



# JETT 80

**A Recreational and Timberland Investment Opportunity**

**80± Total Acres | \$265,000.00**

**Drew County, Arkansas**



**AGRICULTURE | RECREATION | TIMBERLAND**

**Traditional Brokerage + Sealed Bids + Consulting**

**LICENSED IN ARKANSAS, LOUISIANA, MISSISSIPPI, AND TENNESSEE**





# JETT 80

## QUICK FACTS

### **Acreage**

80± total acres

### **Location**

Drew County, Arkansas

### **Recreation**

Whitetail deer and turkey hunting opportunities

### **Access**

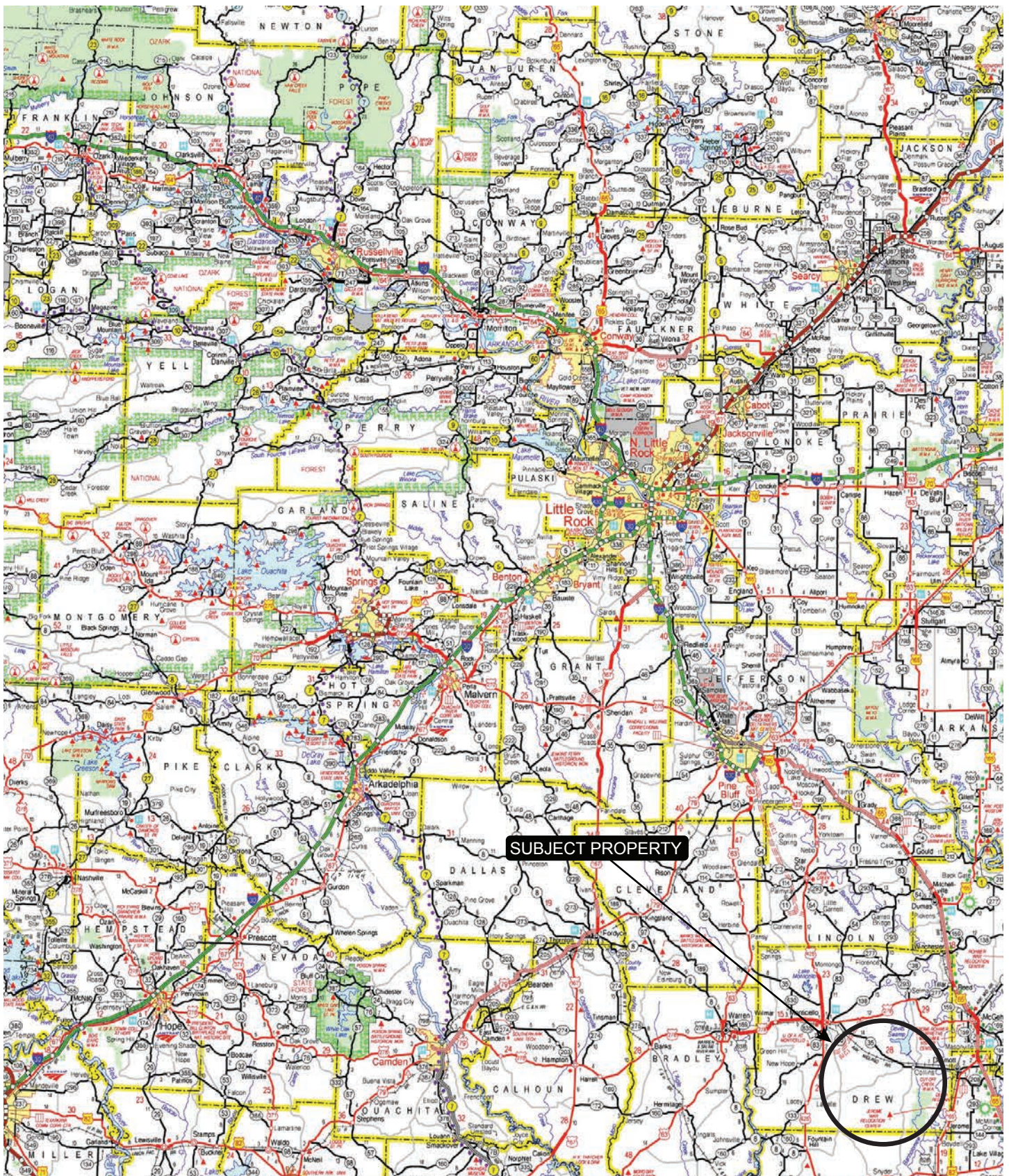
Courtney Trail, a county road

### **Offering Price**

\$265,000.00



# VICINITY MAP





# PROPERTY DESCRIPTION

## JETT 80

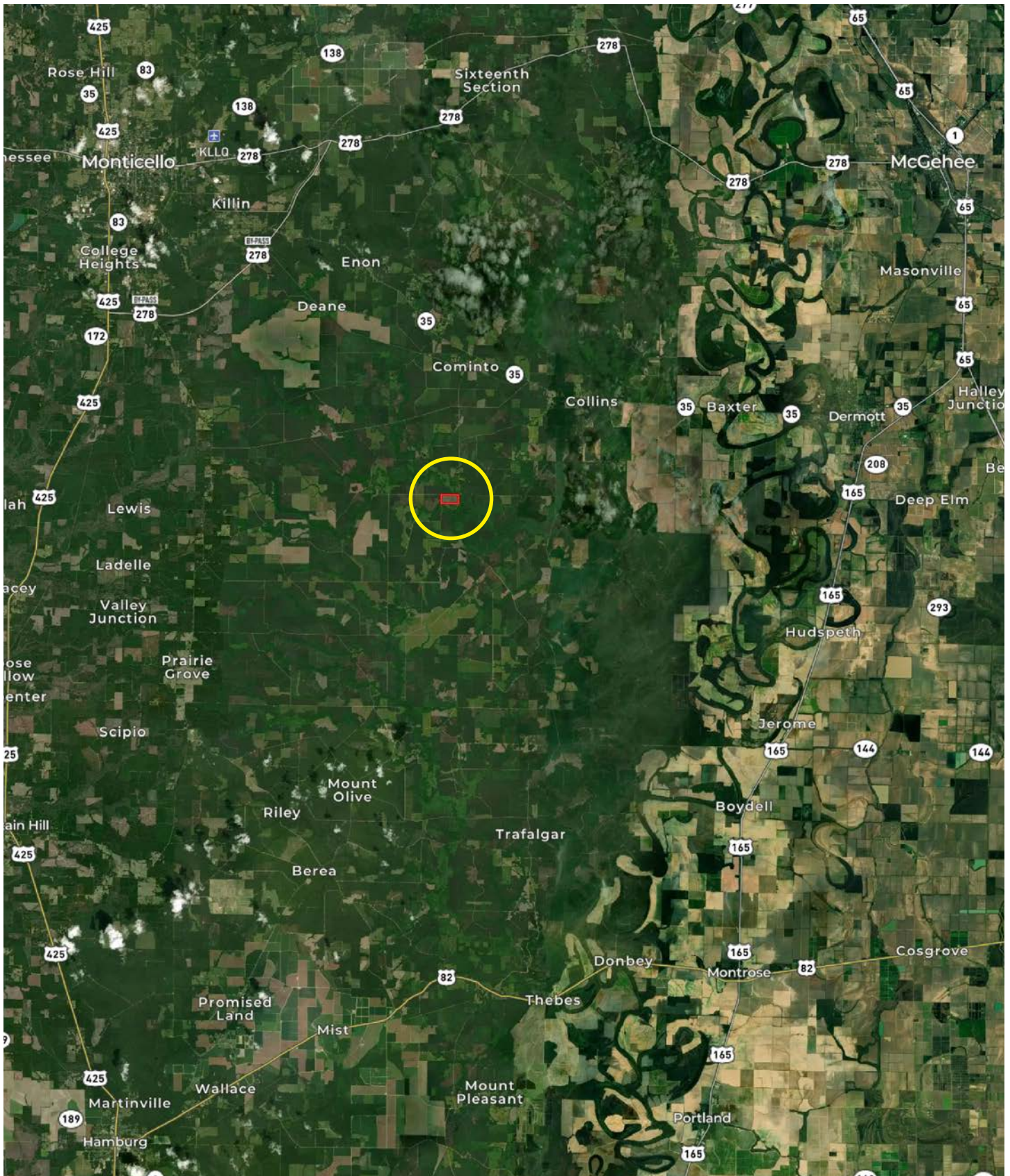
Jett 80 is located just south of the community of Collins, in Drew County, Arkansas. The property is made up of 80± acres offering a quality timberland investment opportunity. The timber stocking is mixed pine and hardwood with a

small creek bottom, Lick Creek, that is refreshed from the Wolf Creek watershed. Access is provided via Courtney Trail, a Drew County Road. Recreational opportunities include whitetail deer and turkey hunting.





# LOCATION MAP





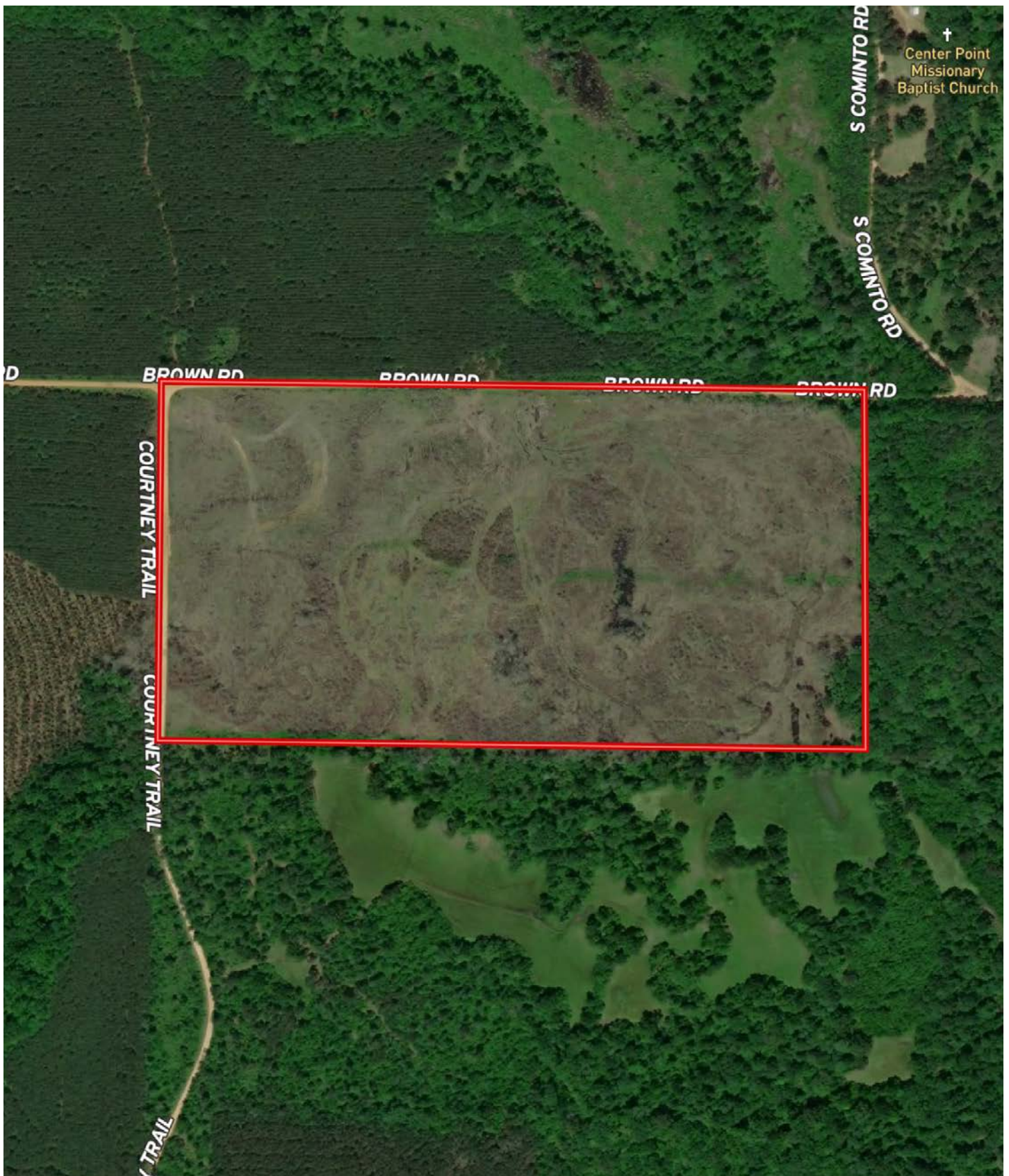








# AERIAL MAP

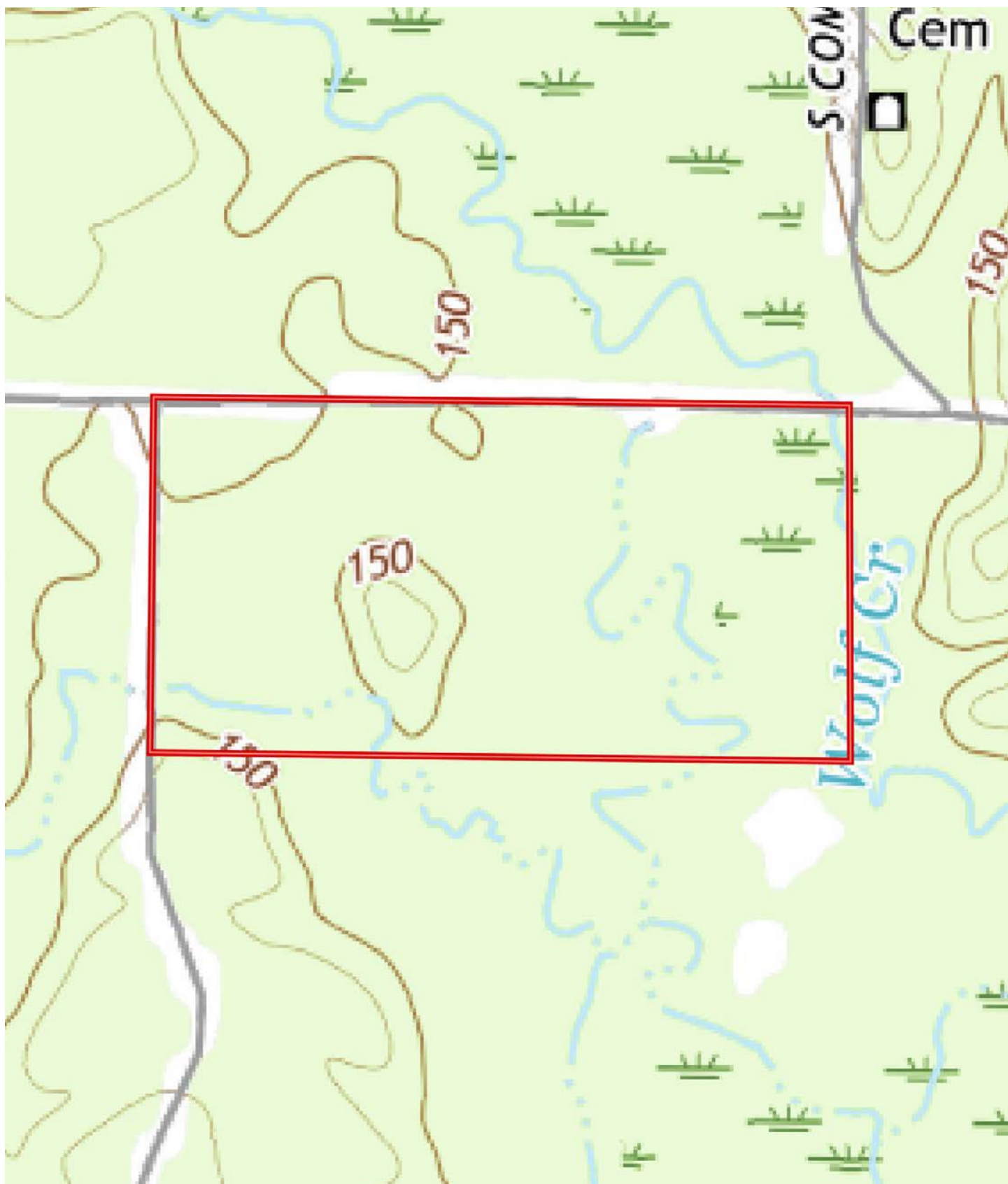








# TOPOGRAPHY MAP





# SOIL MAP





# SOIL MAP KEY

SOIL CODE	SOIL DESCRIPTION	ACRES	%	CPI	NCCPI	CAP
TA	Tichnor and Arkabutla soils, frequently flooded	38.78	50.23	0	51	5w
CoA	Calloway silt loam, 0 to 1 percent slopes	14.23	18.43	0	58	2w
GaA	Grenada silt loam, 0 to 1 percent slopes	11.31	14.65	0	64	2w
GaC	Grenada silt loam, 3 to 8 percent slopes	7.87	10.19	0	57	3e
CoB	Calloway silt loam, 1 to 3 percent slopes	3.75	4.86	0	63	2e
GSC	Grenada association, undulating	1.26	1.63	0	64	2e
TOTALS		77.2(*)	100%	-	55.6	3.61

(\*) 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



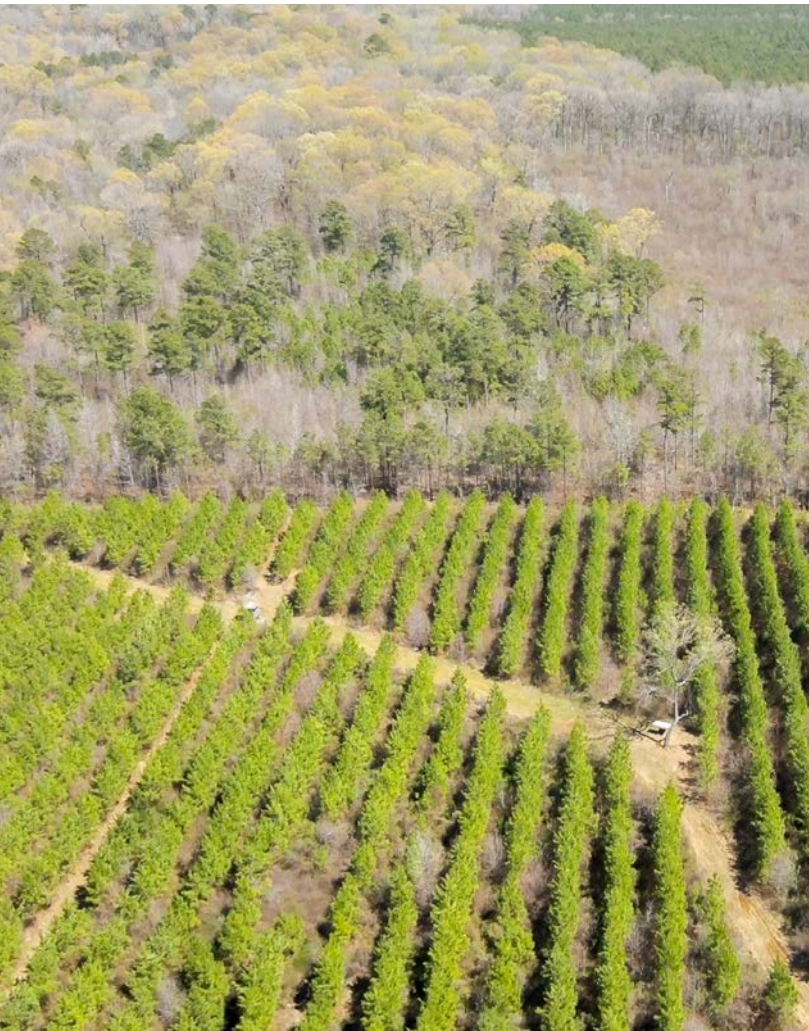
# LOCATION & ACCESS

X, Y County, Arkansas  
ABC Region of Arkansas

## Mileage Chart

, AR 47 Miles  
, MS 64 Miles  
, AR 64 Miles  
, LA 87 Miles  
, AR 104 Miles

Access is...



# RESOURCES & PRICE

## Mineral Rights

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

## Real Estate Taxes

\$88.96 (estimated)

## Offering Price

\$265,000.00

To learn more about the Jett 80 or to schedule a property tour, contact Brandon Stafford of Lile Real Estate, Inc.

**Brandon Stafford**

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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.

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



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