



OFFERED FOR SALE

PIGOTT PARADISE 40

A Recreational and Timberland Investment Opportunity

40± 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

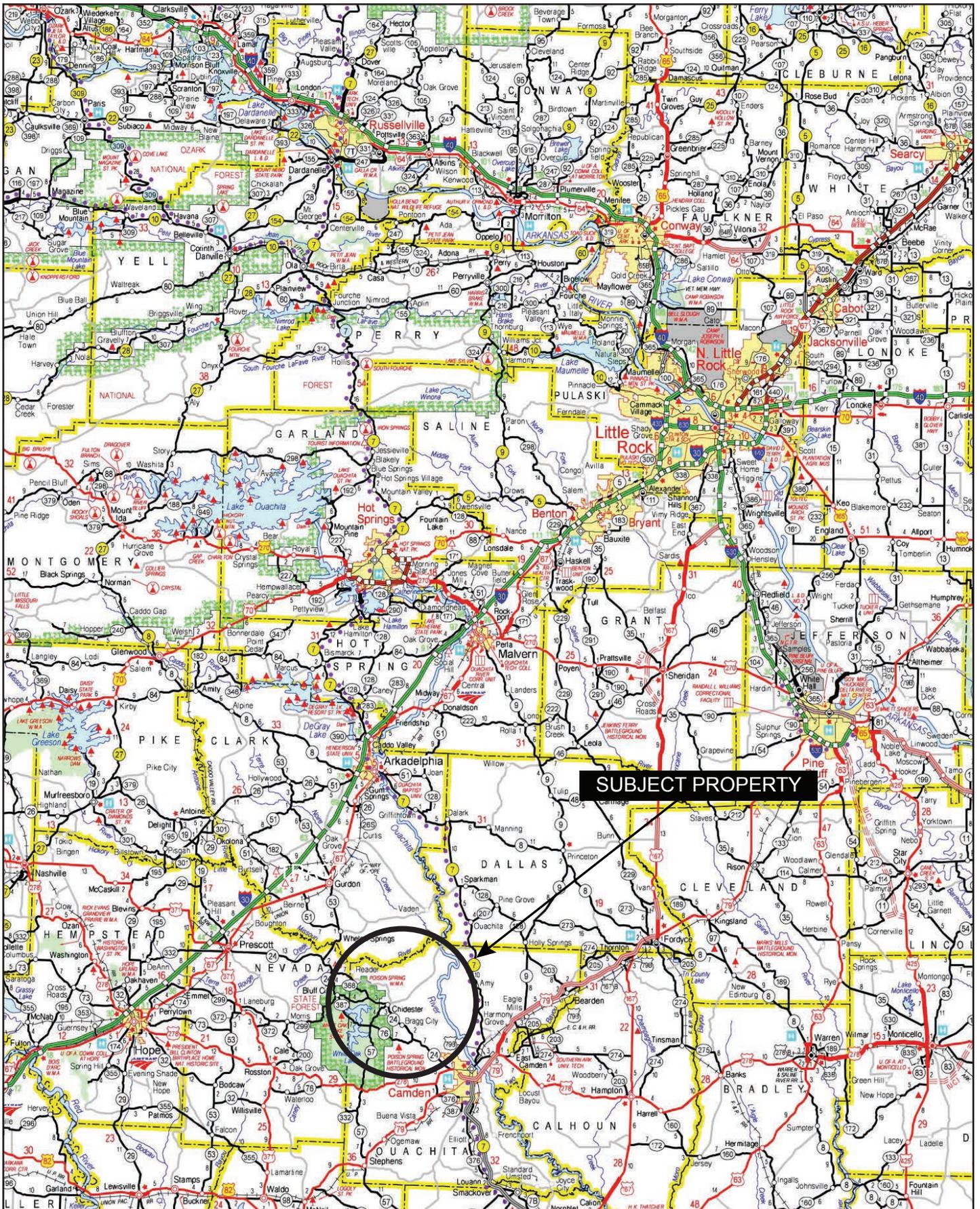
Notwithstanding any preprinted language to the contrary, this opinion is not an appraisal of the market value of the property. If an appraisal is desired, the services of a licensed or certified appraiser must be obtained. Pursuant to Ark. Code. Ann. § 17-42-110(d), a broker price opinion or market analysis 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:	Pigott Paradise 40 consists of 40± acres offering deer, turkey, small game, and even has a cypress brake that has some duck hunting. It is in a rural, secluded part of Ouachita County near Chidester, Arkansas. The property offers a great opportunity to invest in a piece of land that has both recreational and timberland investment opportunities.
Location:	Chidester; Ouachita County; Southern Region of Arkansas
	<u>Mileage Chart</u>
	Chidester, AR 11 Miles
	Sparkman, AR 19 Miles
	Camden, AR 30 Miles
	Prescott, AR 37 Miles
	Hope, AR 48 Miles
	Magnolia, AR 48 Miles
	Arkadelphia, AR 49 Miles
	El Dorado, AR 56 Miles
	Texarkana, AR 84 Miles
Acreage:	40± acres
Recreation:	Deer, turkey, small game, and some duck hunting opportunities all exist on the property.
Access:	No deeded access.
Real Estate Taxes:	\$42.34 (estimated)
Mineral Rights:	Seller reserves their mineral rights.
Offering Price:	\$76,000.00

To find out more about Pigott Paradise 40 or to schedule a property tour, contact David Stone or Matt Stone of Lile Real Estate, Inc.

David Stone

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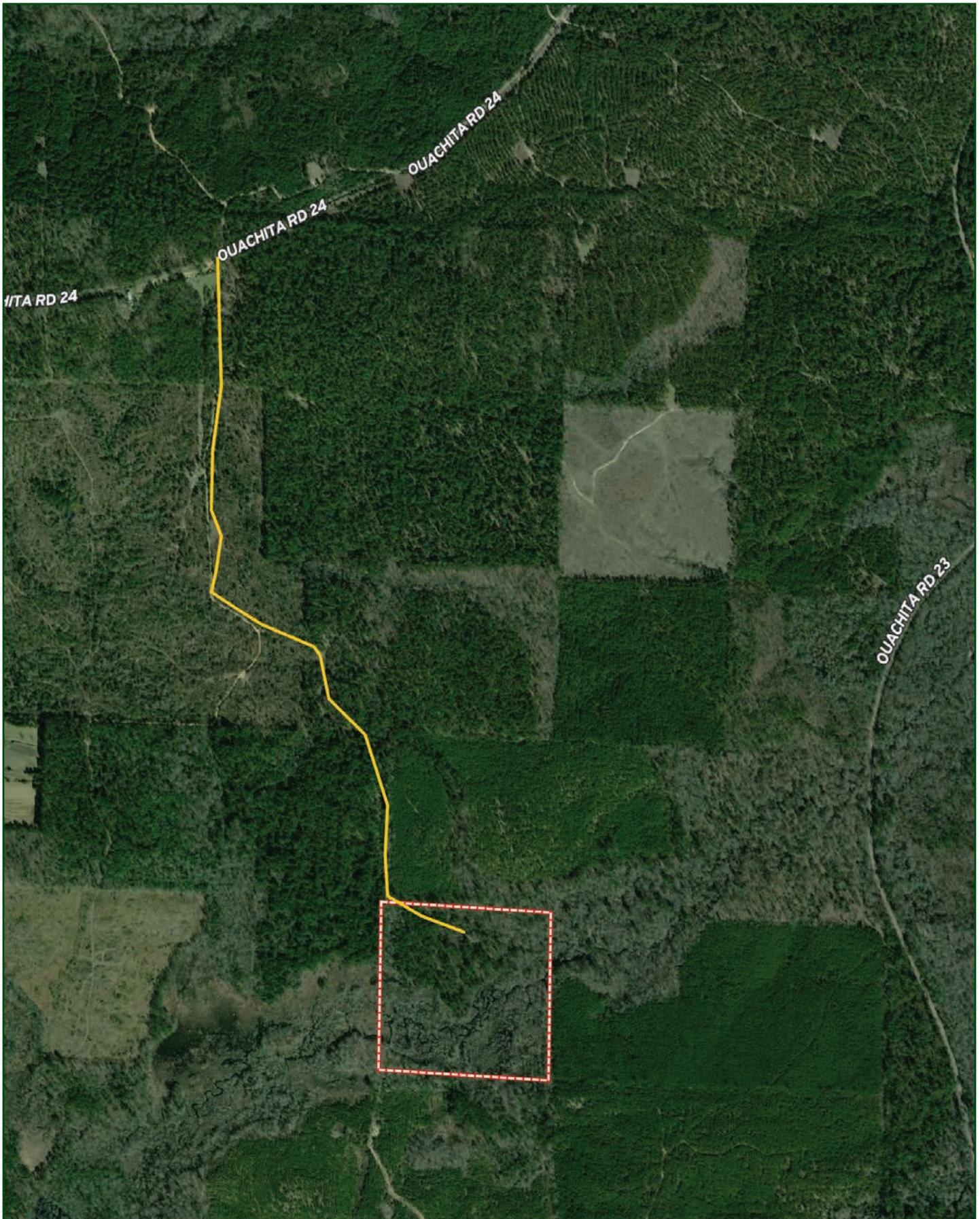
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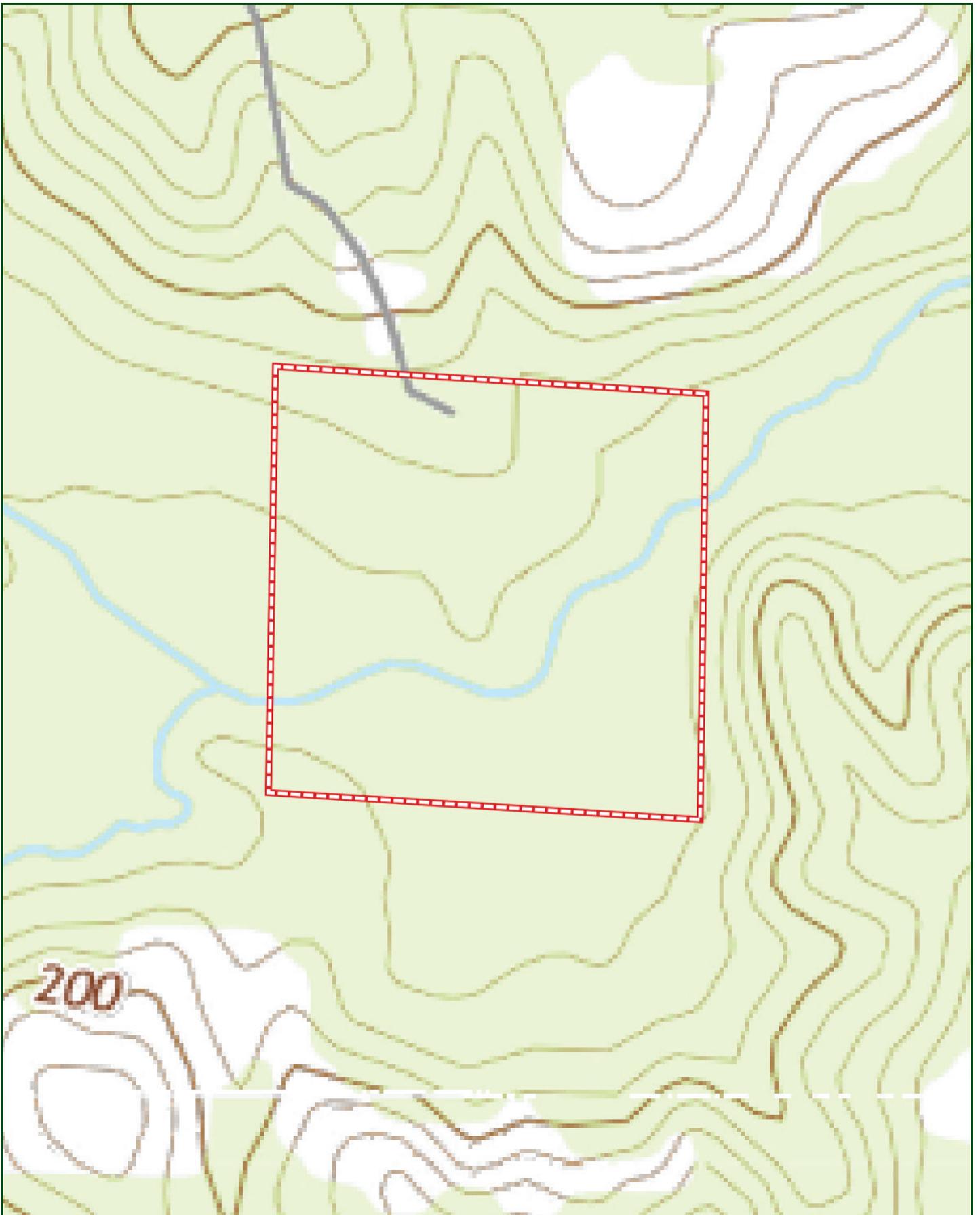
AERIAL MAP



ACCESS MAP



TOPOGRAPHY MAP



SOIL MAP



SOIL MAP KEY

SOIL CODE	SOIL DESCRIPTION	ACRES	%	CPI	NCCPI	CAP
BB	Bibb fine sandy loam, 0 to 1 percent slopes, frequently flooded	26.64	66.9	0	35	5w
CNB	Cahaba-Norfolk association, undulating	7.43	18.66	0	75	3e
KSC	Kirvin-Sacul association, rolling	5.75	14.44	0	68	6e
TOTALS		39.82(*)	100%	-	47.23	4.77

(*) 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

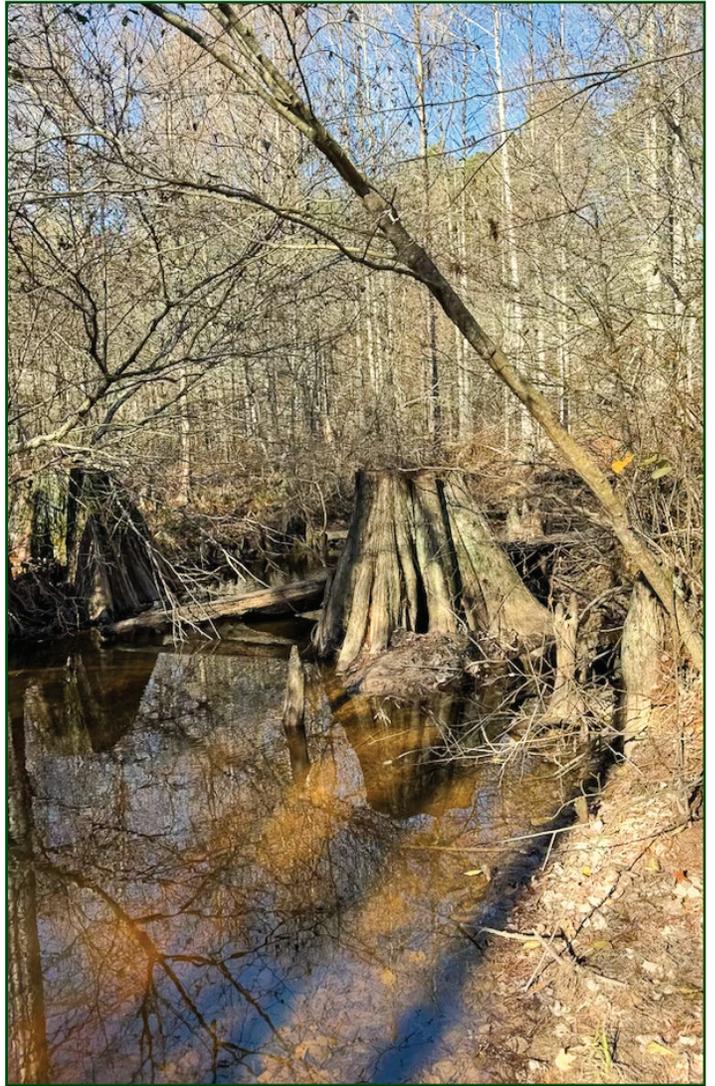
Land, Capability

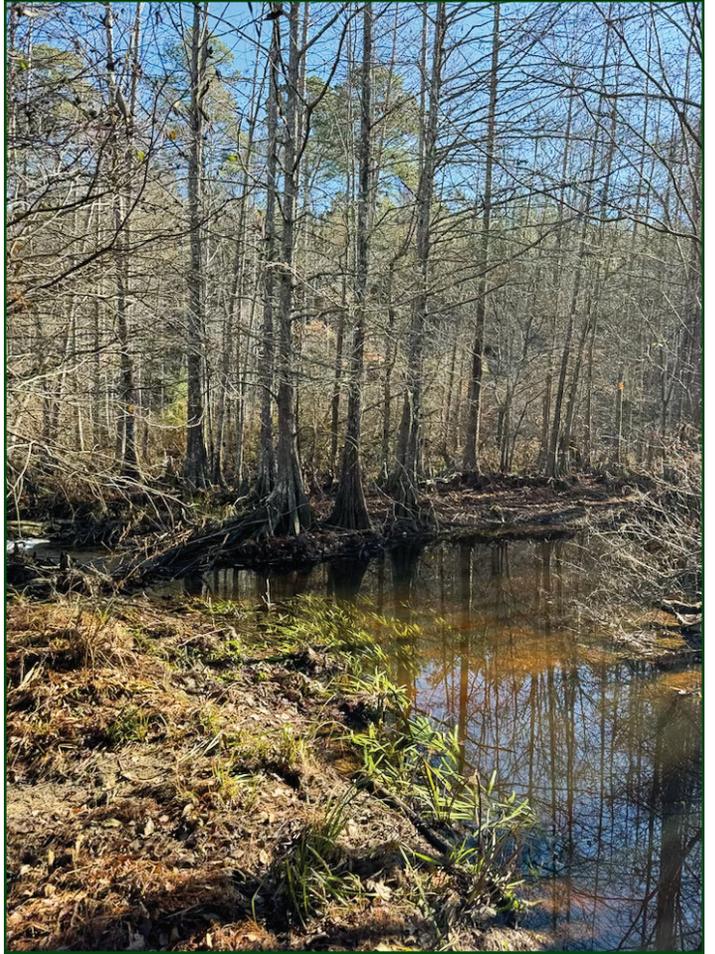
	1	2	3	4	5	6	7	8
'Wild Life'	•	•	•	•	•	•	•	•
Forestry	•	•	•	•	•	•	•	
Limited	•	•	•	•	•	•	•	
Moderate	•	•	•	•	•	•		
Intense	•	•	•	•	•			
Limited	•	•	•	•				
Moderate	•	•	•					
Intense	•	•						
Very Intense	•							

Grazing Cultivation

(c) climatic limitations (e) susceptibility to erosion

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







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