



OFFERED FOR SALE

SAWYER BRANCH

A Land Ownership Opportunity & Home Site

42.81 (+/-) Total Acres • Drew County, Arkansas

OFFERED BY



AGRICULTURE | RECREATION | TIMBERLAND

Traditional Brokerage + Sealed Bids + Consulting

LICENSED IN ARKANSAS, LOUISIANA, MISSISSIPPI AND TENNESSEE



DISCLOSURE STATEMENT

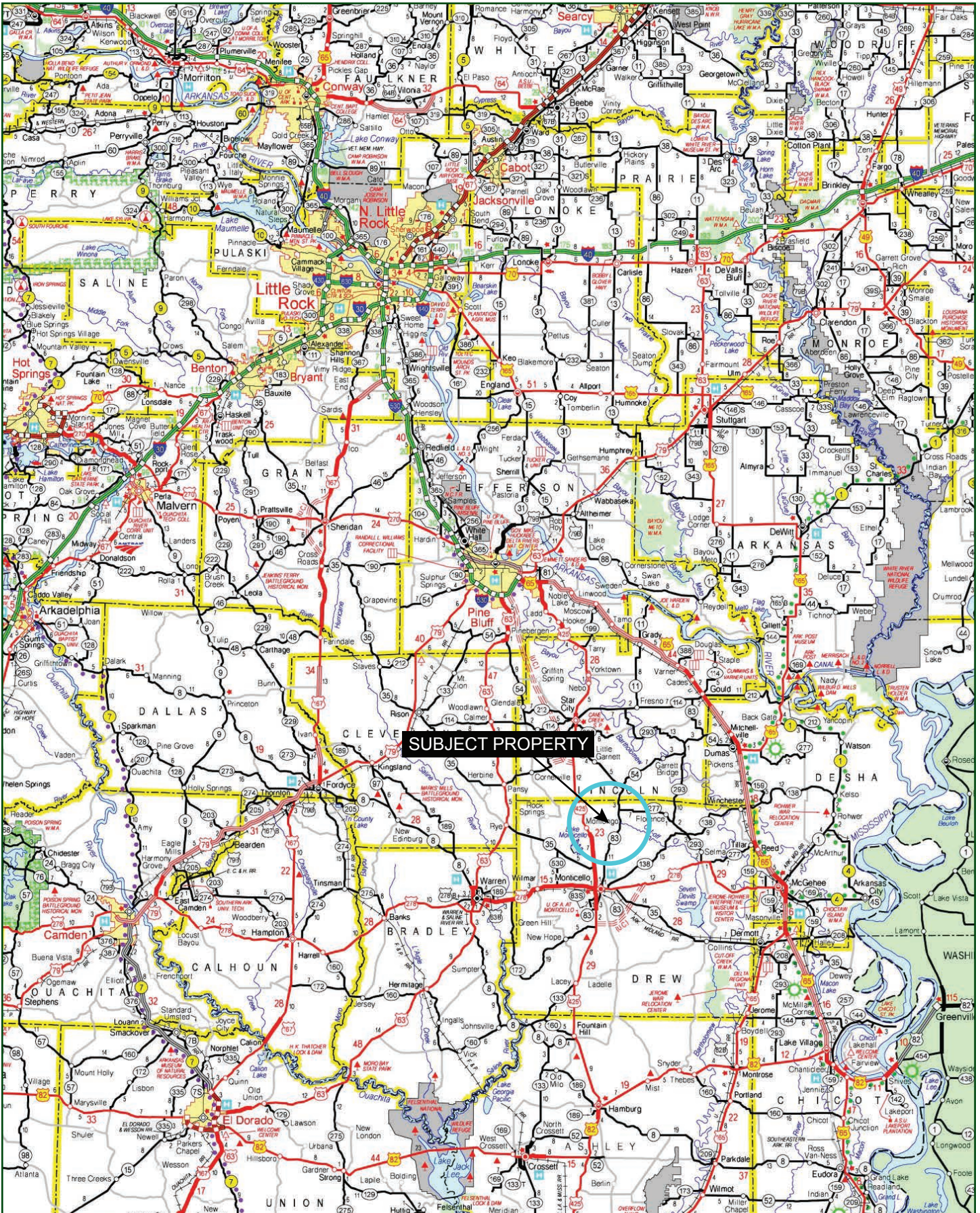
Lile Real Estate, Inc. is the listing agency for the owner of the property described within this offering brochure.

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

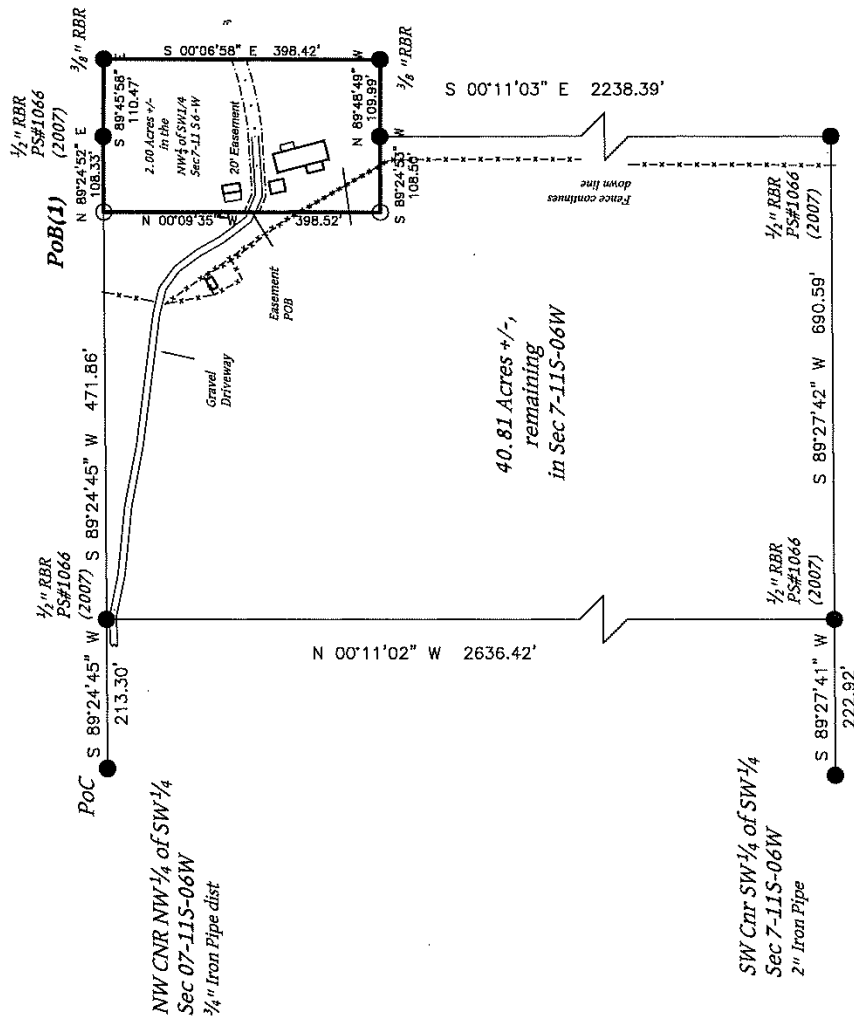
Description:	Opportunity to acquire an ownership that is located within easy driving distance of several towns in southeast Arkansas. This property would be well suited for a home site, recreational use, potential small-scale cattle operation, or a combination of all. The timber was harvest cut in 2020 and has not been replanted. There are multiple fences on the property, a 2001 model mobile home, and rural water and electricity. Access is provided via a private entrance that is less than 500 feet from Hayden Loop Road.								
Location:	Drew County, Arkansas Section/Township/Range: 07-11-06 <div>Mileage Chart<hr/></div> <table><tr><td>Monticello, AR</td><td>13 miles</td></tr><tr><td>Star City, AR</td><td>16 miles</td></tr><tr><td>Dumas, AR</td><td>23 miles</td></tr><tr><td>Pine Bluff, AR</td><td>40 miles</td></tr></table>	Monticello, AR	13 miles	Star City, AR	16 miles	Dumas, AR	23 miles	Pine Bluff, AR	40 miles
Monticello, AR	13 miles								
Star City, AR	16 miles								
Dumas, AR	23 miles								
Pine Bluff, AR	40 miles								
GPS Coordinates:	33.4697 / 91.7654								
Mailing Address:	265 Hayden Loop Road, Monticello, AR 71655								
Acreage:	42.81 Total Acres <ul style="list-style-type: none">• 40.81 acres partially fenced• 2.0 acres surveyed out as a home site (see attached)								
Access:	Via a private entrance from Hayden Loop Road								
Parcel Number:	001-0382-000								
Real Estate Taxes:	\$347.88								
Structures:	2001 mobile home (2,128 sq.ft)								
Survey:	A survey of the 2.0 acre home site is attached within this brochure.								
Utilities:	Yorktown Water Association; C&L Electric								
Mineral Rights:	All mineral rights owned by the Seller, if any, shall transfer to the Buyer.								
Offering Price:	\$147,500.00 (REDUCED from \$175,000.00)								
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.								

Basis for Bearings

Grid North as determined
from GPS observation

Landmark Surveying
of South Arkansas Inc.
PO Box 26
Monticello, AR 71657
(870) 367 - 2200

PLAT OF SURVEY



Easement Description
A 20 foot perpendicular easement along an existing surveyed parcel, described as follows

Commencing at the thence run N89°24'45" E along the North boundary of said NW 1/4 SW 1/4 of the parcel referred to in the hereby described parcel of land; thence from said POINT OF BEGINNING, run N89°24'52" E along said North boundary for a distance of 108.33 feet; thence run S89°45'58" E for a distance of 110.47 feet to a 1/2" Rebar therefound; thence run S00°06'58" E for a distance of 398.42 feet to a 1/2" Rebar therefound; thence run North 89°48'49" West for a distance of 109.99 feet to a 1/2" Rebar therefound; thence run S89°24'53" W for a distance of 108.50 feet; thence run N00°09'35" W for a distance of 398.52 feet to the point of beginning, containing 2.00 acres, more or less.

South 67°01'51" E
North 86°28'10" E
North 80°30'27" E
North 76°45'18" E
North 72°31'24" E
East boundary of easement.

Survey Notes:
Referenced Plat of Survey by R. W. .
PS#1066 dated 03/19/2007.

I, Josh Martin, Professional Land Surveyor,
do hereby certify that the plat shown hereon
is a true and accurate representation of a
survey made under my direction and
supervision.

Josh Martin

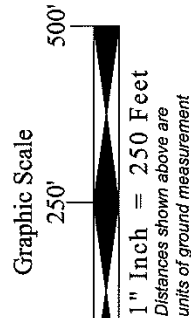
Josh Martin PLS# 1599

Prepared for:	Pam McDougald
Date:	01/28/2020
Filename:	McDougald 7-11-6 fin.dwg
Drawn By:	GSF
	500-11S-06W-0-07-340-22-1599

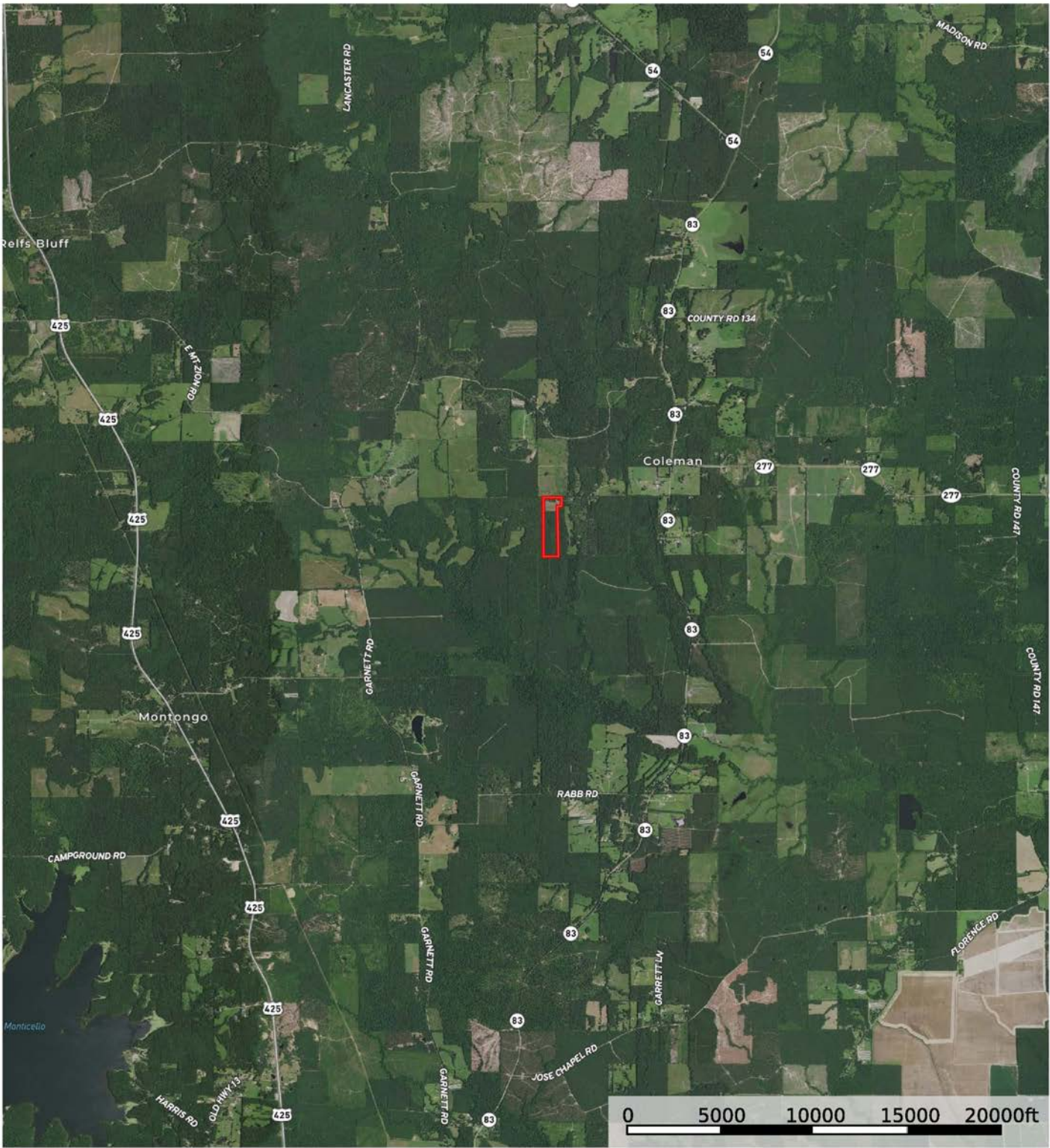
Legend

Monument Found: ●
Monument Set: C
Calculated Position: △

All Monuments Set during this survey are
1/2" Rebar W/ Cap PLS 1599 unless specific
otherwise above.




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

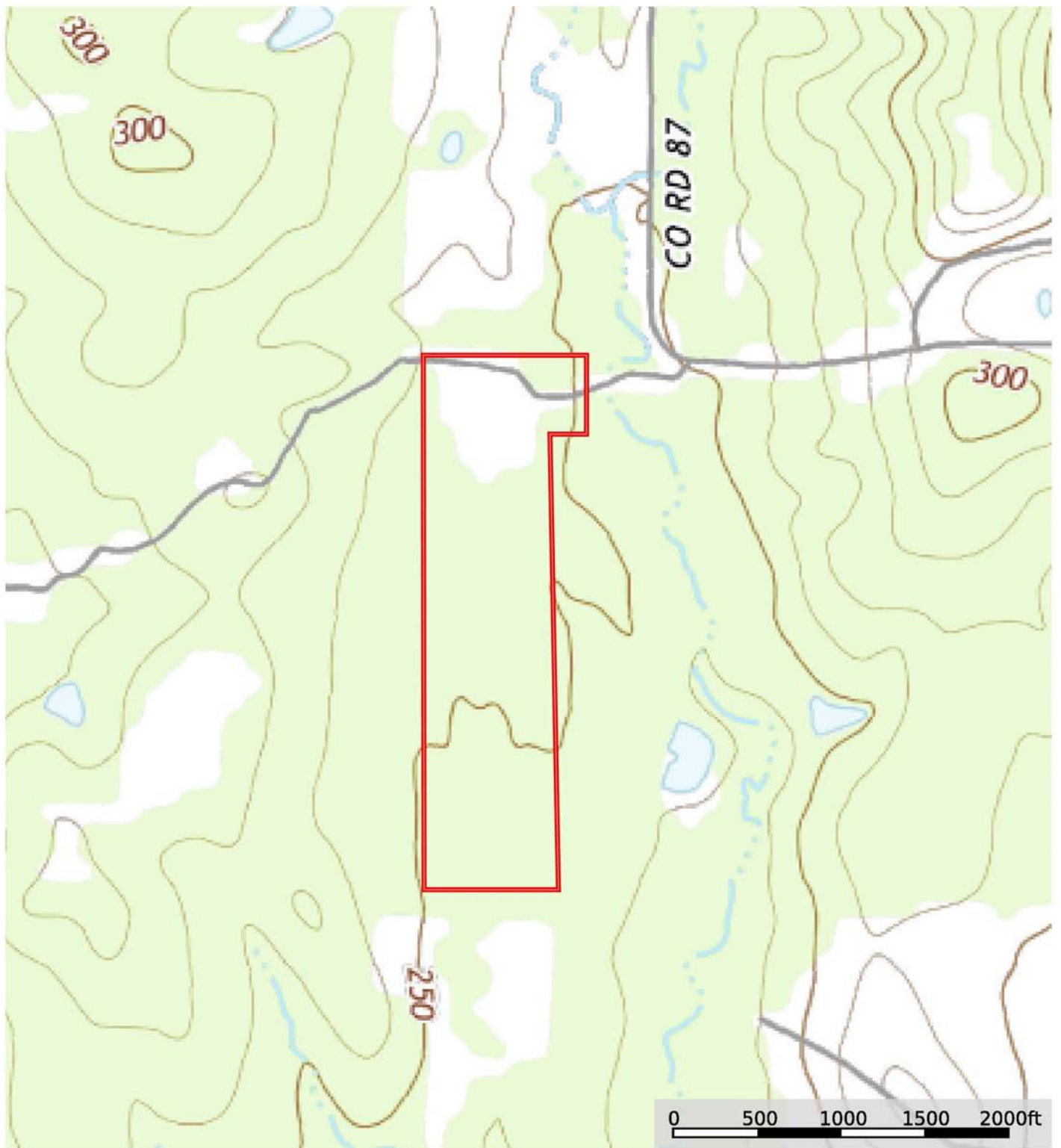


 Boundary

Sindy Cruthis


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TOPOGRAPHY MAP



 Boundary

Sindy Cruthis


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SOIL MAP



 Boundary

Sindy Cruthis

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SOIL MAP KEY

SOIL CODE	SOIL DESCRIPTION	ACRES	%	CAP
Ae	Amy silt loam, 0 to 1 percent slopes	38.5	93.87	5w
Af	Amy silt loam, 0 to 1 percent slopes, frequently flooded	1.0	2.47	5w
SvB	Savannah fine sandy loam, 1 to 3 percent slopes	1.5	3.66	2e
TOTALS		41.0	100%	4.89

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	•							

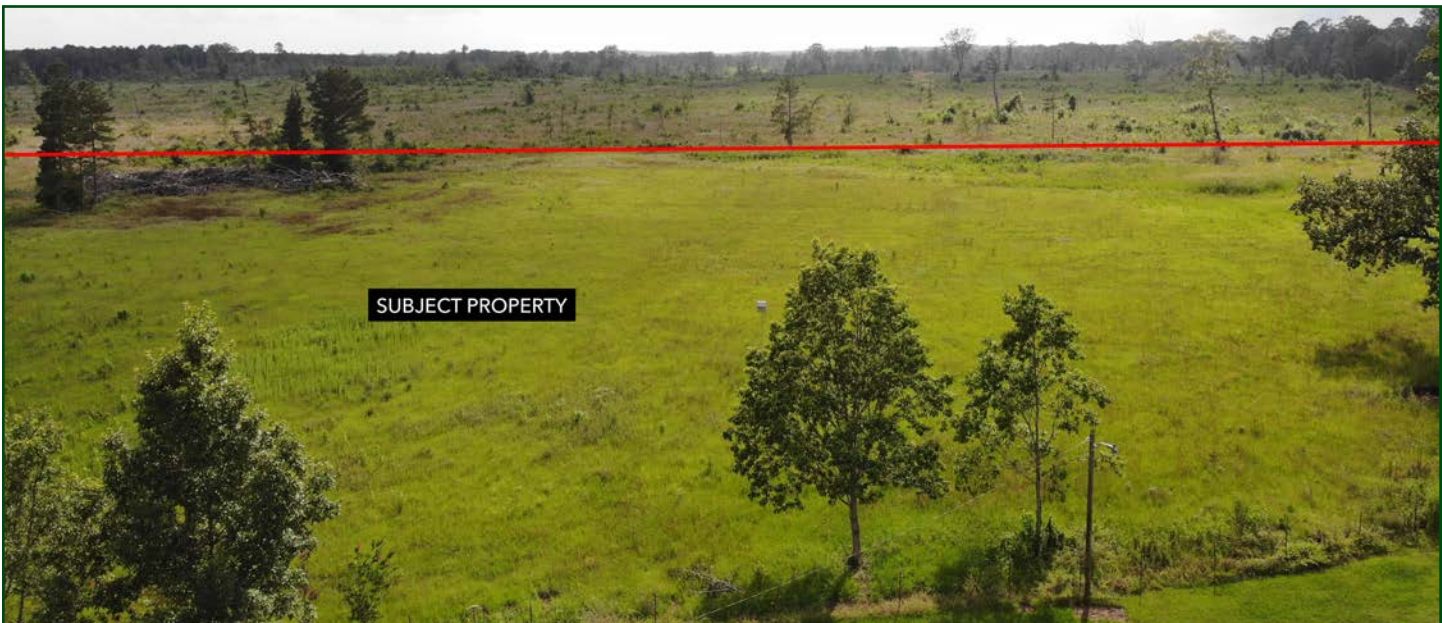
Grazing Cultivation

(c) climatic limitations (e) susceptibility to erosion

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











NOTES

[illegible]



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