



BEAR CREEK 132

A Recreational and Industrial Investment Opportunity

132± Total Acres | \$900,000.00

Sevier County, Arkansas



AGRICULTURE | RECREATION | TIMBERLAND

Traditional Brokerage + Sealed Bids + Consulting

LICENSED IN ARKANSAS, LOUISIANA, MISSISSIPPI, AND TENNESSEE



BEAR CREEEK 132

QUICK FACTS

Acreage

132± total acres

Location

De Queen, Arkansas

Access

Robinson Road

Recreation

- Deer
- Turkey
- Fishing

Notable Features

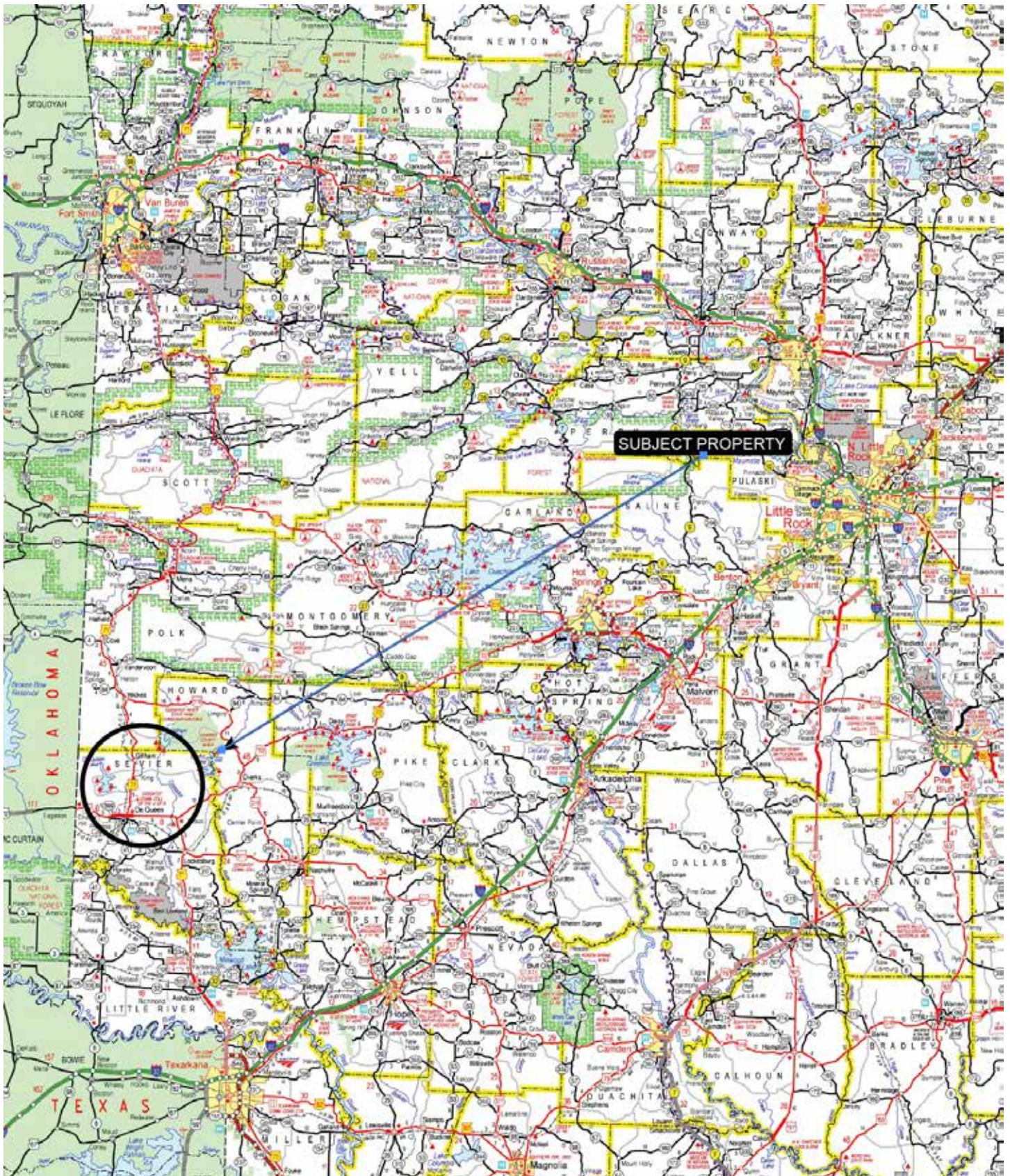
- Mixed use property
- Multiple buildings on site
- Income from leasing
- Recreational use

Offering Price

\$900,000.00



VICINITY MAP



PROPERTY DESCRIPTION

BEAR CREEK 132

Bear Creek 132 offers a unique combination of recreational enjoyment and industrial income potential on approximately 132± acres in Sevier County, Arkansas, just north of the town of De Queen.

The northern portion of the property is primarily planted in pines and provides excellent habitat for deer and turkey, creating strong hunting opportunities. Two ponds located near the center of the property enhance the recreational appeal and offer fishing and year-round water features.

The southern portion of the property is currently leased and operating as a concrete plant, presenting immediate income-producing potential. This area could continue to support

industrial operations under a new lease or be retained by a new owner for personal or commercial use.

The property includes six (6) existing buildings totaling approximately 26,276± square feet, consisting of a combination of office space, storage buildings, a residence, and a materials shed, providing infrastructure capable of supporting a wide range of industrial or operational uses.

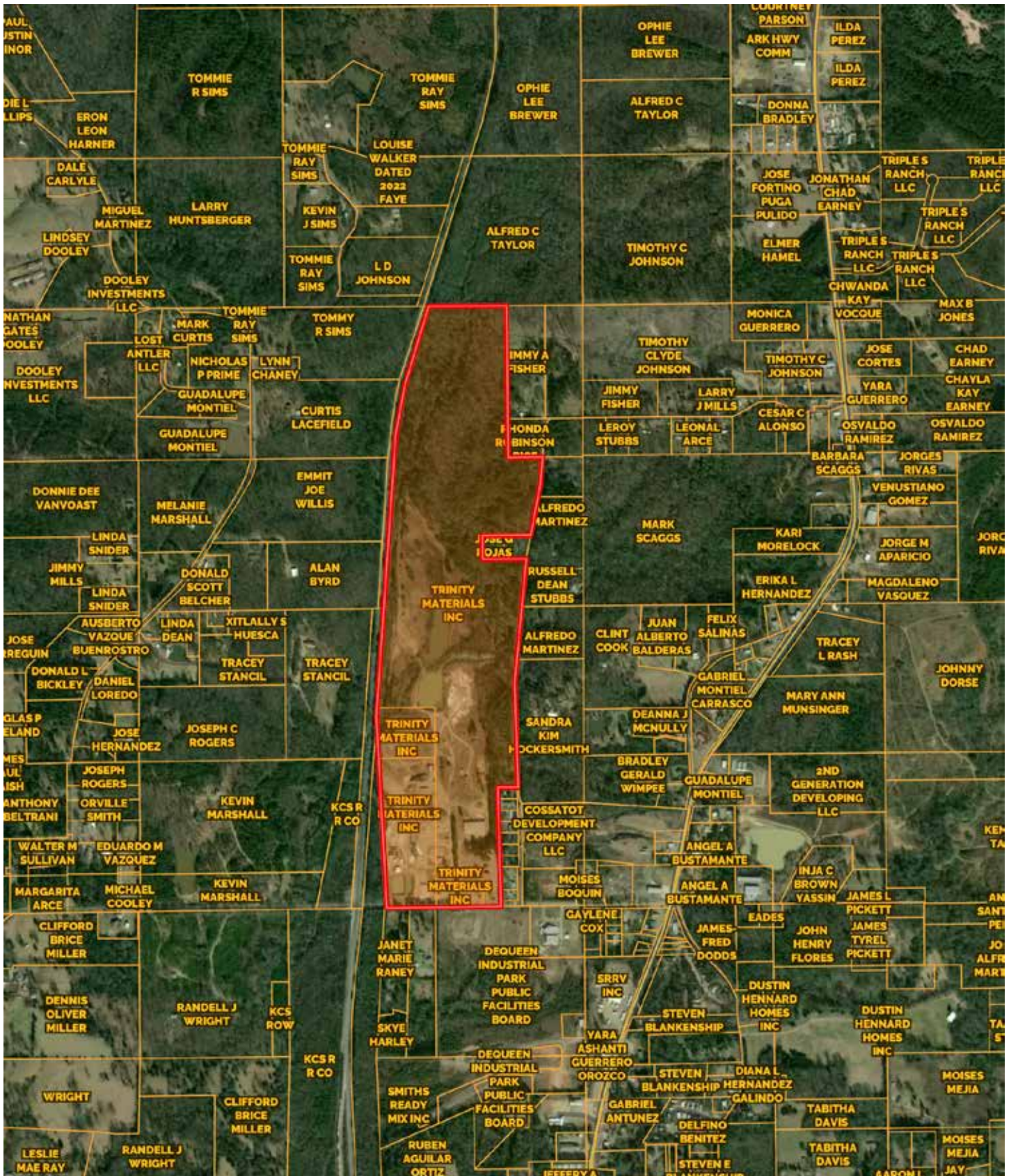
Access is excellent, with frontage along Robinson Road, and the property's proximity to De Queen makes it well-positioned for continued industrial use while still offering the privacy and recreational benefits of a large rural tract.



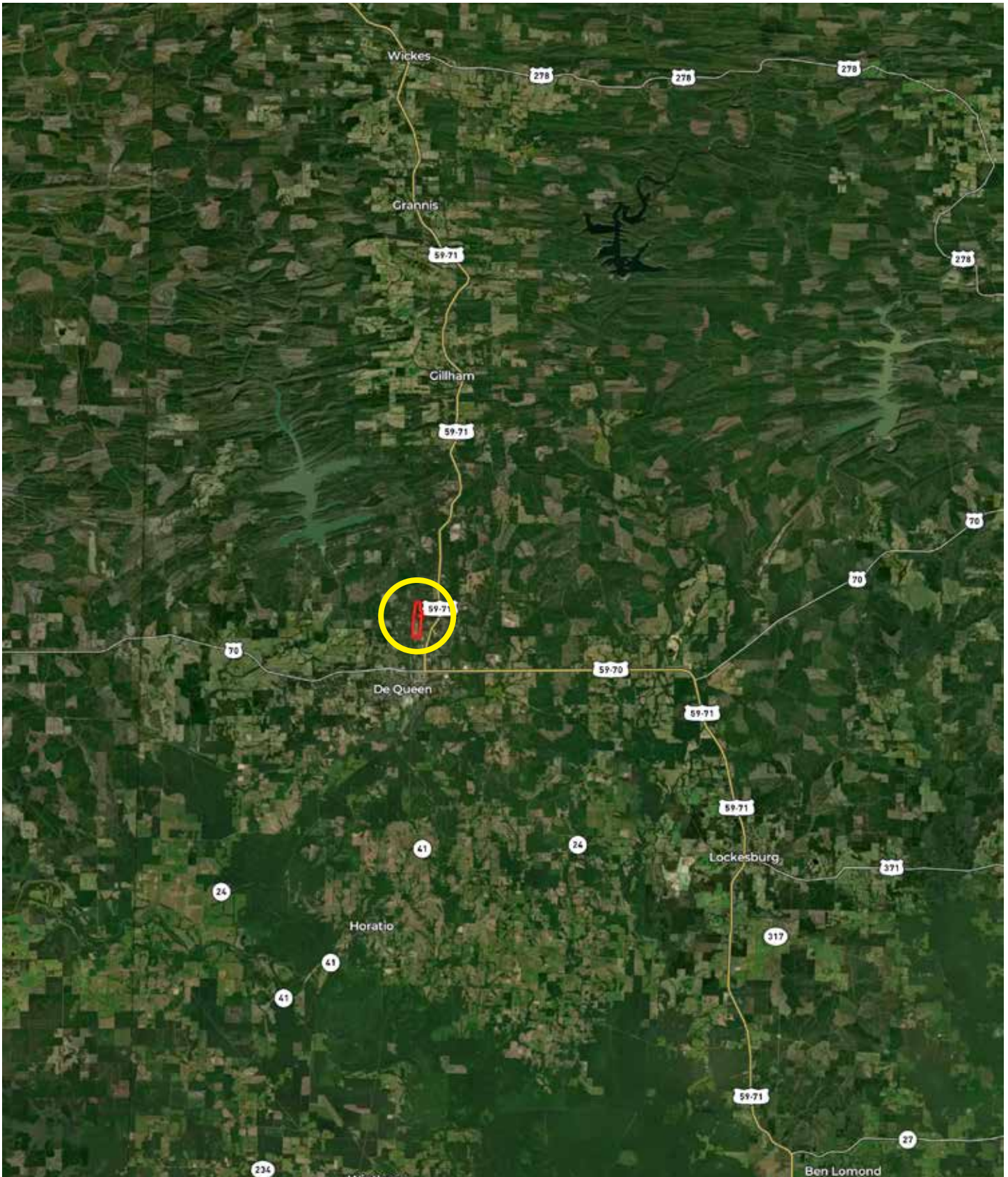




OWNERSHIP MAP



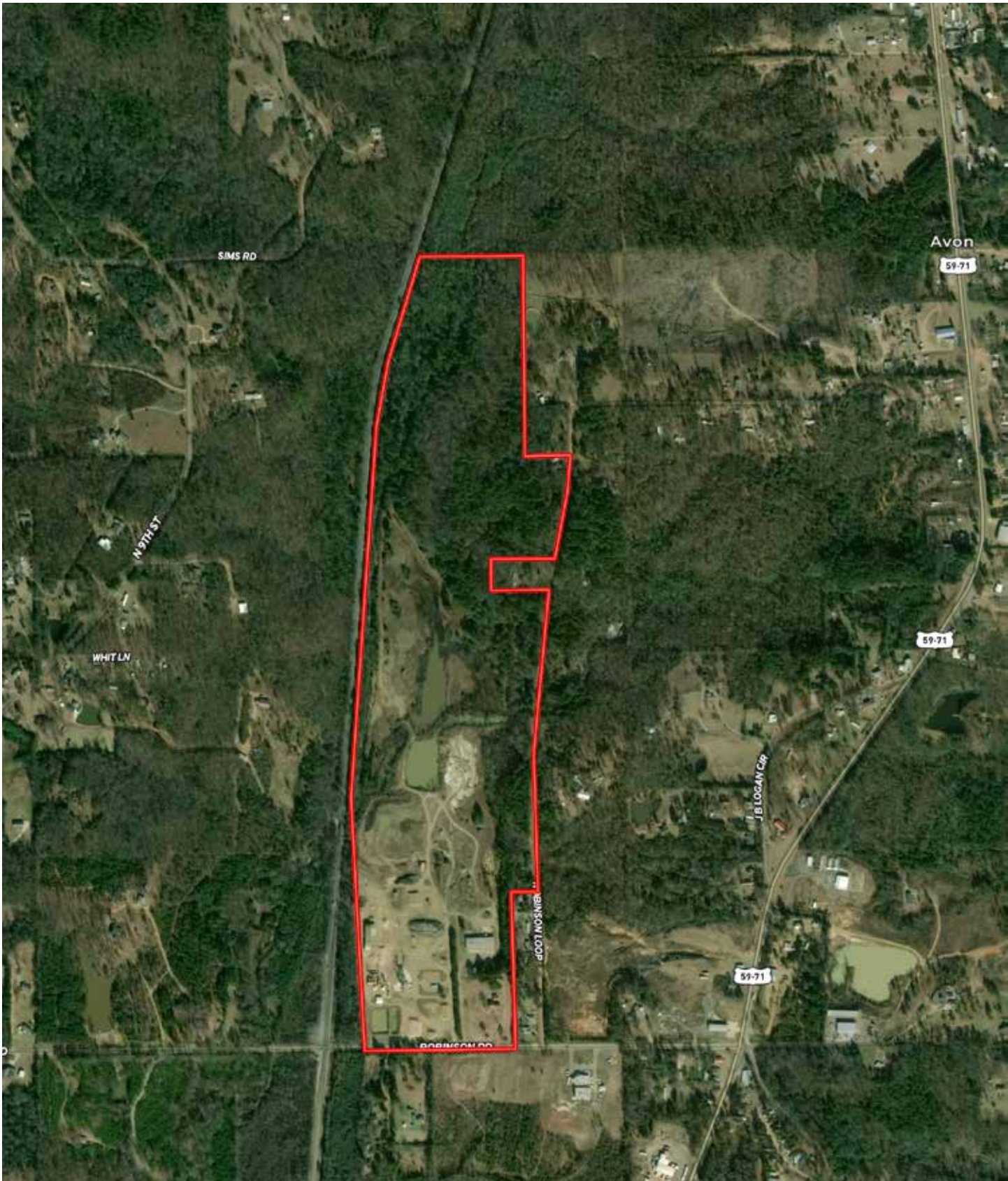
LOCATION MAP







AERIAL MAP





LOCATION & ACCESS

De Queen, Sevier County, Arkansas
Southwestern Region of Arkansas

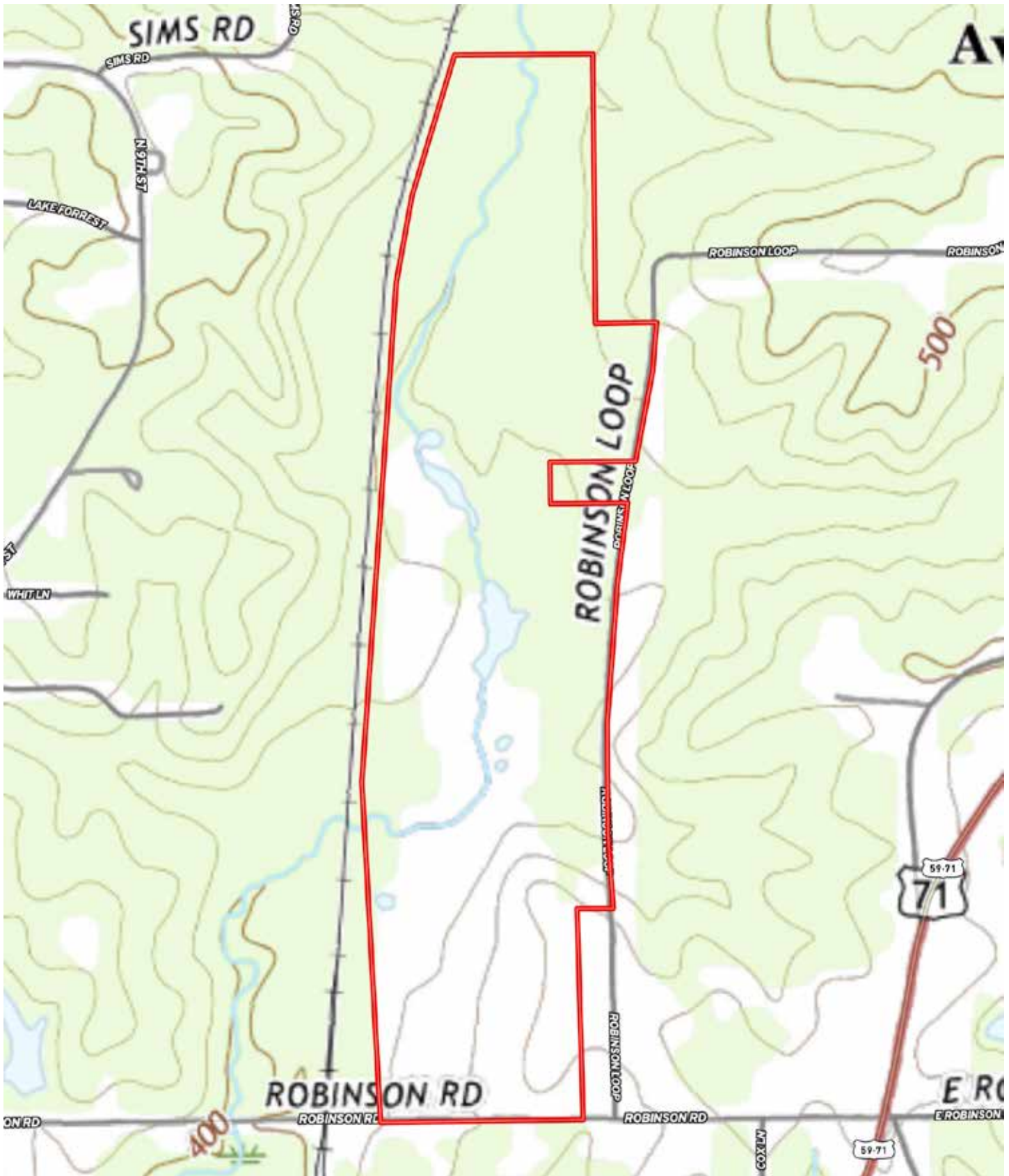
Mileage Chart

De Queen, AR	2 Miles
Texarkana, AR	55 Miles
Little Rock, AR	144 Miles
Dallas, TX	203 Miles

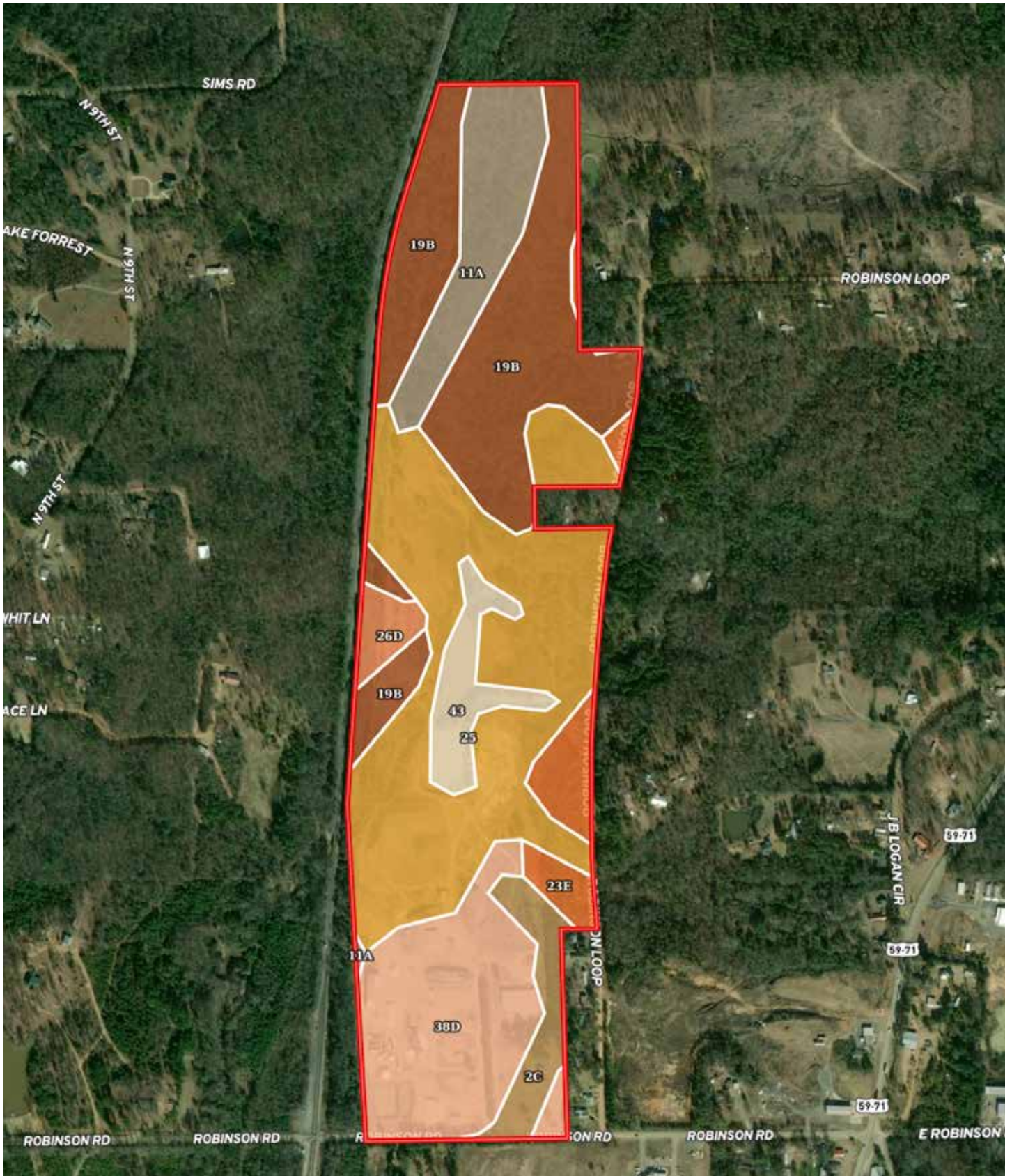
Access is considered excellent via Robinson Road.



TOPOGRAPHY MAP



SOIL MAP



SOIL MAP KEY

SOIL CODE	SOIL DESCRIPTION	ACRES	%	CPI	NCCPI	CAP
25	Pits, gravel	44.07	33.28	0	-	8
19B	McCaskill fine sandy loam, 0 to 2 percent slopes	33.59	25.36	0	72	2w
38D	Sumter silty clay, 8 to 15 percent slopes, eroded	22.54	17.02	0	38	6e
11A	Guyton silt loam, 0 to 1 percent slopes, occasionally flooded	11.86	8.96	0	70	4w
23E	Peanutrock gravelly fine sandy loam, 15 to 35 percent slopes	6.41	4.84	0	13	7e
43	Water	5.85	4.42	0	-	8
2C	Billstown silty clay, 3 to 8 percent slopes	5.65	4.27	0	59	4e
26D	Sacul very fine sandy loam, 8 to 15 percent slopes	2.45	1.85	0	58	6e
TOTALS		132.42(*)	100%	-	35.22	5.52

(*) 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

RESOURCES & PRICE

Mineral Rights

All mineral rights will be retained by the Seller – **no minerals shall transfer with this sale.**

Real Estate Taxes (estimated)

\$6,199.00

Offering Price

\$900,000.00

To learn more about Bear Creek 132 or to schedule a property tour, contact Brandon Stafford of Lile Real Estate, Inc.

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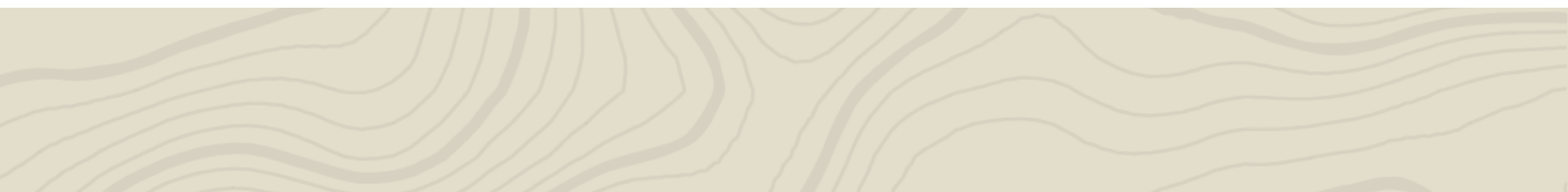




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Lile Real Estate is a dedicated team of professionals with an in-depth understanding and a network of qualified buyers within the Mid-South and across the country. For over 30 years, we've connected land sellers with buyers in Arkansas, Louisiana, Mississippi, and Tennessee.



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



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