

HARRELL HOMESTEAD

A Timberland and Residential Investment Opportunity

19.13± Acres • \$39,000.00 • Calhoun County, Arkansas



LILE
REAL ESTATE

AGRICULTURE | RECREATION | TIMBERLAND

Traditional Brokerage + Sealed Bids + Consulting

LICENSED IN ARKANSAS, LOUISIANA, MISSISSIPPI, AND TENNESSEE

WILLE

REAL ESTATE

DISCLOSURE STATEMENT

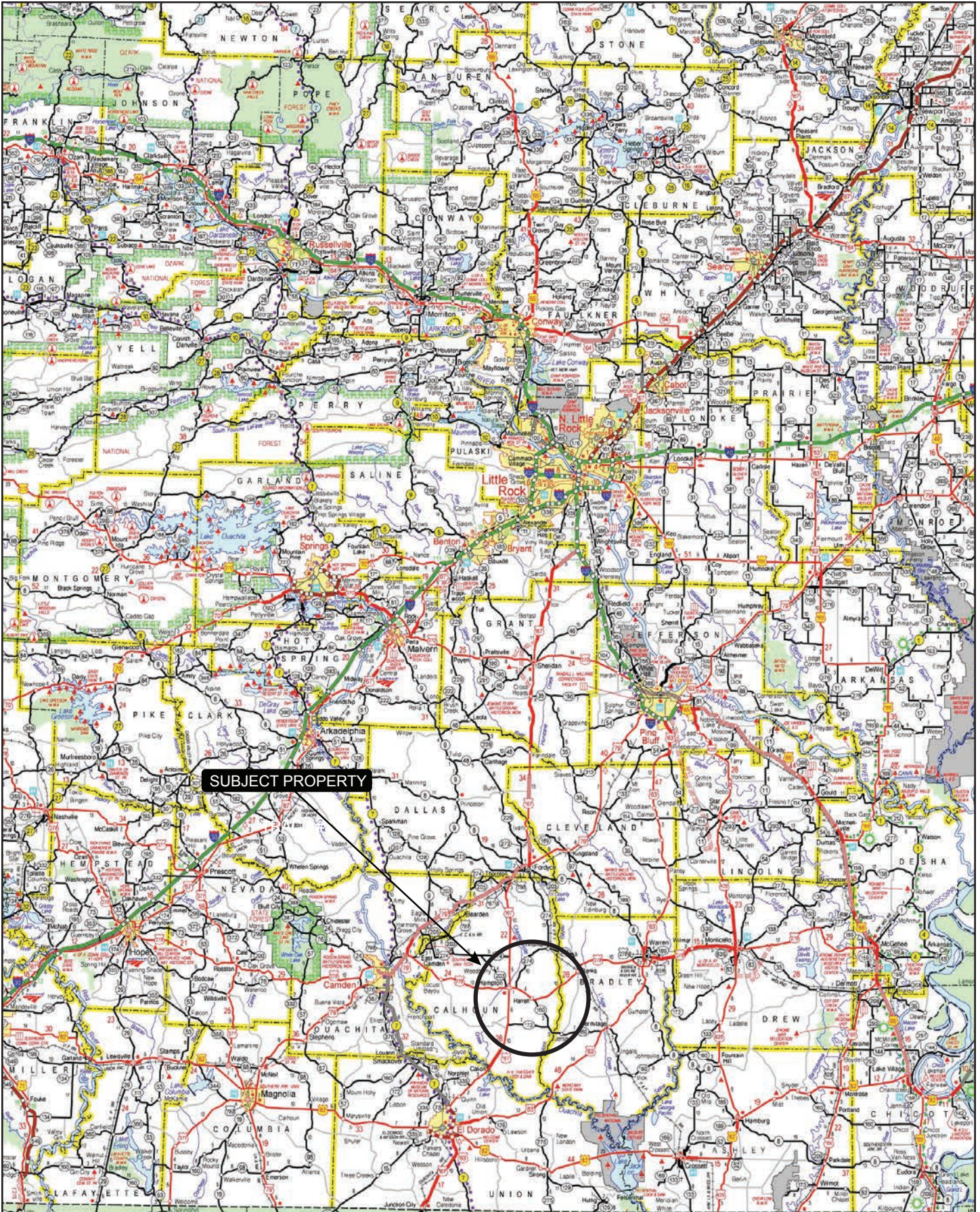
Notwithstanding any preprinted language to the contrary, this opinion is not an appraisal of the market value of the property. If an appraisal is desired, the services of a licensed or certified appraiser must be obtained. Pursuant to Ark. Code. Ann. § 17-42-110(d), a broker price opinion or market analysis issued by a real estate licensee shall not contain the terms "market value", "appraised value", or "appraisal".

Any reference in the report to a specific marketing time period is for illustrative purposes only and does not obligate the licensee or broker to sell the property within the stated time frame or act as a representation or guarantee that the property will be sold within such time frame.

Unless otherwise indicated, the broker price opinion assumes without investigation a fee simple title ownership interest without any reservation of minerals, subsurface rights, or otherwise.

This broker price opinion report is to be used solely for purposes allowed by state and federal law. If the report is to be used for any purpose not specifically allowed by state and federal law, legal counsel should be consulted.

VICINITY MAP



PROPERTY SUMMARY

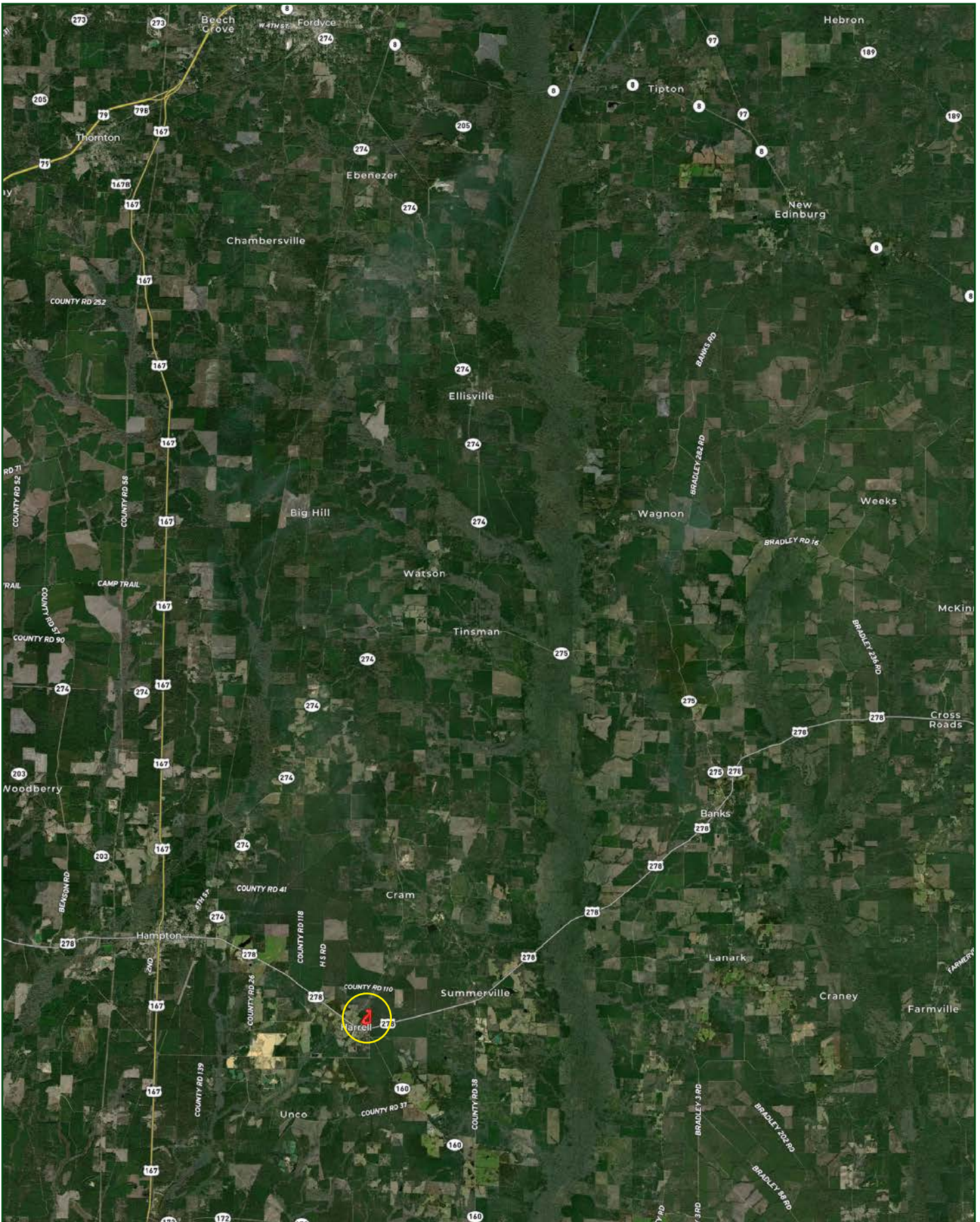
Description:	The Harrell Homestead features 19.13± acres located in Calhoun County, Arkansas on the northeast side of community of Harrell. The tract offers a good timberland investment opportunity as it is made up of pine timber with hardwood timber interspersed throughout the tract. There is a potential homesite on the property where a new owner could build or place a manufactured home.
Location:	Harrell, Arkansas; Calhoun County; Southern Region of Arkansas
	<u>Mileage Chart</u>
	Hampton, AR 5 Miles
	Warren, AR 22 Miles
	Fordyce, AR 27 Miles
	Camden, AR 29 Miles
	El Dorado, AR 32 Miles
	Monticello, AR 40 Miles
	Sheridan, AR 61 Miles
Acreage:	19.13± acres
Access:	City street ends at the property.
Real Estate Taxes:	\$18.30 (estimated)
Mineral Rights:	All mineral rights owned by the Seller, if any, shall transfer to the Buyer.
Offering Price:	\$39,000.00

Questions concerning this offering or to schedule a property tour should be directed to Matt Stone or David Stone of Lile Real Estate, Inc.

Matt Stone
870-818-0750 (m) | mstone@lilerealestate.com

David Stone
(870-818-0751 (m) | dstone@lilerealestate.com

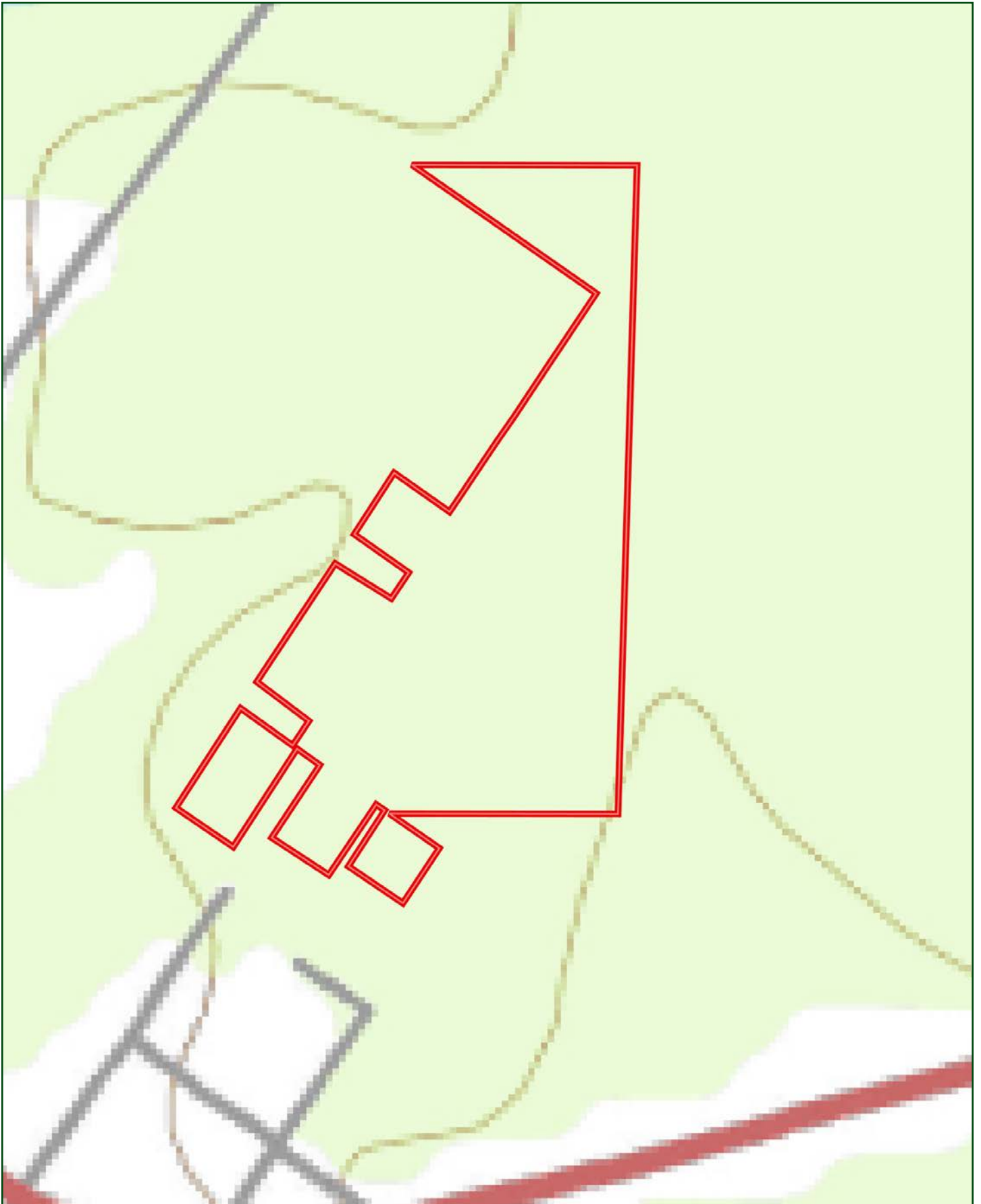
LOCATION MAP



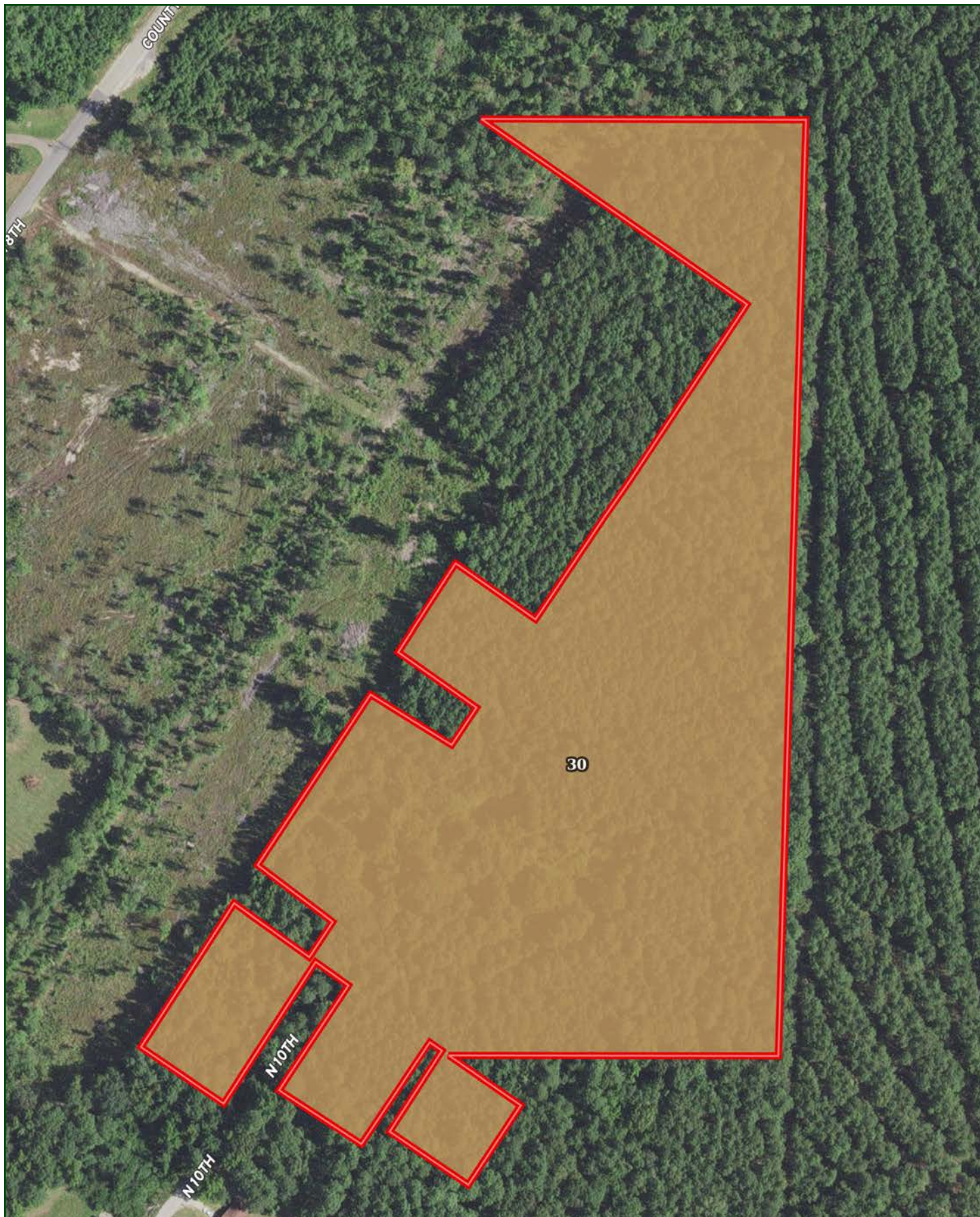
AERIAL MAP



TOPOGRAPHY MAP



SOIL MAP



SOIL MAP KEY

SOIL CODE	SOIL DESCRIPTION	ACRES	%	CPI	NCCPI	CAP
30	Smithton fine sandy loam, 0 to 2 percent slopes	13.99	100	0	53	3w
TOTALS		13.99(*)	100%	-	53.0	3

(*) 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











401 Autumn Road | Little Rock, AR 72211
501.374.3411 (office) | 501.421.0031 (fax)

info@lilerealestate.com | www.lilerealestate.com



AGRICULTURE | RECREATION | TIMBERLAND

Traditional Brokerage + Sealed Bids + Consulting

LICENSED IN ARKANSAS, LOUISIANA, MISSISSIPPI, AND TENNESSEE