



# BUTLERVILLE PINE EAST

A Recreational, Timberland, or Residential Investment Opportunity

44± Total Acres | \$198,000.00

Lonoke County, Arkansas



**AGRICULTURE | RECREATION | TIMBERLAND**

Traditional Brokerage + Sealed Bids + Consulting

LICENSED IN ARKANSAS, LOUISIANA, MISSISSIPPI, AND TENNESSEE





# BUTLERVILLE PINE EAST

## QUICK FACTS

### **Acreage**

44± total acres

### **Location**

Lonoke County, Arkansas

### **Access**

Clay Hill Road

### **Recreation**

Deer and small game hunting

### **Timber Stocking**

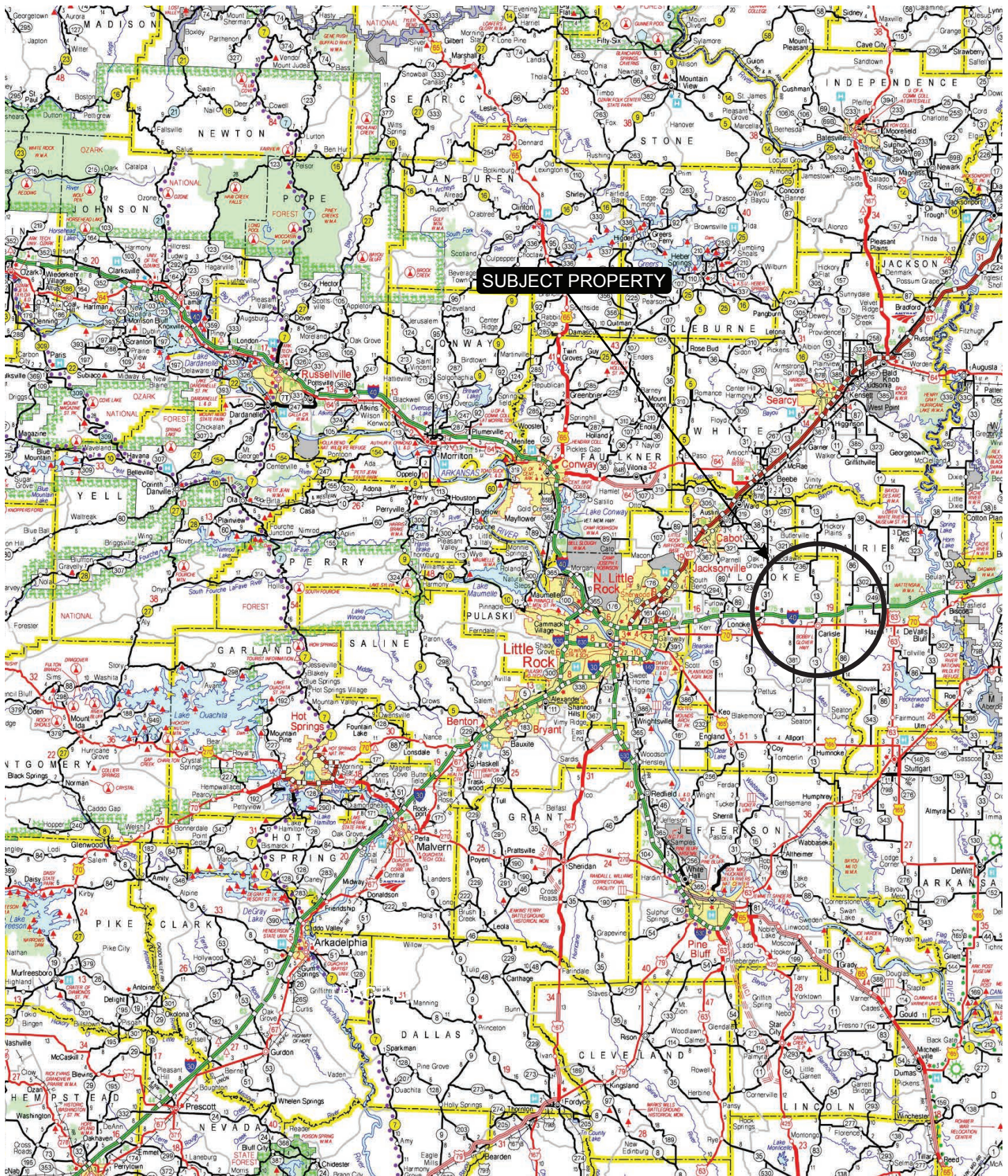
Pine plantation

### **Offering Price**

\$198,000.00 (\$4,500.00 per  
acre)



# VICINITY MAP



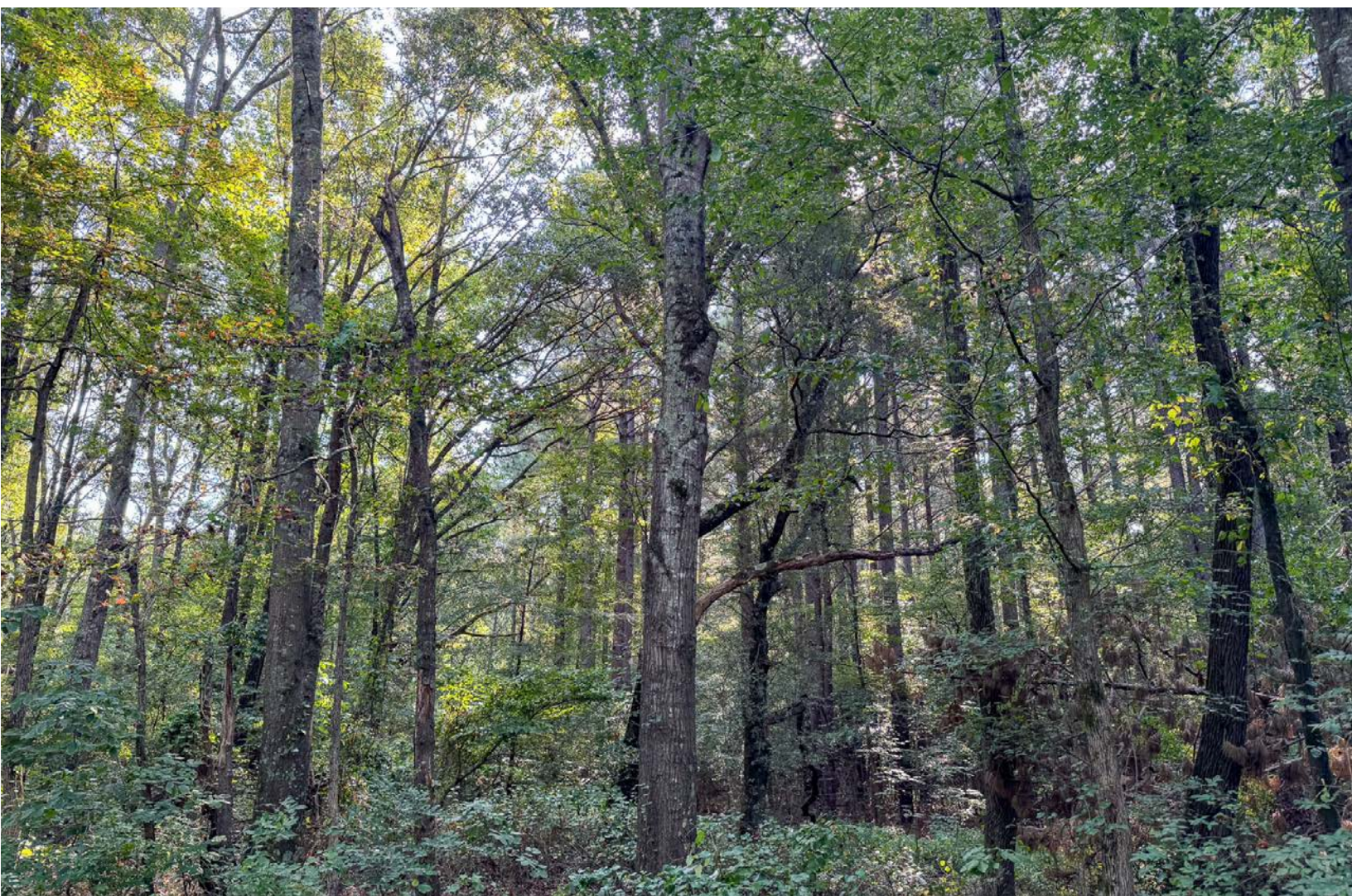


# PROPERTY DESCRIPTION

## BUTLERVILLE PINE EAST

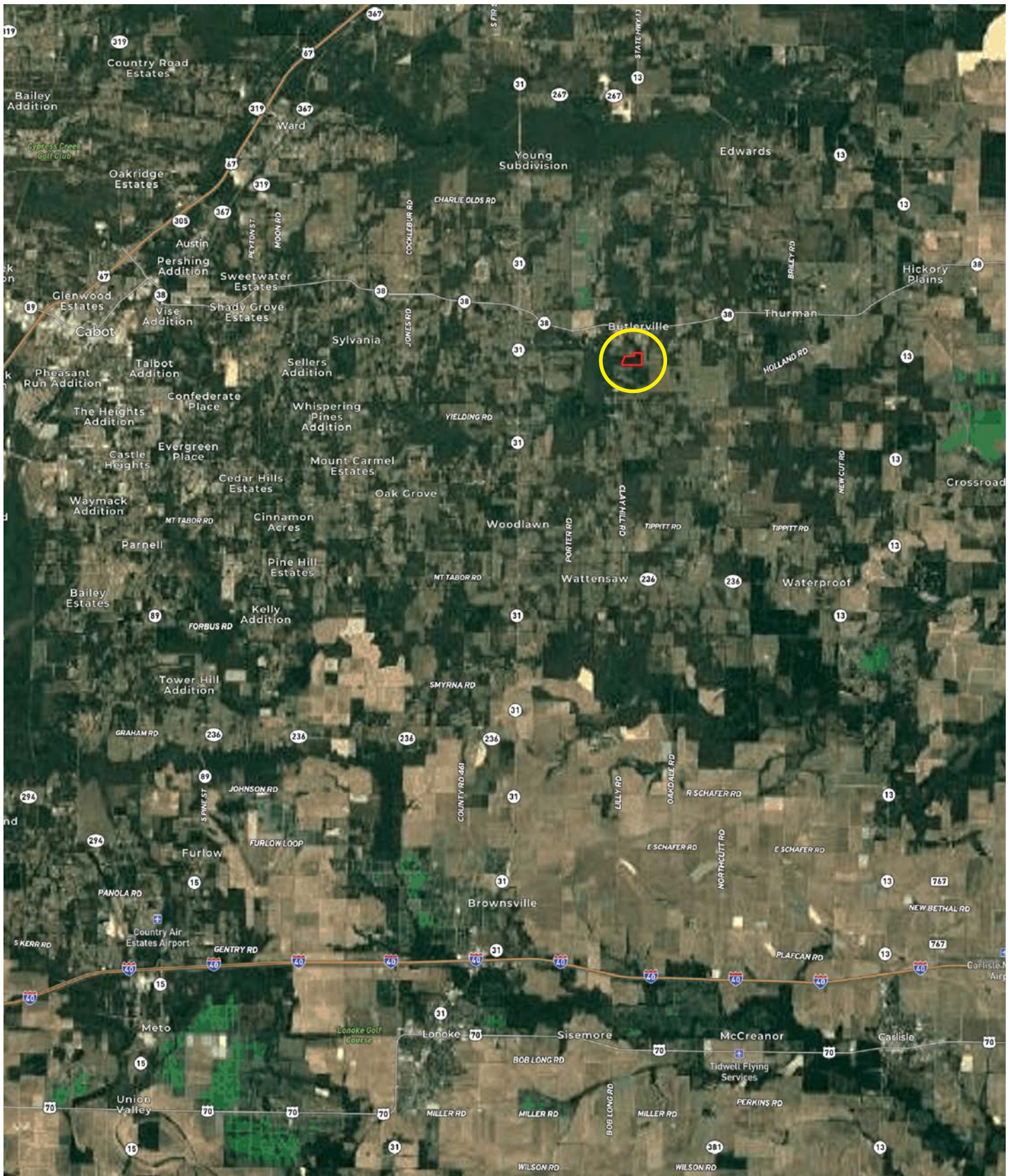
The Butlerville Pine East is an excellent timberland and development investment opportunity. The property is located in Lonoke County, Arkansas, just south of the community of Butlerville and east of the city of Cabot and the Ward community. The acreage consists of 44± acres of pine plantation which could be developed further for deer and small game hunting. A copy of the current timber cruise can be provided upon request. Additionally, it is located

in a high growth corridor for the two surrounding communities in the Cabot School District, offering an excellent residential development opportunity. Access is considered excellent via Clay Hill Road and available utilities include water, electricity, and telephone. The final acreage, legal description, and sales price will be determined by a new survey.



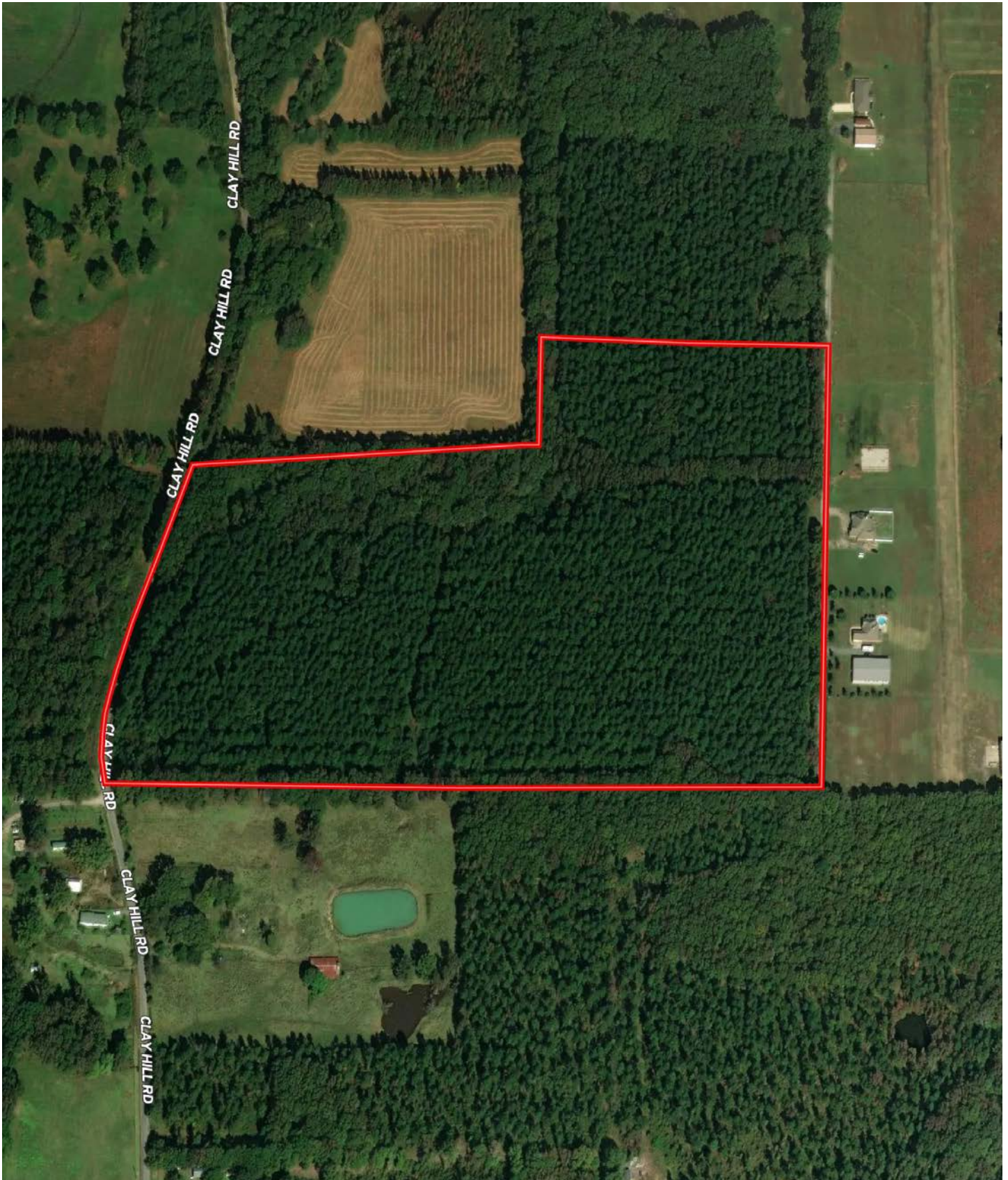


# LOCATION MAP





# AERIAL MAP





# LOCATION & ACCESS

Butlerville, Lonoke County, Arkansas  
Eastern Region of Arkansas

## Mileage Chart

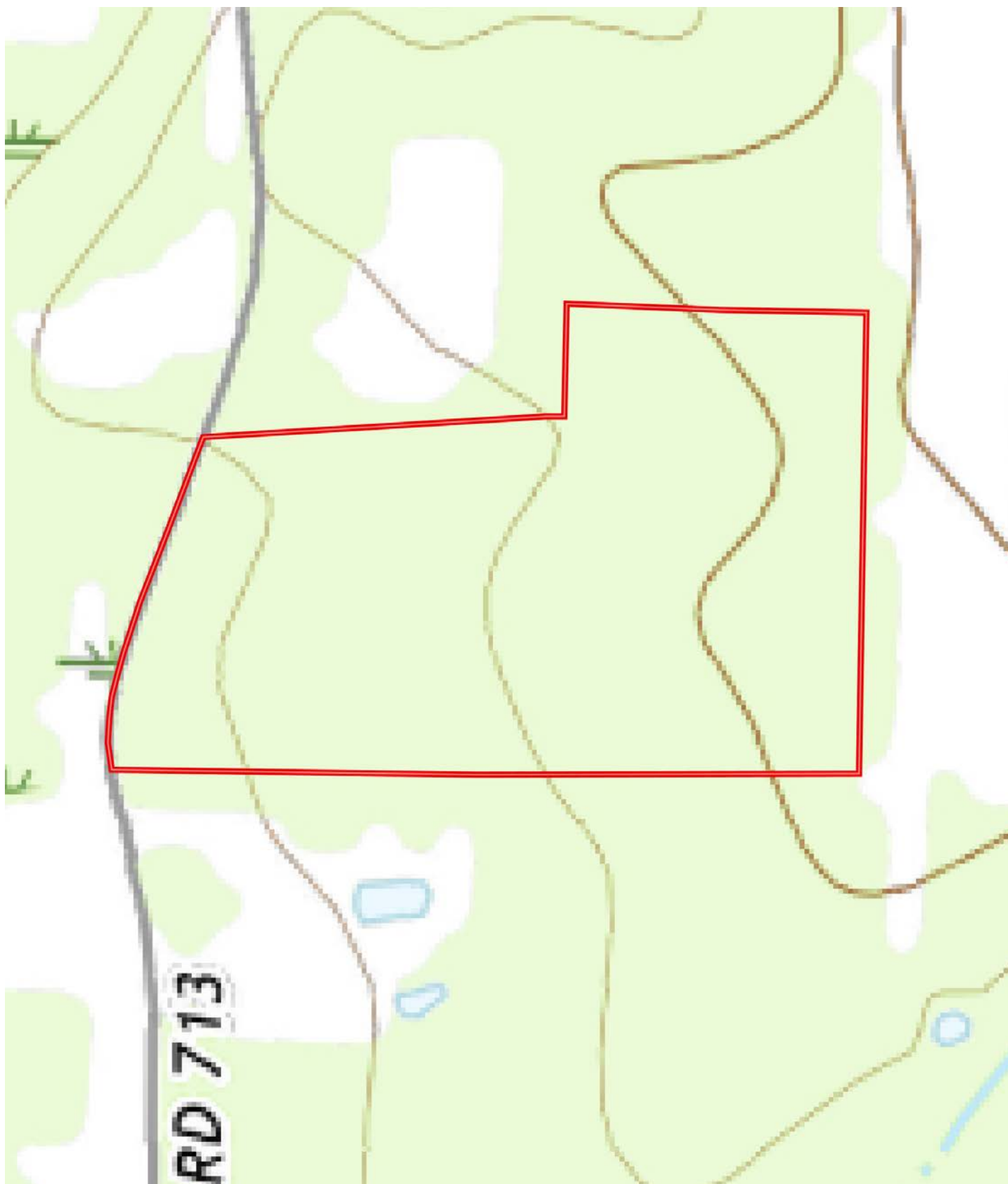
Cabot, AR	11 Miles
Lonoke, AR	17 Miles
Little Rock, AR	44 Miles

Access is considered excellent via Clay Hill Road.



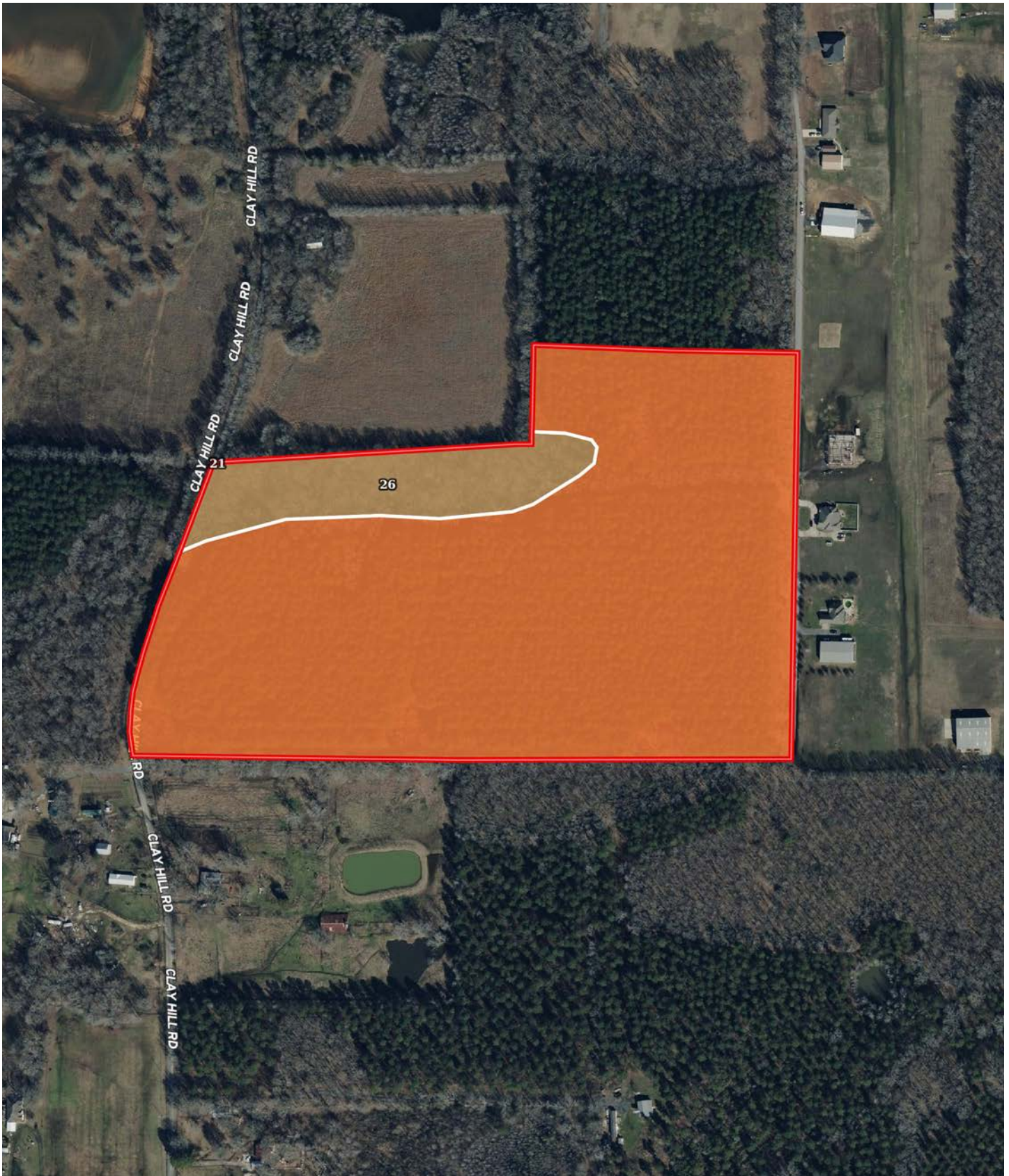


# TOPOGRAPHY MAP





# SOIL MAP





# SOIL MAP KEY

SOIL CODE	SOIL DESCRIPTION	ACRES	%	CPI	NCCPI	CAP
21	Immanuel silt loam, 1 to 3 percent slopes	39.25	88.4	0	65	2e
26	Oaklimeter silt loam, occasionally flooded	5.15	11.6	0	81	2w
TOTALS		44.4(*)	100%	-	66.86	2.0

(\*) 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



# RESOURCES & PRICE

## Mineral Rights

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

## Real Estate Taxes

\$38.00 (estimated)

## Offering Price

\$198,000.00 (\$4,500.00 per acre)

To learn more about the property or to schedule a property tour, contact Collier Watkins or Gar Lile of Lile Real Estate, Inc.

## Collier Watkins

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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.



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

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