



BUTLerville Pine North

A Recreational and Timberland Investment Opportunity

160± Total Acres | \$752,000.00

Lonoke County, Arkansas



AGRICULTURE | RECREATION | TIMBERLAND

Traditional Brokerage + Sealed Bids + Consulting

LICENSED IN ARKANSAS, LOUISIANA, MISSISSIPPI, AND TENNESSEE



BUTLerville Pine North

QUICK FACTS

Acreage

160± total acres

Location

Lonoke County, Arkansas

Access

Arkansas State Highway 38 and
Black Jack Road

Recreation

Deer and small game hunting

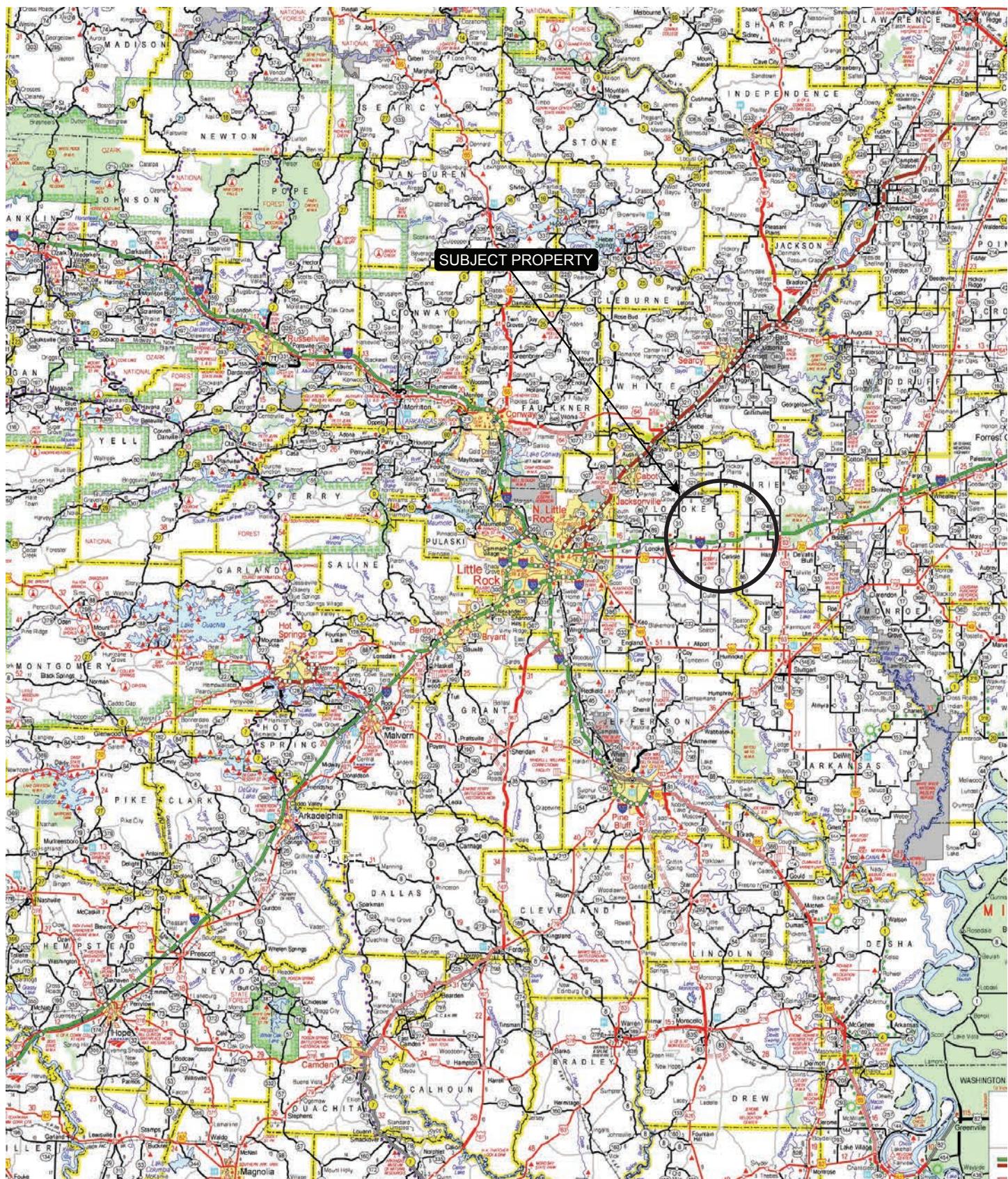
Timber Stocking

Pine plantation

Offering Price

\$752,000.00 (\$4,700.00 per
acre)

VICINITY MAP



PROPERTY DESCRIPTION

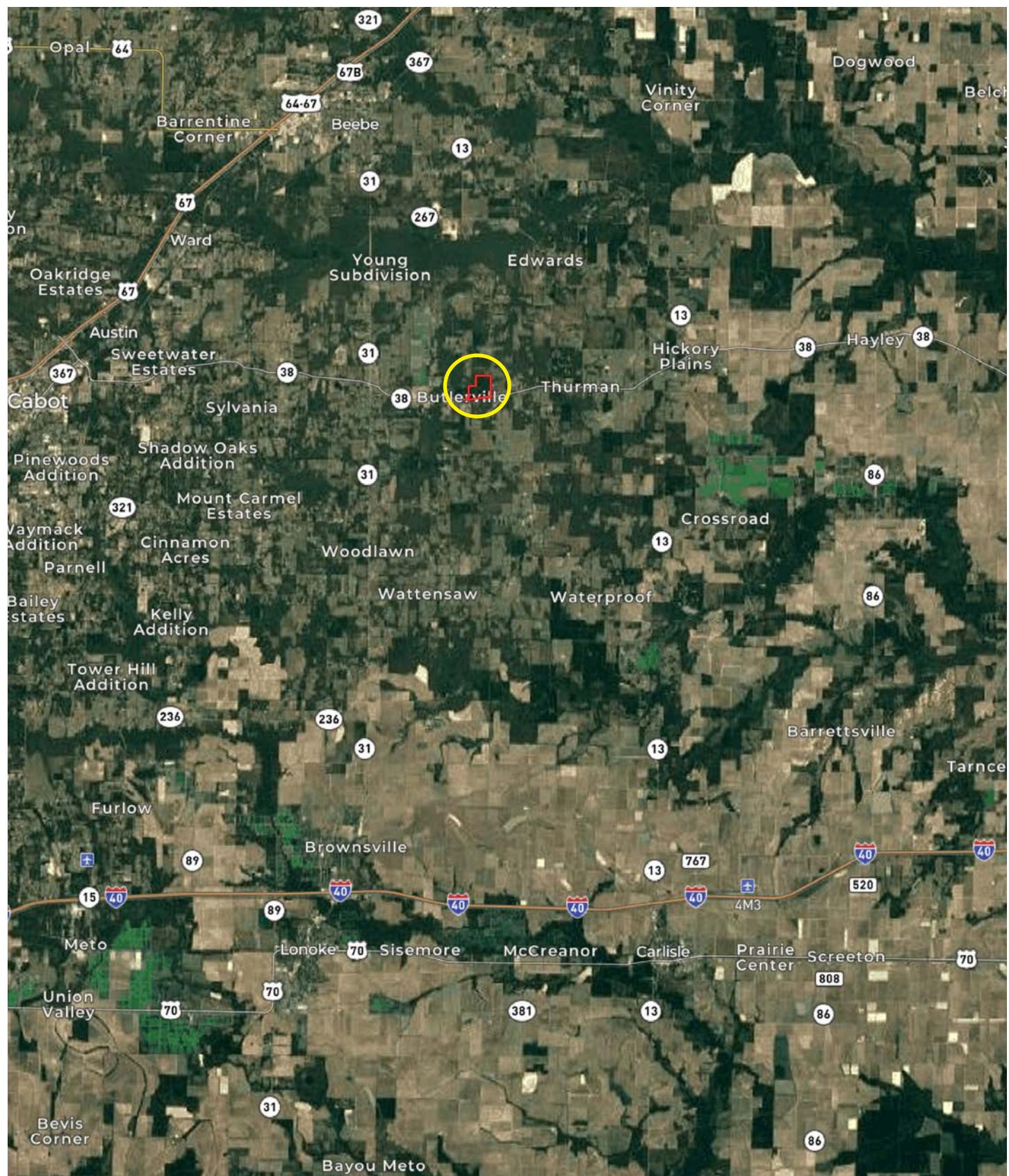
BUTLerville Pine North

Butlerville Pine North is an excellent timberland and development investment opportunity located just north of the community of Butlerville, and east of the city of Cabot. This property offers 160± acres of mature 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. Addition-

ally, 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 from both State Highway 38 and Black Jack Road. Available utilities include water, electricity, and telephone.



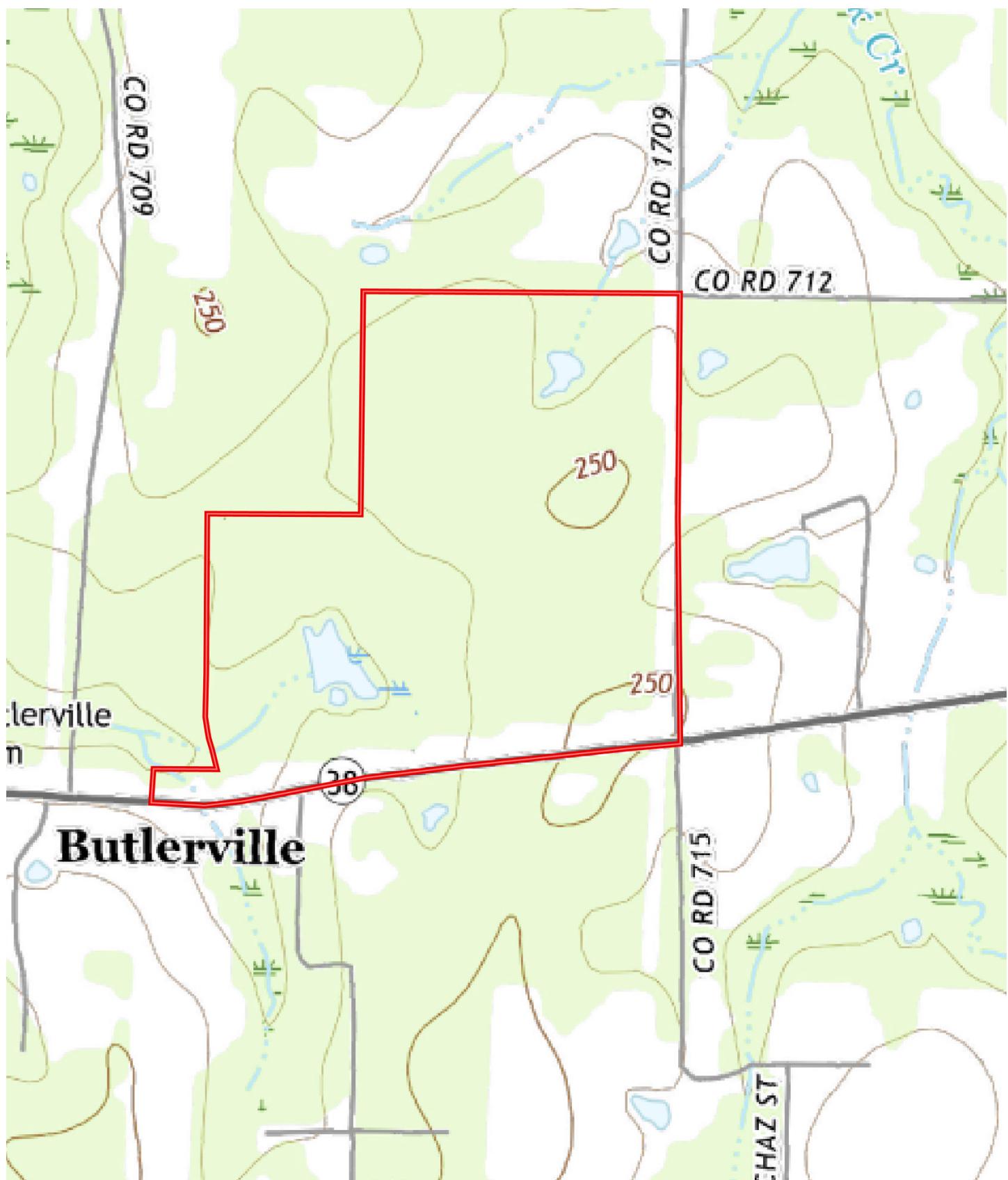
LOCATION MAP



AERIAL MAP



TOPOGRAPHY MAP



LOCATION & ACCESS

Butlerville, Lonoke County, Arkansas
Eastern Region of Arkansas

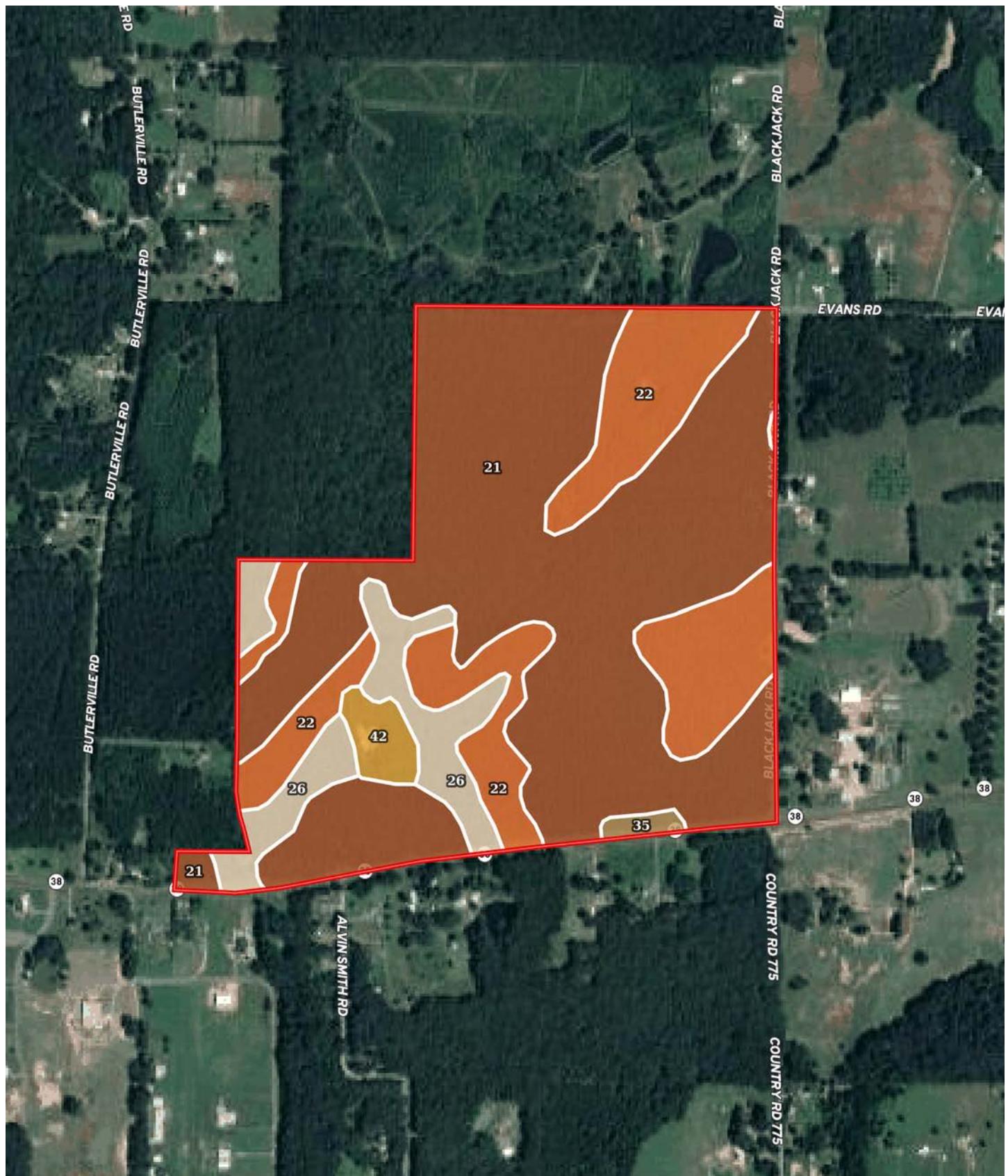
Mileage Chart

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

The property has excellent access from Arkansas State Highway 38 and Black Jack Road.



SOIL MAP



SOIL MAP KEY

SOIL CODE	SOIL DESCRIPTION	ACRES	%	CPI	NCCPI	CAP
21	Immanuel silt loam, 1 to 3 percent slopes	102.2 2	64.26	0	65	2e
22	Immanuel silt loam, 3 to 8 percent slopes	37.51	23.58	0	82	3e
26	Oaklimeter silt loam, occasionally flooded	14.9	9.37	0	81	2w
42	Water	3.34	2.1	0	-	8
35	Stuttgart silt loam, 0 to 1 percent slopes	1.1	0.69	0	66	2w
TOTALS		159.0 7(*)	100%	-	69.15	2.36

(*) 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

\$175.00 (estimated)

Offering Price

\$752,000.00 (\$4,700.00 per acre)

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

Collier Watkins

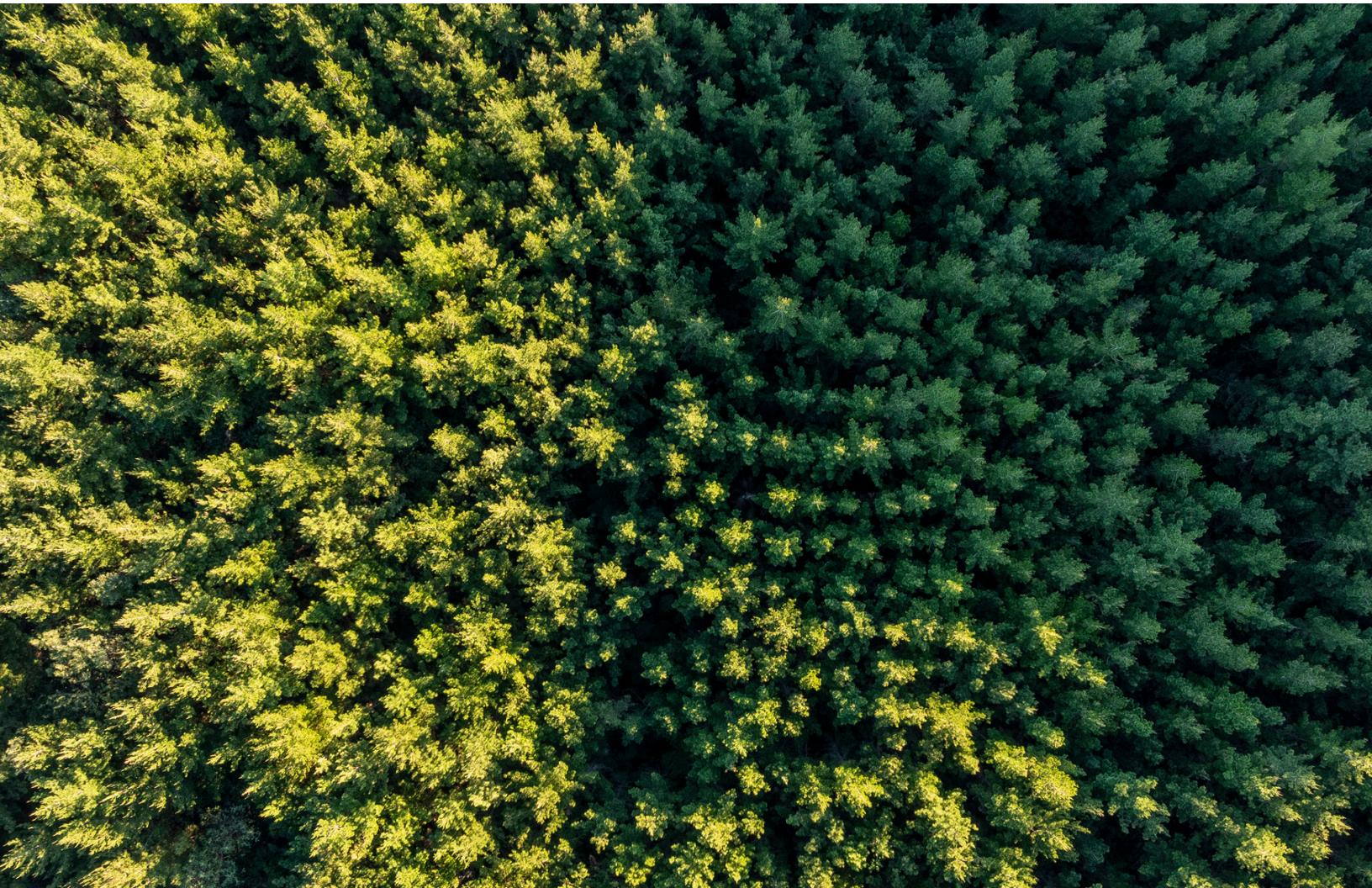
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DISCLOSURE STATEMENT: Lile Real Estate, Inc. is the listing agency for the owner of the property described within this offering brochure. A representative of Lile Real Estate, Inc. must be present to conduct a showing.

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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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