



# HEMPSTEAD 200

**A Timberland and Recreational Investment Opportunity**

**200± Total Acres | \$220,000.00**

**Hempstead County, Arkansas**



**AGRICULTURE | RECREATION | TIMBERLAND**

**Traditional Brokerage + Sealed Bids + Consulting**

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



# HEMPSTEAD 200

## QUICK FACTS

### **Acreage**

200± total acres

### **Location**

Hempstead County, Arkansas

### **Recreation**

Deer, turkey, and small game hunting

### **Access**

Gravel logging road

### **Real Estate Taxes (estimated)**

\$252.00

### **Disclosure**

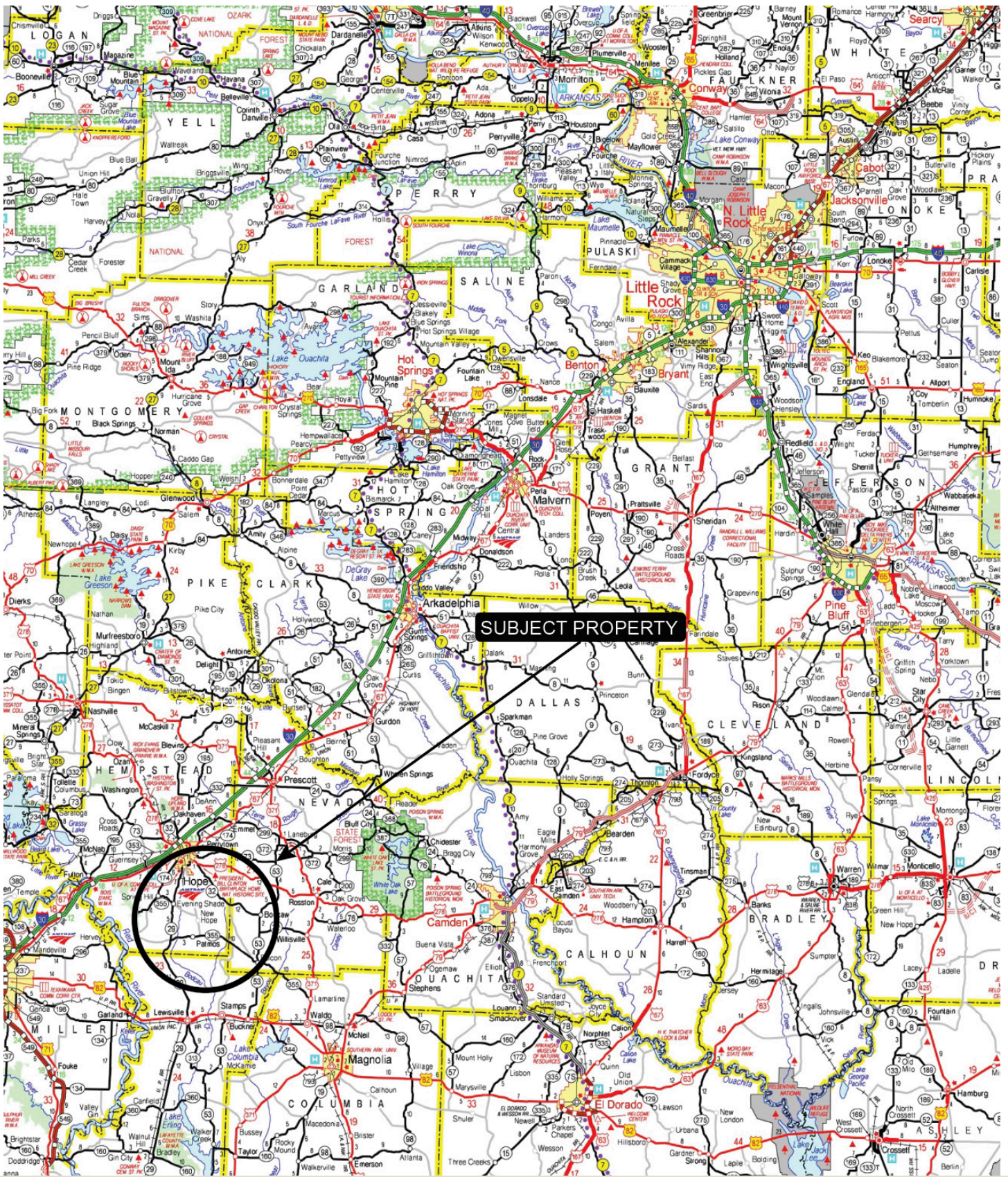
This property is broker owned

### **Offering Price**

\$220,000.00



# VICINITY MAP



# PROPERTY DESCRIPTION

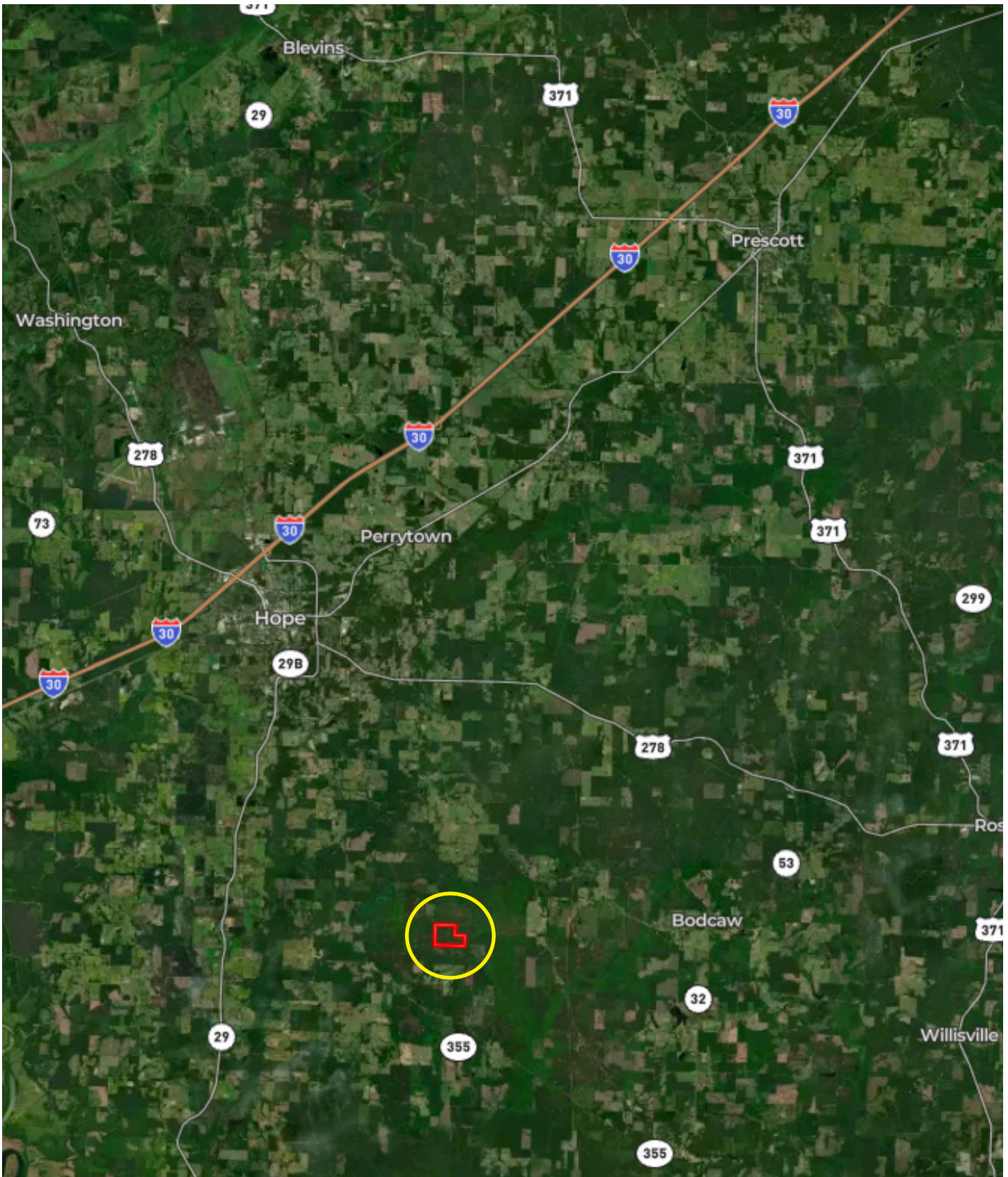
## HEMPSTEAD 200

Discover approximately 200 acres of prime land, perfect for both investment and recreation. Following a rotation harvest in 2019, the property has naturally regenerated with thriving pine and hardwood regeneration. Enjoy deer,

turkey, and small game hunting, along with a network of roads and ATV trails for easy access and exciting ATV riding throughout the estate.



# 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

\$220,000.00

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)

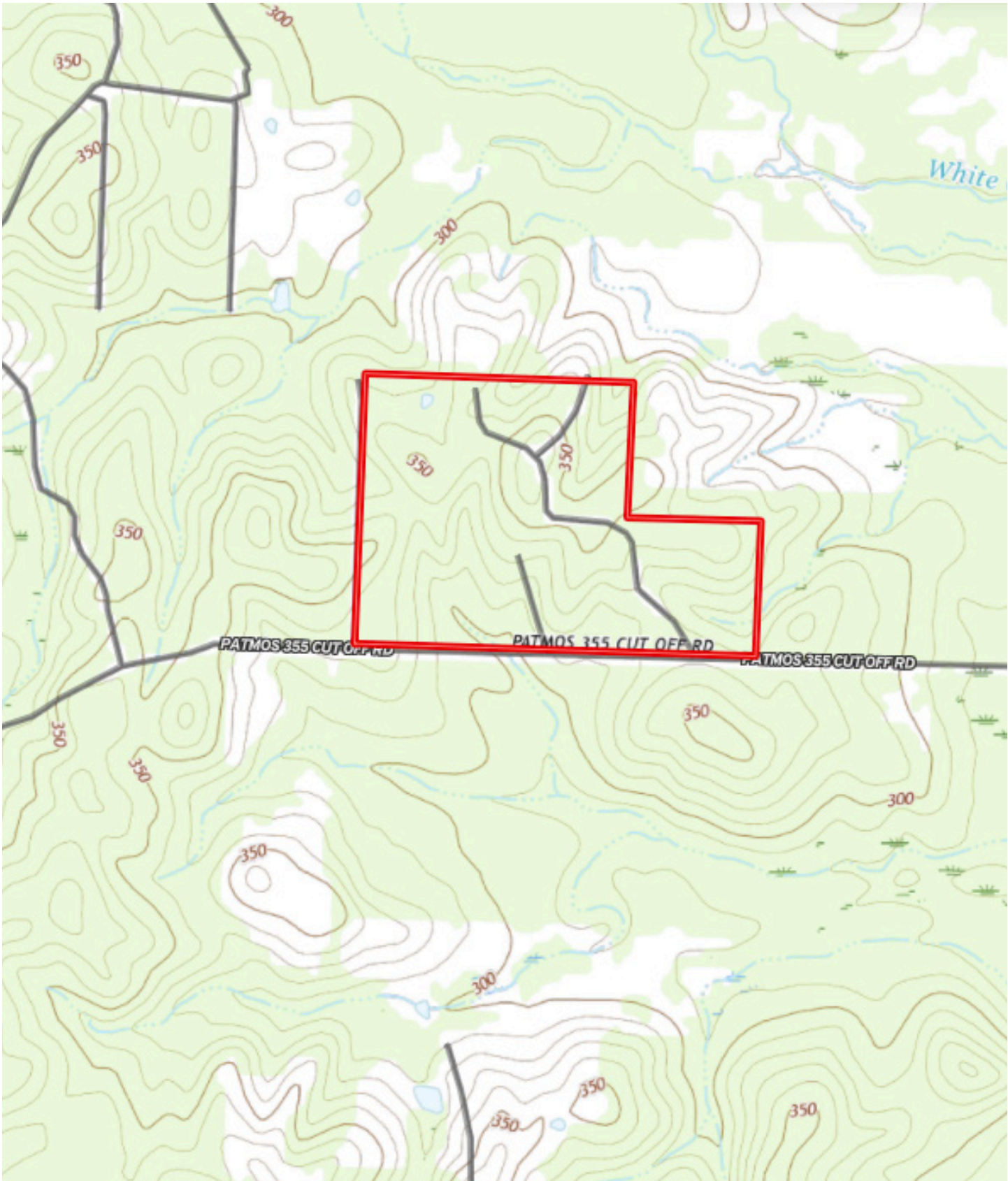
mstone@lilerealestate.com

## David Stone

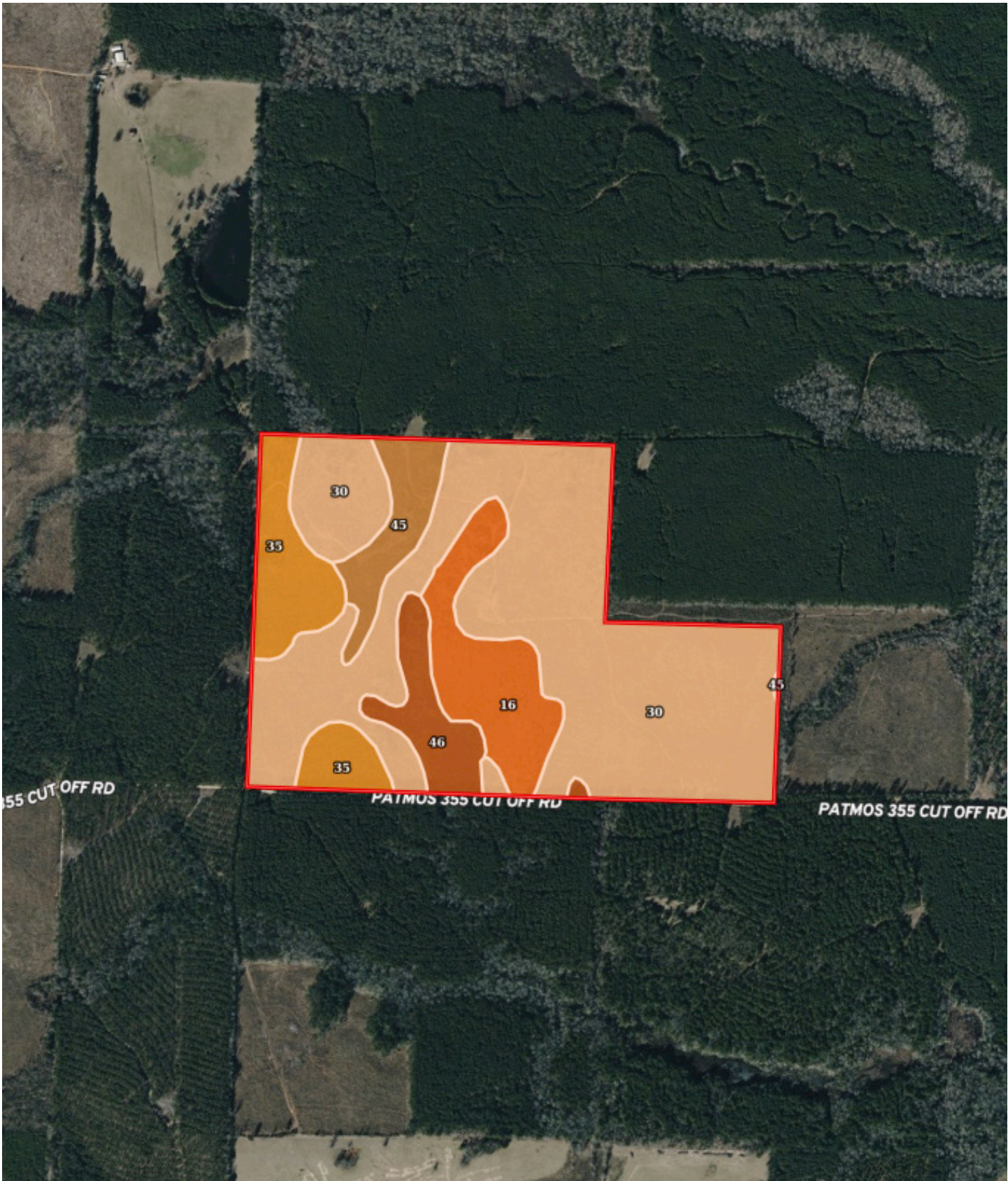
870-818-0751 (m)

dstone@lilerealestate.com

# TOPOGRAPHY MAP



# SOIL MAP



# SOIL MAP KEY

SOIL CODE	SOIL DESCRIPTION	ACRES	%	CPI	NCCPI	CAP
30	Ora fine sandy loam, 3 to 8 percent slopes	129.4	64.49	0	62	3e
16	Kirvin fine sandy loam, 3 to 8 percent slopes	23.68	11.8	0	70	4e
35	Sacul fine sandy loam, 3 to 8 percent slopes	21.93	10.93	0	76	4e
46	Smithton fine sandy loam, 0 to 2 percent slopes	13.1	6.53	0	53	3w
45	Smithdale fine sandy loam, 3 to 8 percent slopes	12.54	6.25	0	62	3e
TOTALS		200.6 5(*)	100%	-	63.89	3.23

(\*) 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



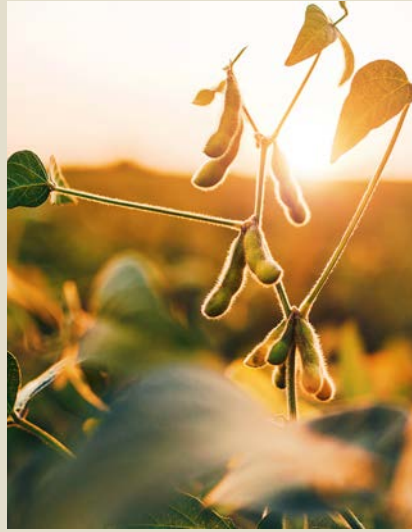
**DISCLOSURE STATEMENT:** Lile Real Estate, Inc. is the listing agency for the owner of the property described within this offering brochure. A representative of Lile Real Estate, Inc. must be present to conduct a showing.

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.

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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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