



# NORTH CALHOUN 58

A Timberland and Recreational Investment Opportunity

58.74± Total Acres | \$146,850.00

Calhoun County, Arkansas



**AGRICULTURE | RECREATION | TIMBERLAND**

Traditional Brokerage + Sealed Bids + Consulting

LICENSED IN ARKANSAS, LOUISIANA, MISSISSIPPI, AND TENNESSEE



# NORTH CALHOUN 58

## QUICK FACTS

**Acreage**  
58.74± total acres

**Location**  
Calhoun County

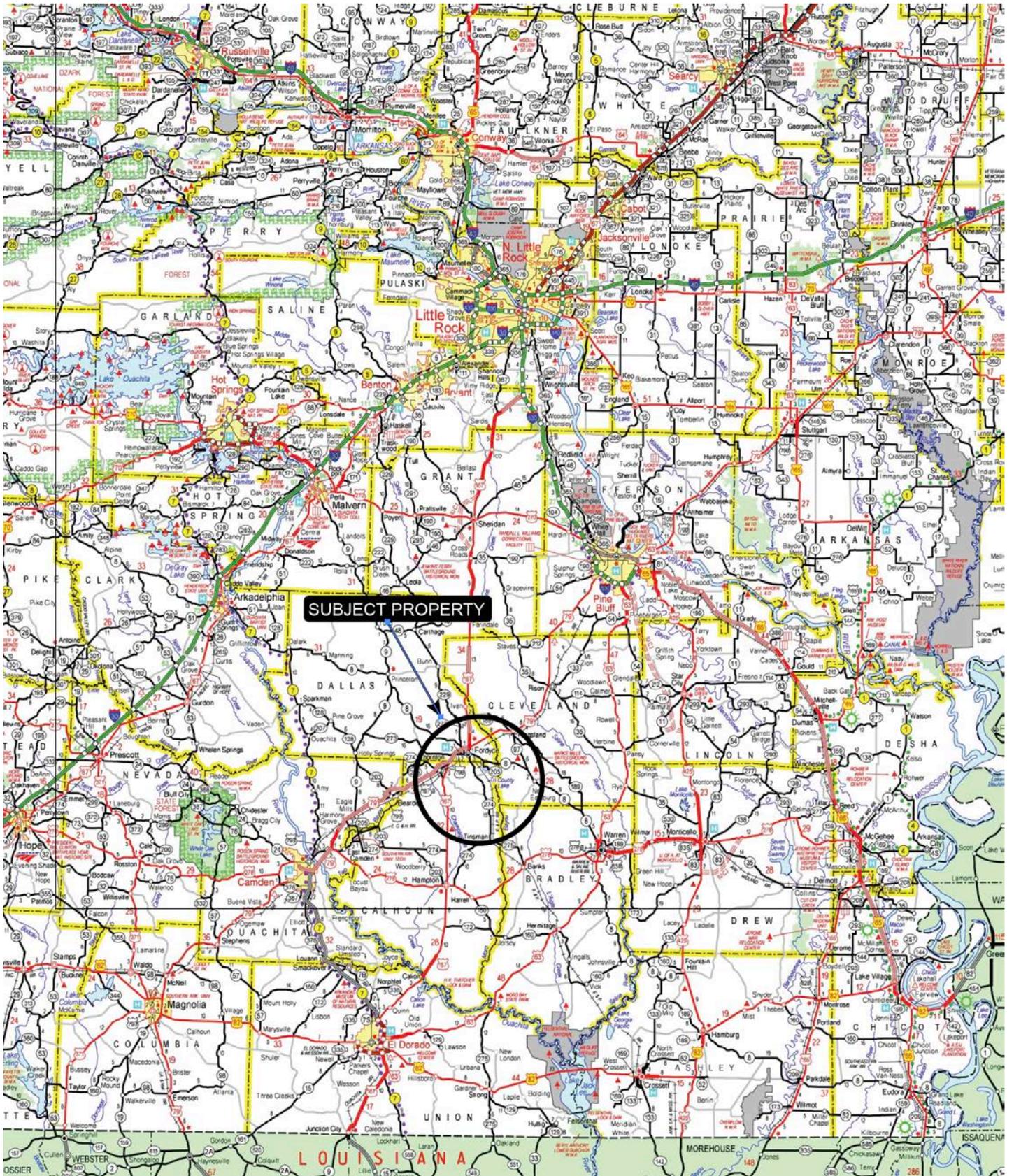
**Recreation**  
Deer, turkey and small game

**Access**  
Arkansas State Highway 274  
from the west and Calhoun  
County Road 83 from the  
South

**Offering Price**  
\$146,850.00



# VICINITY MAP



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# PROPERTY DESCRIPTION

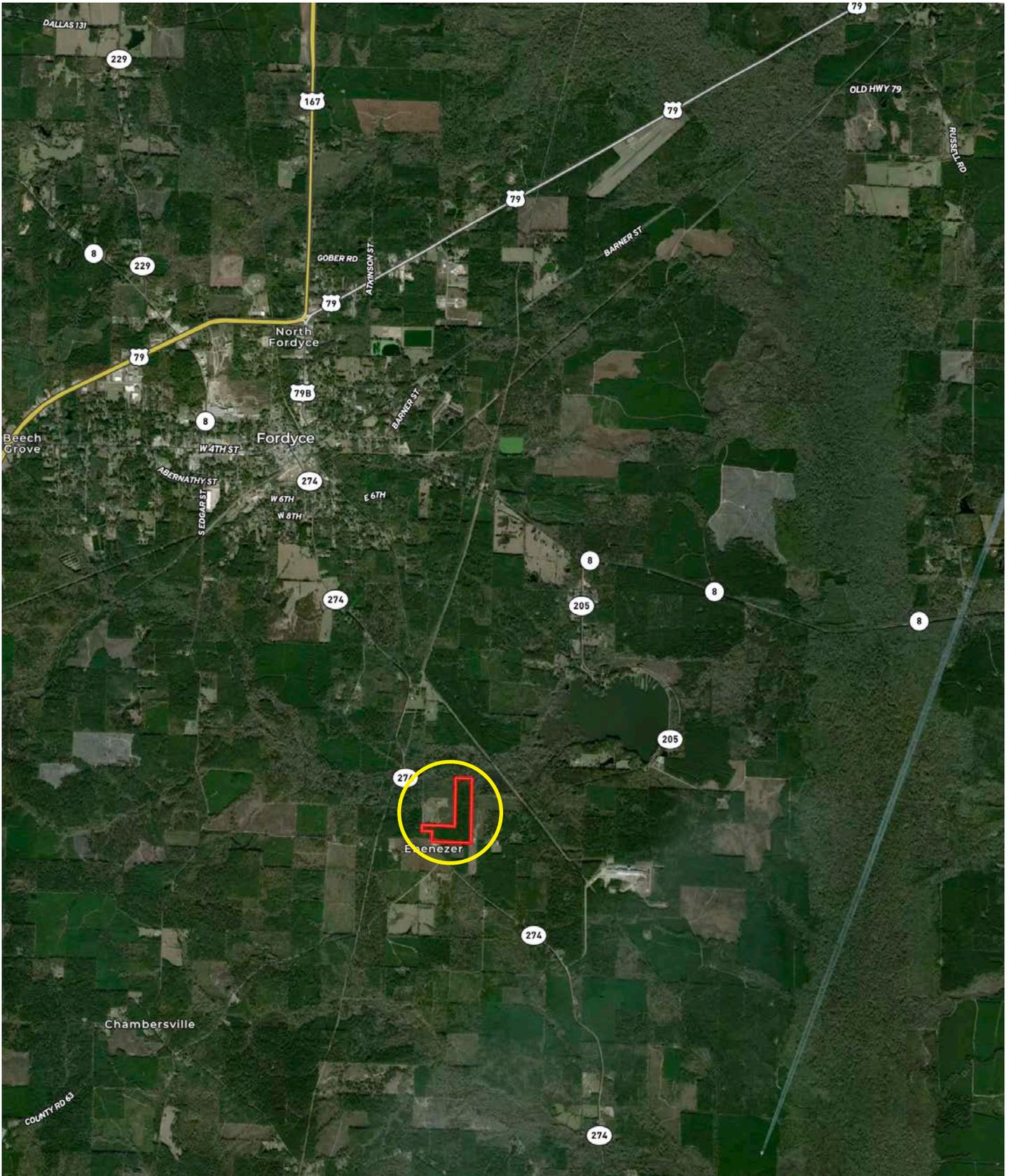
## NORTH CALHOUN 58

Discover the perfect blend of seclusion and opportunity with this 58.74 ± acre rural property, ideal for those seeking a spacious homesite or a versatile investment. Recently, the land underwent a rotation harvest, resulting in natural regeneration of both hardwoods and pines, creating a diverse landscape. A creek meanders along the northern boundary, inviting you to

enjoy hunting or simply soaking in the natural beauty and recreational possibilities. Whether you envision building your dream home, managing a productive timberland investment, or enjoying the great outdoors, this tract presents an exceptional opportunity that truly must be seen to be appreciated.



# LOCATION MAP



# AERIAL MAP



# LOCATION & ACCESS

Calhoun County, Arkansas  
Southern Region of Arkansas

## Mileage Chart

Fordyce, AR	31 Miles
Warren, AR	33 Miles
Star City, AR	36 Miles
Little Rock, AR	50 Miles

The tract has road frontage on Arkansas State Highway 274 from the west and has road frontage on Calhoun County Road 83 from the south.



# RESOURCES & PRICE

## Mineral Rights

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

## Offering Price

\$146,850.00

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)

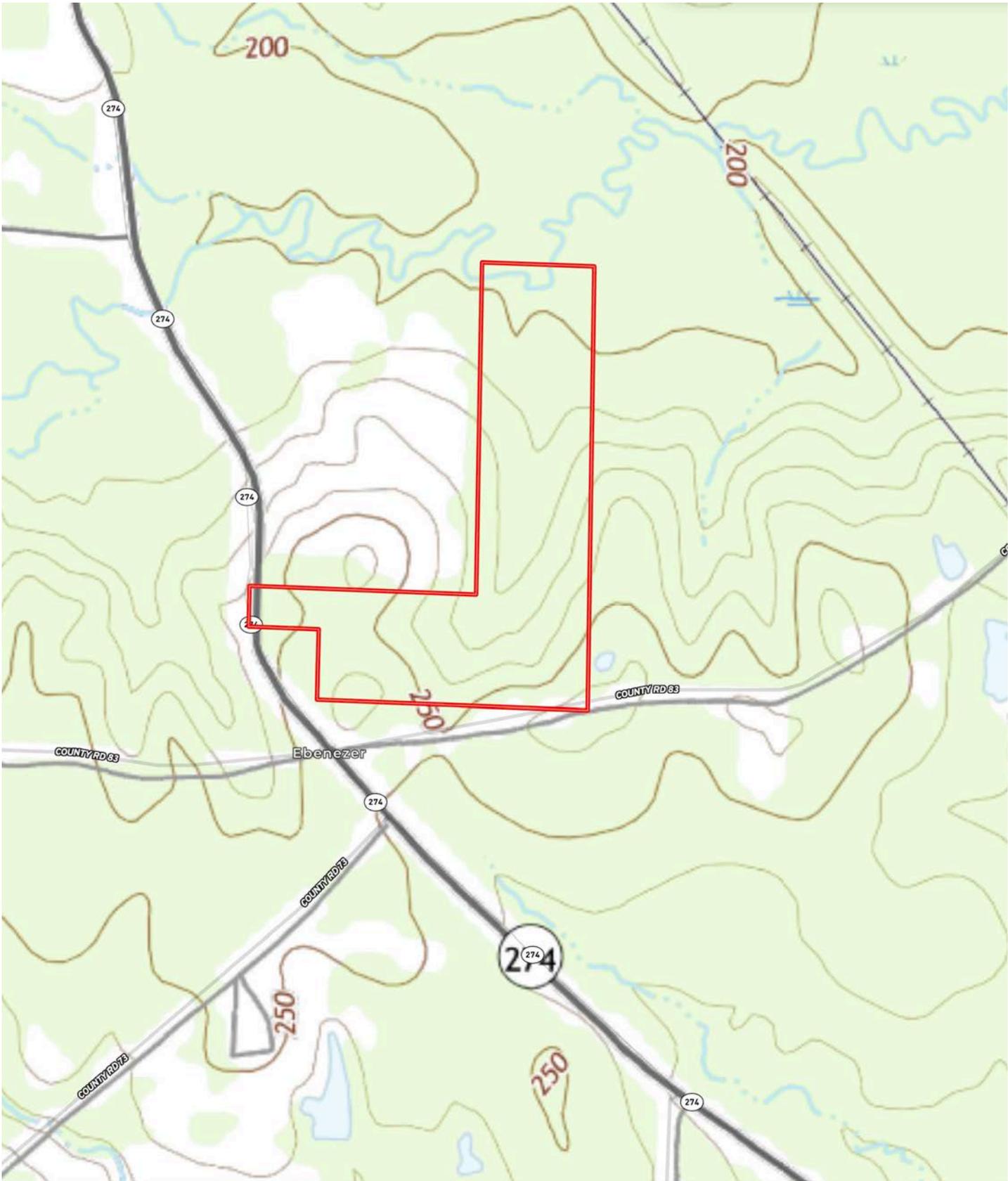
mstone@lilerealestate.com

## David Stone

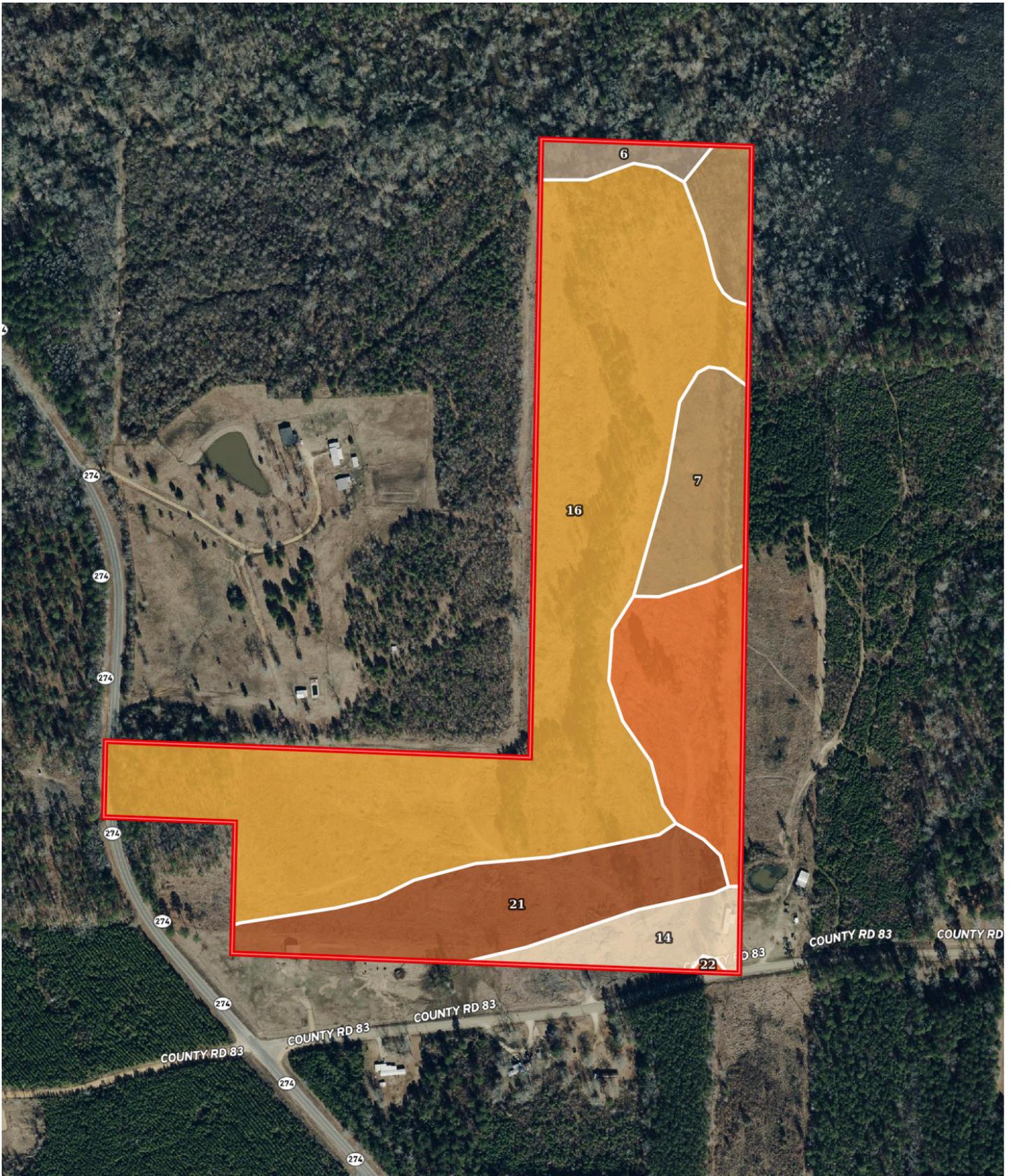
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# TOPOGRAPHY MAP



# SOIL MAP



# SOIL MAP KEY

|  Boundary 57.1 ac

SOIL CODE	SOIL DESCRIPTION	ACRES	%	CPI	NCCPI	CAP
16	Sacul fine sandy loam, 3 to 8 percent slopes	32.94	57.69	0	76	4e
21	Savannah fine sandy loam, 1 to 3 percent slopes	7.75	13.57	0	61	2e
22	Savannah fine sandy loam, 3 to 8 percent slopes	6.68	11.7	0	61	2e
7	Pheba silt loam, 0 to 2 percent slopes	5.75	10.07	0	60	3w
14	Ruston fine sandy loam, 1 to 3 percent slopes	2.78	4.87	0	77	2e
6	Ouachita silt loam, 0 to 1 percent slopes, frequently flooded	1.2	2.1	0	64	5w
TOTALS		57.1(*) )	100%	-	70.39	3.32

(\*) 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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