



OFFERED FOR SALE

SILVICRAFT MAGNOLIA

A Timberland and Recreational Investment Opportunity

16 Acres • Columbia County, Arkansas

OFFERED BY



AGRICULTURE | RECREATION | TIMBERLAND

Traditional Brokerage + Sealed Bids + Consulting

LICENSED IN ARKANSAS, LOUISIANA, MISSISSIPPI, AND TENNESSEE



DISCLOSURE STATEMENT

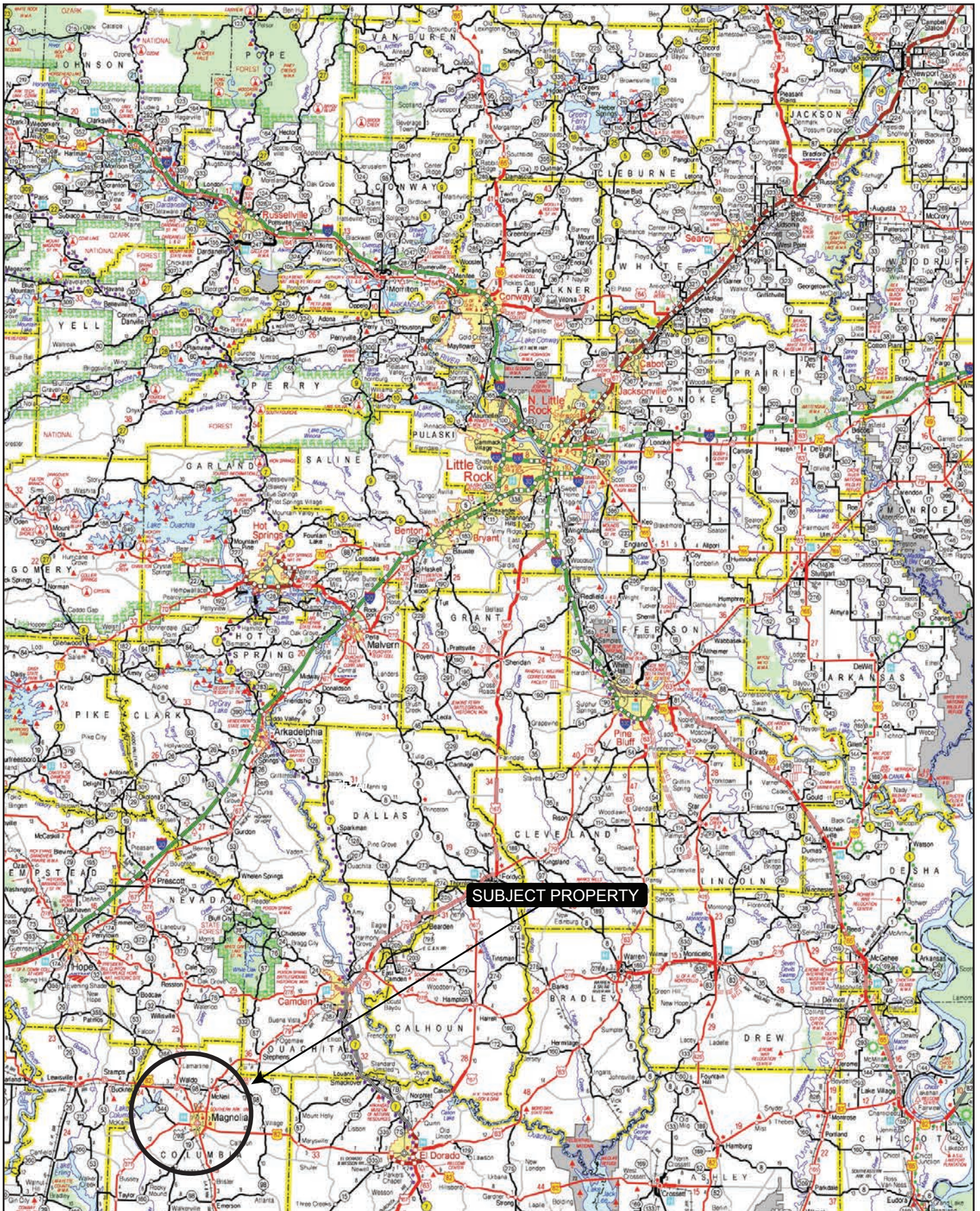
Lile Real Estate, Inc. is the listing agency for the owner of the property described within this offering brochure.

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.

VICINITY MAP



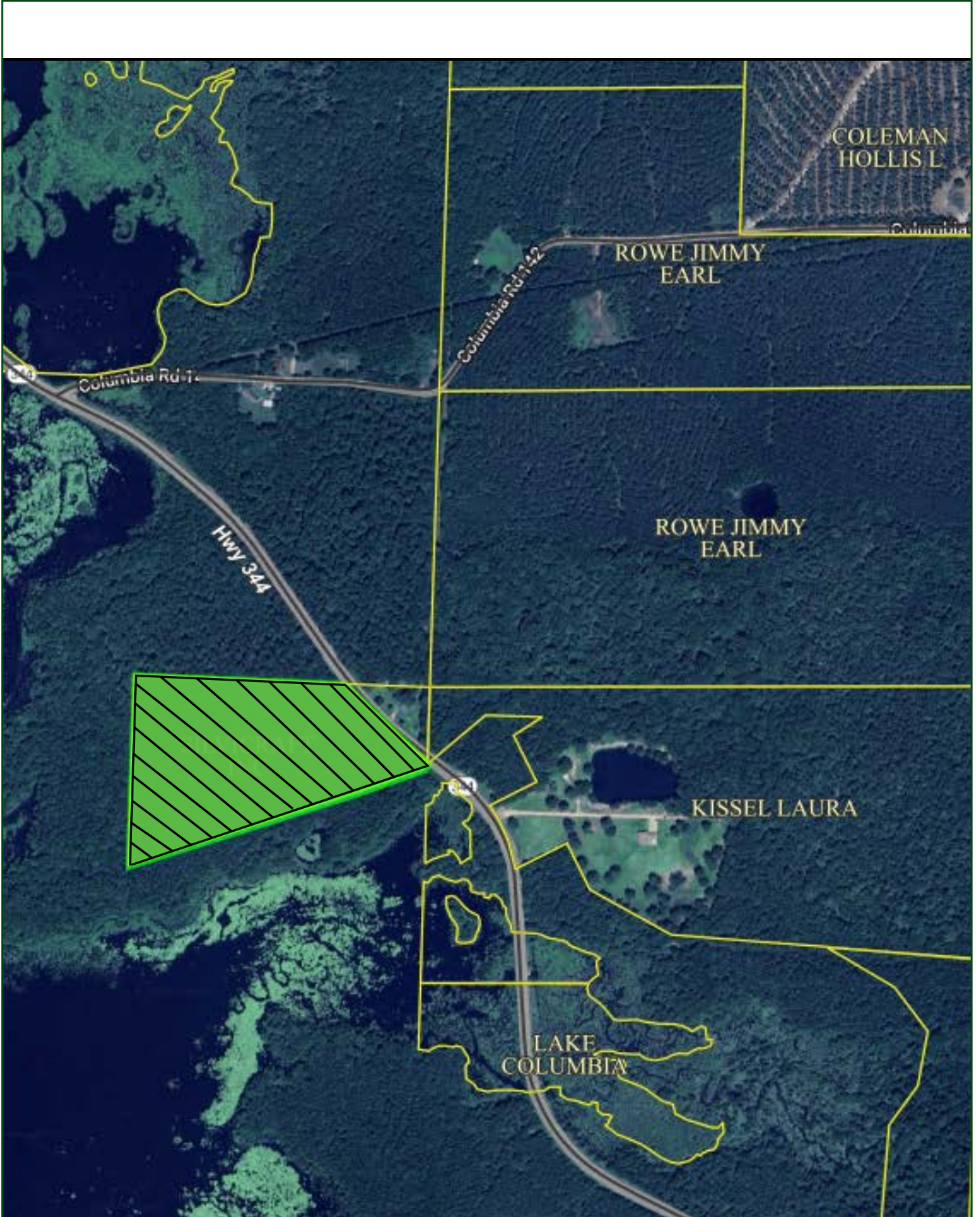
PROPERTY SUMMARY

Description:	The Silvicraft Magnolia tract is 16± acres located just west of the town of Magnolia. This property is an excellent location for a home or fishing camp site due to its proximity to Lake Columbia. The land has been cleared for development and offers electricity as well as rural water. Access is considered excellent from AR 344 with over 480 feet of frontage.
Location:	Magnolia, Arkansas; Columbia County; Southern Region of Arkansas
	<u>Mileage Chart</u>
	Magnolia, AR 7 Miles
	Texarkana, AR 45 Miles
	Shreveport, LA 45 Miles
	Little Rock, AR Miles
Acreage:	16± total acres
Access:	Access is via State Highway 344
Recreation:	The property's proximity to Lake Columbia offers excellent fishing opportunities.
Real Estate Taxes:	\$21.00 (estimated)
Mineral Rights:	All mineral rights owned by the Seller, if any, shall transfer to the Buyer.
Offering Price:	\$80,000.00

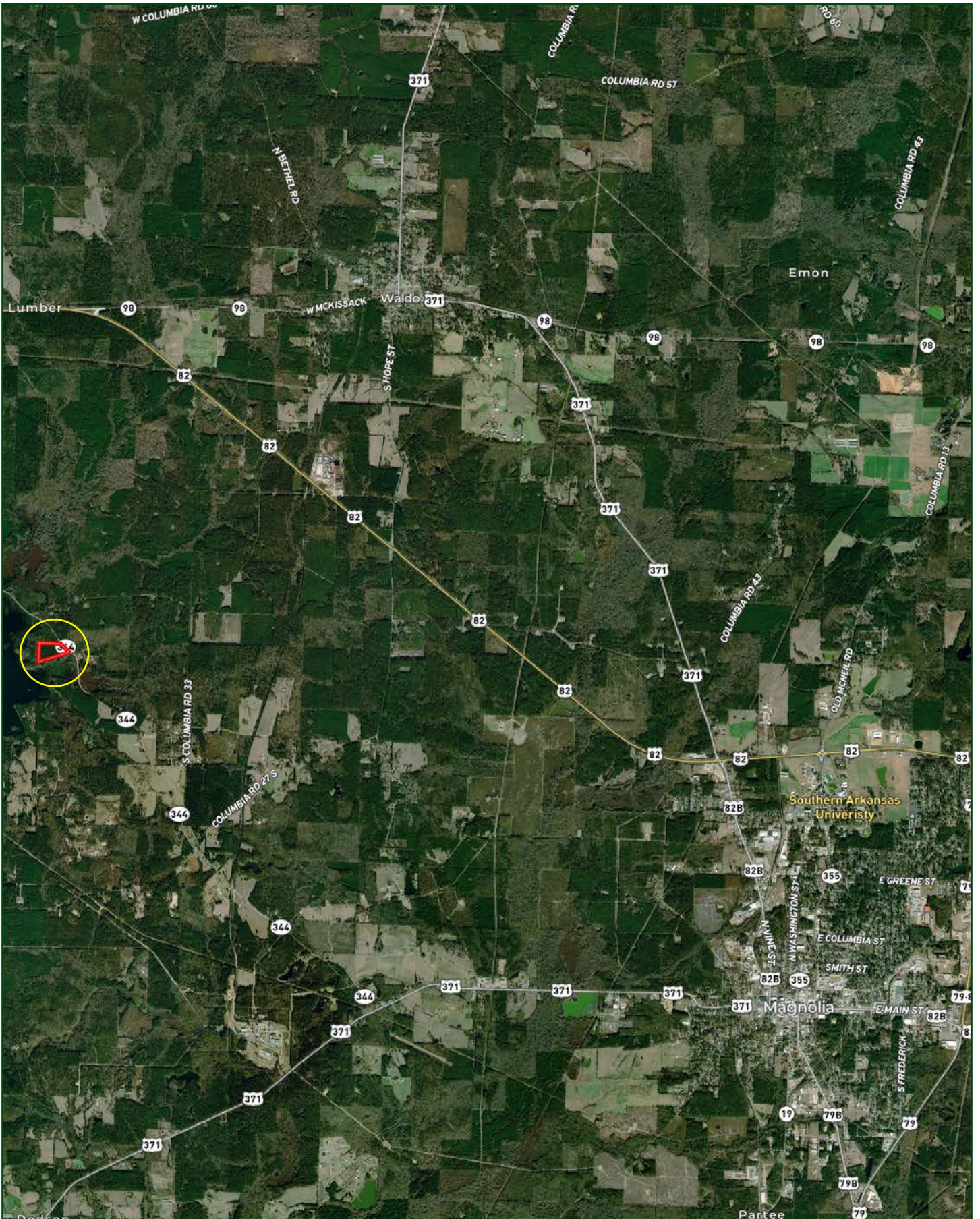
Questions concerning this offering or to schedule a property tour should be directed to Brandon Stafford of Lile Real Estate, Inc.

Brandon Stafford
501-416-9748 (m) | bstafford@lilerealestate.com

OWNERSHIP MAP



LOCATION MAP



AERIAL MAP



TOPOGRAPHY MAP



SOIL MAP



SOIL MAP KEY

SOIL CODE	SOIL DESCRIPTION	ACRES	%	CPI	NCCPI	CAP
17	Harleston very fine sandy loam, 1 to 3 percent slopes	14.29	87.72	0	74	2e
28	Smithton fine sandy loam, 0 to 2 percent slopes	1.24	7.61	0	53	3w
9	Bowie fine sandy loam, 3 to 8 percent slopes	0.76	4.67	0	77	4e
TOTALS		16.29(*)	100%	-	72.54	2.17

(*) 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

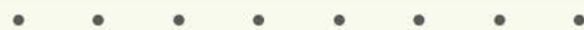
Increased Limitations and Hazards

Decreased Adaptability and Freedom of Choice Users

Land, Capability



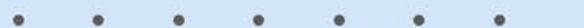
'Wild Life'



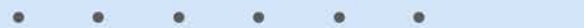
Forestry



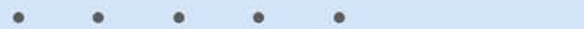
Limited



Moderate



Intense



Limited



Moderate



Intense



Very Intense

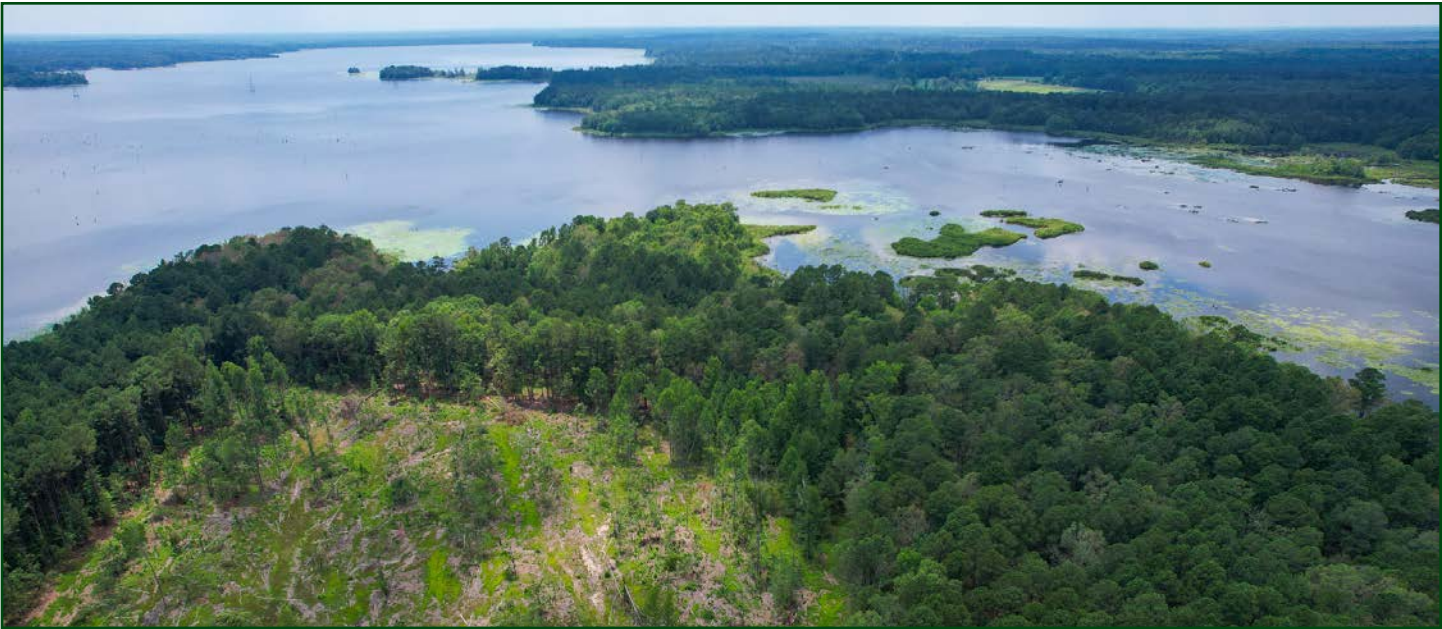


Grazing Cultivation

(c) climatic limitations (e) susceptibility to erosion

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









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