

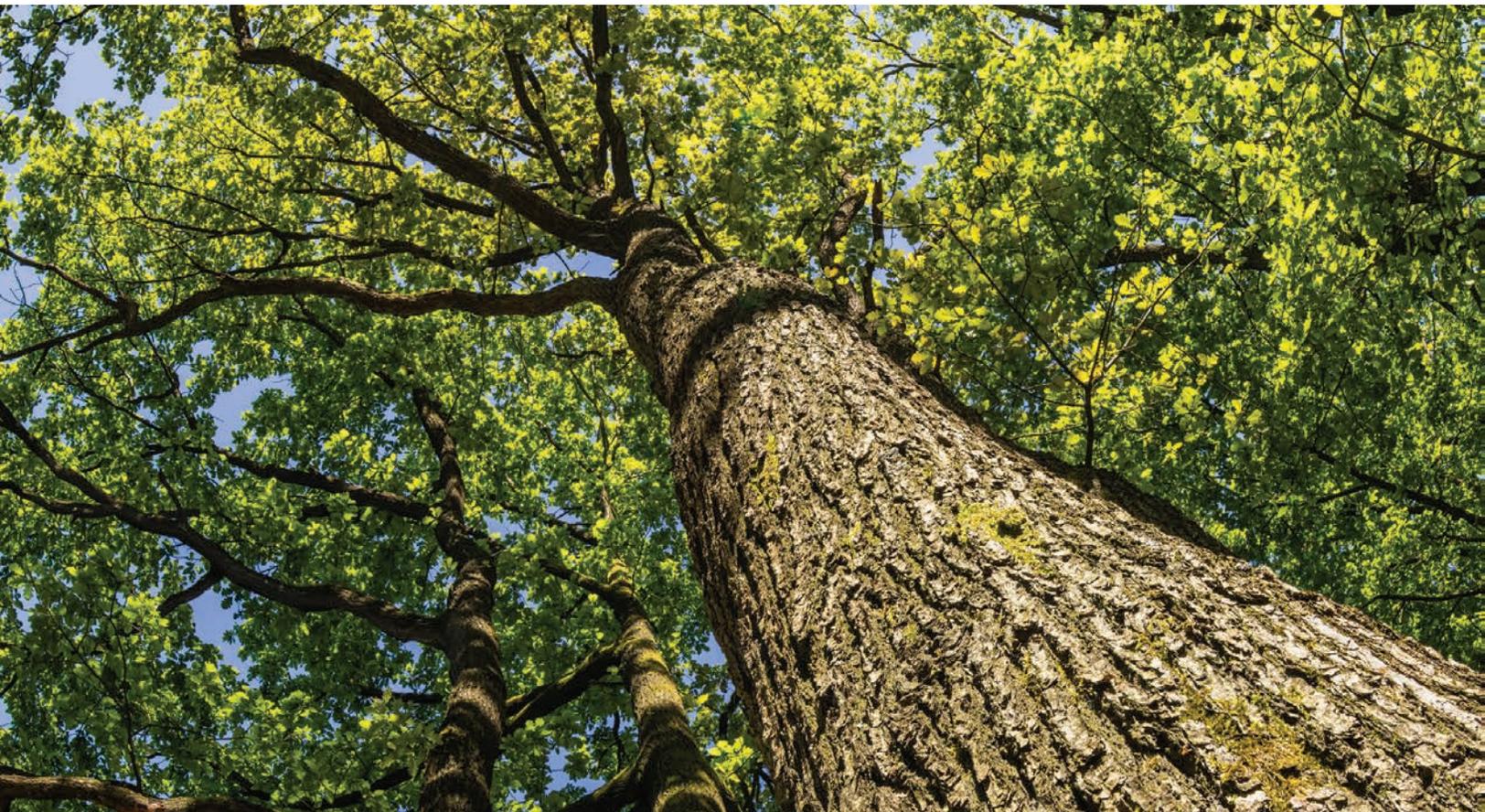


# ERWIN FAMILY TIMBERLAND

A Timberland and Recreational Investment Opportunity

169.19± Total Acres | \$643,000.00 / \$3,800.00 Per Acre

Drew County, Arkansas



**AGRICULTURE | RECREATION | TIMBERLAND**

Traditional Brokerage + Sealed Bids + Consulting

LICENSED IN ARKANSAS, LOUISIANA, MISSISSIPPI, AND TENNESSEE



# ERWIN FAMILY TIMBERLAND

## QUICK FACTS

### **Acreage**

169.19± total acres

### **Location**

Drew County, Arkansas

### **Access**

Highway 278 East, Highway 277 East

### **Recreation**

Deer and turkey hunting

### **Notable Features**

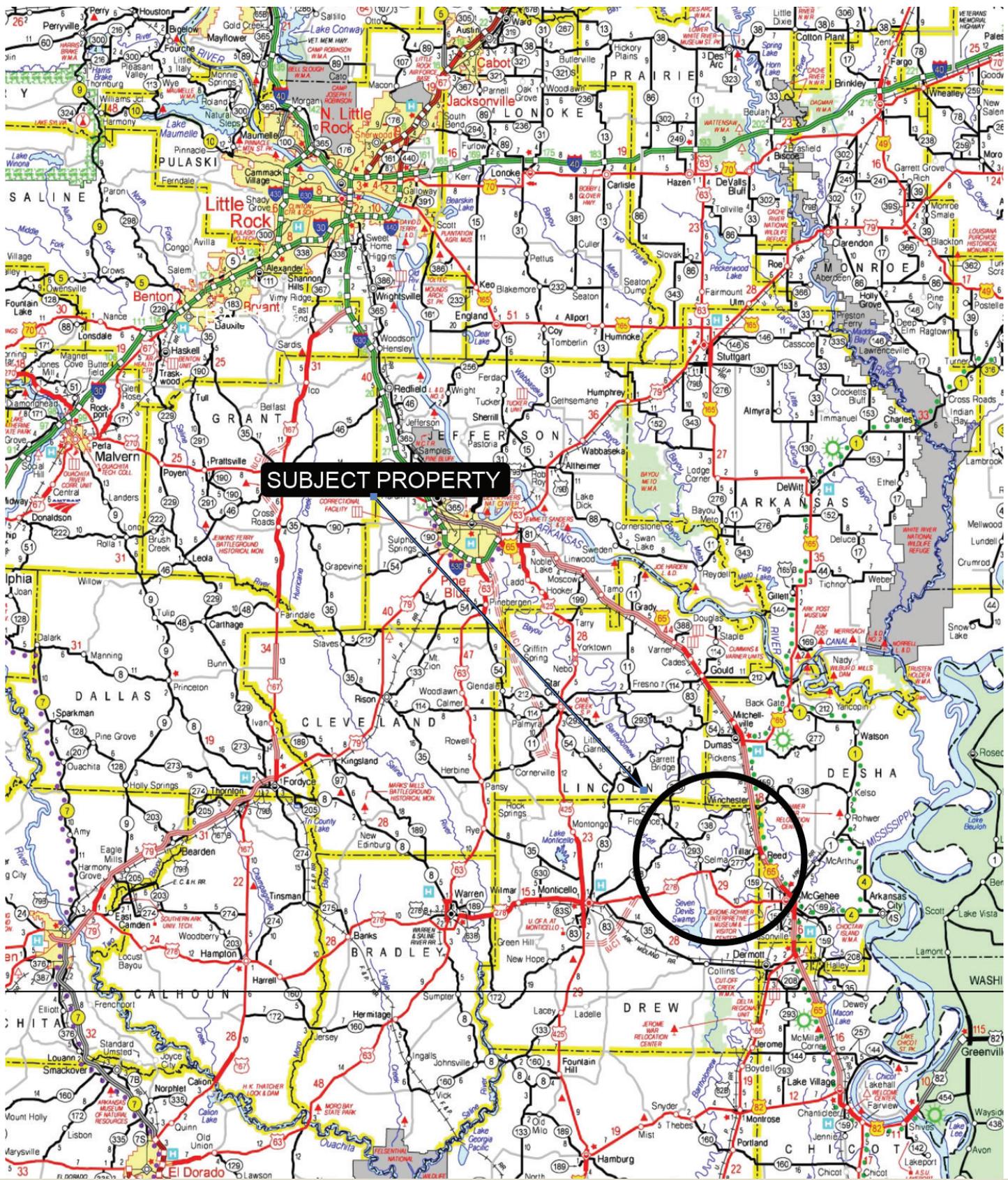
- Frontage along two (2) different state highways
- Excellent drainage
- Multiple home site locations
- Electricity/rural water

### **Offering Price**

\$643,000.00 / \$3,800.00 per acre



# VICINITY MAP



# PROPERTY DESCRIPTION

## ERWIN FAMILY TIMBERLAND

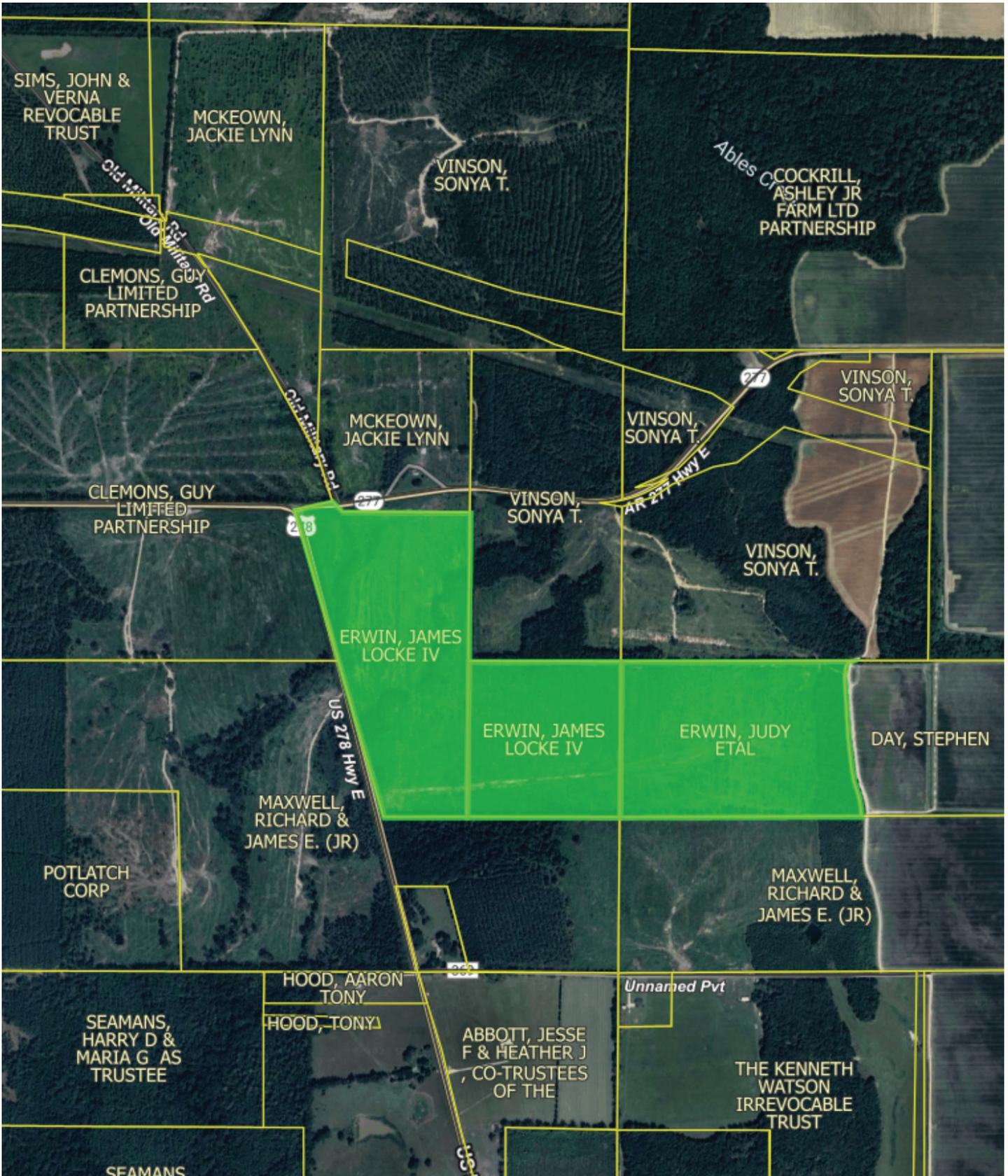
The Erwin Property consists of 169.19± total acres located in Drew County, Arkansas. These lands are located between the towns of Monticello and McGehee. Access is considered excellent from two (2) Arkansas State Highways - 277 on the north and 278 on the west. Drainage along these lands is more than adequate and according to the topo map this ownership is situated along one of the first tributaries that drains into the four mile creek watershed.

The bulk of the merchantable timber was harvest cut in the summer of 2023, however there are multiple stream line management zones that have been maintained. The timber stand was not artificially reforested / planted post harvest operations.

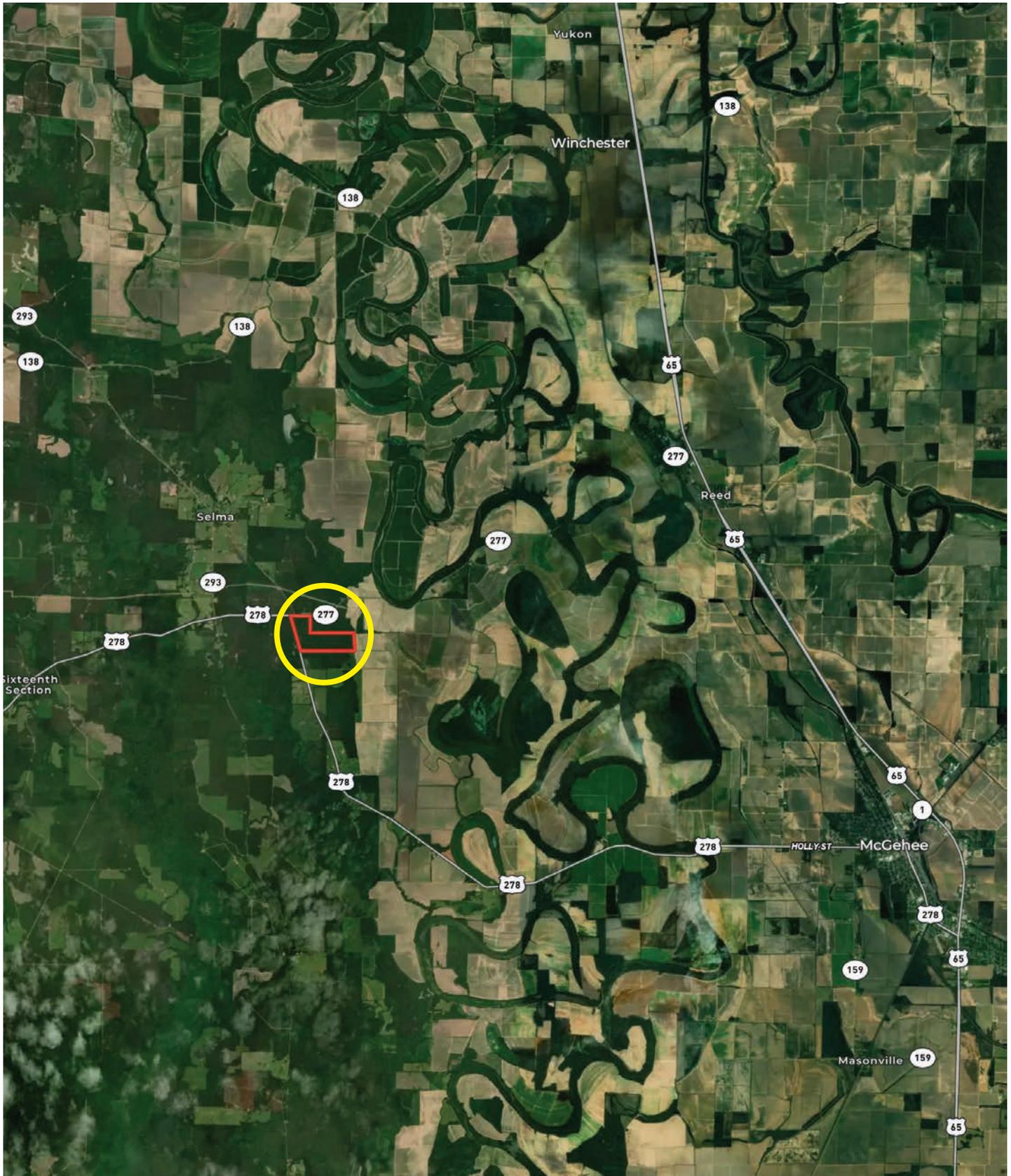
This ownership would be ideally suited for conversion to a pasture, home site, or conversion to a timberland investment. Utilities include overhead electric frontage and access to rural water.



# OWNERSHIP MAP



# LOCATION MAP



# AERIAL MAP





# LOCATION & ACCESS

Drew County, Arkansas  
Southeastern Region of Arkansas

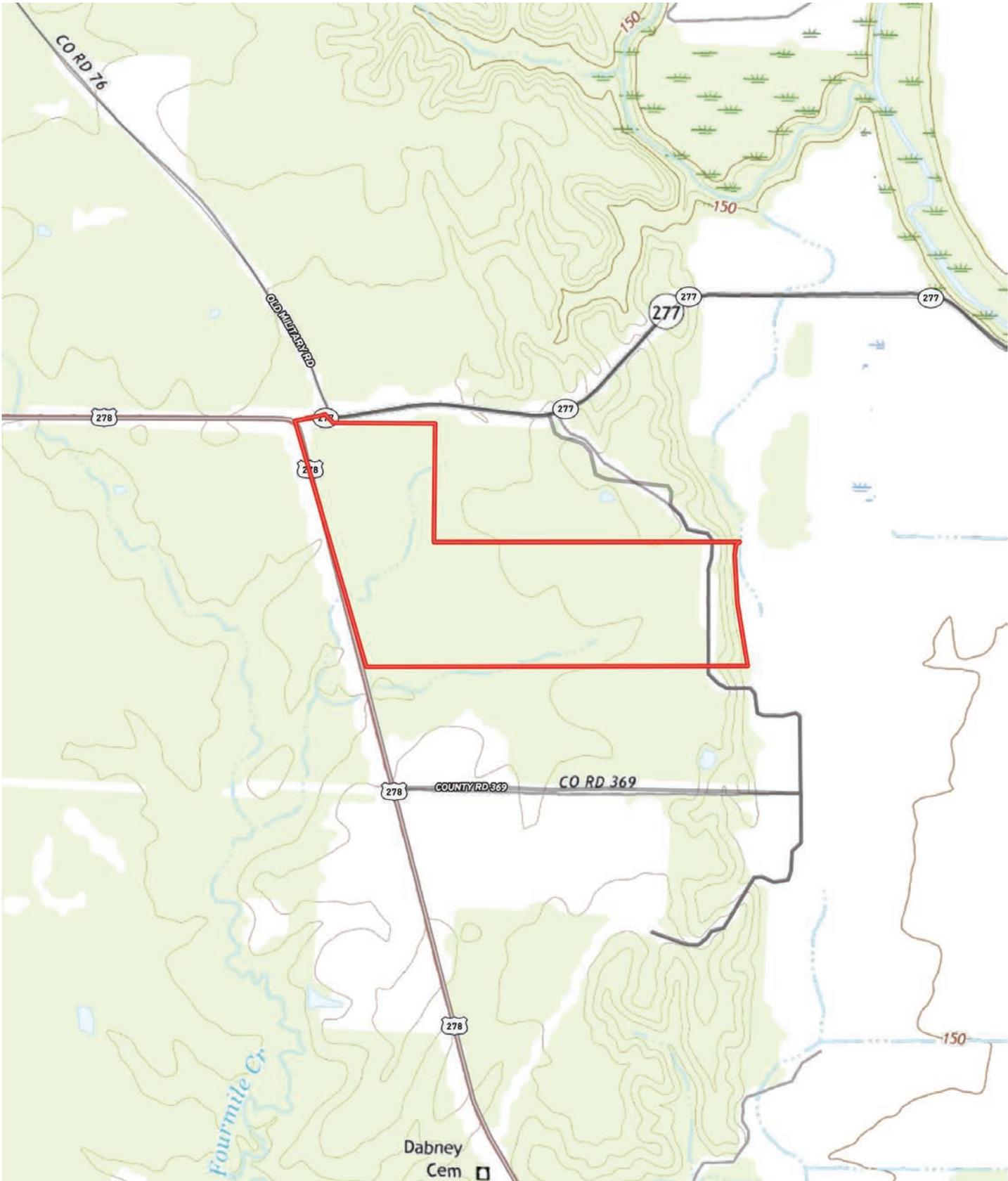
## Mileage Chart

Monticelloe, AR	17 Miles
McGehee, AR	22 Miles
Pine Bluff, AR	41 Miles
Monroe, LA	81 Miles

This property is assessable from both Highway 277 and Highway 278.



# TOPOGRAPHY MAP



# RESOURCES & PRICE

## Mineral Rights

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

## Real Estate Taxes (estimated)

001.00367.000	\$88.28	72.60 acres
001.00375.000	\$49.96	40.00 acres
001.00383.000	\$79.98	96.59 acres
<b>Total</b>	<b>\$218.22</b>	<b>169.19 acres</b>

## Offering Price

\$643,000.00

To learn more about the Erwin Family Timberland or to schedule a property tour, contact Brandon Stafford of Lile Real Estate, Inc.

## Brandon Stafford

501.416.9748 (m)

[bstafford@lilerealestate.com](mailto:bstafford@lilerealestate.com)

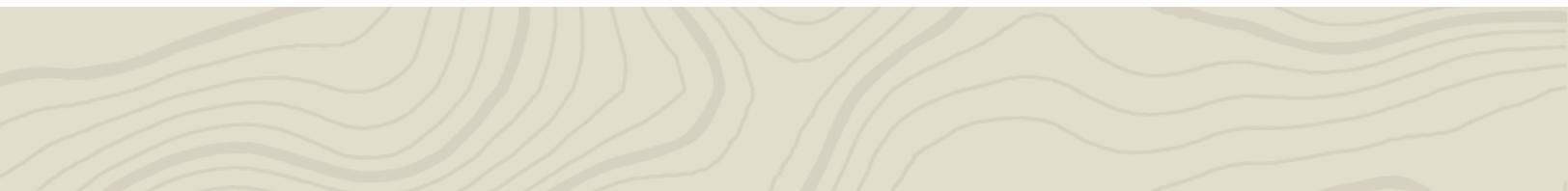




**DISCLOSURE STATEMENT:** Lile Real Estate, Inc. is the listing agency for the owner of the property described within this offering brochure. A representative of Lile Real Estate, Inc. must be present to conduct a showing.

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.



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



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