

# CC NEVADA

A Recreational and Timberland Investment Opportunity

200± Acres • \$385,000.00 • Nevada County, Arkansas



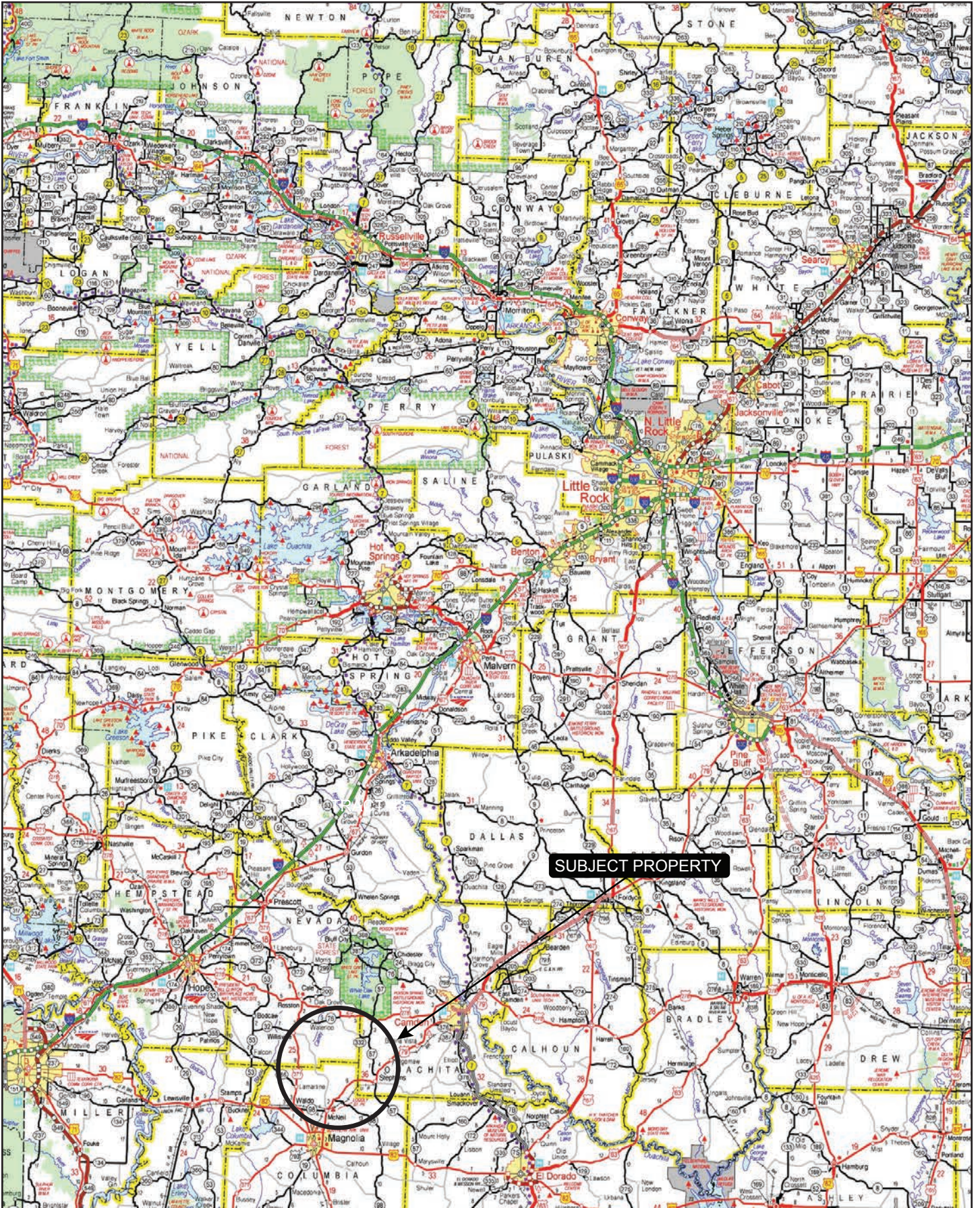
**LILE**  
REAL ESTATE

**AGRICULTURE | RECREATION | TIMBERLAND**

Traditional Brokerage + Sealed Bids + Consulting

LICENSED IN ARKANSAS, LOUISIANA, MISSISSIPPI, AND TENNESSEE

# VICINITY MAP



## PROPERTY SUMMARY

**Description:** CC Nevada consists of 200± acres in south Nevada County, Arkansas right along the border of Columbia County. The property is a well-stocked pine plantation with several Stream Side Management Zones (SMZ). The east 80± acres was planted in 2006, while the west 120± acres in 2011. The pine is maturing well and makes an excellent timberland investment property. Additionally, there are also deer, turkey, and small game hunting opportunities throughout the property.

*This property is currently owned by the listing brokers.*

**Location:** Nevada County, Arkansas; Southern Region of Arkansas

### Mileage Chart

Magnolia, AR	17 Miles
Camden, AR	24 Miles
Lewisville, AR	34 Miles
El Dorado, AR	38 Miles
Texarkana, AR	61 Miles
Ashdown, AR	84 Miles
Little Rock, AR	124 Miles
Shreveport, LA	124 Miles

**Acreage:** 200± total acres

**Access:** Deeded access from Columbia County Road 112

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

**Real Estate Taxes:** \$282.00 (estimated)

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

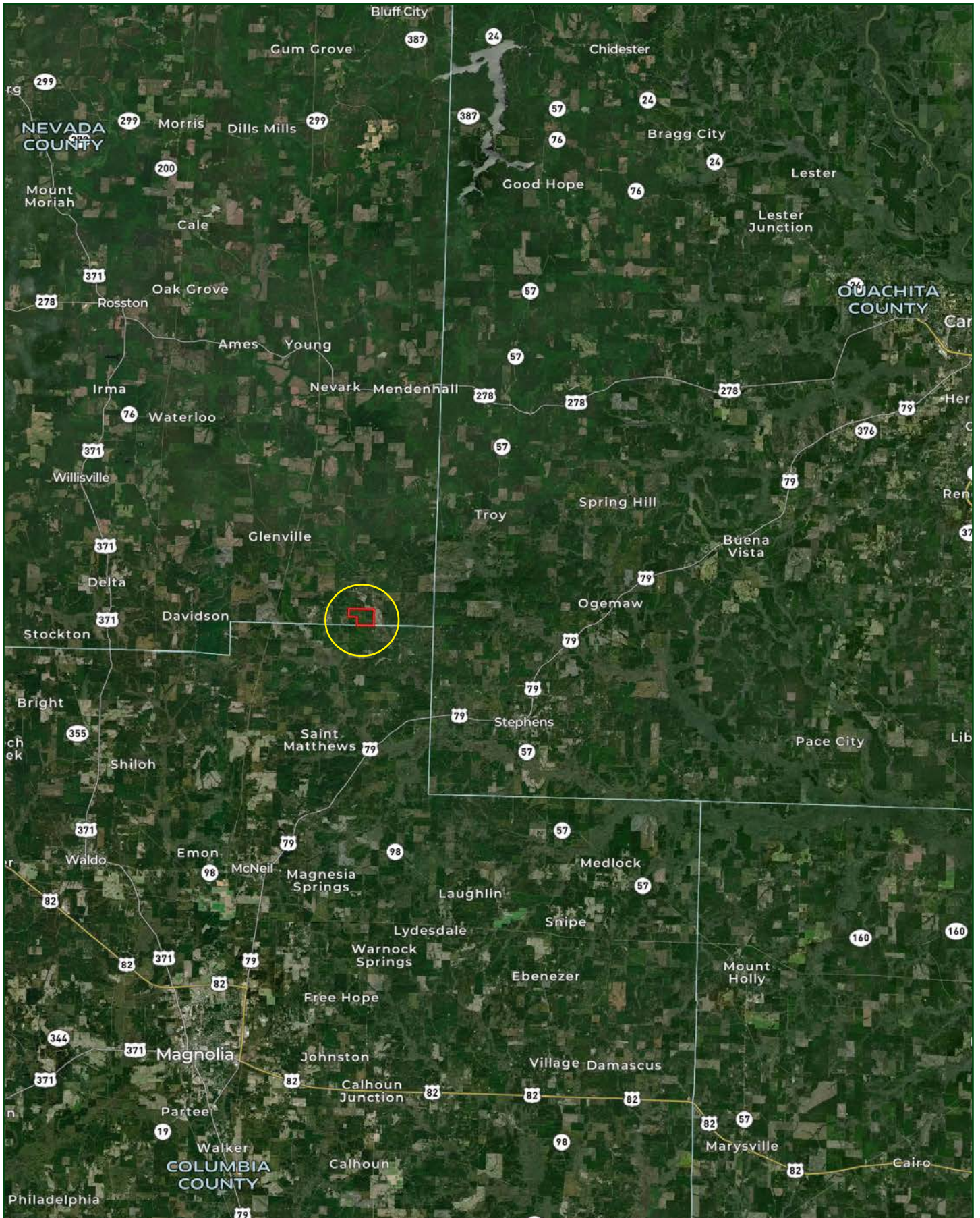
**Offering Price:** \$385,000.00

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

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# LOCATION MAP







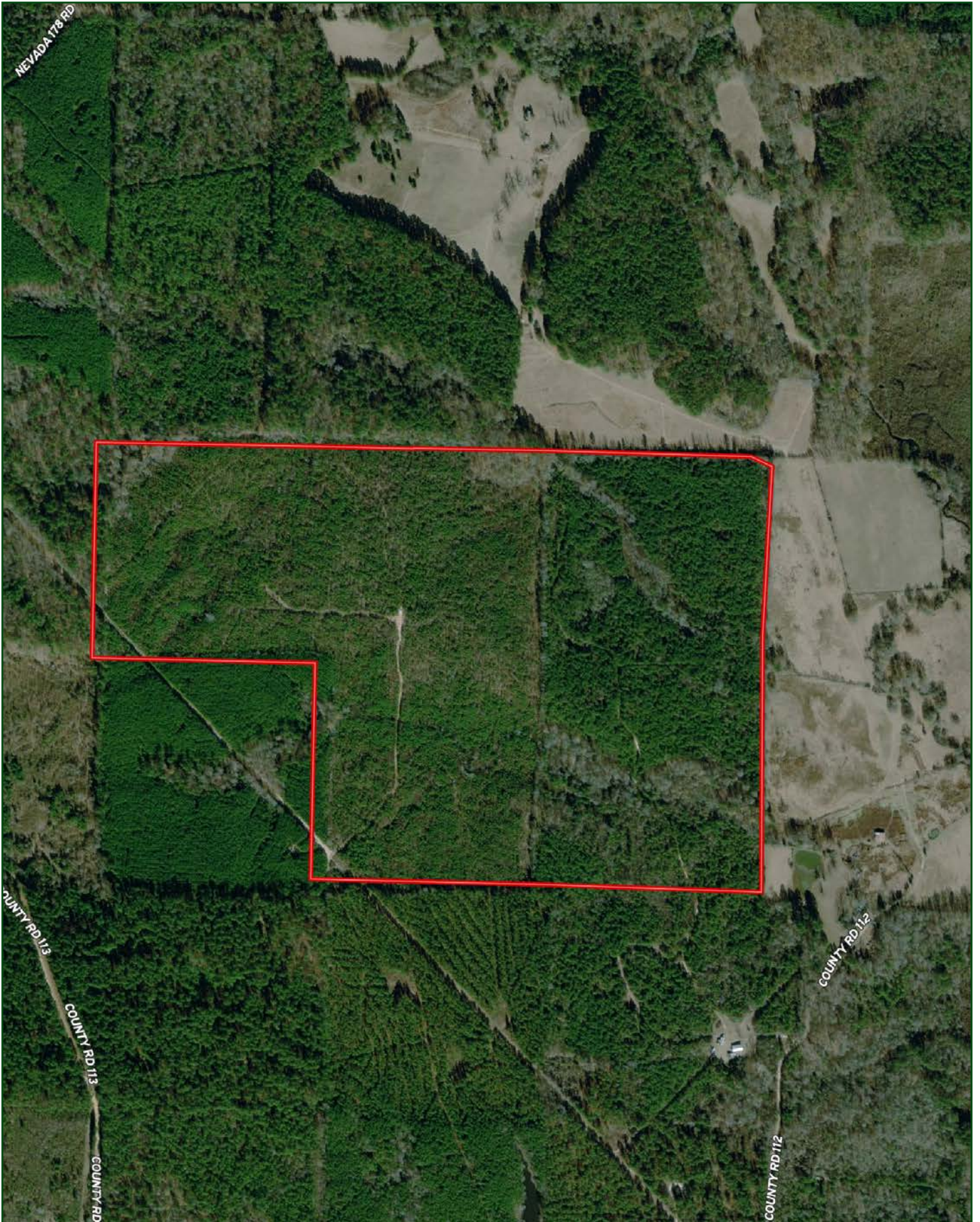




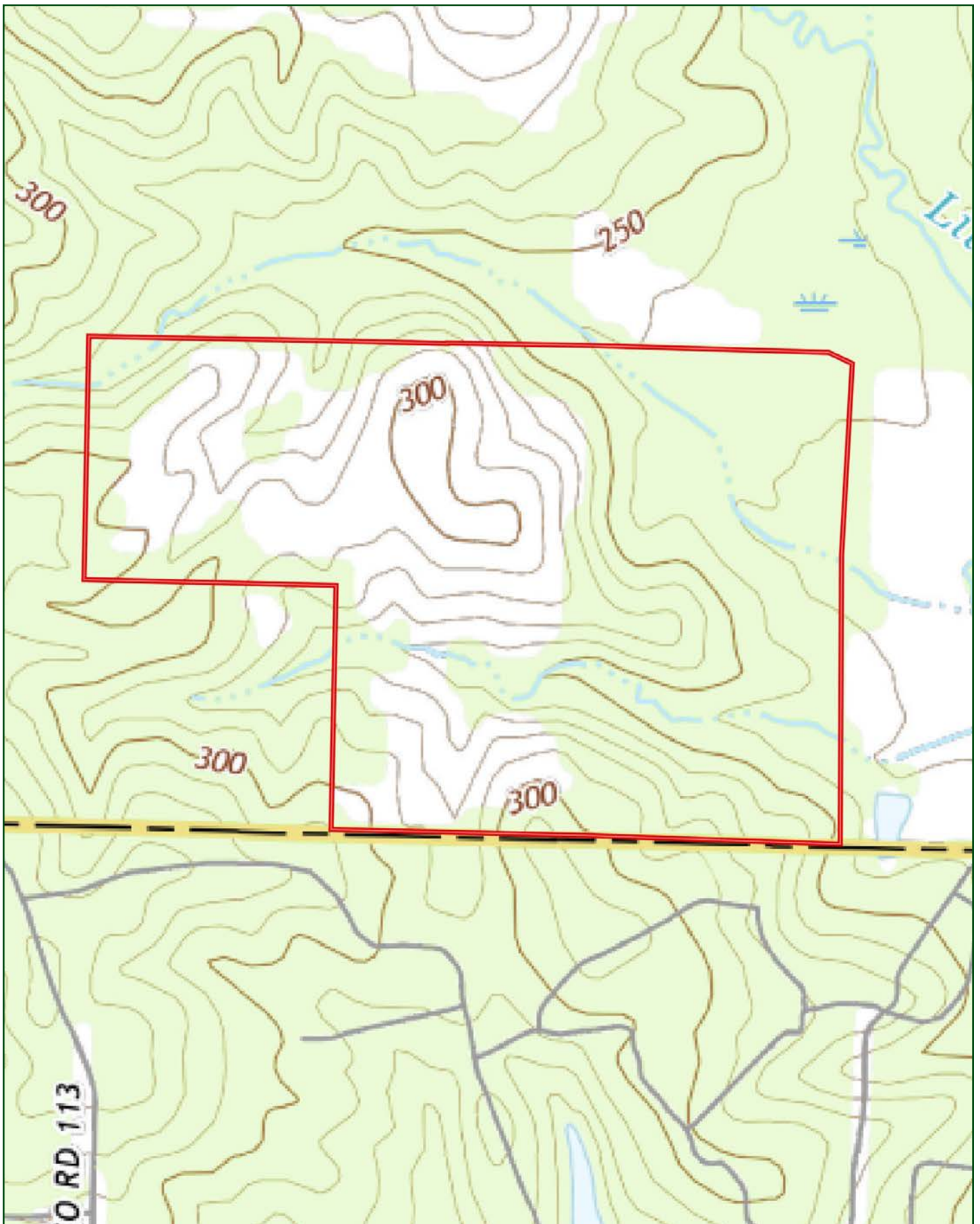




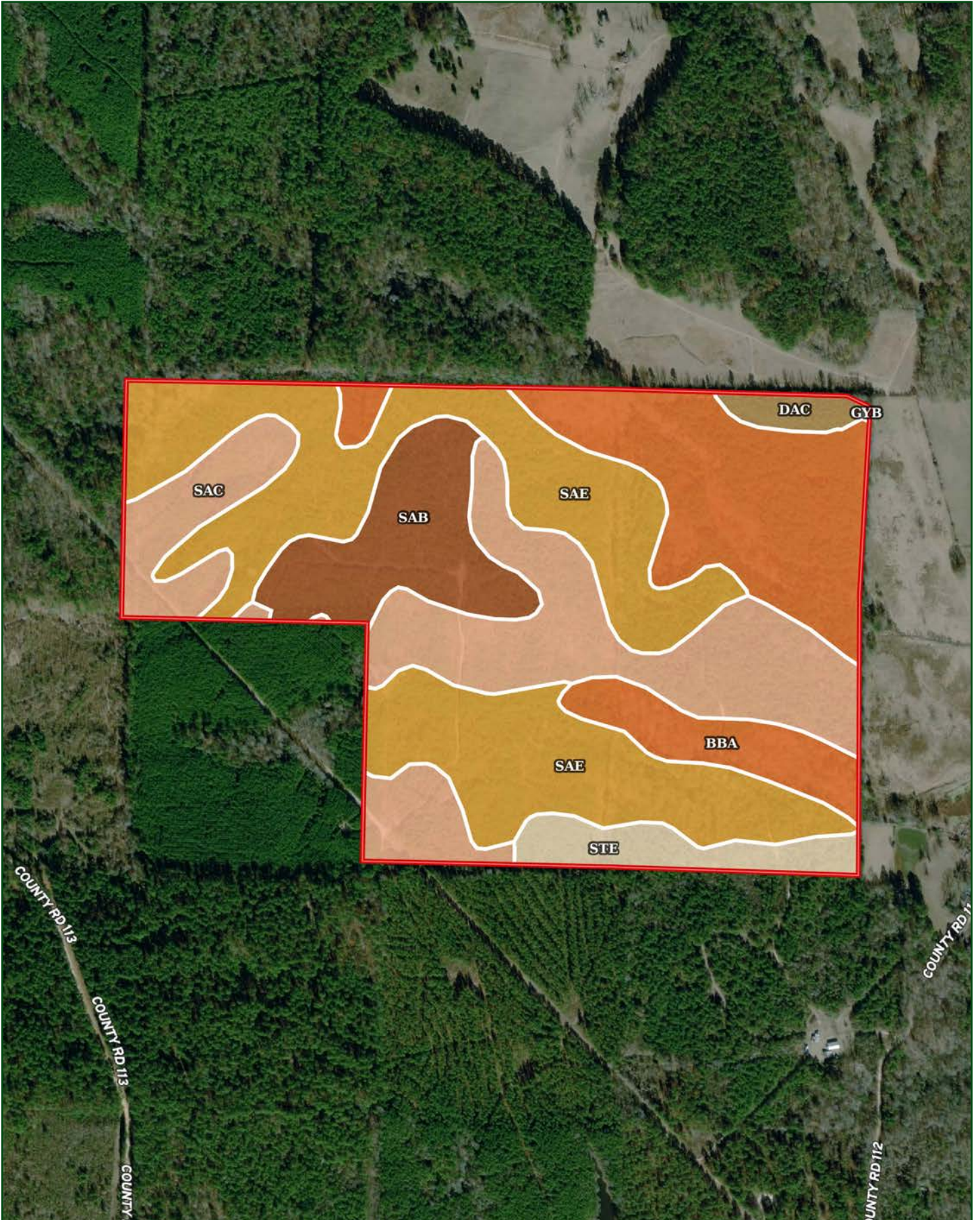
AERIAL MAP



# TOPOGRAPHY MAP



# SOIL MAP



## SOIL MAP KEY

SOIL CODE	SOIL DESCRIPTION	ACRES	%	CPI	NCCPI	CAP
SaE	Sacul fine sandy loam, 15 to 35 percent slopes	69.09	35.75	0	16	7e
SaC	Sacul fine sandy loam, 3 to 8 percent slopes	50.11	25.93	0	76	4e
BbA	Bibb fine sandy loam, 0 to 1 percent slopes, frequently flooded	43.11	22.31	0	31	5w
SaB	Sacul fine sandy loam, 1 to 3 percent slopes	19.32	10.0	0	77	3e
StE	Smithdale fine sandy loam, 15 to 35 percent slopes	8.58	4.44	0	18	6e
DaC	Darden loamy fine sand, 1 to 8 percent slopes	2.99	1.55	0	34	4s
GyB	Guyton silt loam, 0 to 2 percent slopes, frequently flooded	0.06	0.03	0	45	5w
TOTALS		193.26(*)	100%	-	41.38	5.28

(\*) 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

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	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

# LILE REAL ESTATE

## **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.



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