



EAST CALHOUN 100

A Recreational and Timberland Investment Opportunity

100± Total Acres | \$190,000.00

Calhoun County, Arkansas



AGRICULTURE | RECREATION | TIMBERLAND

Traditional Brokerage + Sealed Bids + Consulting

LICENSED IN ARKANSAS, LOUISIANA, MISSISSIPPI, AND TENNESSEE



EAST CALHOUN 100

QUICK FACTS

Acreage

100± total acres

Location

Calhoun County, Arkansas

Recreation

Deer, turkey, and small game hunting

Access

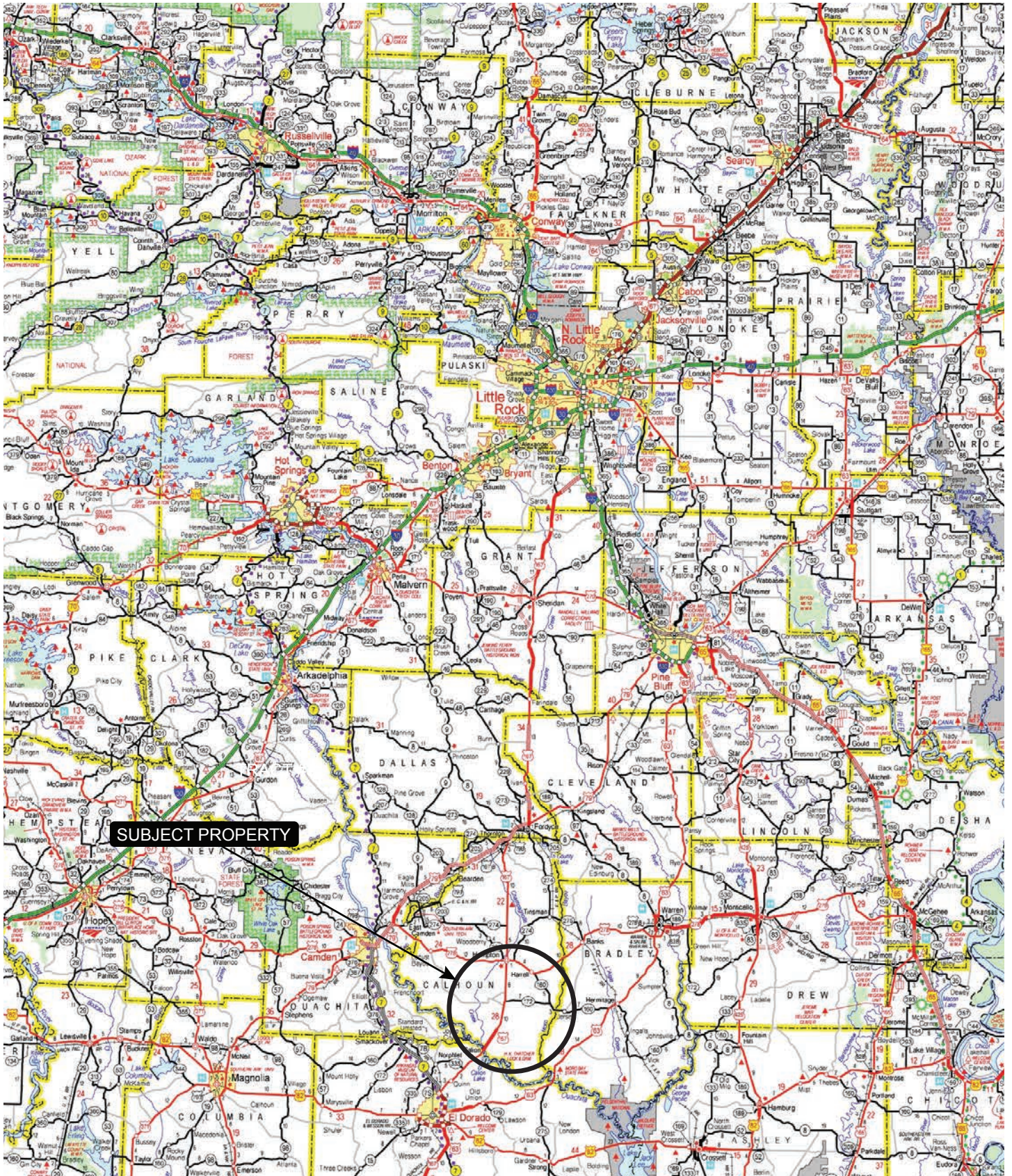
No deeded access

Offering Price

\$190,000.00



VICINITY MAP



SUBJECT PROPERTY

PROPERTY DESCRIPTION

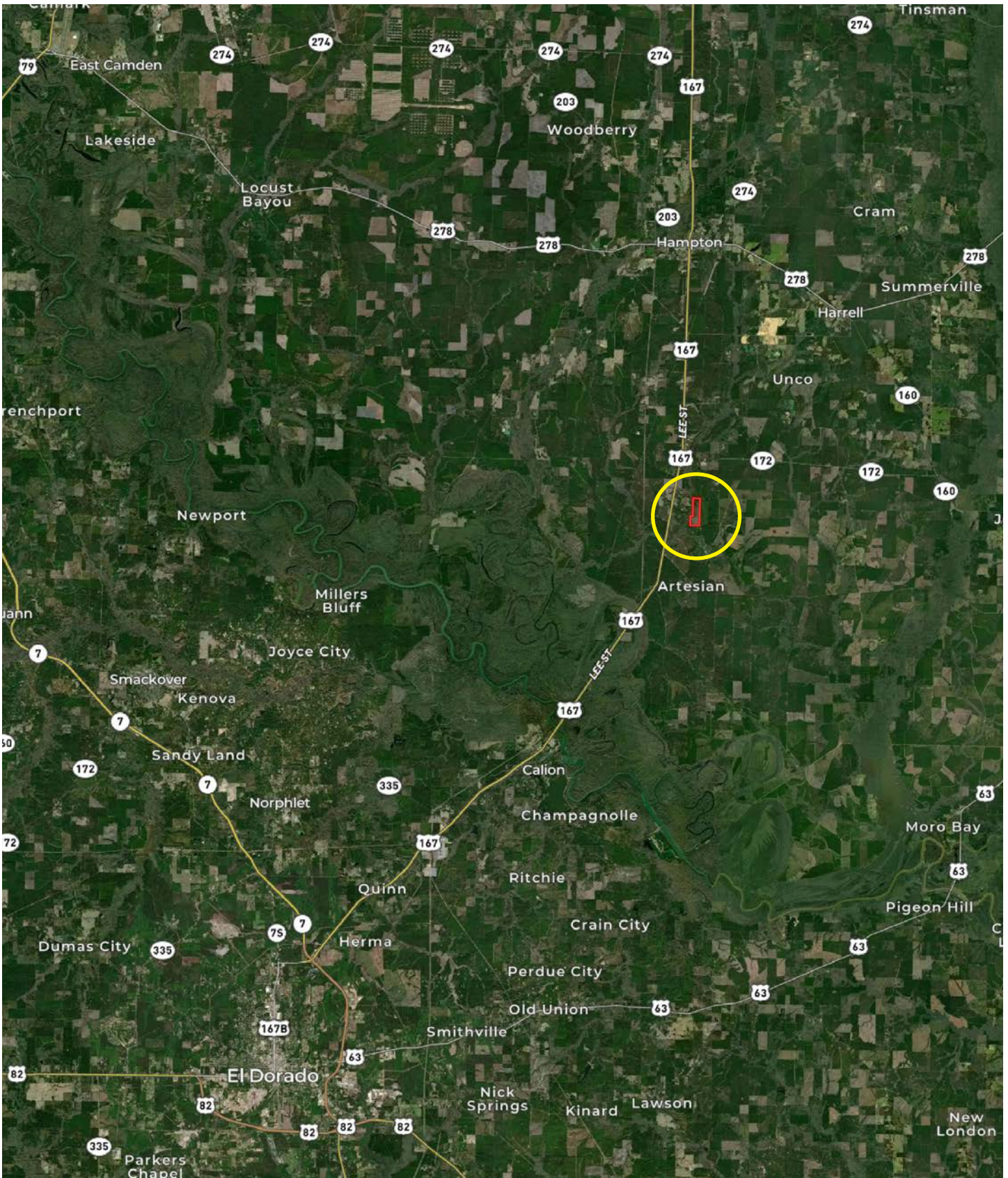
EAST CALHOUN 100

East Calhoun 100± is located in Calhoun County, Arkansas approximately ten miles south of Hampton, Arkansas. Of the 100± acres, 27± acres of mature pine and hardwood timber with a creek winding across the northwest portion of the property. The balance of the

tract had a rotation harvest done several years ago and has grown back with natural pine and hardwood regeneration. Recreational opportunities include deer, turkey, and small game hunting.



LOCATION MAP



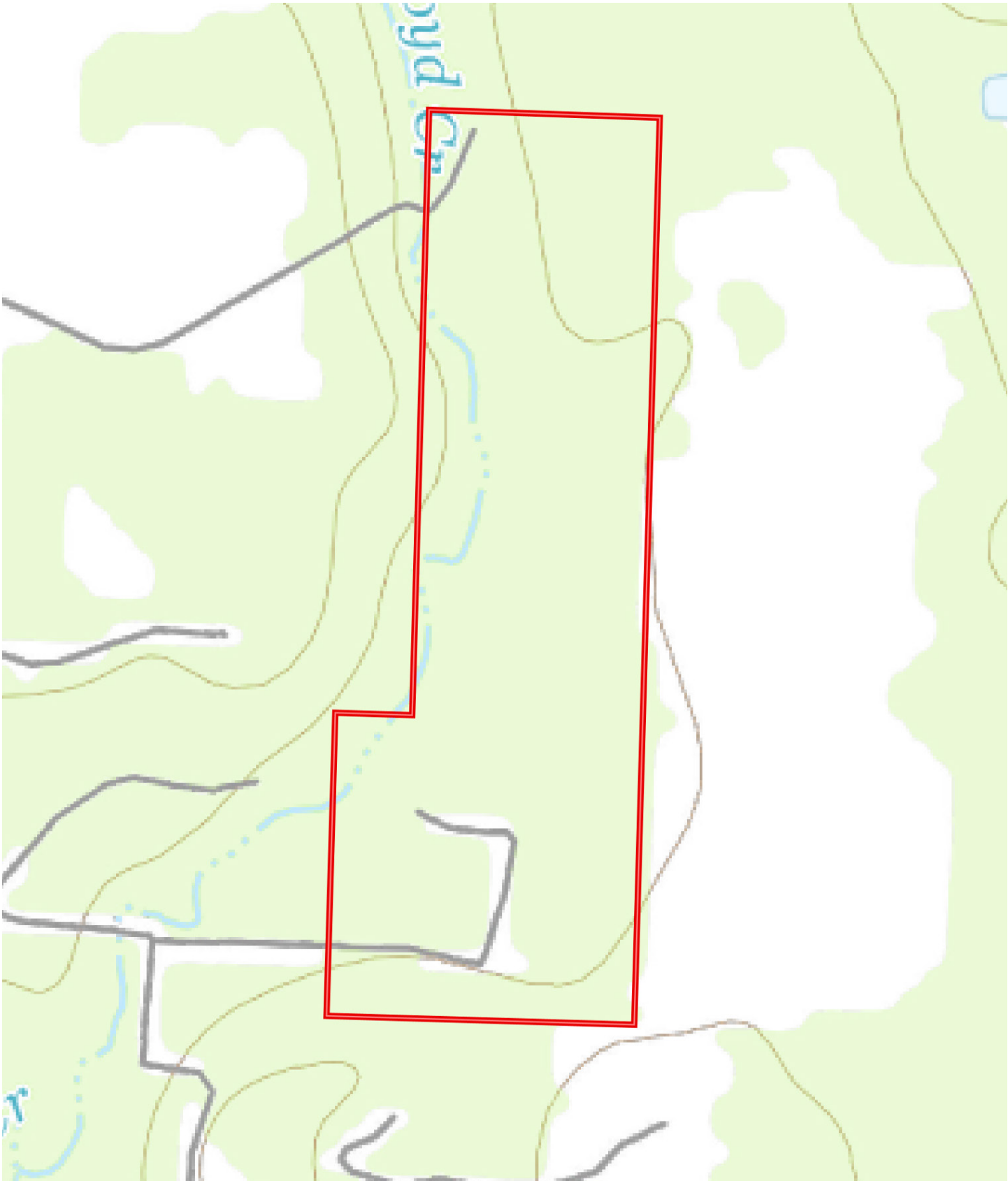
AERIAL MAP





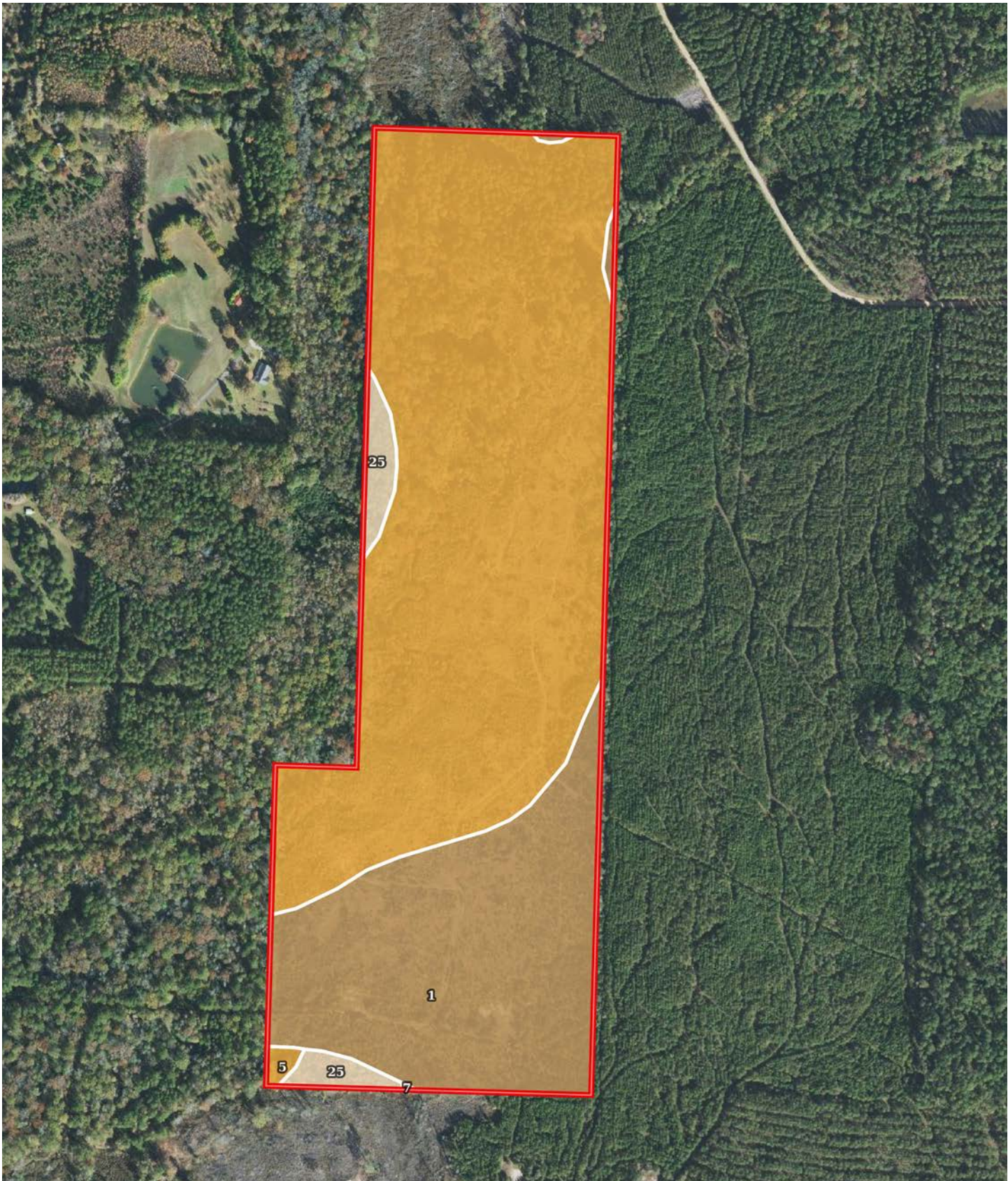


TOPOGRAPHY MAP





SOIL MAP



SOIL MAP KEY

SOIL CODE	SOIL DESCRIPTION	ACRES	%	CPI	NCCPI	CAP
5	Guyton silt loam, 0 to 1 percent slopes, frequently flooded	66.56	66.88	0	44	5w
1	Amy silt loam, 0 to 1 percent slopes, frequently flooded	30.23	30.38	0	40	5w
25	Smithdale fine sandy loam, 3 to 8 percent slopes	2.71	2.72	0	62	3e
7	Pheba silt loam, 0 to 2 percent slopes	0.02	0.02	0	60	3w
TOTALS		99.52(*)	100%	-	43.28	4.95

(*) 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

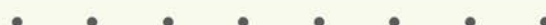
Increased Limitations and Hazards

Decreased Adaptability and Freedom of Choice Users

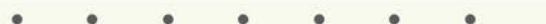
Land, Capability



'Wild Life'



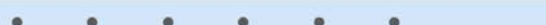
Forestry



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





LOCATION & ACCESS

Calhoun County, Arkansas
Southern Region of Arkansas

Mileage Chart

Hampton, AR	10 Miles
El Dorado, AR	22 Miles
Camden, AR	40 Miles
Magnolia, AR	58 Miles
Arkadelphia, AR	77 Miles

There is no deeded access to the property.



RESOURCES & PRICE

Mineral Rights

All mineral rights owned by the Seller, if any, shall not transfer to the Buyer.

Real Estate Tax

\$48.95 (estimated)

Offering Price

\$190,000.00

To learn more about East Calhoun 100 or to schedule a property tour, contact Matt Stone or David Stone of Lile Real Estate, Inc.

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

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