

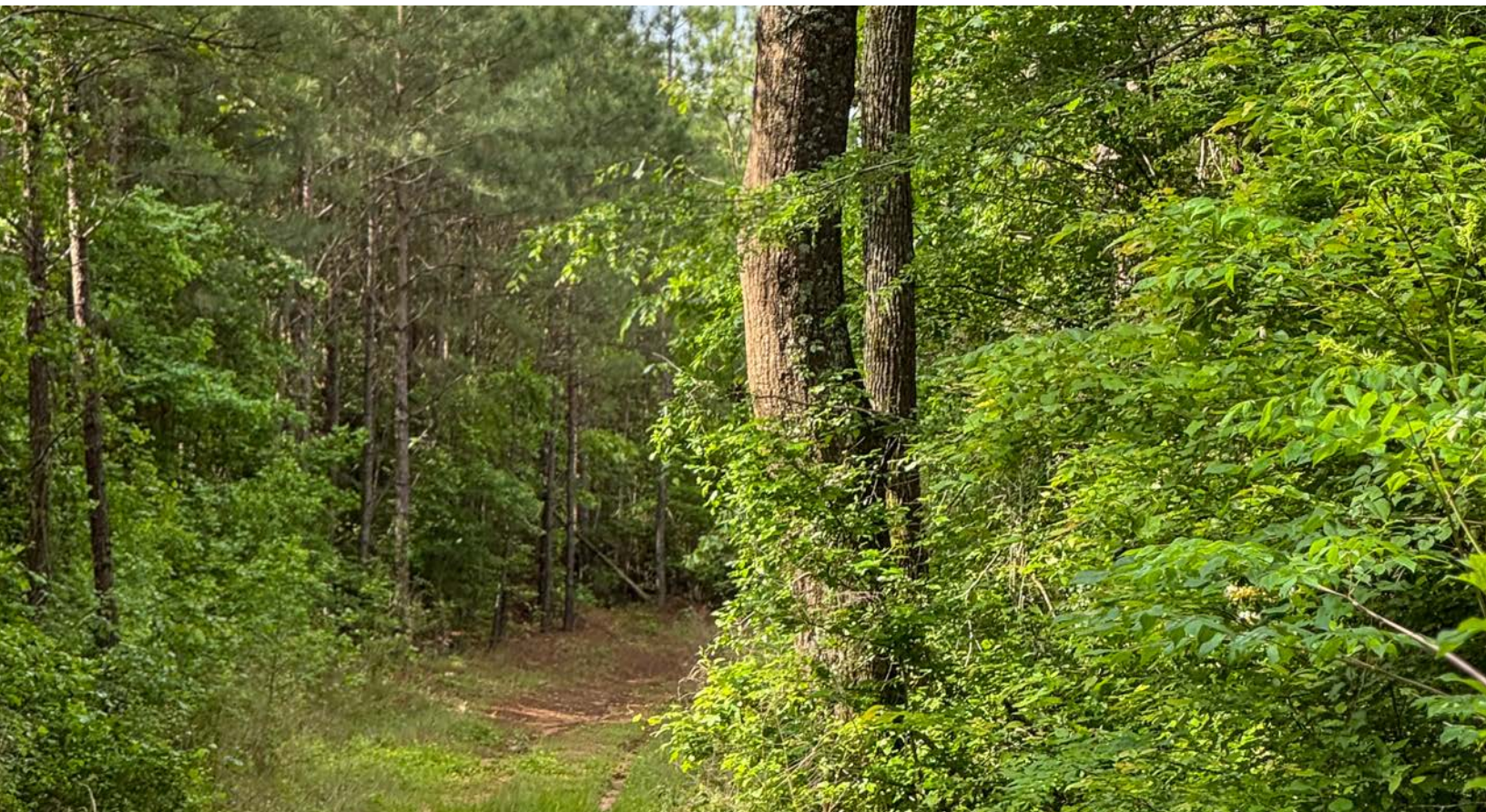


BENT ROAD 70

A Recreational and Timberland Investment Opportunity

70± Total Acres | \$140,000.00

Nevada County, Arkansas



AGRICULTURE | RECREATION | TIMBERLAND

Traditional Brokerage + Sealed Bids + Consulting

LICENSED IN ARKANSAS, LOUISIANA, MISSISSIPPI, AND TENNESSEE



BENT ROAD 70

QUICK FACTS

Acreage

70± total acres

Location

Nevada County, Arkansas

Recreation

Deer, turkey, and small game hunting

Access

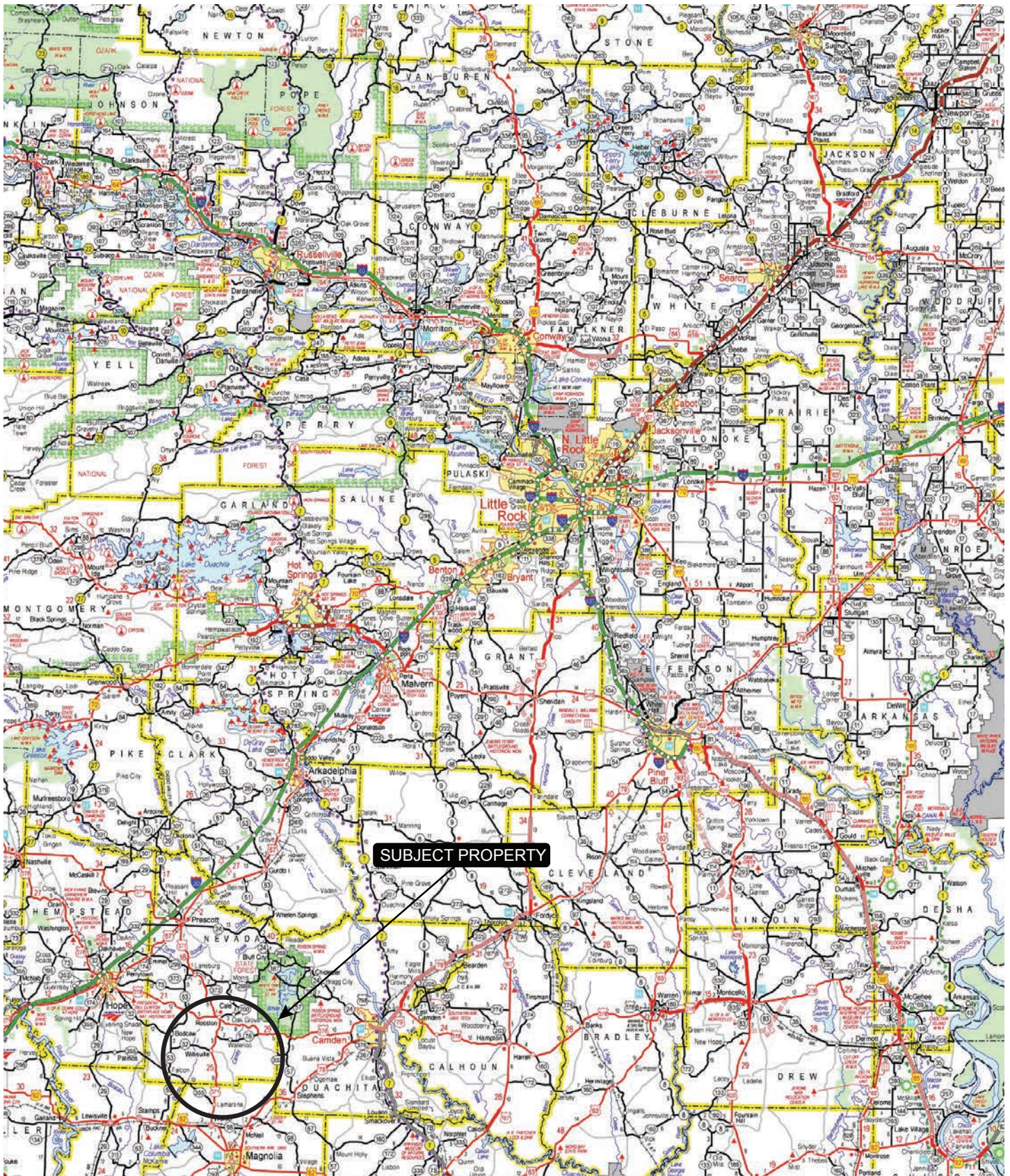
Nevada County Road 175

Offering Price

\$140,000.00



VICINITY MAP



SUBJECT PROPERTY

PROPERTY DESCRIPTION

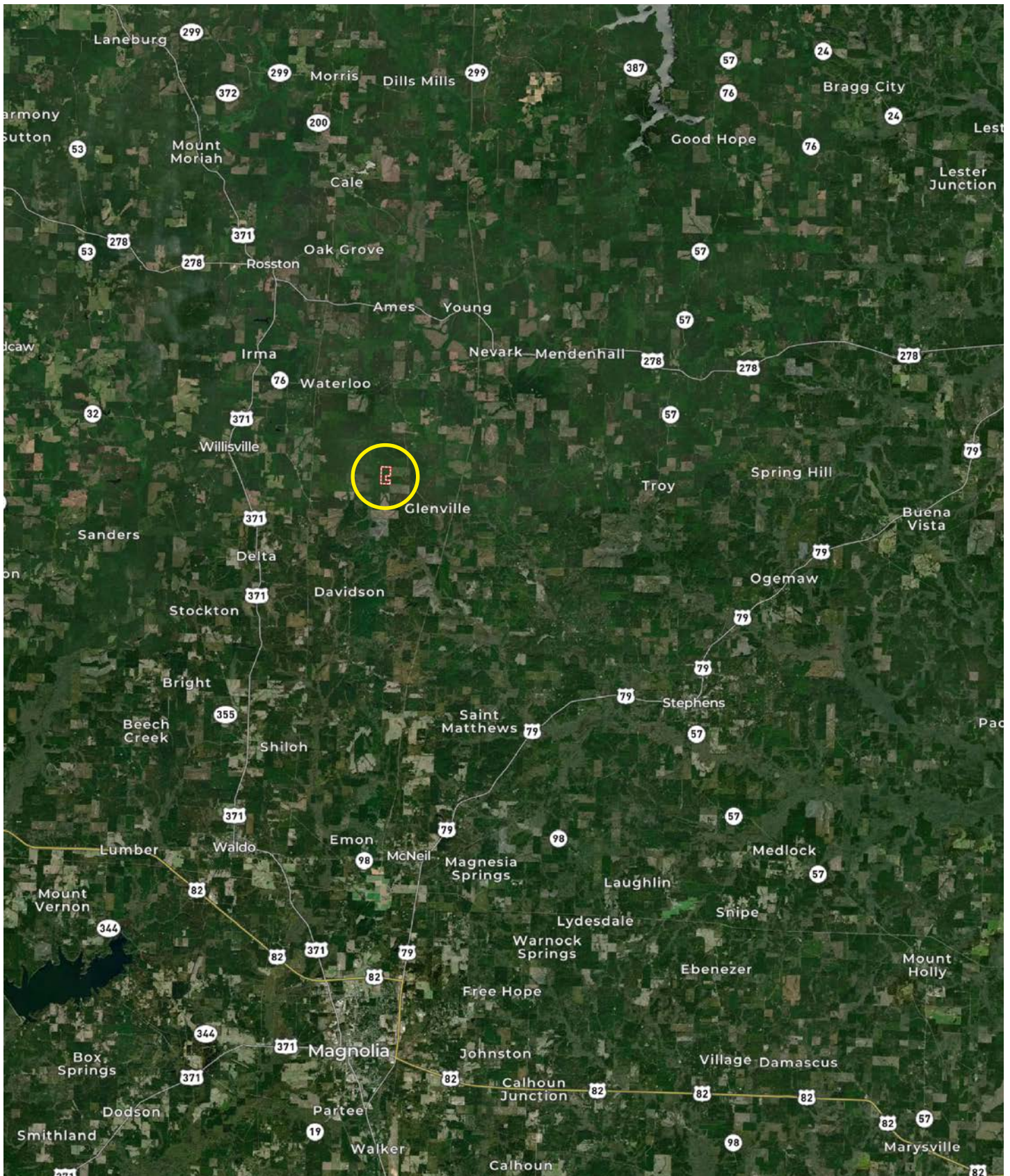
BENT ROAD 70

Bent Road 70 is located in southern Nevada County, Arkansas 20 miles north of Magnolia. The property consists of 70± acres and offers a good timberland and recreational investment opportunity. Of the 70± acres, there are approximately 61± acres of 15 year

old pine plantation and 9± acres of a Stream Side Management Zone that is loaded with mature hardwood. Recreational hunting opportunities include deer, turkey, and small game.

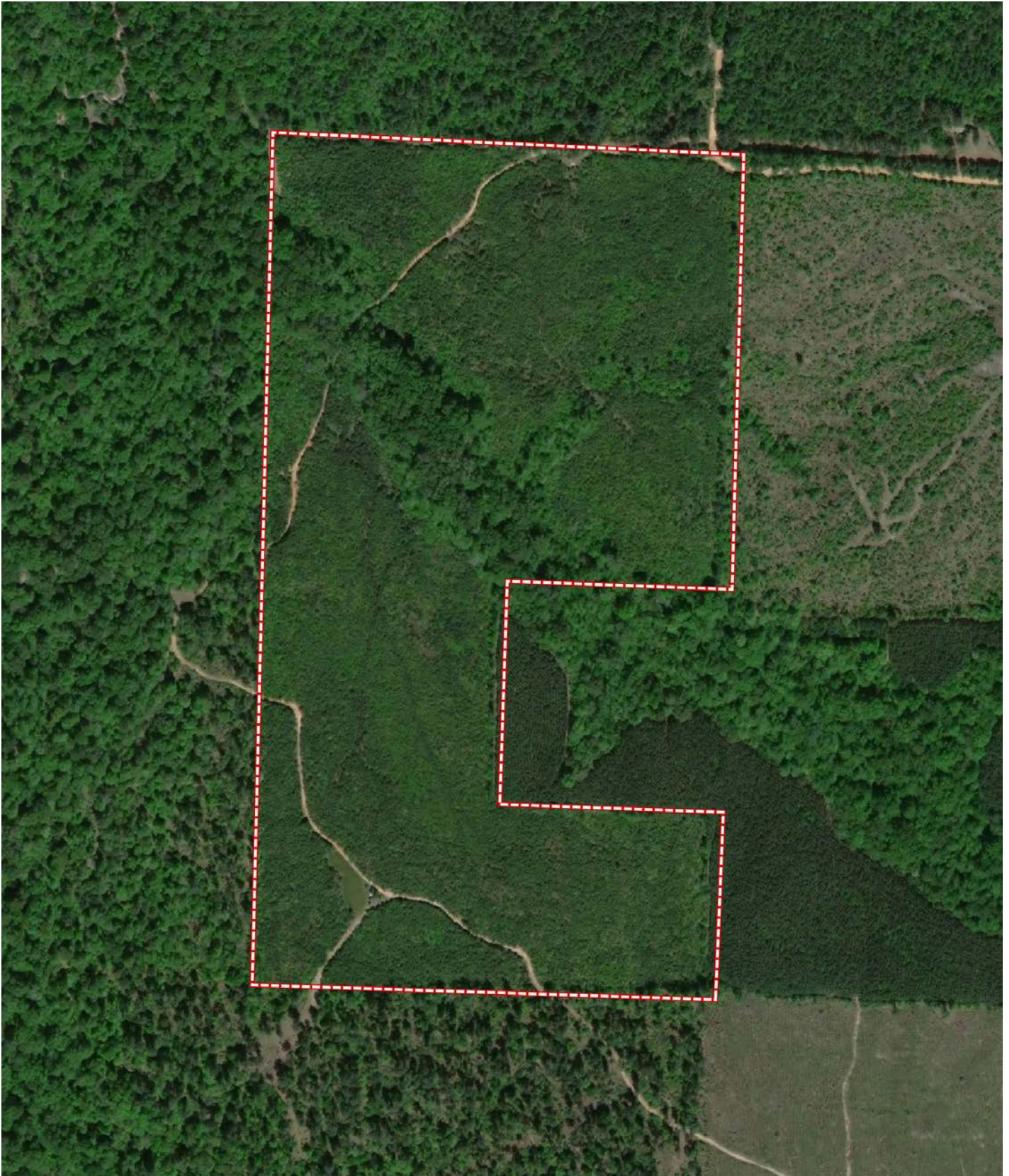


LOCATION MAP





AERIAL MAP



LOCATION & ACCESS

Nevada County, Arkansas
Southwestern Region of Arkansas

Mileage Chart

Magnolia, AR	20 Miles
Hope, AR	35 Miles
El Dorado, AR	52 Miles
Arkadelphia, AR	60 Miles
Texarkana, AR	67 Miles

There is deeded access from Nevada County
Road 175.



RESOURCES & PRICE

Mineral Rights

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

Offering Price

\$140,000.00

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

Matt Stone

870-818-0750 (m)

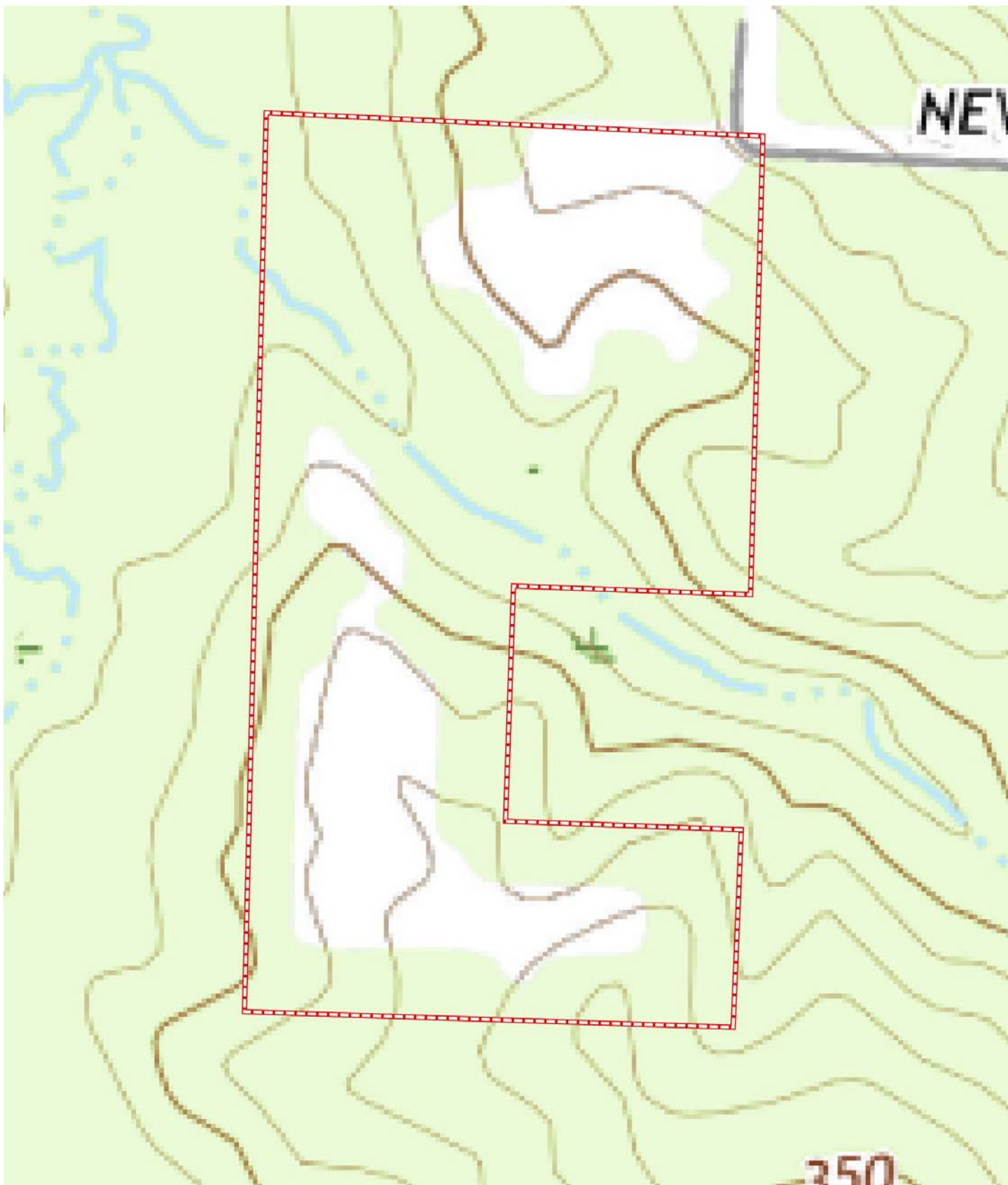
mstone@lilerealestate.com

David Stone

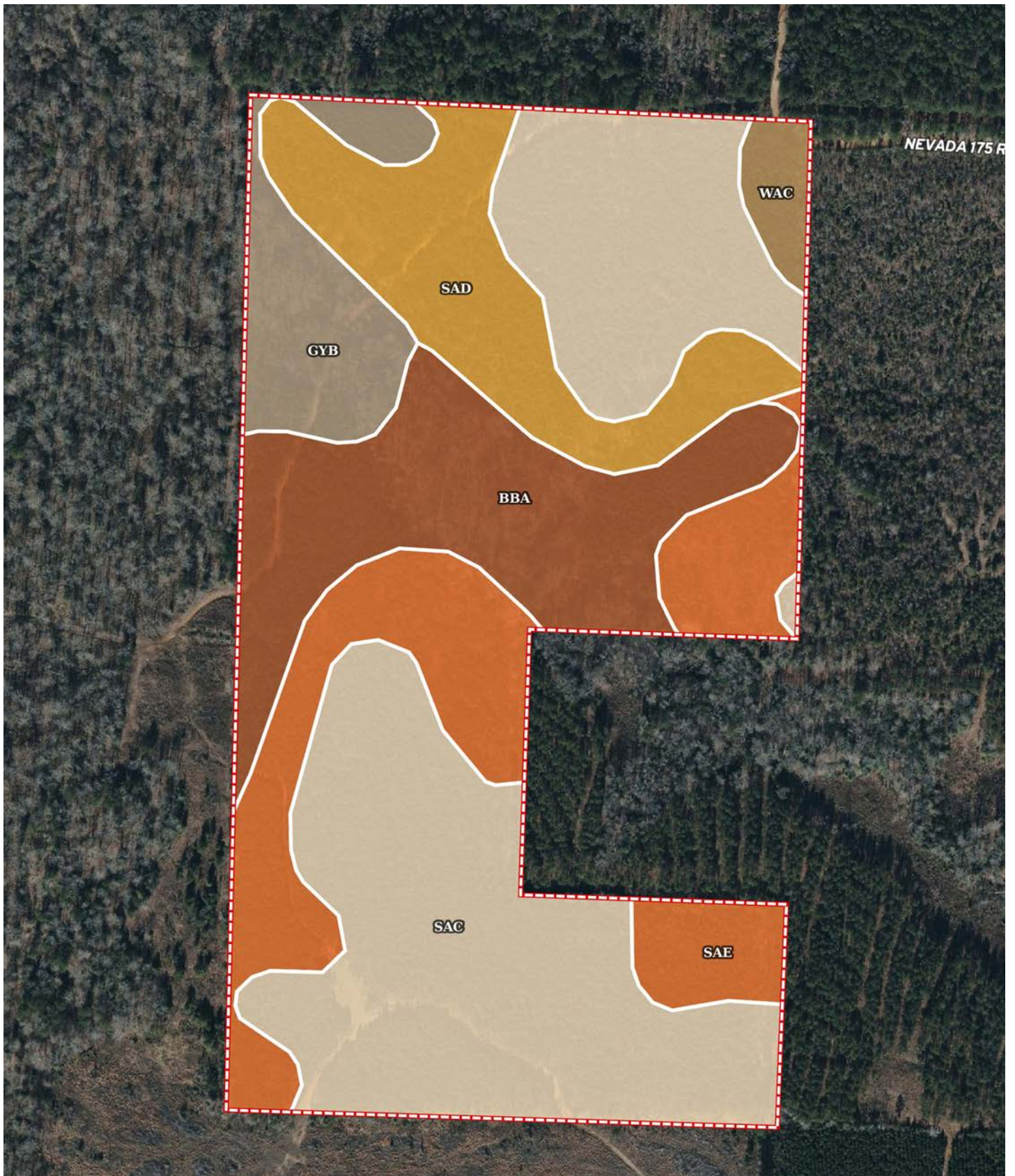
870-818-0751 (m)

dstone@lilerealestate.com

TOPOGRAPHY MAP



SOIL MAP



SOIL MAP KEY

SOIL CODE	SOIL DESCRIPTION	ACRES	%	CPI	NCCPI	CAP
SaC	Sacul fine sandy loam, 3 to 8 percent slopes	28.54	40.91	0	76	4e
SaE	Sacul fine sandy loam, 15 to 35 percent slopes	12.8	18.35	0	16	7e
BbA	Bibb fine sandy loam, 0 to 1 percent slopes, frequently flooded	12.54	17.98	0	31	5w
SaD	Sacul fine sandy loam, 8 to 15 percent slopes	9.22	13.22	0	69	6e
GyB	Guyton silt loam, 0 to 2 percent slopes, frequently flooded	5.32	7.63	0	45	5w
WaC	Warnock fine sandy loam, 1 to 7 percent slopes	1.33	1.91	0	78	3e
TOTALS		69.75(*)	100%	-	53.64	5.05

(*) 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



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.

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.

CONNECTING LAND BUYERS AND SELLERS SINCE 1993.

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:

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