



LONG 100

A Recreational and Timberland Investment Opportunity

100± Total Acres | \$225,000.00

Bradley County, Arkansas



AGRICULTURE | RECREATION | TIMBERLAND

Traditional Brokerage + Sealed Bids + Consulting

LICENSED IN ARKANSAS, LOUISIANA, MISSISSIPPI, AND TENNESSEE



LONG 100

QUICK FACTS

Acreage

100± total acres

Location

Bradley County, Arkansas

Recreation

Deer, turkey, and small game hunting opportunities

Access

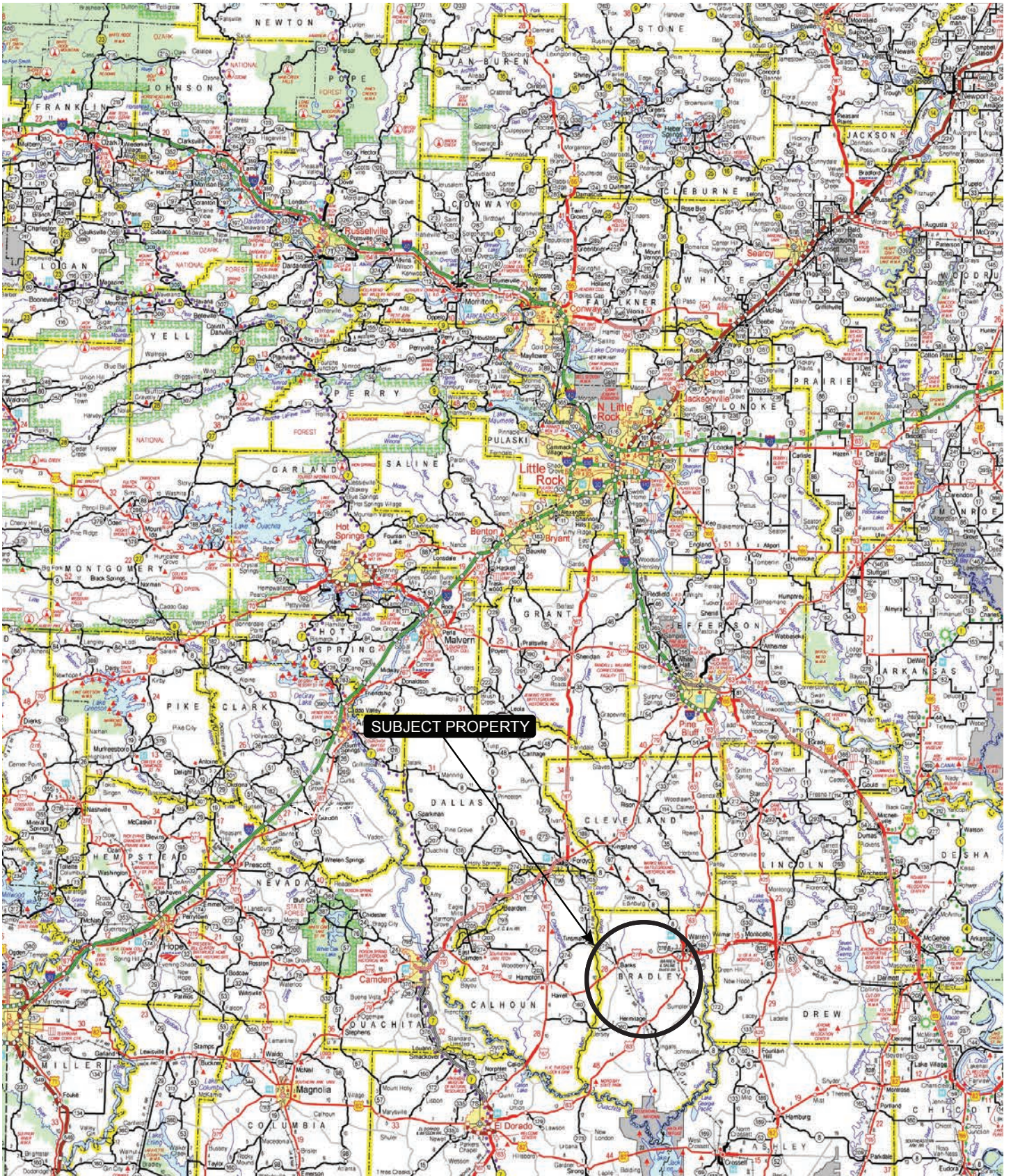
No deeded easement, but accessible via two private roads

Offering Price

\$225,000.00



VICINITY MAP



PROPERTY DESCRIPTION

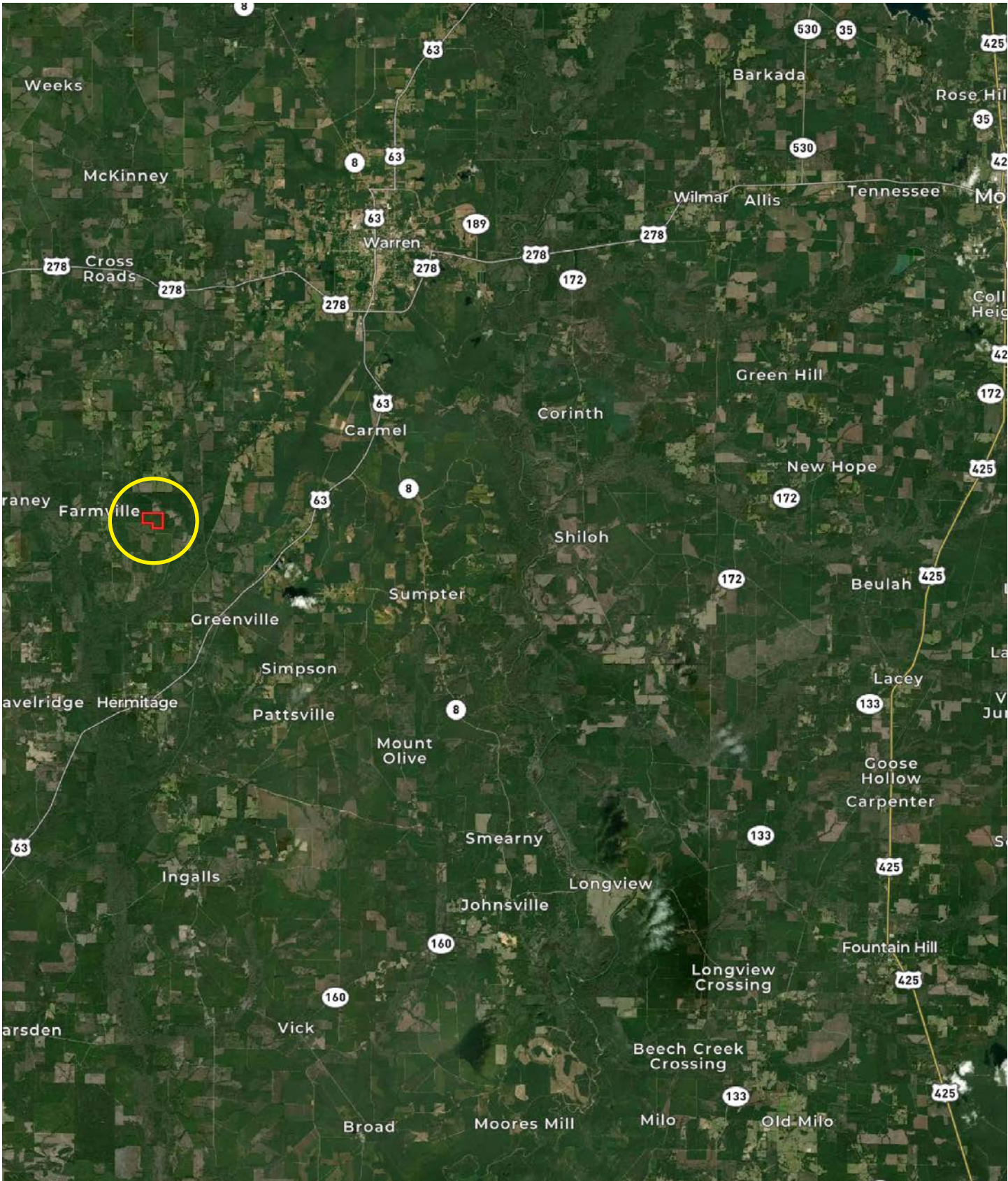
LONG 100

Long 100 is located in Bradley County, Arkansas approximately 10 miles southwest of Warren, Arkansas. The property consists of 100± acres of a well-stocked mature pine with some scattered hardwood understory, and offers a good timberland investment

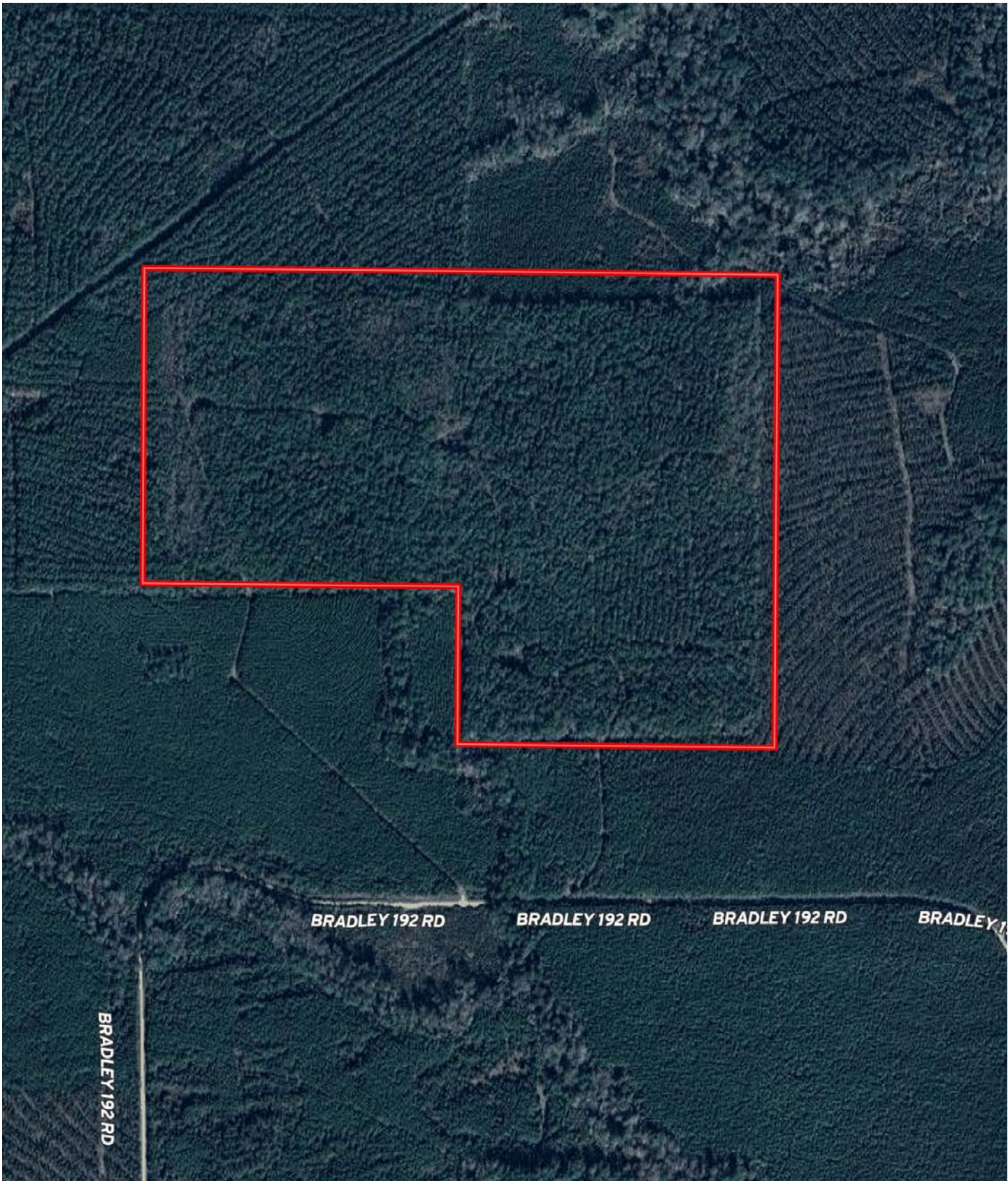
opportunity. There are two logging roads that intersect the property from the south and connect to create a network of internal roads across the tract. Recreational opportunities include deer, turkey, and small game hunting.



LOCATION MAP



AERIAL MAP







LOCATION & ACCESS

Bradley County, Arkansas

Mileage Chart

Warren, AR	10 Miles
Monticello, AR	26 Miles
Fordyce, AR	31 Miles
El Dorado, AR	41 Miles
Pine Bluff, AR	57 Miles

There is no deeded access to the property.



RESOURCES & PRICE

Mineral Rights

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

Real Estate Taxes

\$157.94 (estimated)

Offering Price

\$225,000.00

To learn more about Long 100 or to schedule a property tour, contact Matt Stone or David Stone of Lile Real Estate, Inc.

Matt Stone

870-818-0750 (m)

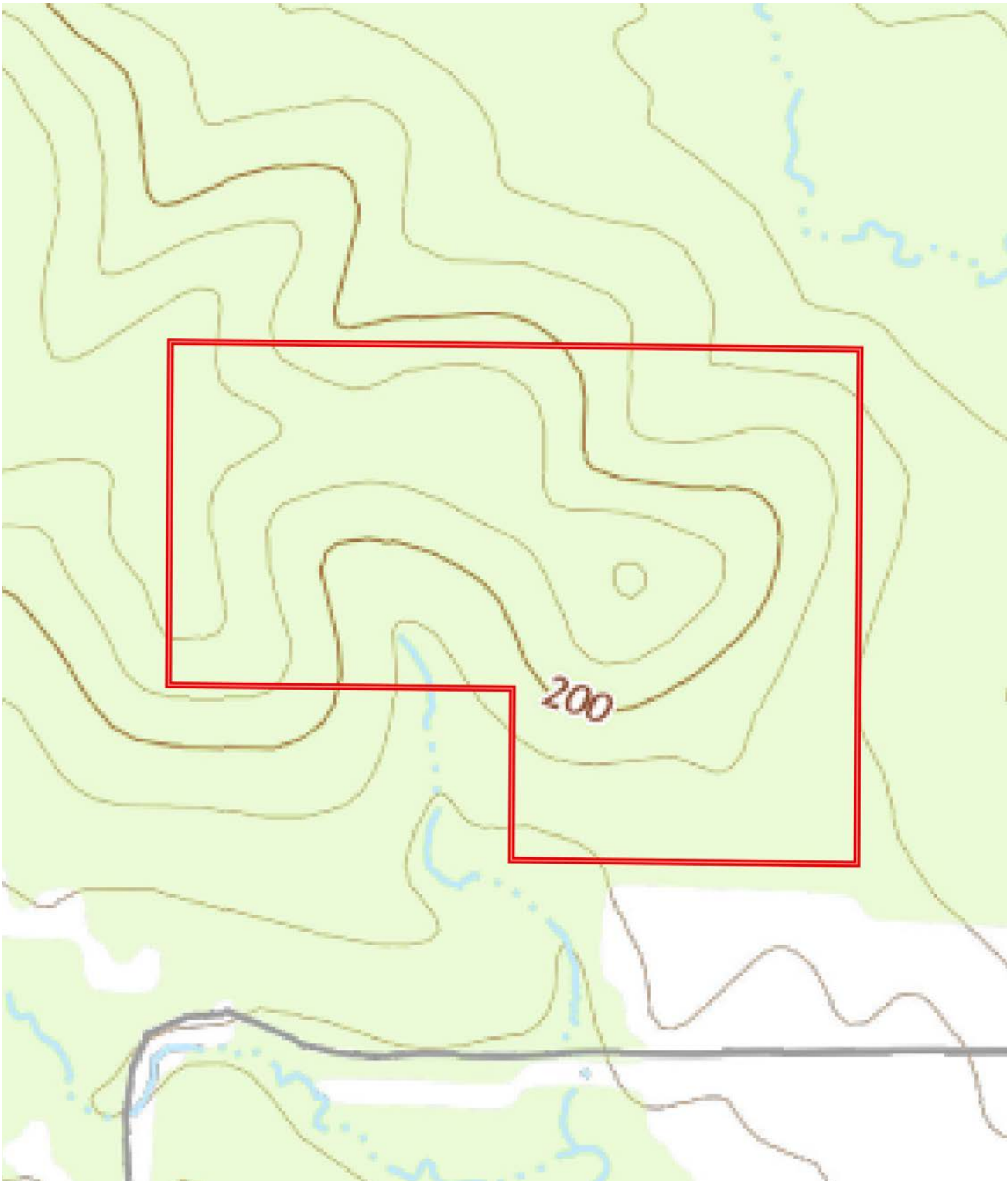
mstone@lilerealestate.com

David Stone

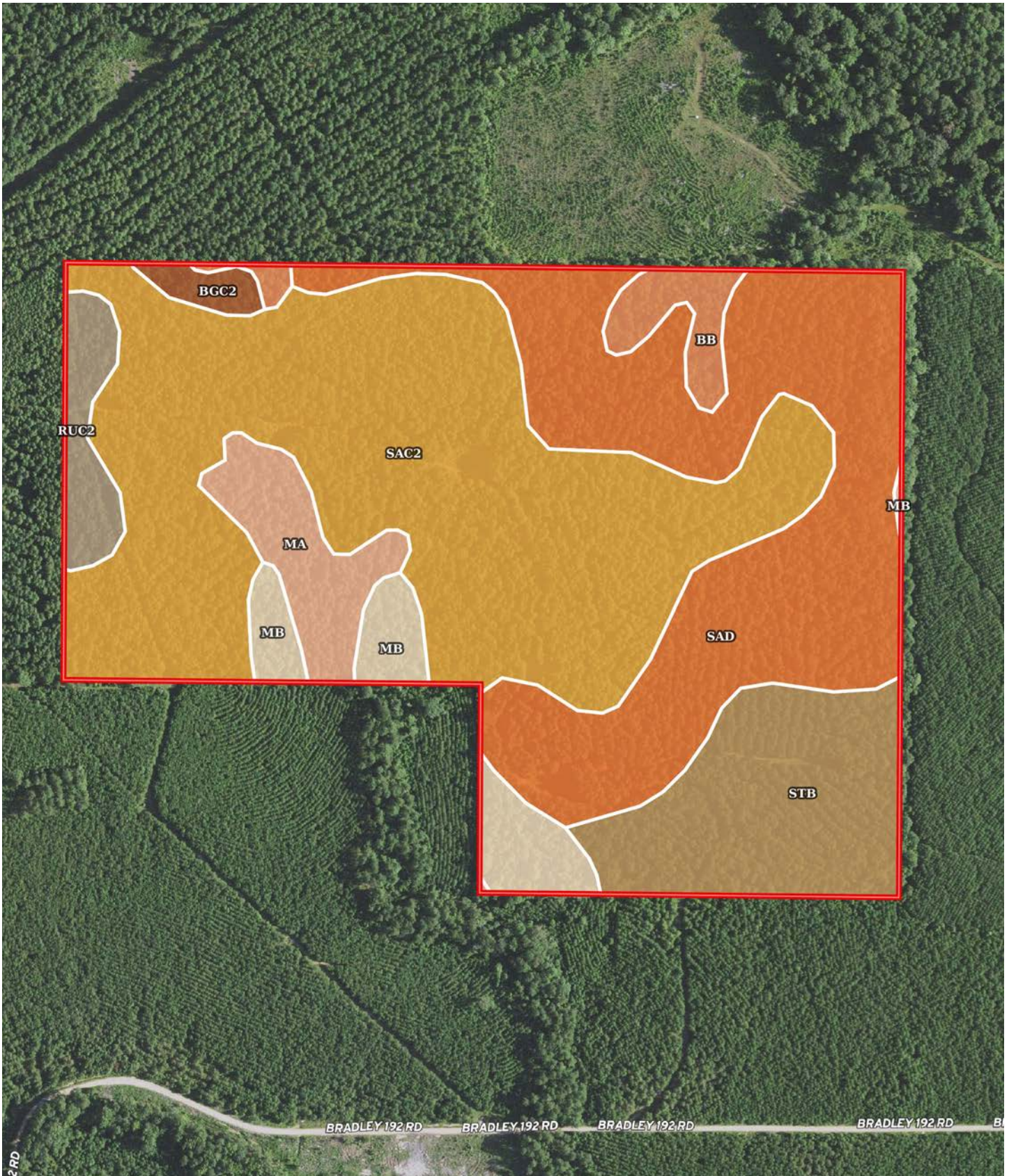
870-818-0751 (m)

dstone@lilerealestate.com

TOPOGRAPHY MAP



SOIL MAP



SOIL MAP KEY

SOIL CODE	SOIL DESCRIPTION	ACRES	%	CPI	NCCPI	CAP
SaC2	Saffell gravelly fine sandy loam, 3 to 8 percent slopes, moderately eroded	43.06	42.97	0	48	6e
SaD	Saffell gravelly fine sandy loam, sloping phase	29.25	29.19	0	56	4e
StB	Stough very fine sandy loam, 0 to 2 percent slopes	11.85	11.83	0	33	2w
Mb	Amy silt loam, 0 to 1 percent slopes	4.87	4.86	0	62	5w
Ma	Mixed alluvial land (guyton)	4.75	4.74	0	52	5w
RuC2	Ruston fine sandy loam, eroded gently sloping phase	2.78	2.77	0	71	3e
Bb	Bibb silt loam, 0 to 1 percent slopes, frequently flooded	2.62	2.61	0	45	5w
BgC2	Boswell gravelly fine sandy loam, eroded gently sloping phase (sacul)	1.01	1.01	0	71	4e
TOTALS		100.19(*)	100%	-	50.22	4.72

(*) 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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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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Lile Real Estate is a dedicated team of professionals with an in-depth understanding and a network of qualified buyers within the Mid-South and across the country. For over 30 years, we've connected land sellers with buyers in Arkansas, Louisiana, Mississippi, and Tennessee. In the last five years alone, we surpassed **\$500 million in sales**. You can be a part of that success story.



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

MATT STONE

870.818.0750 (m)
mstone@lilerealestate.com

DAVID STONE

870.818.0751 (m)
dstone@lilerealestate.com

Scan for
more info





1 Allied Drive, Suite 2220
Little Rock, Arkansas 72202

WWW.LILEREALSTATE.COM



501.374.3411 (Office)
501.421.0031 (Fax)

INFO@LILEREALSTATE.COM