



SOUTH HAMPTON 49

A Recreational and Timberland Investment Opportunity

49.31± Total Acres | \$110,948.00

Calhoun County, Arkansas



AGRICULTURE | RECREATION | TIMBERLAND

Traditional Brokerage + Sealed Bids + Consulting

LICENSED IN ARKANSAS, LOUISIANA, MISSISSIPPI, AND TENNESSEE



SOUTH HAMPTON 49

QUICK FACTS

Acreage

49.31± total acres

Location

Hampton, Calhoun County,
Arkansas

Recreation

Deer, turkey, and small game
hunting

Access

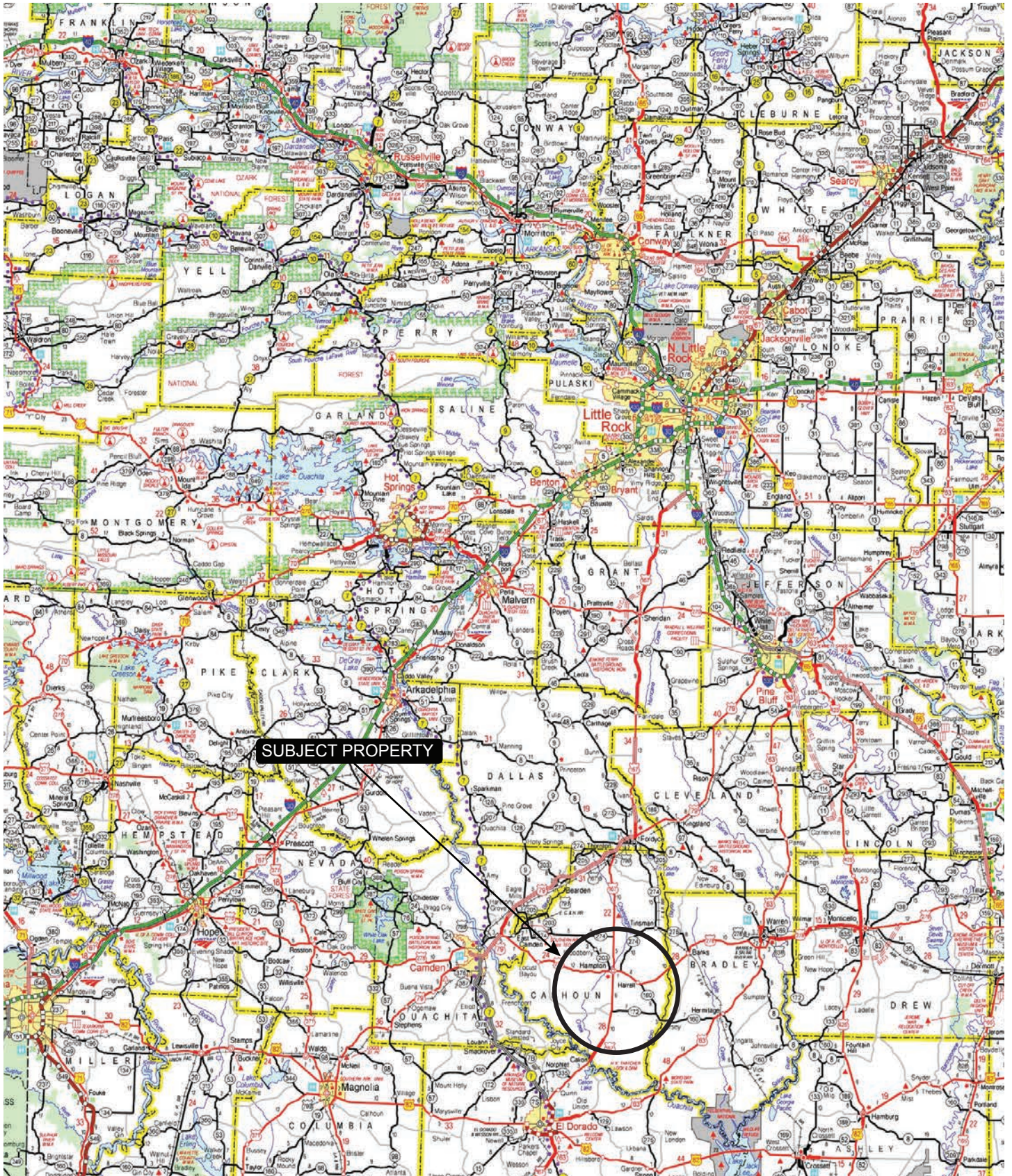
Frontage on Calhoun County
Road 92

Offering Price

\$110,948.00



VICINITY MAP



SUBJECT PROPERTY



PROPERTY DESCRIPTION

SOUTH HAMPTON 49

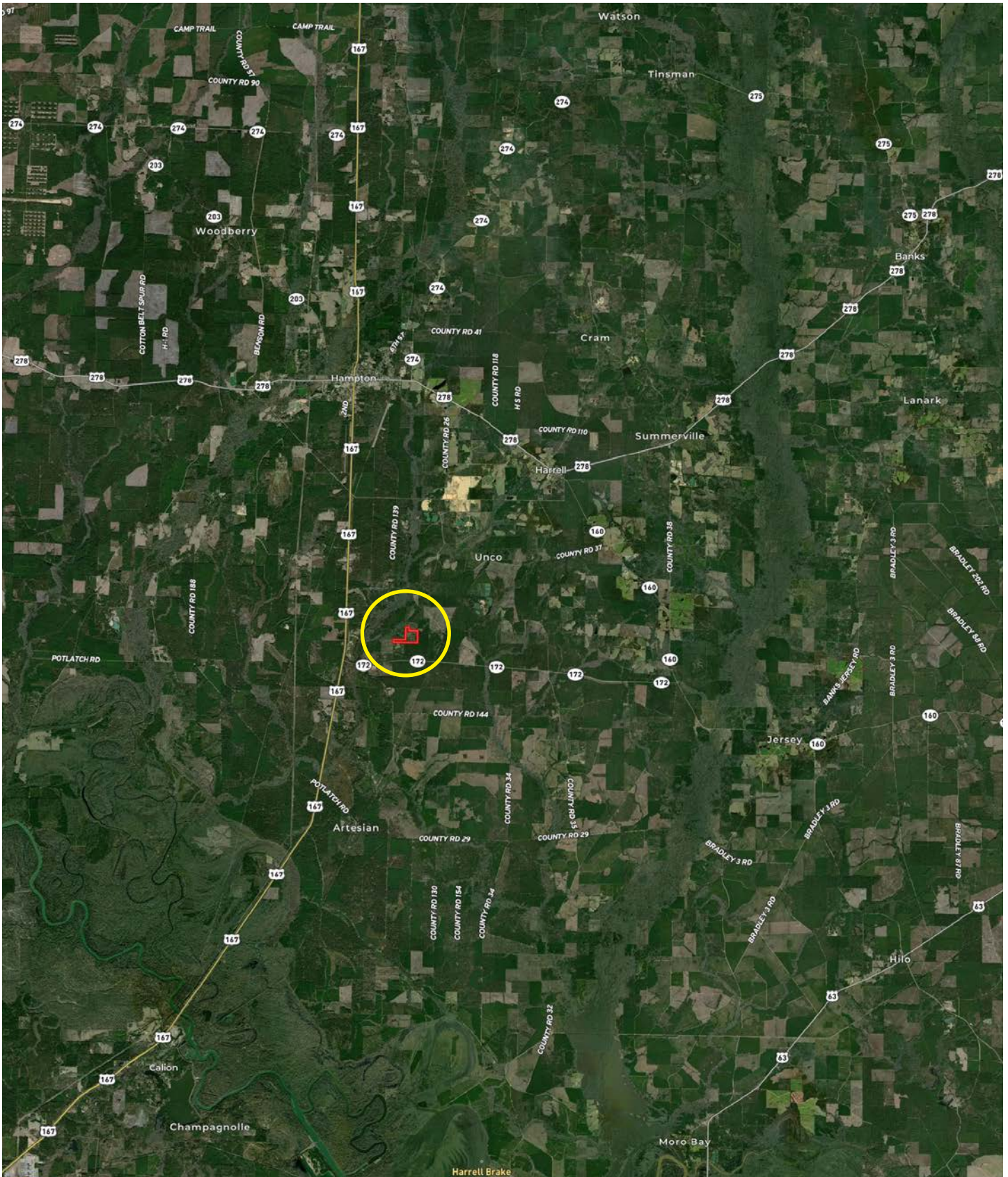
The South Hampton 49 is located in Calhoun County, Arkansas and consists of 49.31± acres. The tract was planted in 2019 with pine seedlings and the trees are maturing well so far. Recreational opportunities in-

clude deer, turkey, and small game hunting. Additionally there are multiple spots on the property that would make for a great spot to build a house.

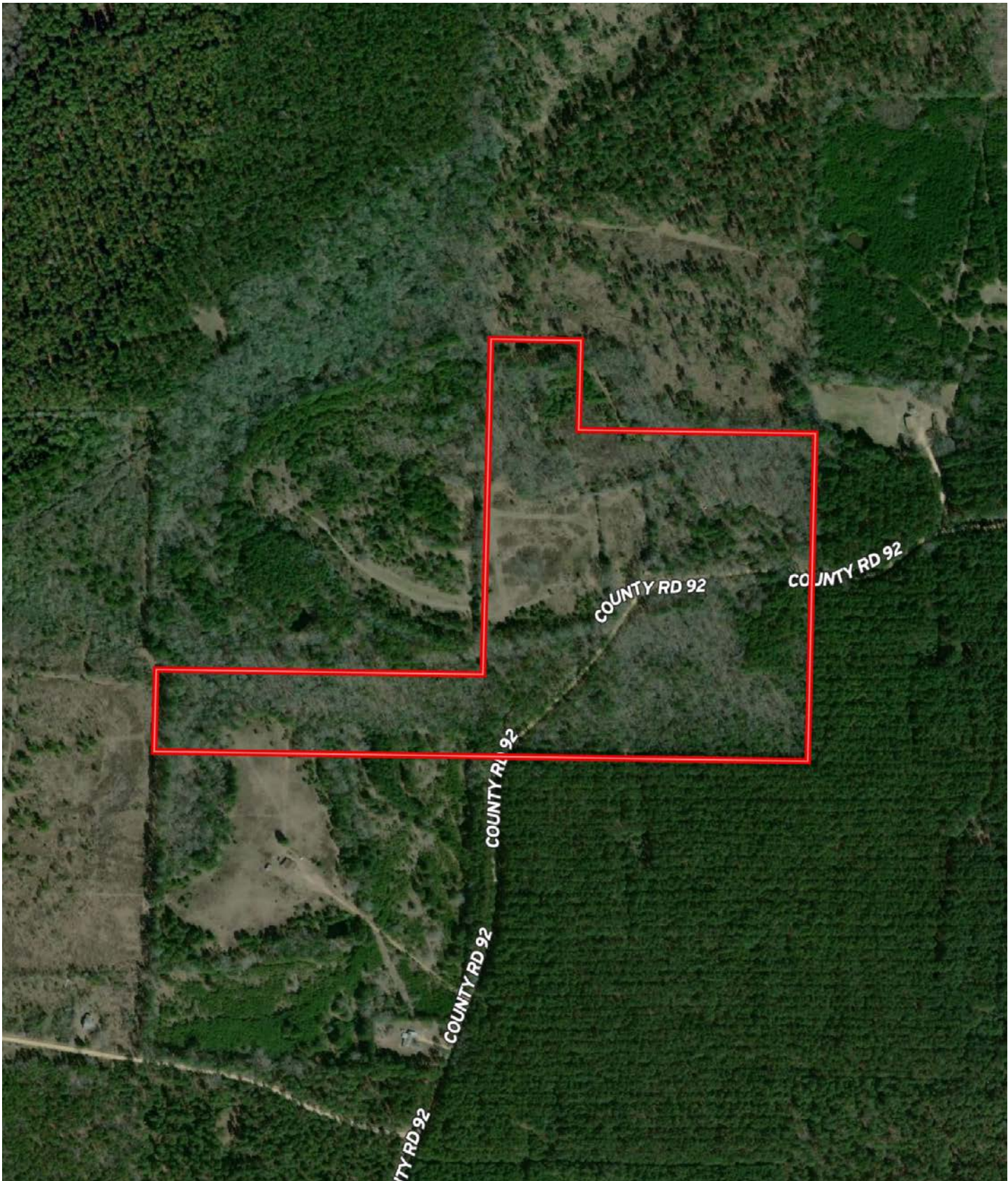




LOCATION MAP

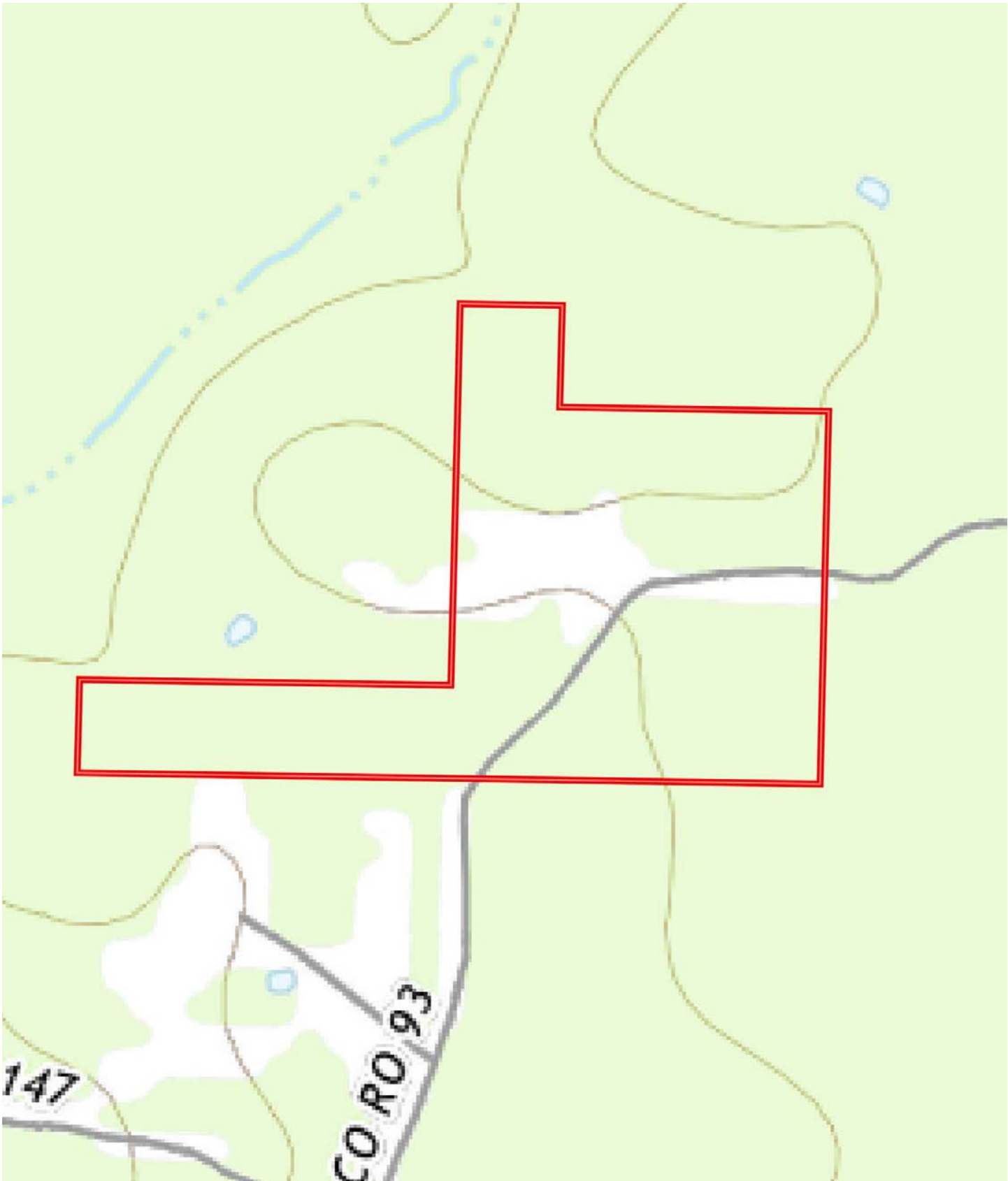


AERIAL MAP

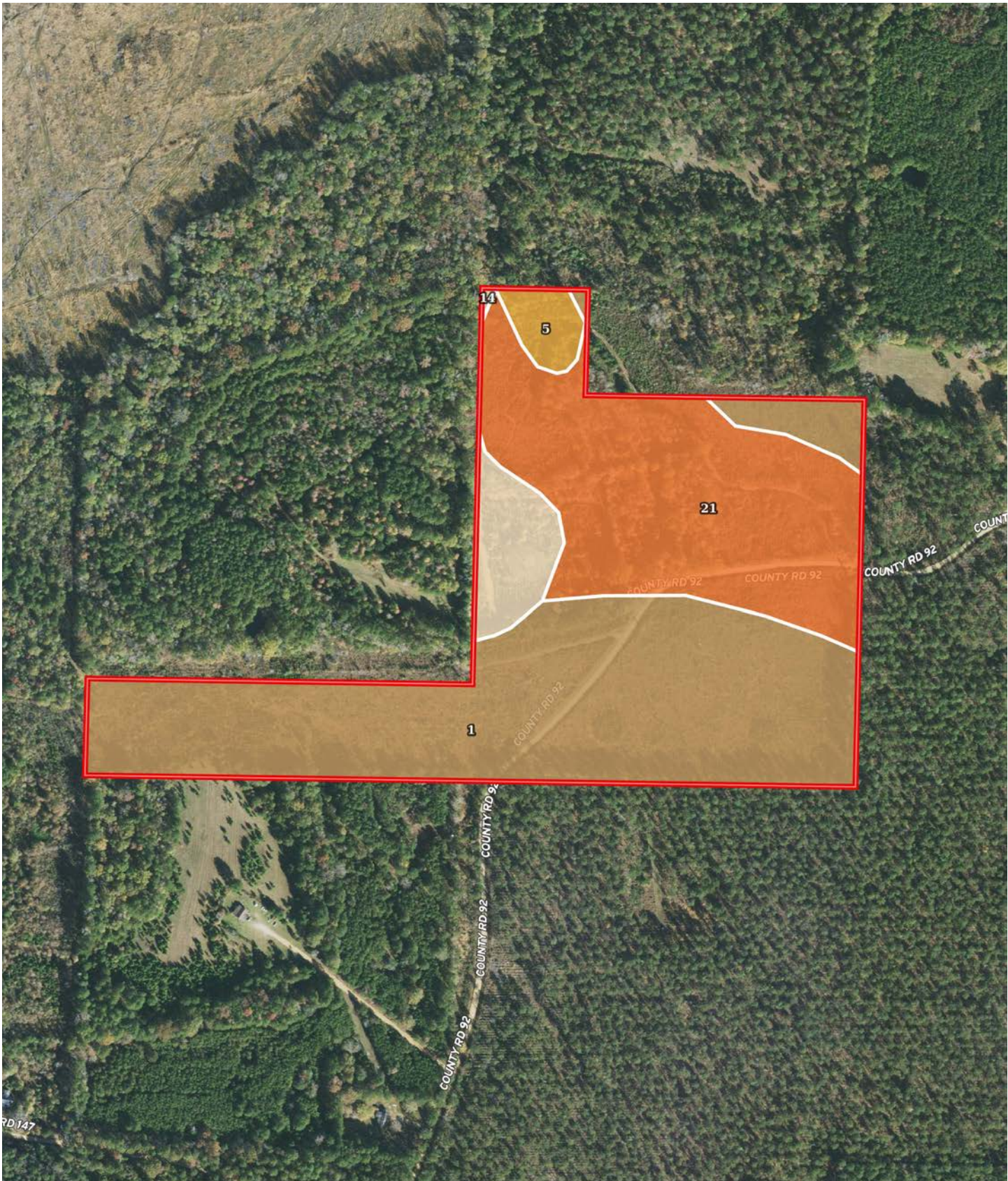




TOPOGRAPHY MAP



SOIL MAP



SOIL MAP KEY

SOIL CODE	SOIL DESCRIPTION	ACRES	%	CPI	NCCPI	CAP
1	Amy silt loam, 0 to 1 percent slopes, frequently flooded	29.42	55.61	0	40	5w
21	Savannah fine sandy loam, 1 to 3 percent slopes	18.94	35.8	0	61	2e
14	Ruston fine sandy loam, 1 to 3 percent slopes	3.18	6.01	0	77	2e
5	Guyton silt loam, 0 to 1 percent slopes, frequently flooded	1.37	2.59	0	44	5w
TOTALS		52.91(*)	100%	-	49.85	3.75

(*) 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

LOCATION & ACCESS

Hampton, Calhoun County, Arkansas
Southern Region of Arkansas

Mileage Chart

Fordyce, AR	21 Miles
Camden, AR	24 Miles
El Dorado, AR	29 Miles
Monticello, AR	44 Miles
Magnolia, AR	66 Miles
Arkadelphia, AR	66 Miles

There is road frontage on Calhoun County Road 92.



RESOURCES & PRICE

Mineral Rights

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

Real Estate Taxes

\$99.05 (estimated)

Offering Price

\$110,948.00

To learn more about South Hampton 49 or to schedule a property tour, contact Matt Stone or David Stone of Lile Real Estate, Inc.

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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.

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

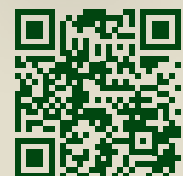
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