



# BRADLEY FERRY 21

A Recreational and Timberland Investment Opportunity

21.66± Total Acres | \$39,000.00

Ouachita County, Arkansas

**PRICE IMPROVEMENT**



**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

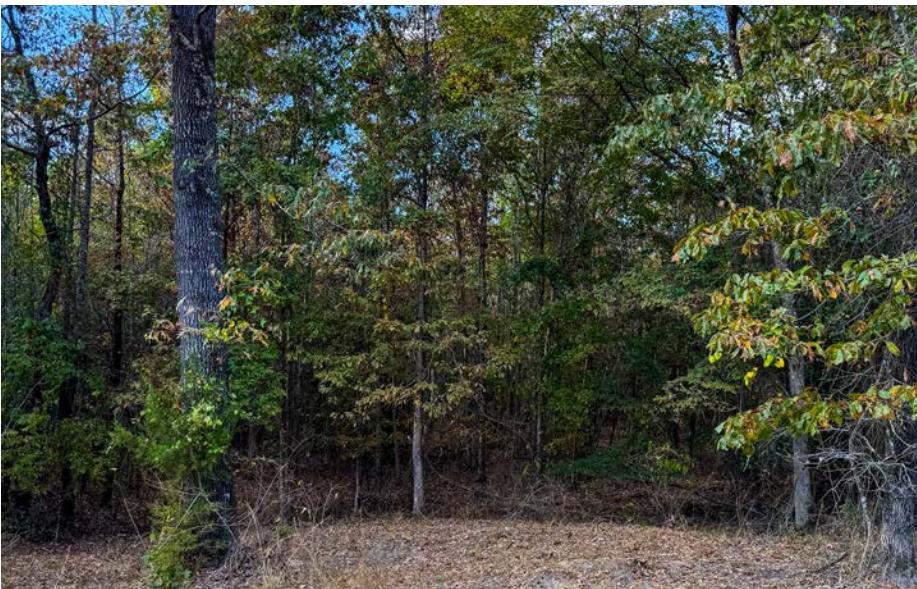
Deer, turkey, and small game hunting opportunities exist on the property.

### Access

Deeded access from Bradley Ferry Road.

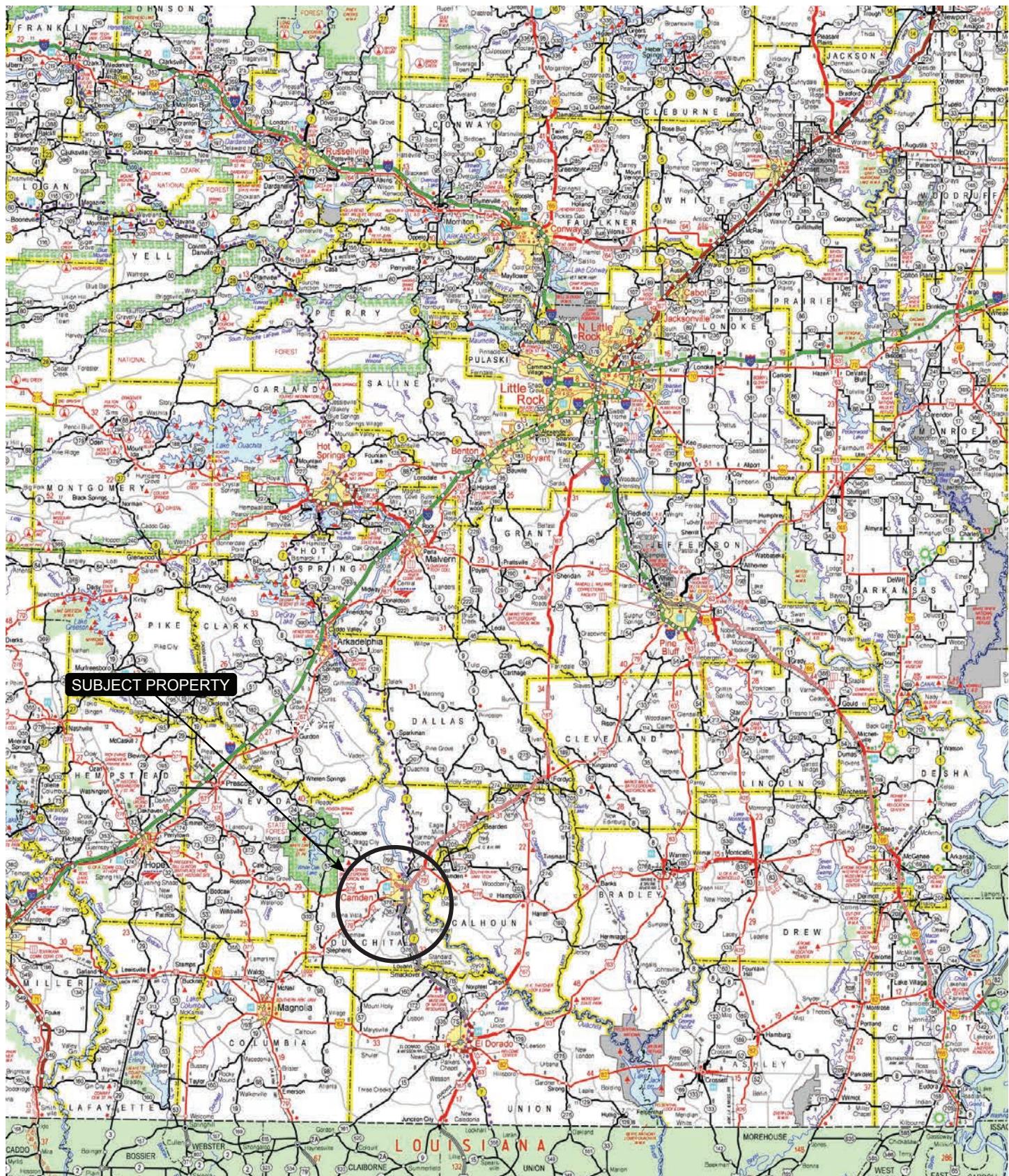
### Offering Price

\$39,000.00 (*originally*  
\$46,000.00)





# VICINITY MAP



# PROPERTY DESCRIPTION

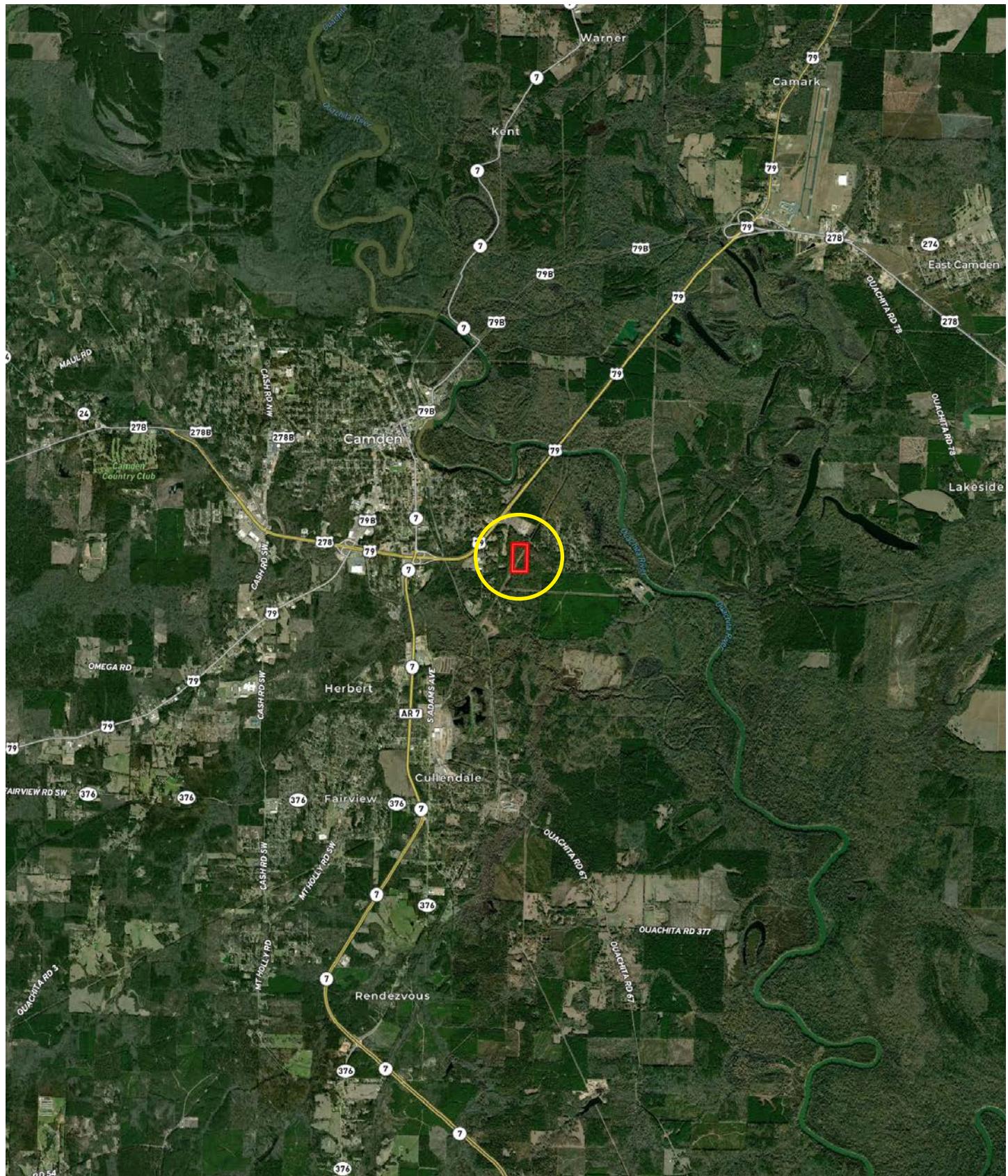
## BRADLEY FERRY 21

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

\$39,000.00 (*originally \$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)

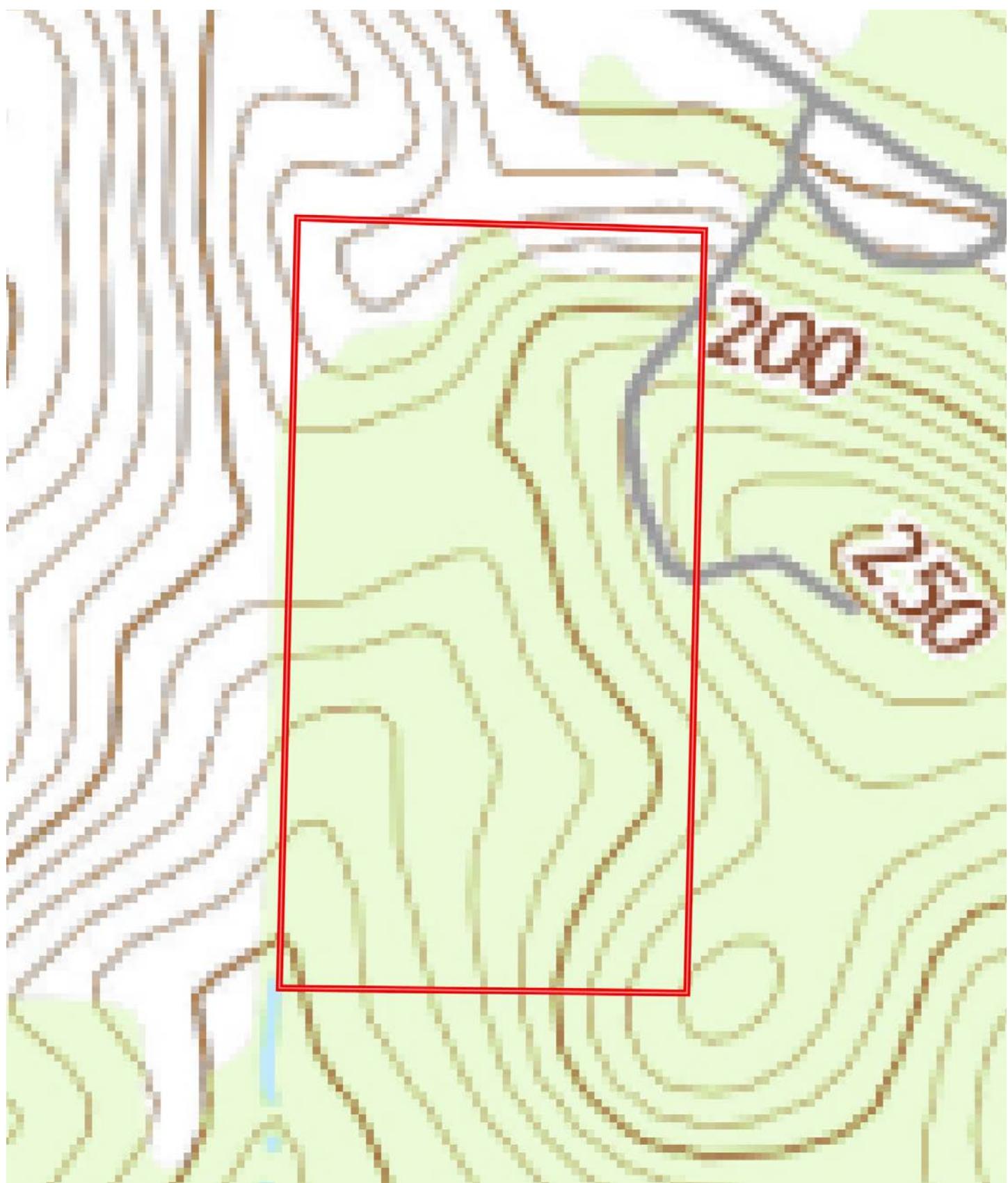
[mstone@lilerealestate.com](mailto:mstone@lilerealestate.com)

### David Stone

870-818-0750 (m)

[dstone@lilerealestate.com](mailto:dstone@lilerealestate.com)

# 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



'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. In the last five years alone, we surpassed **\$500 million in sales**. You can be a part of that success story.



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

**MATT STONE**

870.818.0750 (m)  
[mstone@lilerealestate.com](mailto:mstone@lilerealestate.com)

**DAVID STONE**

870.818.0751 (m)  
[dstone@lilerealestate.com](mailto:dstone@lilerealestate.com)

Scan for  
more info





401 Autumn Road  
Little Rock, AR 72211  
[WWW.LILEREALESTATE.COM](http://WWW.LILEREALESTATE.COM)



501.374.3411 (Office)  
501.421.0031 (Fax)

[INFO@LILEREALESTATE.COM](mailto:INFO@LILEREALESTATE.COM)