

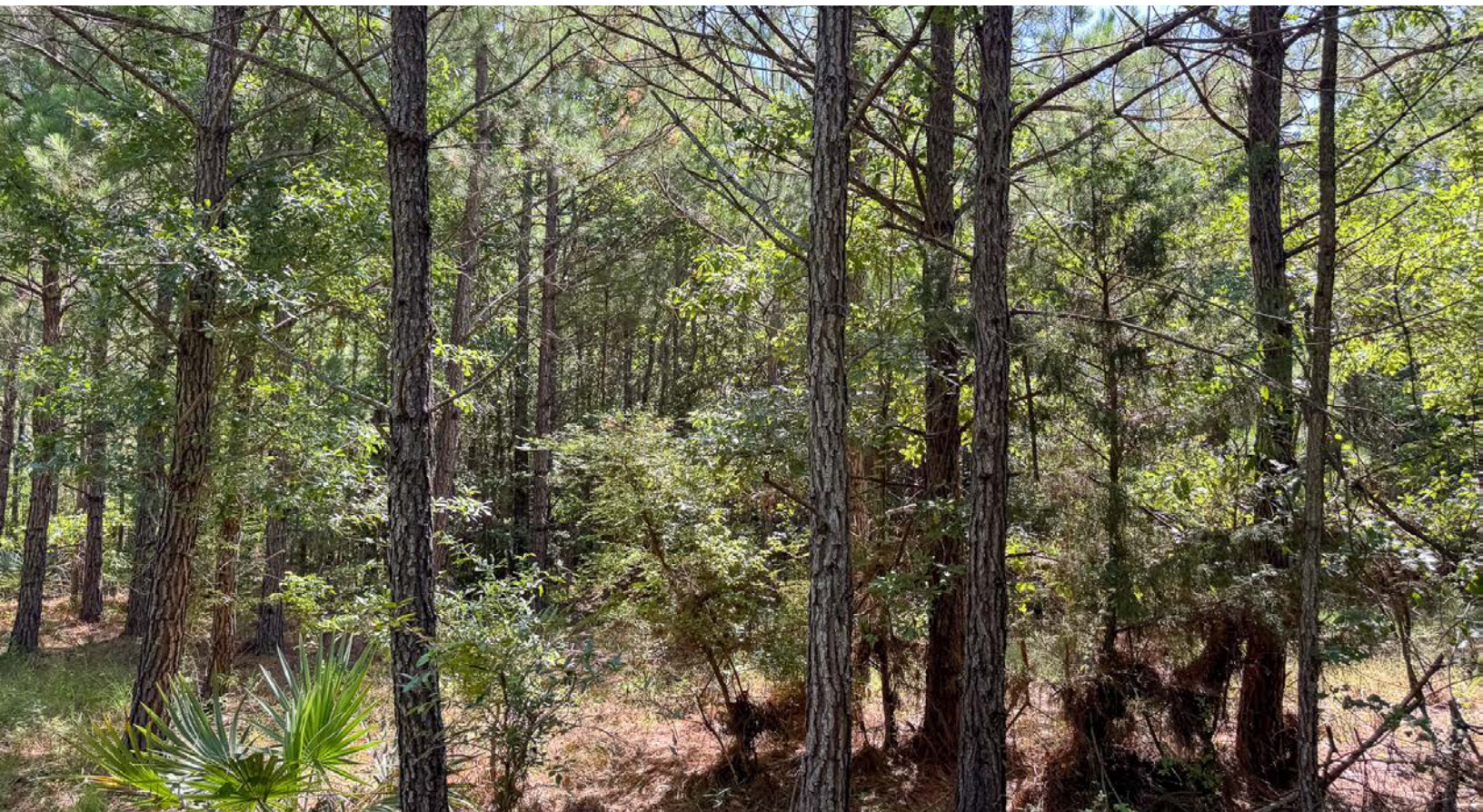


NORTH JOHNSVILLE 10

A Recreational and Timberland Investment Opportunity

10± Total Acres | \$21,000.00

Bradley County, Arkansas



AGRICULTURE | RECREATION | TIMBERLAND

Traditional Brokerage + Sealed Bids + Consulting

LICENSED IN ARKANSAS, LOUISIANA, MISSISSIPPI, AND TENNESSEE



NORTH JOHNSVILLE 10

QUICK FACTS

Acreage

10± total acres

Location

Bradley County, Arkansas

Timber Stocking

Approximately 13 year old pine plantation

Recreation

Deer, turkey, and small game hunting

Access

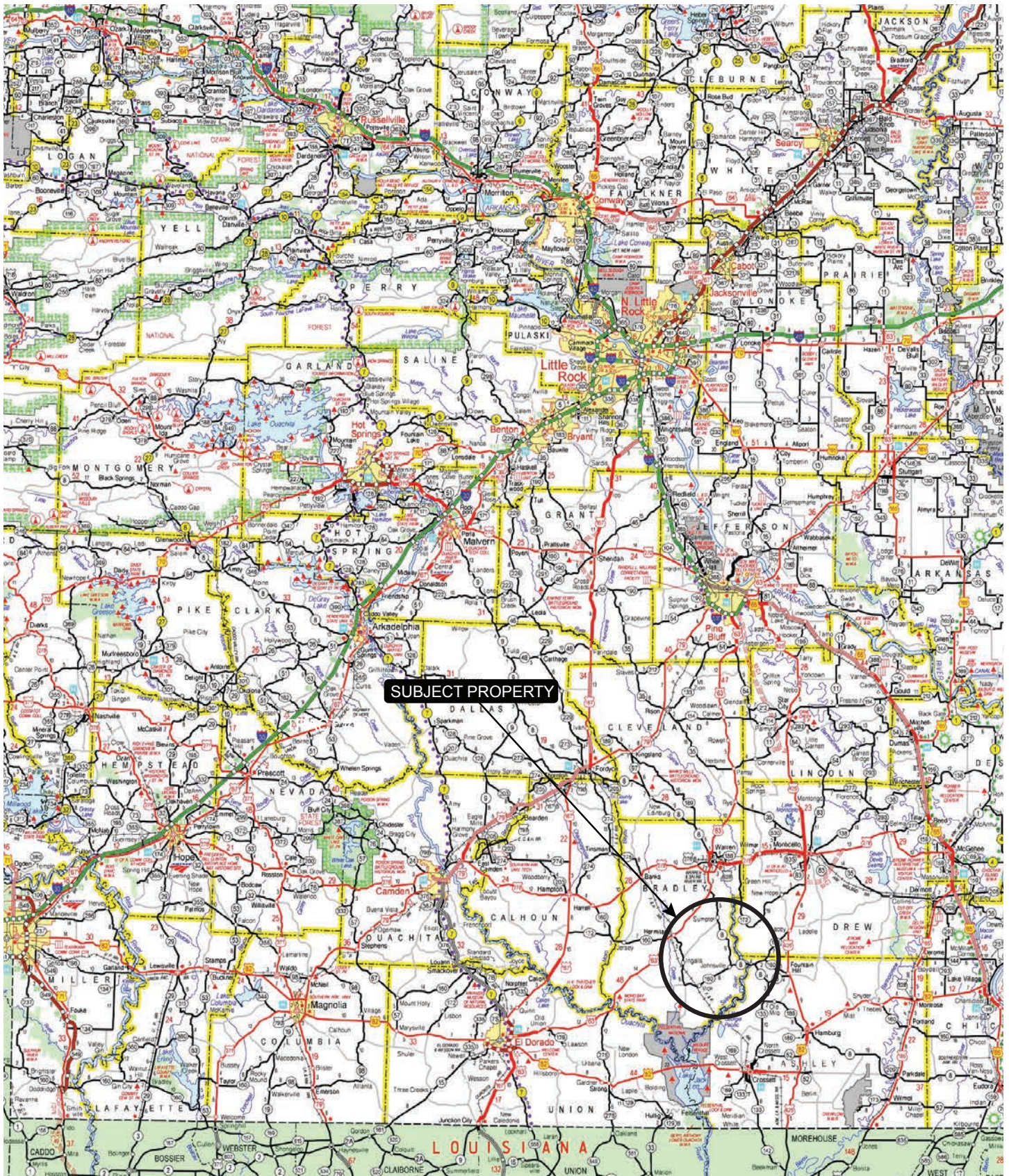
No deeded access

Offering Price

\$21,000.00



VICINITY MAP



MATT STONE | 870.818.0750
MSTONE@LILEREALESTATE.COM

DAVID STONE | 870.818.0751
DSTONE@LILEREALESTATE.COM

PROPERTY DESCRIPTION

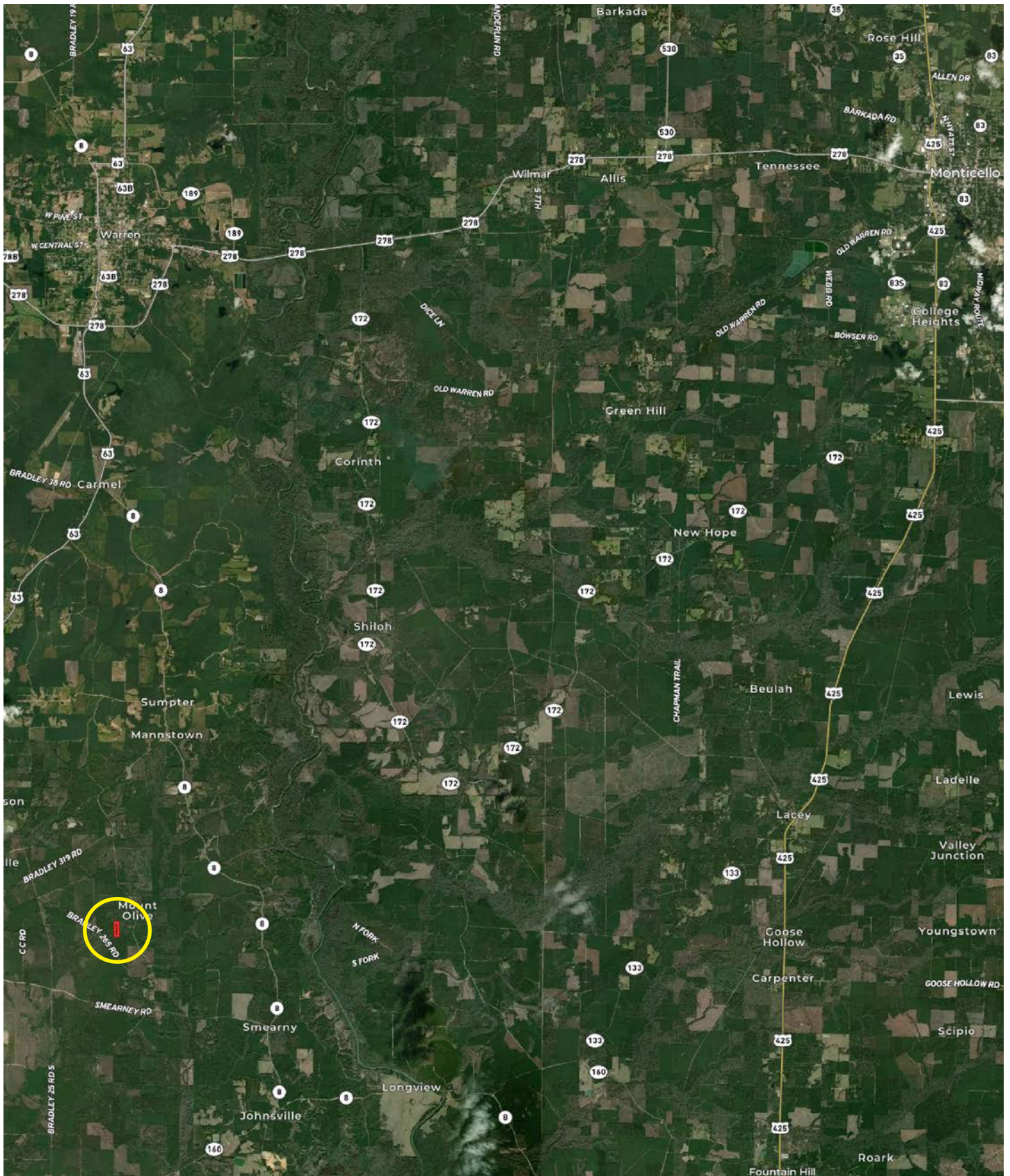
NORTH JOHNSVILLE 10

North Johnsville 10 is located in Bradley County, Arkansas approximately five miles northwest of the community of Johnsville. The tract consists of 10± acres which were planted in 2012 with pine seedlings. Thirteen years later the trees have matured well and should be ready to harvest in a few

years. Recreational opportunities include deer turkey, and small game hunting. North Johnsville 10 offers a quality timberland and recreational investment opportunity for both first-time or seasoned investors.



LOCATION MAP



AERIAL MAP





LOCATION & ACCESS

Johnsville, Bradley County, Arkansas
Southern Region of Arkansas

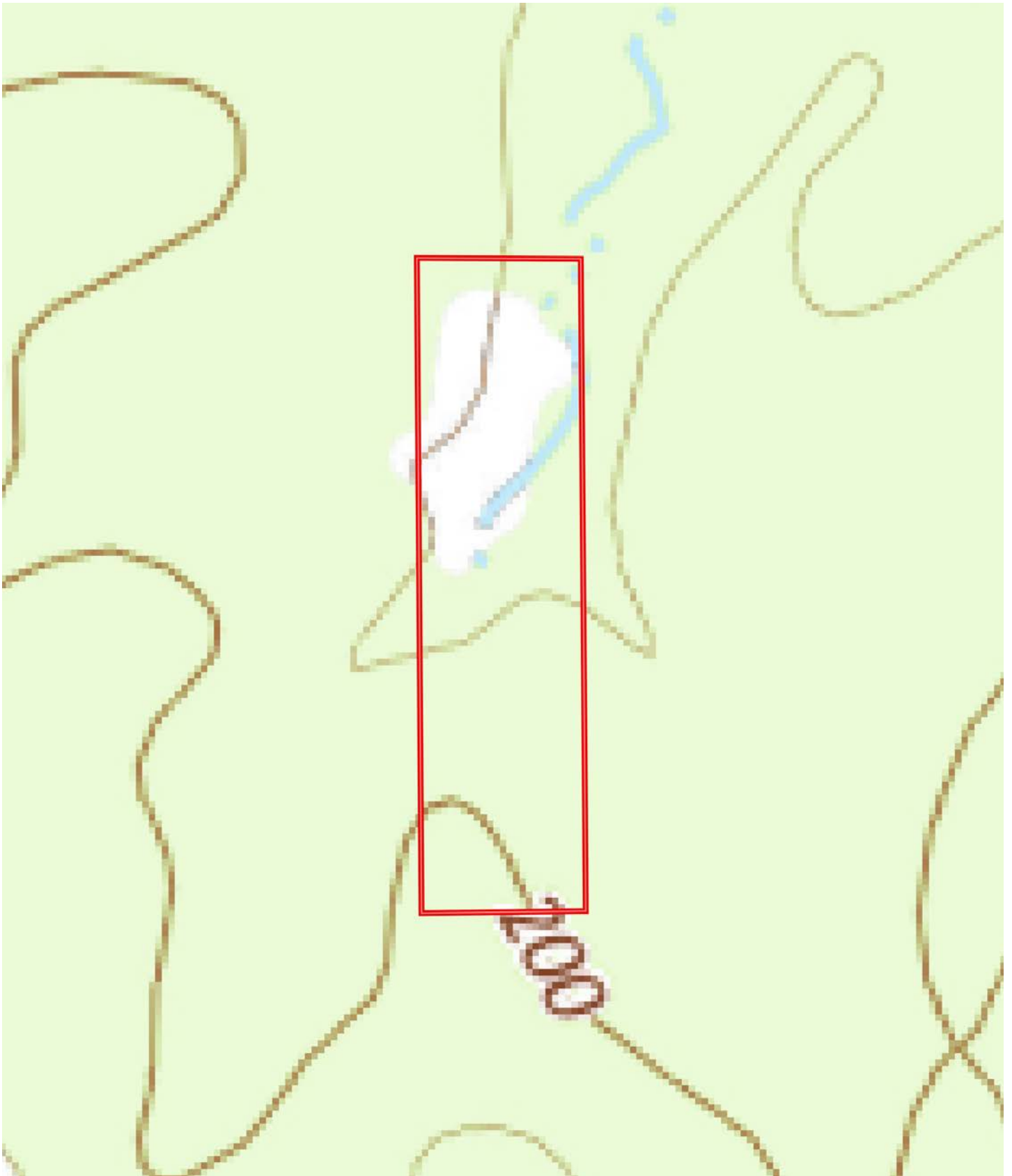
Mileage Chart

Hamburg, AR	20 Miles
El Dorado, AR	44 Miles
Camden, AR	62 Miles
Pine Bluff, AR	65 Miles

There is no deeded access to the property. However, there is a logging road that comes from Mount Olive Road, a county maintained road, to the north end of the property.



TOPOGRAPHY MAP





SOIL MAP



SOIL MAP KEY

SOIL CODE	SOIL DESCRIPTION	ACRES	%	CPI	NCCPI	CAP
CT	Amy silt loam, 0 to 1 percent slopes	8.13	81.14	0	62	5w
Ma	Mixed alluvial land (guyton)	1.82	18.16	0	52	5w
SdB2	Savannah very fine sandy loam, eroded nearly level phase	0.06	0.6	0	51	2e
TOTALS		10.01(*)	100%	-	60.06	4.98

(*) 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

RESOURCES & PRICE

Mineral Rights

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

Real Estate Taxes

\$13.05 (estimated)

Offering Price

\$21,000.00

To learn more about the property 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





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.

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CONNECTING LAND BUYERS AND SELLERS SINCE 1993.

Lile Real Estate is a dedicated team of professionals with an in-depth understanding and a network of qualified buyers within the Mid-South and across the country. For over 30 years, we've connected land sellers with buyers in Arkansas, Louisiana, Mississippi, and Tennessee.



For more information or to
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MATT STONE

870.818.0750 (m)
mstone@lilerealestate.com

DAVID STONE

870.818.0751 (m)
dstone@lilerealestate.com

Scan for
more info





1 Allied Drive, Suite 2220
Little Rock, AR 72202

WWW.LILEREALESTATE.COM



501.374.3411 (Office)
501.421.0031 (Fax)

INFO@LILEREALESTATE.COM