



OFFERED FOR SALE

# POISON SPRINGS 20

A Recreational and Timberland Investment Opportunity

20± Acres • Nevada County, Arkansas

OFFERED BY



**AGRICULTURE | RECREATION | TIMBERLAND**

Traditional Brokerage + Sealed Bids + Consulting

LICENSED IN ARKANSAS, LOUISIANA, MISSISSIPPI, AND TENNESSEE



#### DISCLOSURE STATEMENT

Notwithstanding any preprinted language to the contrary, this opinion is not an appraisal of the market value of the property. If an appraisal is desired, the services of a licensed or certified appraiser must be obtained. Pursuant to Ark. Code. Ann. § 17-42-110(d), a broker price opinion or market analysis issued by a real estate licensee shall not contain the terms "market value", "appraised value", or "appraisal".

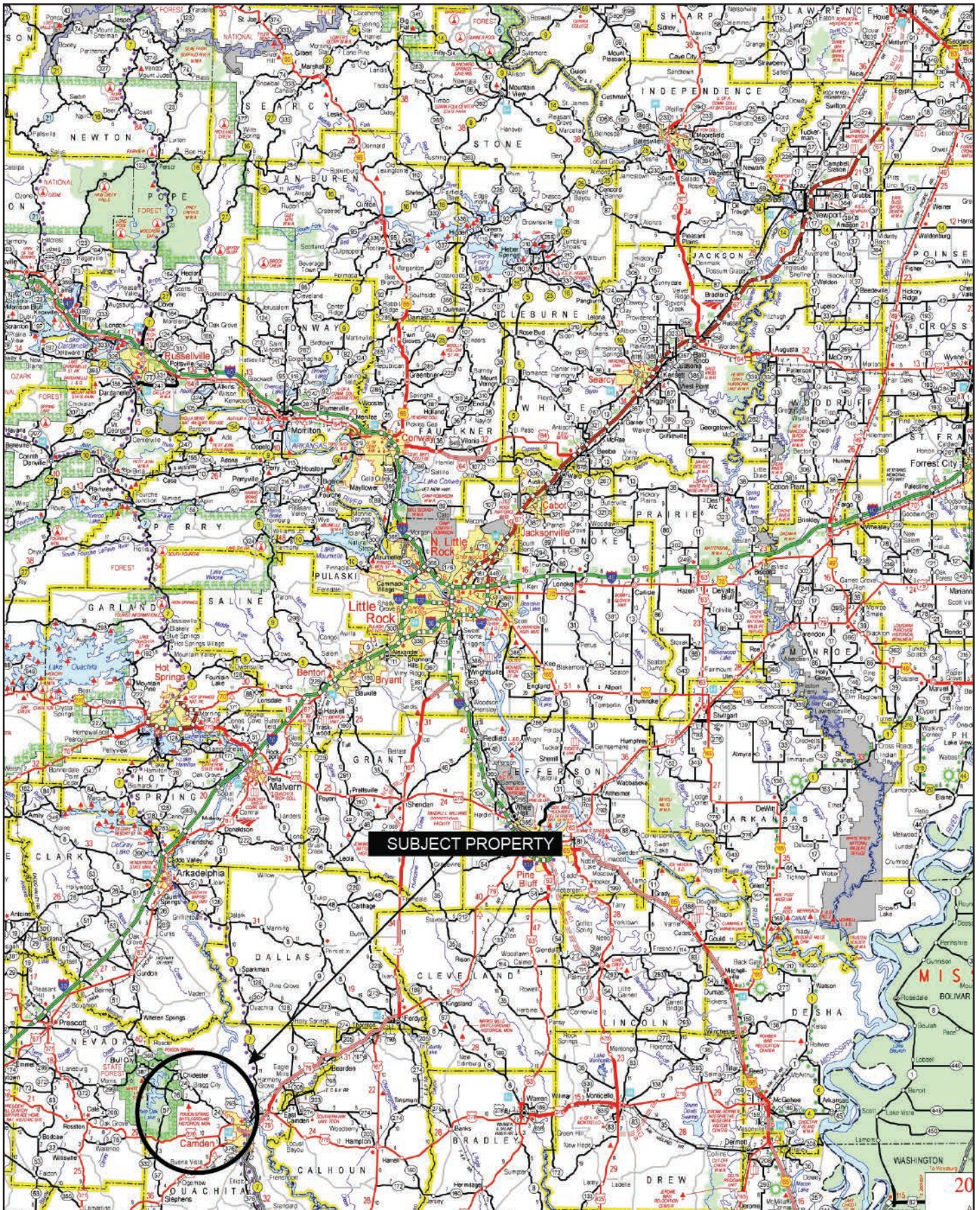
Any reference in the report to a specific marketing time period is for illustrative purposes only and does not obligate the licensee or broker to sell the property within the stated timeframe or act as a representation or guarantee that the property will be sold within such timeframe.

Unless otherwise indicated, the broker price opinion assumes without investigation a fee simple title ownership interest without any reservation of minerals, subsurface rights, or otherwise.

This broker price opinion report is to be used solely for purposes allowed by state and federal law. If the report is to be used for any purpose not specifically allowed by state and federal law, legal counsel should be consulted.



# VICINITY MAP





## PROPERTY SUMMARY

<b>Description:</b>	<p>The Poison Spring 20 offers a great recreational and timberland investment opportunity. The property consists of 20± acres and is located in Nevada County, Arkansas. It is a well stocked 17 year old pine plantation that has already been thinned. The stand of pine is in good health, and maturing well. The west and south property lines border the Poison Springs Wildlife Management Area (WMA).</p> <p>While this is a small tract of land, it has it all - timberland investment, private hunting, recreation, access to public hunting, and fishing at White Oak Lake just down the road.</p>										
<b>Location:</b>	<p>Good Hope; Nevada County; Southwestern Region of Arkansas</p> <table><tr><td colspan="2"><u>Mileage Chart</u></td></tr><tr><td>Camden, AR</td><td>15 Miles</td></tr><tr><td>Texarkana, AR</td><td>34 Miles</td></tr><tr><td>Arkadelphia, AR</td><td>40 Miles</td></tr><tr><td>El Dorado, AR</td><td>80 Miles</td></tr></table>	<u>Mileage Chart</u>		Camden, AR	15 Miles	Texarkana, AR	34 Miles	Arkadelphia, AR	40 Miles	El Dorado, AR	80 Miles
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Camden, AR	15 Miles										
Texarkana, AR	34 Miles										
Arkadelphia, AR	40 Miles										
El Dorado, AR	80 Miles										
<b>Acreage:</b>	20± total acres										
<b>Access:</b>	There is no deeded access to the property.										
<b>Mineral Rights:</b>	Mineral rights owned by the Seller do not convey to the Buyer.										
<b>Timber Rights:</b>	All timber rights owned by the Seller (if any) to convey to the Buyer.										
<b>Offering Price:</b>	\$42,000.00										

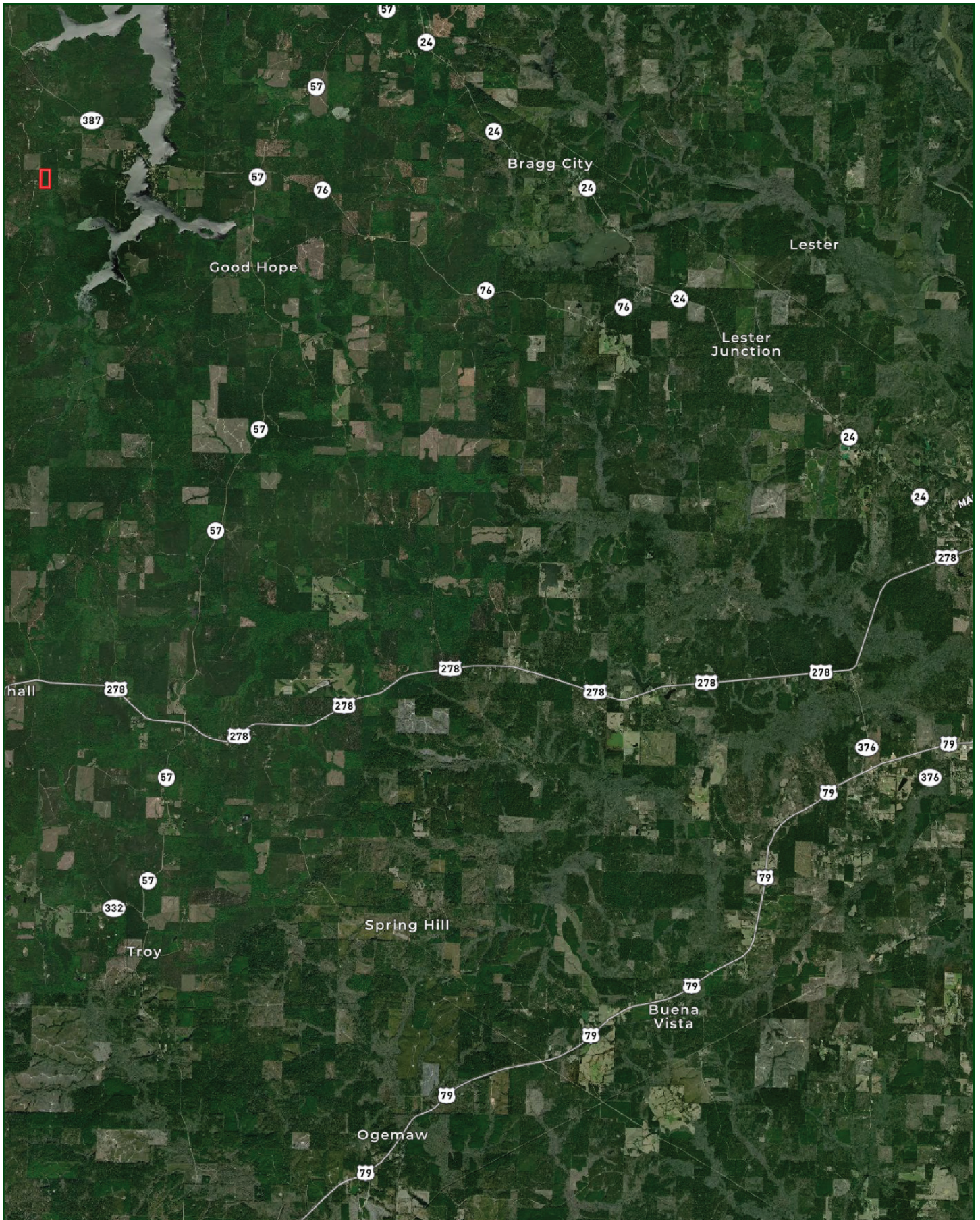
To find out more about Runway 143 or to schedule a property tour,  
contact David Stone or Matt Stone of Lile Real Estate, Inc.

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870-818-0751 (mobile) | dstone@lilerealestate.com

Matt Stone  
870-818-0750 (mobile) | mstone@lilerealestate.com



## LOCATION MAP



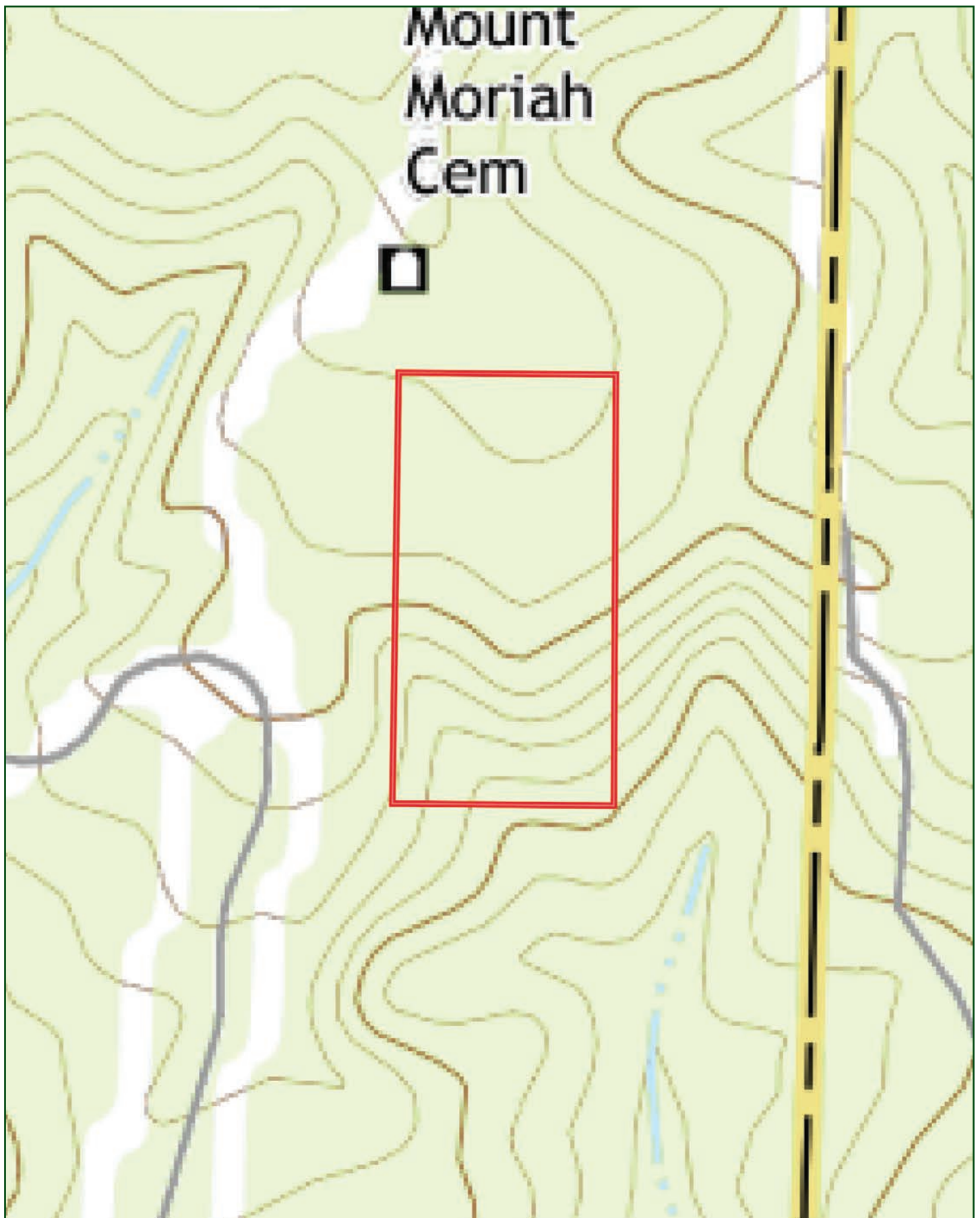


## AERIAL MAP





# TOPOGRAPHY MAP





# SOIL REPORT





## SOIL MAP KEY

SOIL CODE	SOIL DESCRIPTION	ACRES	%	CPI	NCCPI	CAP
DaC	Darden loamy fine sand, 1 to 8 percent slopes	13.39	65.38	0	27	4s
StC	Smithdale fine sandy loam, 3 to 8 percent slopes	7.08	34.57	0	62	3e
WaC	Warnock fine sandy loam, 1 to 7 percent slopes	0.01	0.05	0	78	3e
TOTALS		20.48(*)	100%	-	39.12	3.65









(\*) 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

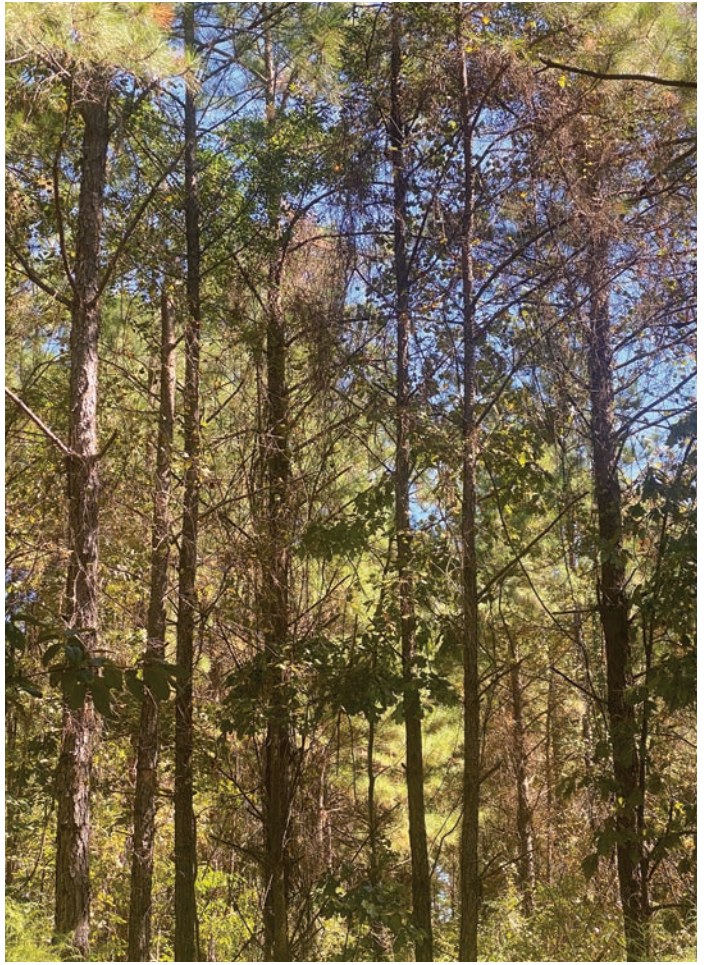
(c) climatic limitations (e) susceptibility to erosion

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













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