

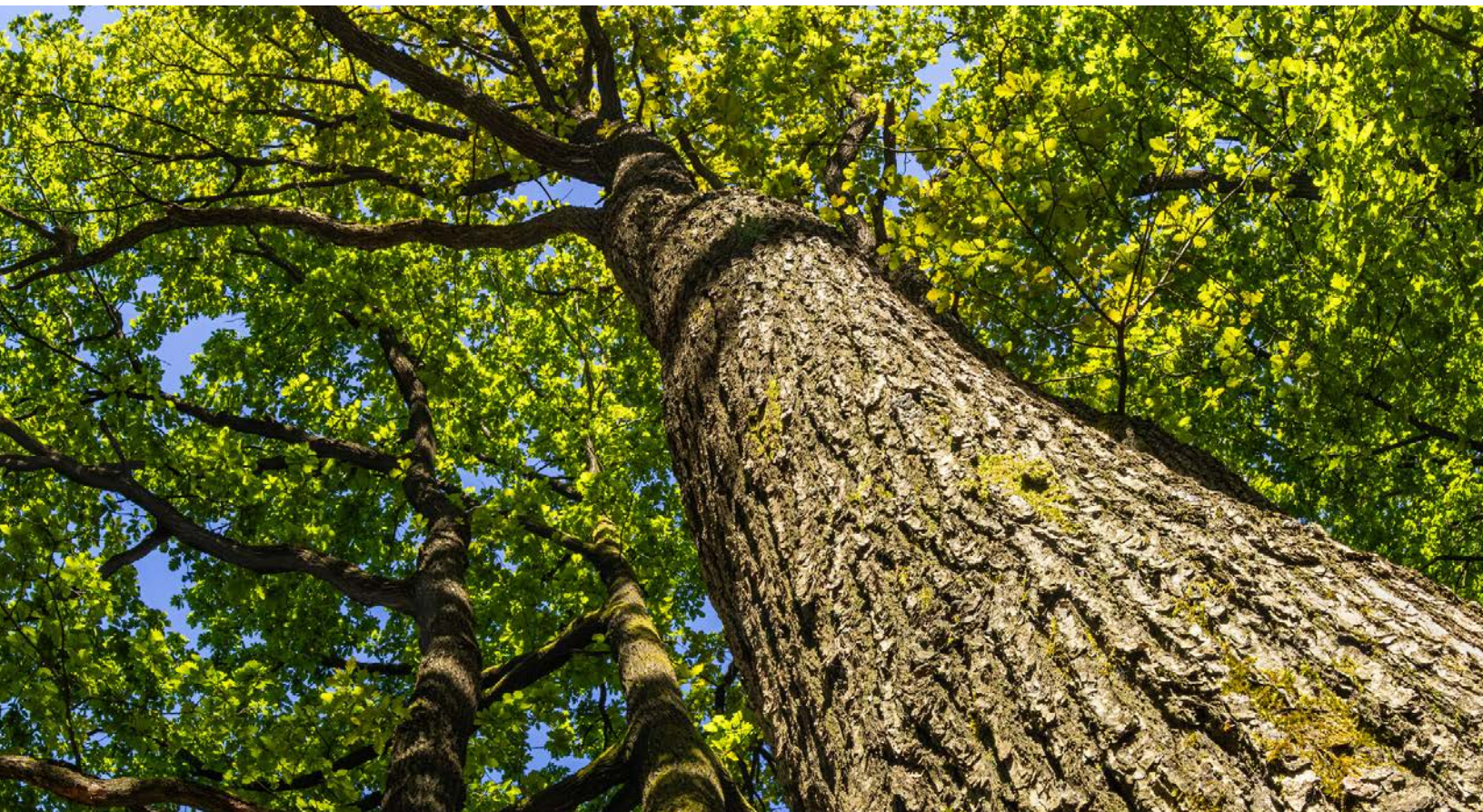


CHAMBLISS 75

A Recreational and Timberland Investment Opportunity

75± Total Acres | \$206,250.00

Jefferson County, Arkansas



AGRICULTURE | RECREATION | TIMBERLAND

Traditional Brokerage + Sealed Bids + Consulting

LICENSED IN ARKANSAS, LOUISIANA, MISSISSIPPI, AND TENNESSEE



CHAMBLISS 75

QUICK FACTS

Acreage

75± acres

Location

Jefferson County, Arkansas

Access

Wheeler Chapel Road

Recreation

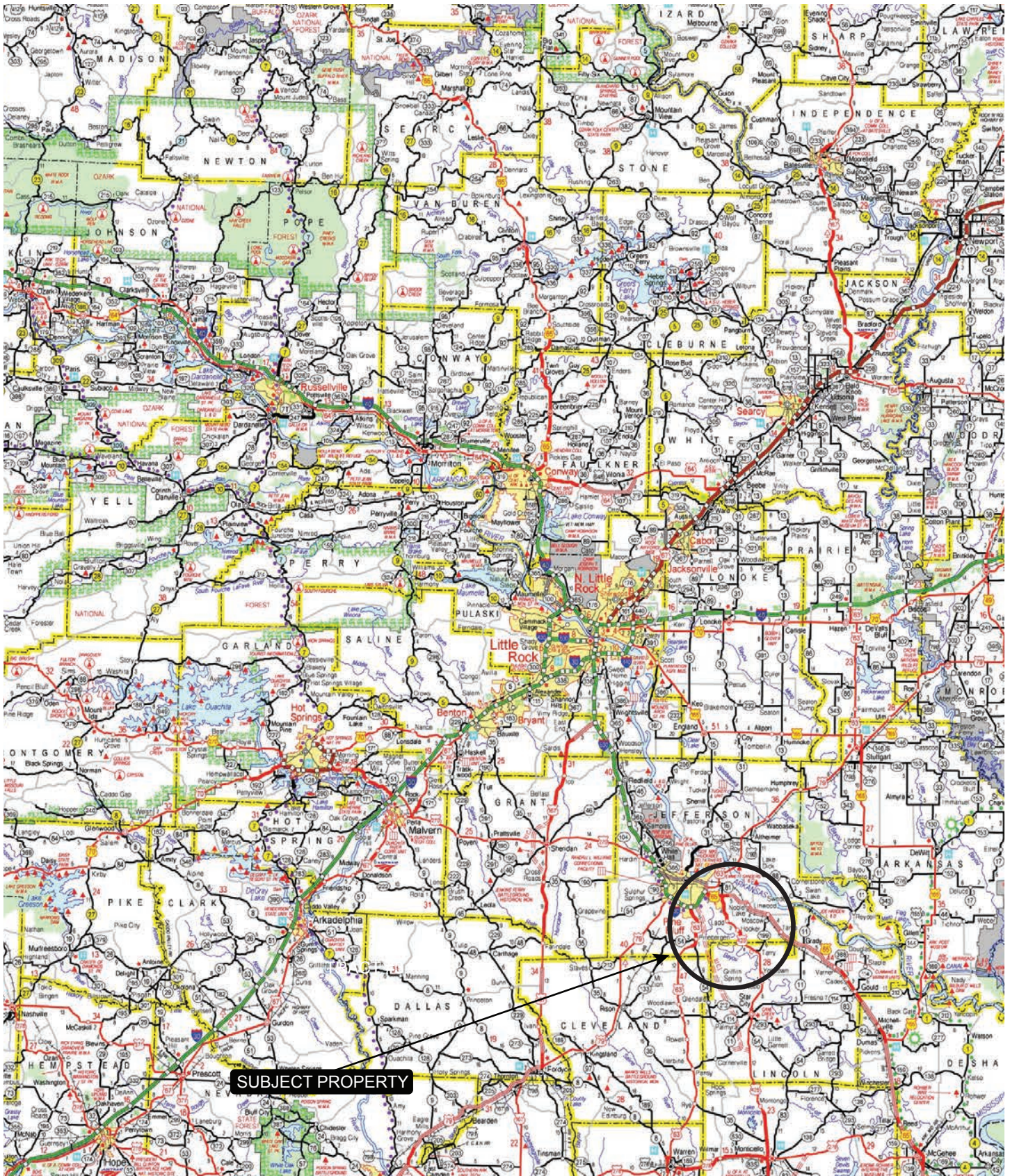
Deer and small game hunting
plus year-round fishing

Offering Price

\$206,250.00



VICINITY MAP



PROPERTY DESCRIPTION

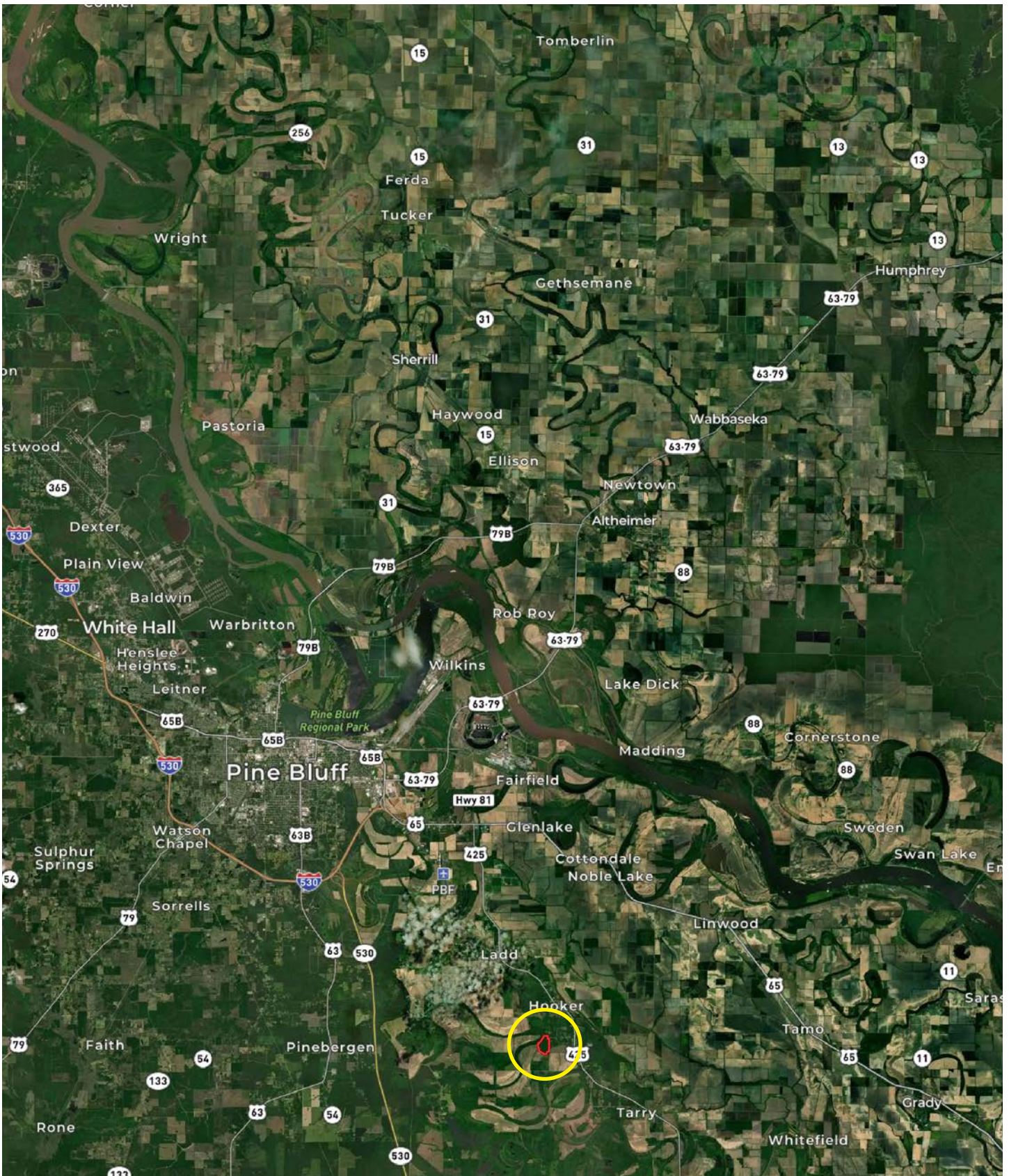
CHAMBLISS 75

The Chambliss 75 is located in Jefferson County, Arkansas and is composed of 75± acres. The property consists of a mix of hardwood timber and pines. Recreational opportunities include deer and other small game hunting. The recreational opportunities are also enhanced due to the fact that Bayou Bartholomew creates part

of the western boundary and offers access to year-round fishing. Access to the property is considered excellent via Wheeler Chapel Road and an internal all weather road runs the length of the property from north to south, numerous ATV trails are also in place.



LOCATION MAP



LOCATION & ACCESS

Jefferson County, Arkansas
Southeastern Region of Arkansas

Mileage Chart

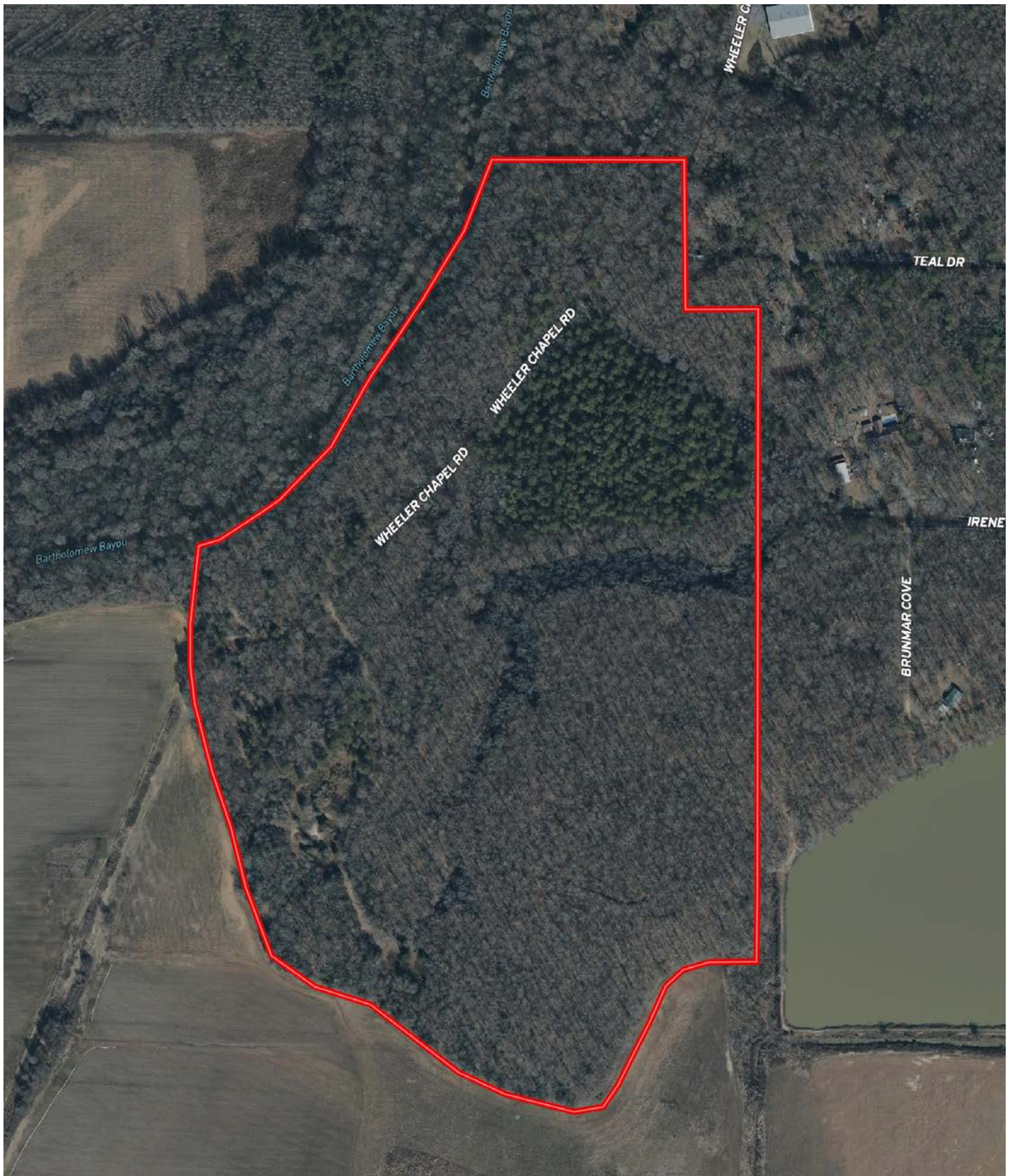
Pine Bluff, AR	14 Miles
Monticello, AR	39 Miles
Stuttgart, AR	40 Miles
Little Rock, AR	60 Miles

Access to the property is considered excellent via Wheeler Chapel Road and an internal all weather road runs the length of the property from north to south.





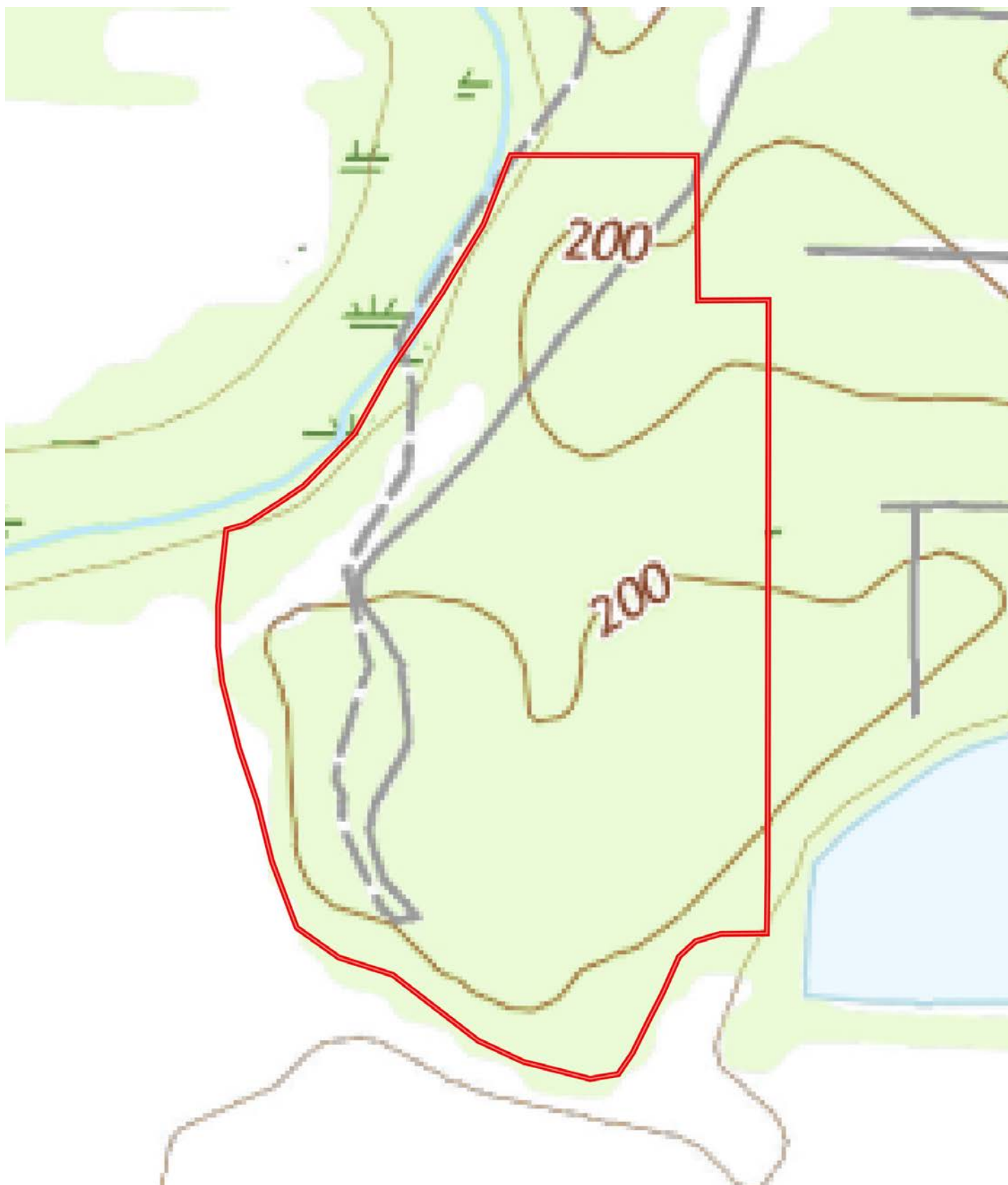
AERIAL MAP







TOPOGRAPHY MAP







SOIL MAP



SOIL MAP KEY

SOIL CODE	SOIL DESCRIPTION	ACRES	%	CPI	NCCPI	CAP
16	Grenada silt loam, 3 to 8 percent slopes	53.28	68.99	0	57	3e
5	Calloway silt loam, 1 to 3 percent slopes	15.79	20.45	0	63	2e
26	Perry clay, 0 to 1 percent slopes	5.19	6.72	0	48	3w
34	Rilla silt loam, 1 to 3 percent slopes	2.67	3.46	0	86	2e
33	Rilla silt loam, 0 to 1 percent slopes	0.31	0.4	0	85	2e
TOTALS		77.24(*)	100%	-	58.74	2.76

(*) 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 transfer to the Buyer.

Real Estate Taxes

\$48.00 (estimated)

Offering Price

\$206,250.00

To learn more about Chambliss 75 or to schedule a property tour, contact Gardner Lile of Lile Real Estate, Inc.

Gardner Lile

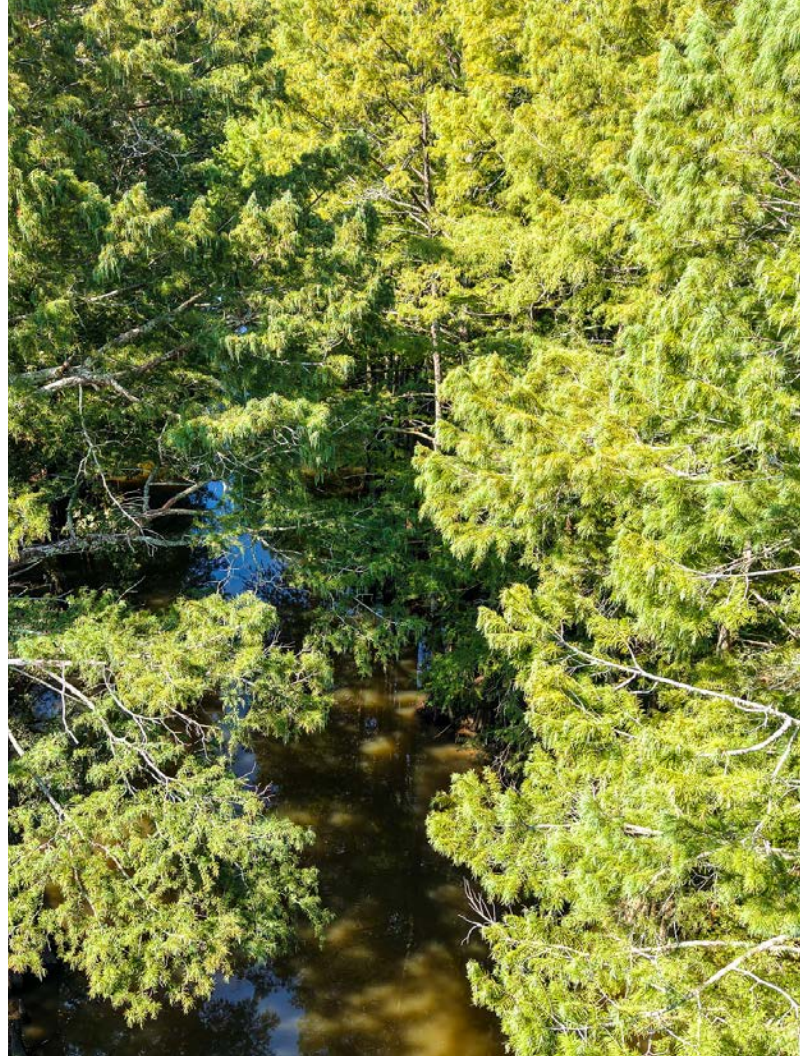
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The management of Lile Real Estate, Inc. respectfully requests that interested parties contact us in advance to schedule a proper showing and do not attempt to tour or trespass on the property on their own. Thank you for your cooperation.

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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
schedule a property tour, contact:

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