



OFFERED FOR SALE VIA SEALED BID

TRESSIE JONES ESTATE

A Timberland and Recreational Investment Opportunity

160± Acres • Calhoun County, Arkansas

Bids can be placed as a whole for multiple tracts or individually.

BID DATE: July 11, 2024 by 3:00 p.m.

OFFERED BY



AGRICULTURE | RECREATION | TIMBERLAND

Traditional Brokerage + Sealed Bids + Consulting

LICENSED IN ARKANSAS, LOUISIANA, MISSISSIPPI, AND TENNESSEE

**DISCLOSURE STATEMENT**

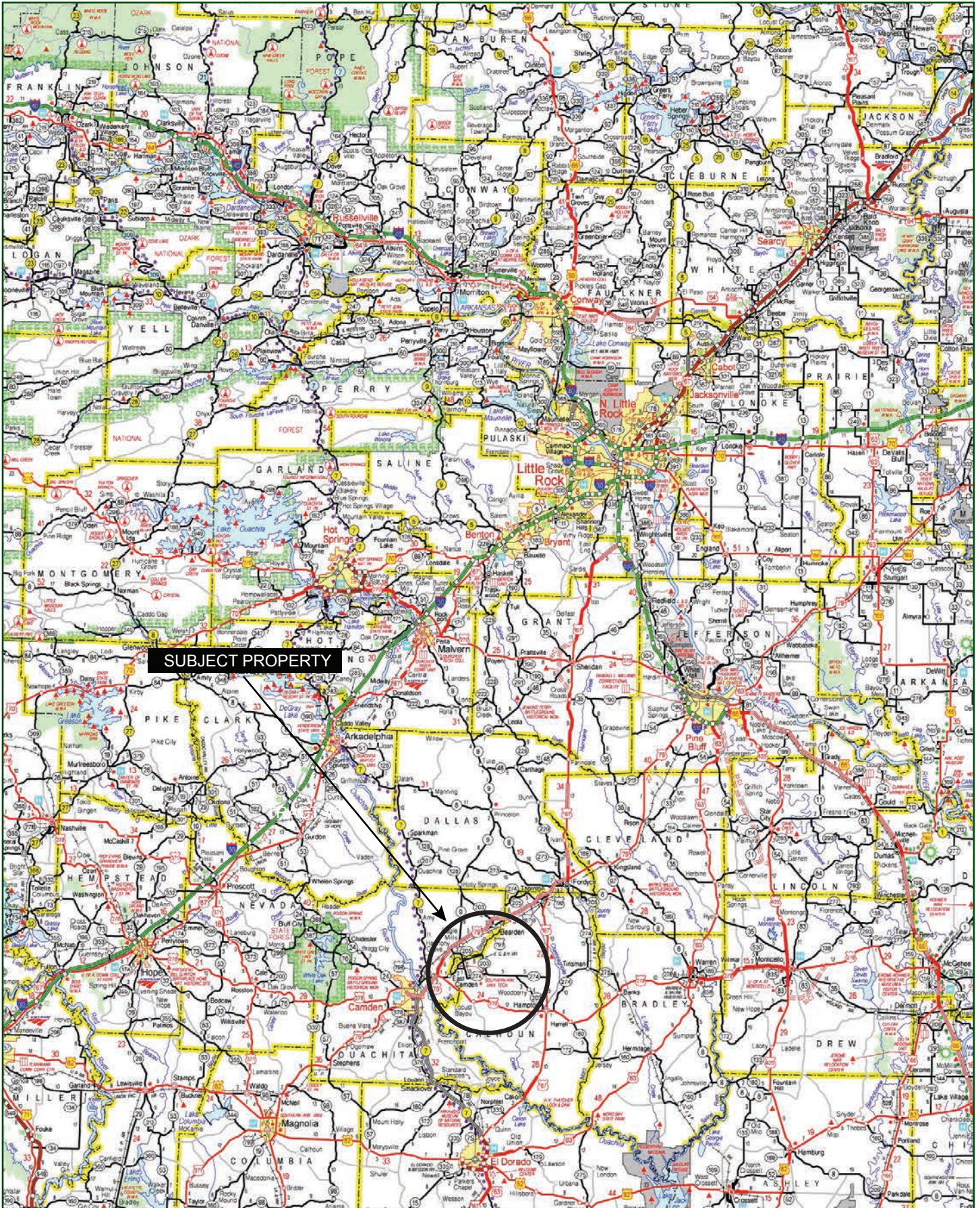
Lile Real Estate, Inc. is the listing agency for the owner of the property described within this offering brochure.

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



NOTICE OF LAND SALE

BY SEALED BID

We offer for sale the following tracts of land in Calhoun County, Arkansas.

TRESSIE JONES ESTATE

CONDITIONS OF SALE:

1. Sealed bids will be received at the office of Lile Real Estate, Inc. 401 Autumn Road, Little Rock, AR 72211 until 3:00 p.m. (CT) Thursday, July 11, 2024 and at that time privately opened. If your bid is mailed, please indicate on the outside of the envelope "Bid on Tressie Jones Estate" Bids may be faxed to 501-421-0031, or emailed to glile@lilerealestate.com and scruthis@lilerealestate.com. The successful bidder will be required to close within and no later than thirty five (35) calendar days from the effective acceptance date of the executed contract. An offer form is attached.
2. Acreages are believed to be correct but are not guaranteed. In all cases, no adjustment will be made in the contract price based on any subsequent survey conducted by a Buyer. It is the Prospective Buyer's responsibility to verify the accuracy of all acreage.
3. Access is not granted or guaranteed, nor implied, by the Listing Agent or Seller. It is the Buyer's responsibility to conduct whatever independent studies necessary to satisfy any needed requirements of such.
4. Seller will furnish title insurance in the amount of the agreed upon gross sale price.
5. A warranty deed will be prepared by Seller. The Seller will pay half of the documentary stamps required by law for the recordation of the deed, and the Buyer will pay the remaining half.
6. All property taxes will be paid by the owner up to date of the sale.
7. The land will be sold to the highest bidder; however, the Seller reserves the right to refuse any or all bids, to waive any technical defect in bids, and unless otherwise specified by the Seller, to accept any bid as may be in the best interest of the Seller.
8. At the completion of the bidding process, a final contract will be signed by both Buyer and Seller. A sample of the contract to be executed by the Buyer can be provided prior to bid day upon request.
10. All Seller owned mineral rights shall transfer to the Buyer without reservation, but the Seller does not warrant or guarantee ownership of such.
11. AGENCY: LISTING AGENT FIRM REPRESENTS SELLER: Buyer and Seller acknowledge that the Listing Agent Firm is employed by the Seller. All licensees associated with the Listing Agent Firm are employed by, represent, and are responsible to the Seller. The Listing Agent makes no representation as to the condition of the property or its suitability to the Buyer's needs. The Buyer(s) are responsible for verifying information regarding this property and obtaining legal counsel if desired. If Buyer seeks representation from a licensed real estate agent, then it is the Buyers sole responsibility to pay for such services.
12. Any questions concerning this sale should be directed to **Matt Stone (mobile: 870-818-0750)** or **David Stone (mobile: 870-818-0751)** of Lile Real Estate, Inc.

Agency Disclosure

All information contained herein has been obtained from sources we believe to be reliable.

However, no warranty or guarantee is made to the accuracy of the information.

Lile Real Estate, Inc. is the agent of the owner of the property described within this property offering.

OFFER FORM - TRESSIE JONES ESTATE

Bid Date: Thursday, July 11, 2024 by 3:00 P.M. (CT)

Bids will be opened on July 11, 2024 at 3:00 P.M., all bids must be received prior to this date and time.

Bidder hereby submits the following as an offer for the purchase of the land located in Calhoun County, Arkansas; as described by the sales notice.

This offer will remain valid through Monday, July 15, 2024 at 5:00 p.m. If this offer is accepted the Bidder will execute an offer and acceptance contract with the Seller. Upon acceptance earnest money shall be tendered within three (3) calendar days in the amount of twenty five hundred dollars (\$2,500.00), per tract. Closing shall take place no later than thirty-five (35) calendar days from the effective acceptance date of the executed contract. A copy of the offer and acceptance contract can be requested for review prior to the bid date.

Bids will be privately opened and accepted in the form of: hand delivery, physical mail, email, or fax. The information for each is as follows:

Mail offer form to: Lile Real Estate, Inc. (Must be received before 3:00 p.m. (CT) on July 11, 2023)
401 Autumn Road
Little Rock, AR 72211

Fax offer form to: 501-421-0031

Email offer form to: scruthis@lilerealestate.com, glile@lilerealestate.com

<u>Tract Name / Number</u>	<u>Bid Amount</u>
Tract #1: \$ _____	
Tract #2: \$ _____	
Tract #3: \$ _____	

Total Bid Amount: \$ _____

Bidder: _____

Date: _____

Phone No.: _____

Fax No.: _____

Email: _____

Address: _____

Signature: _____

PROPERTY SUMMARY

Description:

The Tressie Jones Estate offering consists of three (3), non-contiguous tracts located in close proximity to each other and totaling 160± acres. The tracts are located in Calhoun County, near Thornton, Arkansas and offer both a timberland and recreational investment opportunity.

Tract #1 consists of 80± acres of well stocked loblolly pine timber. The property appears to have been seeded in naturally with pine. However as you walk the property there looks to be some faded indication of rows, which would mean that it was planted and the seed blow in has partially obscured the rows. The property is accessible via an abandoned county road that comes to the southwest corner of the tract, up the west line, and then turns and follows the north line for ½ of a mile.

Tract #2 is a 40± acre pine plantation that is approximately 20 years old and has never been thinned. This tract is well stocked and ready to be harvested, if desired. The tract can be accessed by a series of abandoned county roads, as well as across Potlatch - Deltic Timber Company via an old logging road about 100 yards to the southeast corner of the tract.

Tract #3 is 40± acres and appears to have been planted approximately three (3) years ago with loblolly pine. The timber is well stocked and growth looks good thus far. While the tract does not have road frontage, the southwest corner of the tract is approximately 30 feet off of a County Road 67. Additionally, there is an old roadbed that comes into the west line of the tract and an old logging road that comes to the south line of the tract from this country road frontage.

All three (3) tracts offer potential recreational hunting opportunities including deer, turkey, and small game hunting.

Location:

Camden, Arkansas; Calhoun County; Southwestern Region of Arkansas

Mileage Chart

Hampton, AR	10-20 Miles
Fordyce, AR	15-20 Miles
Camden, AR	25-30 Miles
El Dorado, AR	35-50 Miles
Warren, AR	35-40 Miles
Arkadelphia, AR	~50 Miles
Pine Bluff, AR	~58 Miles
Little Rock, AR	80-90 Miles

PROPERTY SUMMARY

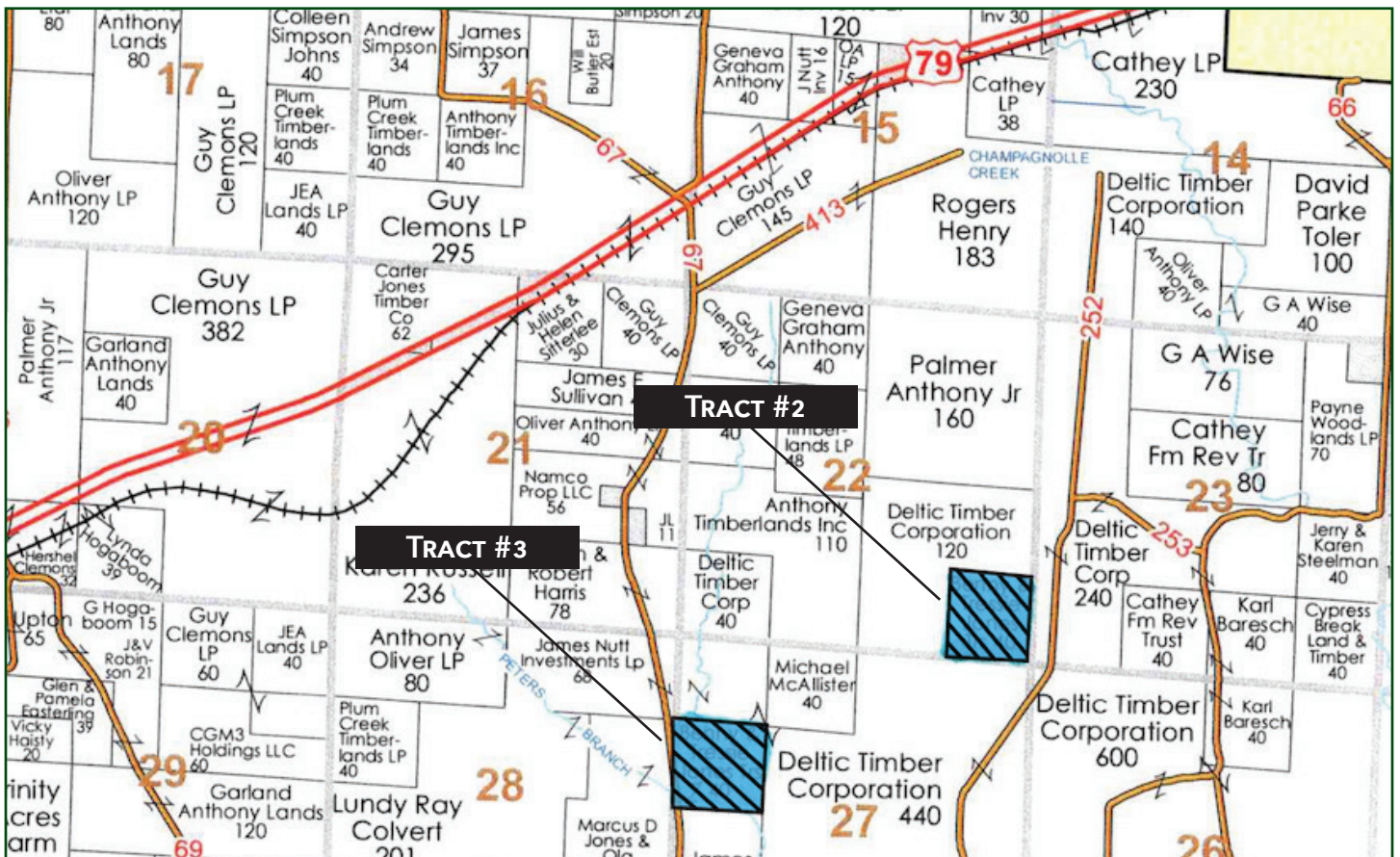
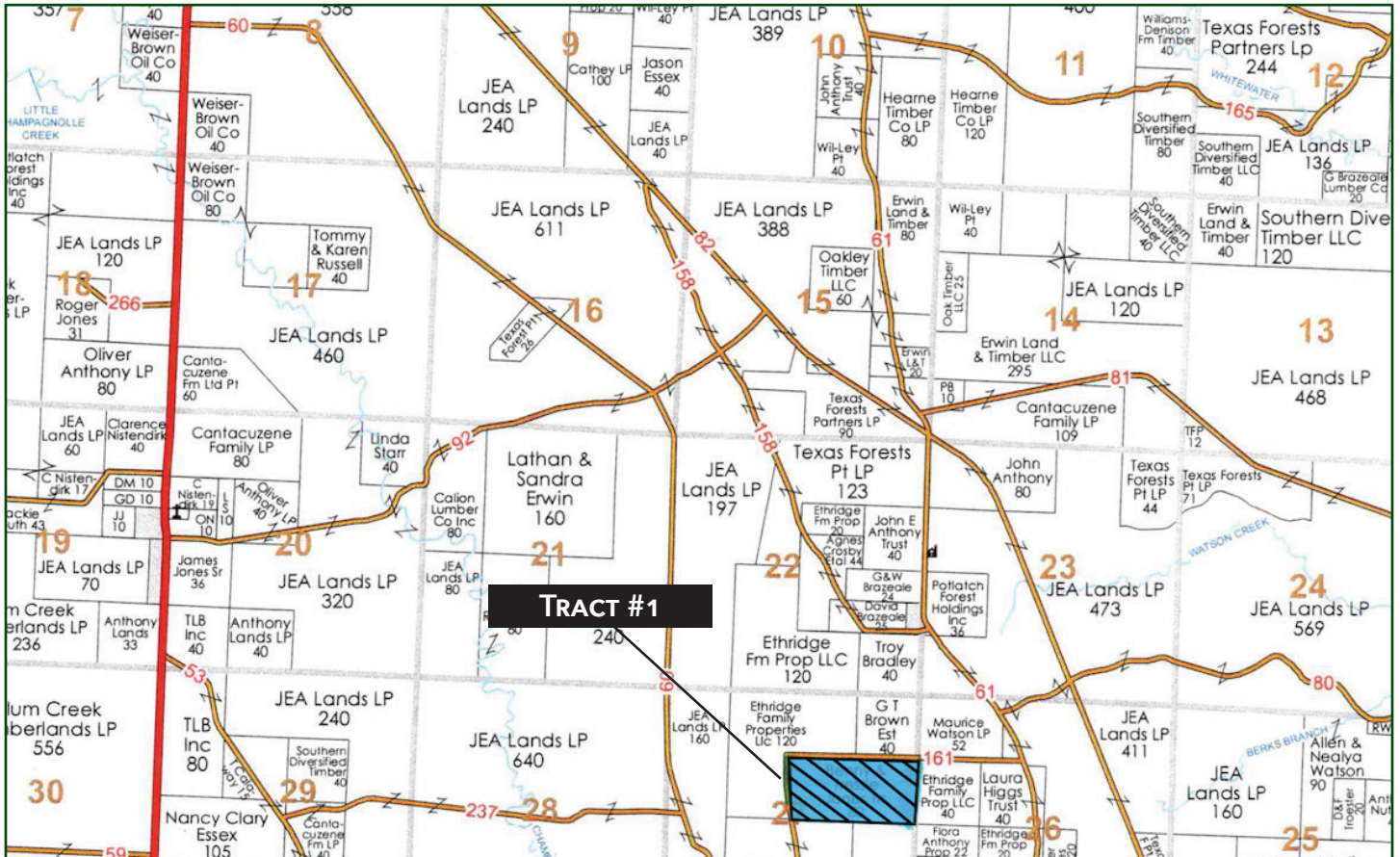
Acreage:	160± combined acres, across three tracts • Tract #1: 80± acres • Tract #2: 40± acres • Tract #3: 40± acres
Real Estate Taxes:	Tract #1: \$105.55 (estimated) Tract #2: \$42.56 (estimated) Tract #3: \$55.09 (estimated)
Recreation:	All three (3) tracts offer recreational hunting opportunities including deer, turkey, and small game hunting.
Mineral Rights:	All mineral rights owned by the Seller, if any, shall convey to the Buyer.
Offering Price:	Offered for sale via Sealed Bid. Bids are due Thursday July 11, 2024 by 3:00 P.M. (CT).

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

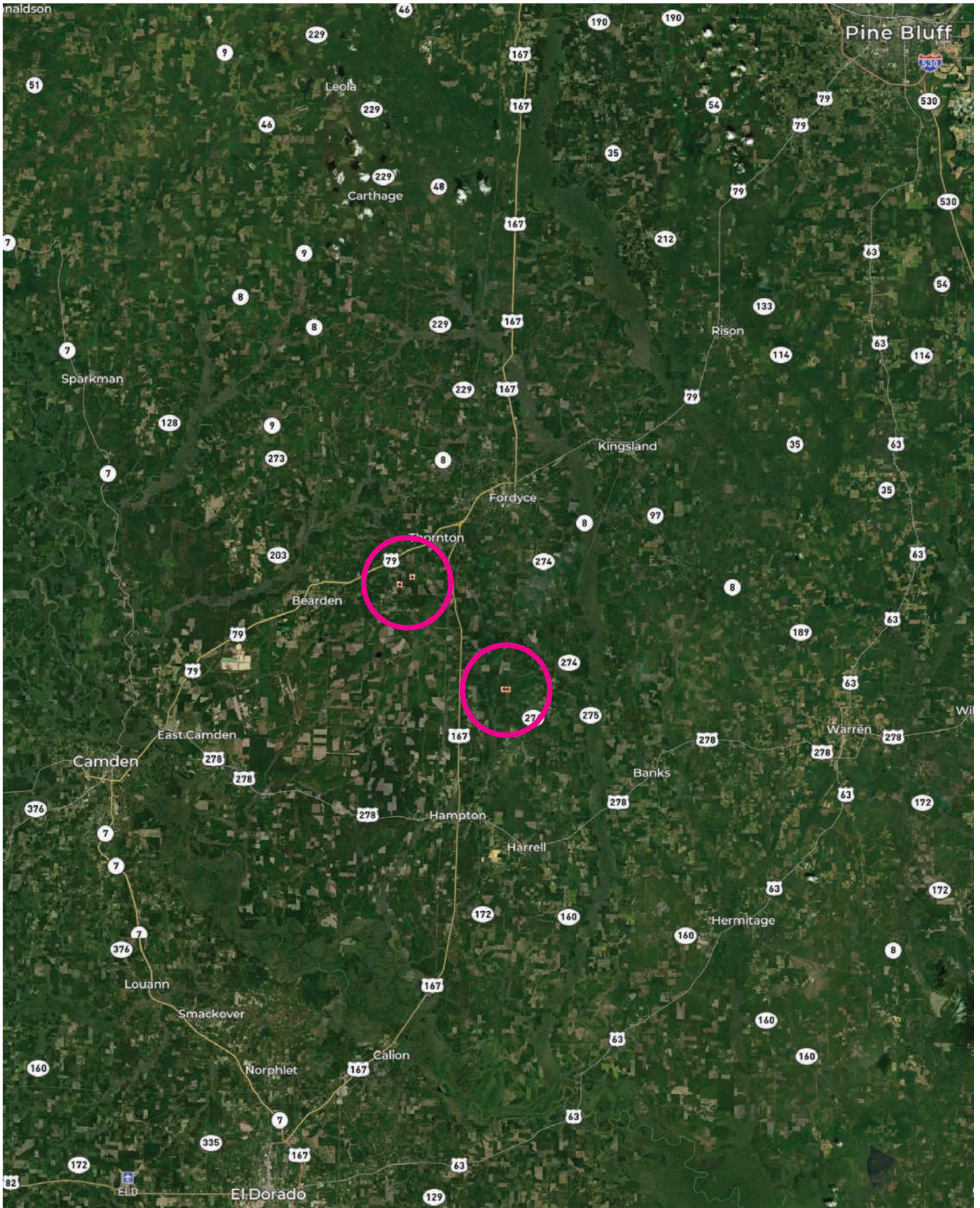
Matt Stone
870-818-0750 (m) | mstone@lilerealestate.com

David Stone
870-818-0751 (m) | dstone@lilerealestate.com

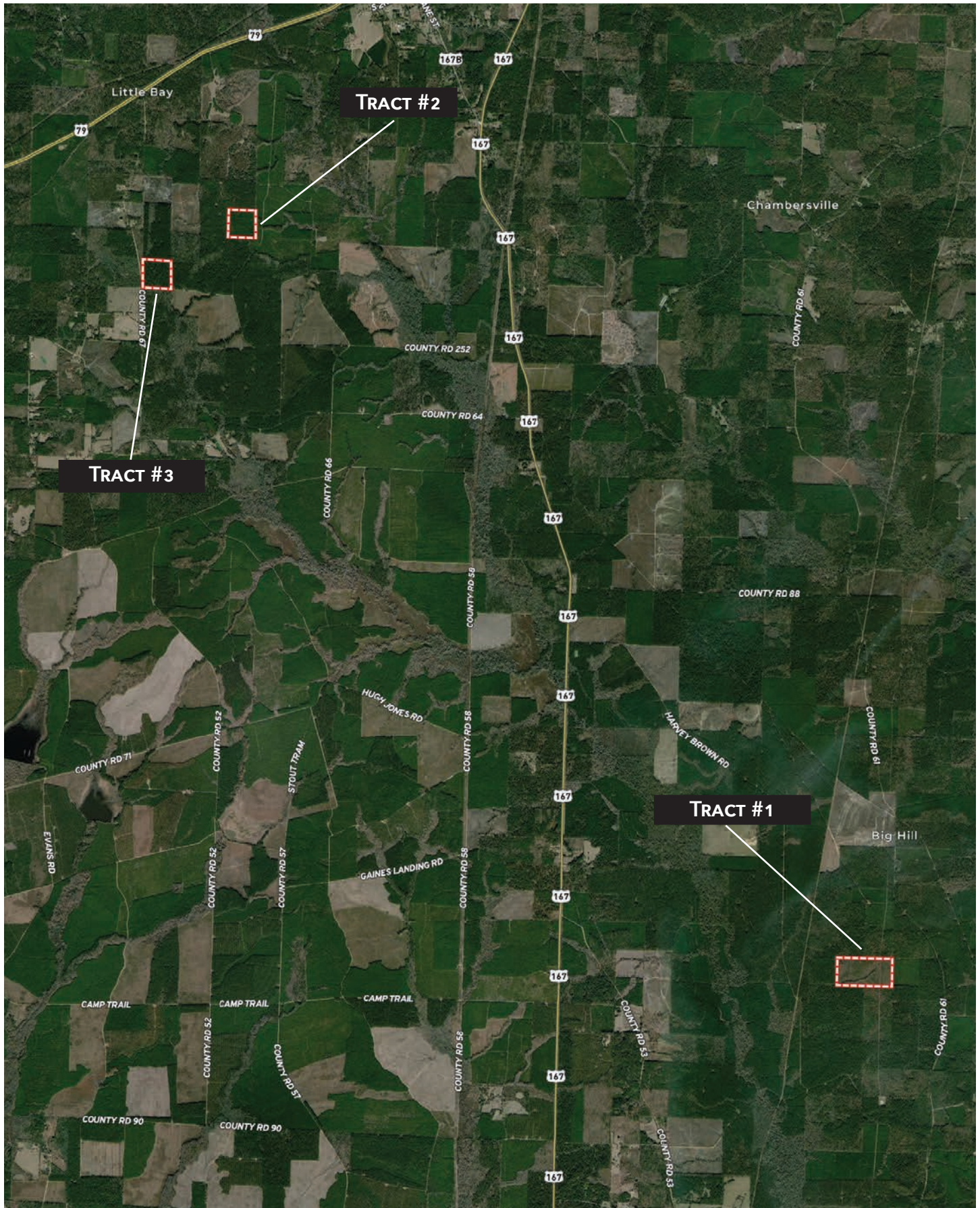
OWNERSHIP MAP



LOCATION MAP



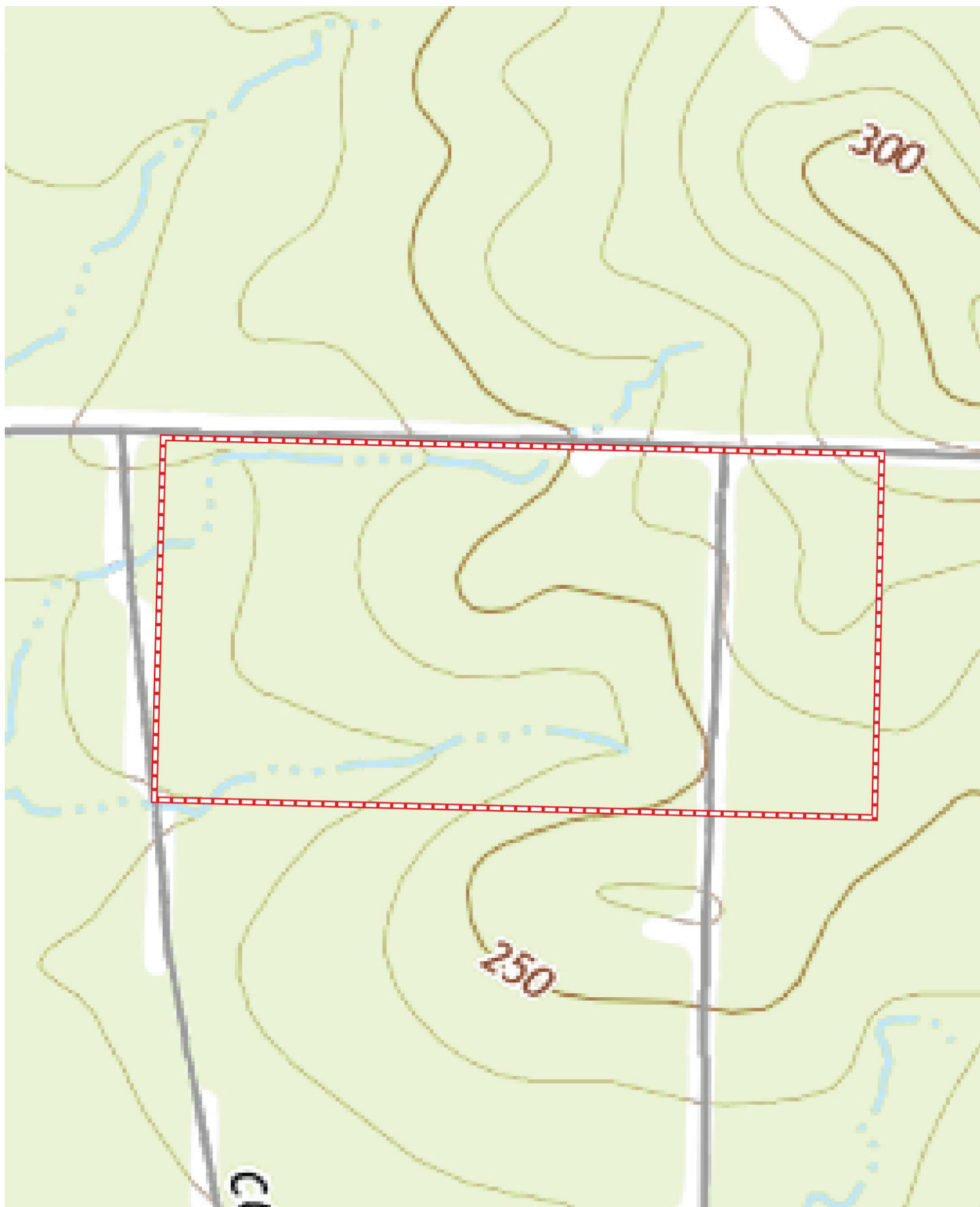
AERIAL MAP



AERIAL MAP: TRACT #1



TOPOGRAPHY MAP: TRACT #1



SOIL MAP: TRACT #1



SOIL MAP KEY: TRACT #1

SOIL CODE	SOIL DESCRIPTION	ACRES	%	CPI	NCCPI	CAP
22	Savannah fine sandy loam, 3 to 8 percent slopes	35.25	44.79	0	61	2e
7	Pheba silt loam, 0 to 2 percent slopes	21.39	27.18	0	60	3w
30	Smithton fine sandy loam, 0 to 2 percent slopes	11.63	14.78	0	53	3w
5	Guyton silt loam, 0 to 1 percent slopes, frequently flooded	9.38	11.92	0	44	5w
16	Sacul fine sandy loam, 3 to 8 percent slopes	1.05	1.33	0	76	4e
TOTALS		78.7(*)	100%	-	57.72	2.8

(*) 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

IMAGES: TRACT #1



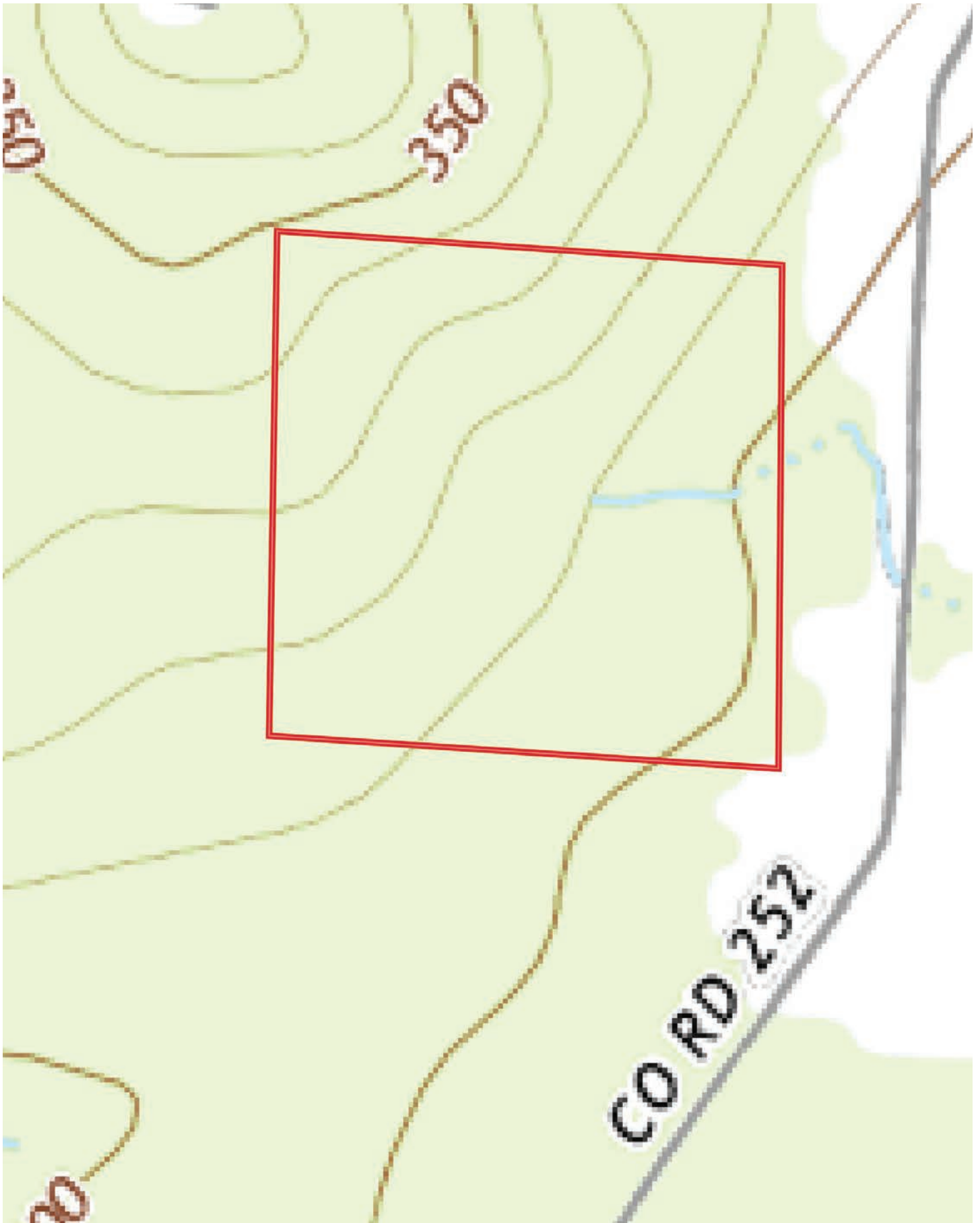
IMAGES: TRACT #1



AERIAL MAP: TRACT #2



TOPOGRAPHY MAP: TRACT #2



SOIL MAP: TRACT #2



SOIL MAP KEY: TRACT #2

SOIL CODE	SOIL DESCRIPTION	ACRES	%	CPI	NCCPI	CAP
10	Pikeville fine sandy loam, 3 to 8 percent slopes	28.89	71.44	0	65	4e
30	Smithton fine sandy loam, 0 to 2 percent slopes	11.55	28.56	0	53	3w
TOTALS		40.44(*)	100%	-	61.57	3.71

(*) 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: TRACT #2



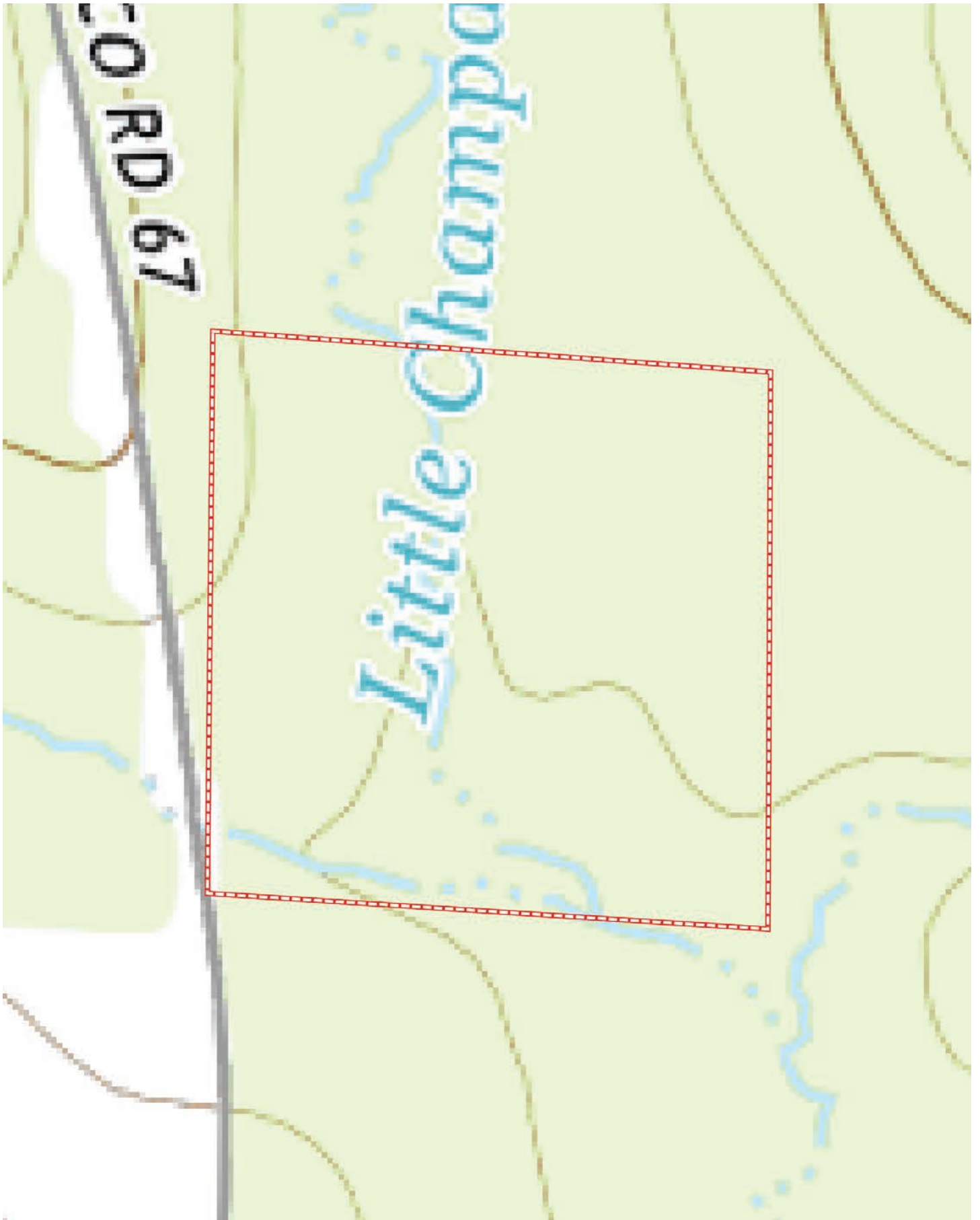
IMAGES: TRACT #2



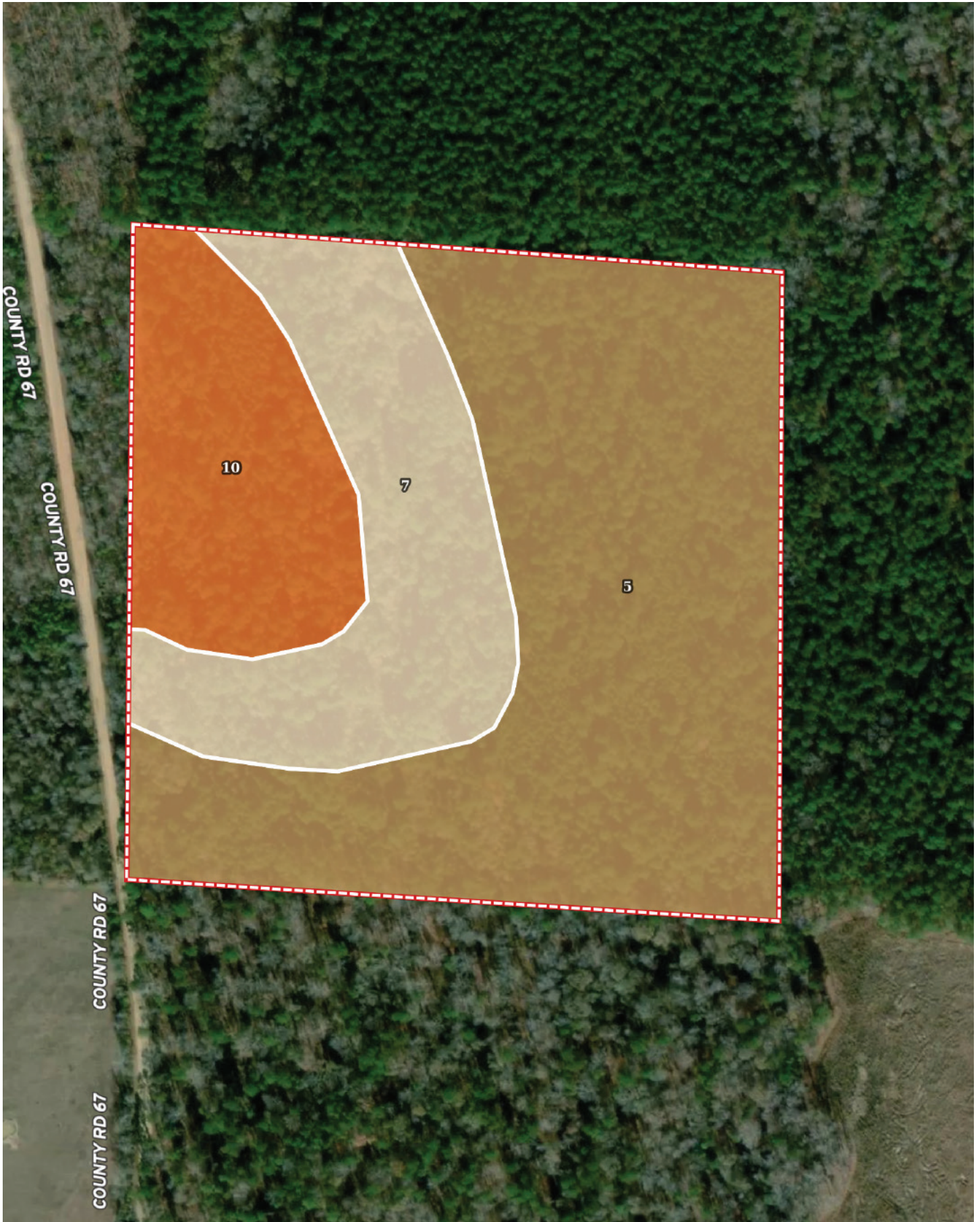
AERIAL MAP: TRACT #3



TOPOGRAPHY MAP: TRACT #3



SOIL MAP: TRACT #3



SOIL MAP KEY: TRACT #3

SOIL CODE	SOIL DESCRIPTION	ACRES	%	CPI	NCCPI	CAP
5	Guyton silt loam, 0 to 1 percent slopes, frequently flooded	23.13	57.52	0	44	5w
7	Pheba silt loam, 0 to 2 percent slopes	9.72	24.17	0	60	3w
10	Pikeville fine sandy loam, 3 to 8 percent slopes	7.36	18.3	0	65	4e
TOTALS		40.21(*)	100%	-	51.71	4.33

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'Wild Life'	•	•	•	•	•	•	•	•
Forestry	•	•	•	•	•	•	•	
Limited	•	•	•	•	•	•	•	
Moderate	•	•	•	•	•	•		
Intense	•	•	•	•	•			
Limited	•	•	•	•				
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Very Intense	•							

Grazing Cultivation

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IMAGES: TRACT #3



IMAGES: TRACT #3





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

info@lilerealestate.com | www.lilerealestate.com



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