

PRICE IMPROVEMENT



OFFERED FOR SALE

UNION COUNTY HIDEAWAY

A Recreational and Timberland Investment Opportunity

160± Acres • Union County, Arkansas

OFFERED BY



AGRICULTURE | RECREATION | TIMBERLAND

Traditional Brokerage + Sealed Bids + Consulting

LICENSED IN ARKANSAS, LOUISIANA, MISSISSIPPI, AND TENNESSEE



DISCLOSURE STATEMENT

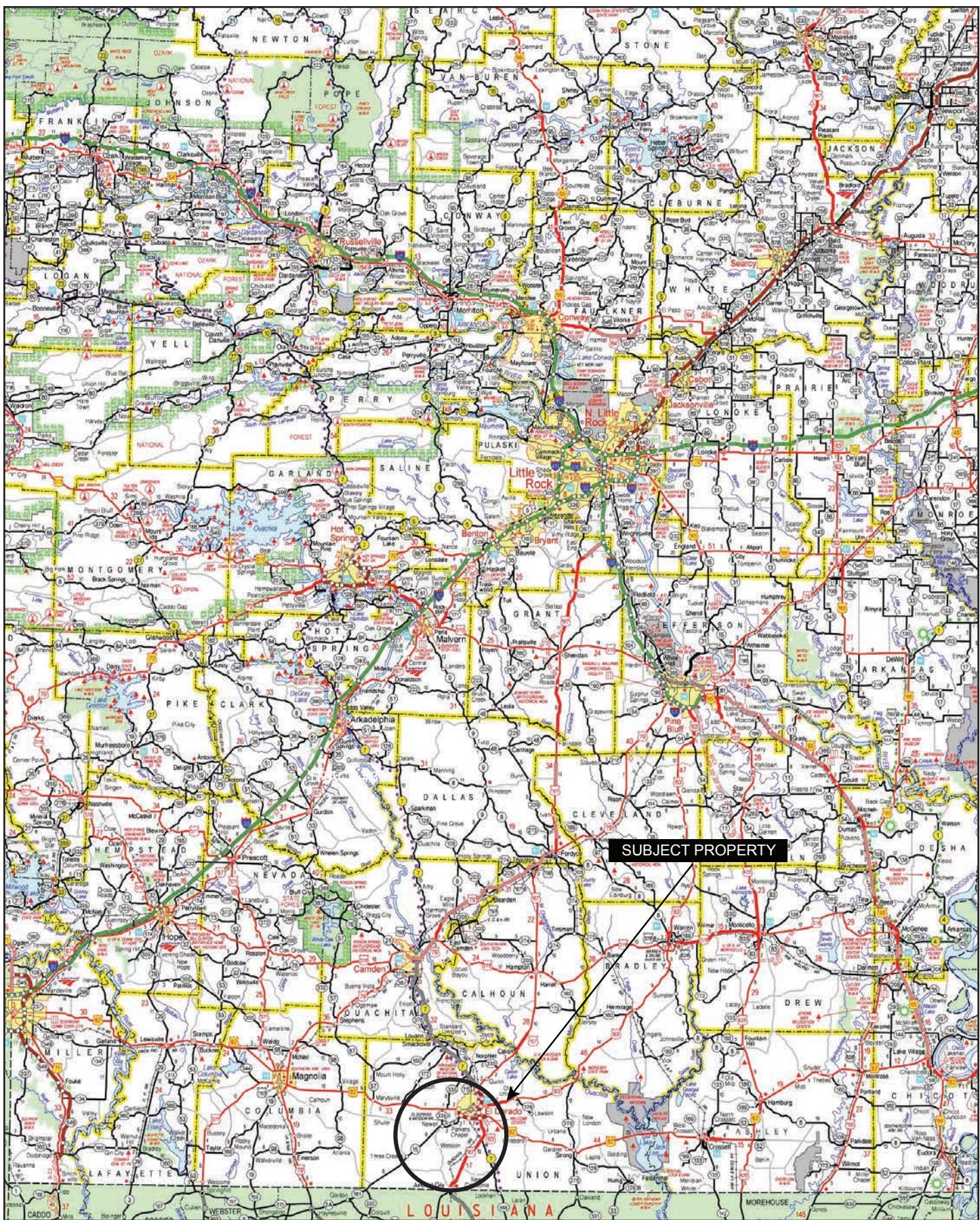
Notwithstanding any preprinted language to the contrary, this opinion is not an appraisal of the market value of the property. If an appraisal is desired, the services of a licensed or certified appraiser must be obtained. Pursuant to Ark. Code. Ann. § 17-42-110(d), a broker price opinion or market analysis 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 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 Union County Hideaway is a secluded 160± acre tract located just over ten (10) miles southwest of El Dorado, Arkansas and offers an excellent recreational and timberland investment opportunity. There are approximately 95± acres of hardwood timber and 54± acres of 20-year pine plantation that has been thinned one time. The remaining consists of 11± acres of beaver pond, which provides a water source. The tract offers a variety of recreational opportunities such as deer, turkey, and small game hunting, and also non-hunting activities such as camping or ATV riding.

Located on the western portion of the property is a 30' x 40' shop that is wired to run off a generator. There is a powerline that crosses the property; this area could be used to plant wildlife food plots to further enhance the property's hunting potential or used for gardening.

This property is currently owned by the listing brokers.

Location:

Griffin, Arkansas; Union County; Southern Region of Arkansas

Mileage Chart

El Dorado, AR	12 Miles
Texarkana, AR	90 Miles
Little Rock, AR	133 Miles
Pine Bluff, AR	104 Miles
Crossett, AR	54 Miles
Magnolia, AR	37 Miles
Ruston, LA	44 Miles
Monroe, LA	51 Miles
Shreveport, LA	87 Miles

Acreage:

160± total acres

Access:

There is a woods road that comes from Wesson Road to the tract that has historically been used for access. There is no deeded access to the tract.

Recreation:

Deer, turkey, and small game hunting.

Real Estate Taxes:

\$167.46 (estimated)

Mineral Rights:

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

PROPERTY SUMMARY

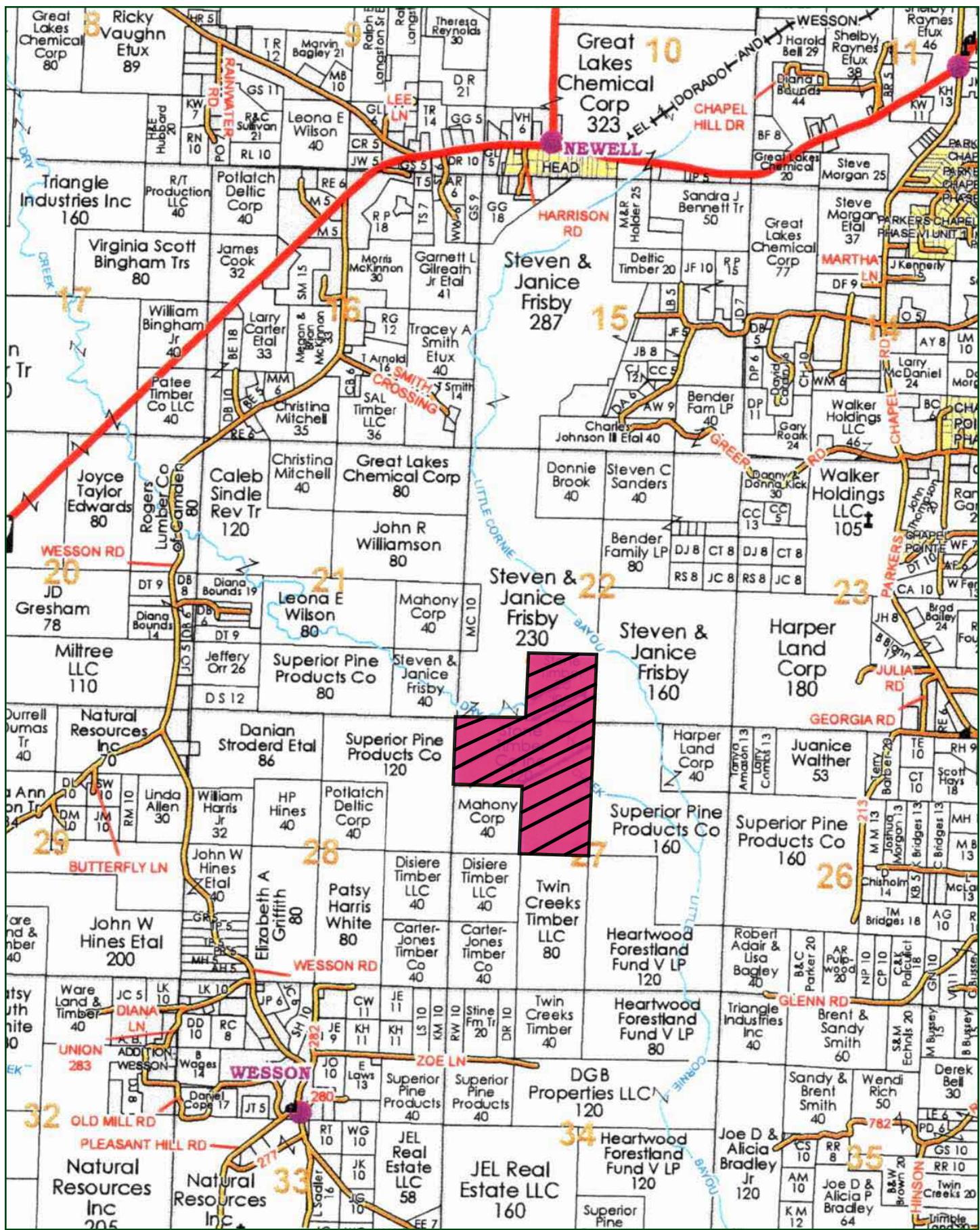
Offering Price: \$199,000.00 (originally \$240,000.00)

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

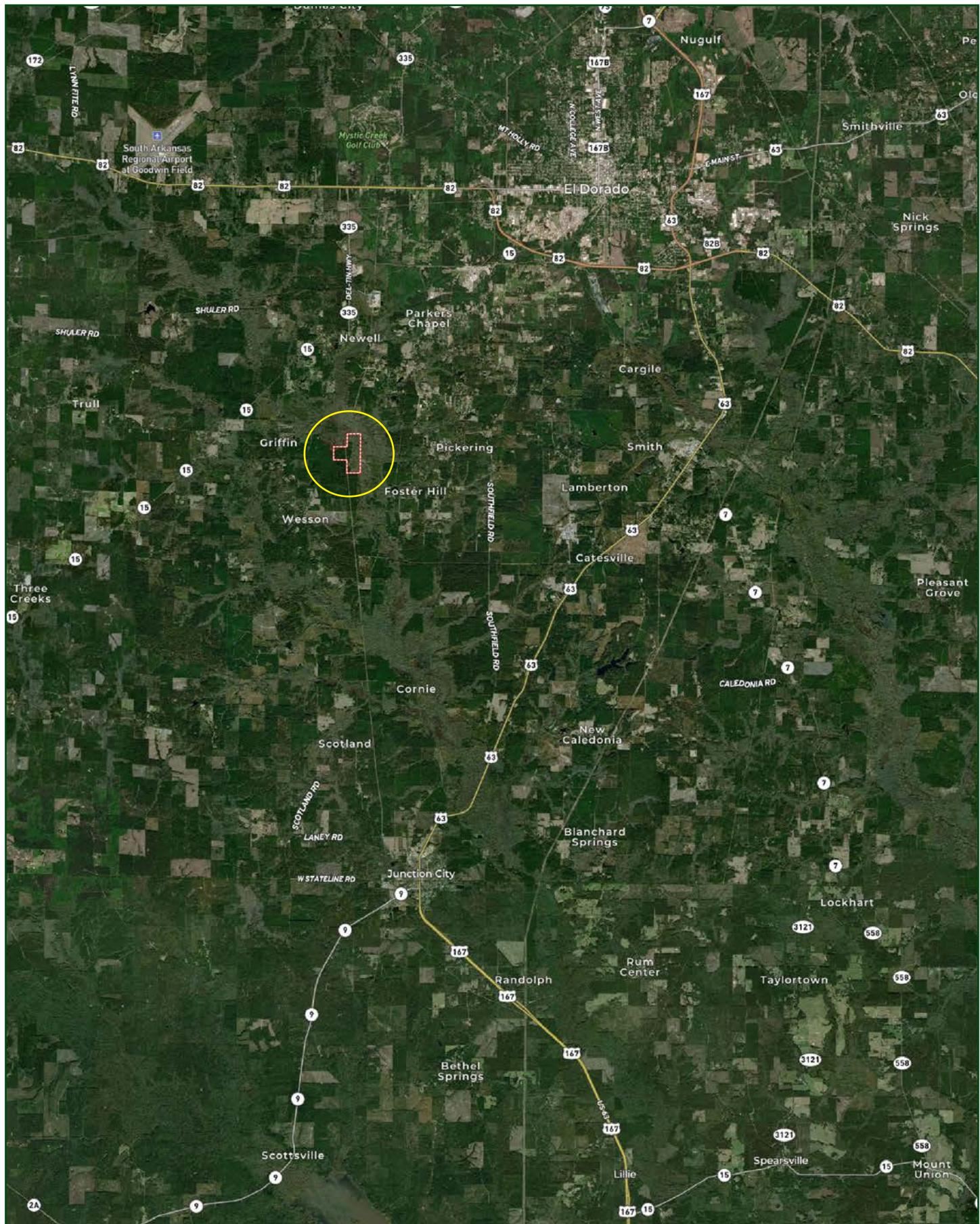
Matt Stone
870-818-0750 (m) | mstone@lilerealestate.com

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

OWNERSHIP MAP



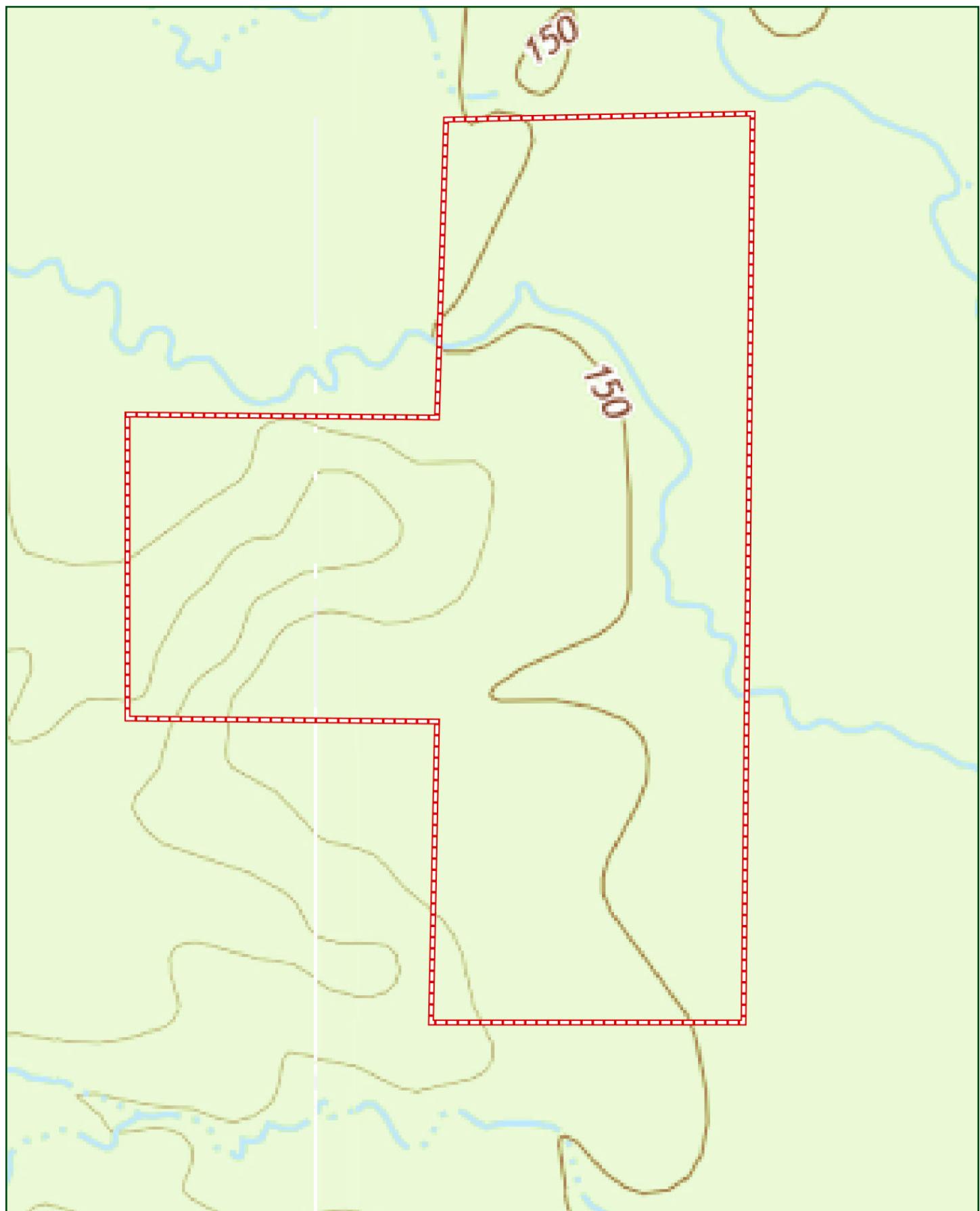
LOCATION MAP



AERIAL MAP



TOPOGRAPHY MAP



SOIL MAP



SOIL MAP KEY

SOIL CODE	SOIL DESCRIPTION	ACRES	%	CPI	NCCPI	CAP
GyA	Guyton silt loam, 0 to 1 percent slopes, frequently flooded	114.06	68.84	0	48	5w
AaA	Amy silt loam, 0 to 1 percent slopes, rarely flooded	50.35	30.39	0	65	3w
ScC	Sacul-Sawyer complex, 1 to 8 percent slopes	1.27	0.77	0	61	4e
TOTALS		165.68(*)	100%	-	53.27	4.38

(*) 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

•

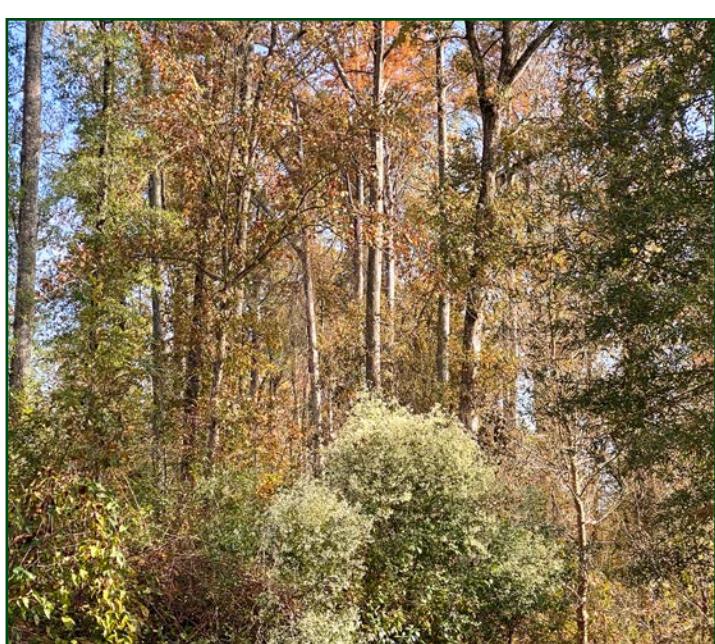
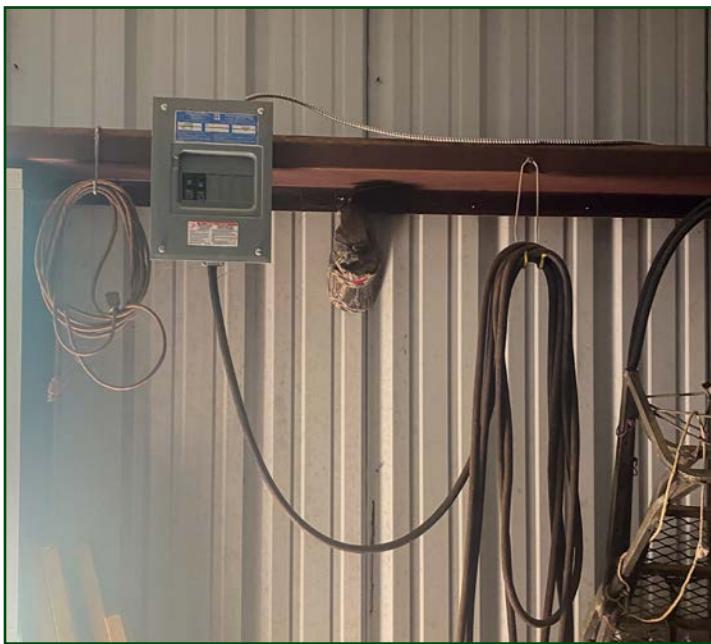
Grazing Cultivation

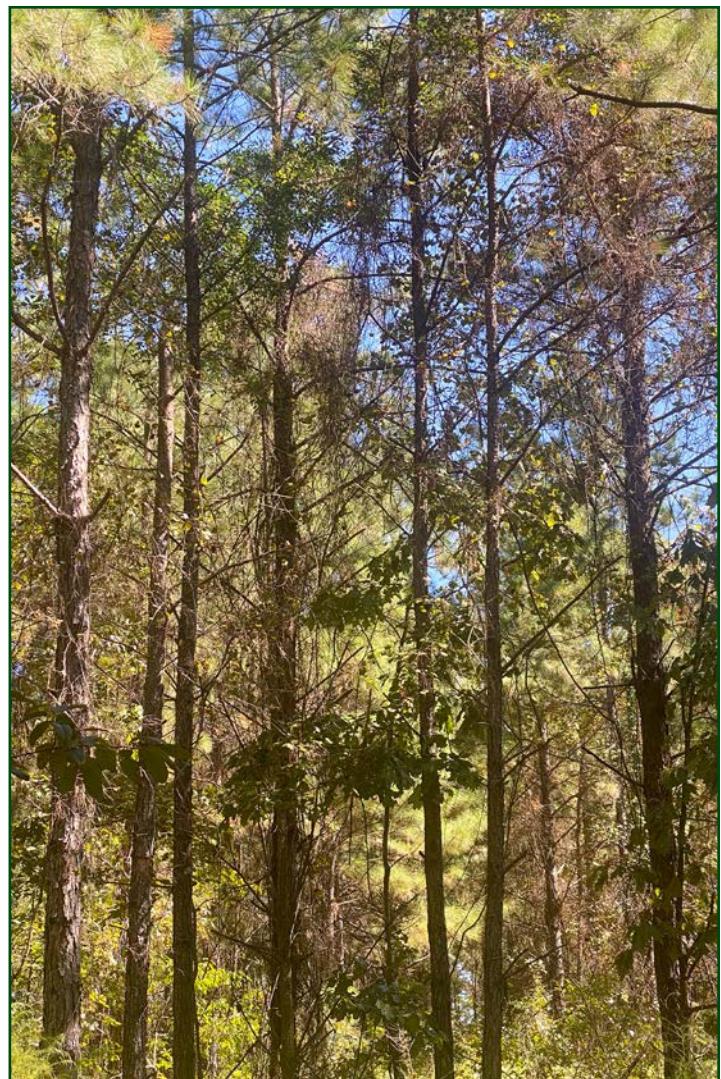
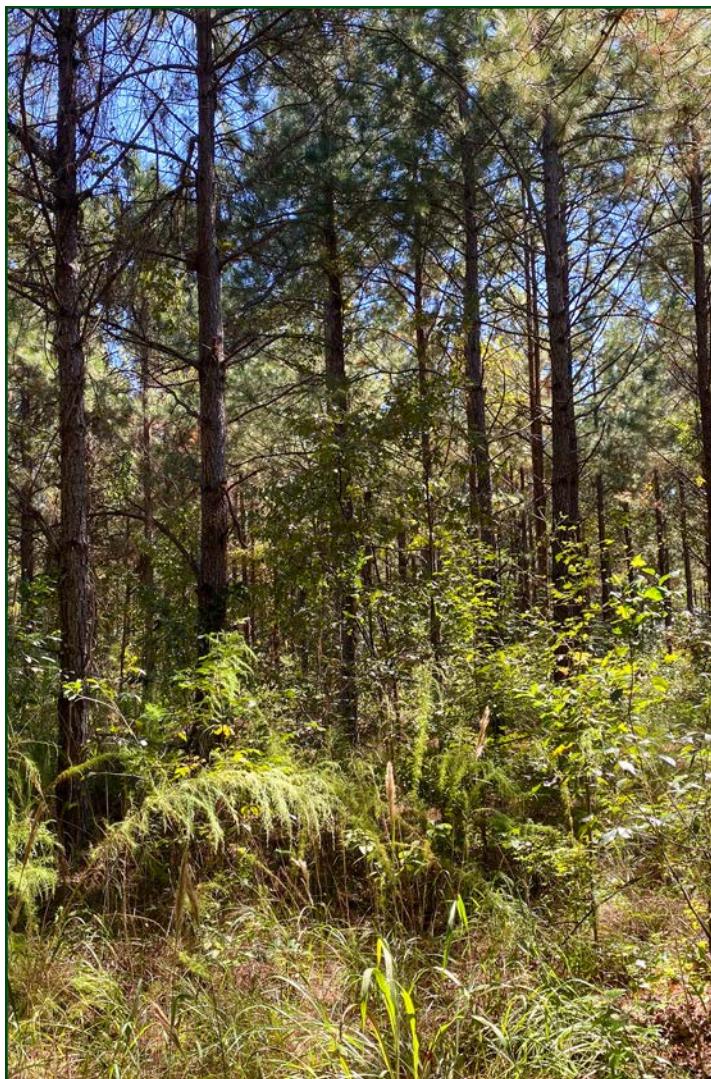
(c) climatic limitations (e) susceptibility to erosion

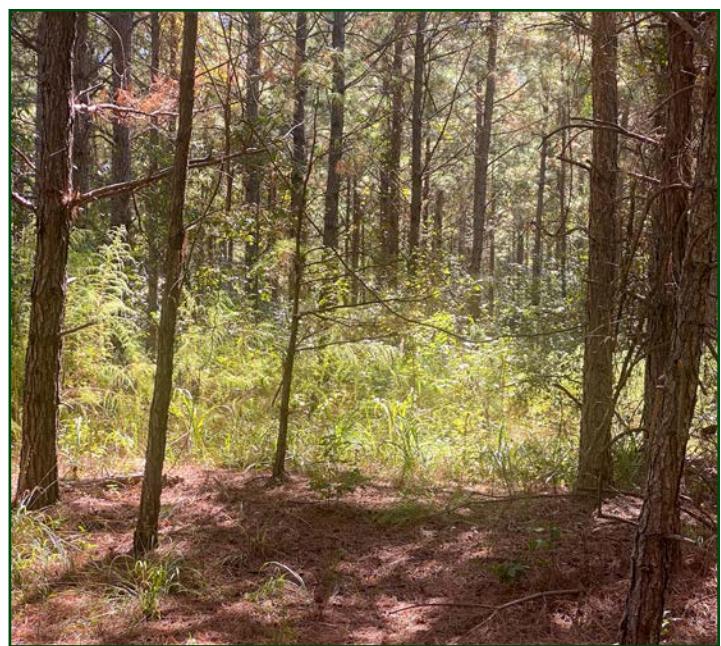
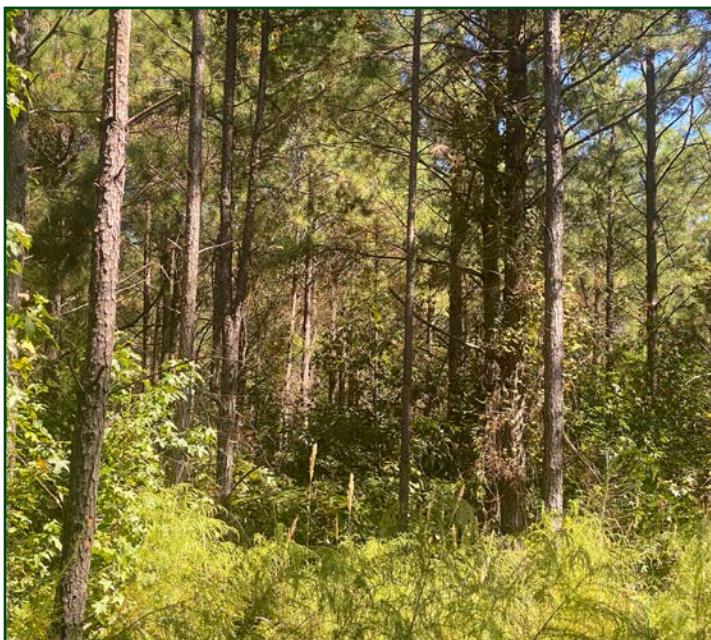
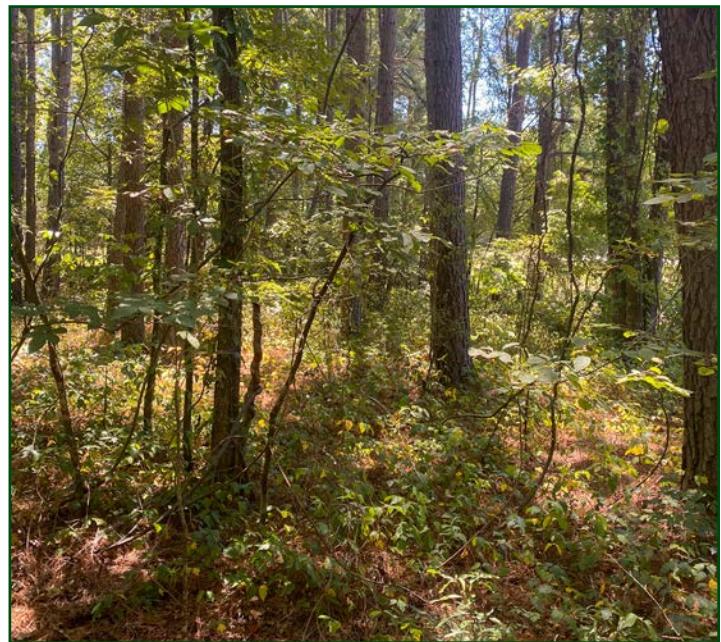
(s) soil limitations within the rooting zone (w) excess of water













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