



OFFERED FOR SALE

RUNWAY 143

A Recreational and Timberland Investment Opportunity

143± Acres • Ouachita County, Arkansas

OFFERED BY



AGRICULTURE | RECREATION | TIMBERLAND

Traditional Brokerage + Sealed Bids + Consulting

LICENSED IN ARKANSAS, LOUISIANA, MISSISSIPPI, AND TENNESSEE

WILLE

REAL ESTATE

DISCLOSURE STATEMENT

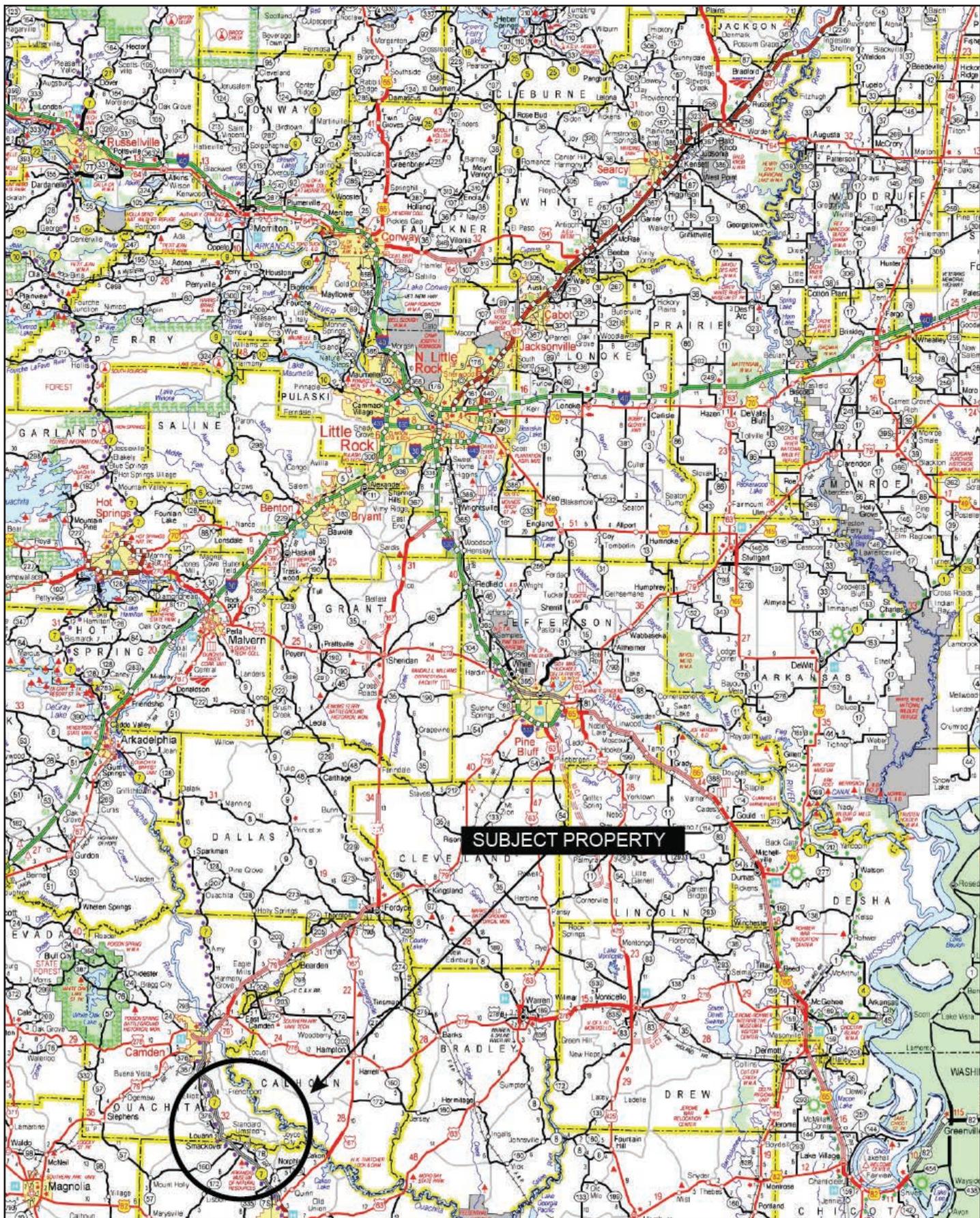
Notwithstanding any preprinted language to the contrary, this opinion is not an appraisal of the market value of the property. If an appraisal is desired, the services of a licensed or certified appraiser must be obtained. Pursuant to Ark. Code. Ann. § 17-42-110(d), a broker price opinion or market analysis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

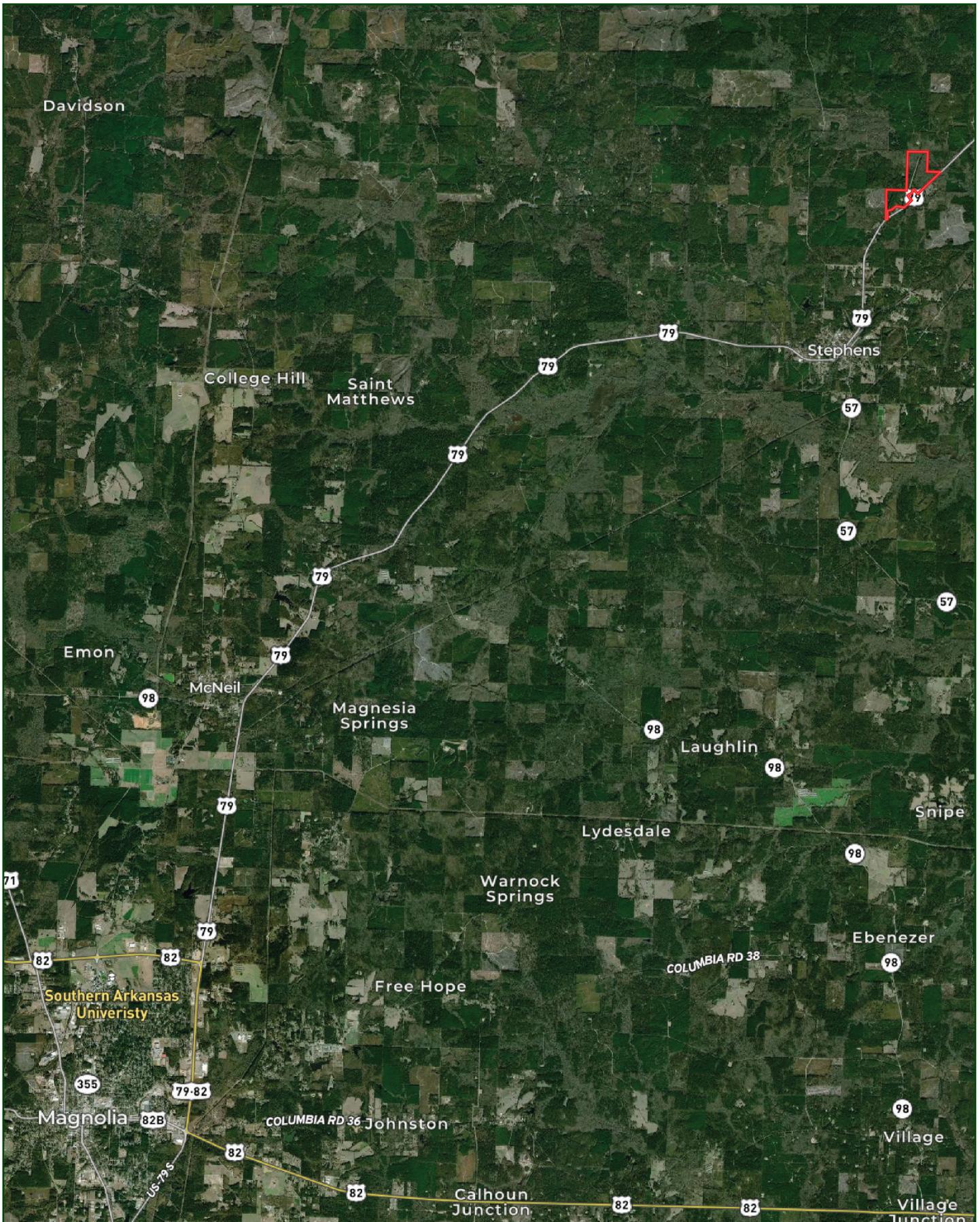
- Description:** This property is a hidden gem in south Arkansas! Runway 143 is located on the north end of Stephens, Arkansas and consists of 143.33± acres, with an airport sitting right in the middle of it. The airport makes up 40.23± acres with the remaining 103.10± acres being well stocked in pine and hardwood timber and a pond. It has two airplane hangars with a paved runway. The tract is in south Ouachita County, just across the county line of Columbia County where the lithium investment opportunity has grown substantially and garnered national attention.
- Location:** Stephens; Ouachita County; Southwestern Region of Arkansas
- Mileage Chart
- | | |
|---------------|----------|
| Magnolia, AR | 16 Miles |
| El Dorado, AR | 33 Miles |
| Hope, AR | 42 Miles |
| Texarkana, AR | 62 Miles |
- Acreage:** 143± total acres
- Access:** Arkansas State Highway 79
- Recreation:** Recreational opportunities include deer and turkey hunting, as well as small game hunting such as rabbit, squirrel, and raccoon.
- Mineral Rights:** All mineral rights owned by the Seller (if any) to convey to the Buyer.
- Timber Rights:** All timber rights owned by the Seller (if any) to convey to the Buyer.
- Offering Price:** \$399,000.00

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

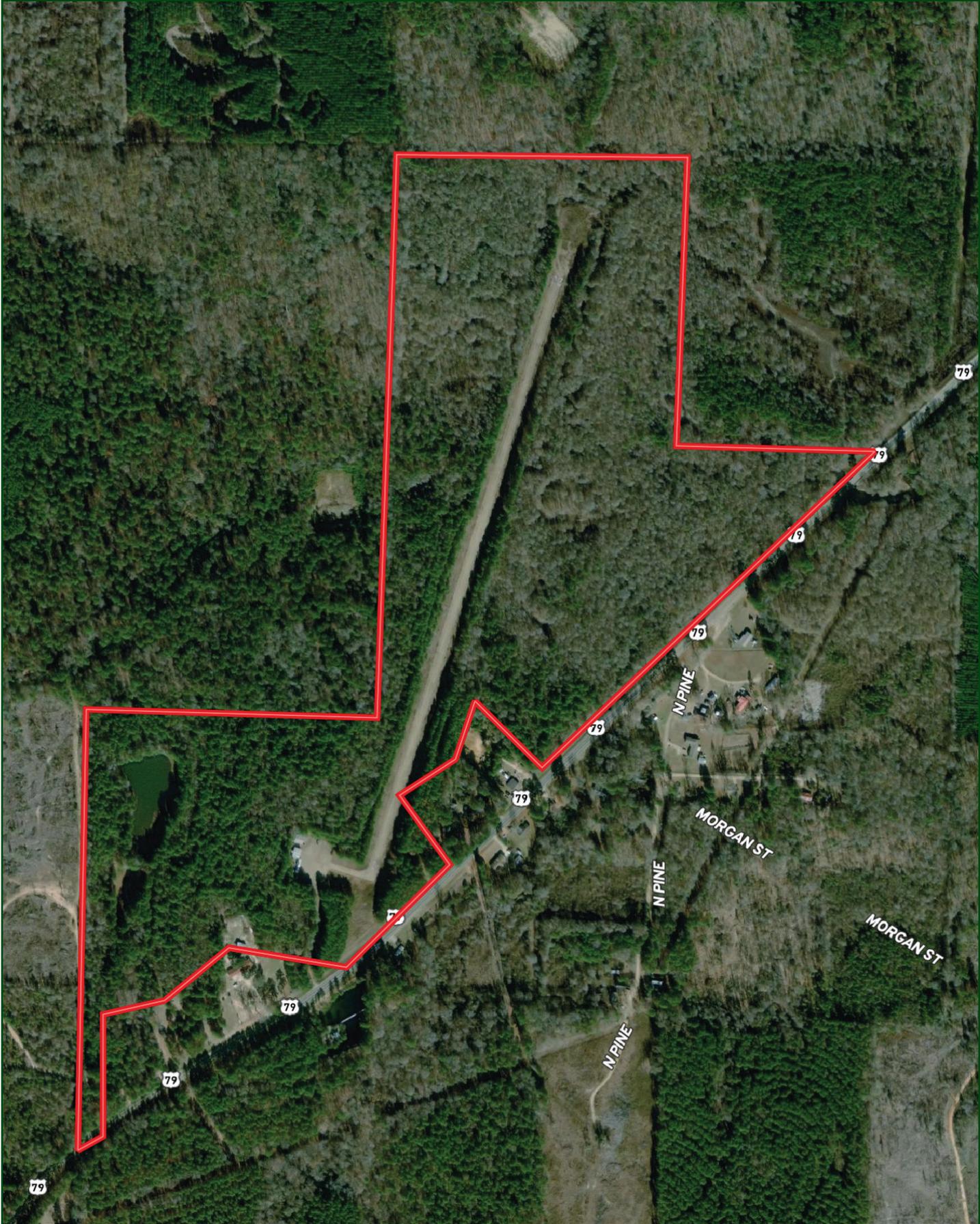
David Stone
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Matt Stone
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LOCATION MAP



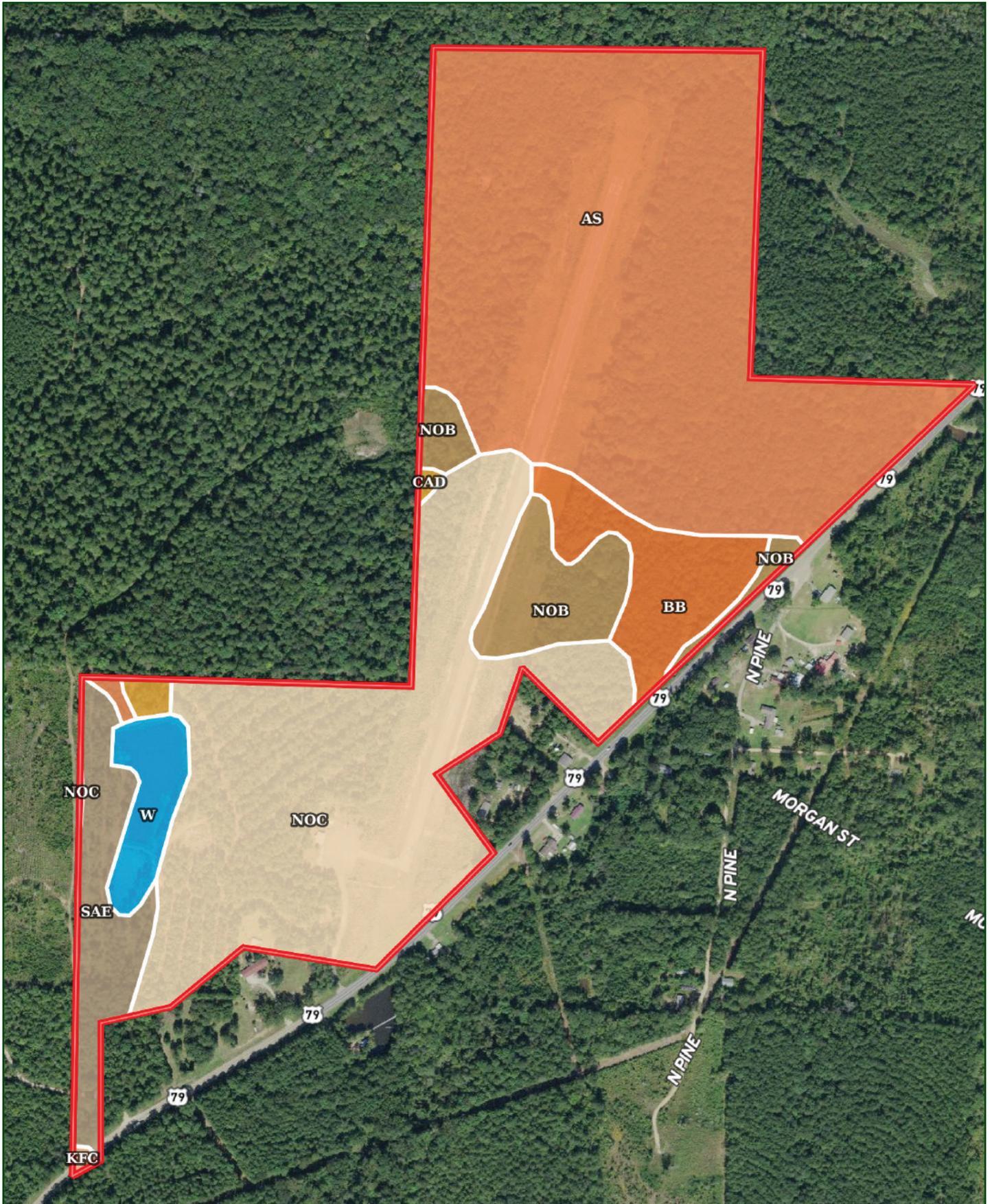
AERIAL MAP



TOPOGRAPHY MAP



SOIL REPORT



SOIL MAP KEY

SOIL CODE	SOIL DESCRIPTION	ACRES	%	CPI	NCCPI	CAP
AS	Amy silt loam, 0 to 1 percent slopes, frequently flooded	65.33	47.23	0	43	5w
NoC	Norfolk fine sandy loam, 3 to 8 percent slopes	43.63	31.54	0	75	3e
NoB	Norfolk fine sandy loam, 1 to 3 percent slopes	8.45	6.11	0	75	2e
BB	Bibb fine sandy loam, 0 to 1 percent slopes, frequently flooded	8.04	5.81	0	35	5w
SaE	Sacul fine sandy loam, 8 to 15 percent slopes	7.8	5.64	0	69	6e
W	Water	4	2.89	0	-	8
CaD	Smithdale fine sandy loam, 8 to 12 percent slopes	0.89	0.64	0	60	4e
KfC	Kirvin fine sandy loam, 3 to 8 percent slopes	0.2	0.14	0	69	3e
TOTALS		138.3 4(*)	100%	-	54.96	4.32

(*) 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

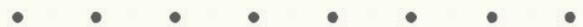
Increased Limitations and Hazards

Decreased Adaptability and Freedom of Choice Users

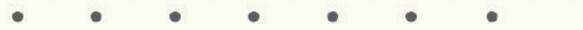
Land, Capability



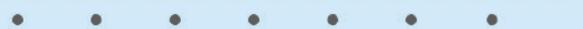
'Wild Life'



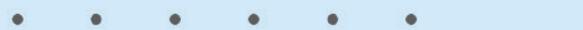
Forestry



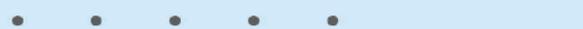
Limited



Moderate



Intense



Limited



Moderate



Intense



Very Intense



Grazing Cultivation

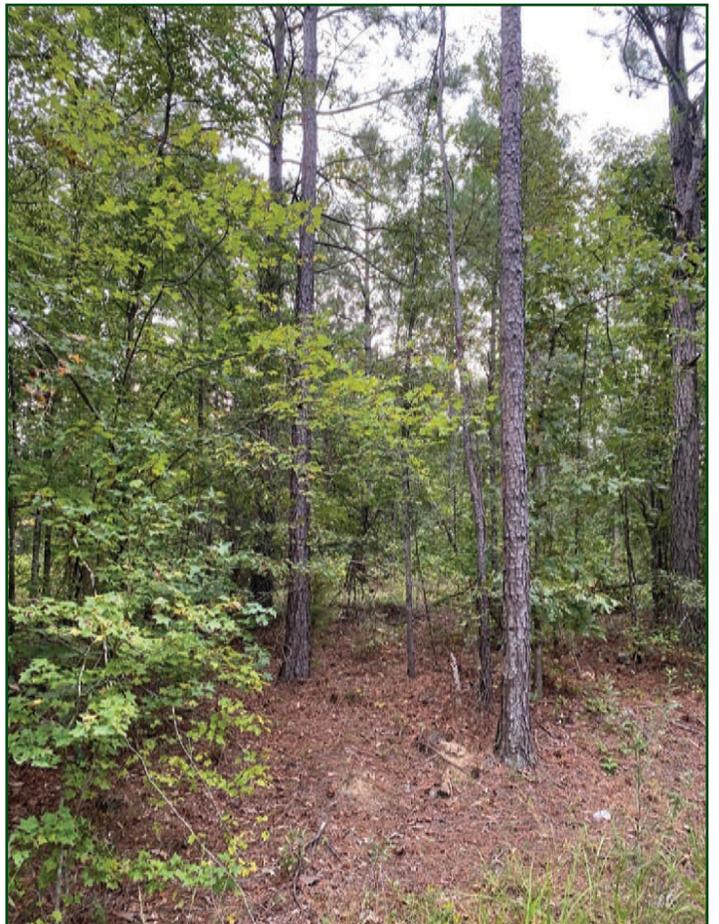
(c) climatic limitations (e) susceptibility to erosion

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













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