



# BRADLEY FERRY 21

A Recreational and Timberland Investment Opportunity

21.66± Total Acres | \$46,000.00

Ouachita County, Arkansas



**AGRICULTURE | RECREATION | TIMBERLAND**

Traditional Brokerage + Sealed Bids + Consulting

LICENSED IN ARKANSAS, LOUISIANA, MISSISSIPPI, AND TENNESSEE



# BRADLEY FERRY 21

## QUICK FACTS

### **Acreage**

21.66± total acres

### **Location**

Camden, Arkansas; Ouachita County

### **Recreation**

Deer, turkey, and small game hunting opportunities exist on the property.

### **Access**

Deeded access from Bradley Ferry Road.

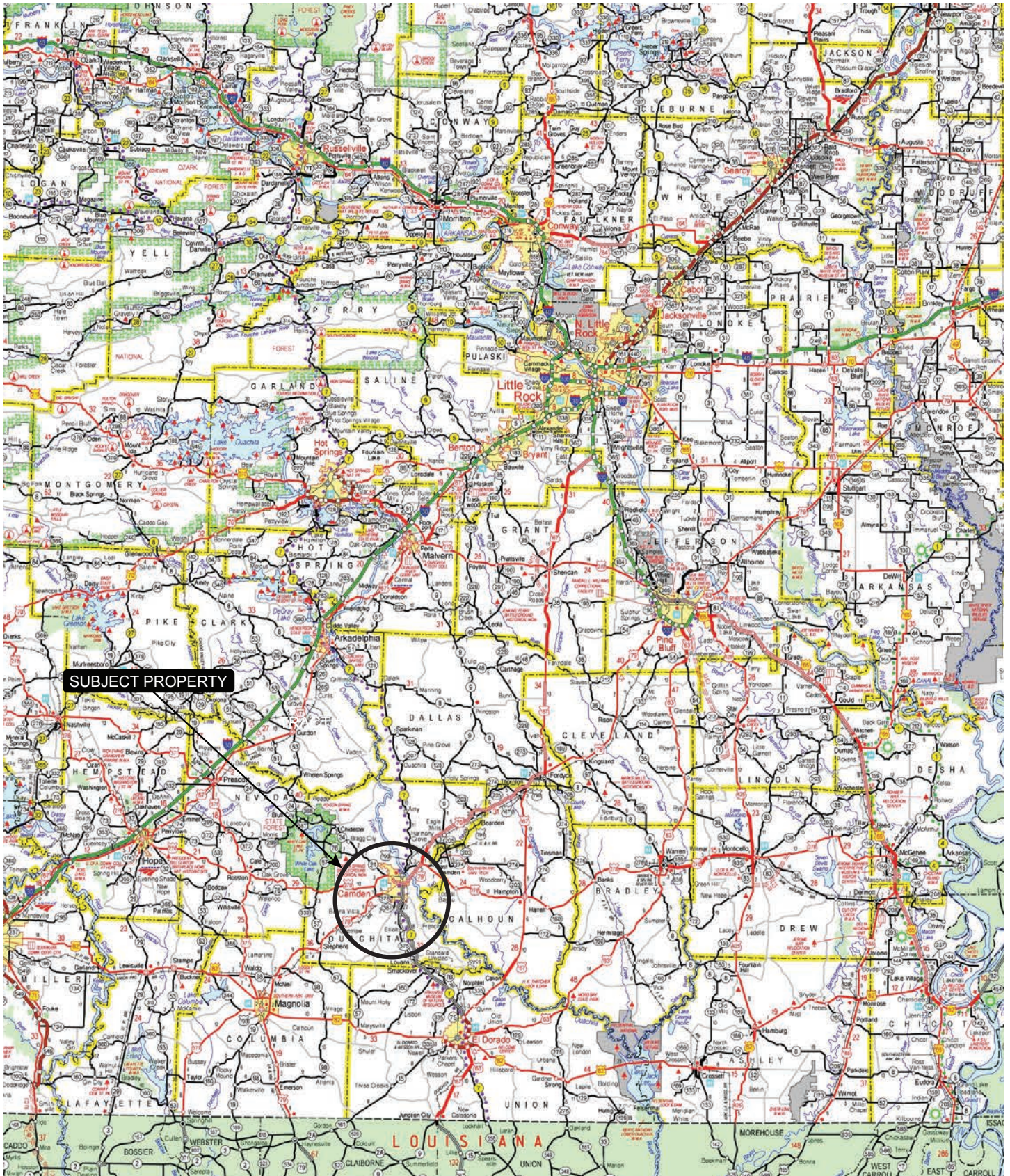
### **Offering Price**

\$46,000.00





# VICINITY MAP



SUBJECT PROPERTY

# PROPERTY DESCRIPTION

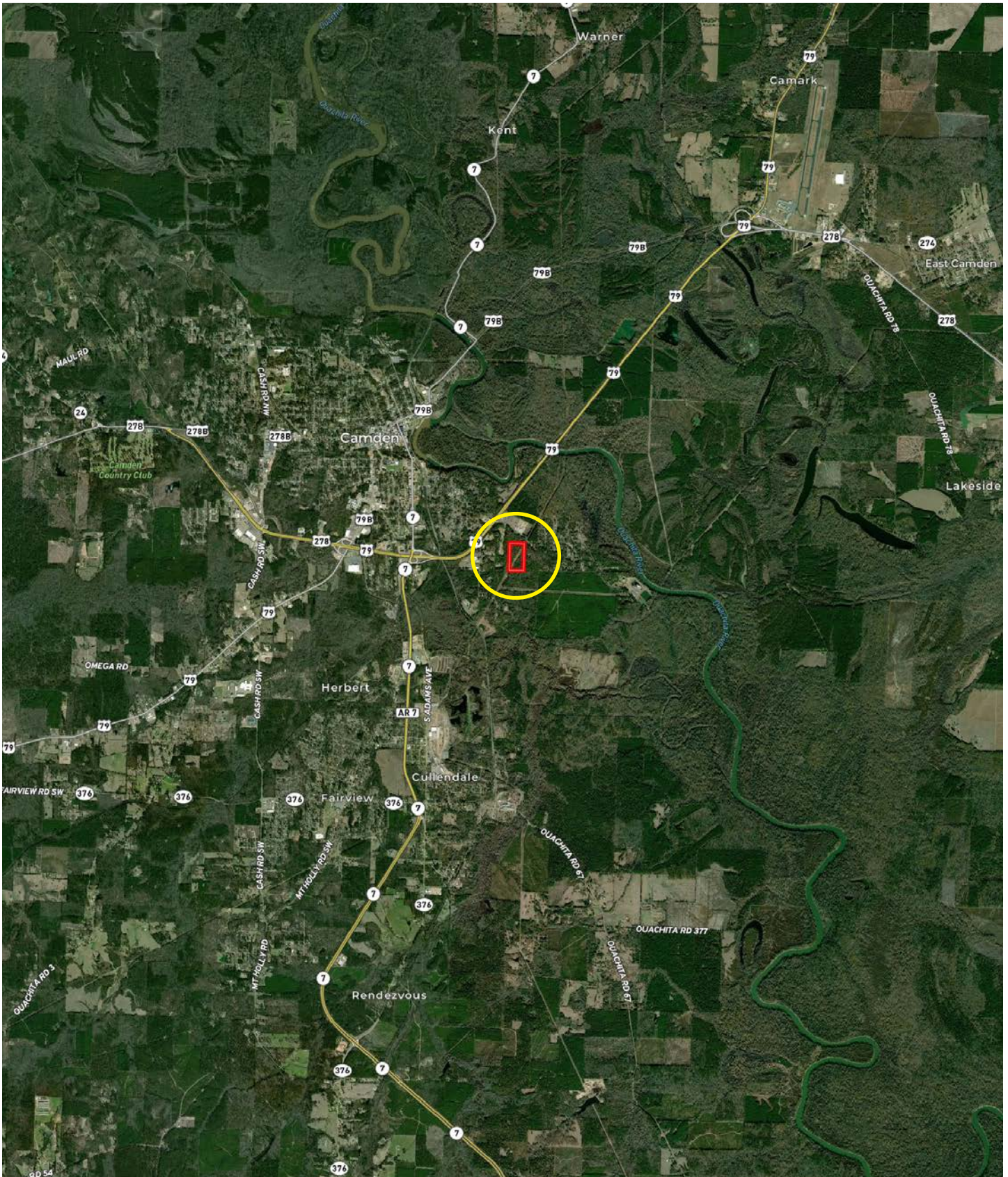
## BRADLEY FERRY 21

Bradley Ferry 21 is located on the edge of Camden city limits in Ouachita County, Arkansas. The property features 21.66± acres and offers a recreational, timberland, or potential residential investment opportunity. There

is deeded access to the tract from Bradley Ferry Road. Recreational hunting opportunities include deer, turkey, and small game hunting.



# LOCATION MAP



# AERIAL MAP



# LOCATION & ACCESS

Camden, Arkansas; Ouachita County

## Mileage Chart

|                 |          |
|-----------------|----------|
| Fordyce, AR     | 31 Miles |
| El Dorado, AR   | 33 Miles |
| Magnolia, AR    | 36 Miles |
| Hope, AR        | 50 Miles |
| Arkadelphia, AR | 50 Miles |
| Texarkana, AR   | 84 Miles |

There is deeded access to the property from Bradley Ferry Road.



# RESOURCES & PRICE

## Mineral Rights

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

## Offering Price

\$46,000.00

To learn more about Bradley Ferry 21 or to schedule a property tour, contact Matt Stone or David Stone of Lile Real Estate, Inc.

## Matt Stone

870-818-0750 (m)

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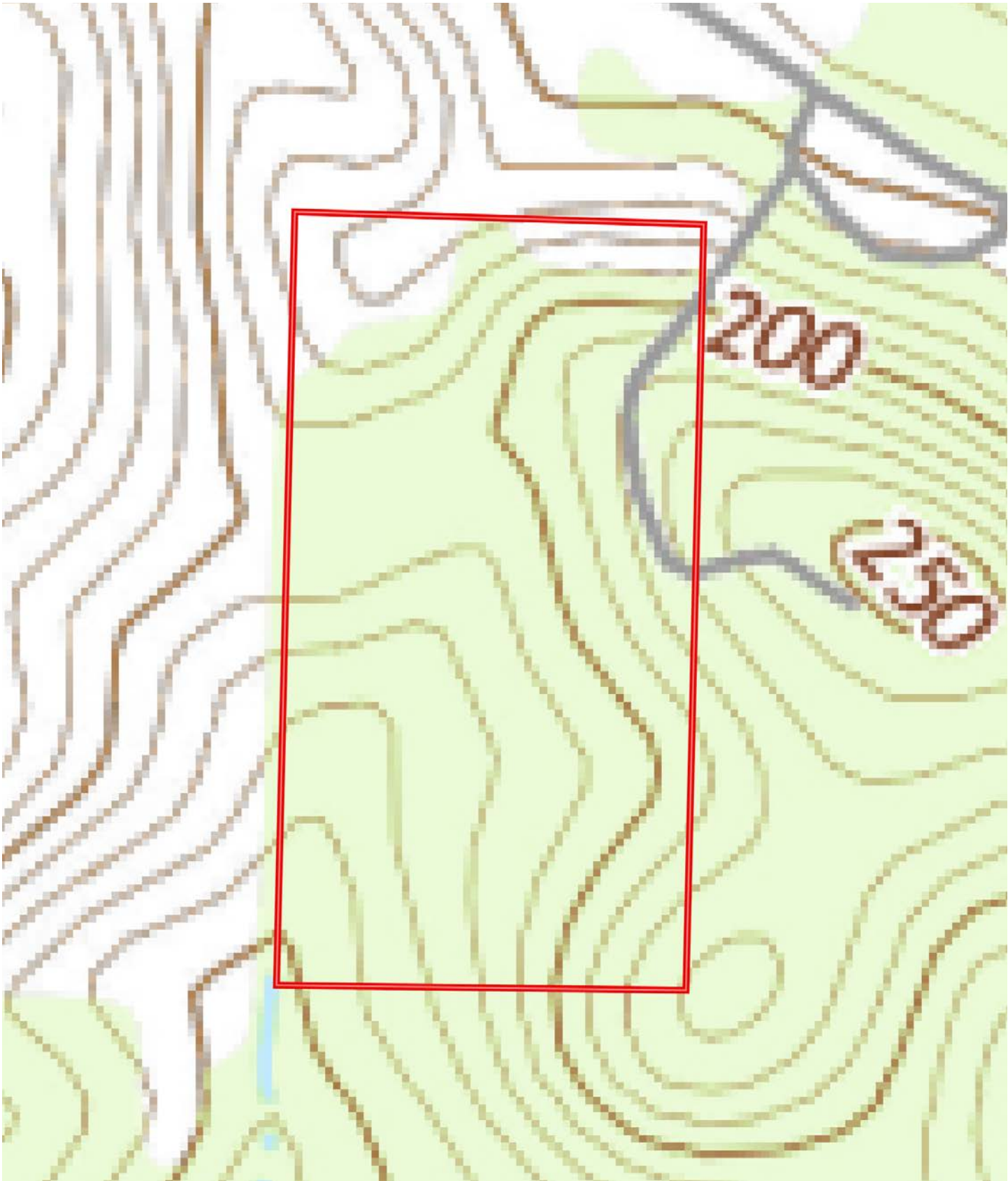
## David Stone

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# TOPOGRAPHY MAP



# SOIL MAP



# SOIL MAP KEY

| SOIL CODE | SOIL DESCRIPTION   | ACRES    | %     | CPI | NCCPI | CAP  |
|-----------|--|----------|-------|-----|-------|------|
| KSC       | Kirvin-Sacul association, rolling                        | 9.86     | 46.51 | 0   | 68    | 6e   |
| KfC       | Kirvin fine sandy loam, 3 to 8 percent slopes            | 5.45     | 25.71 | 0   | 69    | 3e   |
| AS        | Amy silt loam, 0 to 1 percent slopes, frequently flooded | 4.76     | 22.45 | 0   | 39    | 5w   |
| AgC       | Alaga loamy sand, 1 to 8 percent slopes                  | 1.14     | 5.38  | 0   | 36    | 3s   |
| TOTALS    |  | 21.21(*) | 100%  | -   | 60.06 | 4.84 |

(\*) 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



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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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For more information or to schedule a property tour, contact:

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