



OFFERED FOR SALE

FISH FAMILY TIMBERLAND

A Timberland and Recreational Investment Opportunity

40± Acres • Lincoln County, Arkansas

OFFERED BY



AGRICULTURE | RECREATION | TIMBERLAND

Traditional Brokerage + Sealed Bids + Consulting

LICENSED IN ARKANSAS, LOUISIANA, MISSISSIPPI, AND TENNESSEE



DISCLOSURE STATEMENT

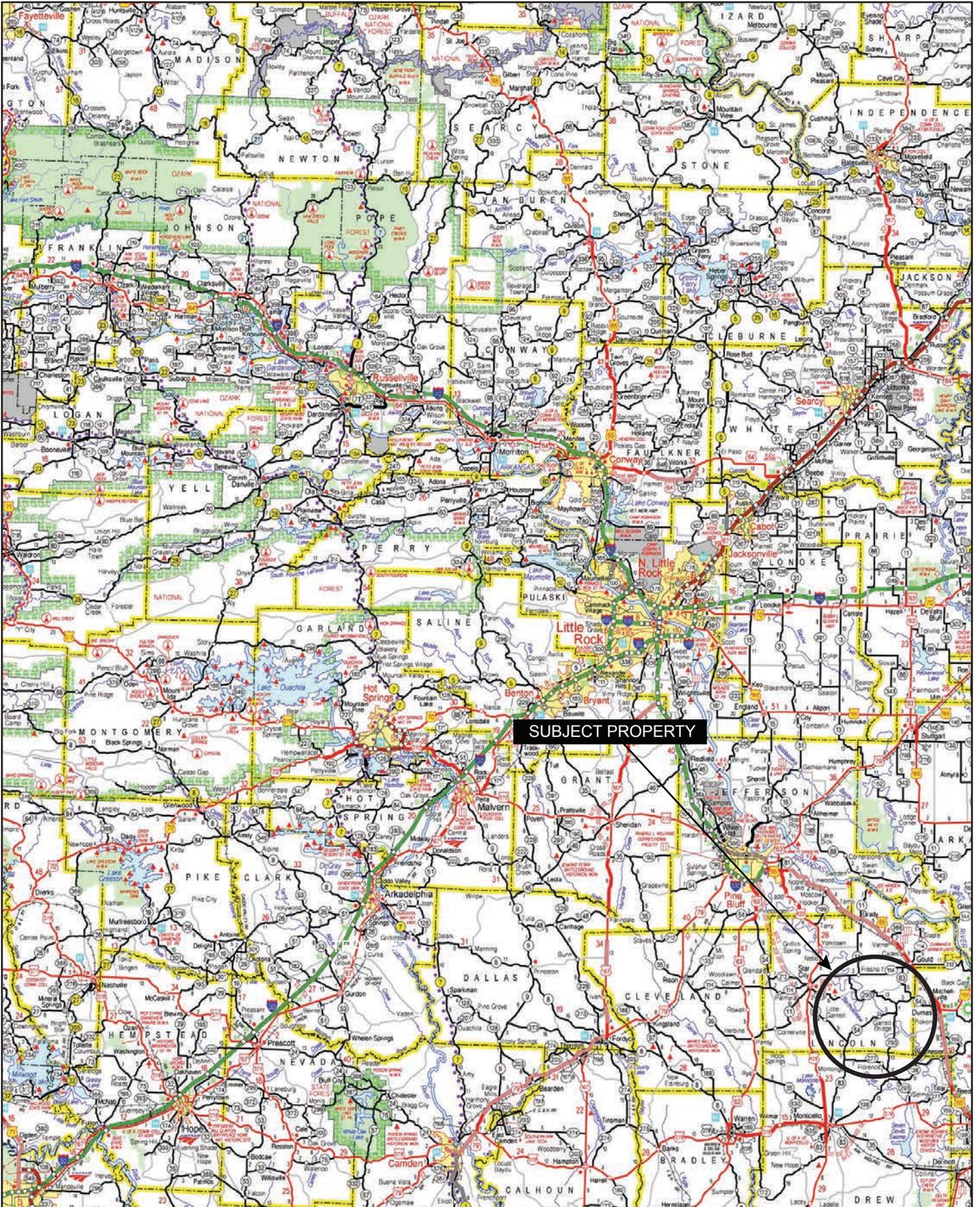
Lile Real Estate, Inc. is the listing agency for the owner of the property described within this offering brochure.

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

Description: Fish Family Timberland offers an opportunity to acquire a parcel of timberland that is located near the community of Tyro in Lincoln County, Arkansas. The timber stocking is mixed age pine with some scattered hardwood and cypress along the eastern property line. Recreational opportunities on the property include deer, turkey, and small game hunting. If desired, the property could also be repurposed for residential uses as it is an excellent homesite location and easily accessible by Johnny Branch Road, a county road that bisects the property.

Location: Tyro, Arkansas; Lincoln County; Southeastern Region of Arkansas

Mileage Chart

Dumas, AR	16 Miles
Monticello, AR	23 Miles
Pine Bluff, AR	44 Miles
Greenville, MS	78 Miles
Monroe, LA	110 Miles

Acreage: 40± acres

Access: Bisected by Johnny Branch Road, a county road.

Real Estate Taxes:	Parcel Number	Acreage	Estimated Tax
	001-01522-000	40.14	\$48.40
		40.14	\$48.40

Recreation: Hunting opportunities include deer, turkey, and small game.

Mineral Rights: All mineral rights owned by the Seller, if any, shall not transfer to the Buyer.

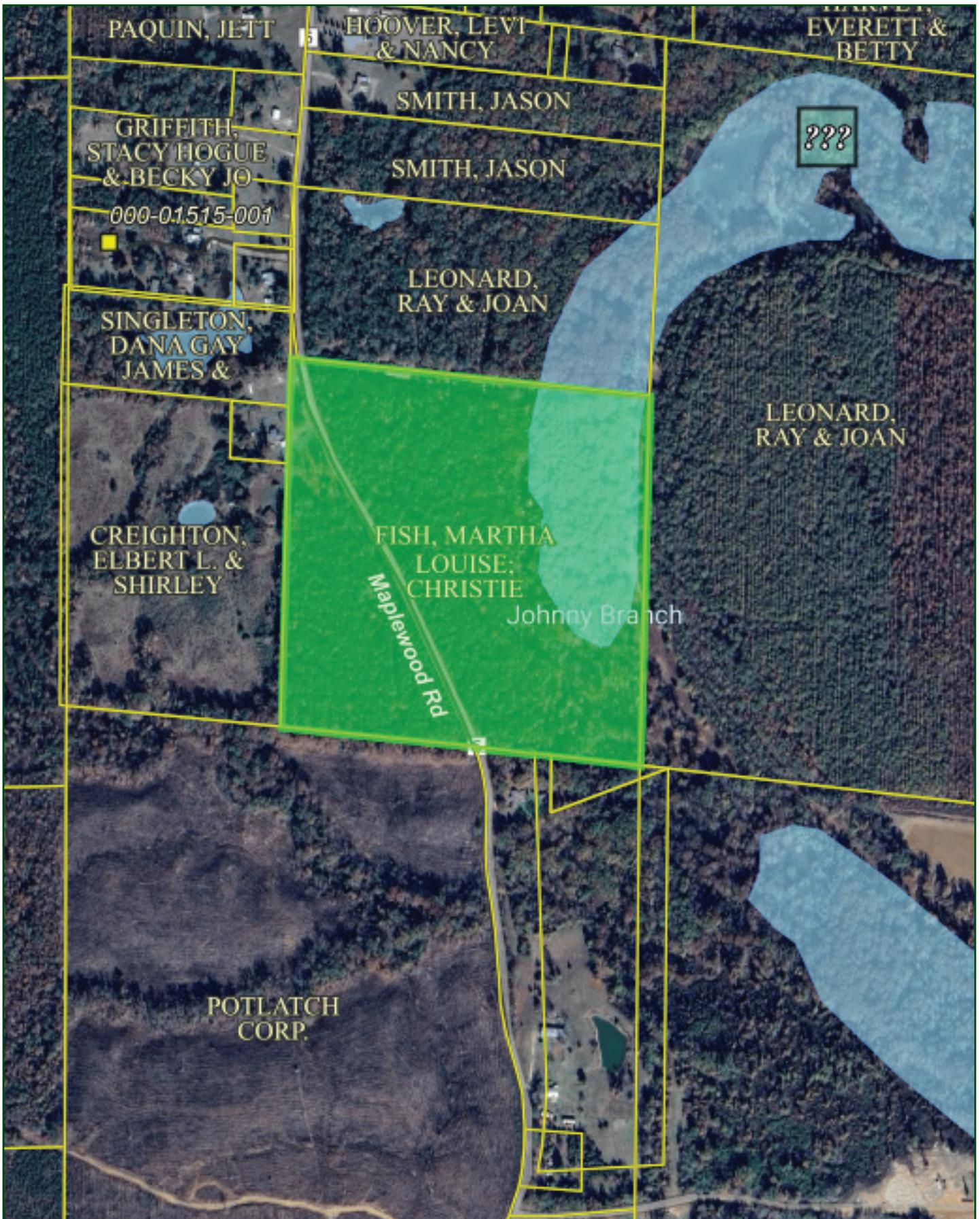
Notable Features: This property would lend itself well for an excellent homesite.

Offering Price: \$110,000.00 (\$2,750 per acre)

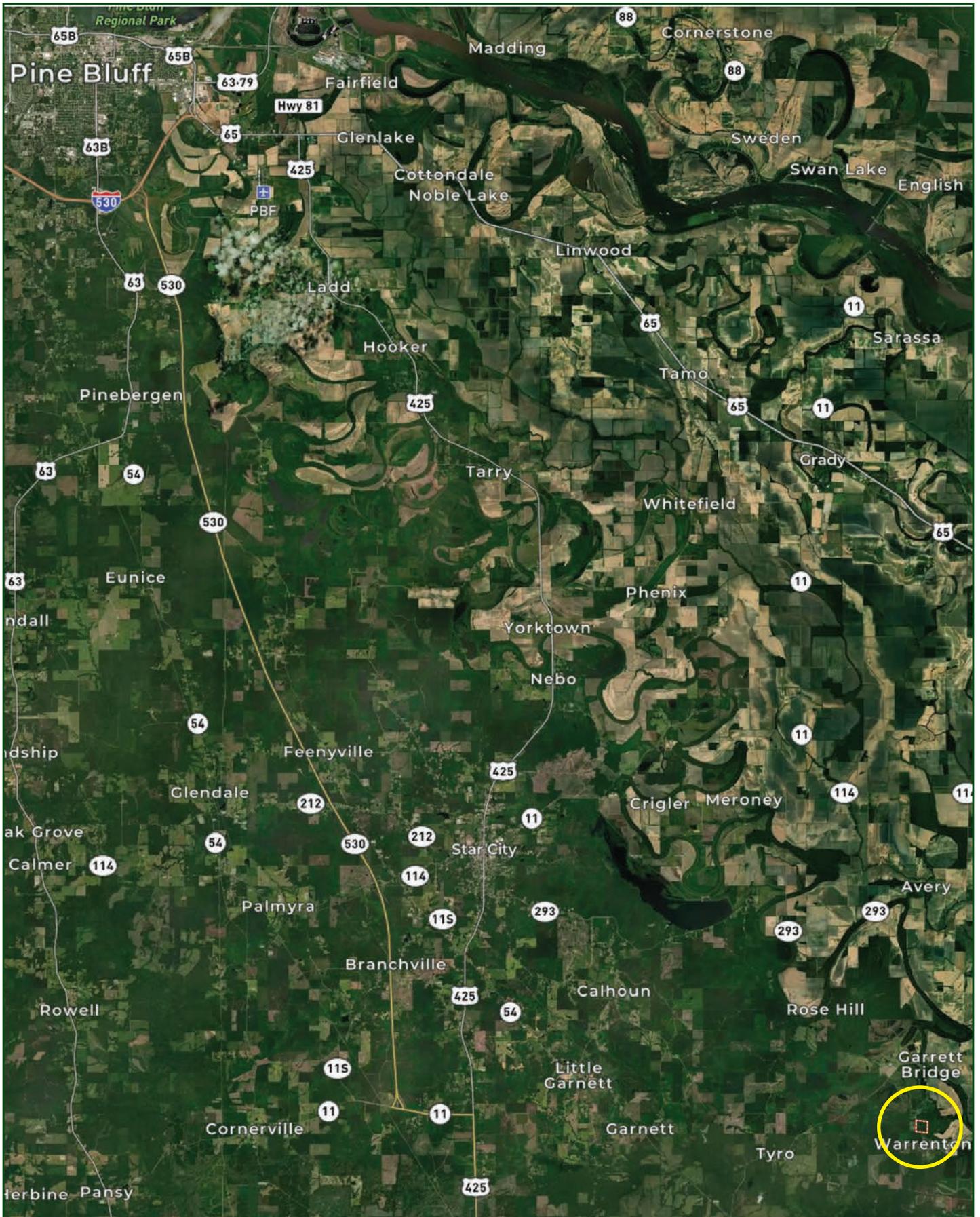
Questions concerning this offering or to schedule a property tour should be directed to Brandon Stafford of Lile Real Estate, Inc.

Brandon Stafford
501-416-9748 (m) | bstafford@lilerealestate.com

OWNERSHIP MAP



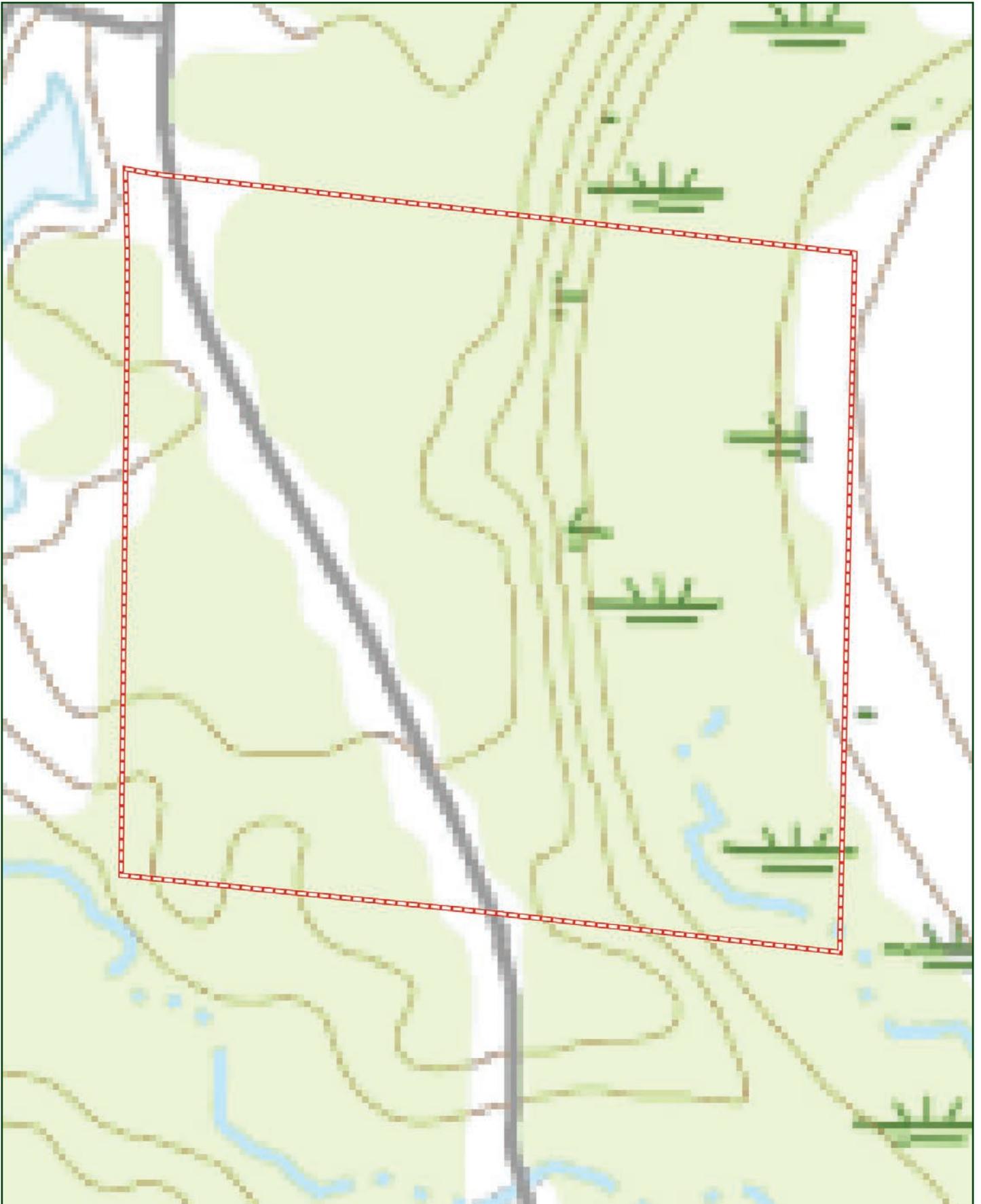
LOCATION MAP



AERIAL MAP



TOPOGRAPHY MAP



SOIL MAP



SOIL MAP KEY

SOIL CODE	SOIL DESCRIPTION	ACRES	%	CPI	NCCPI	CAP
4	Calloway silt loam, 0 to 1 percent slopes	20.45	42.89	0	58	2w
51	Yorktown silty clay, 0 to 1 percent slopes, frequently flooded, frequently ponded	14.43	30.26	0	10	7w
16	Grenada silt loam, 3 to 8 percent slopes	6.18	12.96	0	58	3e
34	Rilla silt loam, 1 to 3 percent slopes	4.72	9.9	0	86	2e
15	Grenada silt loam, 1 to 3 percent slopes	1.91	4.01	0	52	2e
TOTALS		47.69(*)	100%	-	46.02	3.64

(*) 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



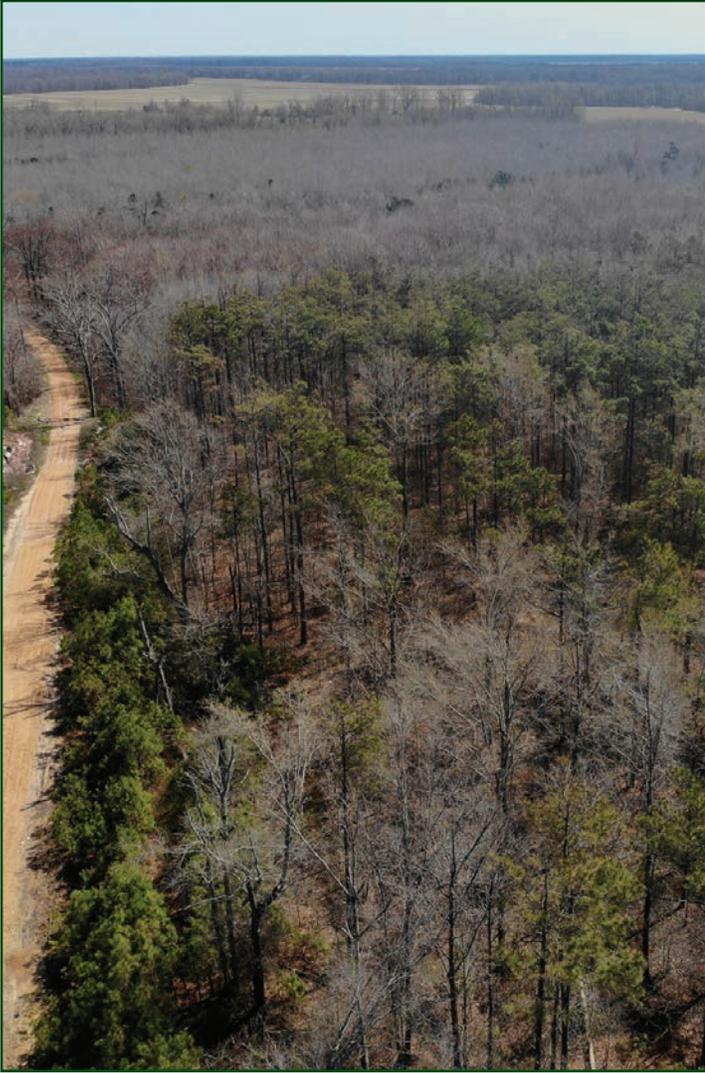
	1	2	3	4	5	6	7	8
'Wild Life'	•	•	•	•	•	•	•	•
Forestry	•	•	•	•	•	•	•	
Limited	•	•	•	•	•	•	•	
Moderate	•	•	•	•	•	•		
Intense	•	•	•	•	•			
Limited	•	•	•	•				
Moderate	•	•	•					
Intense	•	•						
Very Intense	•							

Grazing Cultivation

(c) climatic limitations (e) susceptibility to erosion

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









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