

# OUACHITA RIVER 80

An Agricultural, Recreational, & Timberland Investment Opportunity

80± Acres • \$256,000.00 • Hot Spring County, Arkansas



**LILE**  
REAL ESTATE

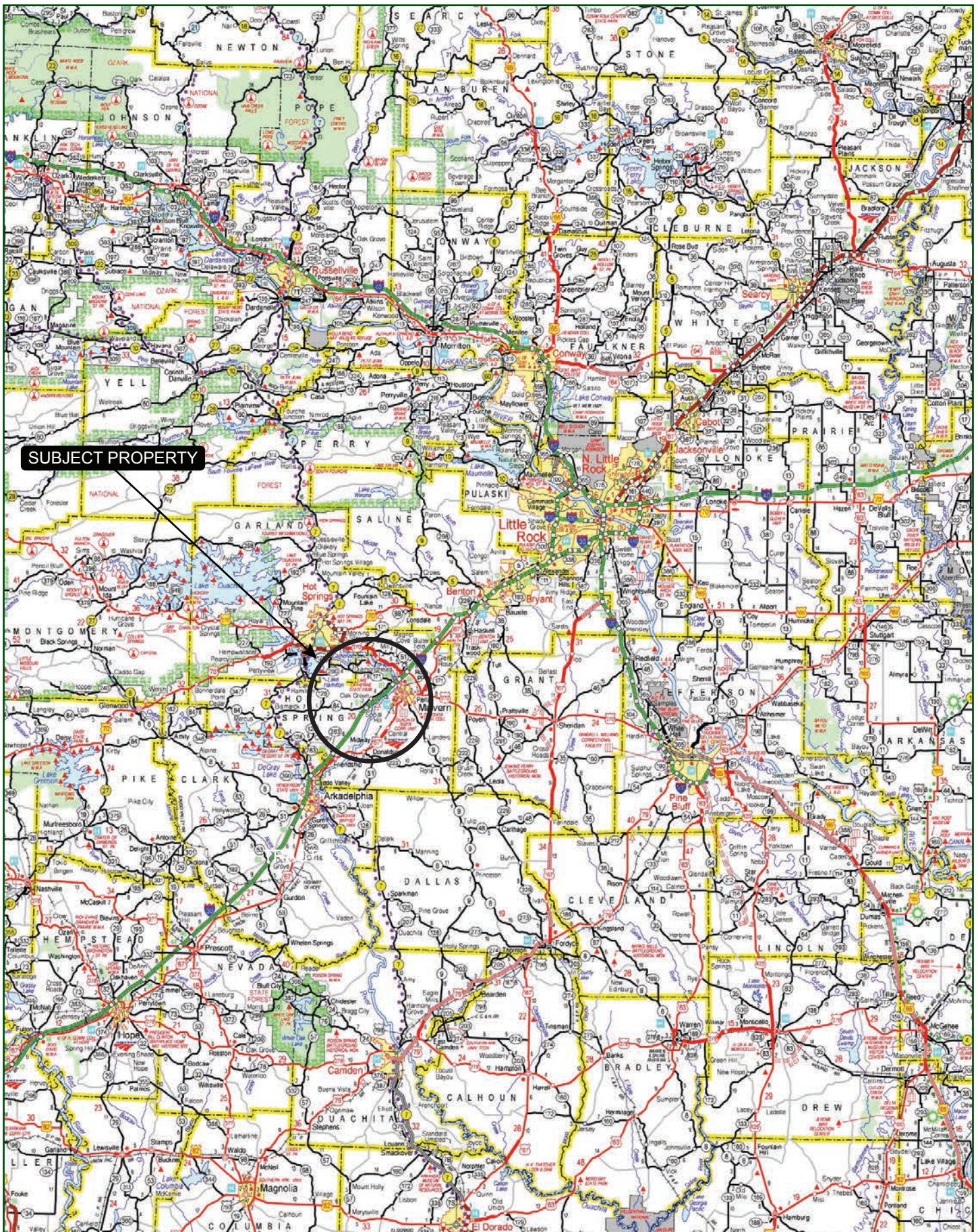
**AGRICULTURE | RECREATION | TIMBERLAND**

Traditional Brokerage + Sealed Bids + Consulting

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# VICINITY MAP





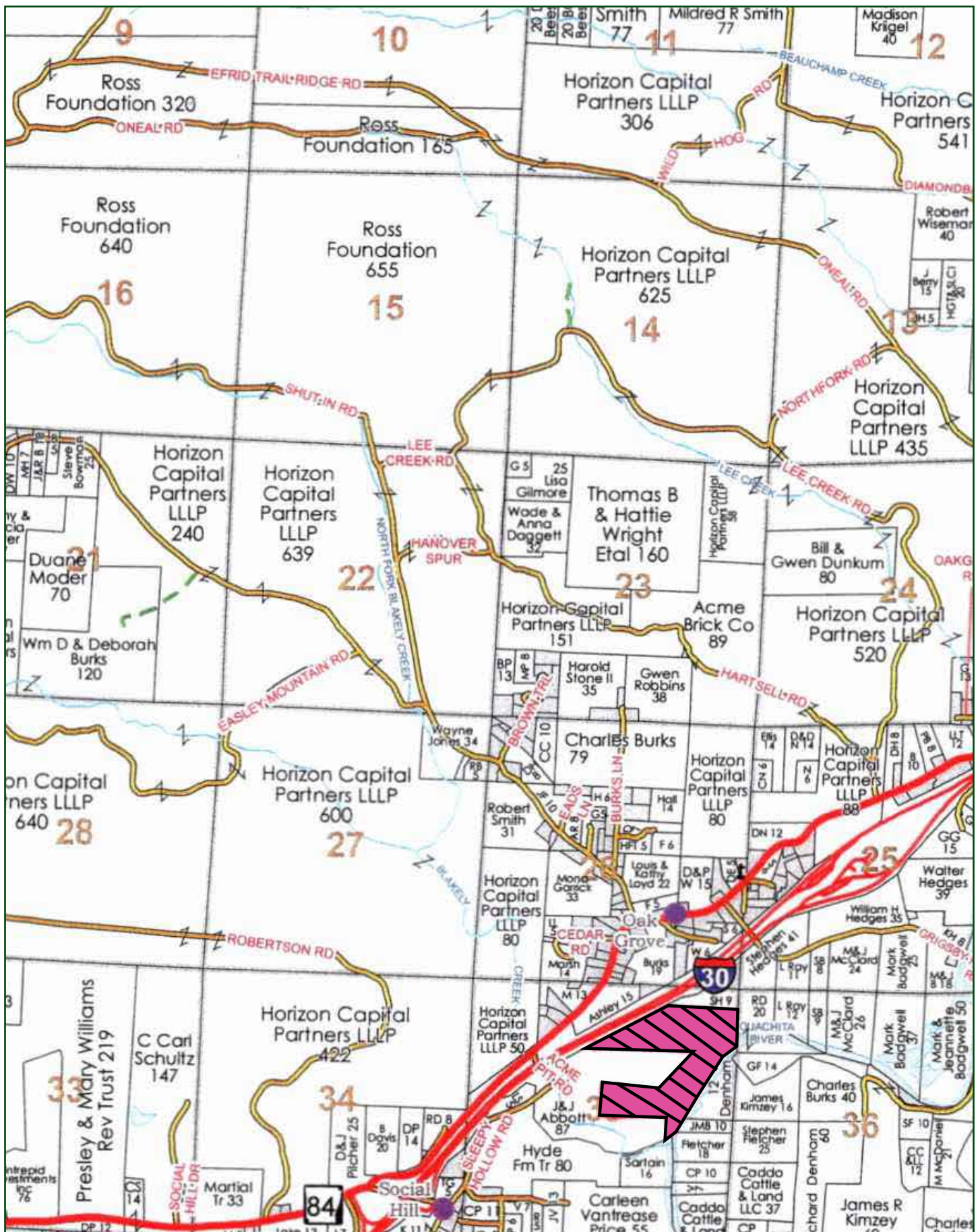
## PROPERTY SUMMARY

<b>Description:</b>	The Ouachita River 80 offers an agricultural, recreational, and timberland investment opportunity located in Hot Spring County, Arkansas just southwest of the town of Malvern. There are approximately 35± acres of pastureland that offers one the opportunity to run cattle, manage for hay production, or run a small equestrian operation. In addition to the pasture, there are 45± acres of timberland, with a rolling terrain, that offers deer and turkey hunting. The property features just over 2,300± feet of frontage along the Ouachita River which offers fishing and water sports activities.								
<b>Location:</b>	Malvern, Arkansas; Hot Spring County; Southwestern Region of Arkansas  <div>Mileage Chart<hr/></div> <table><tr><td>Hot Springs, AR</td><td>20 Miles</td></tr><tr><td>Little Rock, AR</td><td>45 Miles</td></tr><tr><td>Pine Bluff, AR</td><td>50 Miles</td></tr><tr><td>Texarkana, AR</td><td>102 Miles</td></tr></table>	Hot Springs, AR	20 Miles	Little Rock, AR	45 Miles	Pine Bluff, AR	50 Miles	Texarkana, AR	102 Miles
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Little Rock, AR	45 Miles								
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Texarkana, AR	102 Miles								
<b>Acreage:</b>	80± acres <ul style="list-style-type: none"><li>• Timberland: 45± acres</li><li>• Pastureland: 35± acres</li></ul>								
<b>Access:</b>	Access is from ACME Pit Road								
<b>Recreation:</b>	Deer and turkey hunting opportunities exist on the property in addition to fishing & water sports in the Ouachita River.								
<b>Real Estate Taxes:</b>	\$158.31 (Tax parcel no. 034-00296-000)								
<b>Mineral Rights:</b>	Seller shall retain any and all mineral rights.								
<b>Offering Price:</b>	\$256,000.00 (\$3,200.00 per surveyed acre)								

To learn more about the Ouachita River 80 or to schedule a property tour, contact Gardner Lile of Lile Real Estate, Inc.

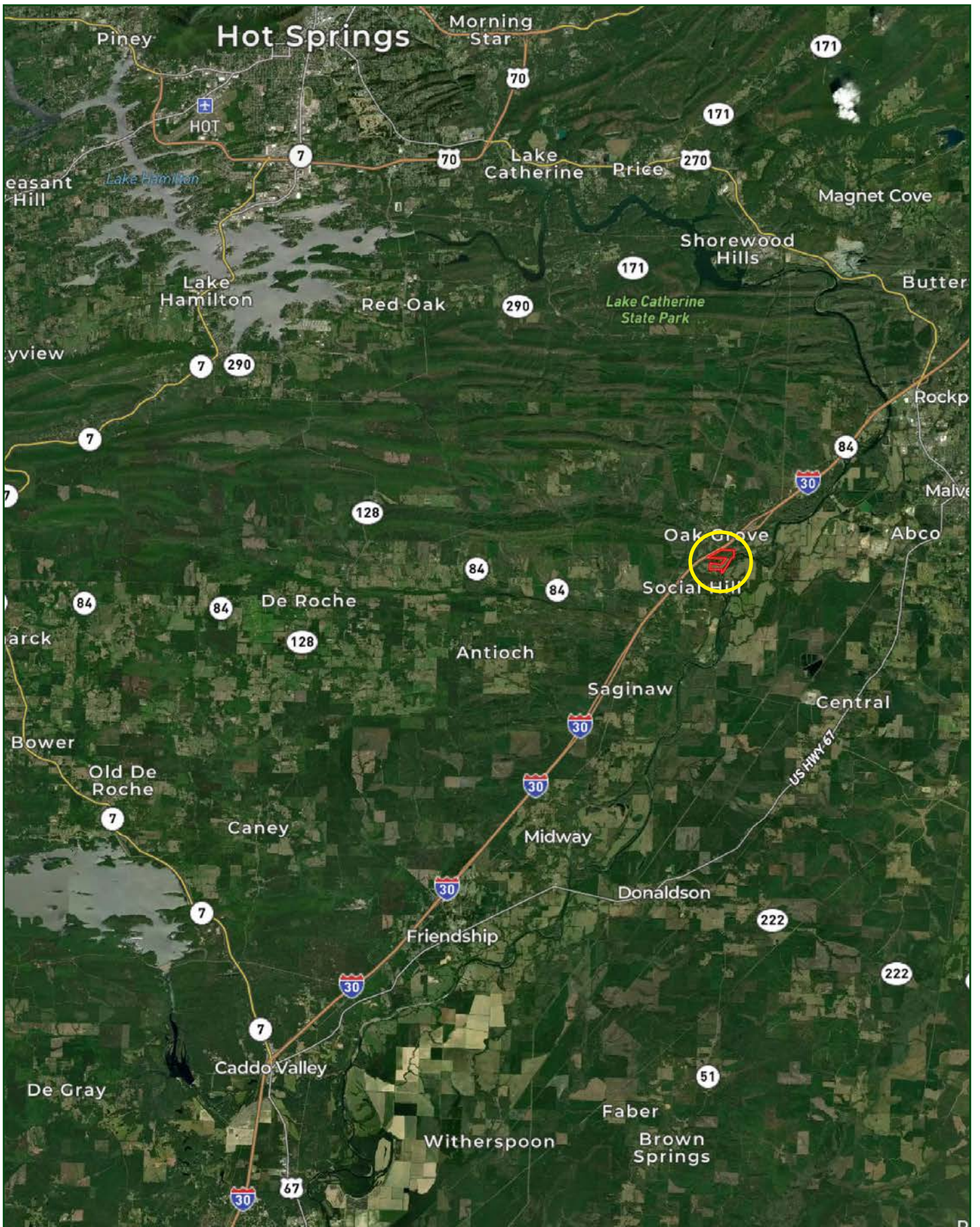
Gardner Lile  
gardner@lilerealestate.com | 501-658-9275

## OWNERSHIP MAP



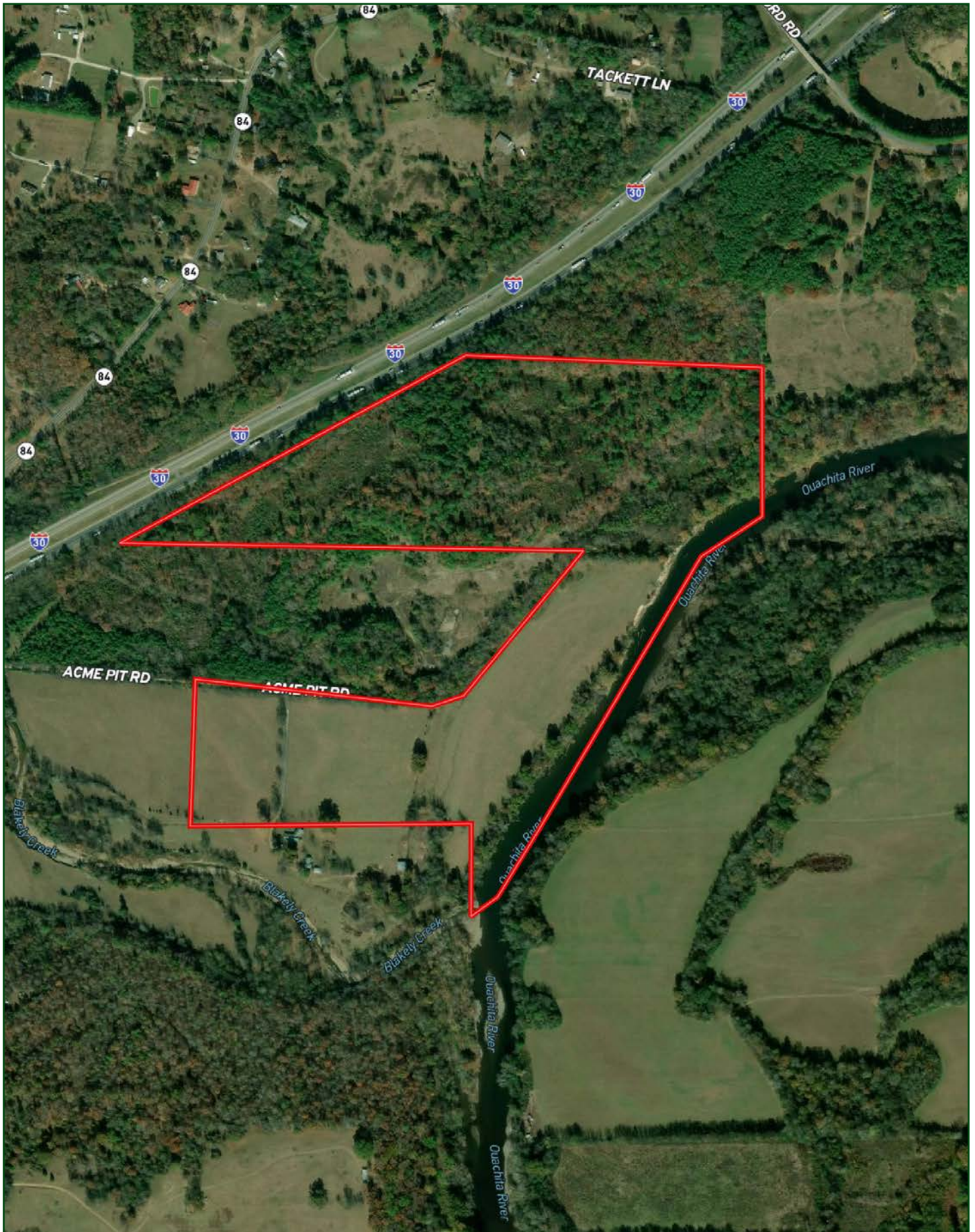


## LOCATION MAP



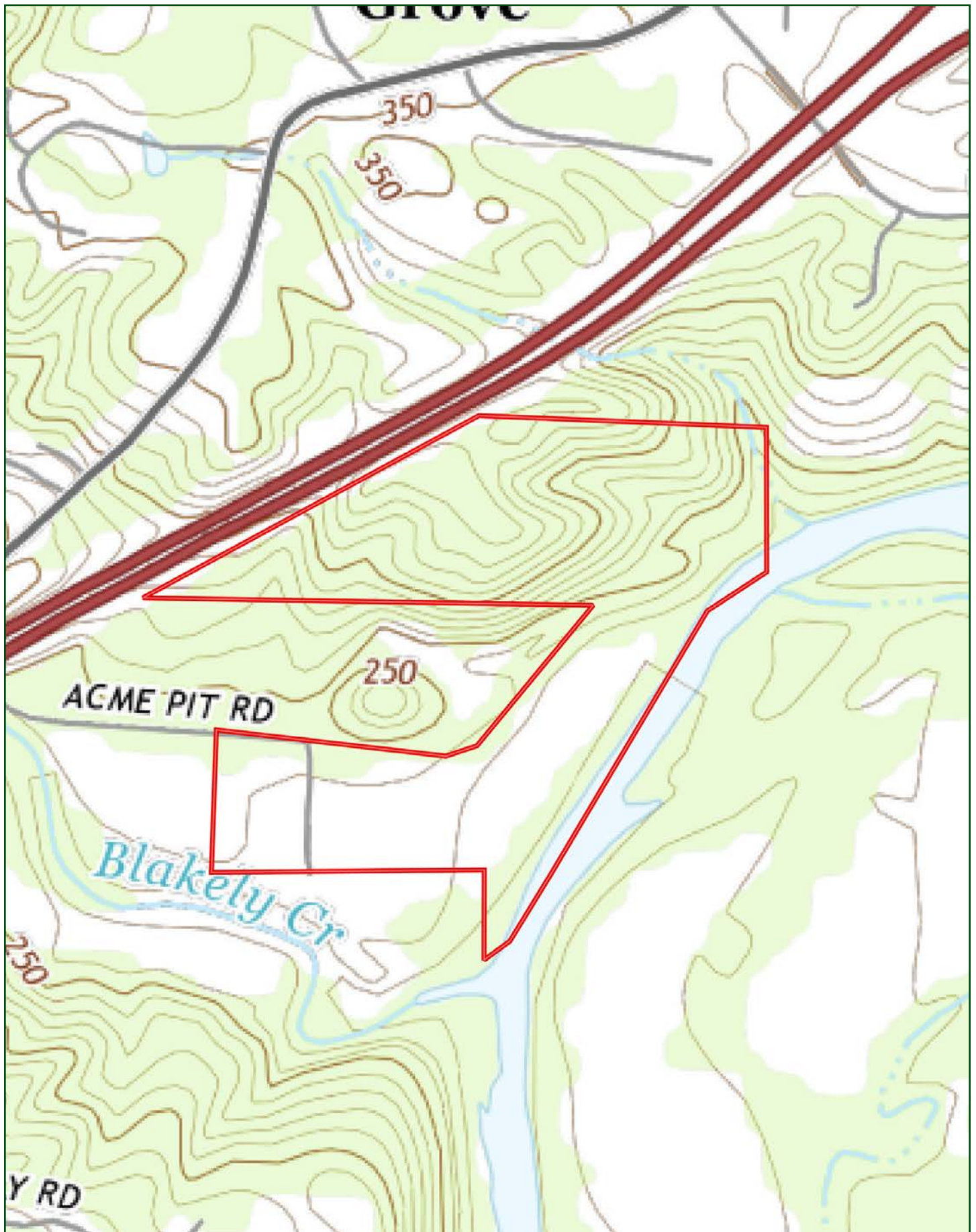


# AERIAL MAP



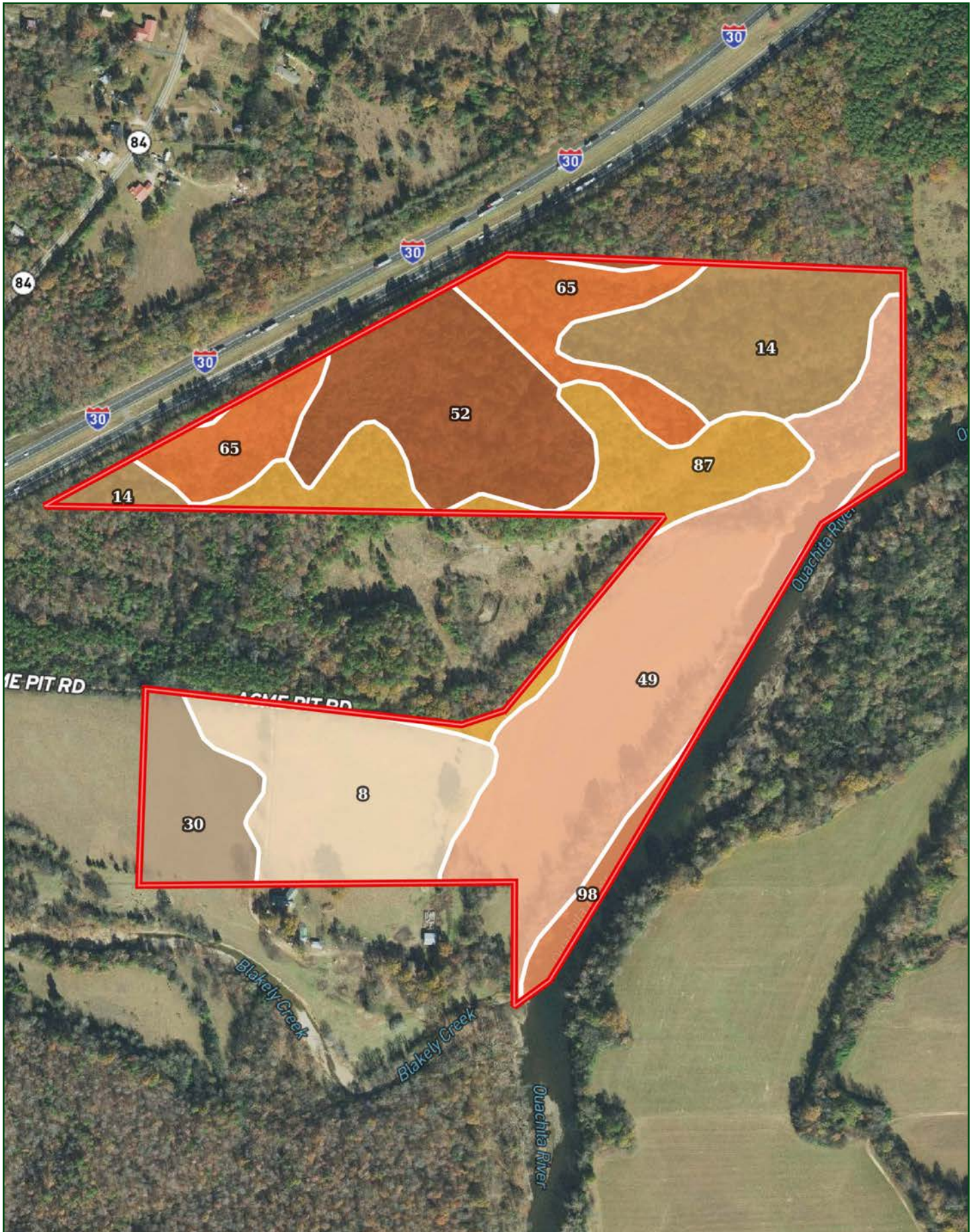


# TOPOGRAPHY MAP





# SOIL MAP





## SOIL MAP KEY

SOIL CODE	SOIL DESCRIPTION	ACRES	%	CPI	NCCPI	CAP
49	Ouachita silt loam, occasionally flooded	23.59	27.97	0	80	2w
52	Pikeville fine sandy loam, 3 to 8 percent slopes	12.28	14.56	0	65	4e
14	Carnasaw-Bismarck-Zafra complex, 8 to 20 percent slopes, very stony	11.31	13.41	0	32	6e
8	Bonnerdale fine sandy loam, 0 to 5 percent slopes	11.3	13.4	0	66	2e
87	Udorthents, loamy	9.65	11.44	0	-	7e
65	Saffell gravelly fine sandy loam, 8 to 12 percent slopes	8.88	10.53	0	55	6e
30	Kenn fine sandy loam, occasionally flooded	5.27	6.25	0	53	2w
98	Water	2.06	2.44	0	-	8
TOTALS		84.34(*)	100%	-	54.07	3.97

(\*) 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





















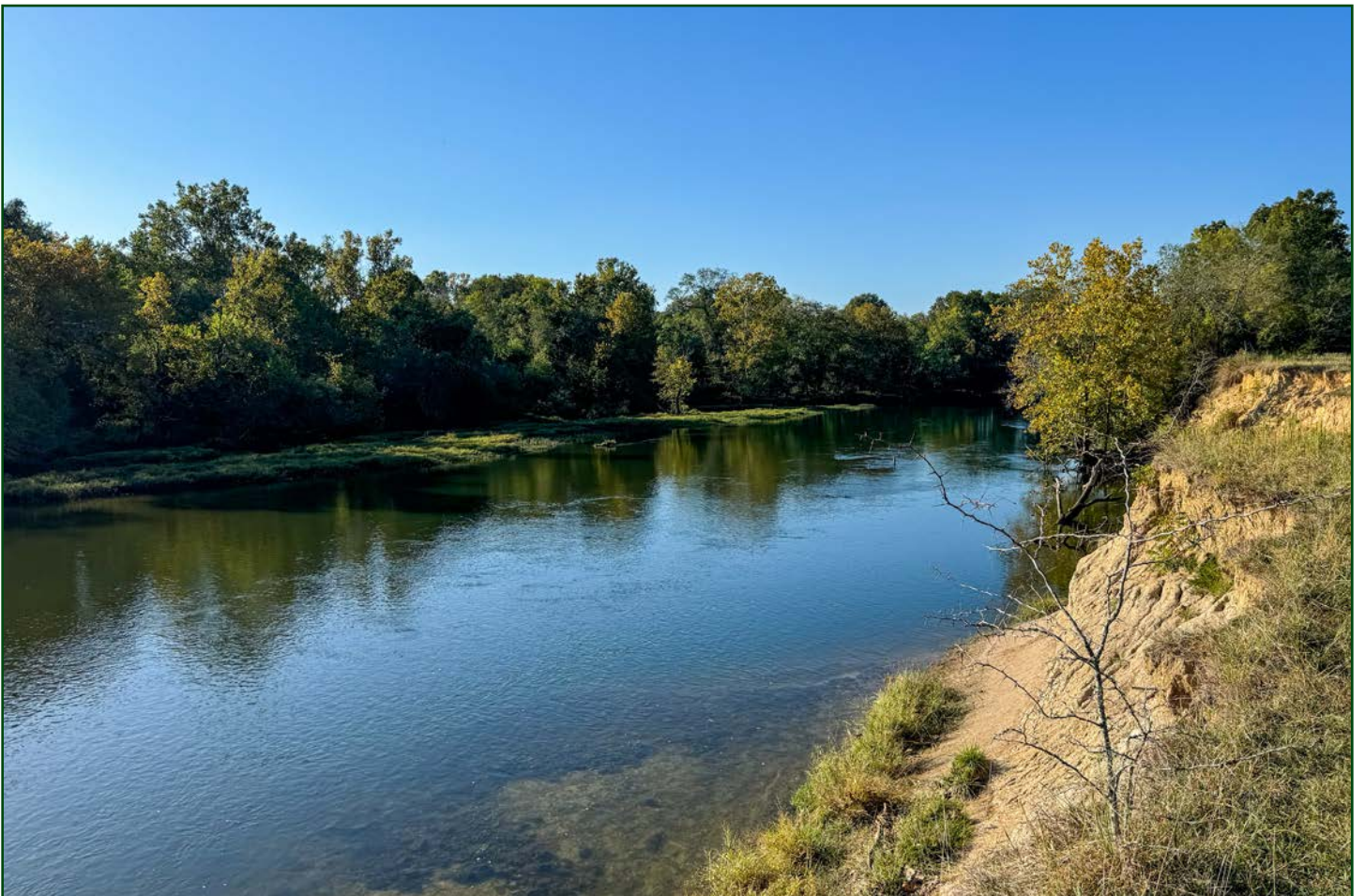














# LILE REAL ESTATE

## **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.





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