



OFFERED FOR SALE

WEST MAGNOLIA 80

A Timberland and Recreational Investment Opportunity

80± Acres • Columbia County, Arkansas

OFFERED BY



AGRICULTURE | RECREATION | TIMBERLAND

Traditional Brokerage + Sealed Bids + Consulting

LICENSED IN ARKANSAS, LOUISIANA, MISSISSIPPI, AND TENNESSEE



DISCLOSURE STATEMENT

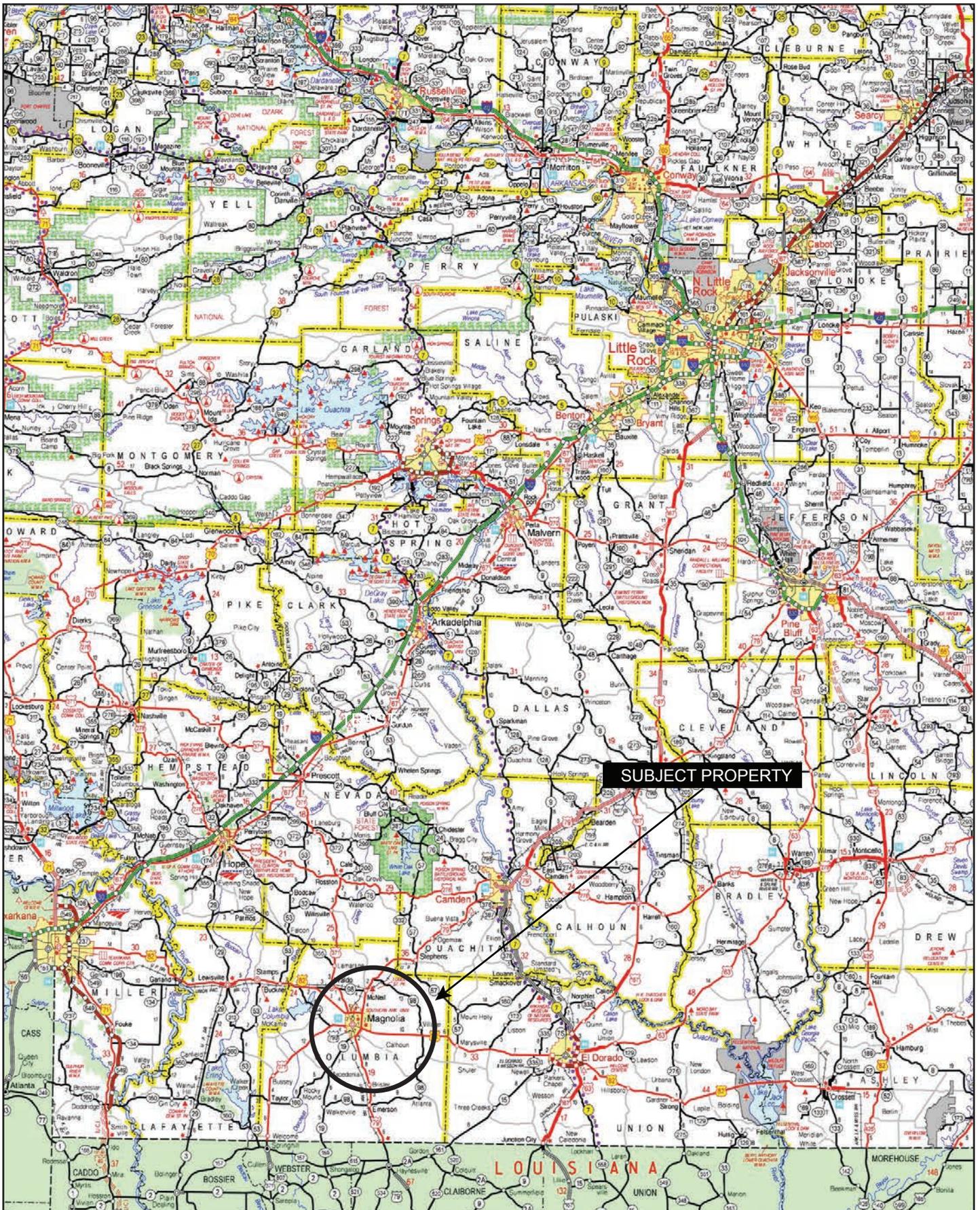
Lile Real Estate, Inc. is the listing agency for the owner of the property described within this offering brochure.

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: West Magnolia 80 offers an 80± acre timberland and recreational investment opportunity in Columbia County, Arkansas. The property is two (2) miles west of Magnolia and easily accessible via Columbia County Road 145. Of the 80± acres, approximately 10± acres had a rotation harvest and is ready to be replanted. The remaining consists of 12± acres of pine sawtimber and pine chip-in-saw, 50± acres of mature oak timber, and 8± acres in power line right of ways.

Deer, turkey, and small game hunting opportunities exist on the property. The power line right of ways act as shooting lanes for deer hunting and could also be planted in food plots to further improve hunting potential. The property could be used for other recreational opportunities such as ATV-riding, camping, and more - all just minutes away from Magnolia.

Location: Magnolia, Arkansas; Columbia County; Southwestern Region of Arkansas

Mileage Chart

Magnolia, AR	2 Miles
El Dorado, AR	37 Miles
Camden, AR	39 Miles
Hope, AR	45 Miles
Texarkana, AR	57 Miles
Shreveport, LA	79 Miles
Little Rock, AR	137 Miles
Dallas, TX	237 Miles

Acreage: 80± acres

Access: Columbia County Road 145

Recreation: Deer, turkey, and small game hunting opportunities exist.

Real Estate Taxes: \$95.86 (estimated)

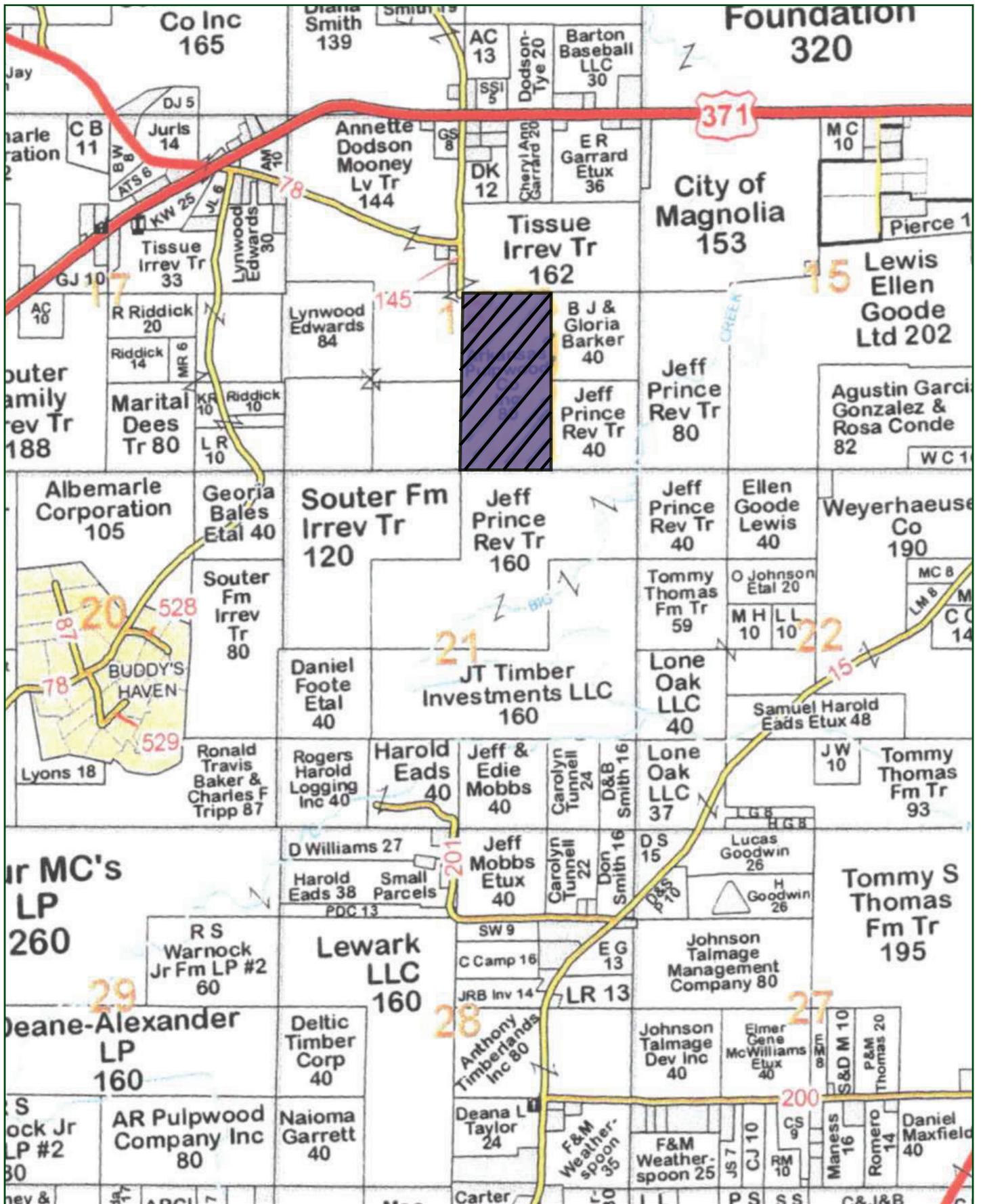
Mineral Rights: All mineral rights owned by the Seller, if any, shall not transfer to the Buyer.

Offering Price: \$200,000.00

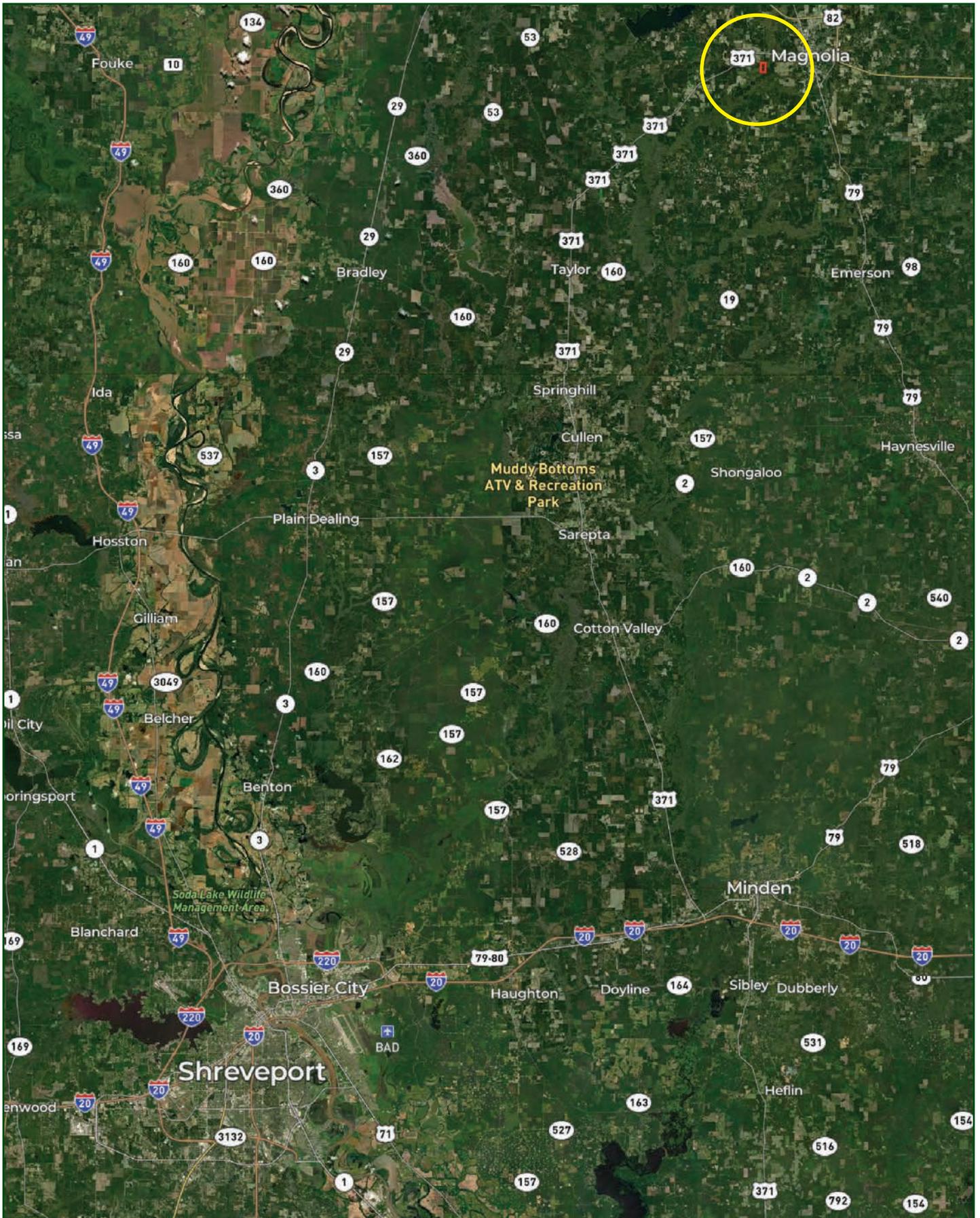
Questions concerning this offering or to schedule a property tour should be directed to Matt Stone or David Stone of Lile Real Estate, Inc.

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

OWNERSHIP MAP



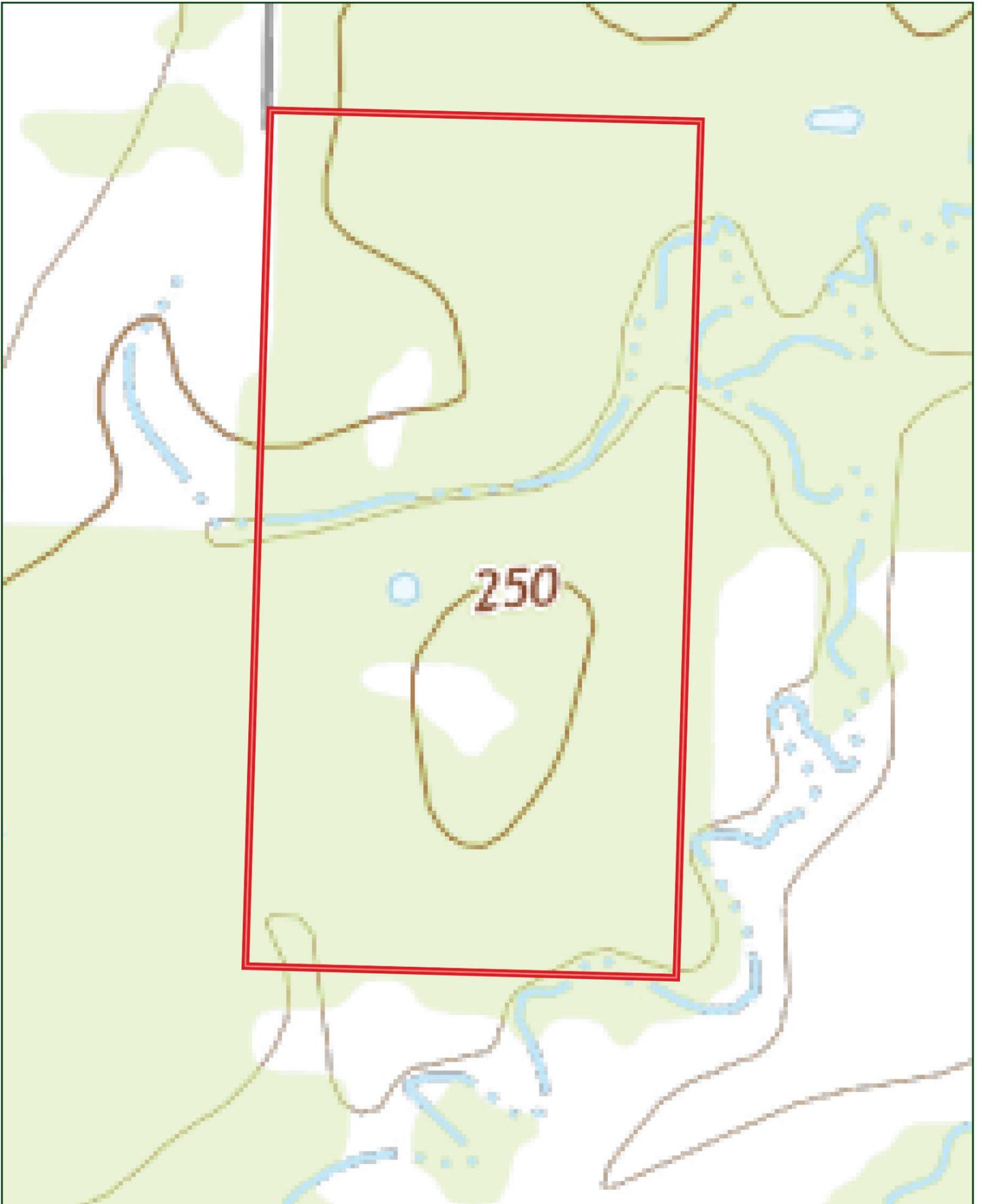
LOCATION MAP



AERIAL MAP



TOPOGRAPHY MAP



SOIL MAP



SOIL MAP KEY

SOIL CODE	SOIL DESCRIPTION	ACRES	%	CPI	NCCPI	CAP
8	Bowie fine sandy loam, 1 to 3 percent slopes	33.63	42.25	0	70	2e
16	Guyton silt loam, 0 to 1 percent slopes, frequently flooded	29.84	37.49	0	48	5w
2	Amy silt loam, 0 to 1 percent slopes, frequently flooded	15.52	19.5	0	40	5w
18	Harleston very fine sandy loam, 3 to 8 percent slopes	0.61	0.77	0	74	3e
TOTALS		79.6(*)	100%	-	55.93	3.72

(*) 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	•							

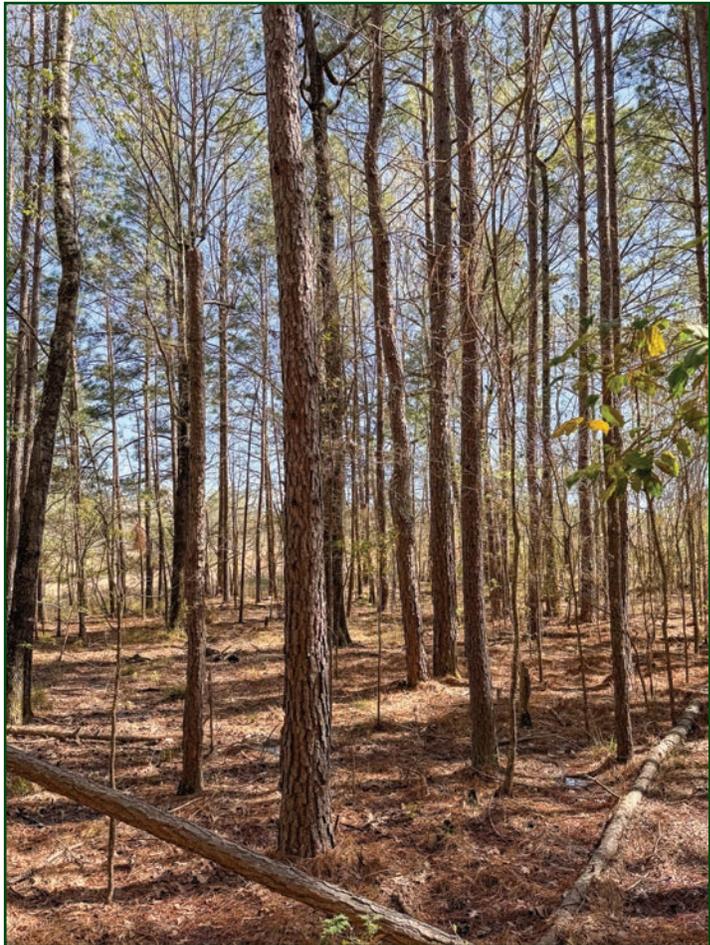
Grazing Cultivation

(c) climatic limitations (e) susceptibility to erosion

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









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