



OFFERED FOR SALE

C&C FOREST PRODUCTS

A Timberland Investment Opportunity
58.24 (+/-) Acres • Jefferson County, Arkansas
TRACT 3

OFFERED BY



AGRICULTURE | RECREATION | TIMBERLAND
Traditional Brokerage + Sealed Bids + Consulting

LICENSED IN ARKANSAS, LOUISIANA, MISSISSIPPI, TEXAS, AND TENNESSEE



DISCLOSURE STATEMENT

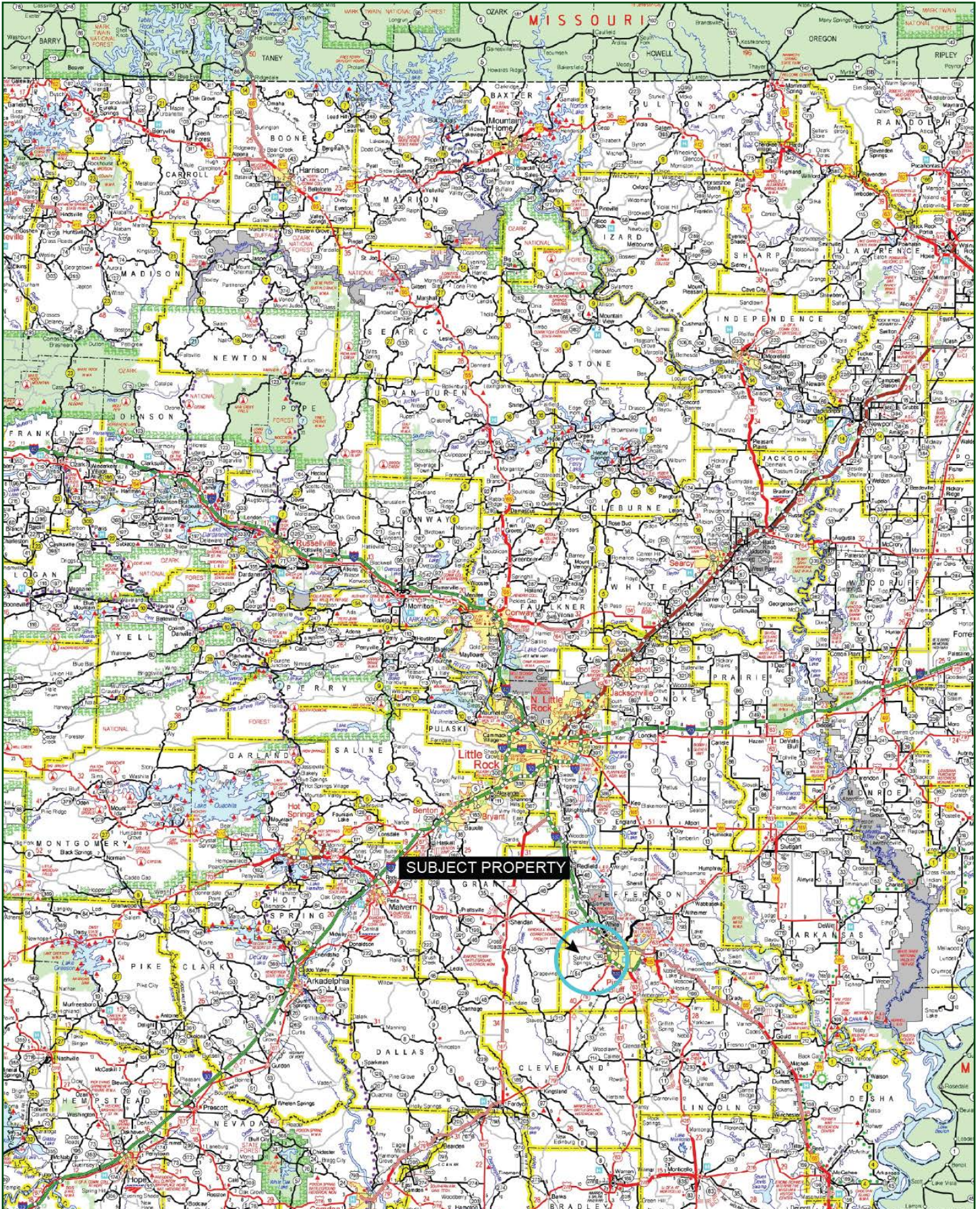
Lile Real Estate, Inc. is the listing agency for the owner of the property described within this offering brochure.

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

Description: C&C Forest Products - Tract #3 offering consists of 58.24 +/- acres of timberland in the community of Sulphur Springs, Arkansas. The parcel is located in a residential, transitional area and consists of predominately pine stocking. The property is positioned in close proximity to mills and several forest harvest operations. Access can be gained via Pine Meadow Road, Rayhan Road, and LaJolla Drive.

Recreational opportunities include small game and urban deer hunting. For more information, or to schedule a property tour, contact Brandon Stafford (mobile: 501-416-9748) or Gar Lile (mobile: 501-920-7015) of Lile Real Estate, Inc.

Location: Sulphur Springs; Jefferson County; Eastern Region of Arkansas

Mileage Chart

Pine Bluff, AR	7 Miles
Monticello, AR	23 Miles
Camden, AR	49 Miles

Access: Pine Meadow, Rayhan Road, and LaJolla Drive

Acreage: 58.24 +/-

Notable Features: 30 feet in topography change from west to east.

Recreation: Small game and urban deer hunting opportunities exist on the property.

Estimated Taxes:

Parcel Number	Tax Acres	GIS Acres	Estimated Taxes
141-00001-00	10.02	10.62	\$8.13
141-00006-00	9.53	10.22	\$11.86
141-00007-00	9.54	9.59	\$12.74
141-00008-00	9.55	10.31	\$13.61
141-00004-00	10.08	9.55	\$12.50
141-00005-00	9.52	9.52	\$9.68
	58.24	59.81	\$68.52

(Source: AR Data Scout Pro Tax Parcel Cards)

Timber Rights: All merchantable timber shall transfer unencumbered by any timber deeds or timber management contracts.

Mineral Rights: All mineral rights owned by the Seller (if any) shall convey to the Buyer.

PROPERTY SUMMARY

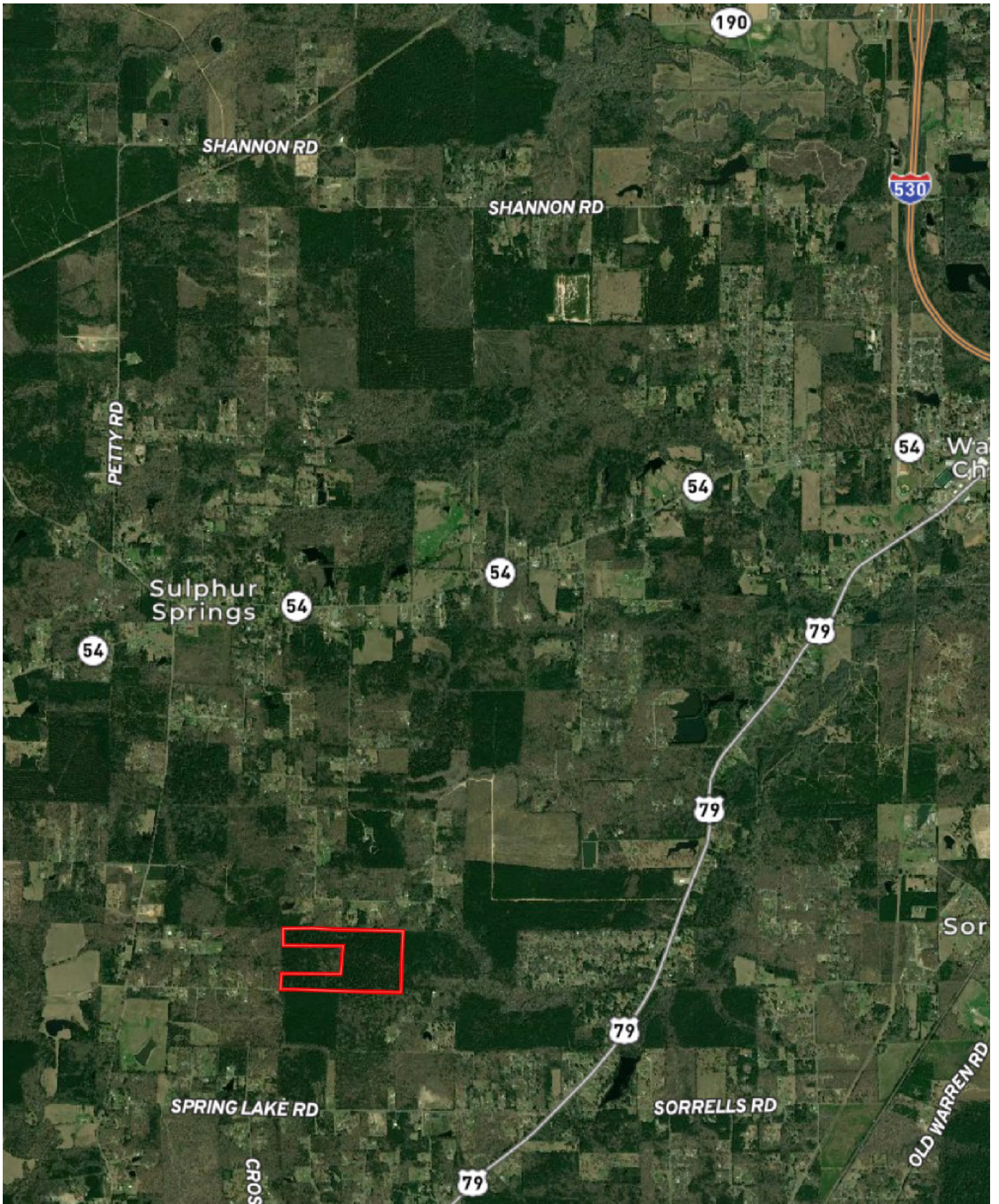
Offering Price: \$145,600, or \$2,500 per acre

Contact: Any questions concerning this offering, or to schedule a property tour should be directed to Brandon Stafford (mobile: 501-416-9748) or Gar Lile (mobile: 501-920-7015) of Lile Real Estate, Inc.

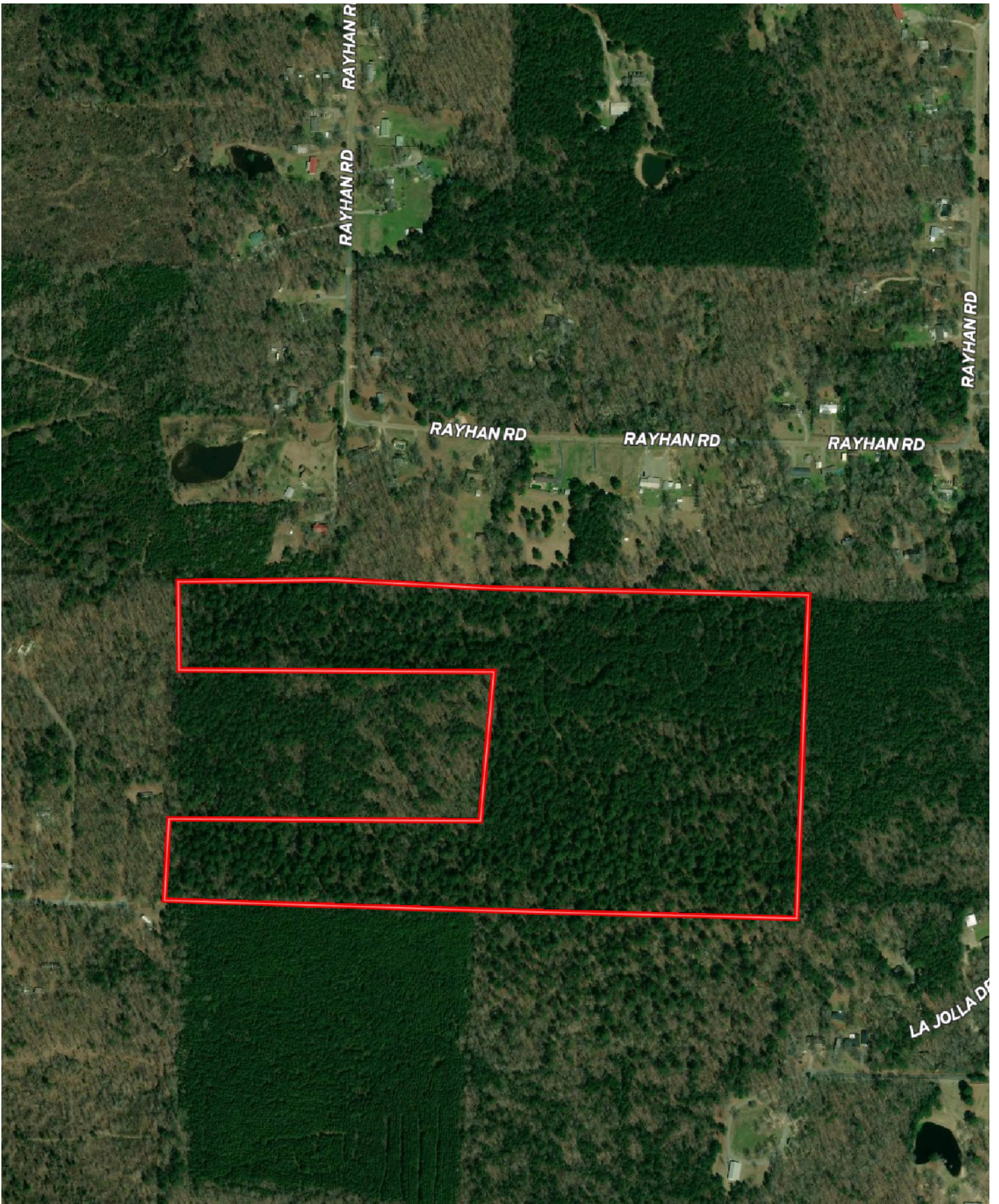
AERIAL MAP



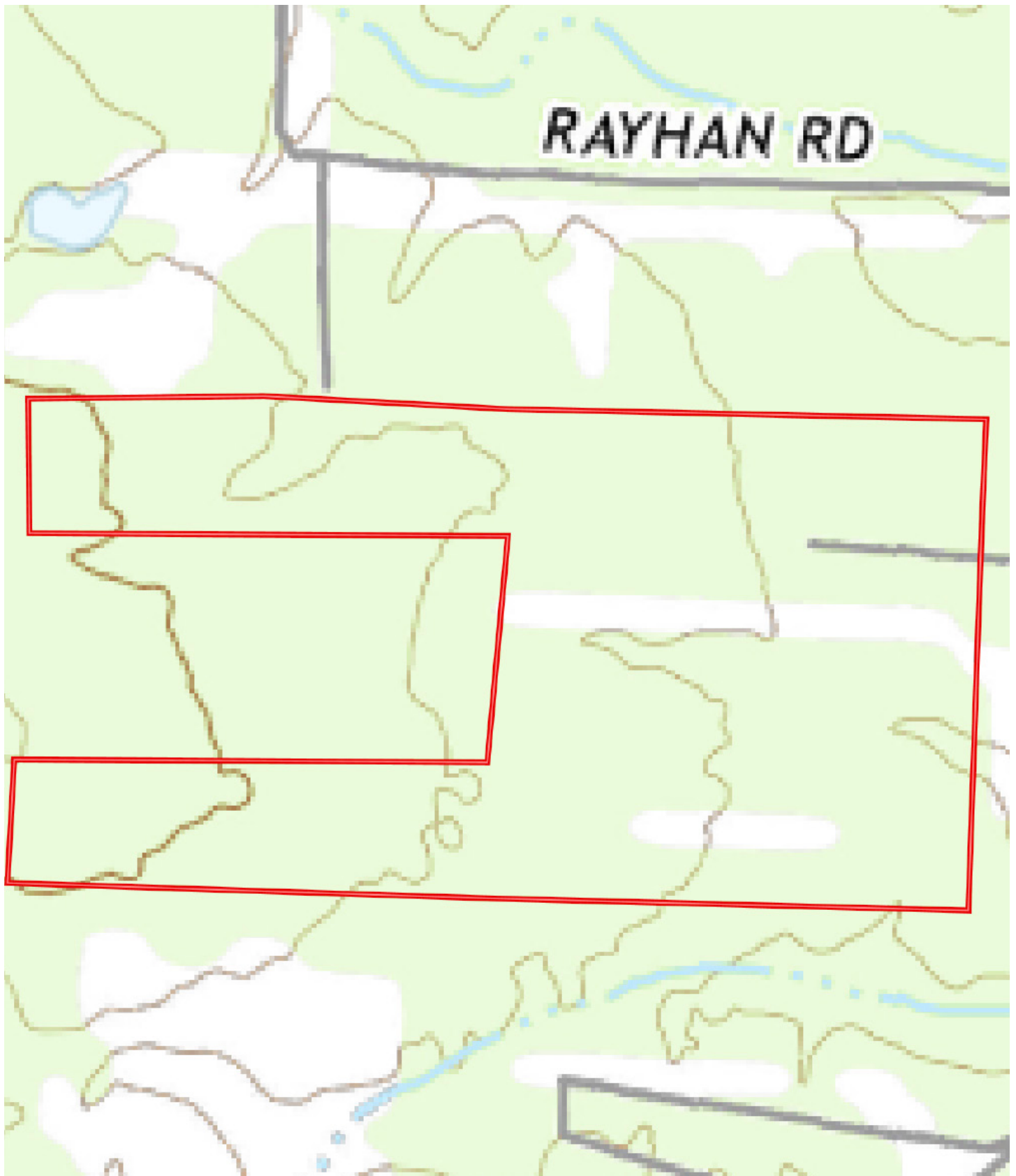
AERIAL MAP



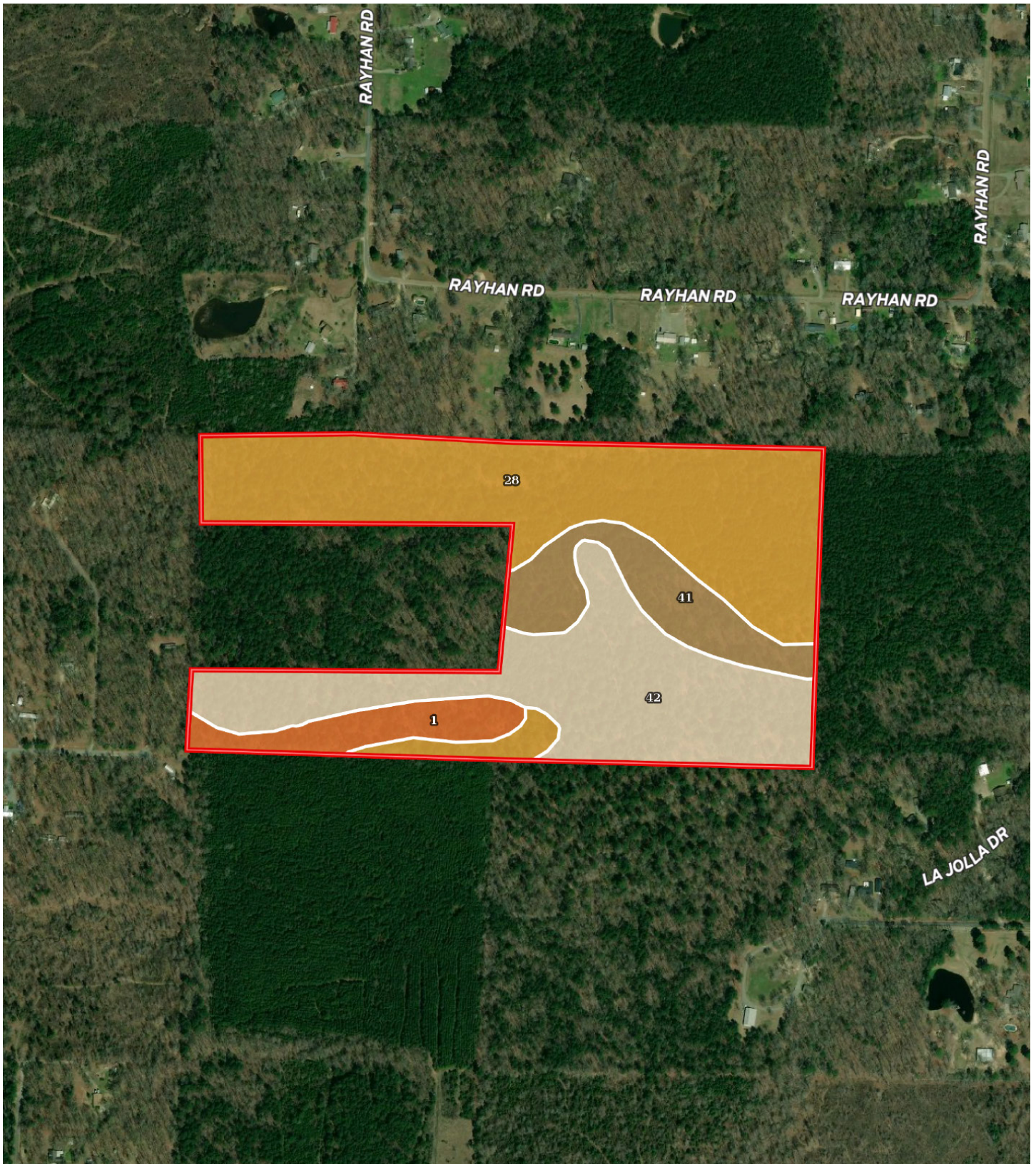
AERIAL MAP



TOPOGRAPHY MAP



SOIL MAP



SOIL MAP KEY

SOIL CODE	SOIL DESCRIPTION	ACRES	%	CPI	NCCPI	CAP
28	Pheba silt loam, 0 to 2 percent slopes	29.33	46.63	0	60	3w
42	Savannah fine sandy loam, 3 to 8 percent slopes	21.33	33.91	0	61	2e
41	Savannah fine sandy loam, 1 to 3 percent slopes	7.61	12.1	0	61	2e
1	Amy silt loam, 0 to 1 percent slopes	4.64	7.38	0	62	5w
TOTALS		62.91(*)	100%	-	60.62	2.69

(*) 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	•							

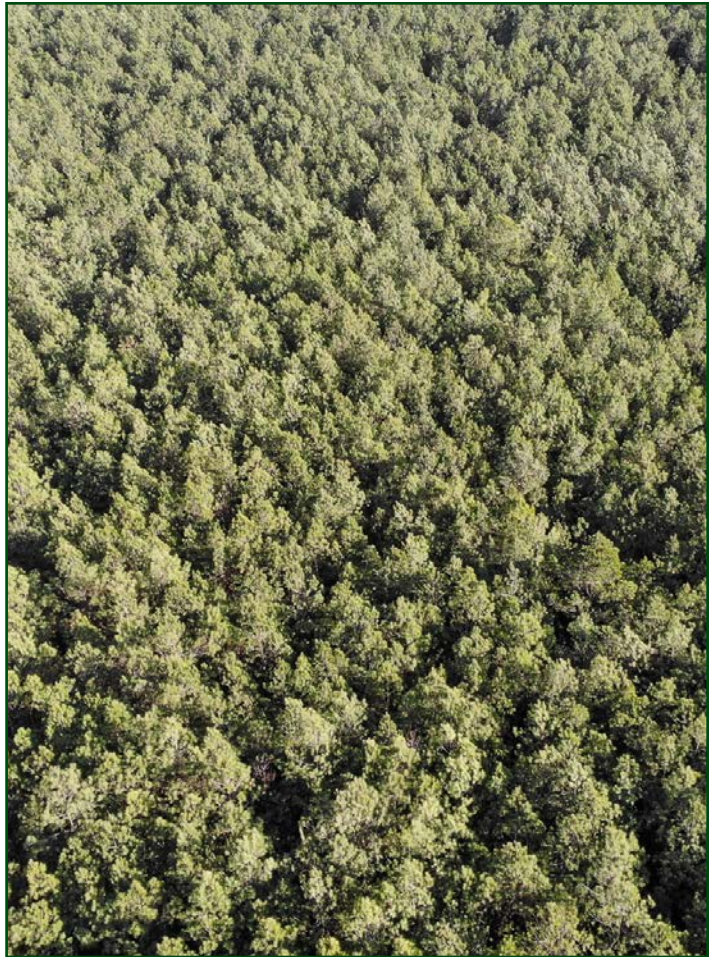
Grazing Cultivation

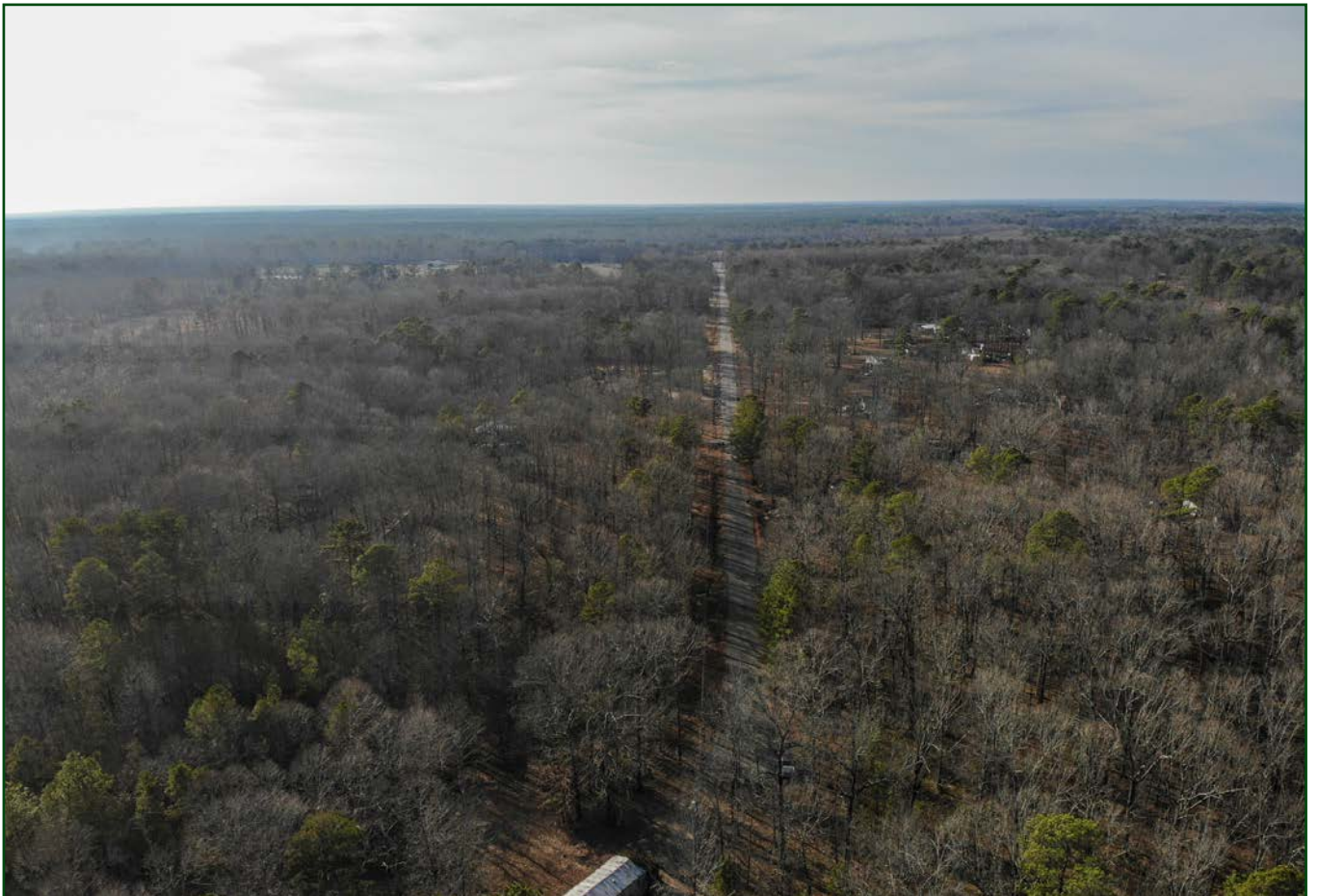
(c) climatic limitations (e) susceptibility to erosion

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

IMAGES







NOTES

[illegible]



401 Autumn Road | Little Rock, AR 72211
501.374.3411 (office) | 501.421.0031 (fax)

info@lilerealestate.com | www.lilerealestate.com



AGRICULTURE | RECREATION | TIMBERLAND

Traditional Brokerage + Sealed Bids + Consulting

LICENSED IN ARKANSAS, LOUISIANA, MISSISSIPPI, TEXAS, AND TENNESSEE