

SOUTH RAILROAD 7

A Recreational Investment Opportunity

7.35± Total Acres • \$35,000.00 • Ouachita County, Arkansas



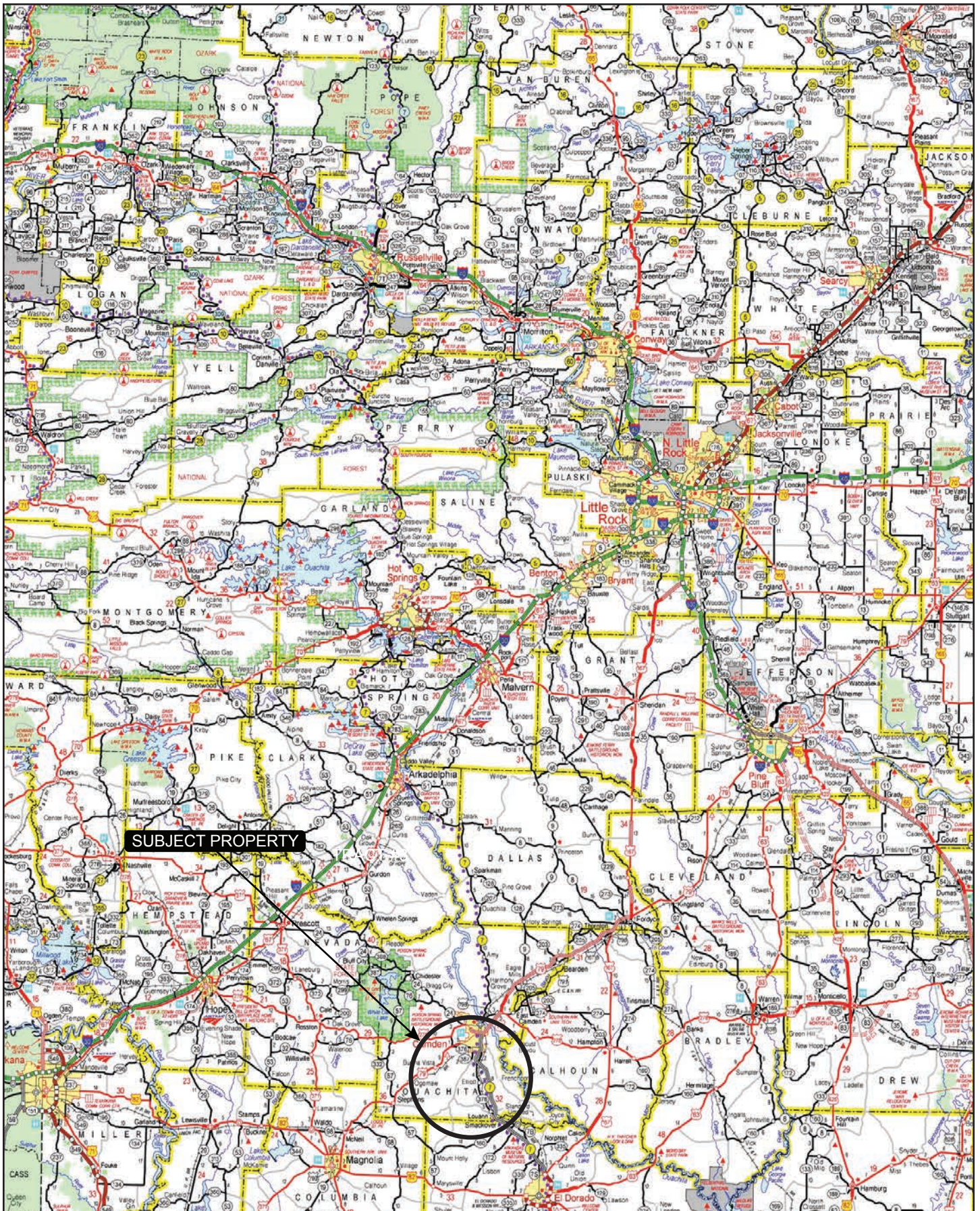
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VICINITY MAP



PROPERTY SUMMARY

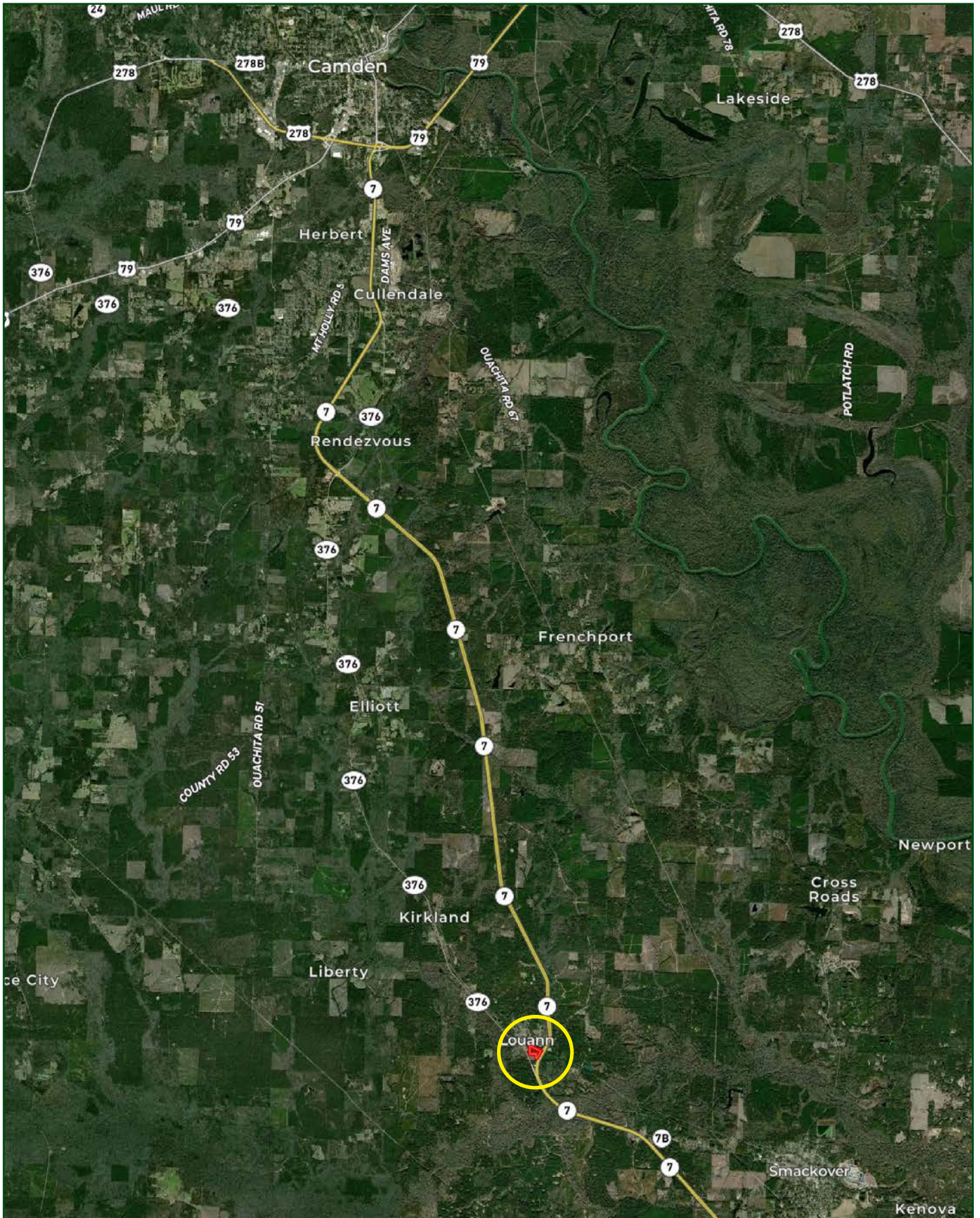
Description:	The South Railroad 7 consists of 7.35± acres and is located inside the Louann Arkansas. The property offers a good timberland investment opportunity as it is made up of mature pine and hardwood timber. Arkansas State Highway 7 borders the property on the east, while the a railroad tract borders the north. In addition to the timberland investment opportunity, the property could also be converted to a homesite.														
Location:	Louann, Ouachita County, Arkansas; Southern Region of Arkansas														
	<table><thead><tr><th colspan="2">Mileage Chart</th></tr><tr><th colspan="2"><hr/></th></tr></thead><tbody><tr><td>Camden, AR</td><td>16 Miles</td></tr><tr><td>Junction City, AR</td><td>31 Miles</td></tr><tr><td>Magnolia, AR</td><td>38 Miles</td></tr><tr><td>Texarkana, AR</td><td>84 Miles</td></tr><tr><td>Little Rock, AR</td><td>115 Miles</td></tr></tbody></table>	Mileage Chart		<hr/>		Camden, AR	16 Miles	Junction City, AR	31 Miles	Magnolia, AR	38 Miles	Texarkana, AR	84 Miles	Little Rock, AR	115 Miles
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Acreage:	7.35± total acres														
Access:	No deeded access														
Recreation:	Deer, turkey, and small game hunting opportunities exist on the property.														
Real Estate Taxes:	\$13.00 (estimated)														
Mineral Rights:	All mineral rights owned by the Seller, if any, shall transfer to the Buyer.														
Offering Price:	\$35,000.00														

To learn more about South Railroad 7 or to schedule a property tour, contact Matt Stone and David Stone of Lile Real Estate, Inc.

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

LOCATION MAP



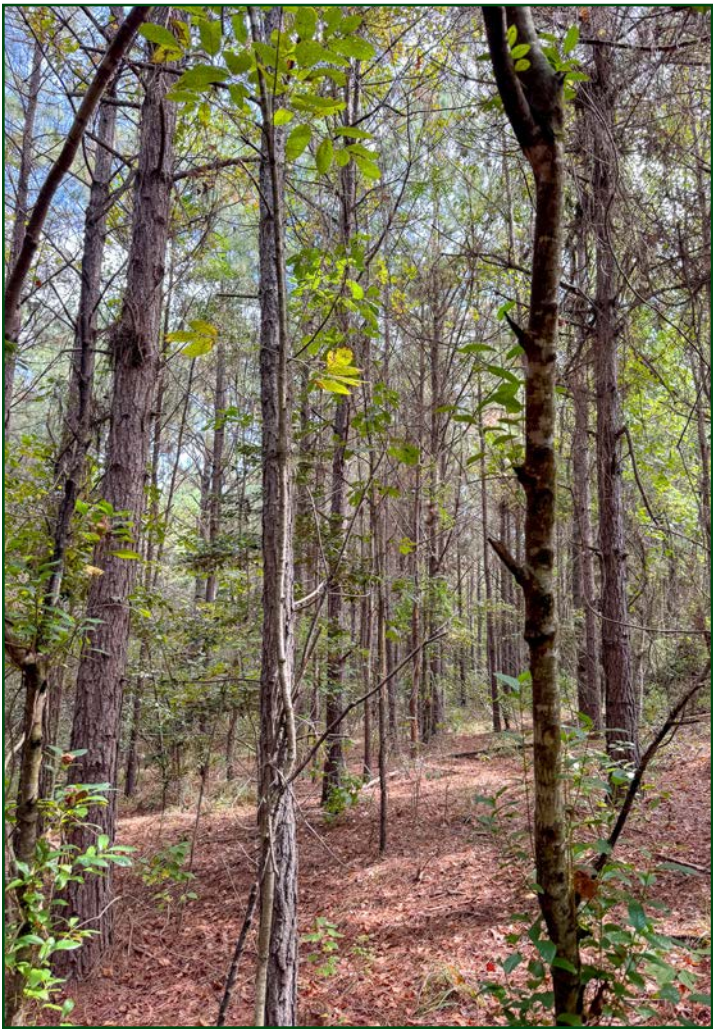
AERIAL MAP



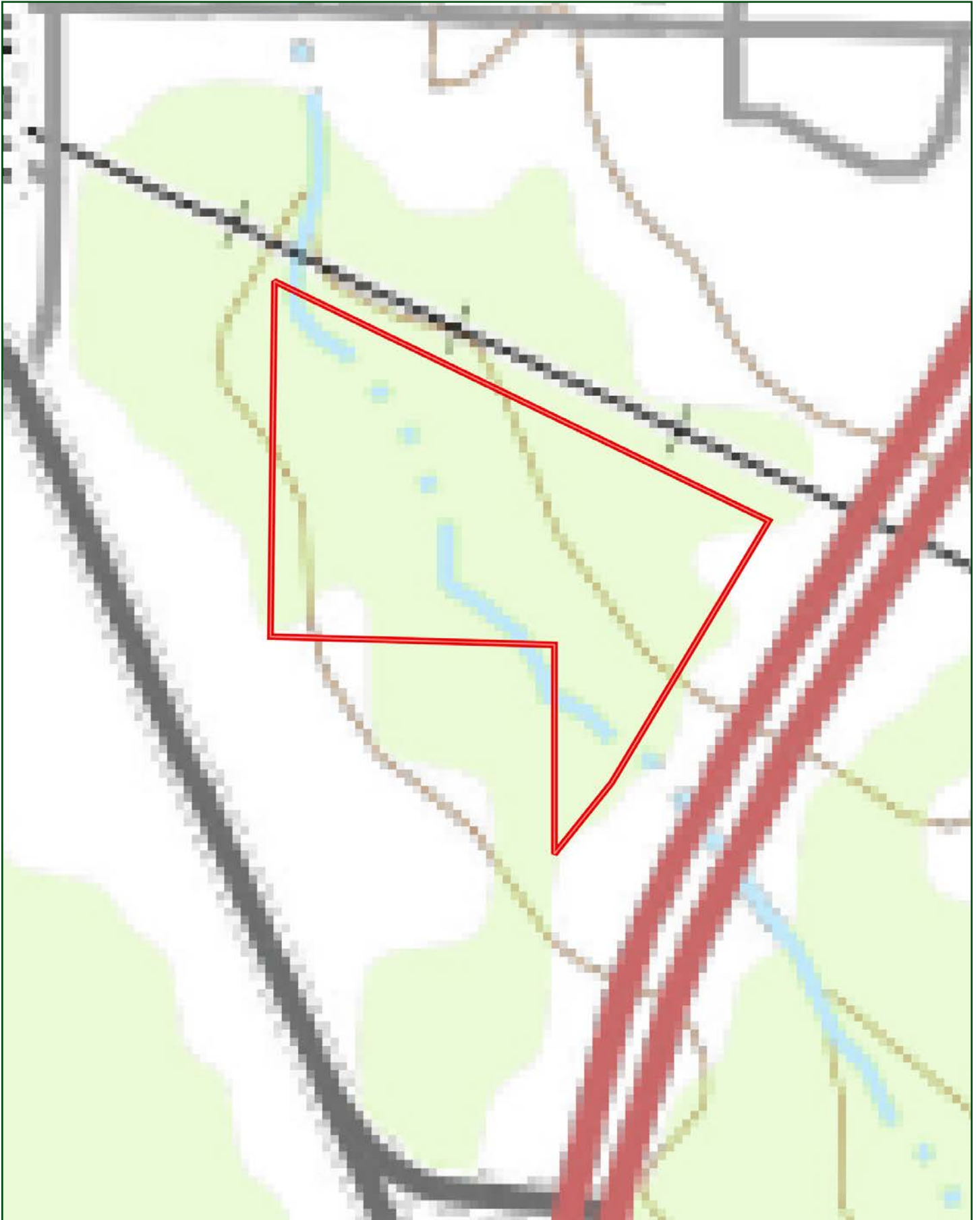








TOPOGRAPHY MAP



SOIL MAP



SOIL MAP KEY

SOIL CODE	SOIL DESCRIPTION	ACRES	%	CPI	NCCPI	CAP
GoB	Goldsboro fine sandy loam, 1 to 3 percent slopes	3.28	42.43	0	82	2e
Sm	Smithton fine sandy loam, 0 to 2 percent slopes	2.4	31.05	0	53	3w
CaB	Cahaba fine sandy loam, 1 to 3 percent slopes	1.35	17.46	0	67	2e
CaC	Cahaba fine sandy loam, 3 to 8 percent slopes	0.7	9.06	0	75	2e
TOTALS		7.73(*)	100%	-	69.74	2.31

(*) 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.



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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.

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.



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