

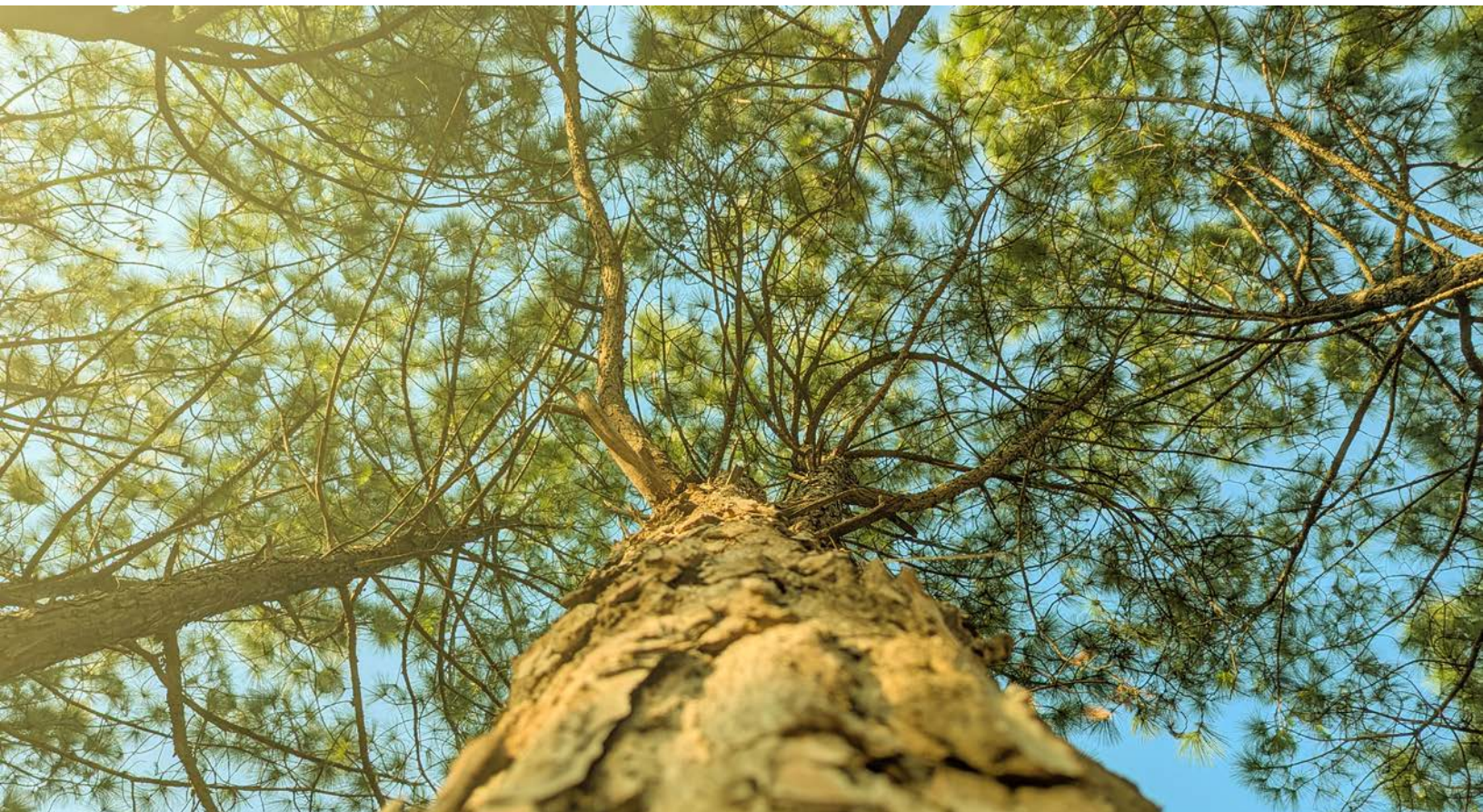


HEMPSTEAD 152

A Timberland and Recreational Investment Opportunity

152± Total Acres | \$299,000.00

Hempstead County, Arkansas



AGRICULTURE | RECREATION | TIMBERLAND

Traditional Brokerage + Sealed Bids + Consulting

LICENSED IN ARKANSAS, LOUISIANA, MISSISSIPPI, AND TENNESSEE



HEMPSTEAD 152

QUICK FACTS

Acreage

152± total acres

Location

Hempstead County, Arkansas

Recreation

Deer, turkey, and small game hunting

Access

Gravel logging road

Real Estate Taxes (estimated)

\$183.00

Disclosure

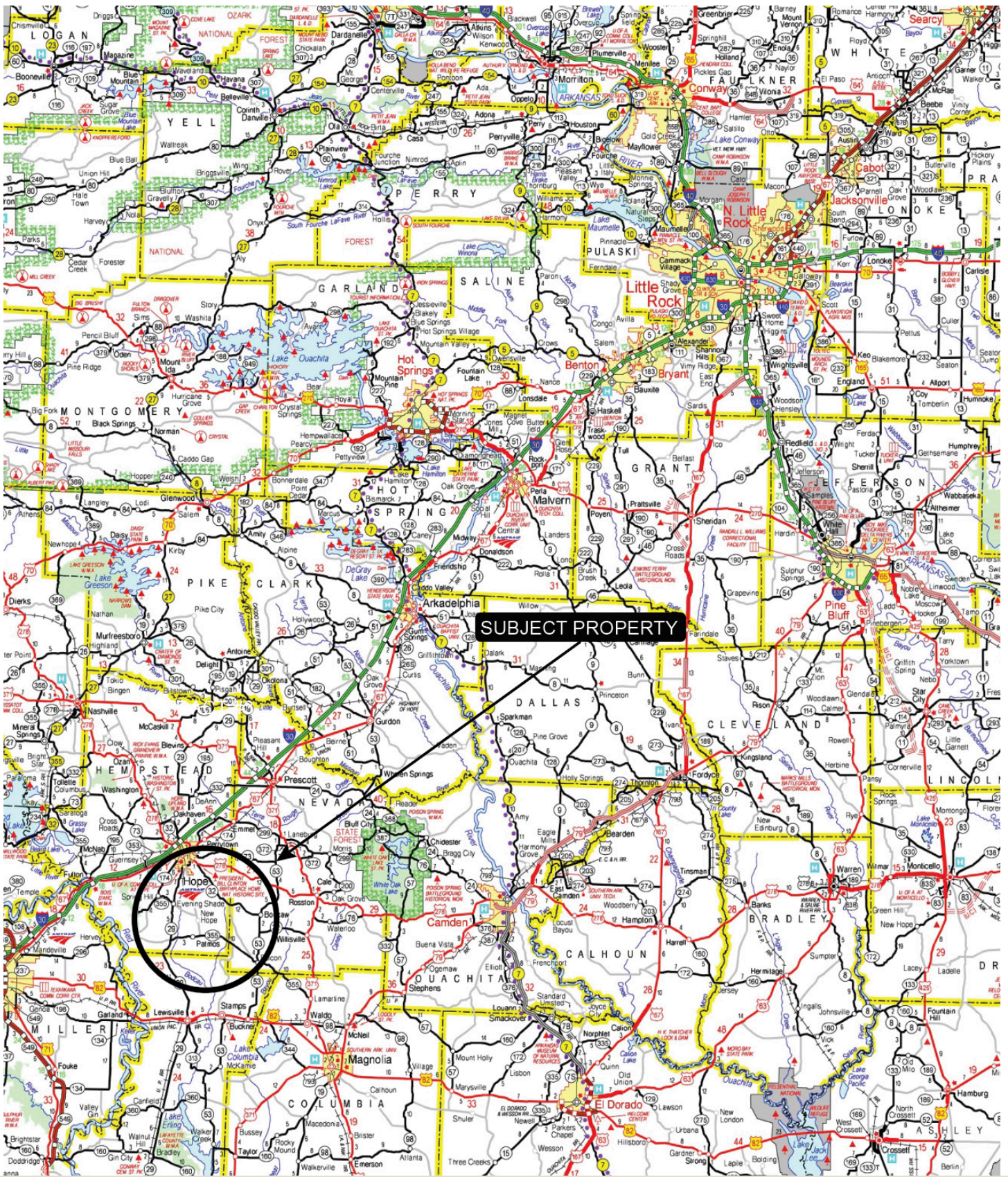
This property is broker owned

Offering Price

\$299,000.00



VICINITY MAP



PROPERTY DESCRIPTION

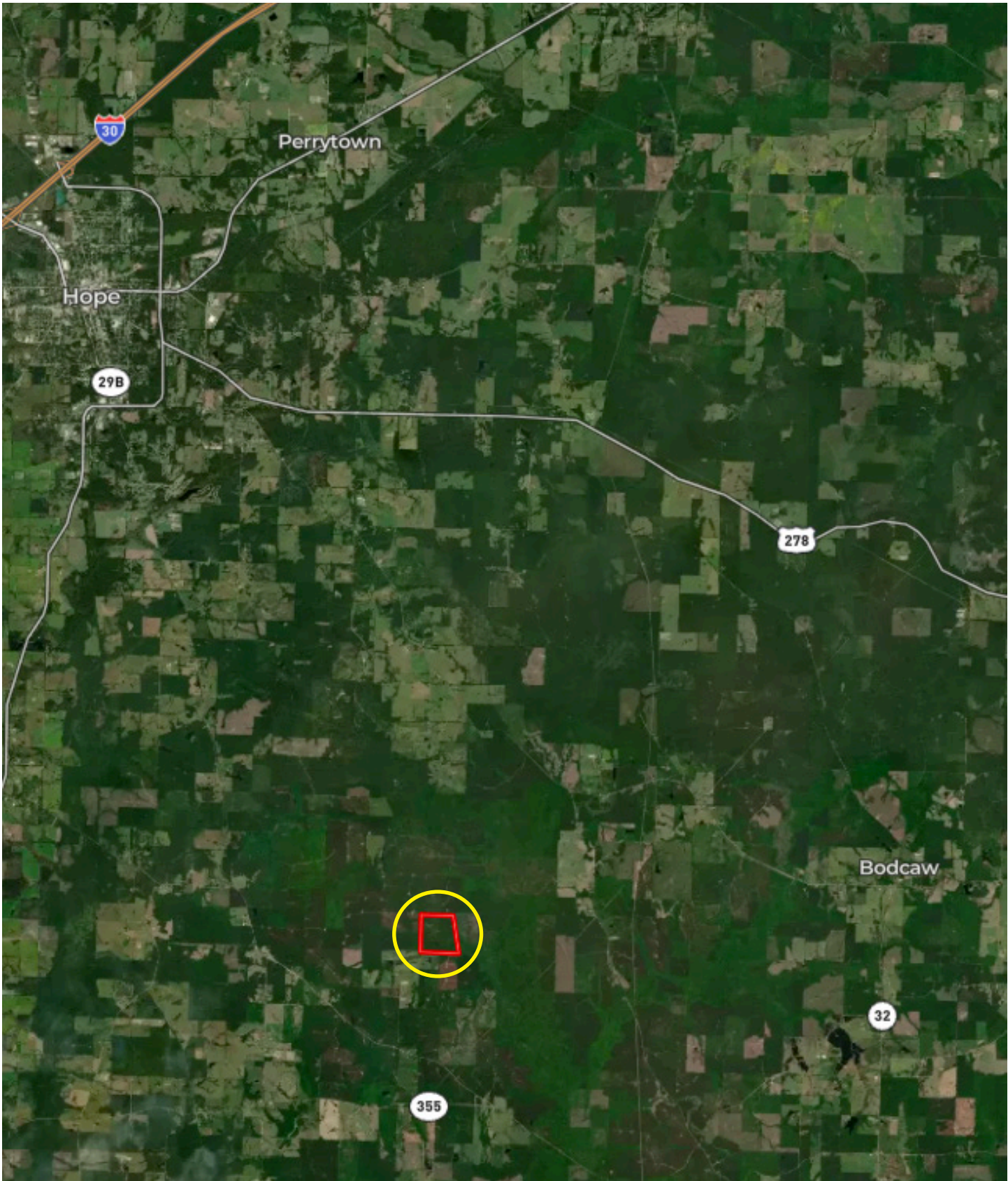
HEMPSTEAD 152

Come explore approximately 152 ± acres of thriving pine timberland, interspersed with hardwoods for added wildlife diversity. The healthy pine stands offer the flexibility to thin now for immediate income or allow continued growth to maximize future returns. Outdoor enthusiasts will appreciate the deer, turkey, and small game hunting, enhanced by a scenic beaver pond in the southeast

corner that supports abundant wildlife and provides year-round water. Enjoy easy access through the property with a well-established network of roads and ATV trails, perfect for exploring and recreation. This is an outstanding opportunity for both timber investment and outdoor enjoyment.



LOCATION MAP



AERIAL MAP



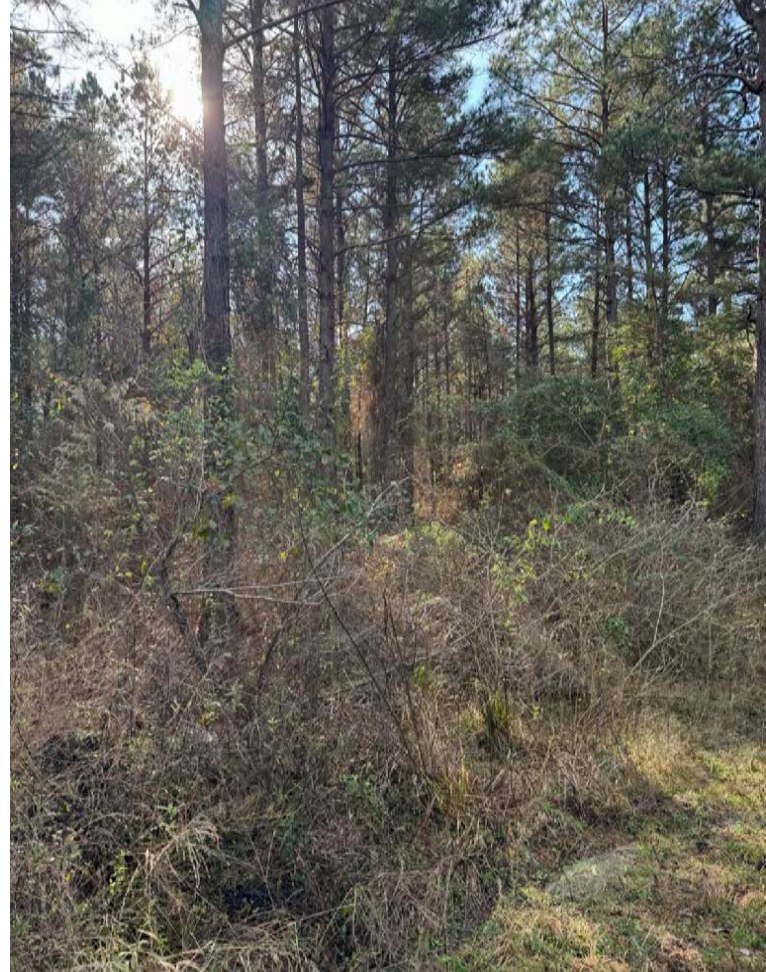
LOCATION & ACCESS

Hempstead County, Arkansas
Southwestern Region of Arkansas

Mileage Chart

Hope, AR	11 Miles
Magnolia, AR	30 Miles
Texarkana, AR	44 Miles
Camden, AR	52 Miles

There is no deeded access to the property, however there is a gravel logging road that goes to the property along the south line that has historically been used for access.



RESOURCES & PRICE

Mineral Rights

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

Offering Price

\$299,000.00

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)

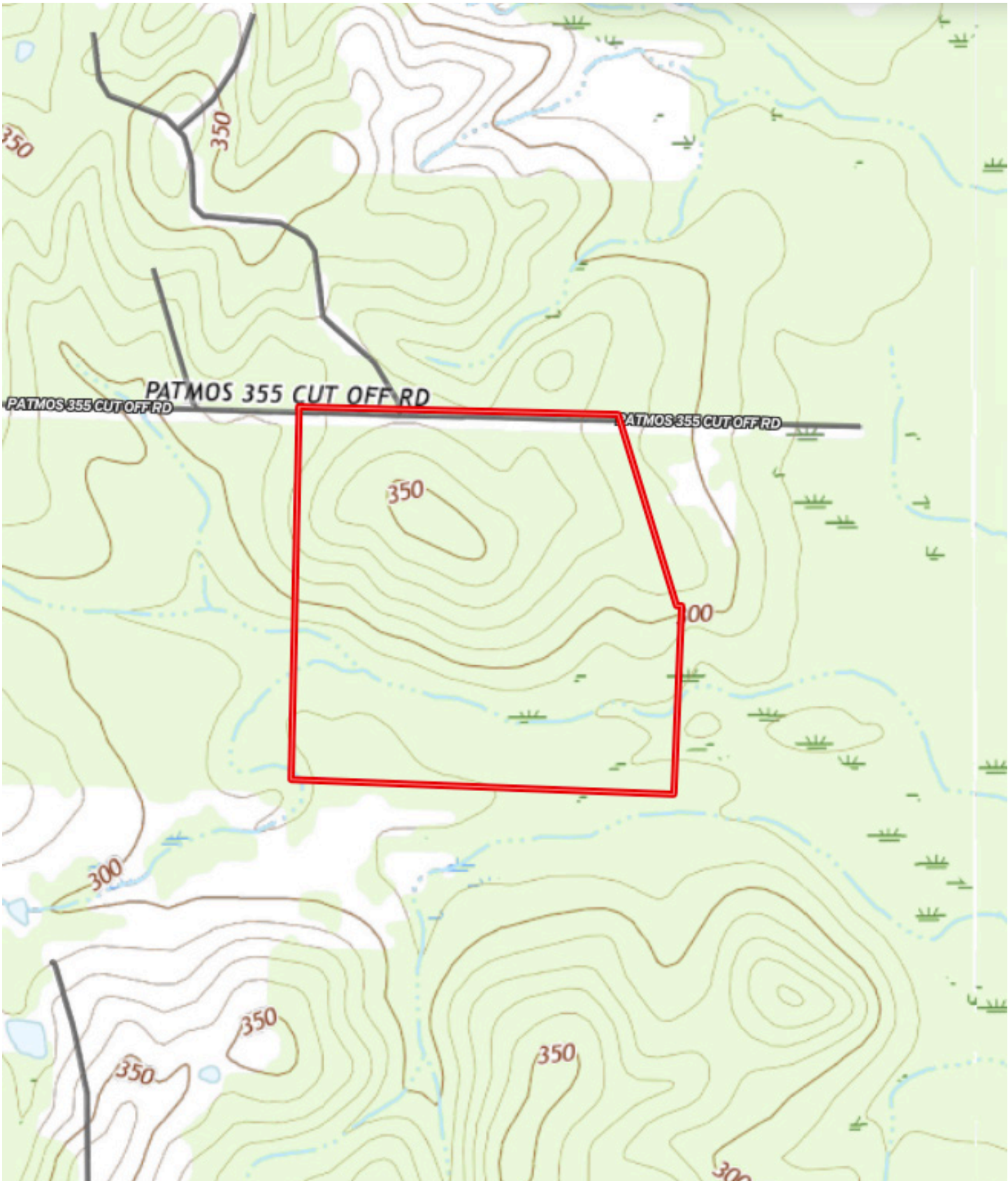
mstone@lilerealestate.com

David Stone

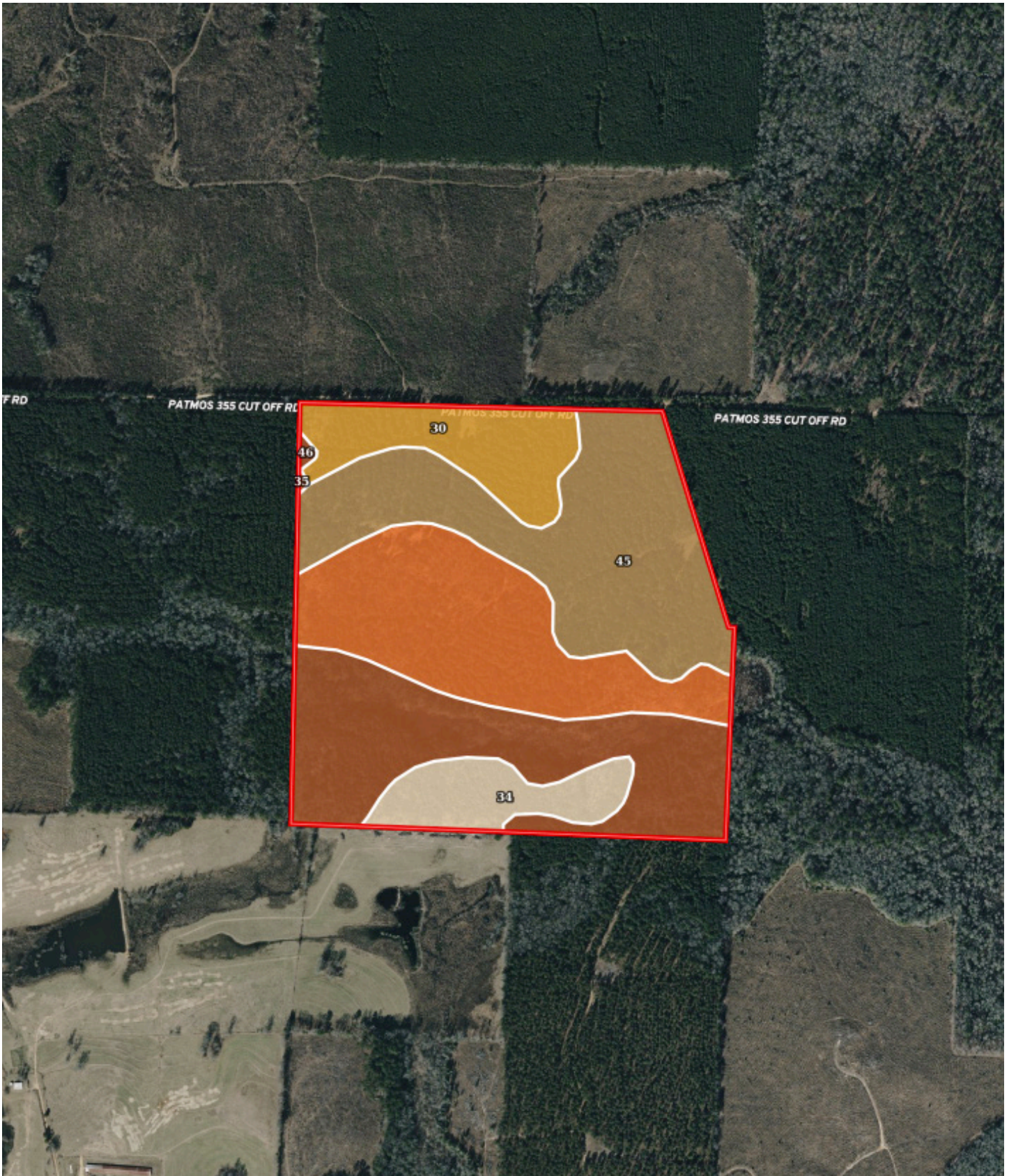
870-818-0751 (m)

dstone@lilerealestate.com

TOPOGRAPHY MAP



SOIL MAP



SOIL MAP KEY

SOIL CODE	SOIL DESCRIPTION	ACRES	%	CPI	NCCPI	CAP
45	Smithdale fine sandy loam, 3 to 8 percent slopes	46.42	30.33	0	62	3e
46	Smithton fine sandy loam, 0 to 2 percent slopes	39.53	25.83	0	53	3w
35	Sacul fine sandy loam, 3 to 8 percent slopes	38.42	25.1	0	76	4e
30	Ora fine sandy loam, 3 to 8 percent slopes	16.74	10.94	0	62	3e
34	Ruston fine sandy loam, 1 to 3 percent slopes	11.95	7.81	0	69	2e
TOTALS		153.06(*)	100%	-	63.74	3.17

(*) 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.





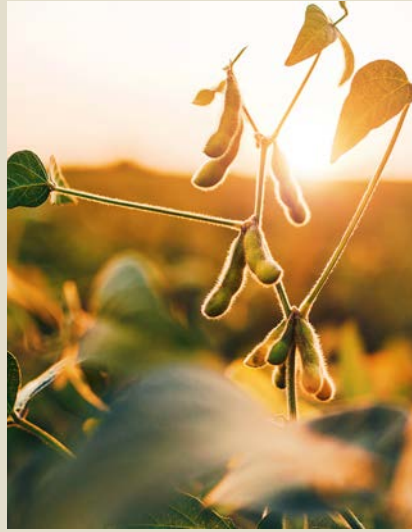
DISCLOSURE STATEMENT: Lile Real Estate, Inc. is the listing agency for the owner of the property described within this offering brochure. A representative of Lile Real Estate, Inc. must be present to conduct a showing.

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.

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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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