



# LYON 40

A Recreational and Timberland Investment Opportunity

40± Total Acres | \$145,000.00

Drew County, Arkansas



**AGRICULTURE | RECREATION | TIMBERLAND**

Traditional Brokerage + Sealed Bids + Consulting

LICENSED IN ARKANSAS, LOUISIANA, MISSISSIPPI, AND TENNESSEE





# LYON 40

## QUICK FACTS

### **Acreage**

40± total acres

### **Location**

Drew County, Arkansas

### **Timber Stocking**

Mixed pine and hardwood

### **Recreation**

Deer and turkey hunting opportunities exist on the property

### **Access**

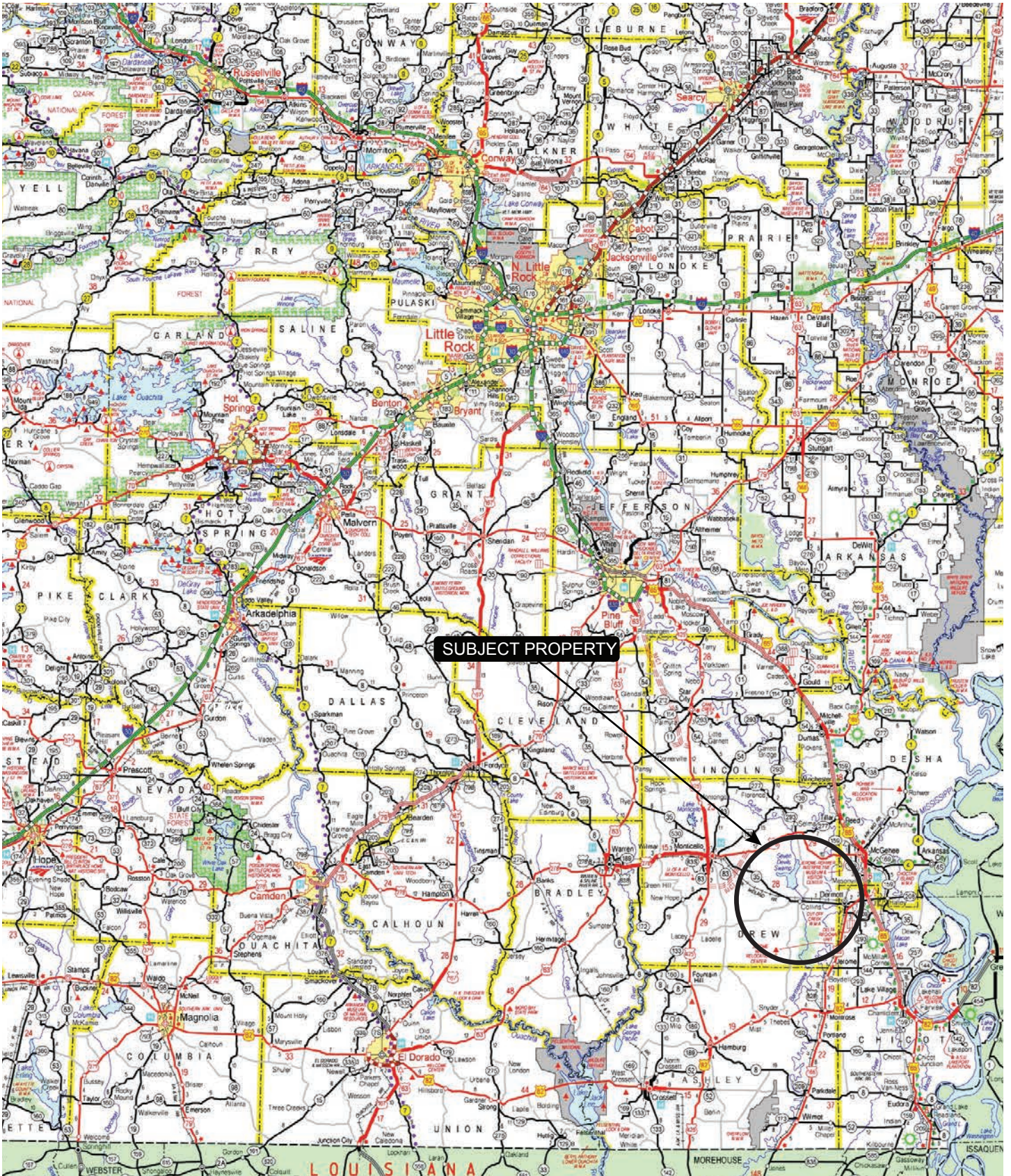
Industrial timber company road

### **Offering Price**

\$145,000.00



# VICINITY MAP





# PROPERTY DESCRIPTION

## LYON 40

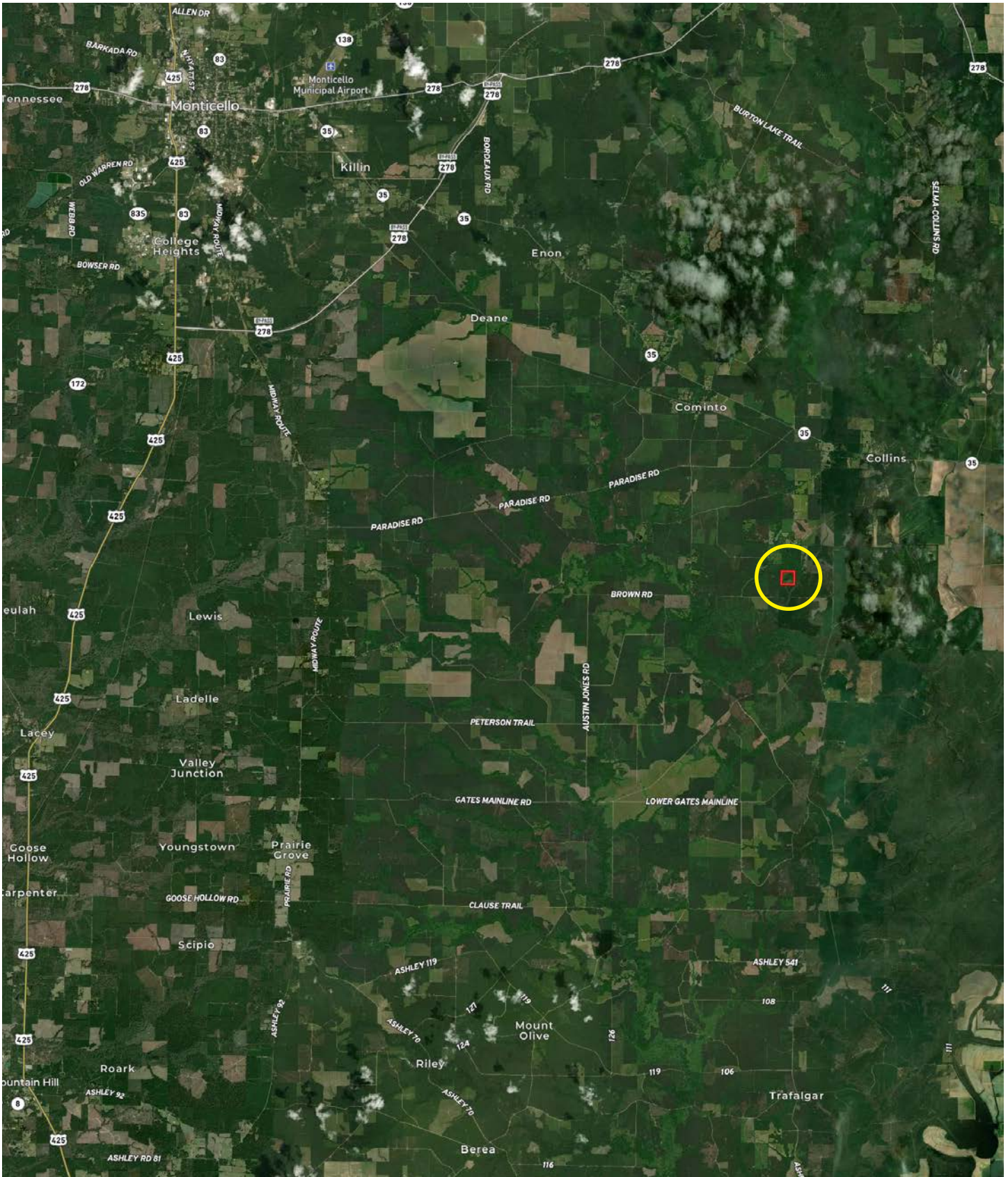
The Lyon 40 is located in Drew County, Arkansas near Collins. The property consists of 40± acres and offers a quality timberland and recreational investment opportunity. The timber stocking is mixed pine and hardwood with a small creek bottom that is refreshed from the Punch Creek watershed. Access is via an industrial timber company road and also an unim-

proved woods road. Recreational opportunities include whitetail deer and turkey hunting. Additionally, there is a 150' elevation line bisecting the property which could be converted into a private fishing reservoir with water provided via the Punch Creek watershed.





# LOCATION MAP













# AERIAL MAP

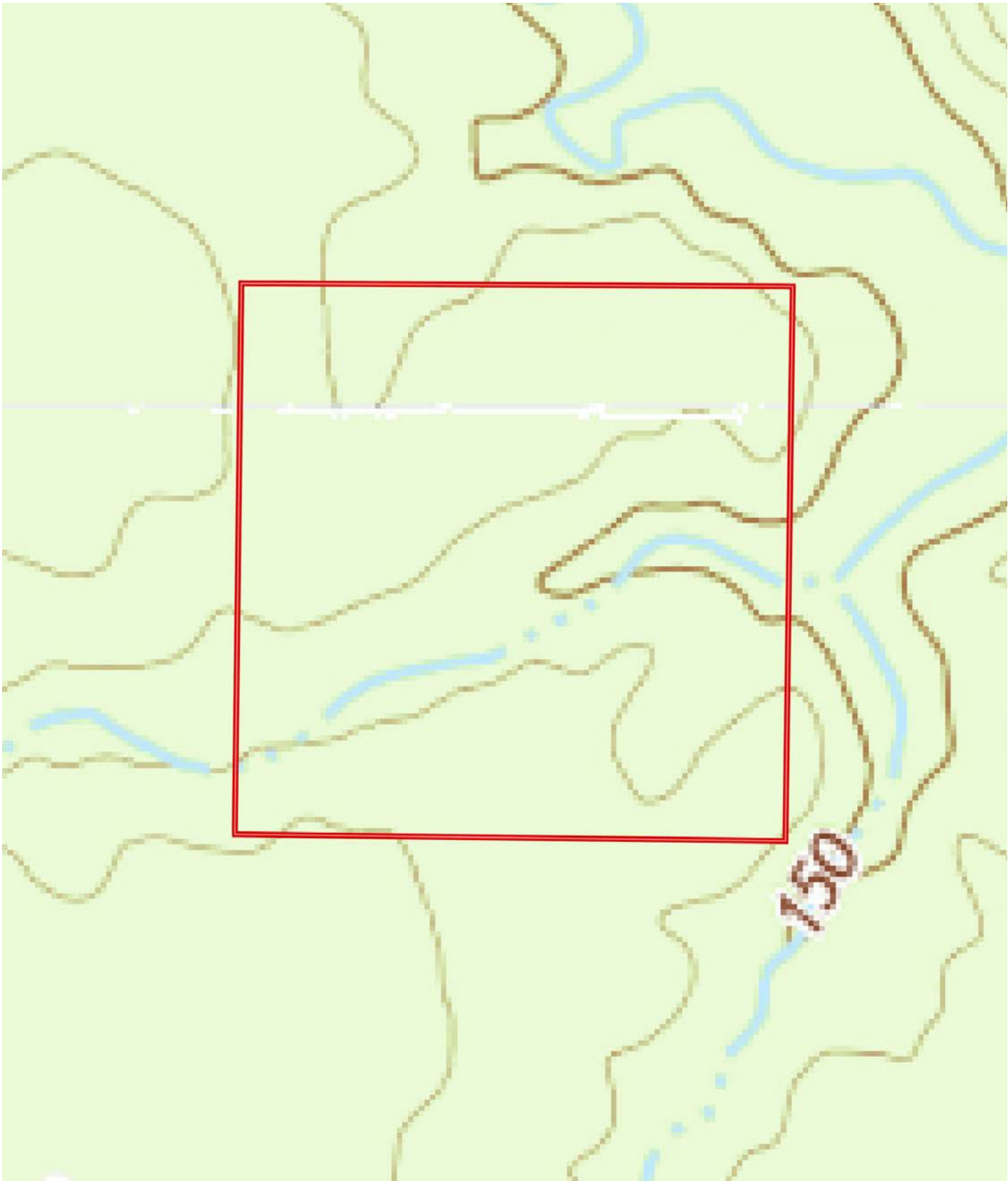








# TOPOGRAPHY MAP





# SOIL MAP





# SOIL MAP KEY

SOIL CODE	SOIL DESCRIPTION	ACRES	%	CPI	NCCPI	CAP
GSC	Grenada association, undulating	37.64	94.34	0	64	2e
HC	Henry-Calloway association	1.91	4.79	0	64	3w
Ar	Ariel silt loam, frequently flooded	0.35	0.88	0	77	5w
TOTALS		39.9(*)	100%	-	64.11	2.07

(\*) 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



# LOCATION & ACCESS

Collins, Drew County, Arkansas  
Southeastern Region of Arkansas

## Mileage Chart

Monticello, AR	19 Miles
McGehee, AR	22 Miles
Hamburg, AR	24 Miles
Greenville, MS	48 Miles
Little Rock, AR	105 Miles

Access is via an industrial timber company road.



# RESOURCES & PRICE

## Mineral Rights

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

## Real Estate Taxes

\$56.80 (estimated)

## Offering Price

\$145,000.00

To learn more about the Lyon 40 or to schedule a property tour, contact Brandon Stafford of Lile Real Estate, Inc.

## Brandon Stafford

501-416-9748 (m)

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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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# CONNECTING LAND BUYERS AND SELLERS SINCE 1993.

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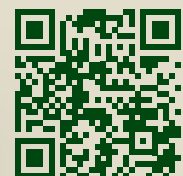
For more information or to schedule a property tour, contact:



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