



OFFERED FOR SALE

# MARTIN LAND & TIMBER

An Investment Opportunity

158 (+/-) Total Acres • Calhoun County, Arkansas

OFFERED BY



**AGRICULTURE | RECREATION | TIMBERLAND**

Traditional Brokerage + Sealed Bids + Consulting

LICENSED IN ARKANSAS, LOUISIANA, MISSISSIPPI AND TENNESSEE



#### **DISCLOSURE STATEMENT**

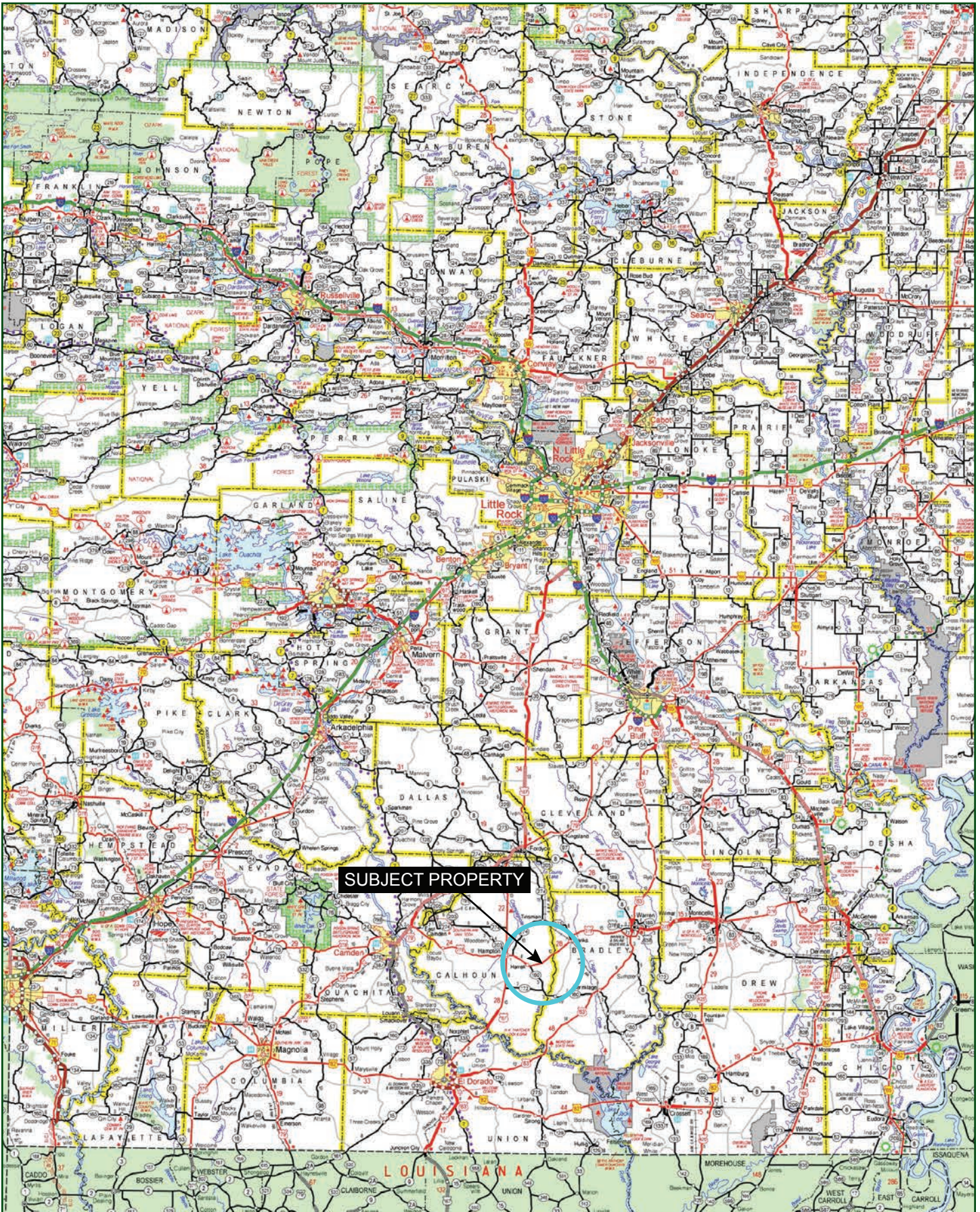
Lile Real Estate, Inc. is the listing agency for the owner of the property described within this offering brochure.

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

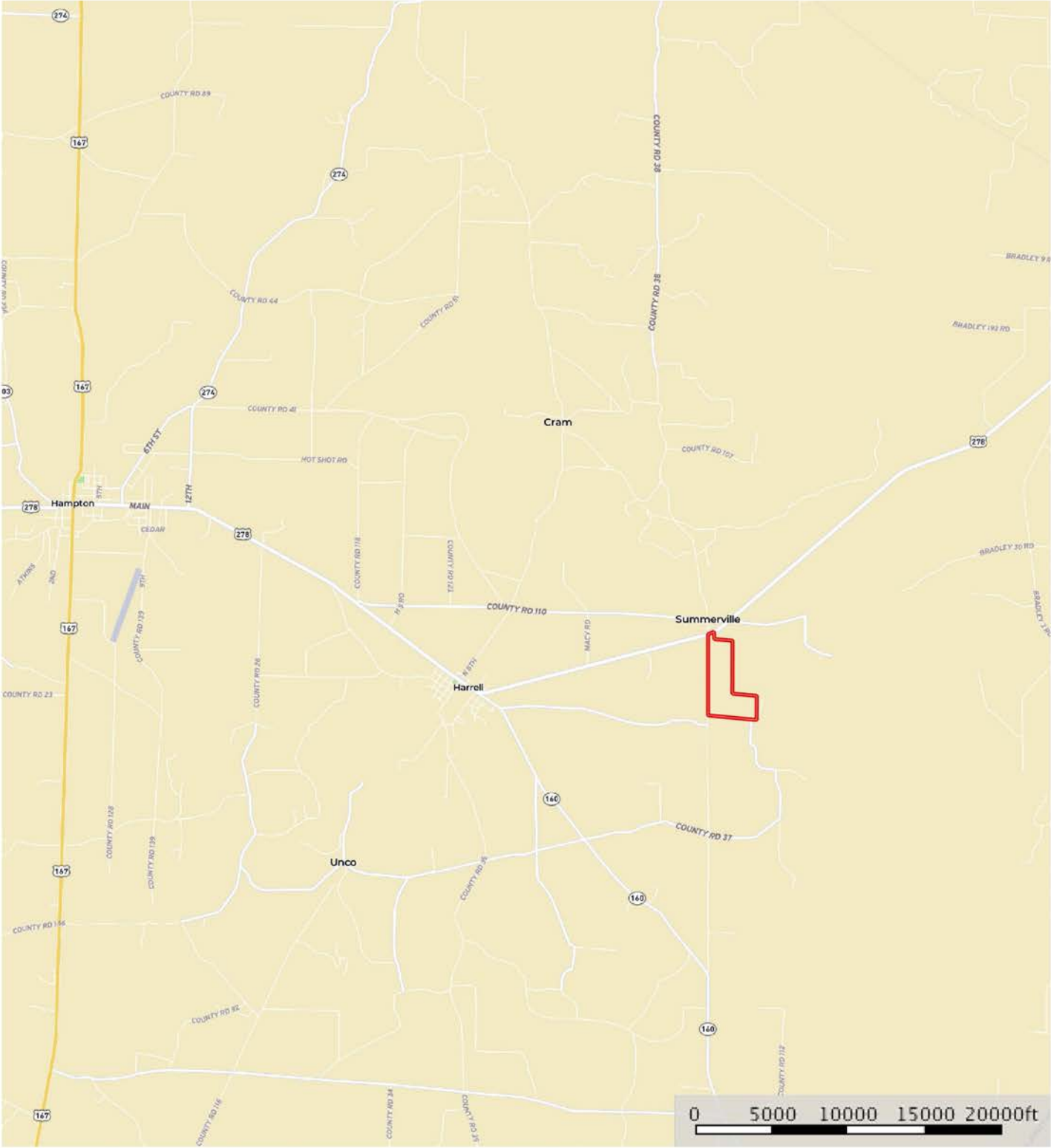


## PROPERTY SUMMARY

<b>Description:</b>	These lands are located just outside the community of Harrell and just 6 miles from the town of Hampton in Calhoun County, Arkansas. This ownership offers excellent access with County Road 38 functioning as its western boundary line and Highway 278 as the northern boundary line. These lands have formerly been mined for gravel. Timber is mixed age scattered loblolly pine. The industrial grade commercial building is over 18,000 square feet and was at one time equipped for a pine shaving operation.										
<b>Location:</b>	Harrell, Calhoun County, Arkansas  <div>Mileage Chart<hr/></div> <table><tr><td>Hampton, AR</td><td>6 Miles</td></tr><tr><td>Pine Bluff AR</td><td>68 Miles</td></tr><tr><td>Monroe, LA</td><td>87 Miles</td></tr><tr><td>Little Rock, AR</td><td>94 Miles</td></tr><tr><td>Texarkana, AR</td><td>112 Miles</td></tr></table>	Hampton, AR	6 Miles	Pine Bluff AR	68 Miles	Monroe, LA	87 Miles	Little Rock, AR	94 Miles	Texarkana, AR	112 Miles
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Pine Bluff AR	68 Miles										
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Little Rock, AR	94 Miles										
Texarkana, AR	112 Miles										
<b>GPS Coordinates:</b>	33.5109 / 92.3539										
<b>Access:</b>	Highway 278 and County Road 38										
<b>Improvements:</b>	Commercial-grade building (18,125SQ FT) 100'x175'; 25'x25' all under one roof line										
<b>Minerals:</b>	All Seller-owned minerals will convey.										
<b>Recreation:</b>	Whitetail deer hunting										
<b>Offering Price:</b>	<b>Reduced to \$297,000.00</b>										
<b>Contact:</b>	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.										

# LOCATION MAP

Martin Land & Timber  
Arkansas, AC +/-



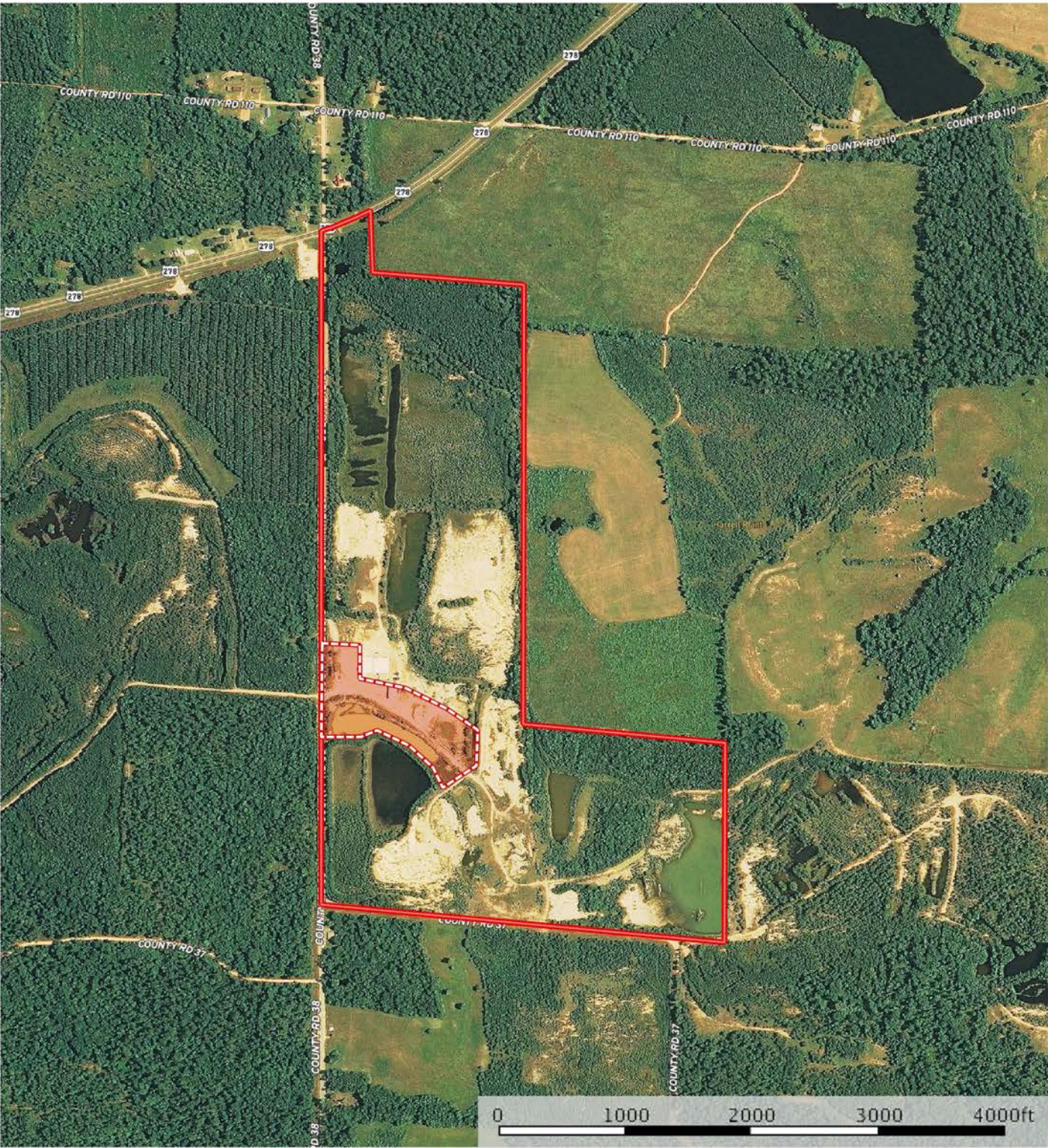
Boundary

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

Martin Land & Timber  
Arkansas, AC +/-



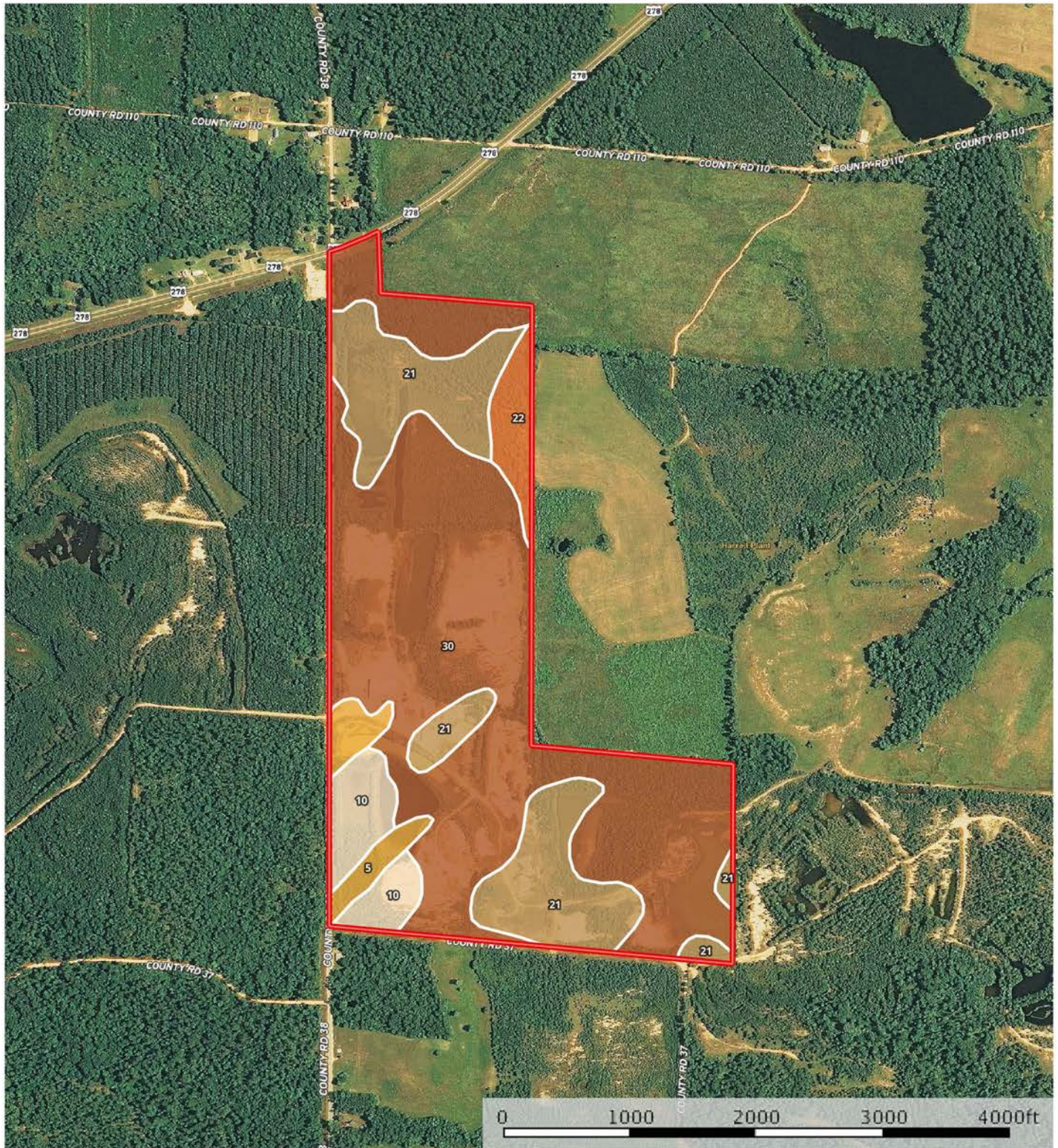
Outparcel Boundary

Sindy Cruthis

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# SOIL MAP

Martin Land & Timber  
Arkansas, AC +/-



Boundary

Sindy Cruthis

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## SOIL MAP KEY

I Boundary 172.7 ac

SOIL CODE	SOIL DESCRIPTION	ACRES	%	CAP
21	Savannah fine sandy loam, 1 to 3 percent slopes	39.2	22.72	2e
22	Savannah fine sandy loam, 3 to 8 percent slopes	5.8	3.38	2e
10	Pikeville fine sandy loam, 3 to 8 percent slopes	10.4	6.04	4e
5	Guyton soils, frequently flooded	6.0	3.46	5w
30	Smithton fine sandy loam, 0 to 2 percent slopes	111.2	64.39	3w
TOTALS		172.7	100%	2.87

### Capability Legend

Increased Limitations and Hazards

Decreased Adaptability and Freedom of Choice Users

Land, Capability  
Class(non-irrigated)



'Wild Life'	•	•	•	•	•	•	•	•
Forestry	•	•	•	•	•	•	•	
Limited	•	•	•	•	•	•	•	
Moderate	•	•	•	•	•	•		
Intense	•	•	•	•	•			
Limited	•	•	•	•				
Moderate	•	•	•					
Intense	•	•						
Very Intense	•							

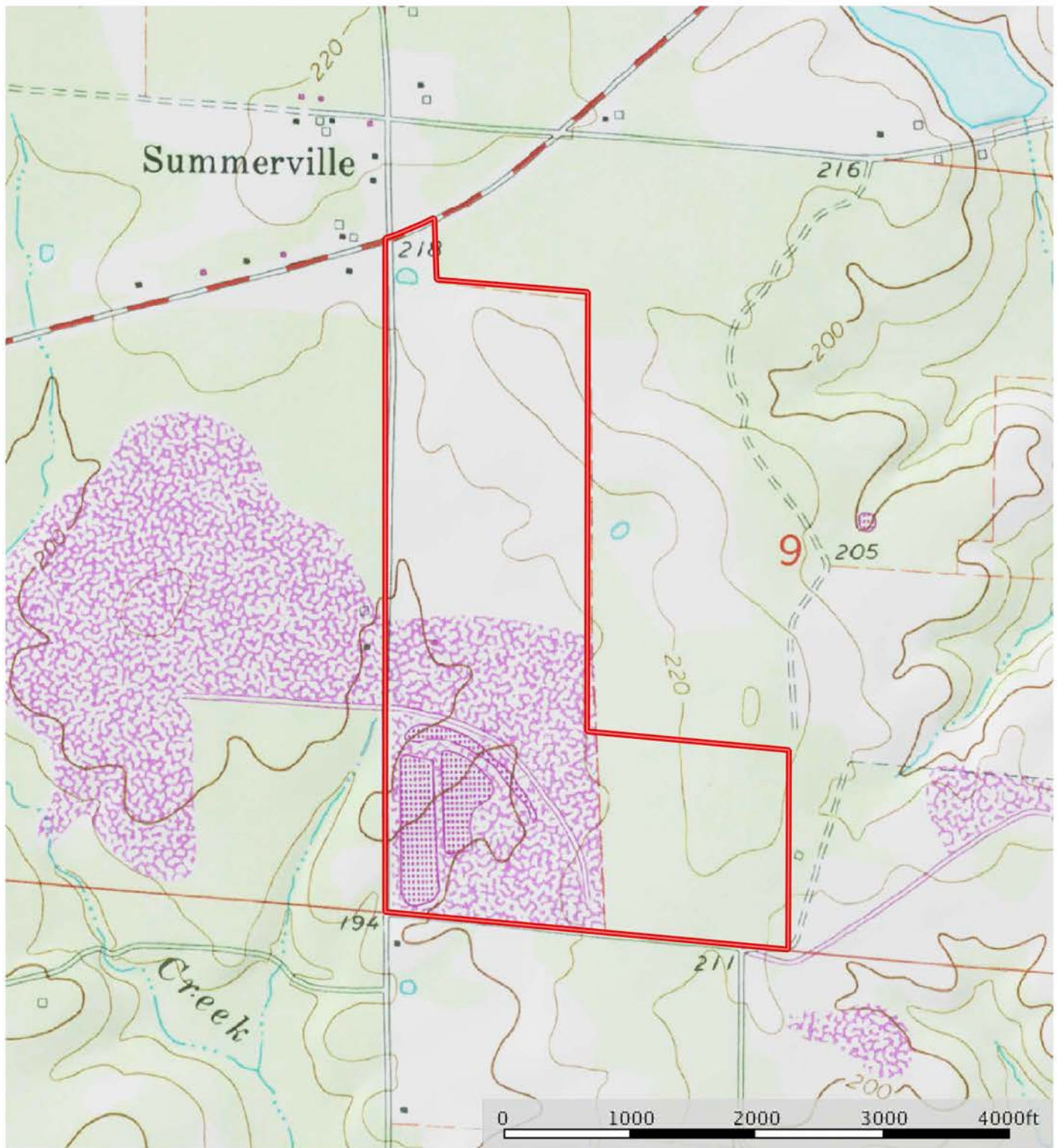
### Grazing Cultivation

(c) climatic limitations (e) susceptibility to erosion

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

## TOPOGRAPHY MAP

**Martin Land & Timber**  
Arkansas, AC +/-

 Boundary

Sindy Cruthis

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# REAL ESTATE TAX INFORMATION



Date Created: 9/18/2019

Created By: DataScoutPro

via DataScout OneMap

1 inch = 1381 feet

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<http://www.datascoutpro.com/>

## REAL ESTATE TAX INFORMATION

### 1) MARTIN LAND & TIMBER LLC

Address: 1329 S CALHOUN 38 71744  
Legal: SW SW  
Parcel: 100-00956-001C

RPID: 1098

Acres: 40

### 2) MARTIN LAND & TIMBER LLC

Address:  
Legal: SE SW  
Parcel: 100-00958-000

RPID: 1101

Acres: 40

### 3) MARTIN LAND & TIMBER LLC

Address:  
Legal: S 1/2 NW SW  
Parcel: 100-00957-001

RPID: 1100

Acres: 20

### 4) MARTIN LAND & TIMBER LLC

Address:  
Legal: N 1/2 NW SW  
Parcel: 100-00957-000

RPID: 1099

Acres: 20

### 5) MARTIN LAND & TIMBER LLC

Address:  
Legal: SW NW  
Parcel: 100-00954-000

RPID: 1095

Acres: 40

### 6) MARTIN LAND & TIMBER LLC

Address:  
Legal: PT NW NW  
Parcel: 100-00952-000

RPID: 1092

Acres: 10



NOTES

[illegible]



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501.374.3411 (office) | 501.421.0031 (fax)

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