



# BUTLERVILLE PINE WEST

A Recreational and Timberland Investment Opportunity

43± Total Acres | \$172,000.00

Lonoke County, Arkansas



**AGRICULTURE | RECREATION | TIMBERLAND**

Traditional Brokerage + Sealed Bids + Consulting

LICENSED IN ARKANSAS, LOUISIANA, MISSISSIPPI, AND TENNESSEE



# BUTLERVILLE PINE WEST

## QUICK FACTS

### **Acreage**

43± total acres

### **Location**

Lonoke County, Arkansas

### **Access**

Clay Hill Road

### **Recreation**

Deer and small game hunting

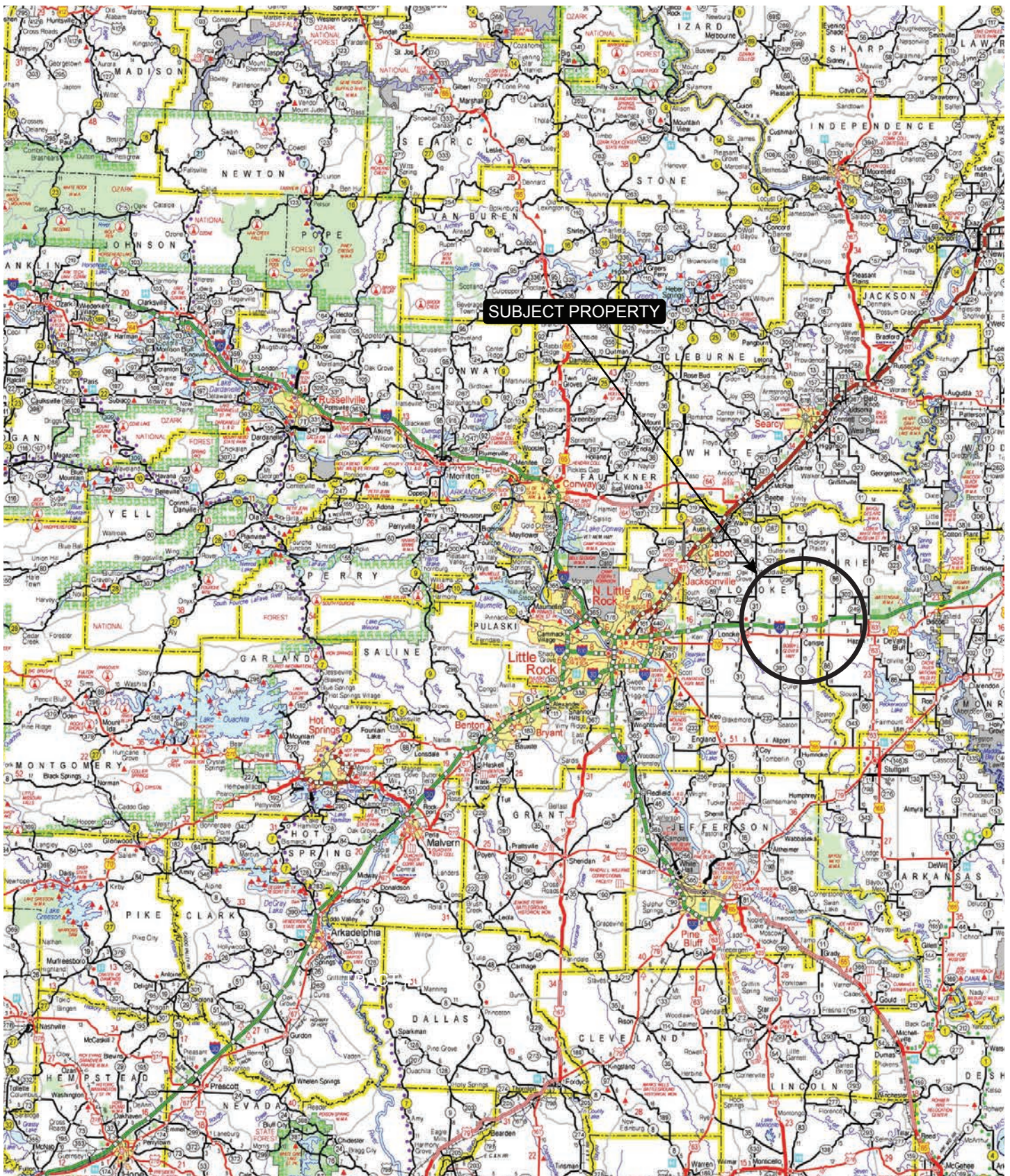
### **Timber Stocking**

Pine plantation

### **Offering Price**

\$172,000.00 (\$4,000.00 per  
acre)

# VICINITY MAP



# PROPERTY DESCRIPTION

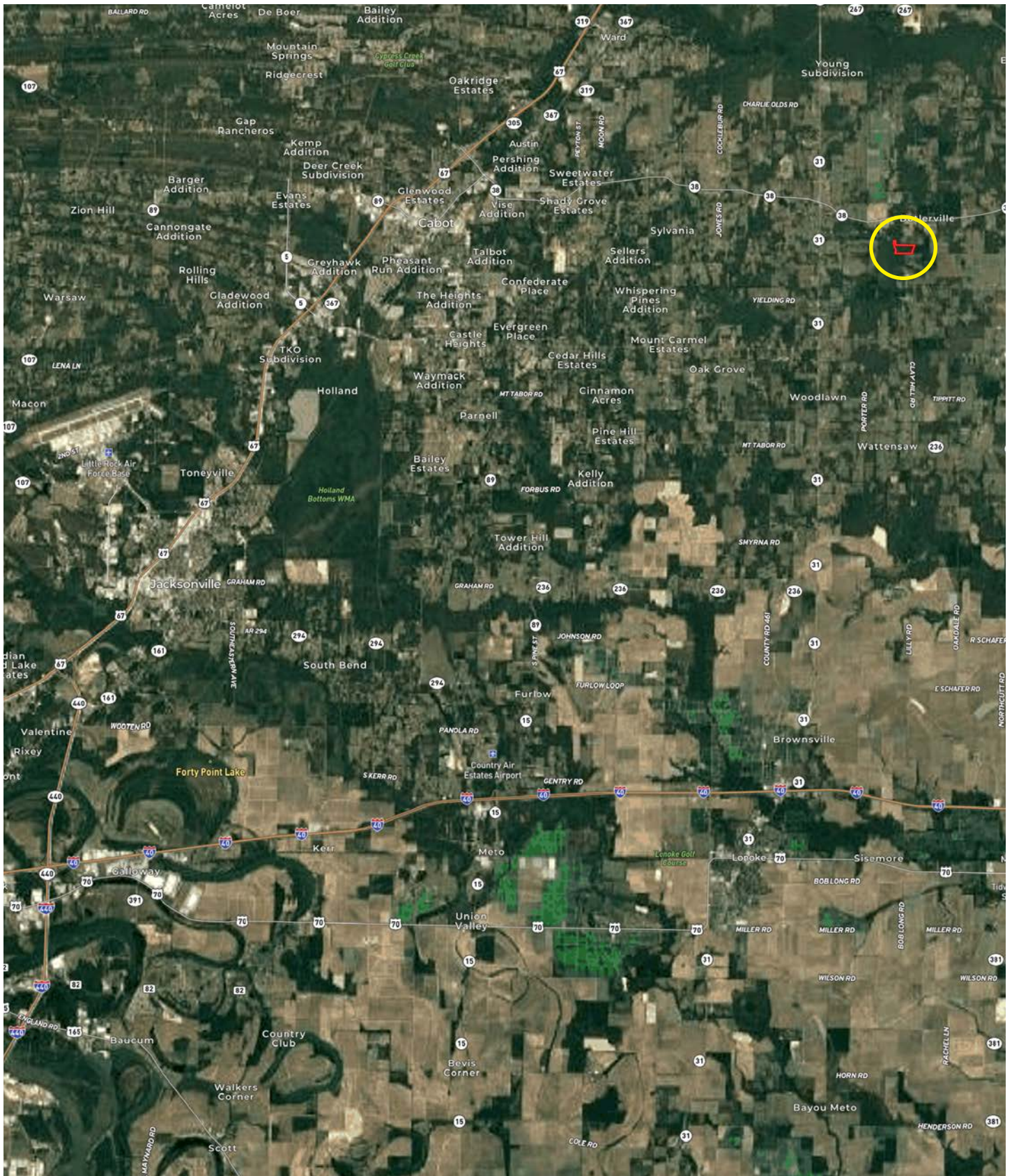
## BUTLERVILLE PINE WEST

The Butlerville Pine West 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 43± acres of pine plantation which could be developed further for deer and small game hunting. A copy of the current timber cruise can be pro-

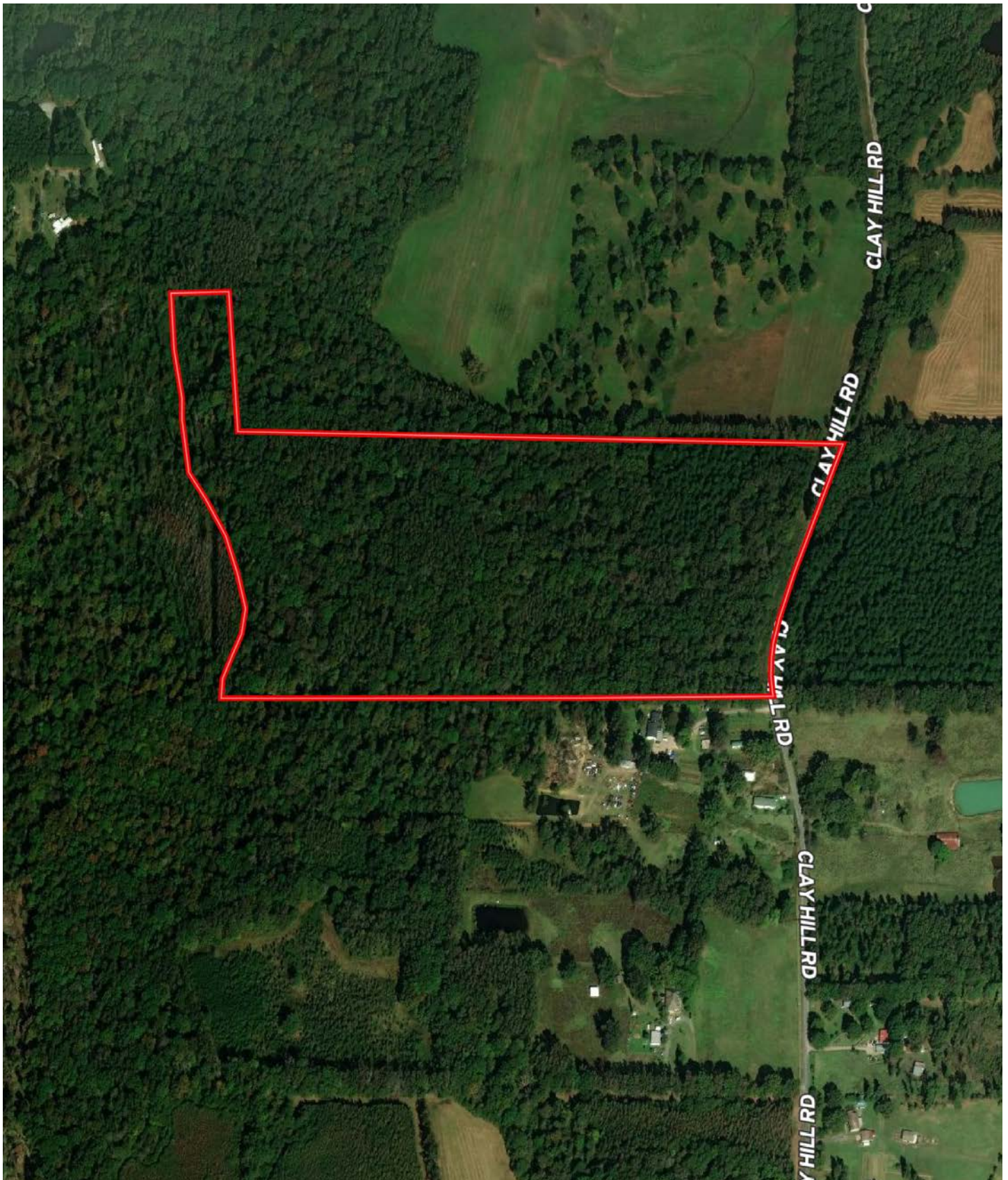
vided upon request. Additionally, it is located in a high growth corridor for the two surrounding communities in the Cabot School District, offering an excellent residential development opportunity. Access is considered excellent via Clay Hill Road and available utilities include water, electricity, 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.



# RESOURCES & PRICE

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

**Real Estate Taxes**  
\$38.00 (estimated)

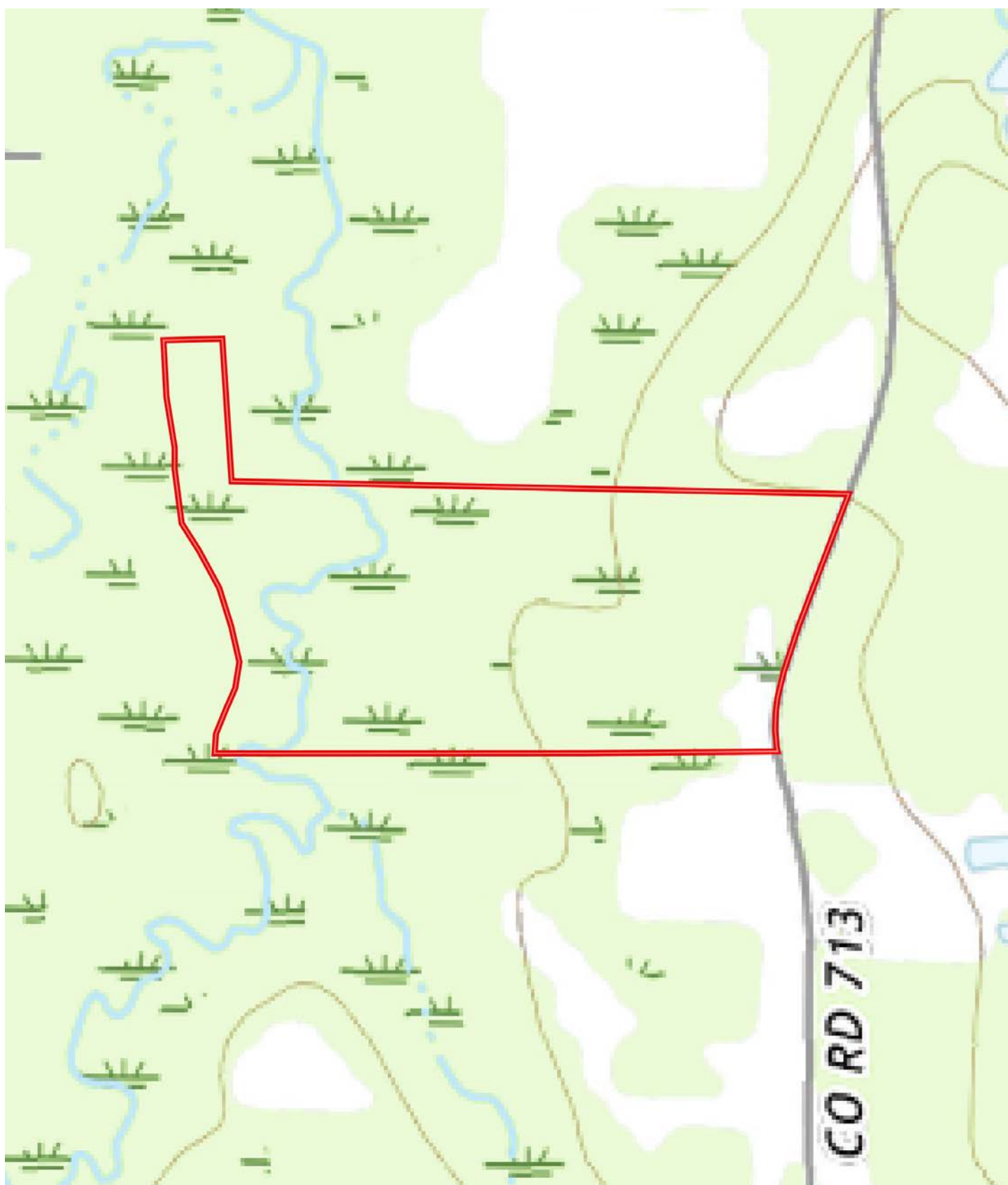
**Offering Price**  
\$172,000.00 (\$4,000.00 per acre)

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

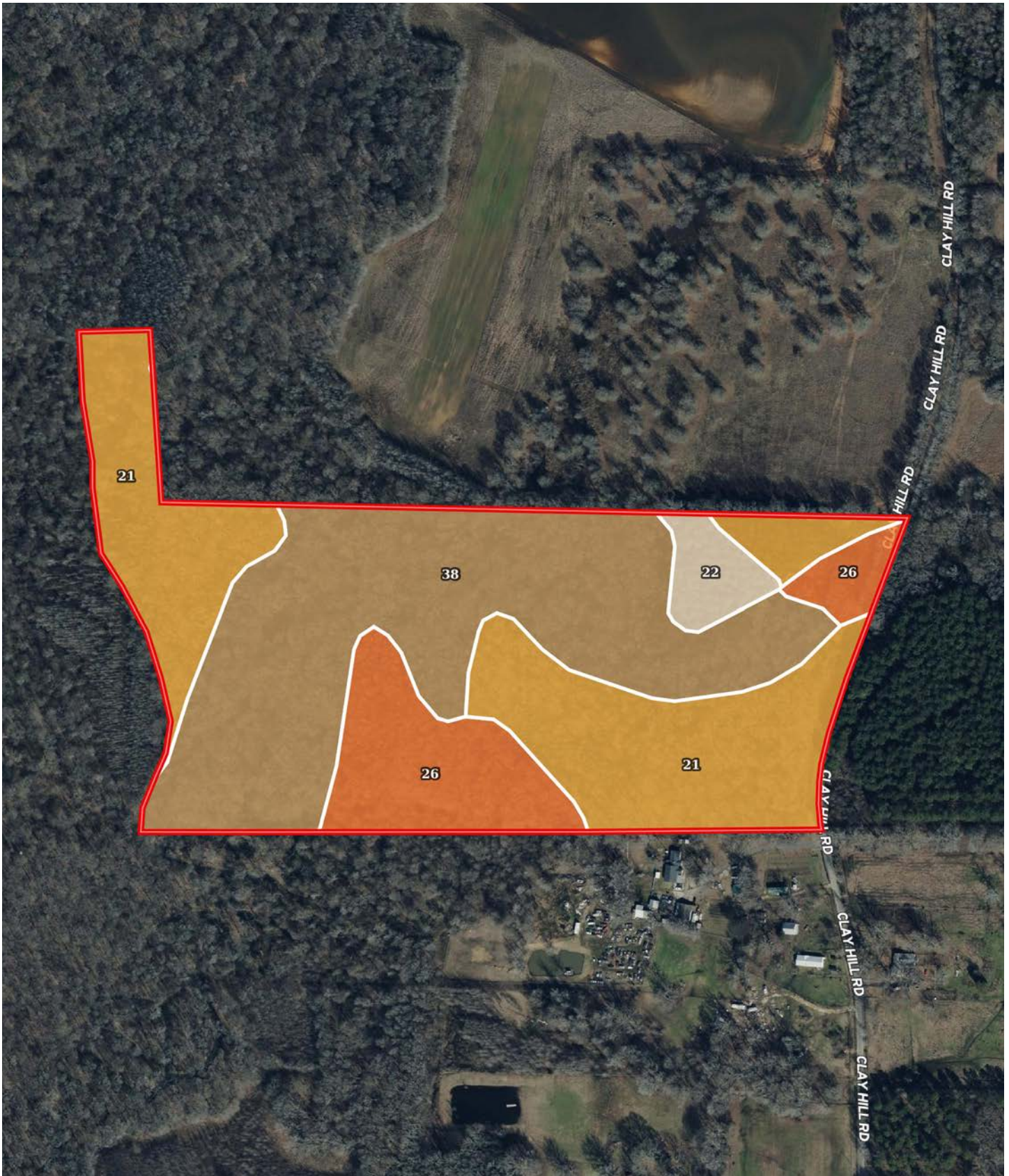
**Collier Watkins**  
501-837-4868 (m)  
cwatkins@lilerealestate.com

**Gar Lile**  
501-920-7015 (m)  
glile@lilerealestate.com

# TOPOGRAPHY MAP



# SOIL MAP



# SOIL MAP KEY

SOIL CODE	SOIL DESCRIPTION	ACRES	%	CPI	NCCPI	CAP
38	Tichnor silt loam, 0 to 1 percent slopes, frequently flooded	19.14	44.39	0	51	4w
21	Immanuel silt loam, 1 to 3 percent slopes	16.06	37.24	0	65	2e
26	Oaklimeter silt loam, occasionally flooded	6.41	14.87	0	81	2w
22	Immanuel silt loam, 3 to 8 percent slopes	1.52	3.53	0	82	3e
TOTALS		43.13(*)	100%	-	61.78	2.92

(\*) 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.

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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:

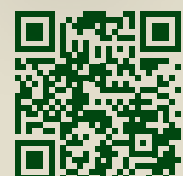
**COLLIER WATKINS**

501.837.4868 (m)  
cwatkins@lilerealestate.com

**GAR LILE**

501.920.7015 (m)  
glile@lilerealestate.com

Scan for  
more info





1 Allied Drive, Suite 2220  
Little Rock, Arkansas 72202

**[WWW.LILEREALESTATE.COM](http://WWW.LILEREALESTATE.COM)**



501.374.3411 (Office)  
501.421.0031 (Fax)

**[INFO@LILEREALESTATE.COM](mailto:INFO@LILEREALESTATE.COM)**