



WOLF PRAIRIE 80

A Recreational and Timberland Investment Opportunity

80± Total Acres | \$128,000.00

Drew County, Arkansas



AGRICULTURE | RECREATION | TIMBERLAND

Traditional Brokerage + Sealed Bids + Consulting

LICENSED IN ARKANSAS, LOUISIANA, MISSISSIPPI, AND TENNESSEE



WOLF PRAIRIE 80

QUICK FACTS

Acreage

80± total acres

Location

Drew County, Arkansas

Timber Stocking

Mixed pine and hardwood

Recreation

Whitetail deer, turkey, and waterfowl hunting

Access

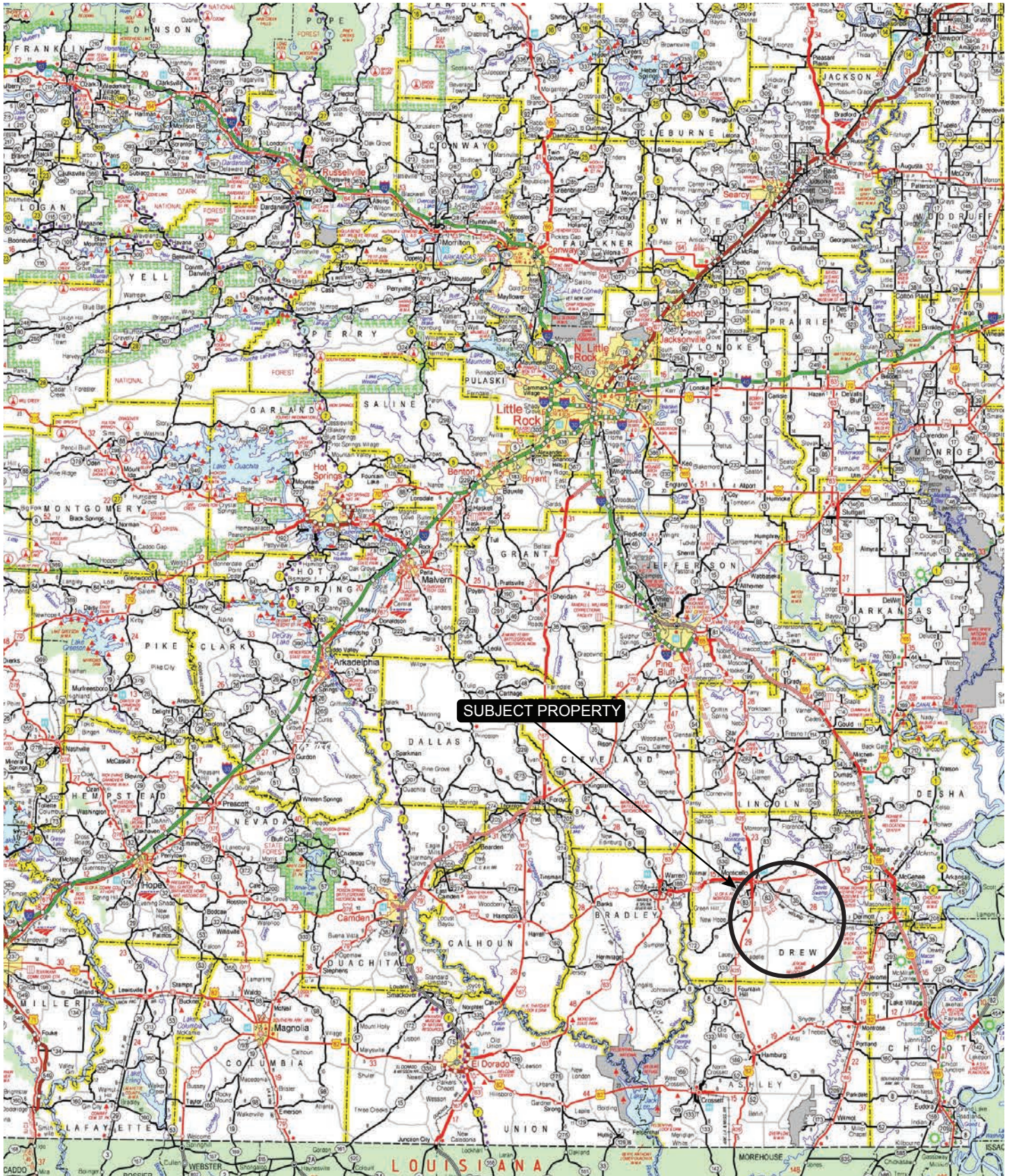
Ott Pace Road

Offering Price

\$128,000.00



VICINITY MAP



PROPERTY DESCRIPTION

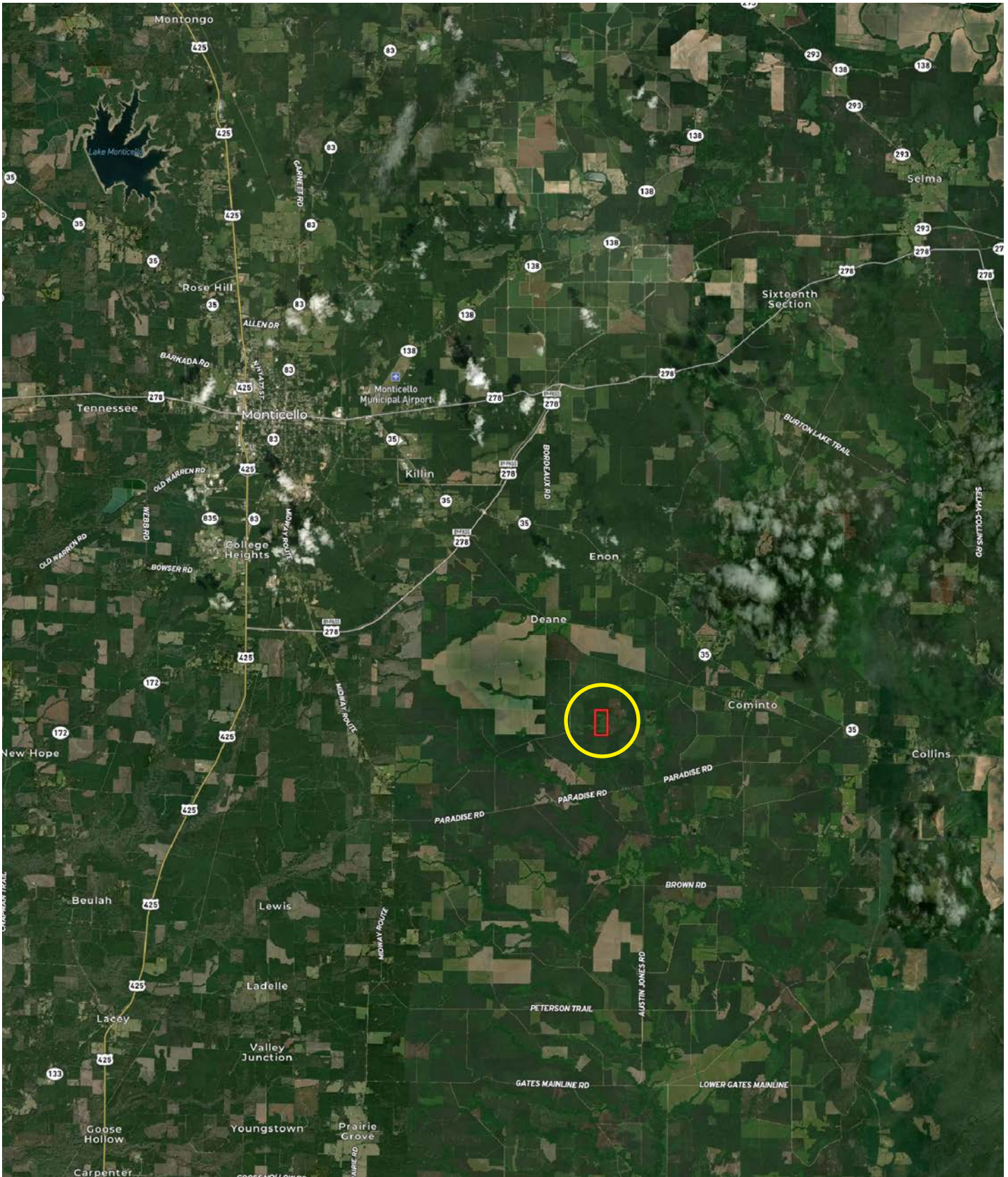
WOLF PRAIRIE 80

The Wolf Prairie 80 is located southwest of Cominto in Drew County, Arkansas and consists of 80± acres. The timber stocking is mixed pine and hardwood with a major watershed, Rainbow Creek, bisecting the property. Access

is provided via Ott Pace Road, a Drew County road. Recreational hunting opportunities such as deer, turkey, waterfowl, and small game exist on the property.



LOCATION MAP



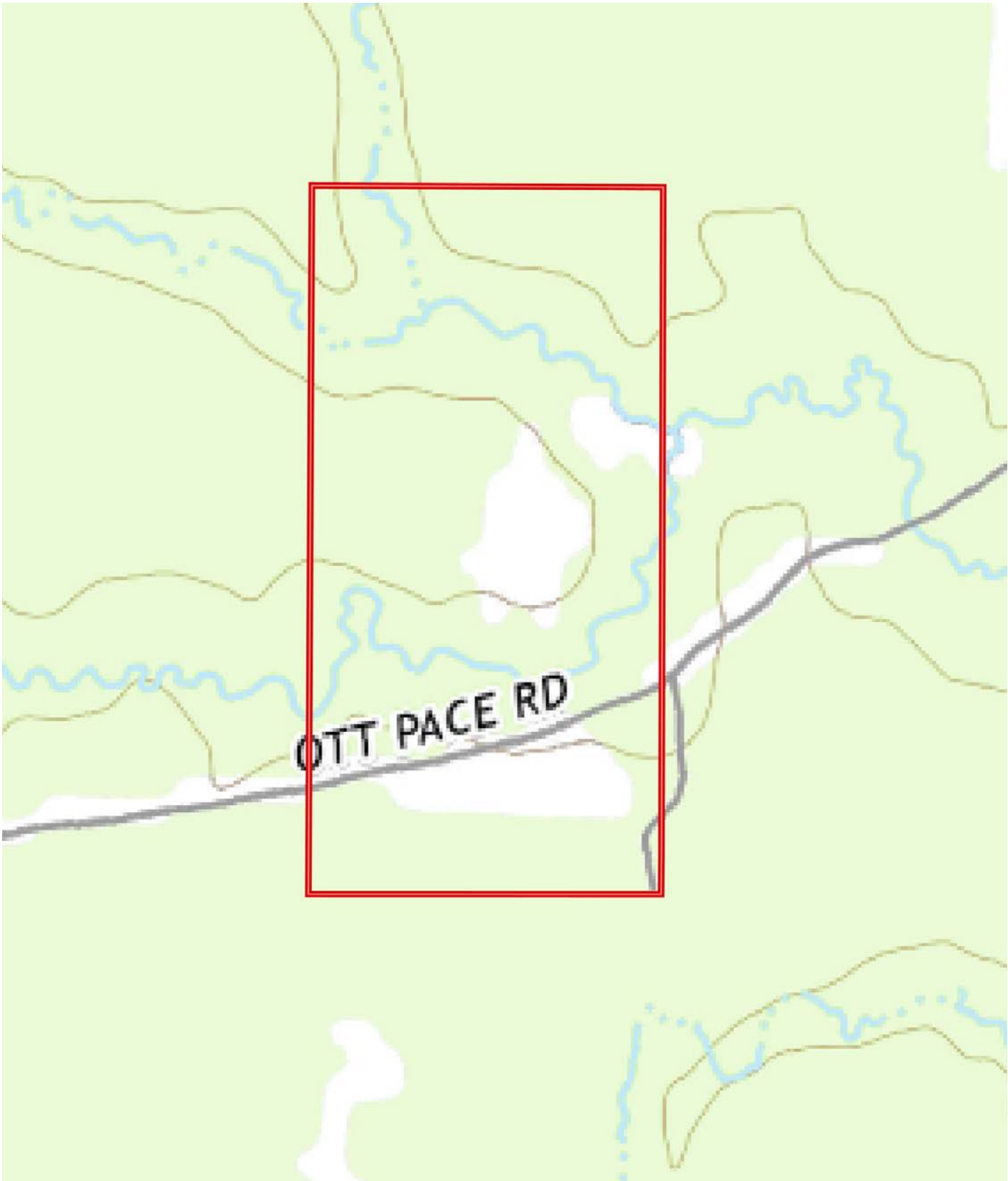
AERIAL MAP





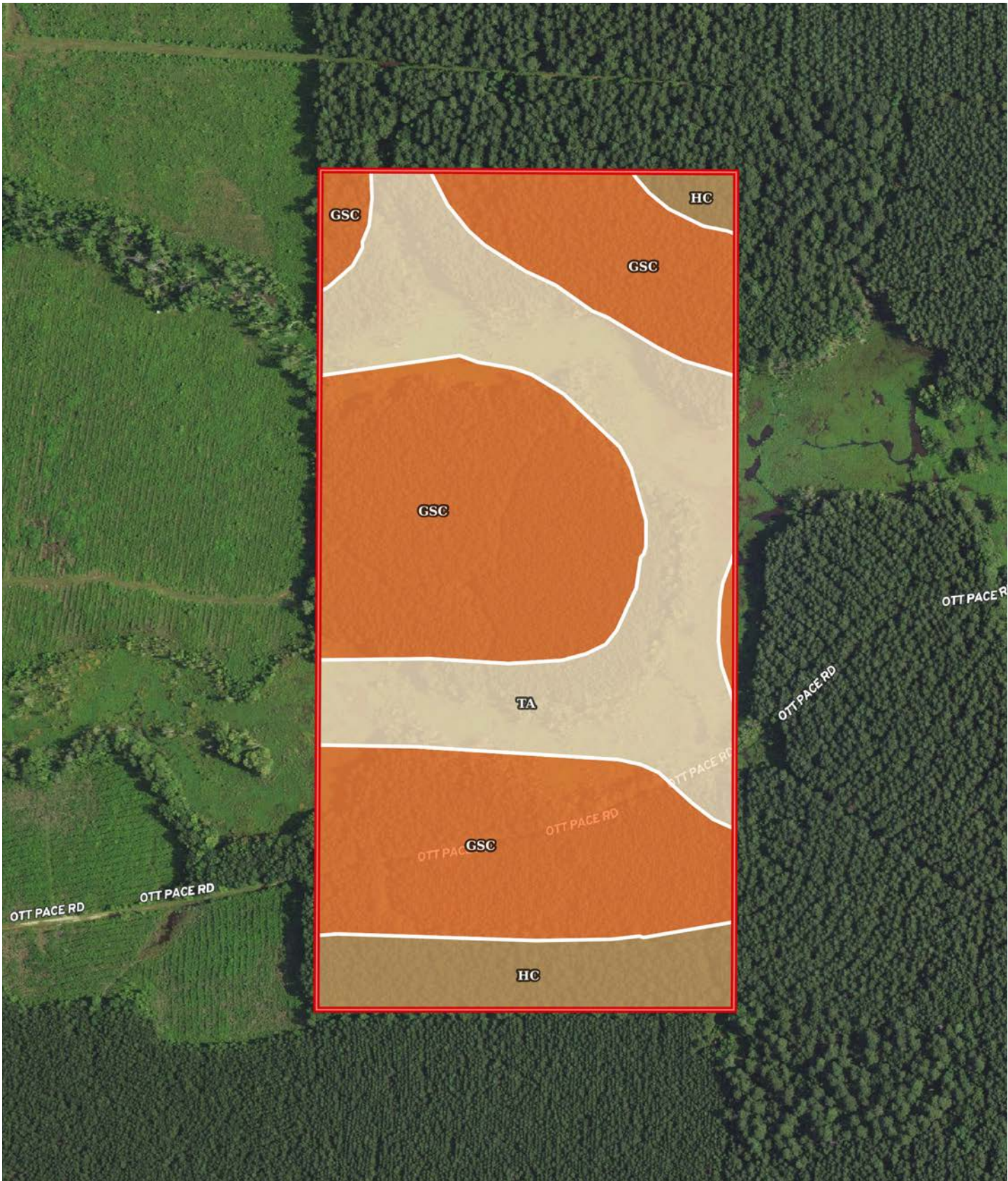


TOPOGRAPHY MAP





SOIL MAP



SOIL MAP KEY

SOIL CODE	SOIL DESCRIPTION	ACRES	%	CPI	NCCPI	CAP
GSC	Grenada association, undulating	44.95	57.65	0	64	2e
TA	Tichnor and Arkabutla soils, frequently flooded	25.22	32.35	0	51	5w
HC	Henry-Calloway association	7.8	10.0	0	64	3w
TOTALS		77.97(*)	100%	-	59.8	3.07

(*) 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

	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

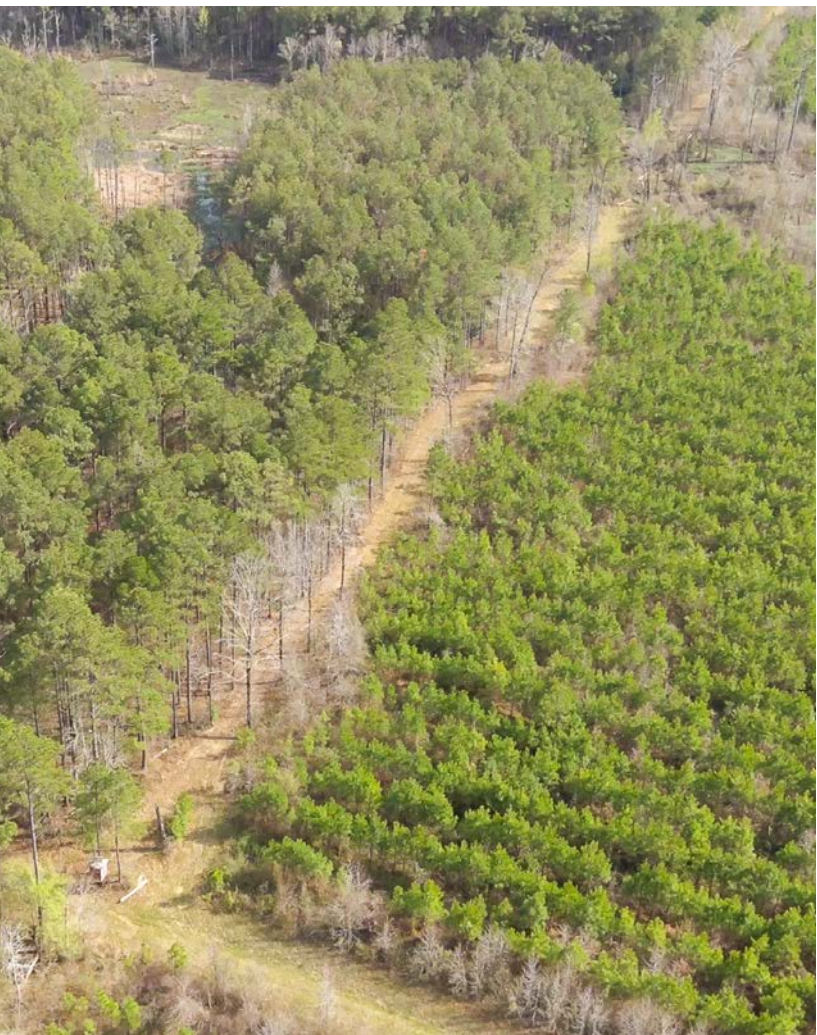
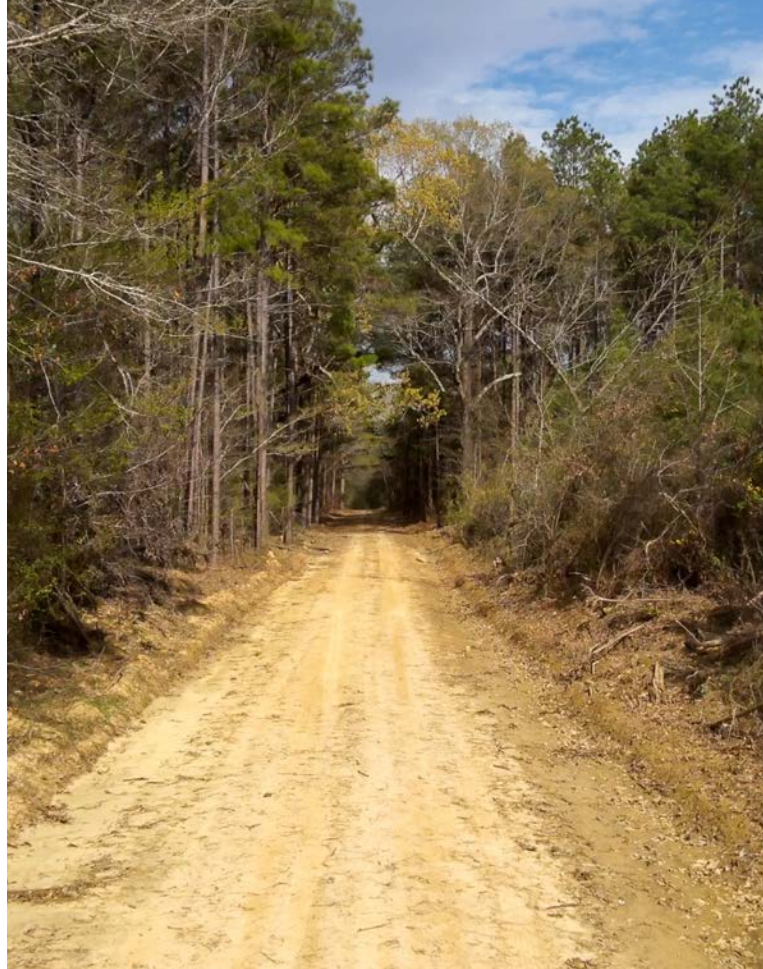
LOCATION & ACCESS

Cominto, Drew County, Arkansas
Southeastern Region of Arkansas

Mileage Chart

Monticello, AR	13 Miles
McGehee, AR	25 Miles
Hamburg, AR	30 Miles
Lake Village, AR	34 Miles

Access is considered good from Ott Pace Road, which is a county maintained road.



RESOURCES & PRICE

Mineral Rights

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

Real Estate Taxes

\$100.37 (estimated)

Offering Price

\$128,000.00

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

Brandon Stafford

501-416-9748 (m)

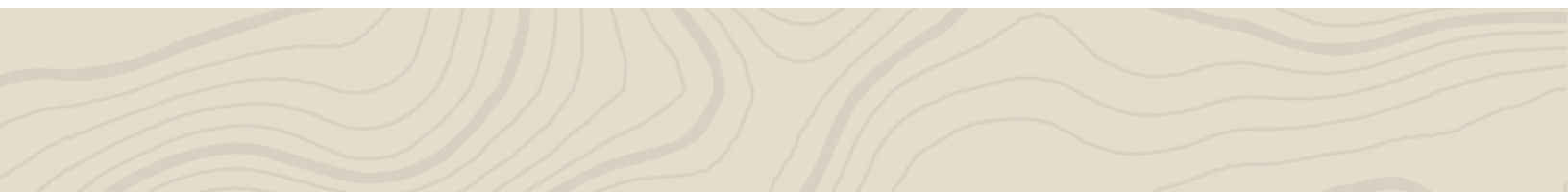
bstafford@lilerealestate.com



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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.

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



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