



KICKTON TRAIL

A Recreational and Timberland Investment Opportunity

160± Total Acres | \$232,000.00

Drew County, Arkansas



AGRICULTURE | RECREATION | TIMBERLAND

Traditional Brokerage + Sealed Bids + Consulting

LICENSED IN ARKANSAS, LOUISIANA, MISSISSIPPI, AND TENNESSEE



KICKTON TRAIL

QUICK FACTS

Acreage

160± total acres

Location

Drew County, Arkansas

Recreation

Whitetail deer and turkey hunting opportunities exist.

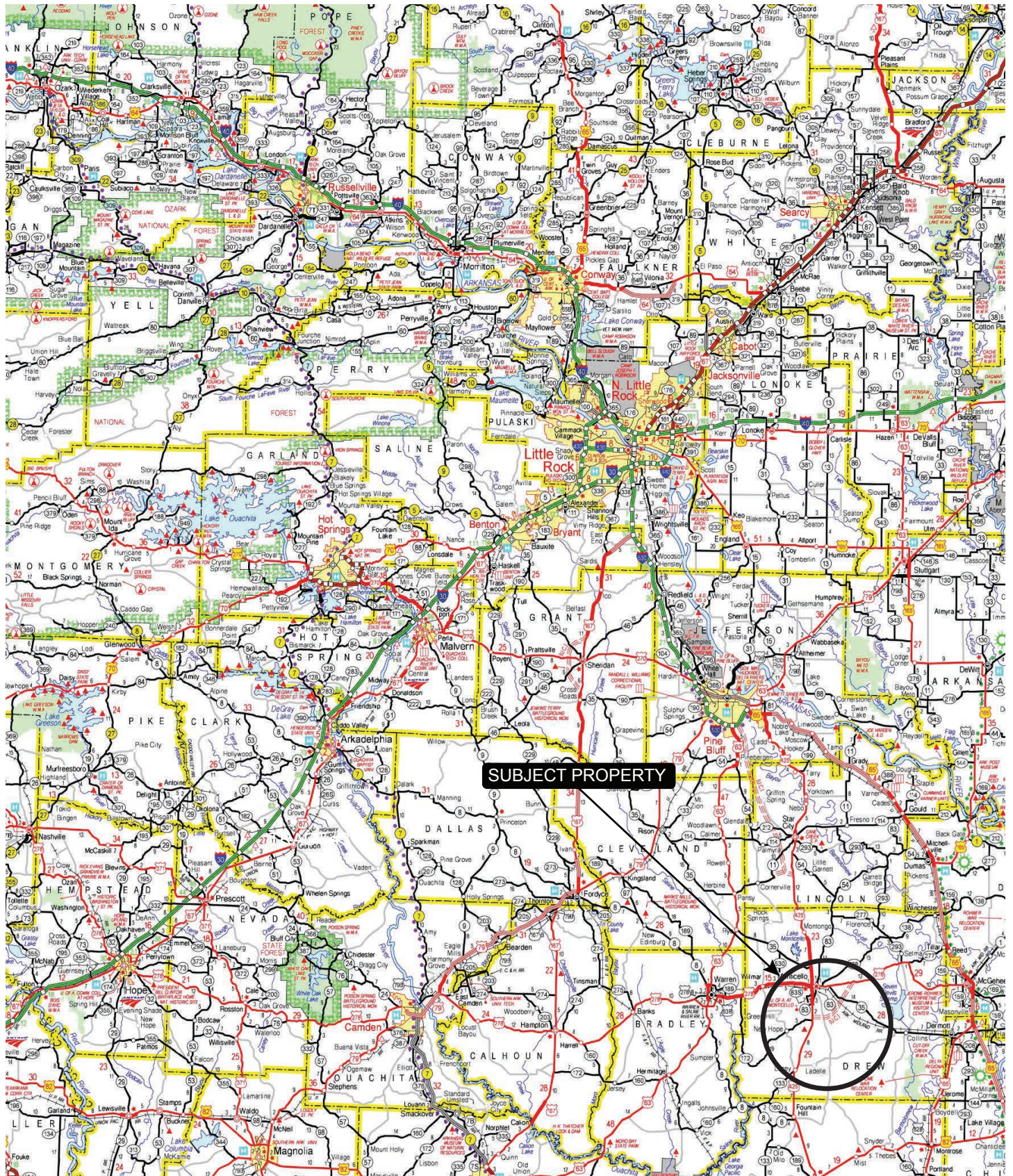
Access

Historically access has been across Weyerhaeuser Road from both the northwest and east.

Offering Price

\$232,000.00

VICINITY MAP



PROPERTY DESCRIPTION

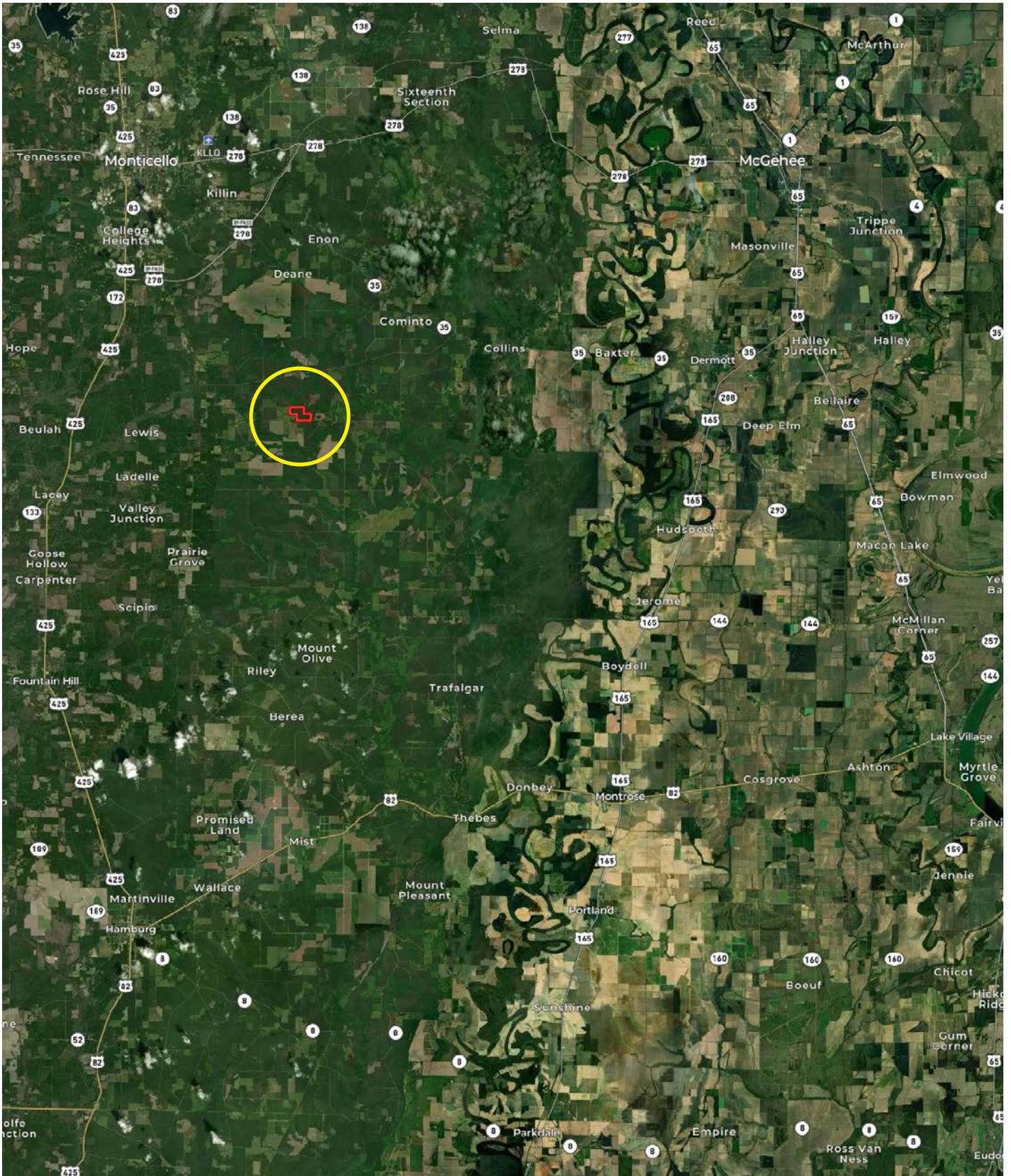
KICKTON TRAIL

The Kickton Trail tract is located approximately 10± miles southeast of Monticello in Drew County, Arkansas. The property offers a good timberland and recreational investment opportunity and consists of 160± acres. The timber stocking is primarily three year old pine plan-

tation. Historically access to the property has been via Weyerhaeuser Road from both the northwest and east. However, there is no deeded access to the property. Recreational hunting opportunities exist on the property and include whitetail deer, turkey, and small game hunting.



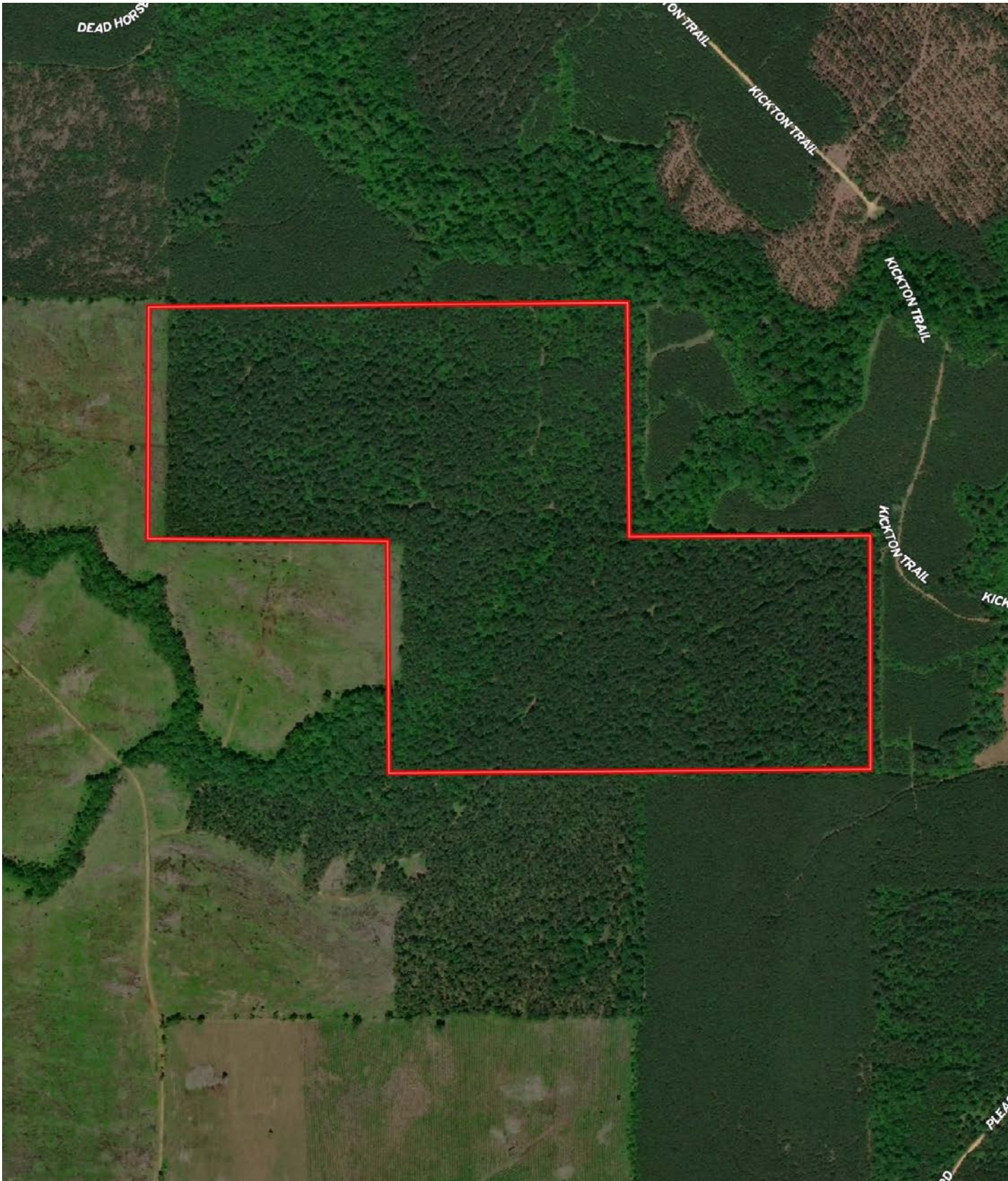
LOCATION MAP







AERIAL MAP



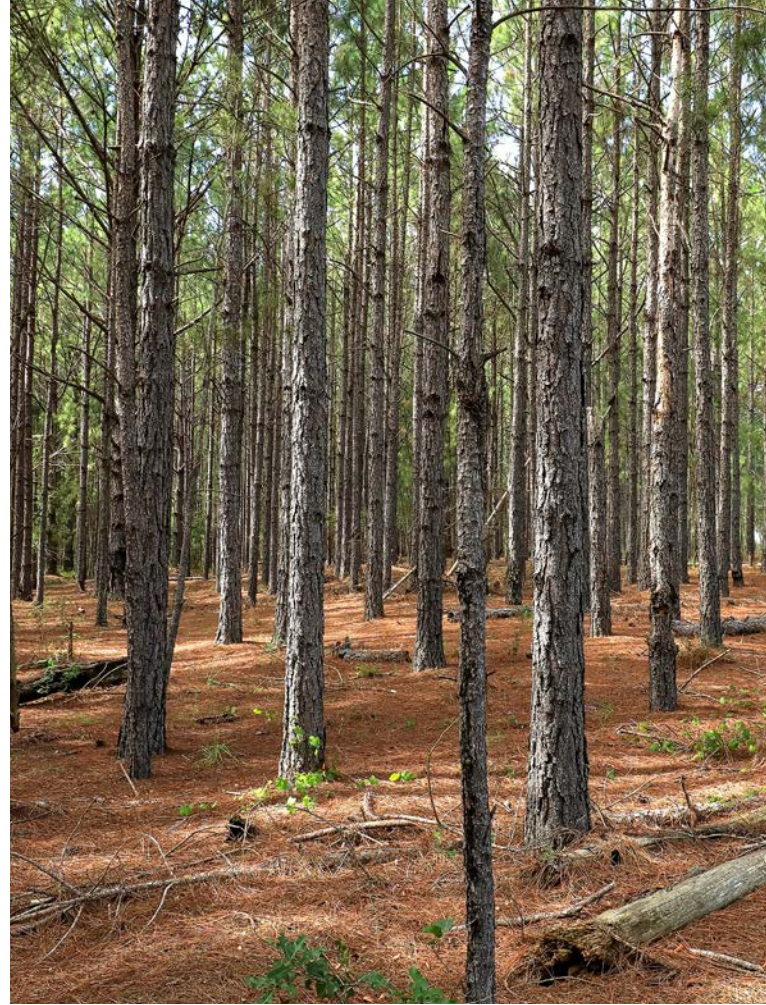
LOCATION & ACCESS

Monticello, Drew County, Arkansas
Southeastern Region of Arkansas

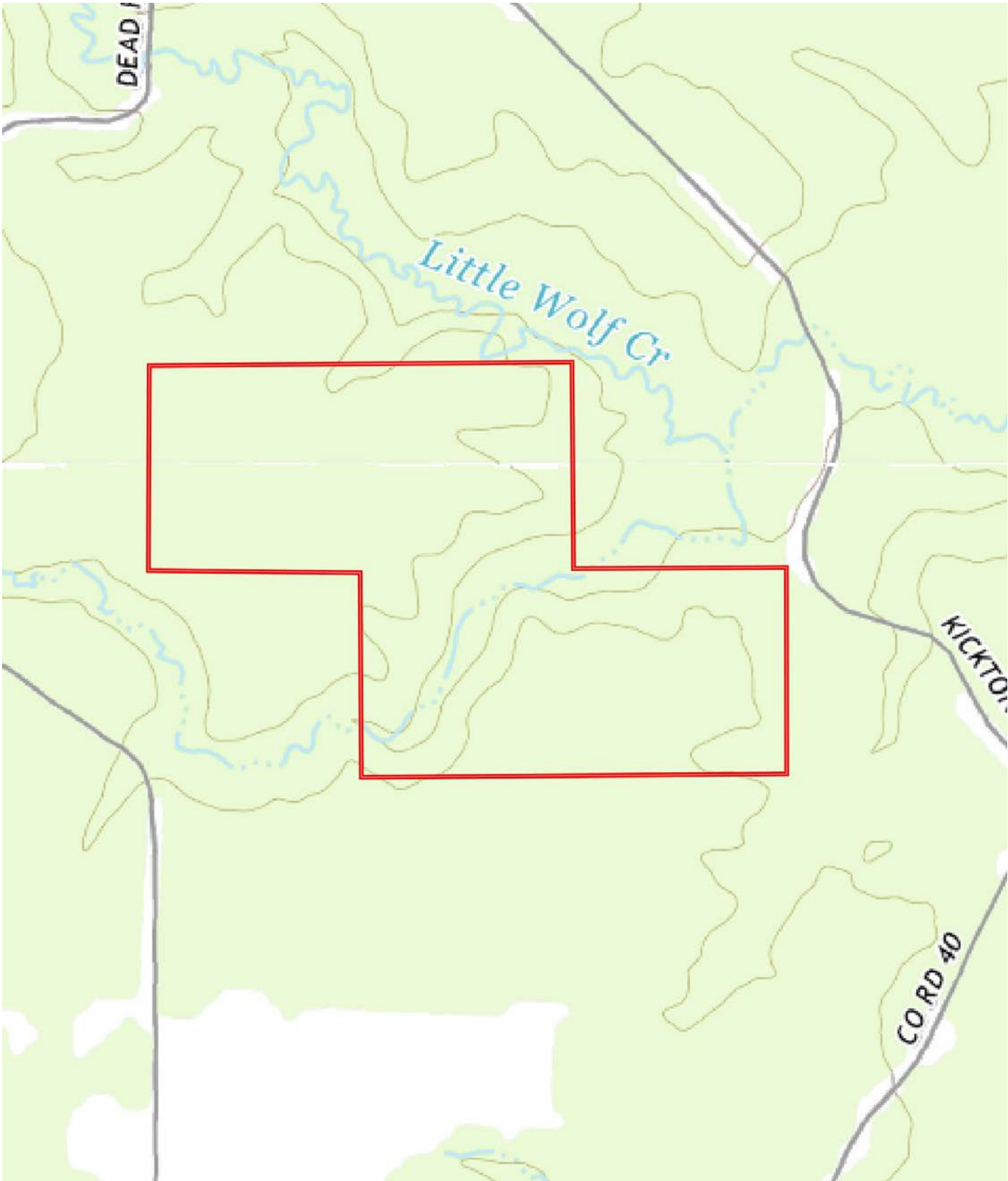
Mileage Chart

Pine Bluff, AR	47 Miles
Greenville, MS	64 Miles
El Dorado, AR	64 Miles
Monroe, LA	87 Miles
Little Rock, AR	104 Miles

There is no deeded access, however, historical access has been via Weyerhaeuser Road from both the northwest and east.



TOPOGRAPHY MAP



SOIL MAP



SOIL MAP KEY

SOIL CODE	SOIL DESCRIPTION	ACRES	%	CPI	NCCPI	CAP
HC	Henry-Calloway association	103.05	66.64	0	64	3w
GSC	Grenada association, undulating	38.86	25.13	0	64	2e
TA	Tichnor and Arkabutla soils, frequently flooded	12.72	8.23	0	51	5w
TOTALS		154.63(*)	100%	-	62.93	2.91

(*) 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

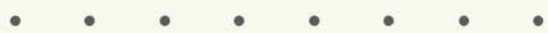
Increased Limitations and Hazards

Decreased Adaptability and Freedom of Choice Users

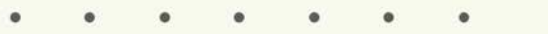
Land, Capability



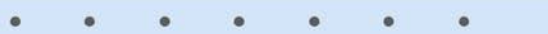
'Wild Life'



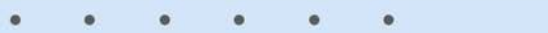
Forestry



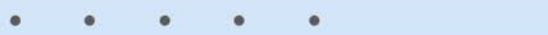
Limited



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

RESOURCES & PRICE

Mineral Rights

All mineral rights owned by the Seller, if any, shall transfer to the Buyer.

Real Estate Taxes

\$203.01 (estimated)

Offering Price

\$232,000.00

To learn more about the Kickton Trail or to schedule a property tour, contact Brandon Stafford of Lile Real Estate, Inc.

Brandon Stafford

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



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