

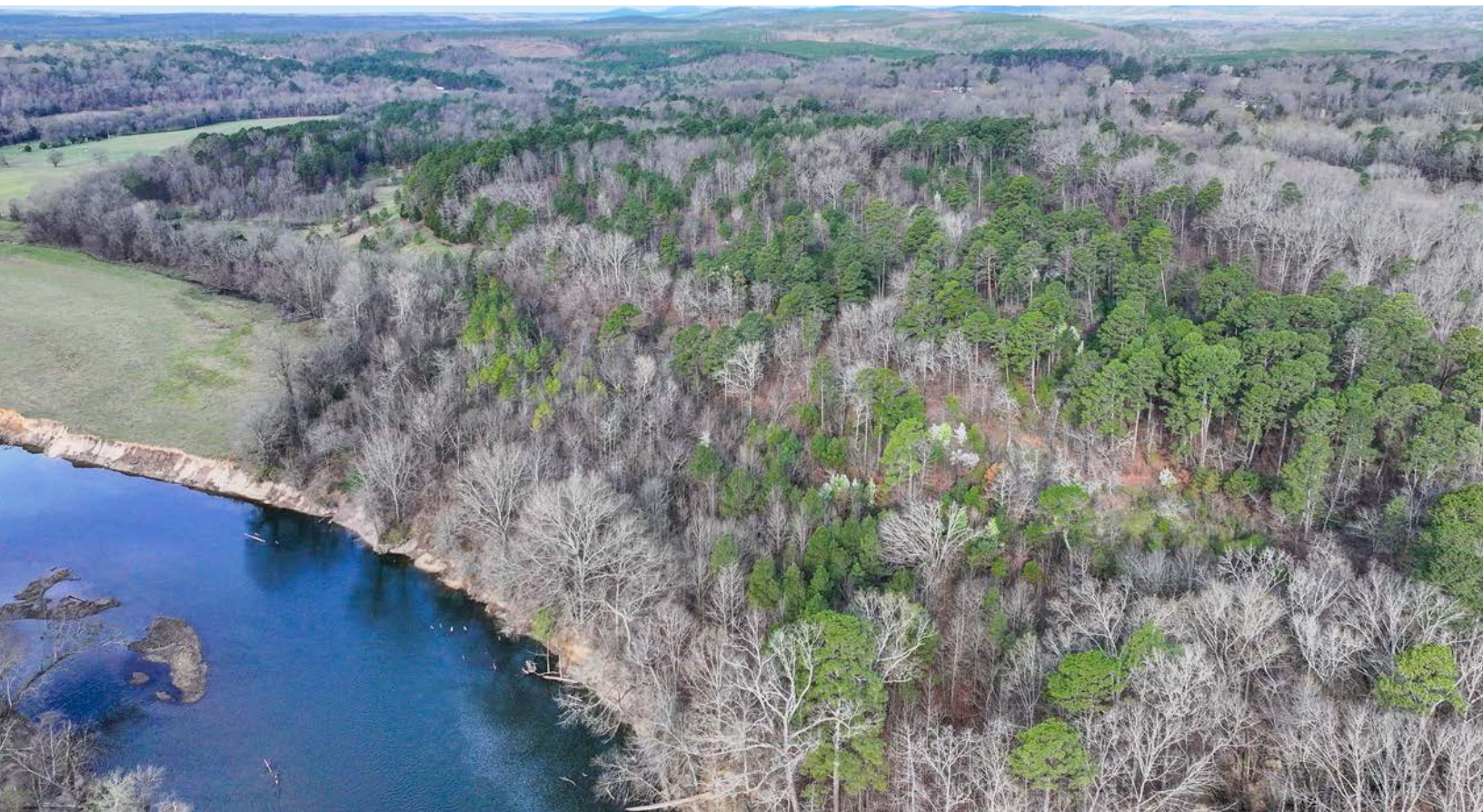


OUACHITA RIVER RESERVE

A Recreational Investment Opportunity

76.52± Surveyed Acres | \$221,908.00

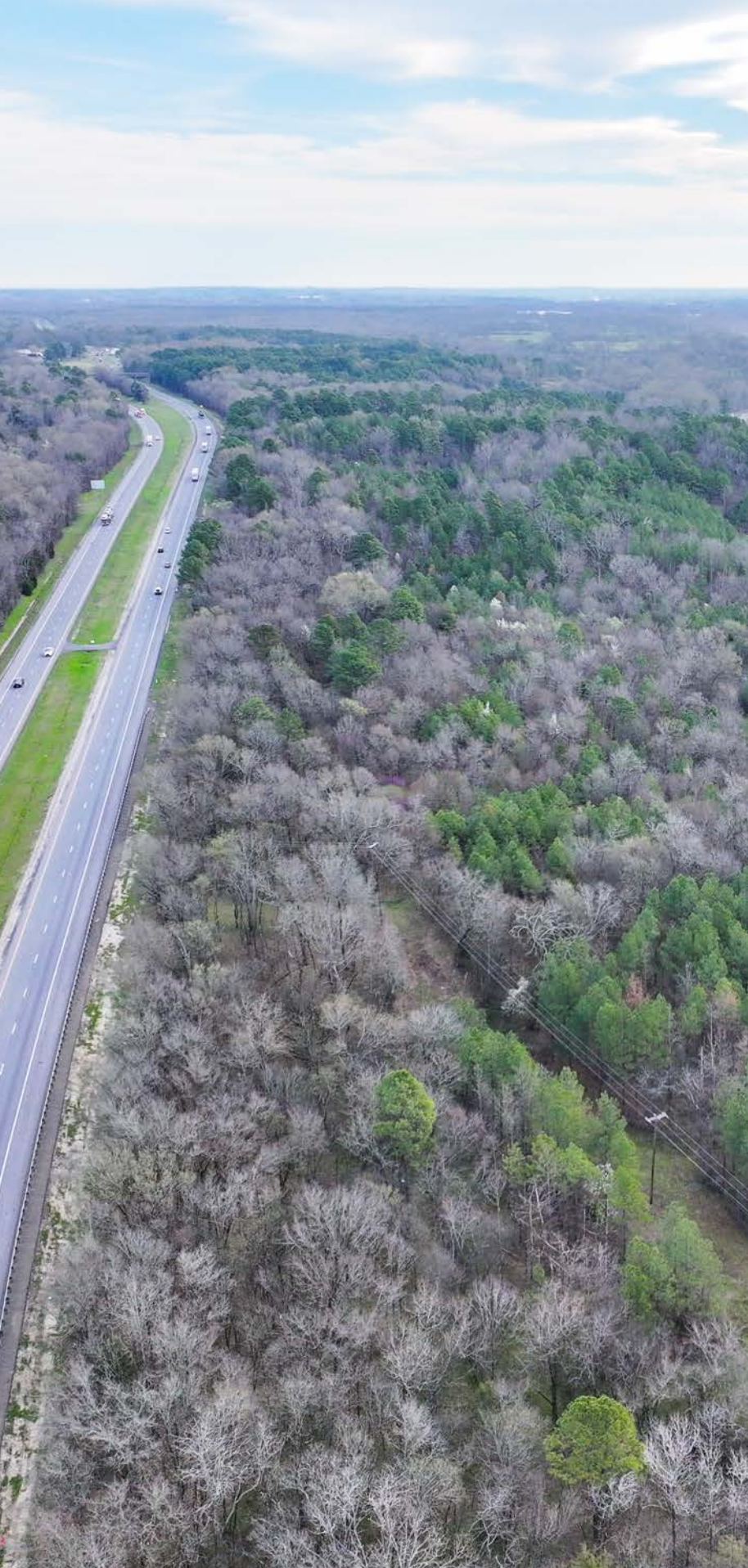
Hot Spring County, Arkansas



AGRICULTURE | RECREATION | TIMBERLAND

Traditional Brokerage + Sealed Bids + Consulting

LICENSED IN ARKANSAS, LOUISIANA, MISSISSIPPI, AND TENNESSEE



OUACHITA RIVER RESERVE

QUICK FACTS

Acreage

76.52± acres

Location

Malvern, Arkansas

Access

ACME Pit Road

Recreation

Deer and turkey hunting on the property; fishing and water sports on the river.

Notable Features

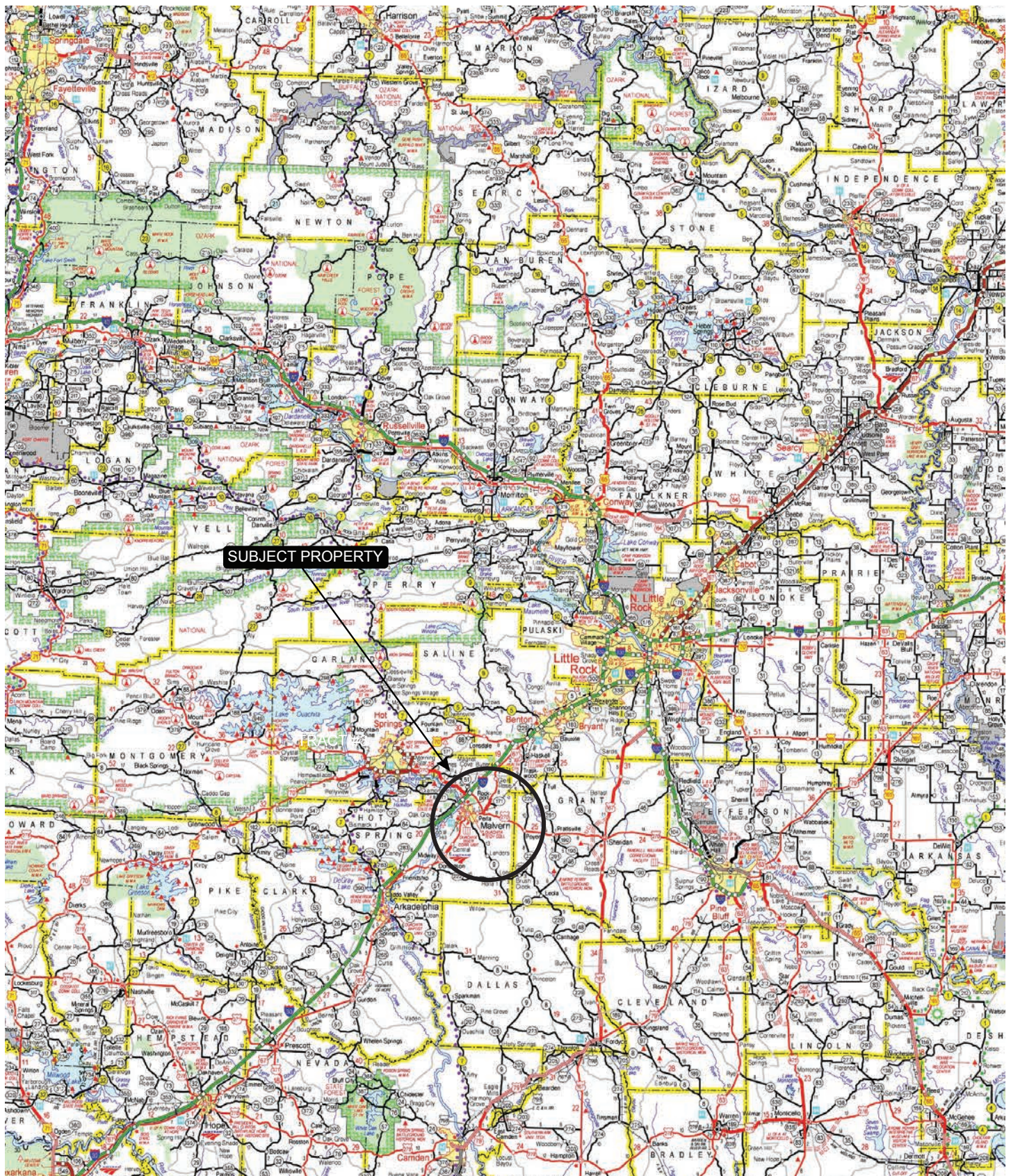
Great potential for a home site

Offering Price

\$221,908.00



VICINITY MAP



PROPERTY DESCRIPTION

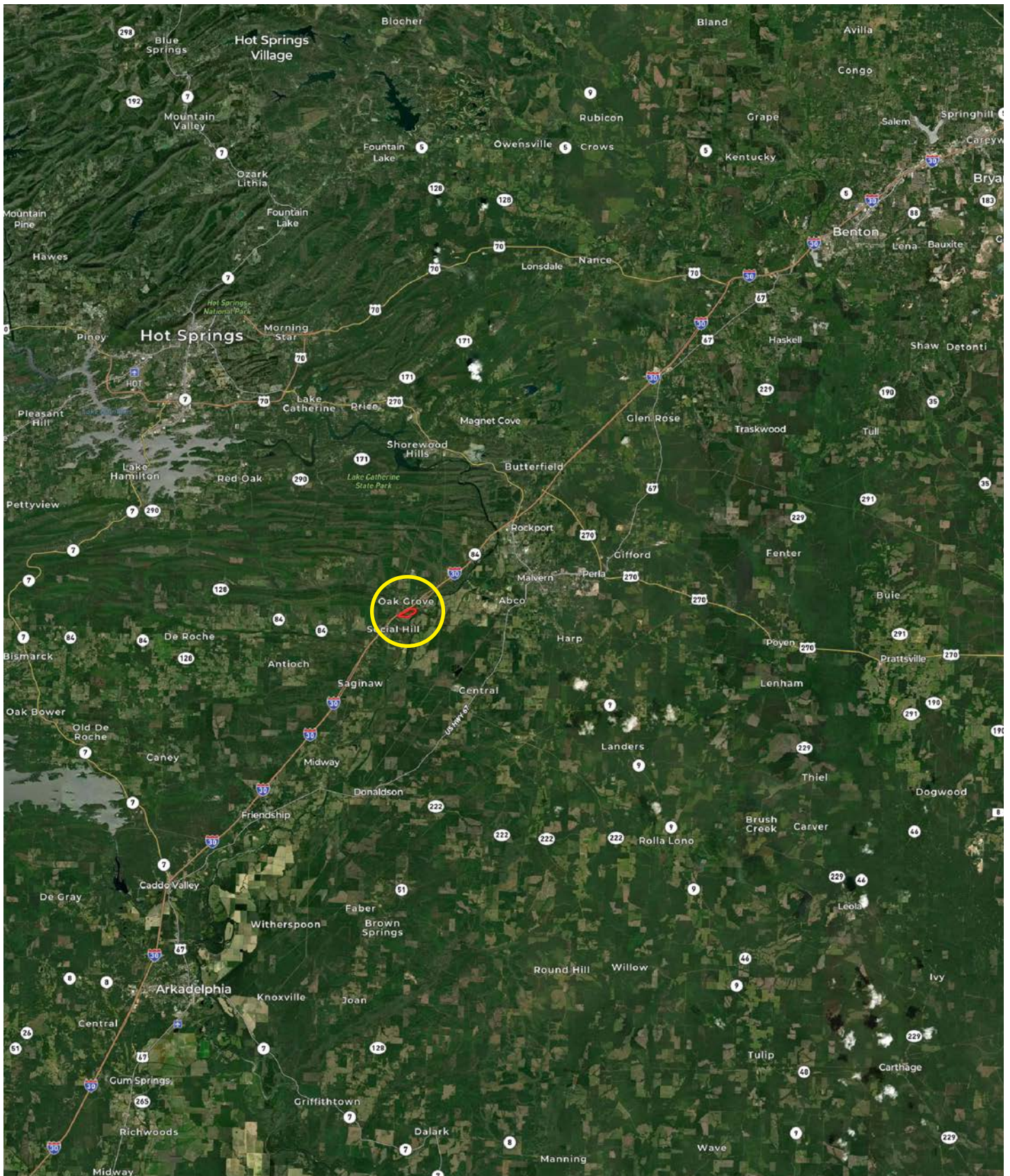
OUACHITA RIVER RESERVE

The Ouachita River Reserve offers a recreational and timberland investment opportunity located in Hot Spring County, Arkansas just southwest of the town of Malvern. The property is predominately timberland with a mix of pine and bottomland hardwoods, with a rolling topography. Recreational opportunities on the property include deer, turkey, and small game hunting. Additionally, the property features just over

600± feet of frontage along the Ouachita River which offers fishing and water sports activities. Portions of the property are out of the flood plain, and with water and electricity on-site there is potential to build a private residence.



LOCATION MAP



LOCATION & ACCESS

Malvern, Hot Spring County, Arkansas
Southwest Region of Arkansas

Mileage Chart

Hot Springs, AR	20 Miles
Benton, AR	22 Miles
Arkadelphia, AR	27 Miles
Little Rock, AR	45 Miles
Pine Bluff, AR	50 Miles
Texarkana, TX	103 Miles

Access is via ACME Pit Road.





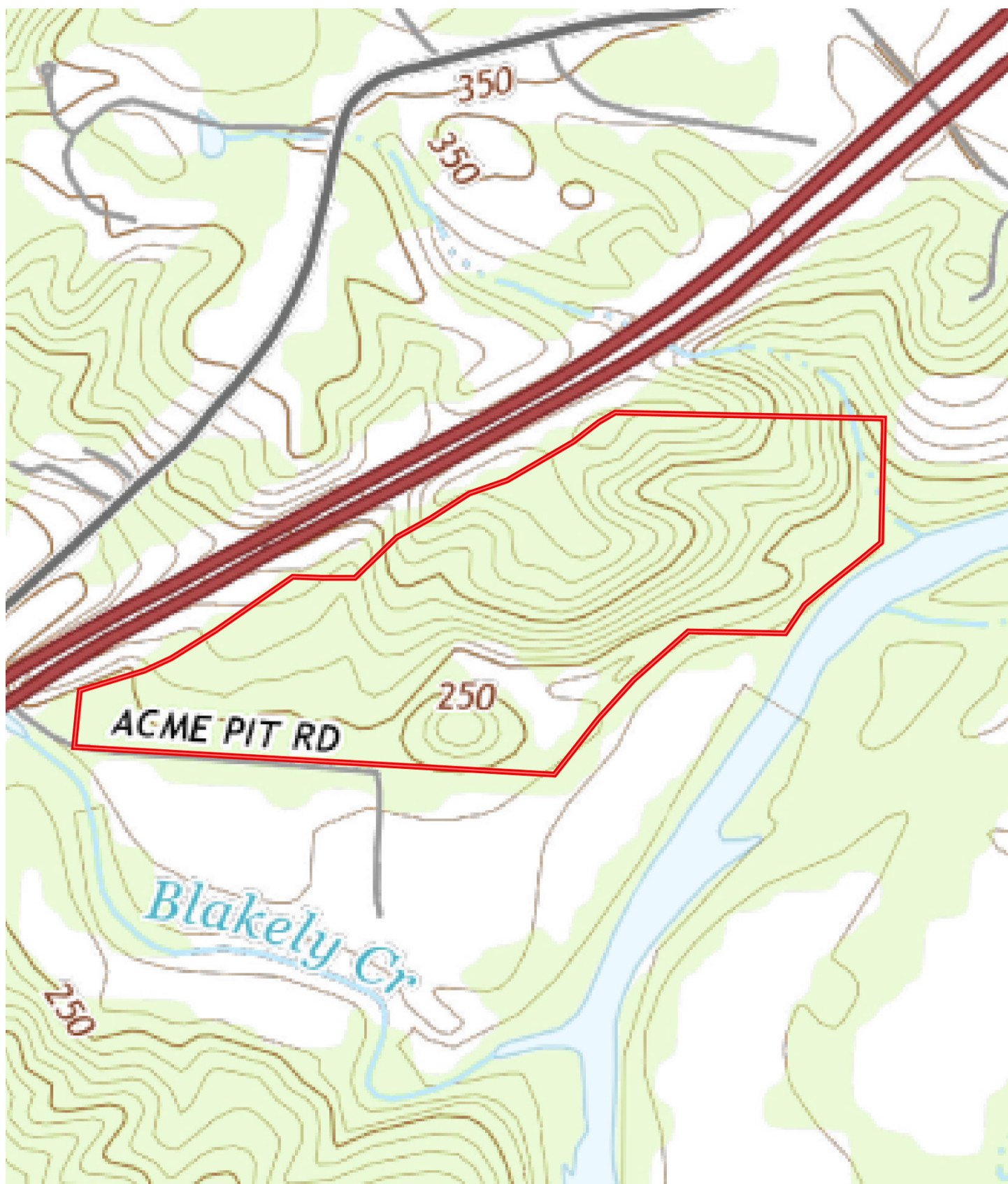
AERIAL MAP







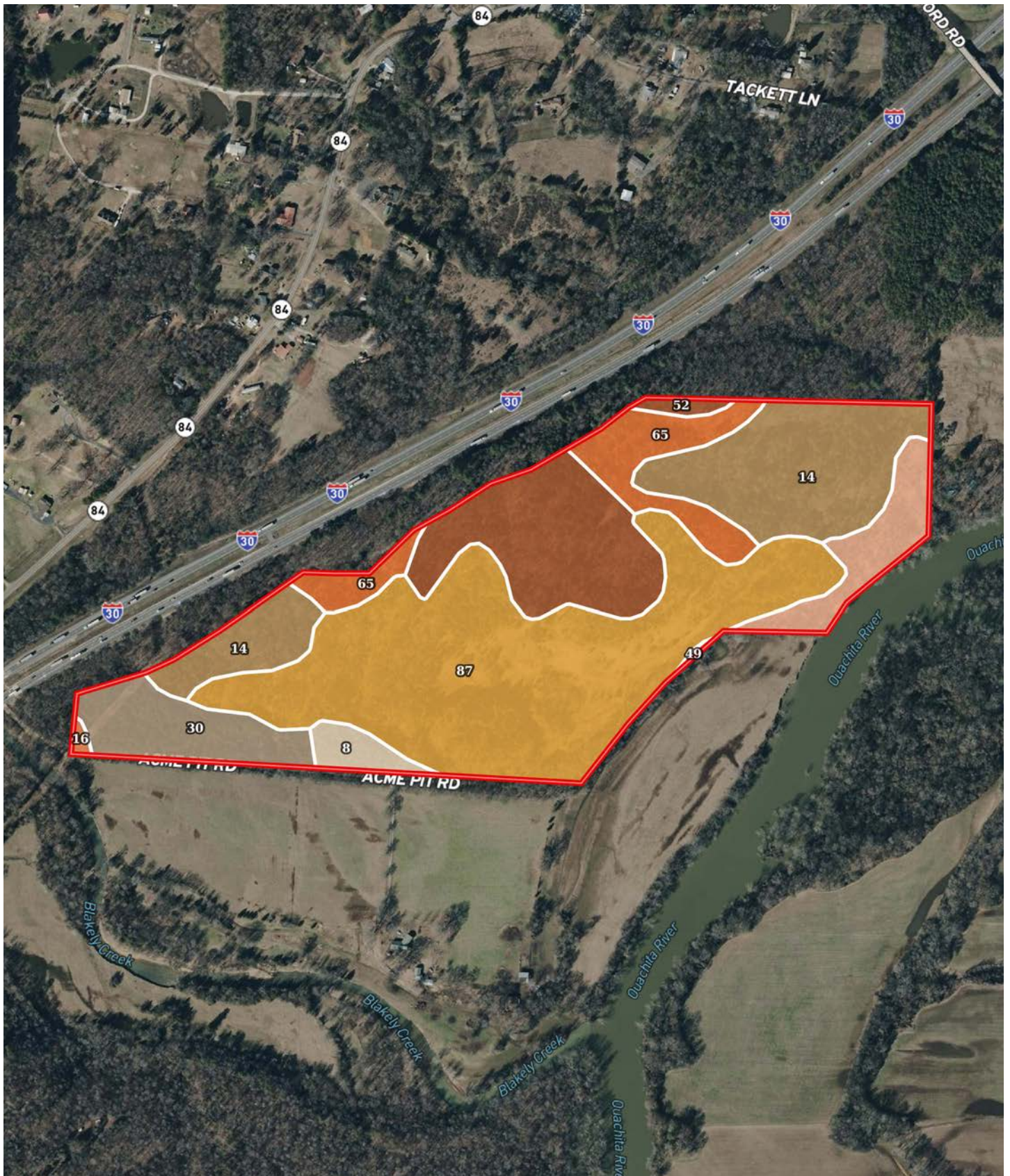
TOPOGRAPHY MAP







SOIL MAP



SOIL MAP KEY

SOIL CODE	SOIL DESCRIPTION	ACRES	%	CPI	NCCPI	CAP
87	Udorthents, loamy	31.51	41.97	0	-	7e
14	Carnasaw-Bismarck-Zafra complex, 8 to 20 percent slopes, very stony	14.77	19.67	0	32	6e
52	Pikeville fine sandy loam, 3 to 8 percent slopes	11.06	14.73	0	65	4e
65	Saffell gravelly fine sandy loam, 8 to 12 percent slopes	6.31	8.41	0	55	6e
30	Kenn fine sandy loam, occasionally flooded	5.5	7.33	0	53	2w
49	Ouachita silt loam, occasionally flooded	4.18	5.57	0	80	2w
8	Bonnerdale fine sandy loam, 0 to 5 percent slopes	1.54	2.05	0	66	2e
16	Ceda gravelly fine sandy loam, 0 to 1 percent slopes, occasionally flooded	0.22	0.29	0	23	4w
TOTALS		75.09(*)	100%	-	30.25	5.52

(*) 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



RESOURCES & PRICE

Mineral Rights

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

Real Estate Taxes

\$158.31 (estimated)

Offering Price

\$221,908.00

To learn more about Ouachita River Reserve or to schedule a property tour, contact Gardner Lile of Lile Real Estate, Inc.

Gardner Lile

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gardner@lilerealestate.com





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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