



RIDGE 38

A Recreational Investment Opportunity

38± Total Acres | \$158,355.00

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

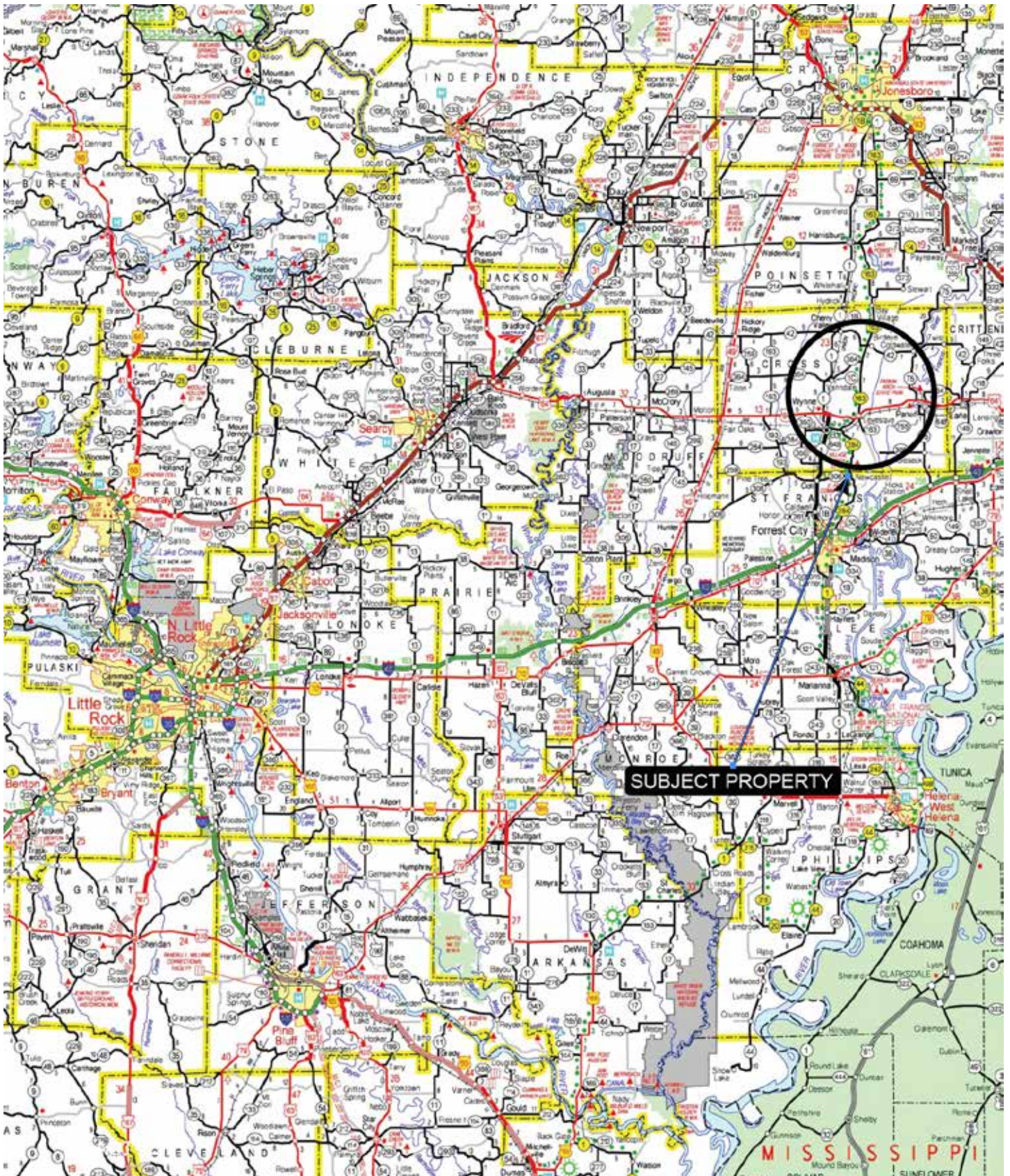
Offering Price

\$158,355.00





VICINITY MAP



PROPERTY DESCRIPTION

RIDGE 38

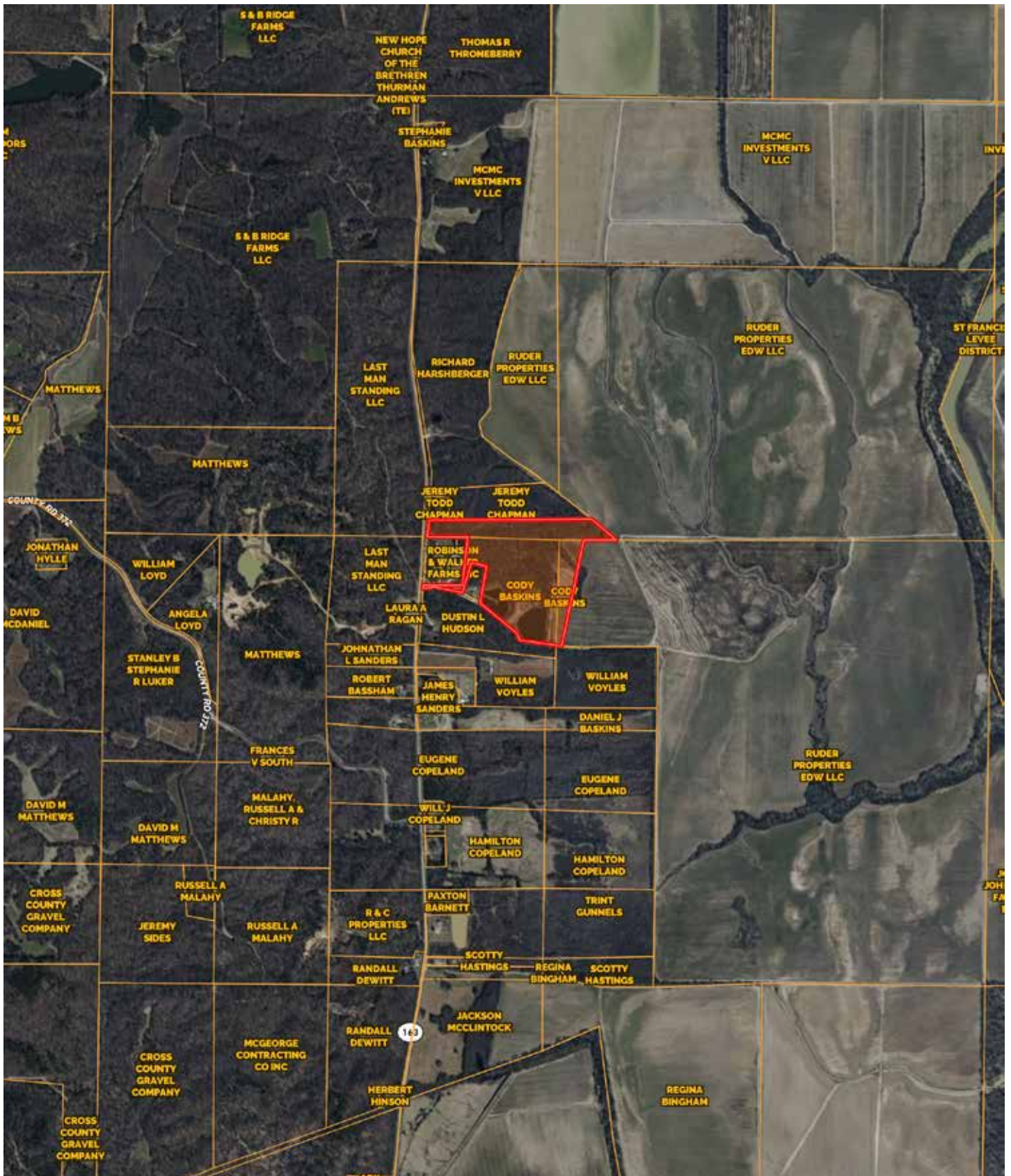
The Ridge 38 consists of 38± acres located in Cross County, Arkansas just northeast of the town of Wynne. The property offers direct access from Highway 163 and sits on the eastern side of Crowley's Ridge. Over 25 acres of hardwoods provide prime whitetail deer habitat, further enhanced by 3± acres of 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.

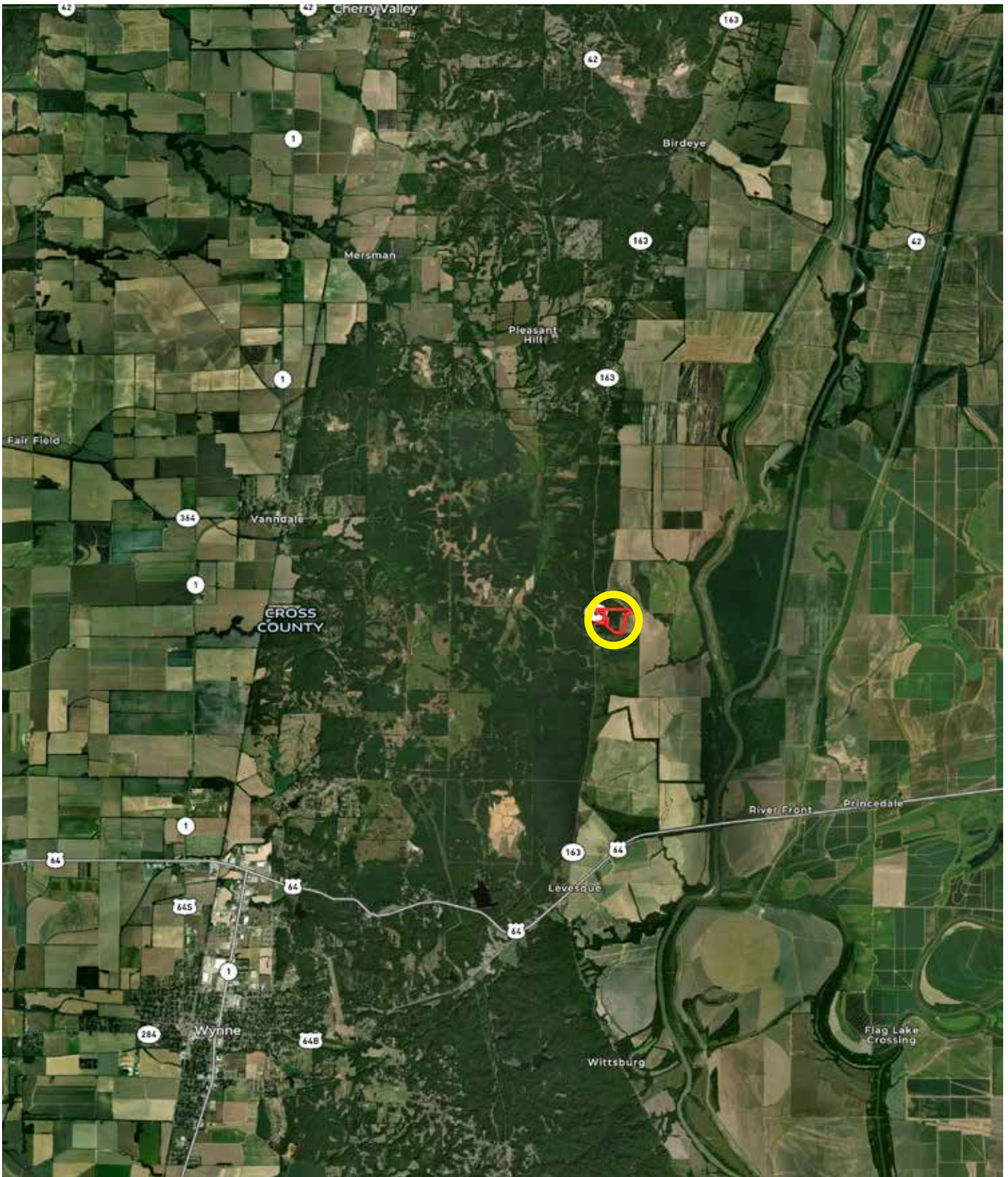




OWNERSHIP MAP



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

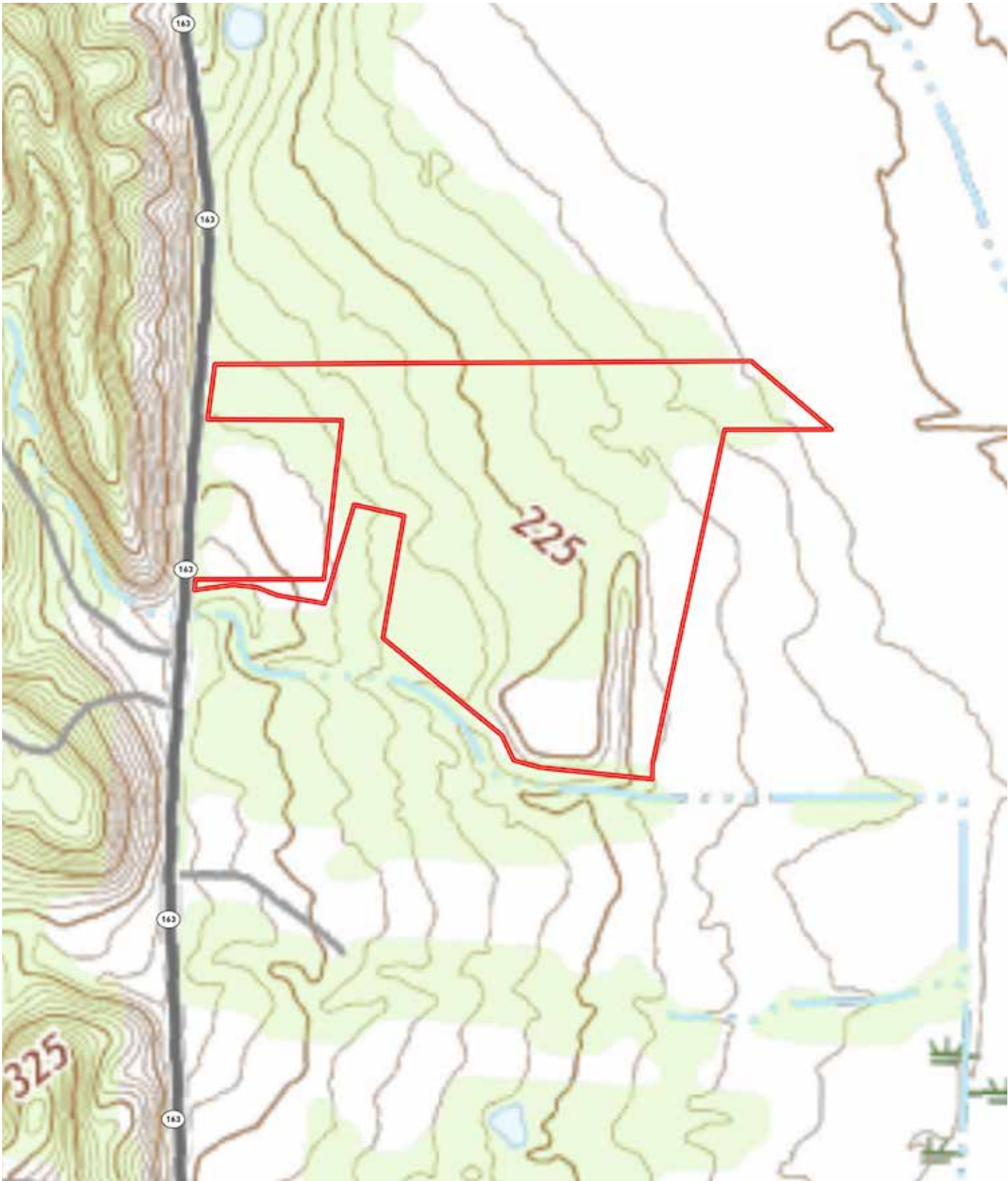
Access is considered excellent from Arkansas State Highway 163 in addition to a deeded easement that runs along the south boundary.





Cleared and leveled potential homesite

TOPOGRAPHY MAP

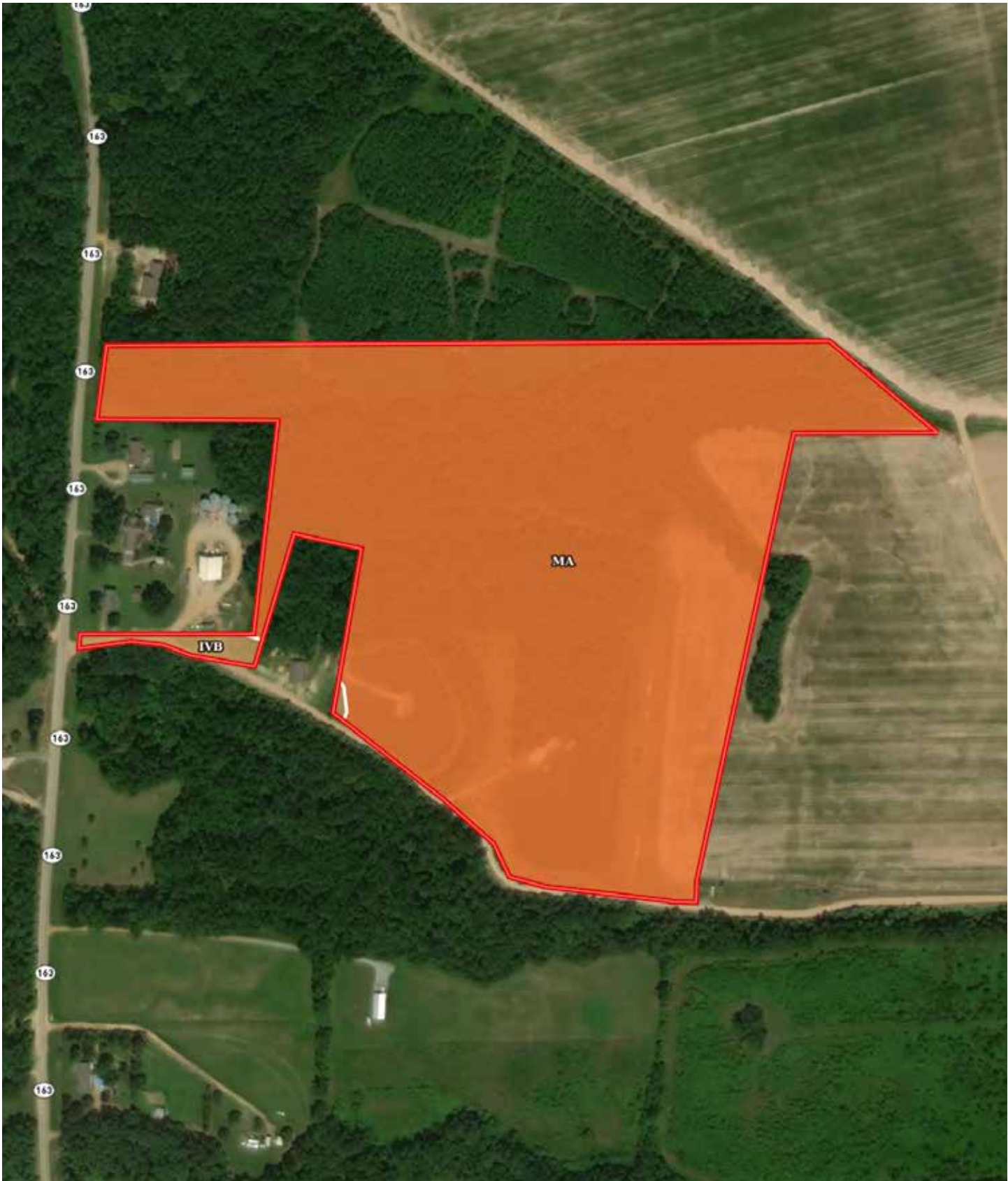






Cleared and leveled potential homesite

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

\$158,355.00

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

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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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