



# RIDGE 38

**A Recreational Investment Opportunity**

**38± Total Acres | \$171,000.00**

**Cross County, Arkansas**



**AGRICULTURE | RECREATION | TIMBERLAND**

**Traditional Brokerage + Sealed Bids + Consulting**

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



# RIDGE 38

## QUICK FACTS

### **Acreage**

38± total acres

### **Location**

Wynne, AR (Cross County)

### **Access**

Arkansas State Highway 163

### **Recreation**

Deer and small game hunting, fishing

### **Notable Features**

- Established food plots
- Two (2) ponds
- Cleared and leveled home-site
- Excellent access

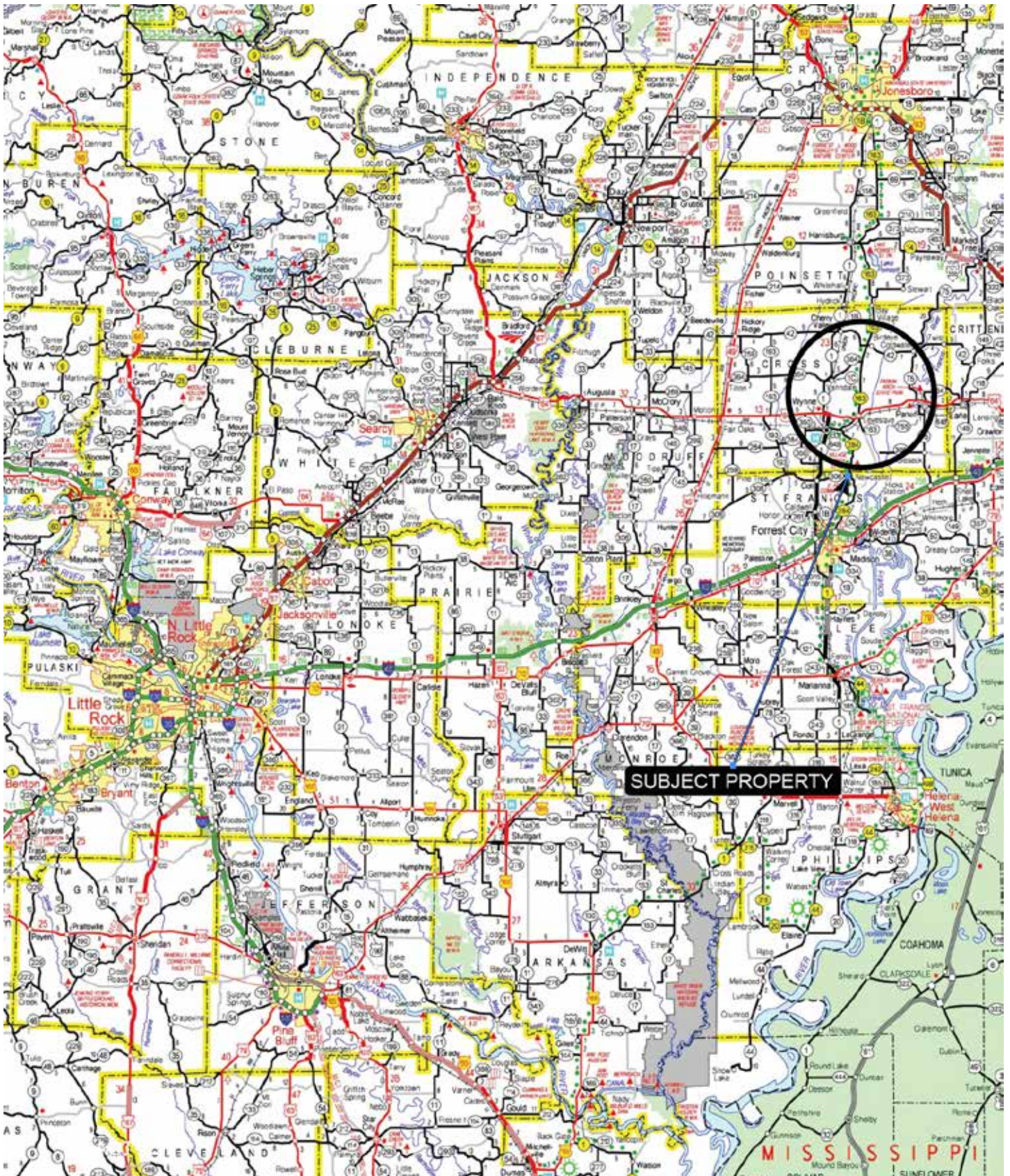
### **Offering Price**

\$171,000.00





# VICINITY MAP



# PROPERTY DESCRIPTION

## RIDGE 38

The Ridge 38 consists of 38± acres located in Cross County, Arkansas just northeast of the town of Wynne. The property offers direct access from Highway 163 and sits on the eastern side of Crowley's Ridge. Over 25 acres of hardwoods provide prime whitetail deer habitat, further enhanced by 3± acres of food plots and several enclosed stands already in place. Two ponds totaling 4± acres offer solid fishing opportunities. Access is provided from the direct frontage along Highway 163 or a deeded easement that runs along the south boundary line.

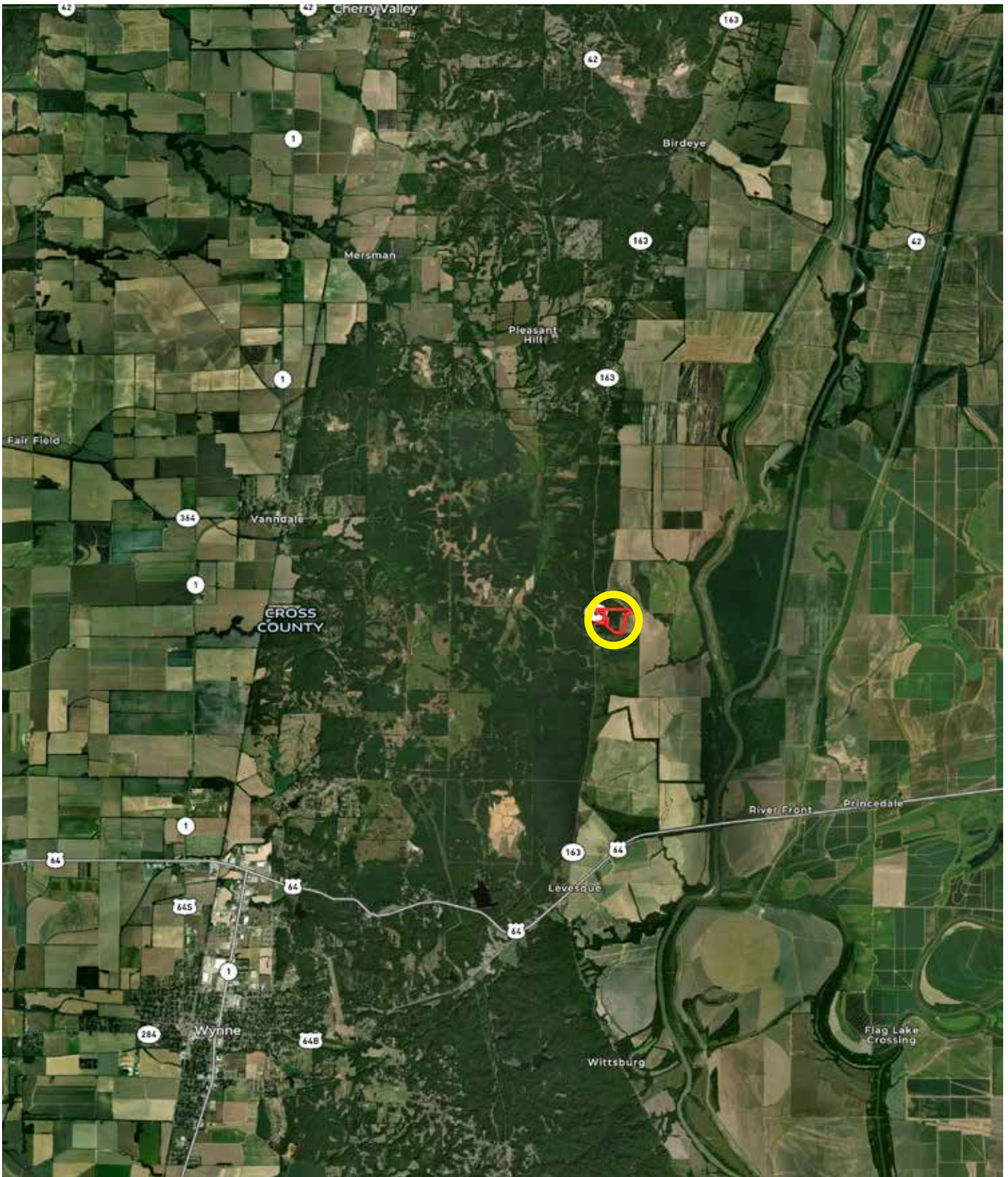
**This property would make a great weekend getaway or an ideal homesite for anyone wanting to enjoy a rural lifestyle, with a cleared and leveled building site already in place.**







# LOCATION MAP



# LOCATION & ACCESS

Wynne, Arkansas (Cross County)  
Northeastern Region of Arkansas

## Mileage Chart

Wynne, AR	10 Miles
Jonesboro, AR	41 Miles
Memphis, TN	46 Miles
Little Rock, AR	113 Miles

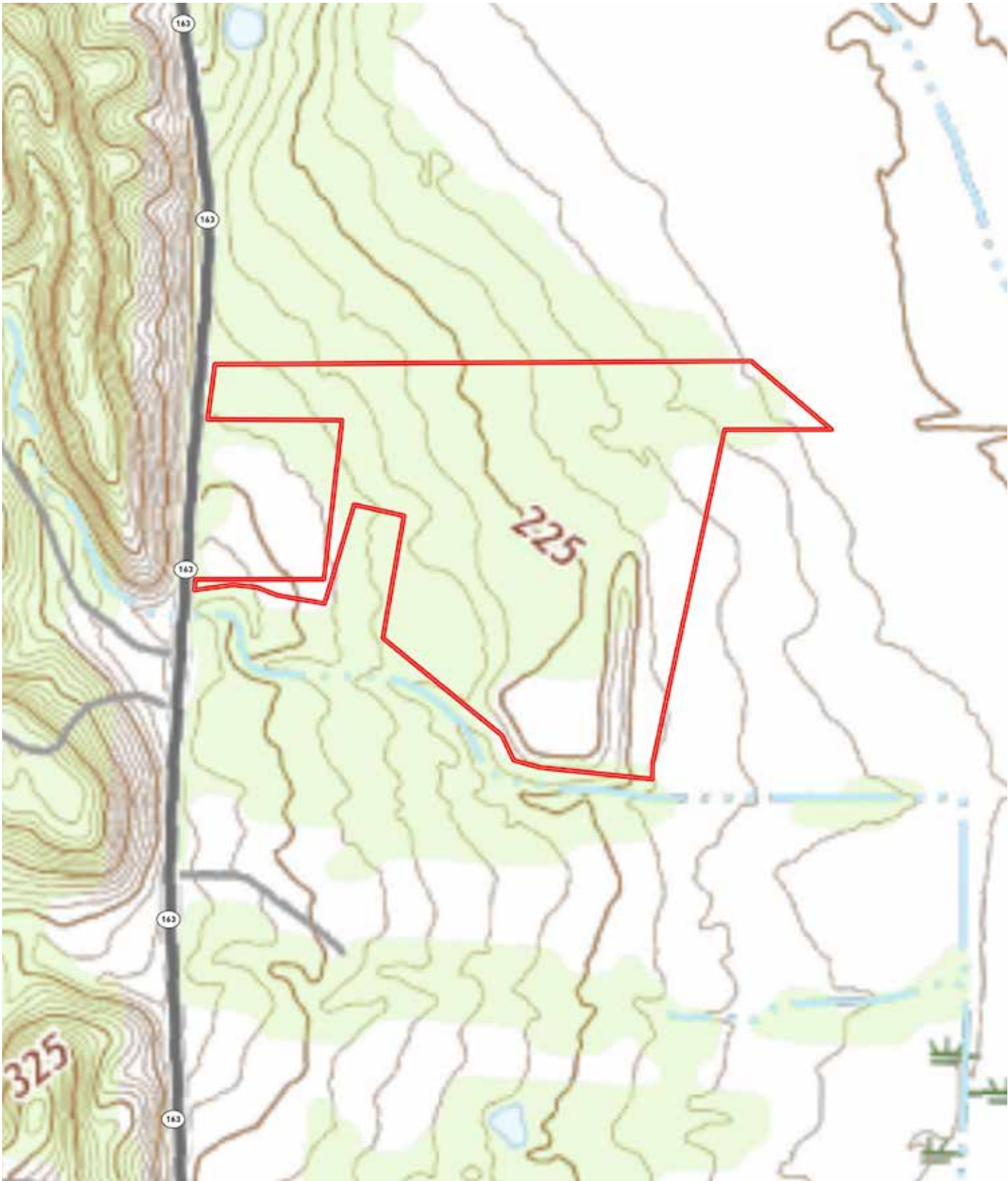
Access is considered excellent from Arkansas State Highway 163 in addition to a deeded easement that runs along the south boundary.





Cleared and leveled potential homesite

# TOPOGRAPHY MAP

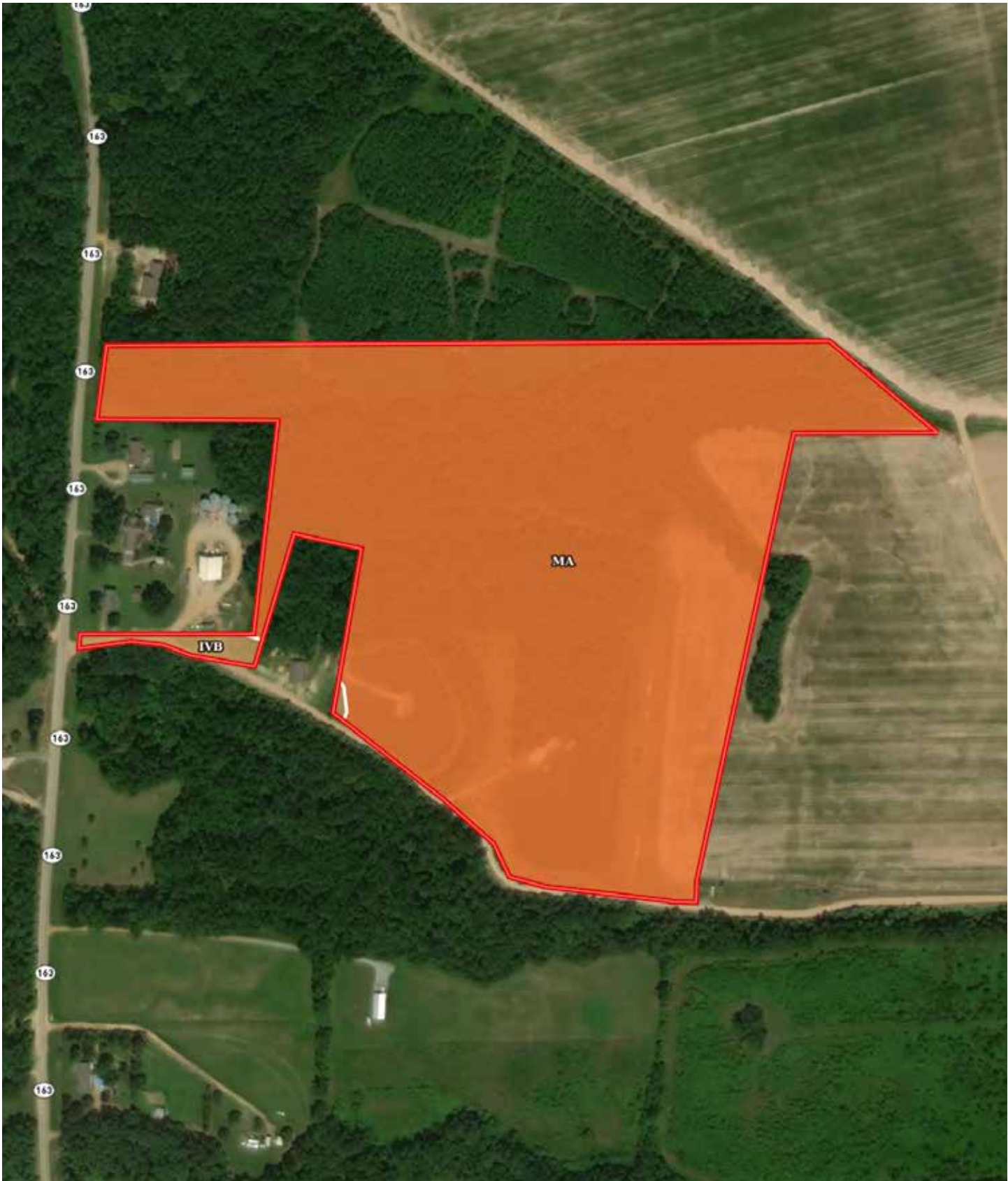






Cleared and leveled potential homesite

# SOIL MAP



# SOIL MAP KEY

SOIL CODE	SOIL DESCRIPTION	ACRES	%	CPI	NCCPI	CAP
Ma	Mantachie loam	41.03	98.61	0	71	2w
IvB	Iuka soils, local alluvium, 1 to 3 percent slopes	0.58	1.39	0	90	2e
TOTALS		41.61(*)	100%	-	71.26	2.0

(\*) 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 owned by the Seller, if any, shall transfer to the Buyer.

## Utilities

Power is available on the property.

## Real Estate Taxes (estimated)

\$112.00

## Offering Price

\$171,000.00

To learn more about the Ridge 38 or to schedule a property tour, contact Gardner Lile or Collier Watkins of Lile Real Estate, Inc.

## Gardner Lile

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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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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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