



**RESIDENTIAL AND HUNTING TRACT IN LOGAN CO.
SUBIACO, ARKANSAS
LOGAN COUNTY, AR
40+/- ACRES**

Presented by



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RESIDENTIAL & HUNTING TRACT IN LOGAN CO.

PROPERTY SUMMARY

Overview: This 40+/- acres lies in the foothills between the Ouachita Mountains and Arkansas River Valley, approximately 4 miles northeast of Subiaco and 6 miles southwest of Scranton, in Logan Co., Arkansas. There is all weather access along the north boundary for a 1/4 mile (Trusty Ln). Topography is flat to gently sloped, with a pond and two creeks, one of which is spring-fed year round. There are numerous building sites, and water/electric are available. This area has excellent deer and turkey hunting. Timber is mostly pine and cedar, with a few hardwoods. Any/all mineral rights owned by the seller will convey to the buyer.

Legal Description: NW1/4 SE1/4 Section 31, Township 8 North, Range 24 West, Logan Co., AR. Consisting of 40+/- Acres.

Land Area: 40+/- total acres
36+/- acres of mixed cedar and pine trees
3+/- acres of hardwoods
1+/- acres of pond and creeks

Taxes: Estimated real estate taxes were \$54.59 for 2020.

Offering Price: The offering price for this property is \$80,000.

Disclaimer Statement

Any/all information provided by Holmes Real Estate is intended for reference only and it's accuracy is not guaranteed. This listing is subject to errors, omissions or change without notice.

Aerial Map

Logan County 40 Acres

Logan County, Arkansas, 40 AC +/-

HOLMES
REAL ESTATE



Boundary

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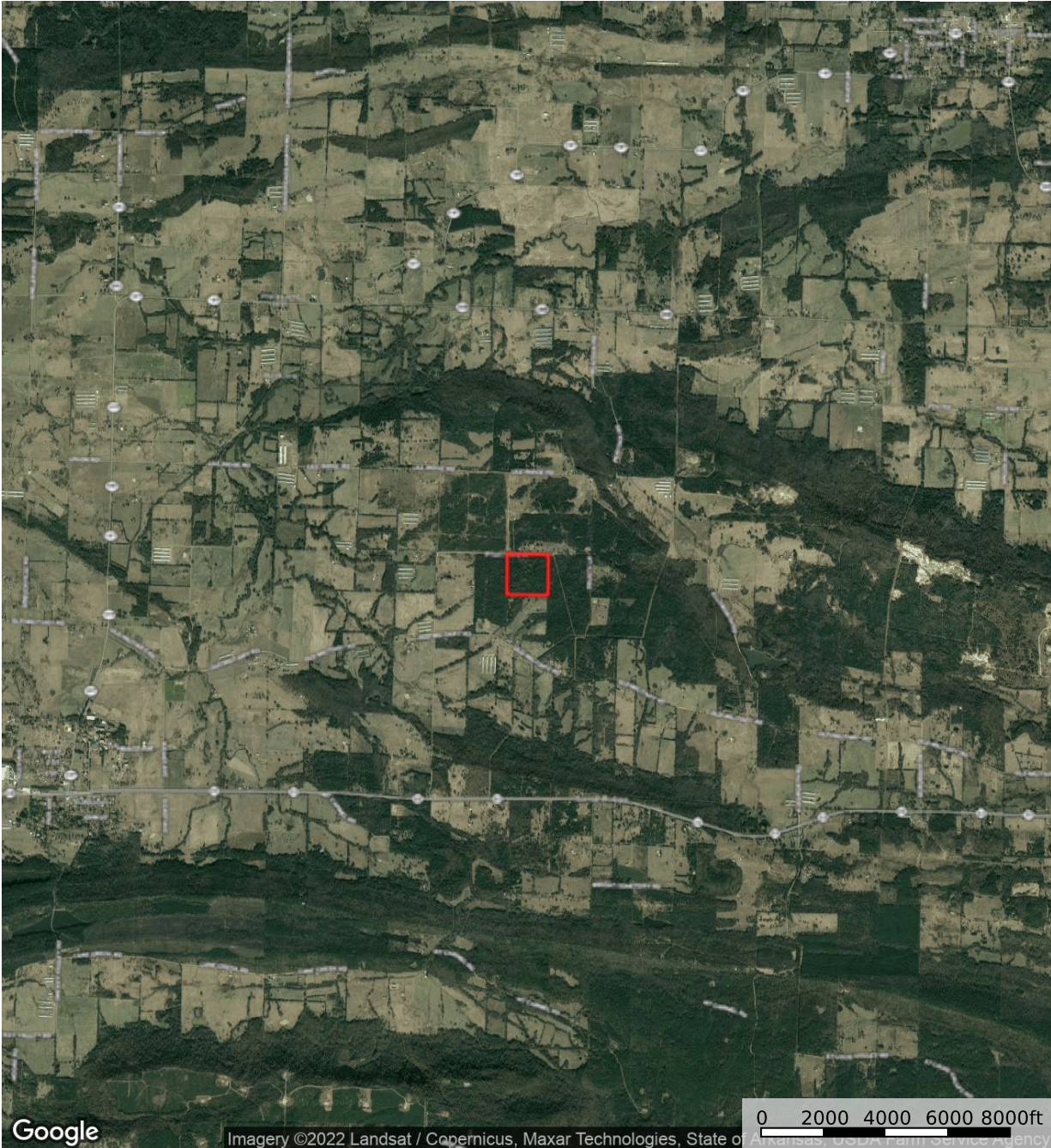


The information contained herein was obtained from sources deemed to be reliable. MapRight Services makes no warranties or guarantees as to the completeness or accuracy thereof.

Aerial Map

Logan County 40 Acres
Logan County, Arkansas, 40 AC +/-

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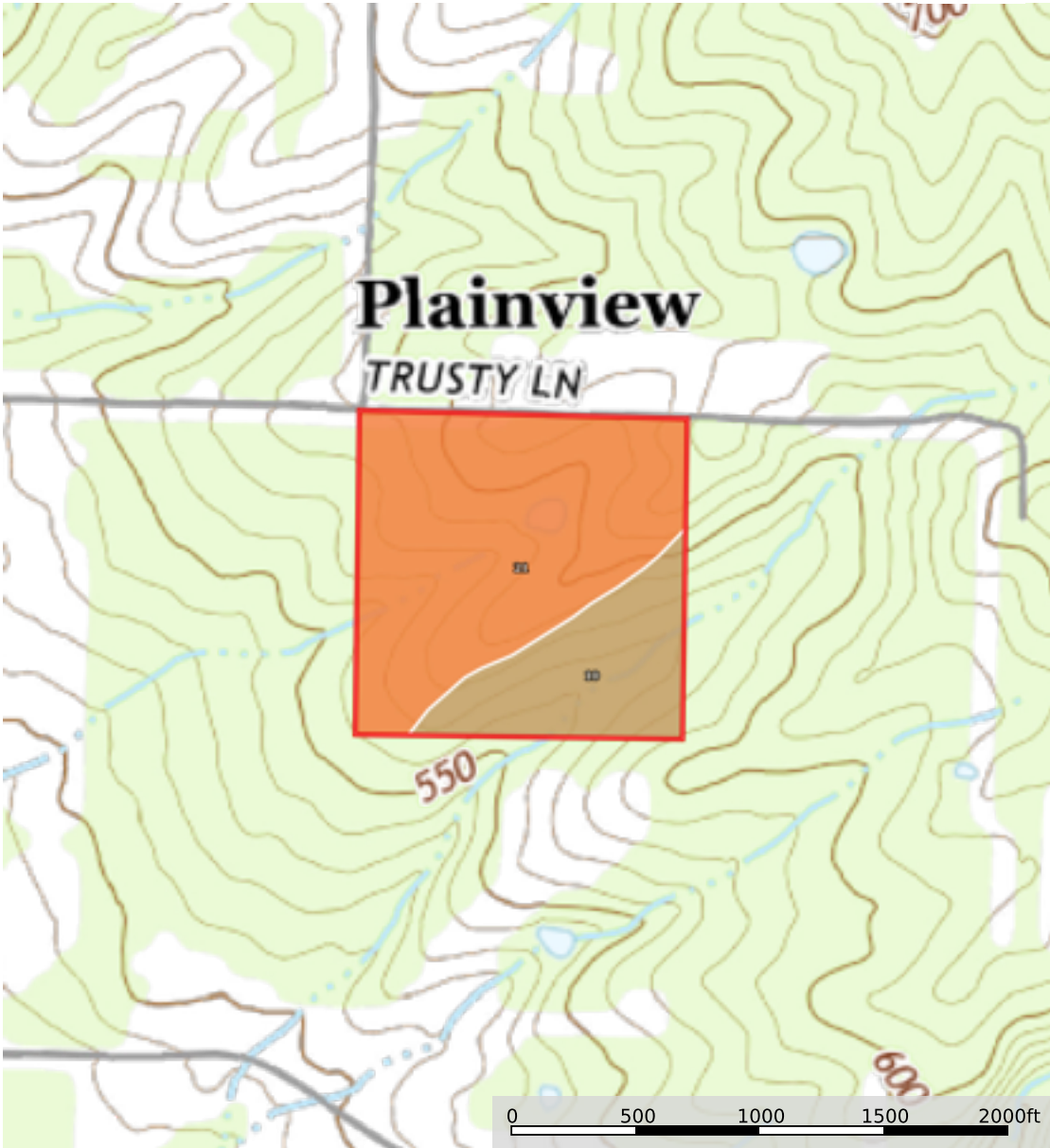
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SOIL MAP

Logan County 40 Acres
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SOIL MAP (CONTINUED)

I  Boundary 39.65 ac

SOIL CODE	SOIL DESCRIPTION	ACRES	%	CPI	NCCPI	CAP
21	Mountainburg gravelly fine sandy loam, 3 to 8 percent slopes	28.69	72.36	0	23	6e
10	Enders gravelly silt loam, 8 to 20 percent slopes	10.96	27.64	0	45	6e
TOTALS		39.65(*)	100%	-	29.08	6.0

(*) Total acres may differ in the second decimal compared to the sum of each acreage soil. This is due to a round error because we only show the acres of each soil with two decimal.

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

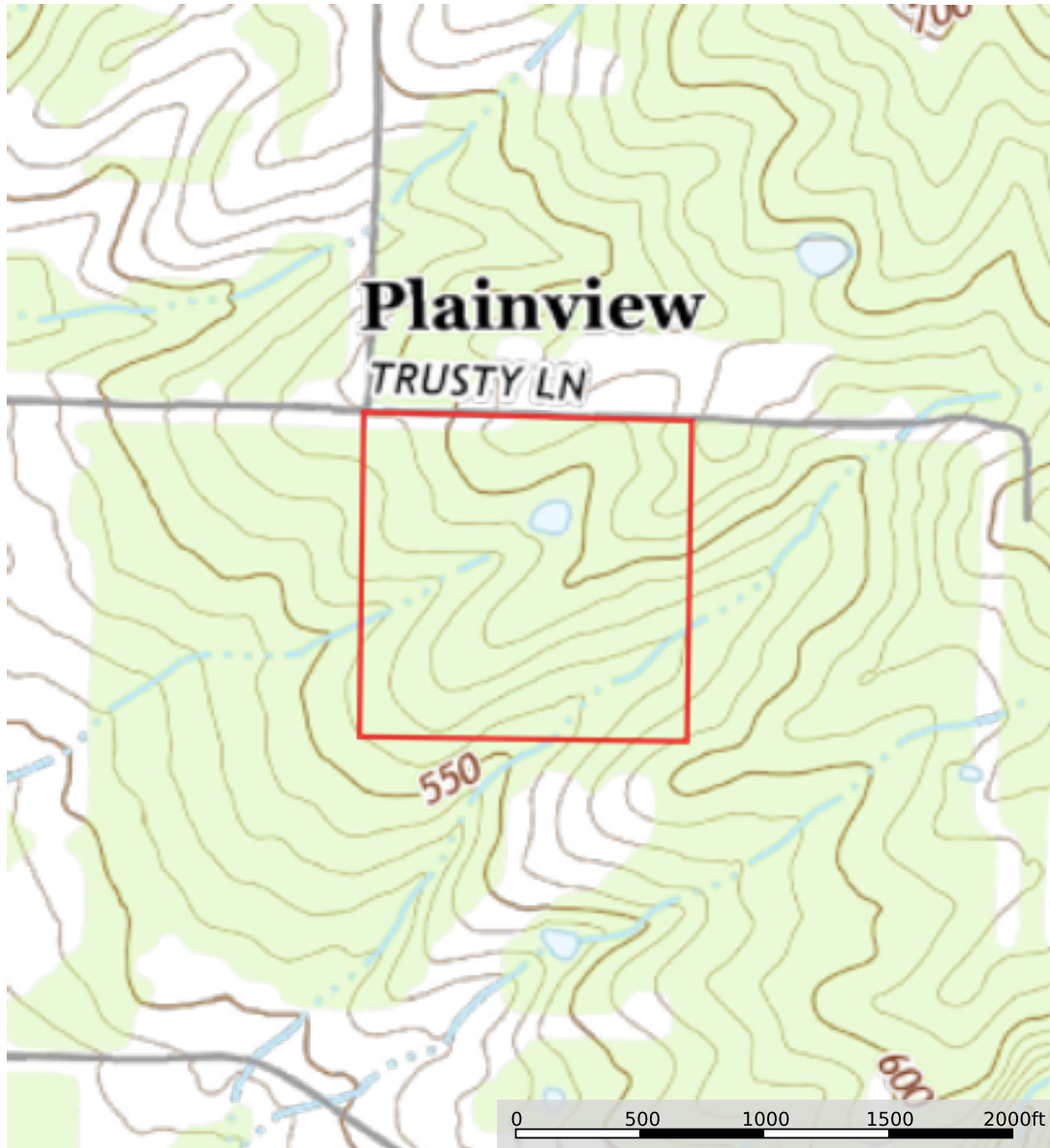
(c) climatic limitations (e) susceptibility to erosion

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

Topography Map

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Logan County, Arkansas, 40 AC +/-

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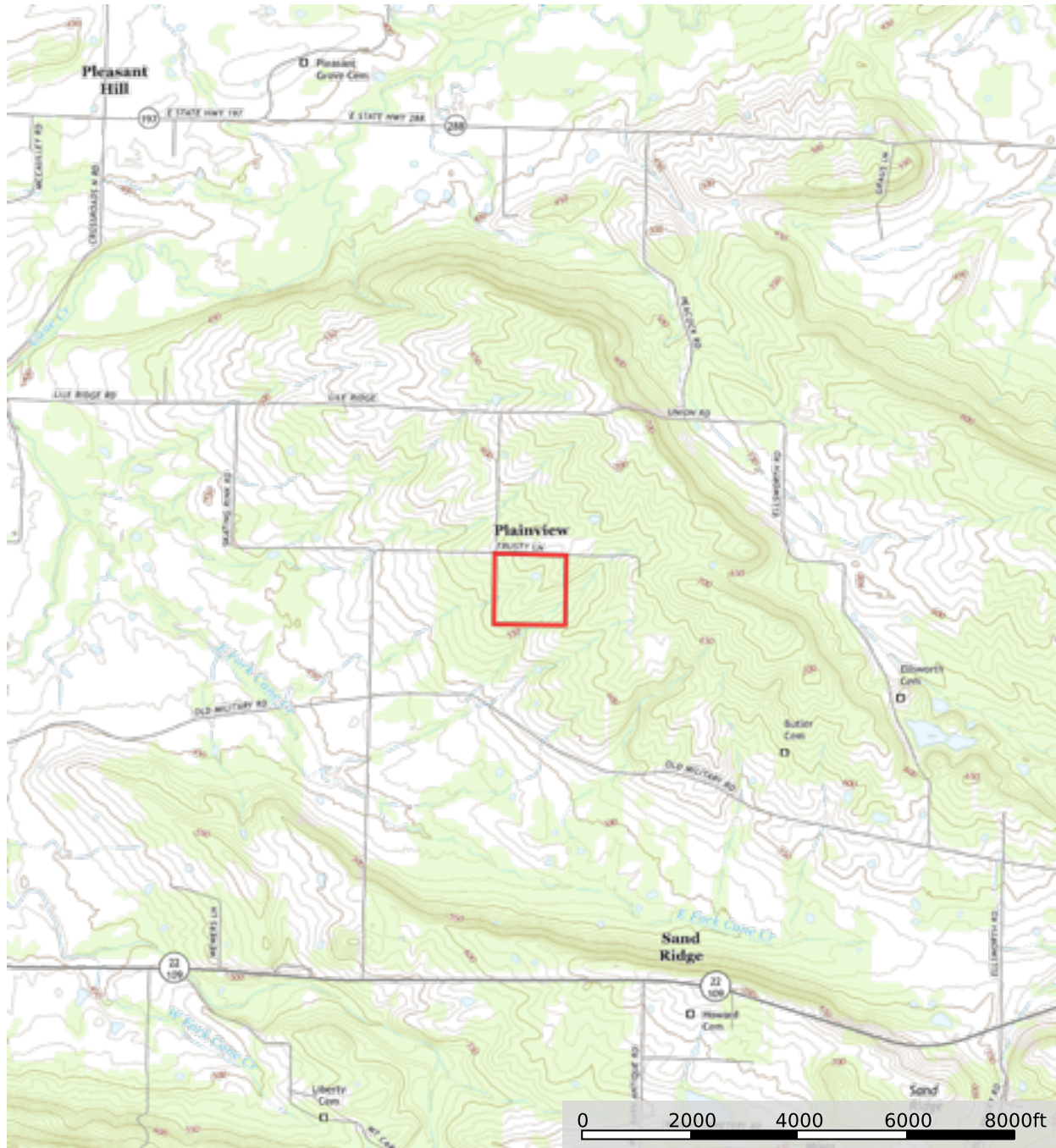
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Pictures



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COMMENTS & NOTES



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