



WILLIAMS 40

A Recreational and Timberland Investment Opportunity

40± Total Acres | \$100,000.00

Monroe County, Arkansas



AGRICULTURE | RECREATION | TIMBERLAND

Traditional Brokerage + Sealed Bids + Consulting

LICENSED IN ARKANSAS, LOUISIANA, MISSISSIPPI, AND TENNESSEE



WILLIAMS 40

QUICK FACTS

Acreage

40± total acres

Location

Monroe County, Arkansas

Access

Private timber road

Recreation

Deer and small game hunting

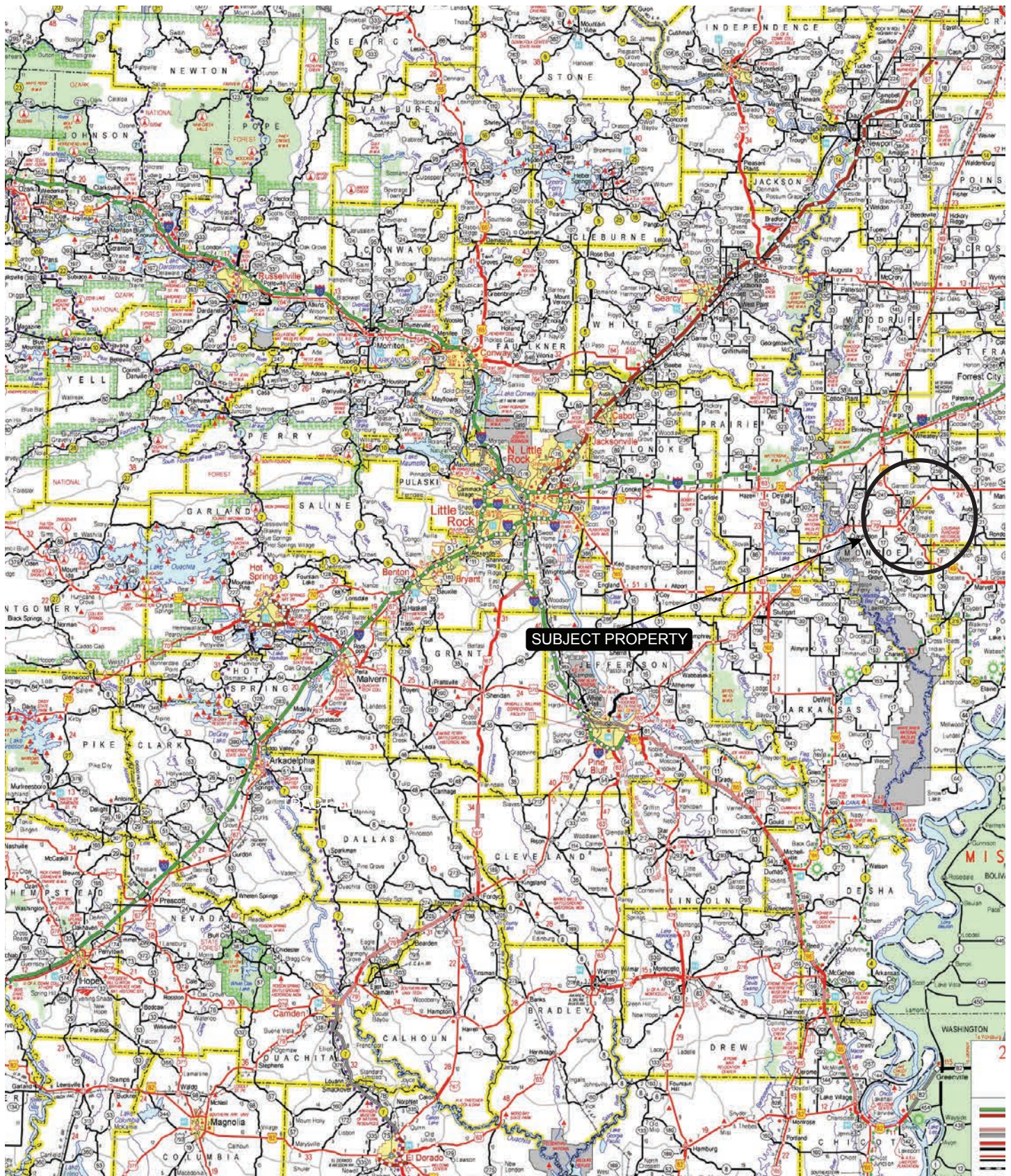
Timber Stocking

Natural mix of oak and pine

Offering Price

\$100,000.00

VICINITY MAP



PROPERTY DESCRIPTION

WILLIAMS 40

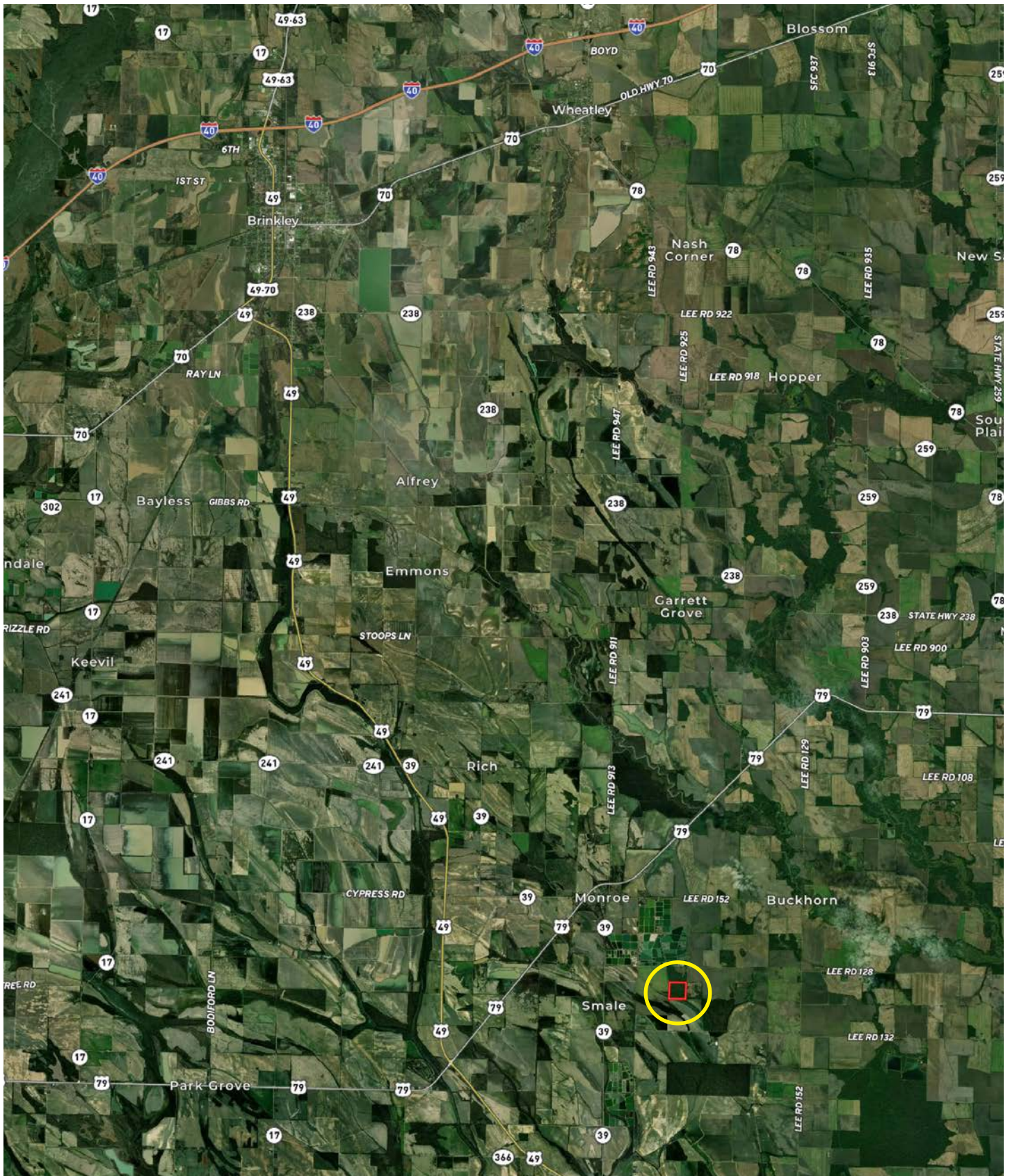
The Williams 40 offers an excellent recreational investment opportunity in Monroe County, Arkansas, approximately 20 minutes southeast of Brinkley. The property consists of 40± acres and is accessed through a private timber road. The land features a natural mix of oak and pine timber, creating excellent habitat for deer and

small game. Whether you're looking for a private hunting retreat or a long-term land investment, the Williams 40 delivers both seclusion and usability for recreation.

The final acreage, legal description, and sales price will be determined by a new survey.



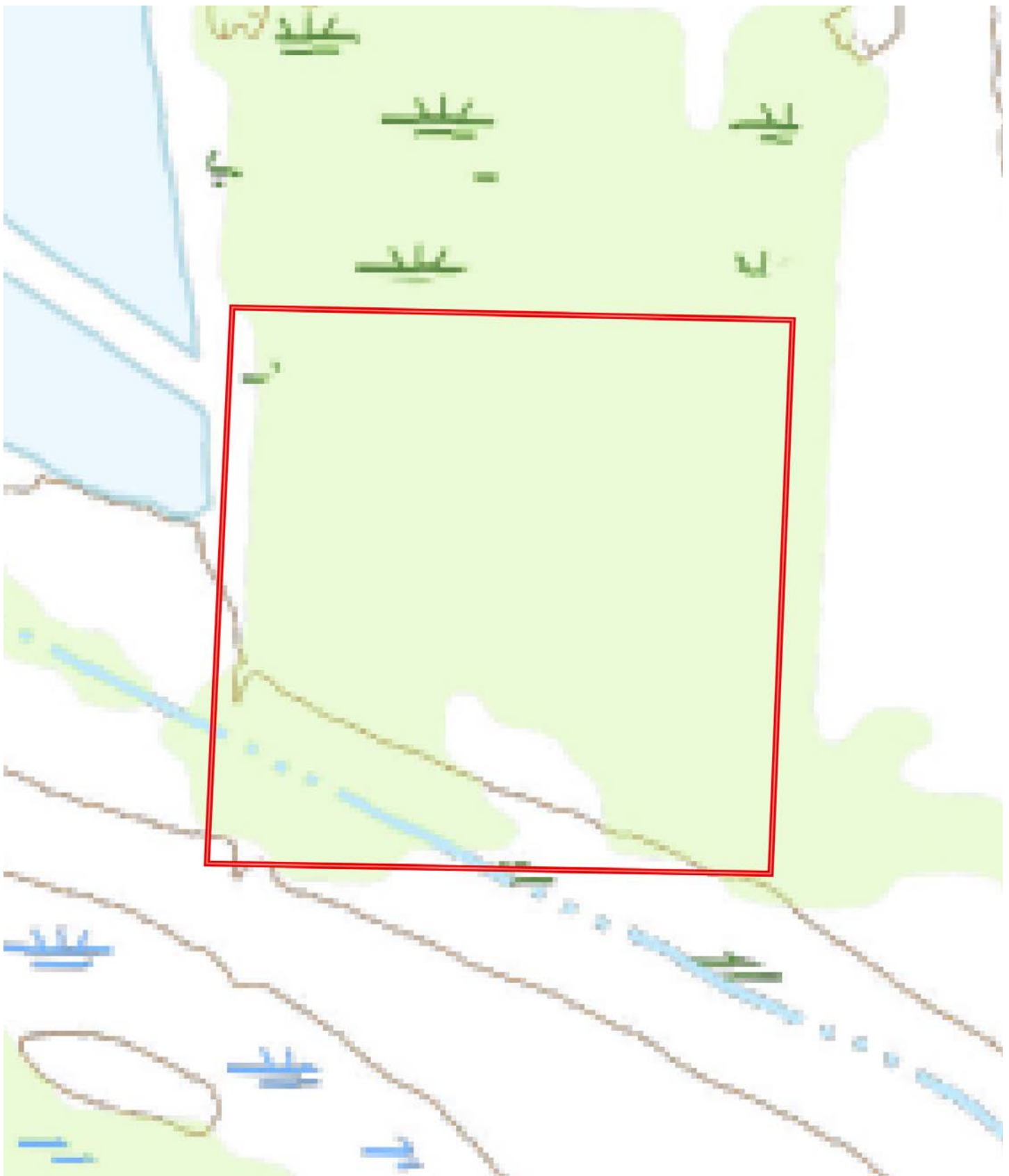
LOCATION MAP



AERIAL MAP



TOPOGRAPHY MAP



LOCATION & ACCESS

Monroe County, Arkansas
Eastern Region of Arkansas

Mileage Chart	
Brinkley, AR	17 Miles
Carlisle, AR	50 Miles
Little Rock, AR	82 Miles
Memphis, TN	82 Miles

Access is via a private timber road.



RESOURCES & PRICE

Mineral Rights
All mineral rights owned by the Seller, if any, shall transfer to the Buyer.

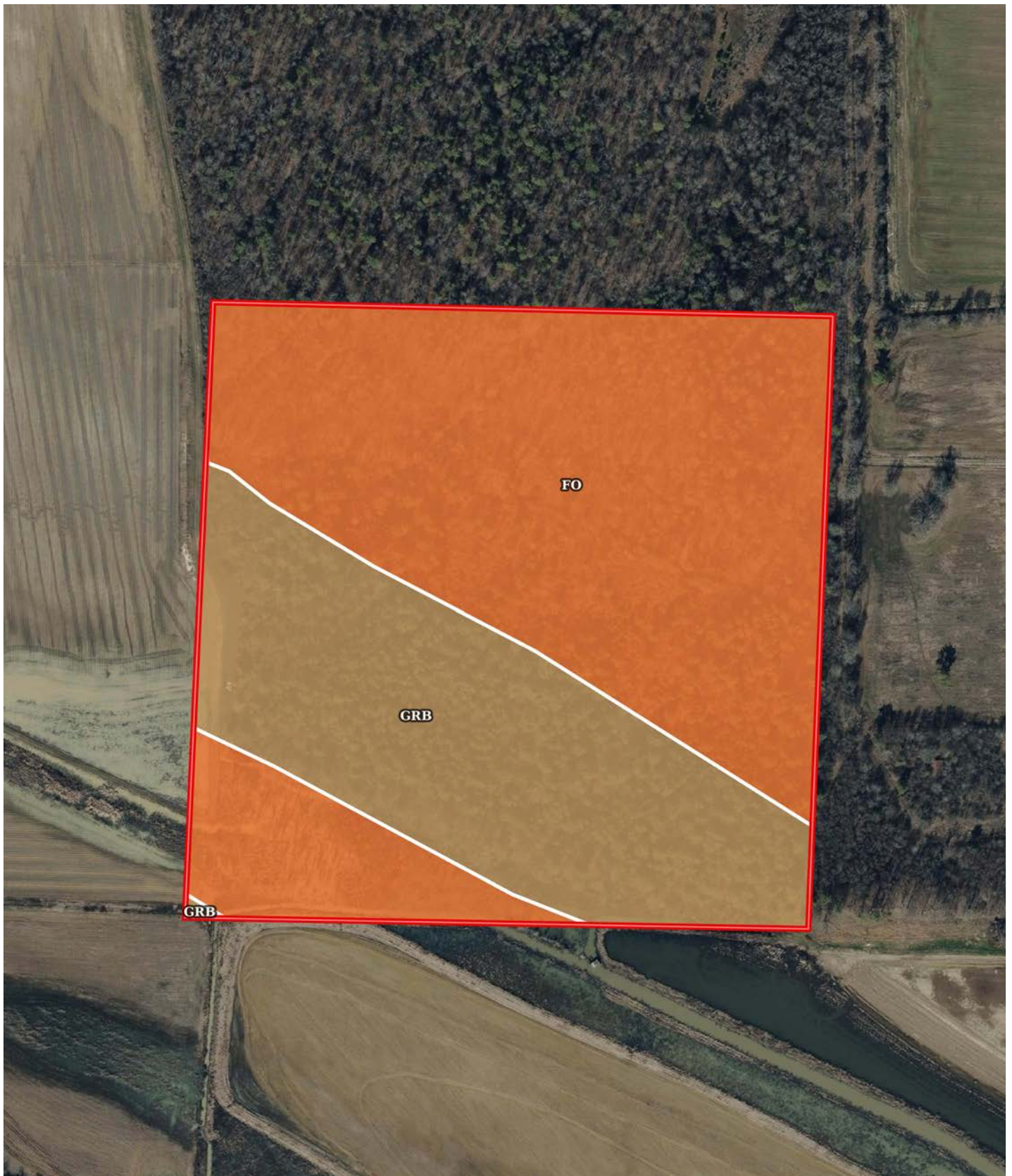
Real Estate Taxes
\$38.00 (estimated)

Offering Price
\$ 100,000.00

To learn more about the Williams 40 or to schedule a property tour, contact Gardner Lile of Lile Real Estate, Inc.

Gardner Lile
501-658-9275 (m)
gardner@lilerealestate.com

SOIL MAP



SOIL MAP KEY

SOIL CODE	SOIL DESCRIPTION	ACRES	%	CPI	NCCPI	CAP
Fo	Foley-Calhoun-Bonn complex	26.73	63.76	0	74	3w
GrB	Grenada silt loam, 1 to 3 percent slopes	15.2	36.26	0	62	2e
TOTALS		41.93(*)	100%	-	69.67	2.64

(*) 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



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.

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
schedule a property tour, contact:

GARDNER LILE

501.658.9275 (m)
gardner@lilerealestate.com

Scan for
more info





1 Allied Drive, Suite 2220
Little Rock, Arkansas 72202

WWW.LILEREALESTATE.COM



501.374.3411 (Office)
501.421.0031 (Fax)

INFO@LILEREALESTATE.COM