

PRICE IMPROVEMENT



OFFERED FOR SALE

POISON SPRINGS 2

A Recreational and Timberland Investment Opportunity

2± Acres • Ouachita County, Arkansas

OFFERED BY



AGRICULTURE | RECREATION | TIMBERLAND

Traditional Brokerage + Sealed Bids + Consulting

LICENSED IN ARKANSAS, LOUISIANA, MISSISSIPPI, AND TENNESSEE



DISCLOSURE STATEMENT

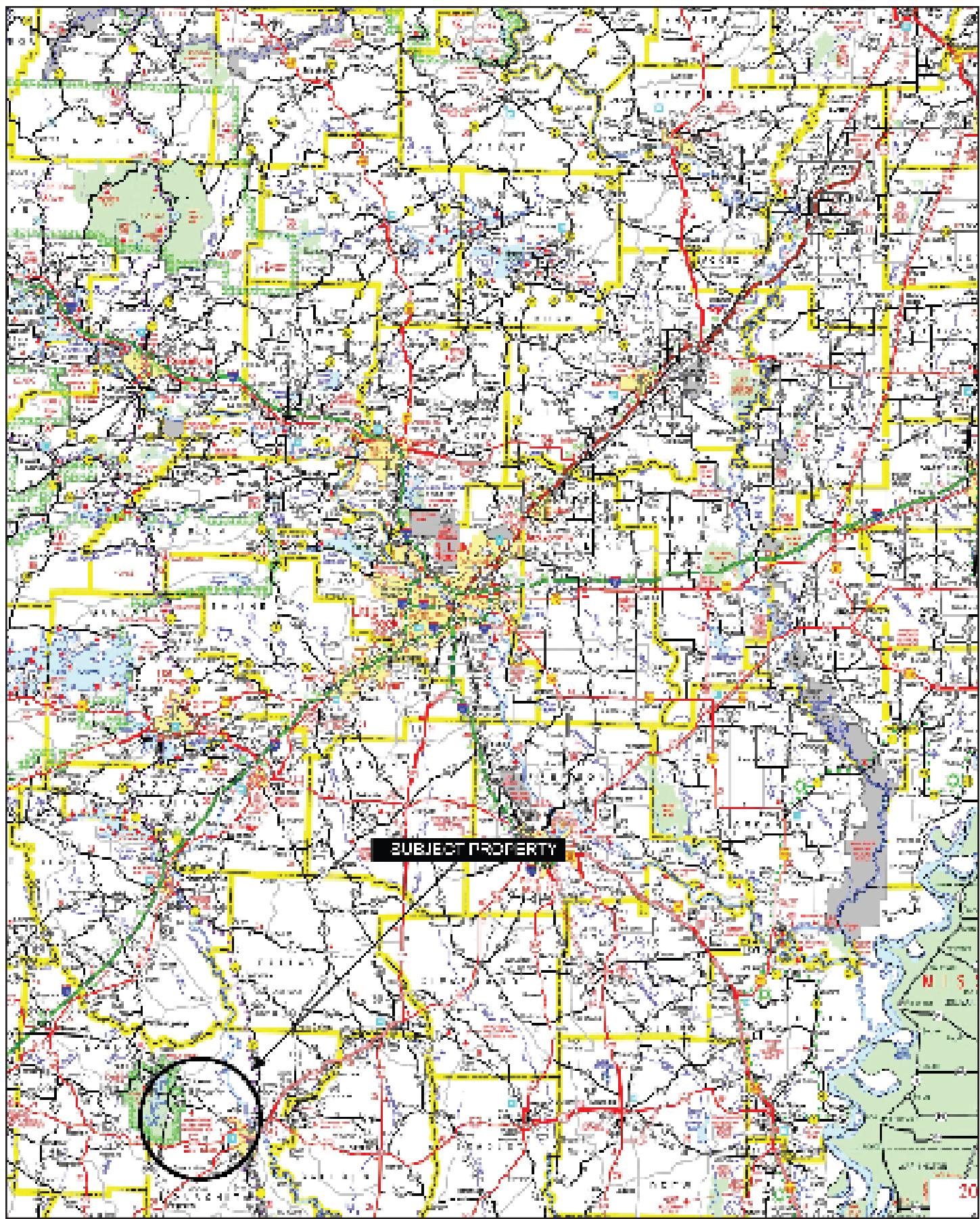
Notwithstanding any preprinted language to the contrary, this opinion is not an appraisal of the market value of the property. If an appraisal is desired, the services of a licensed or certified appraiser must be obtained. Pursuant to Ark. Code. Ann. § 17-42-110(d), a broker price opinion or market analysis 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 timeframe or act as a representation or guarantee that the property will be sold within such timeframe.

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:

Poison Springs 2 is located in the middle of the Poison Springs State Park and consists of 2± acres. It is perfect to use as a base camp to access the many hunting and recreational opportunities offered at the park. It is located approximately 5± miles from the boat ramp from White Oak Lake, renowned for its bass, crappie and bream fishing. This is a must-see property. The tract is covered in natural pine regeneration, just carve out a camp-site in the middle of the tract for privacy and then explore the state park.

This property is currently owned by the listing brokers.

Location:

Poison Springs; Ouachita County; Southwestern Region of Arkansas

Mileage Chart

Chidester, AR	6 Miles
Camden, AR	14 Miles
Stephens, AR	19 Miles
Prescott, AR	25 Miles
Hope, AR	41 Miles
El Dorado, AR	46 Miles
Magnolia, AR	63 Miles
Texarkana, AR	76 Miles

Acreage:

2± total acres

Access:

Road frontage on Ouachita County Roads 13 and 27

Recreation:

Deer, turkey, and small game.

Mineral Rights:

Mineral rights owned by the Seller (if any) to convey to the Buyer.

Real Estate Taxes:

\$25.00 (estimated)

Offering Price:

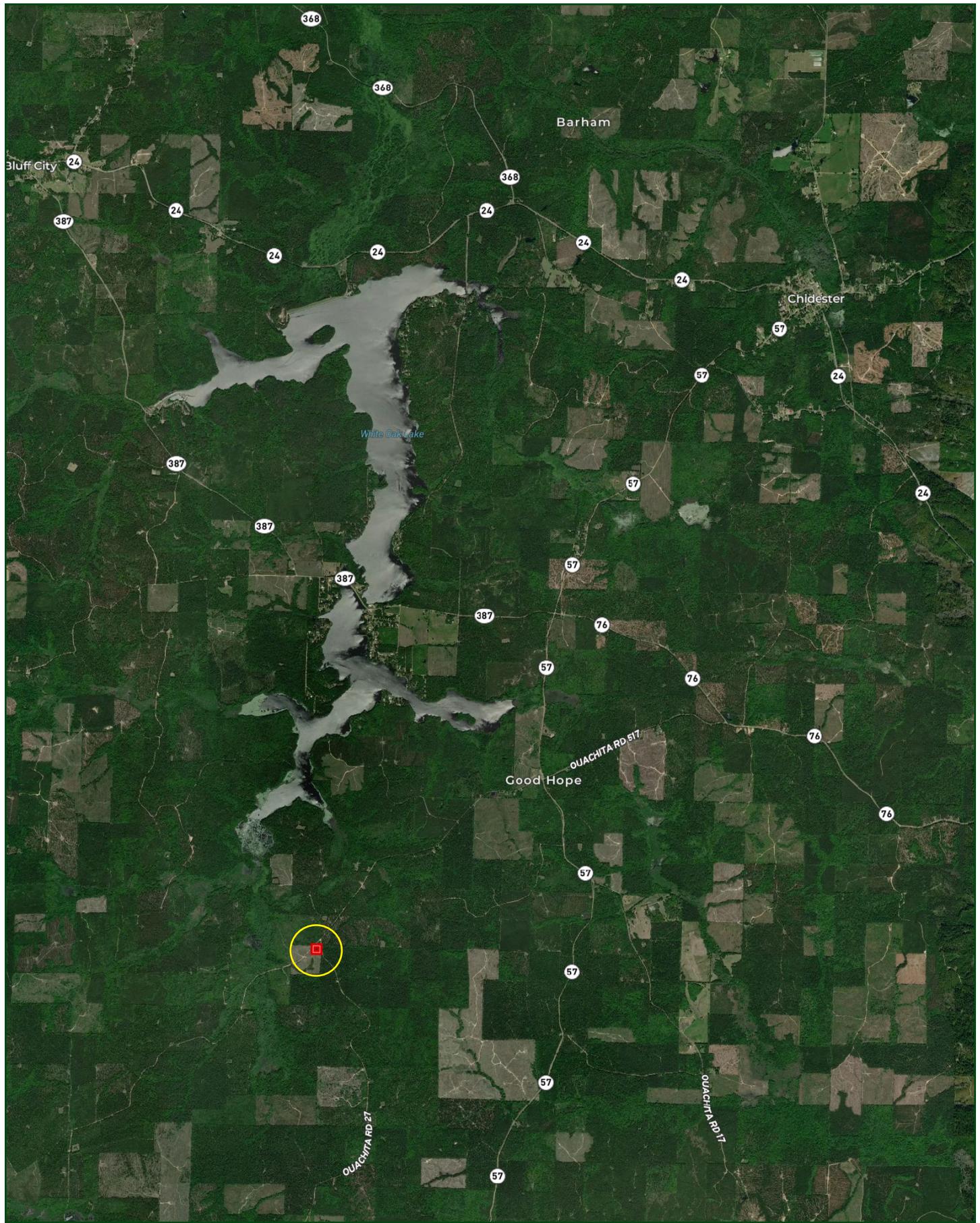
\$8,000.00 (originally \$10,000.00)

To find out more about Poison Springs 20 or to schedule a property tour,
contact David Stone or Matt Stone of Lile Real Estate, Inc.

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

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

LOCATION MAP



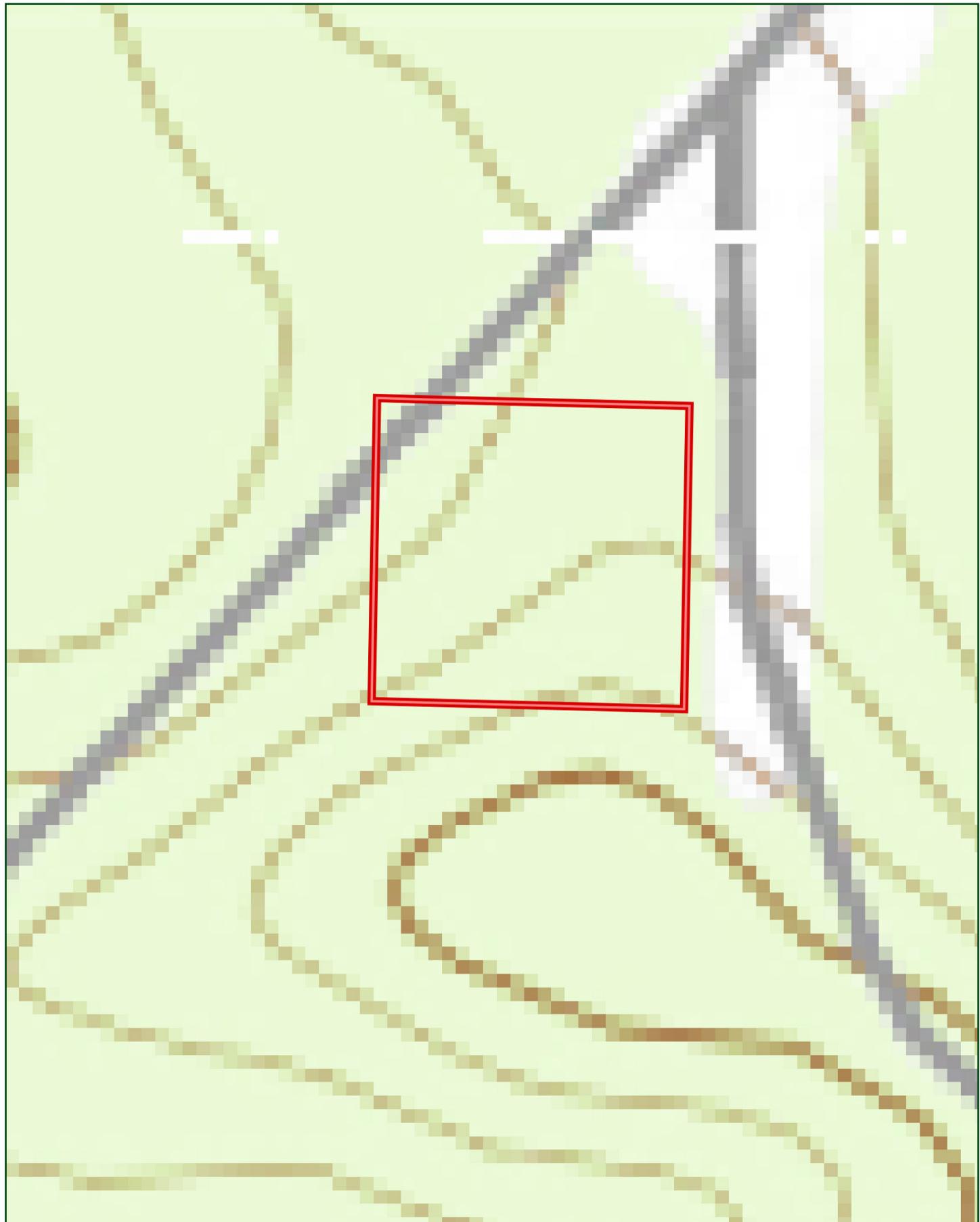
AERIAL MAP



AERIAL MAP



TOPOGRAPHY MAP



SOIL REPORT



SOIL MAP KEY

SOIL CODE	SOIL DESCRIPTION	ACRES	%	CPI	NCCPI	CAP
KfE	Kirvin fine sandy loam, 8 to 20 percent slopes	1.33	66.5	0	64	6e
NoC	Norfolk fine sandy loam, 3 to 8 percent slopes	0.67	33.5	0	75	3e
TOTALS		2.0(*)	100%	-	67.69	5.0

(*) 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

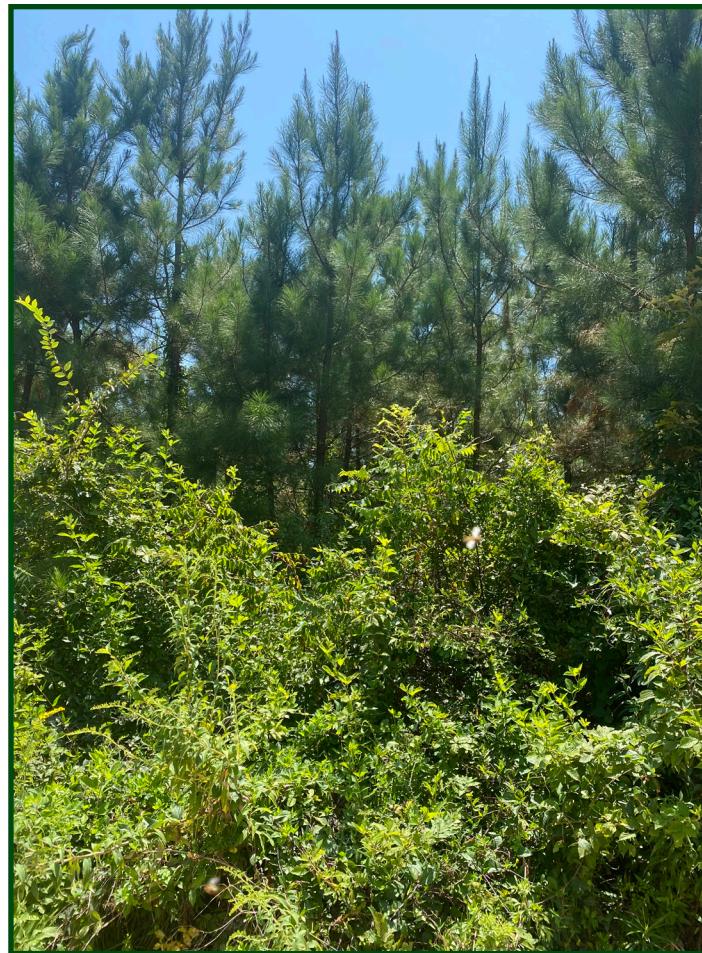
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Grazing Cultivation

(c) climatic limitations (e) susceptibility to erosion

(s) soil limitations within the rooting zone (w) excess of water







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