

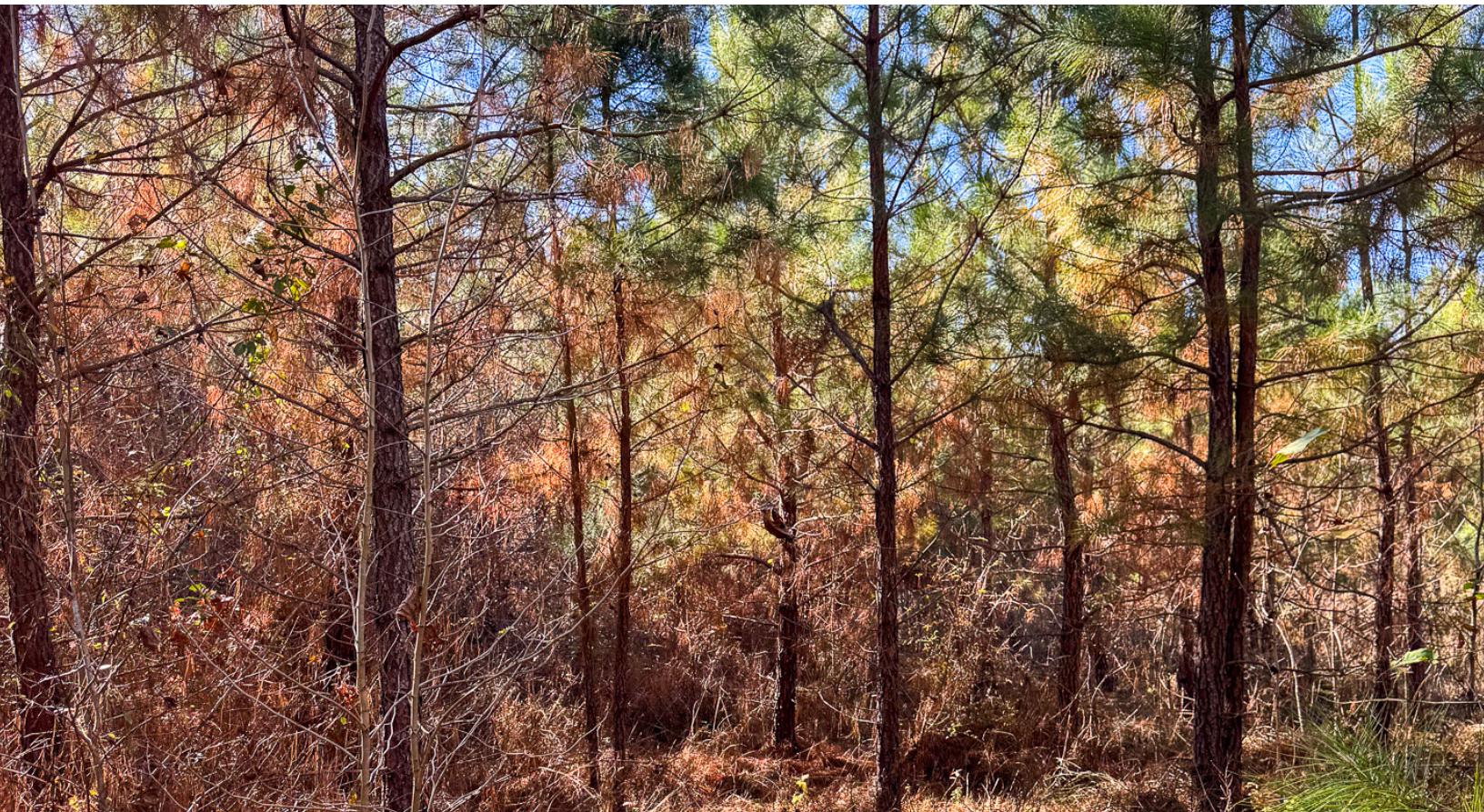


# HEMPSTEAD 48

**A Recreational and Timberland Investment Opportunity**

**48± Total Acres | \$75,000.00**

**Hempstead County, Arkansas**



**AGRICULTURE | RECREATION | TIMBERLAND**

**Traditional Brokerage + Sealed Bids + Consulting**

**LICENSED IN ARKANSAS, LOUISIANA, MISSISSIPPI, AND TENNESSEE**



# HEMPSTEAD 48

## QUICK FACTS

### Acreage

48± total acres

### Location

Hempstead County, Arkansas

### Timber Stocking

- 8± year old bedded pine plantation

### Recreation

Deer, turkey, and small game hunting

### Access

Historically accessed via a logging road.

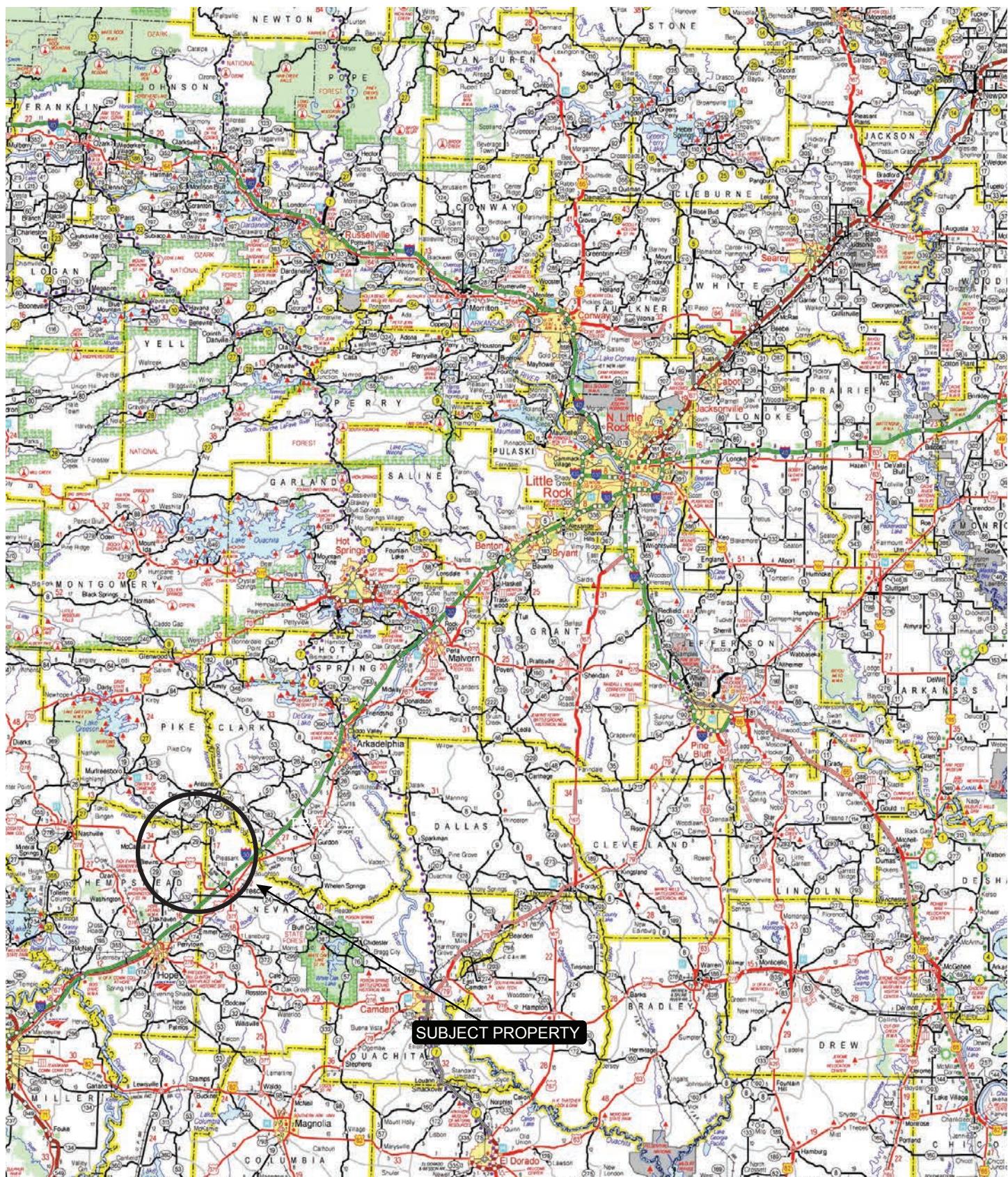
### Offering Price

\$75,000.00





# VICINITY MAP

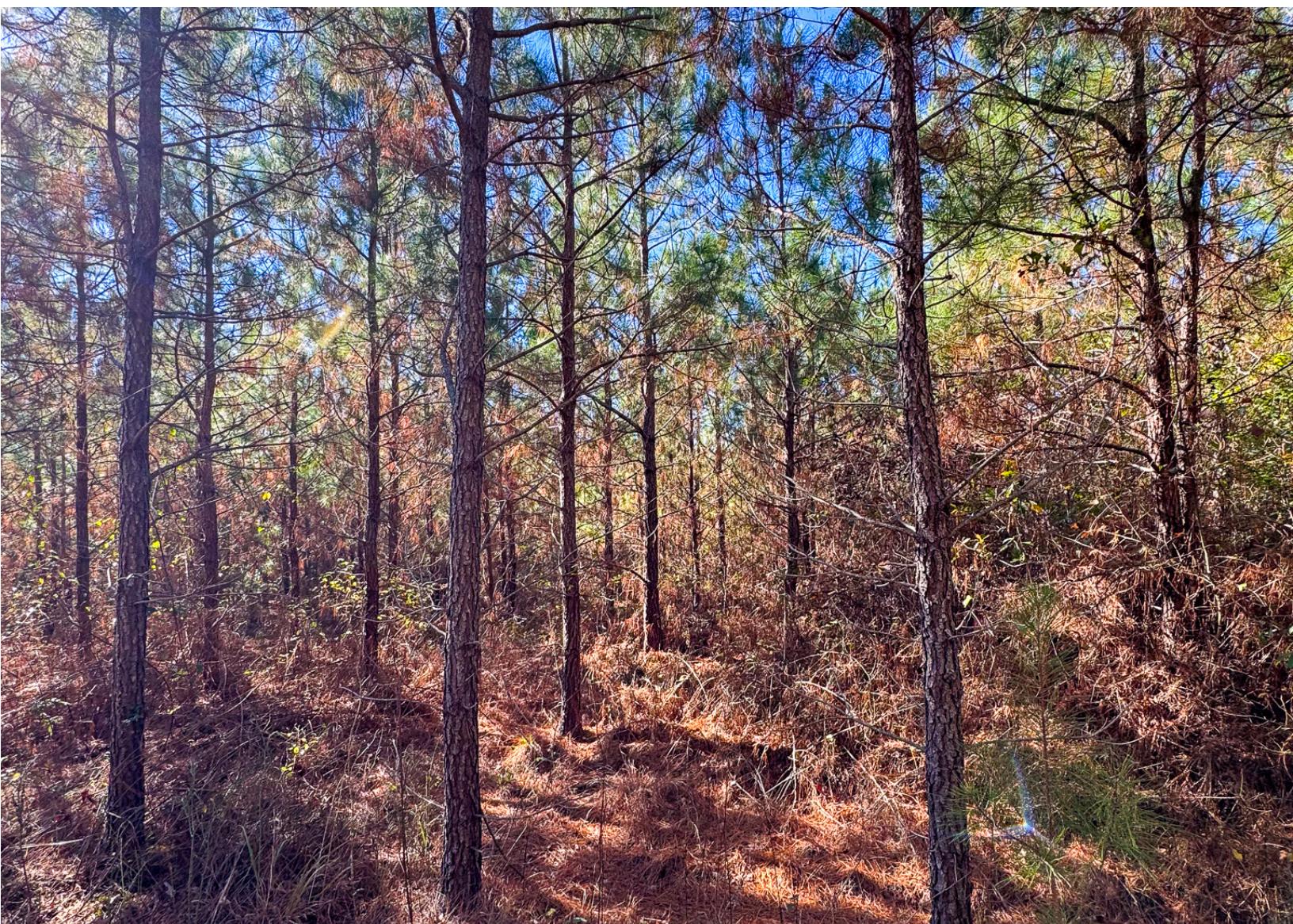


# PROPERTY DESCRIPTION

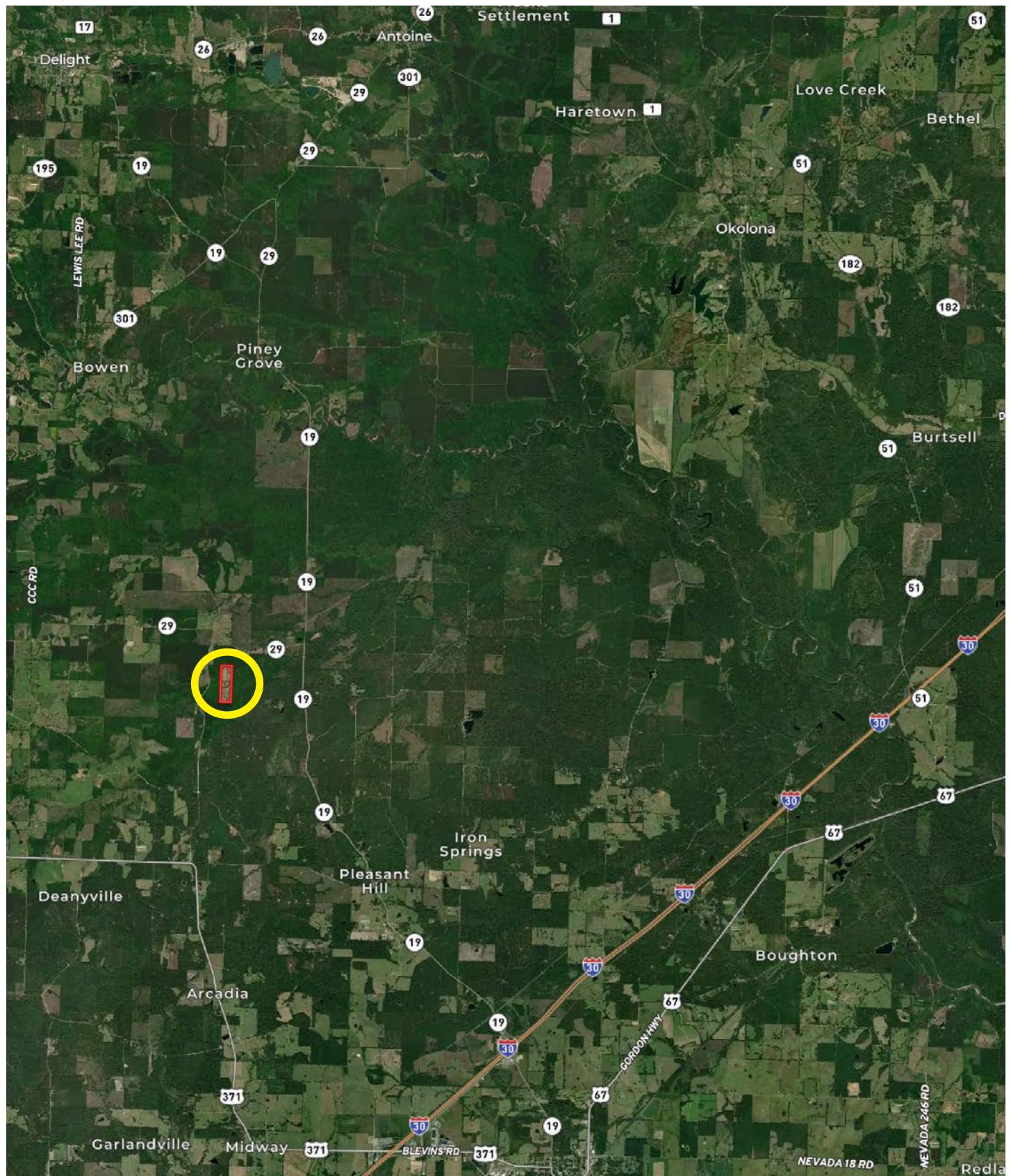
## HEMPSTEAD 48

The Hempstead 48 is located in northeast Hempstead County, Arkansas approximately 10 miles from Prescott, Arkansas. The property consists of 48± acres and offers a timberland and recreational investment opportunity. There are approximately 3.5± acres of Streamside Management Zone (SMZ), with the remaining acreage consisting of 8±

year old bedded pine plantation. The timber stocking is maturing well and offers a quality habitat for deer, turkey, and small game hunting. The property has been historically accessed via a logging road off of Hempstead County Road 41. There is no deeded access to the tract.



# LOCATION MAP

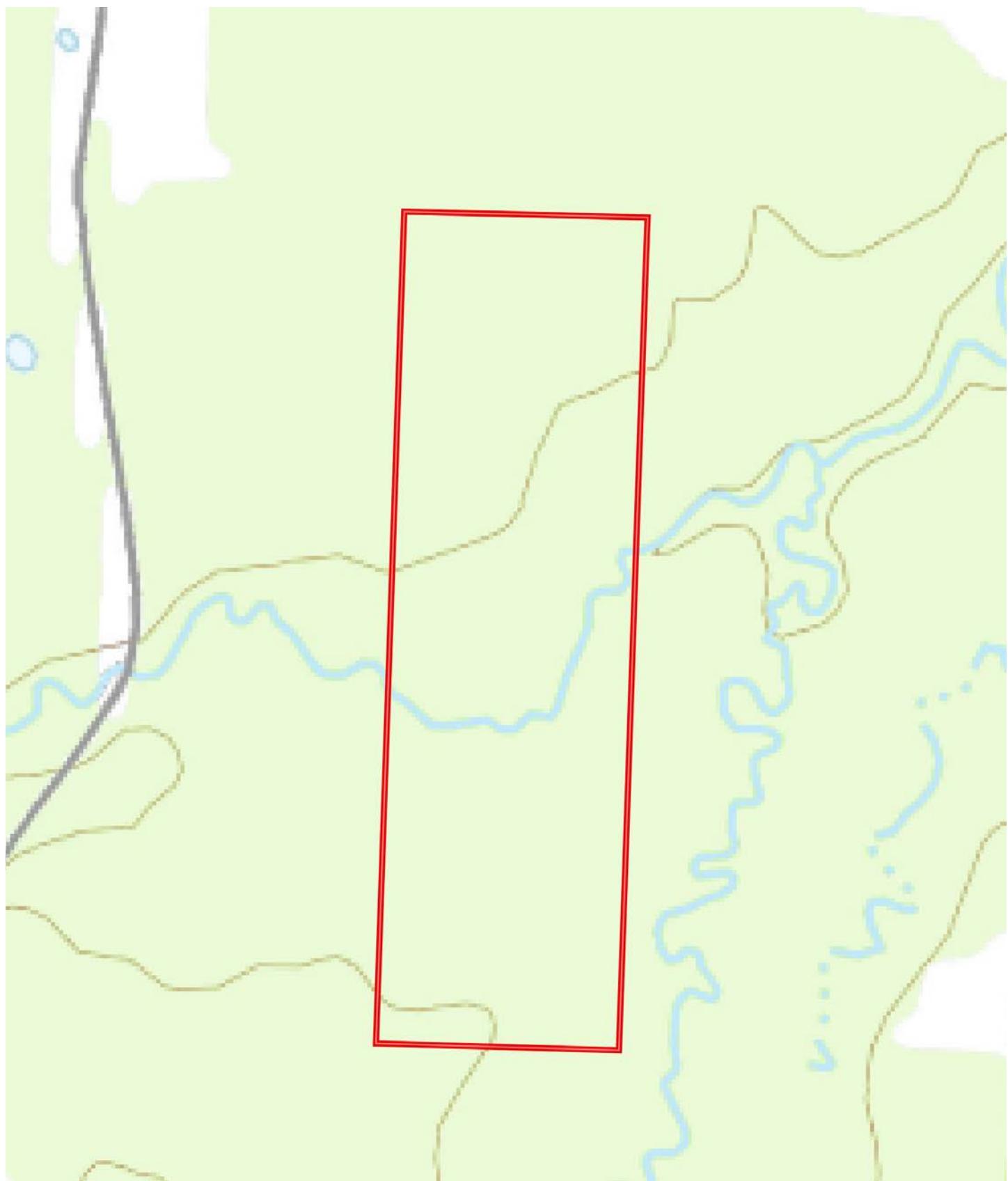




# AERIAL MAP



# TOPOGRAPHY MAP



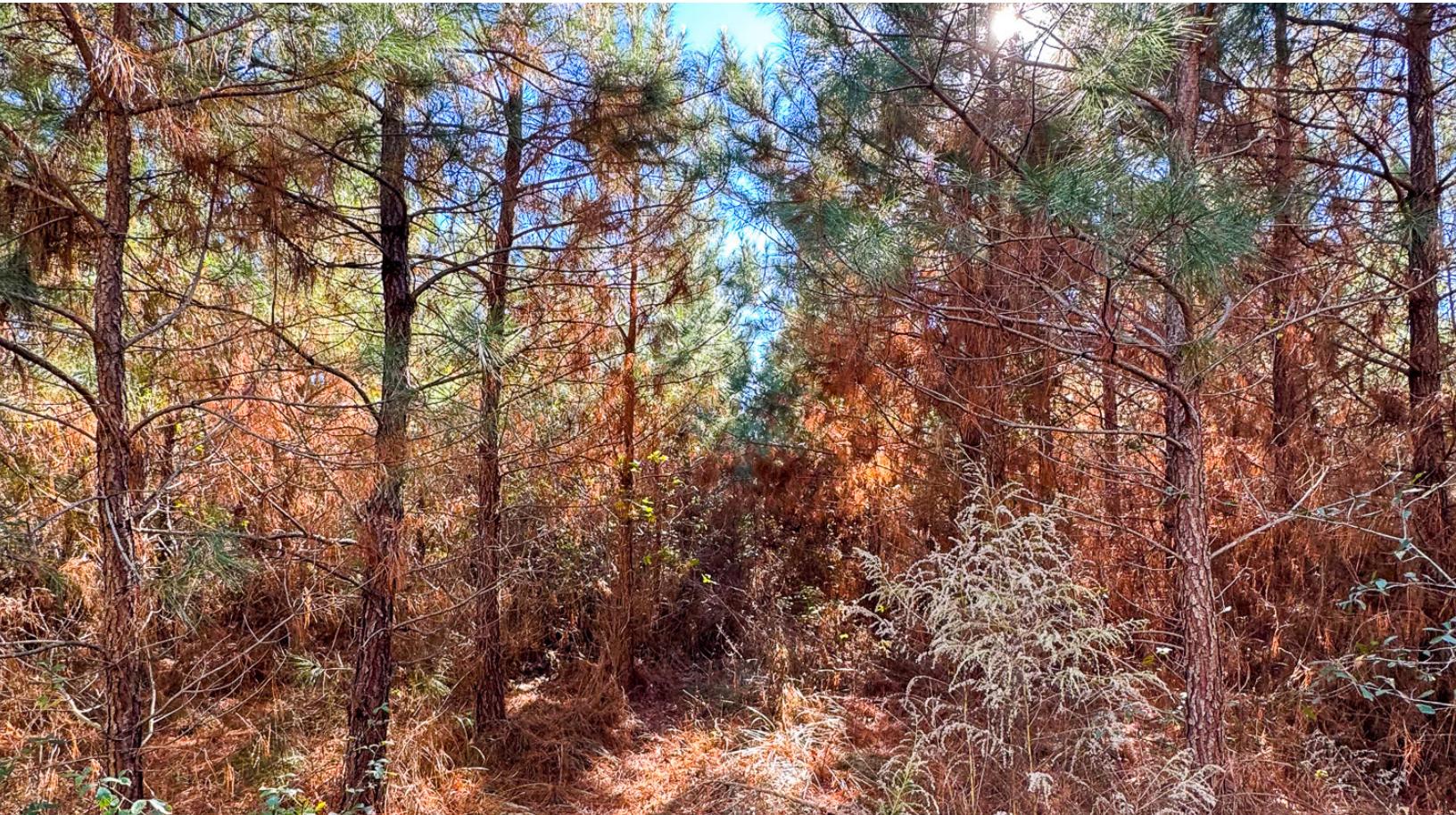
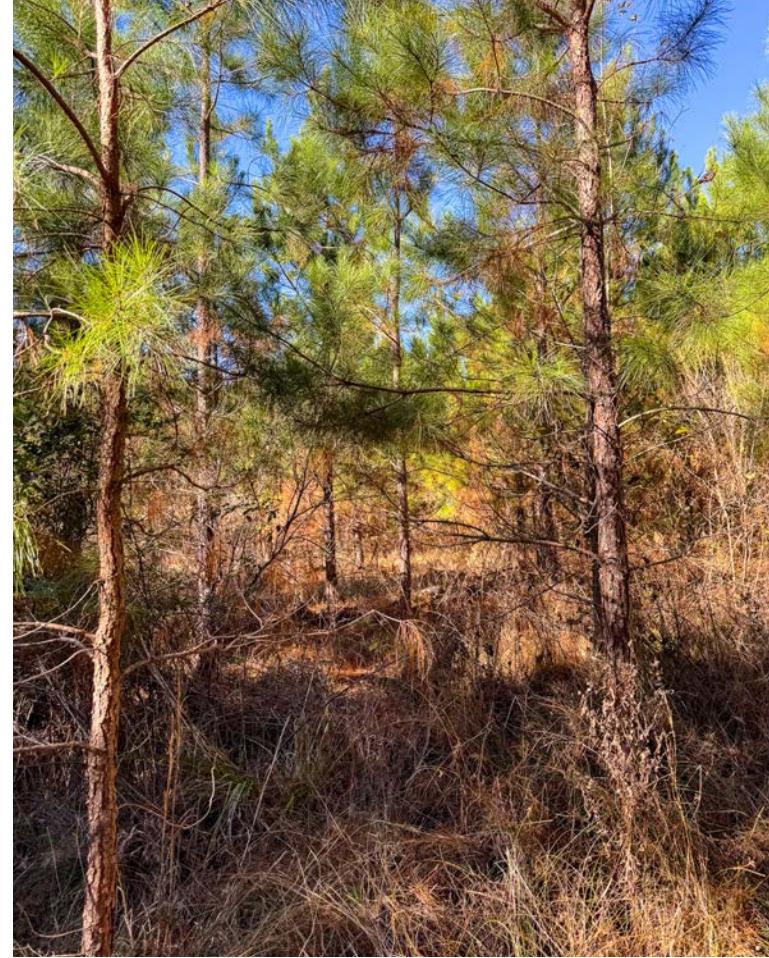
# LOCATION & ACCESS

Hempstead County, Arkansas  
Southwestern Region of Arkansas

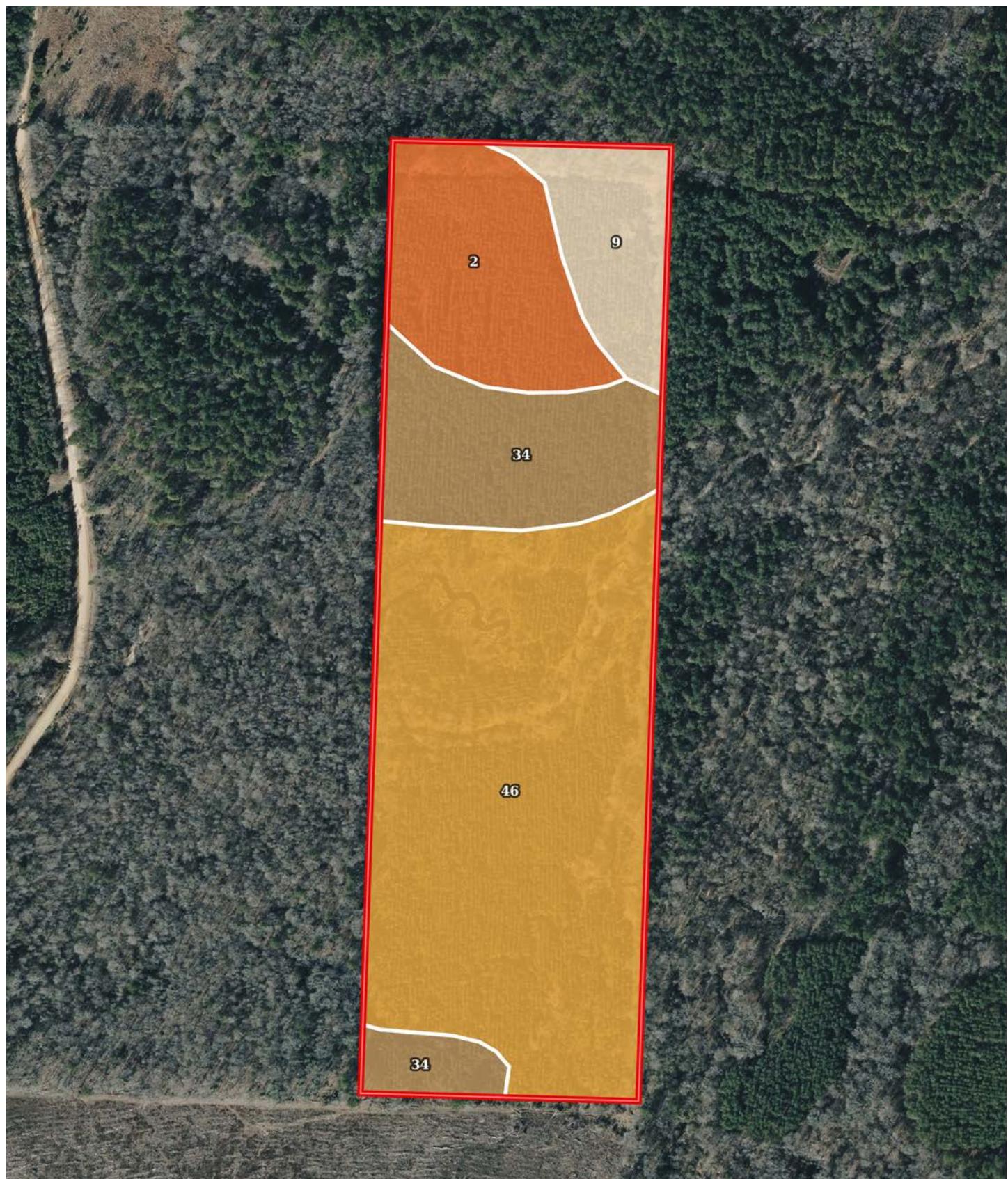
## Mileage Chart

Arkadelphia, AR	13 Miles
Camden, AR	35 Miles
Fordyce, AR	36 Miles
Sheridan, AR	51 Miles
El Dorado, AR	68 Miles
Texarkana, AR	90 Miles

The property has been historically accessed via a logging road off of Hempstead County Road 41. There is no deeded access to the tract.



# SOIL MAP



# SOIL MAP

SOIL CODE	SOIL DESCRIPTION	ACRES	%	CPI	NCCPI	CAP
46	Smithton fine sandy loam, 0 to 2 percent slopes	27.43	57.12	0	53	3w
34	Ruston fine sandy loam, 1 to 3 percent slopes	8.74	18.2	0	69	2e
2	Bowie fine sandy loam, 1 to 3 percent slopes	7.51	15.64	0	70	2e
9	Guyton silt loam, occasionally flooded	4.35	9.06	0	57	4w
TOTALS		48.03(*)	100%	-	58.94	2.75

(\*) 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

\$47.00 (estimated)

## Offering Price

\$75,000.00

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)

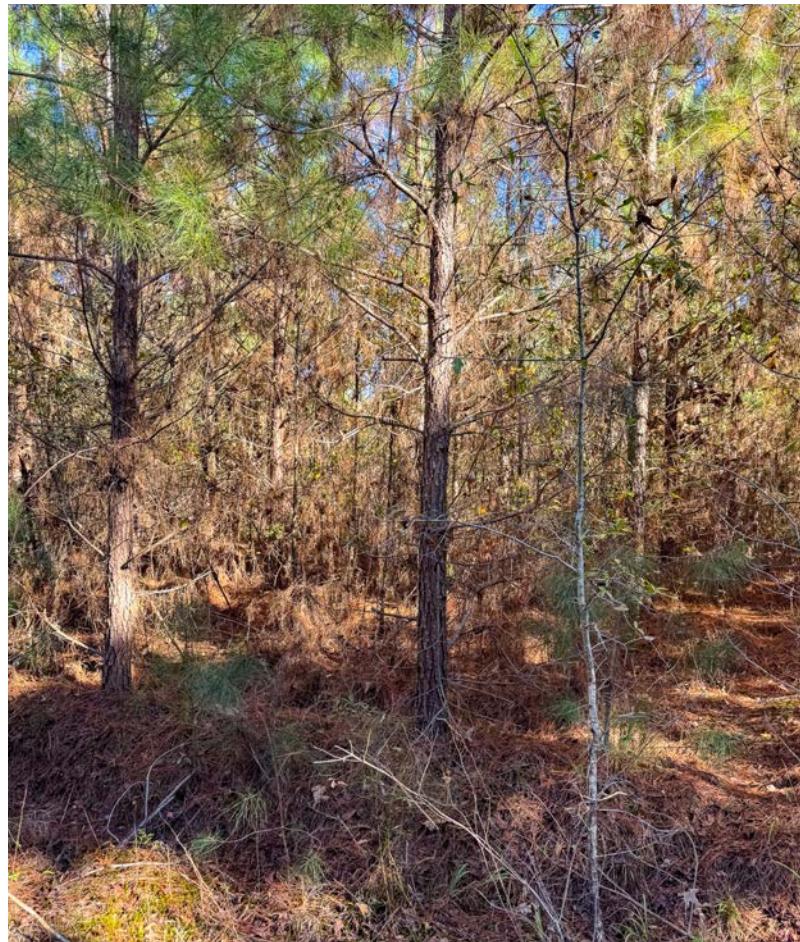
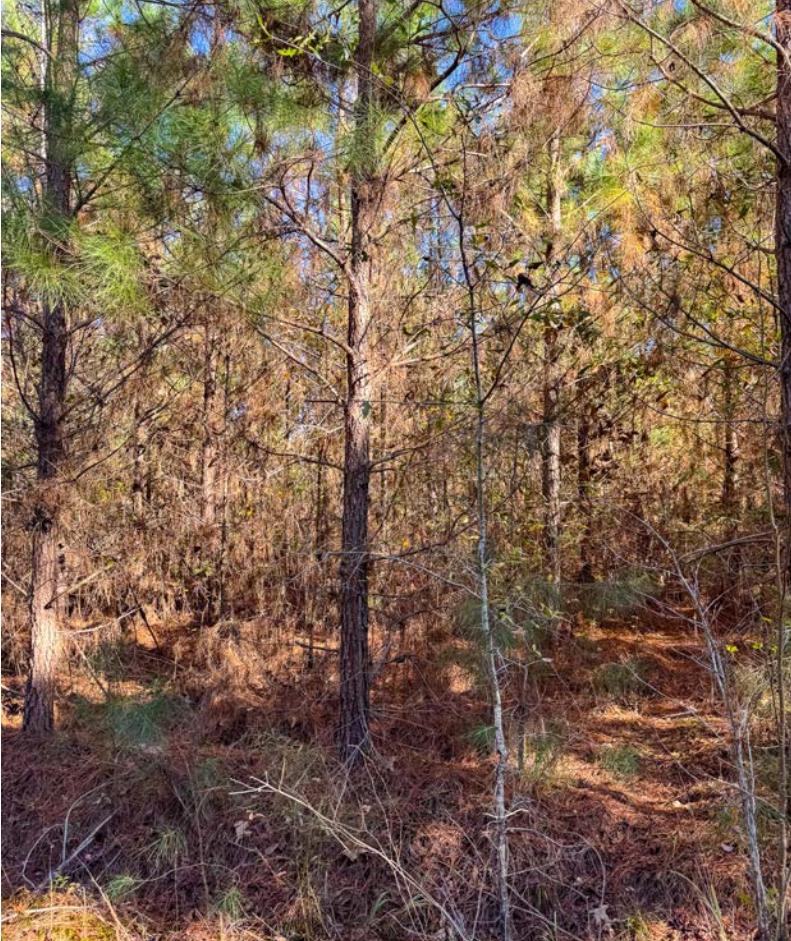
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**DISCLOSURE STATEMENT:** Lile Real Estate, Inc. is the listing agency for the owner of the property described within this offering brochure. A representative of Lile Real Estate, Inc. must be present to conduct a showing.

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.



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

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