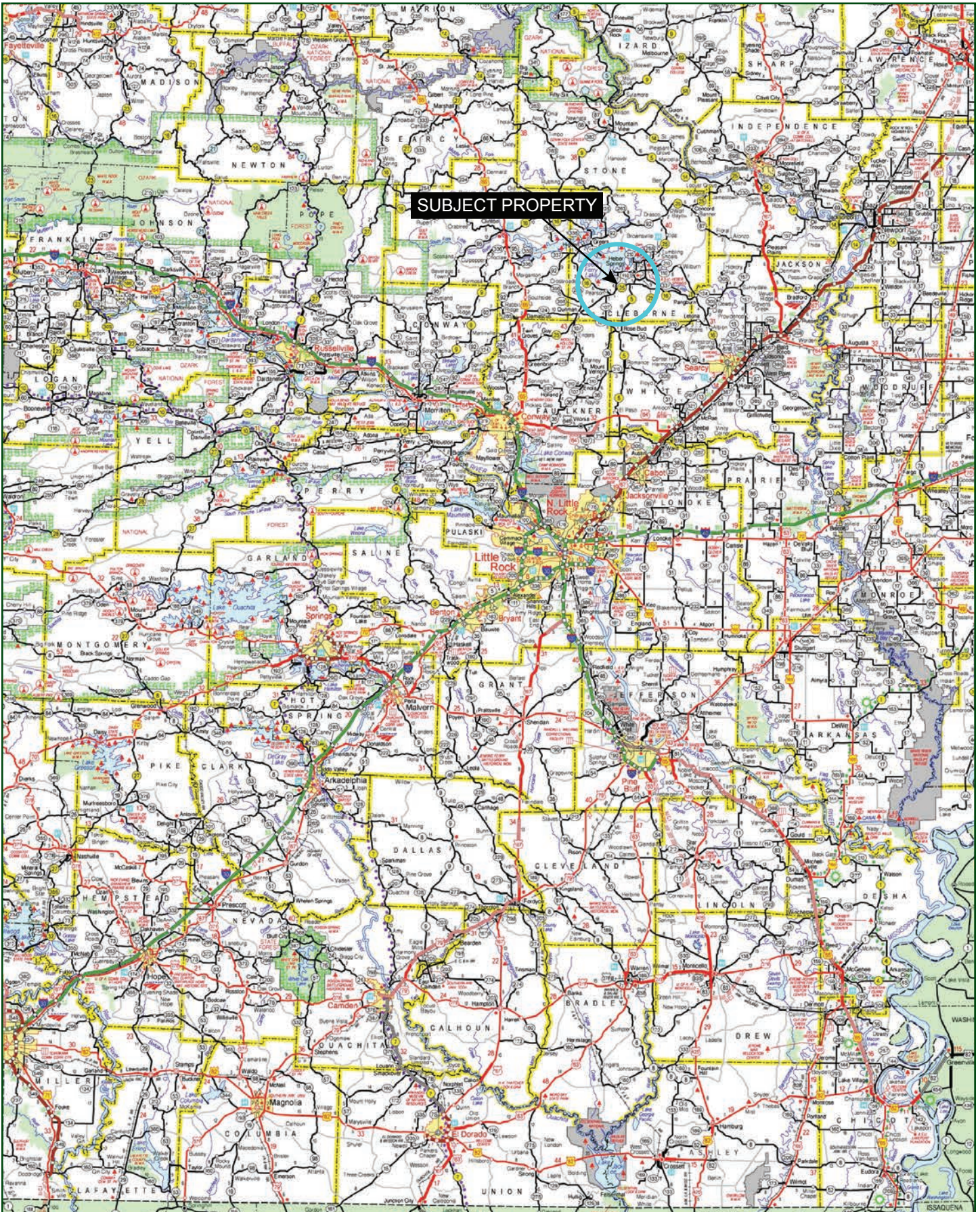
A representative of Lile Real Estate, Inc. must be present to conduct a showing. The management of Lile Real Estate, Inc. respectfully requests that interested parties contact us in advance to schedule a proper showing and do not attempt to tour or trespass on the property on their own. Thank you for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



## VICINITY MAP

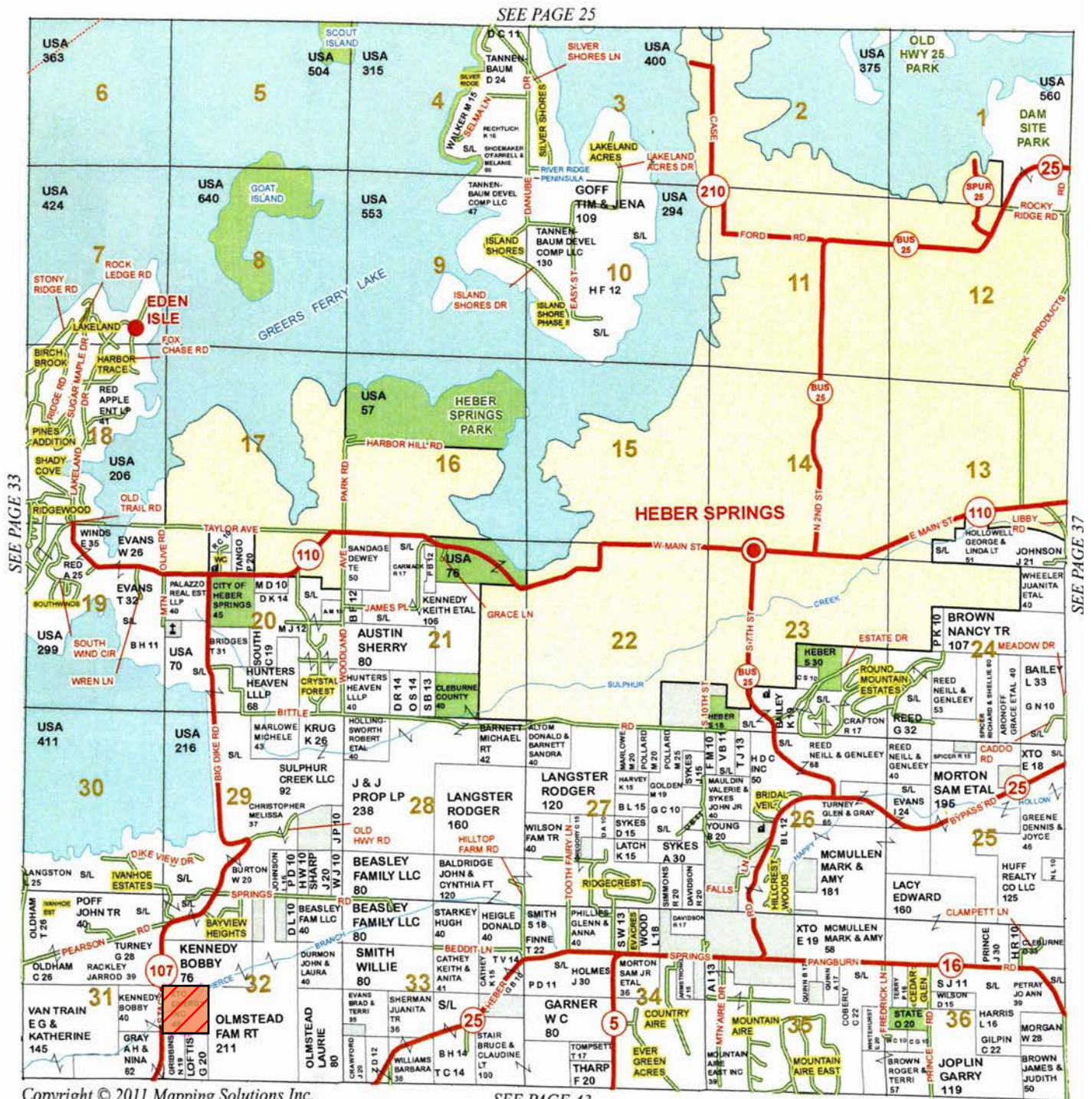




## PROPERTY SUMMARY

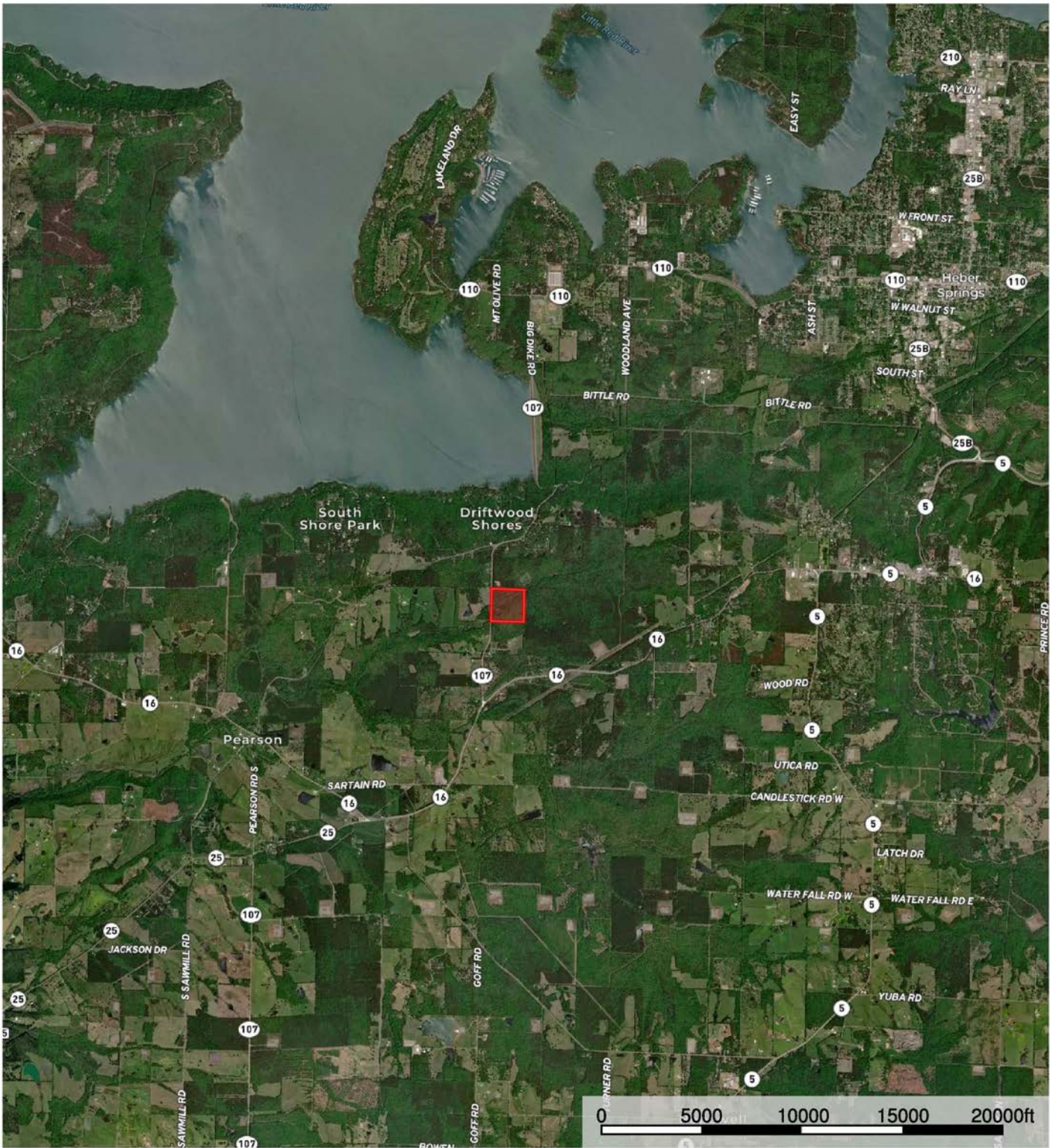
<b>Description:</b>	The Heber Springs 40 consists of 40 +/- acres offering a timberland and recreational investment opportunity located in Cleburne County, Arkansas. The property consists of mixed uneven aged hardwoods and pine, and has frontage along Arkansas Highway 107. The offering also lends itself well to residential development, with close proximity to Heber Springs. In addition, the property is located in the highly sought-after Heber Springs School District. Deer hunting opportunities exist on the property, and nearby Greers Ferry Lake offers fishing and watersports. For more information about the Heber Springs 40 offering, or to schedule a property tour, contact Gardner Lile (mobile: 501-658-9275) of Lile Real Estate, Inc.	
<b>Location:</b>	Heber Springs, Arkansas; Cleburne County; North Central Region of Arkansas	
	<u>Mileage Chart</u>	
	Quitman, AR	9 miles
	Searcy, AR	33 miles
	Little Rock, AR	69 miles
	Jonesboro, AR	112 miles
<b>Acreage:</b>	40 +/- acres	
<b>Access:</b>	Arkansas Highway 107	
<b>Real Estate Taxes:</b>	\$102 (Estimated)	
<b>Mineral Rights:</b>	No mineral rights shall convey with the property.	
<b>Recreation:</b>	Deer hunting opportunities exist on the property, and nearby Greers Ferry Lake offers fishing and watersports.	
<b>Offering Price:</b>	\$196,000.00	
<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.	

## TOWNSHIP 10N • RANGE 10W





AERIAL MAP I



 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

 Boundary

Sindy Cruthis

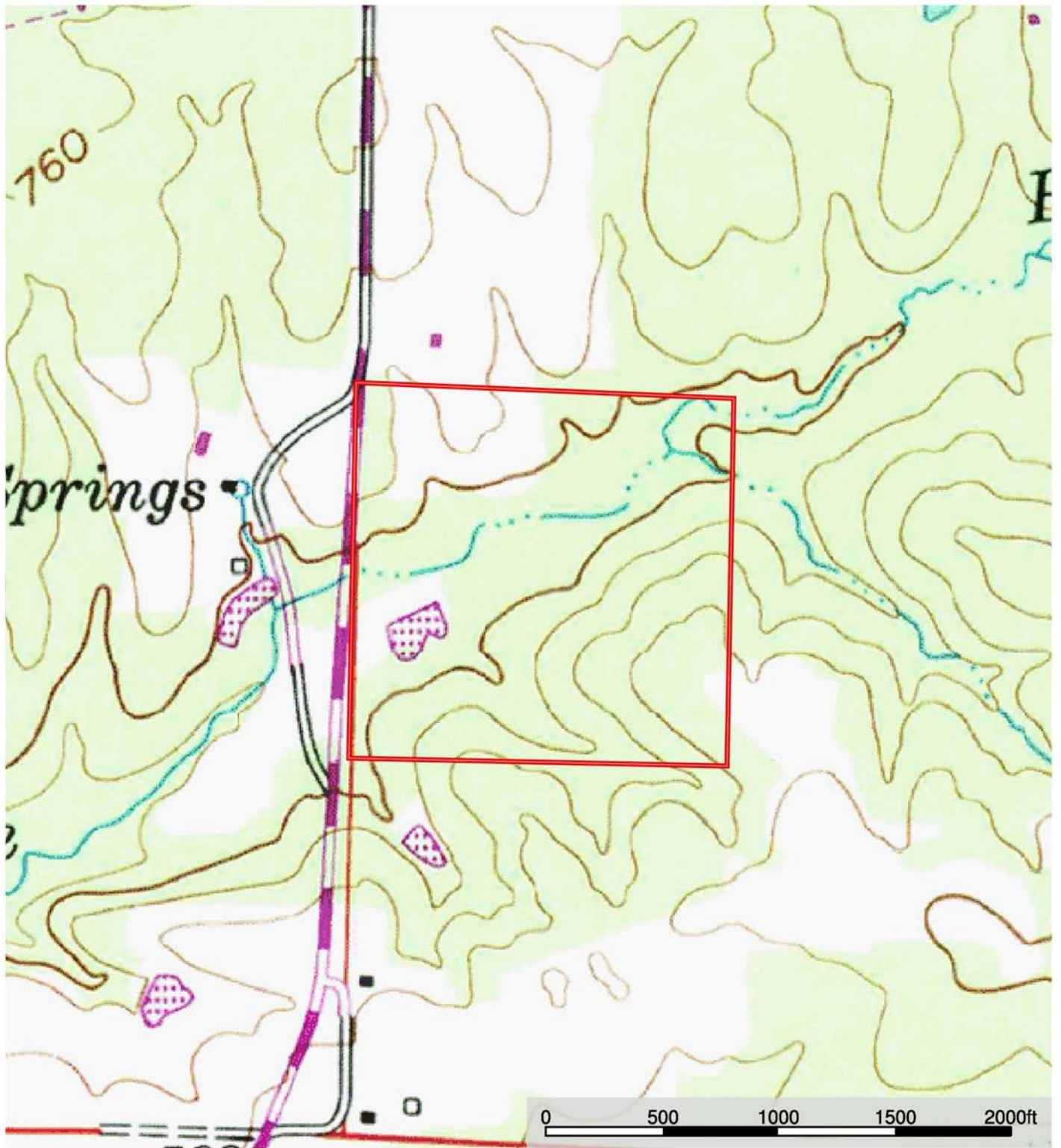


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# TOPOGRAPHY MAP



Boundary

Sindy Cruthis

**M** 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.




# SOIL MAP



 Boundary

Sindy Cruthis

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## SOIL MAP KEY









SOIL CODE	SOIL DESCRIPTION	ACRES	%	CAP
30	Steprock-Mountainburg complex, 3 to 8 percent slopes	9.3	23.27	4e
31	Steprock-Mountainburg complex, 8 to 20 percent slopes	30.6	76.73	6s
TOTALS		39.9	100%	5.53

### 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

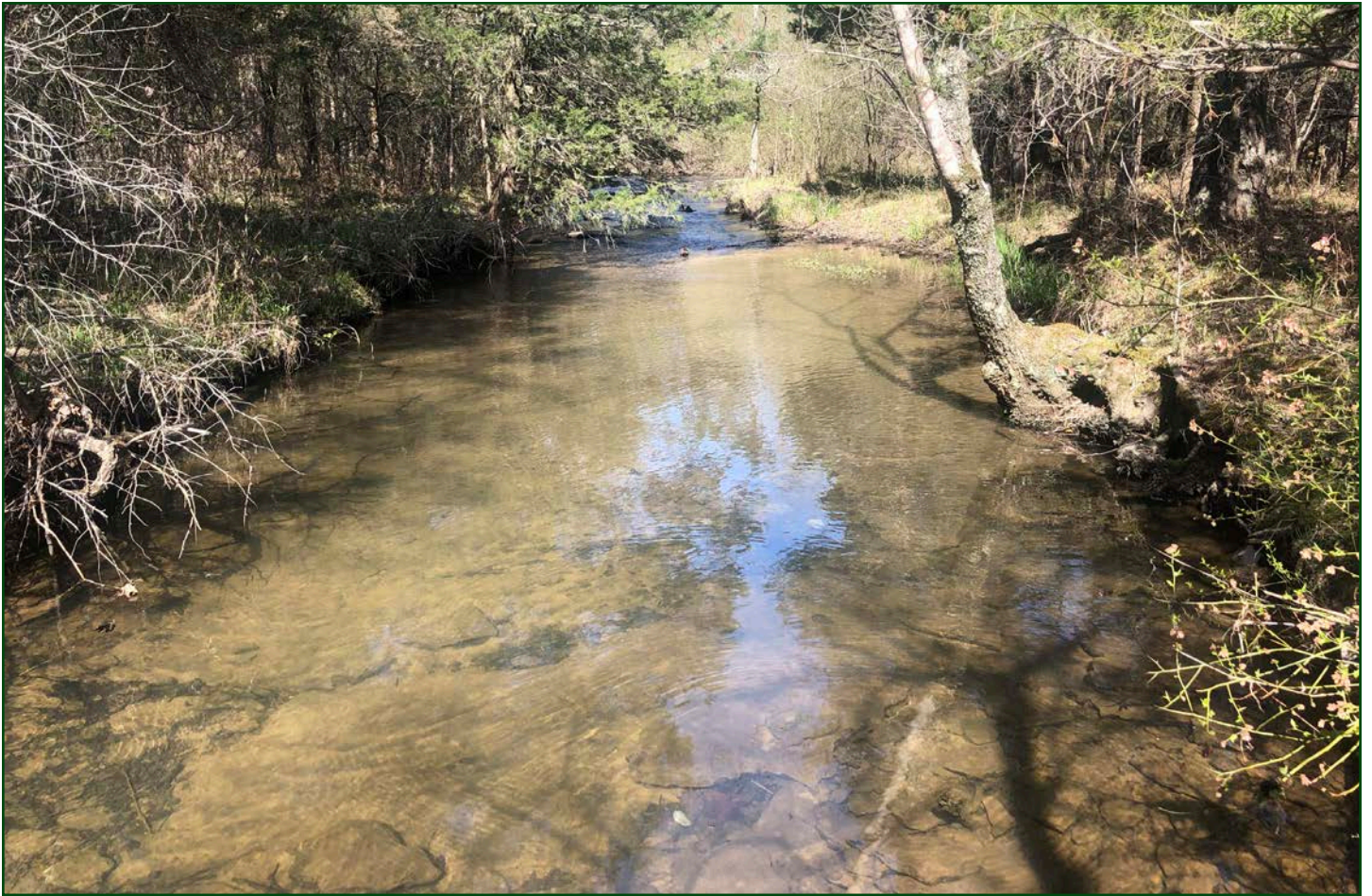






















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