



SORTAY 160

A Recreational Investment Opportunity

160± Total Acres | \$256,000.00

Cleveland County, Arkansas



AGRICULTURE | RECREATION | TIMBERLAND

Traditional Brokerage + Sealed Bids + Consulting

LICENSED IN ARKANSAS, LOUISIANA, MISSISSIPPI, AND TENNESSEE



SORTAY 160

QUICK FACTS

Acreage

160± total acres

Location

Rison, AR (Cleveland County)

Access

Private timber road

Recreation

Deer and small game hunting

Notable Features

- Private gated access
- Hunting lease income

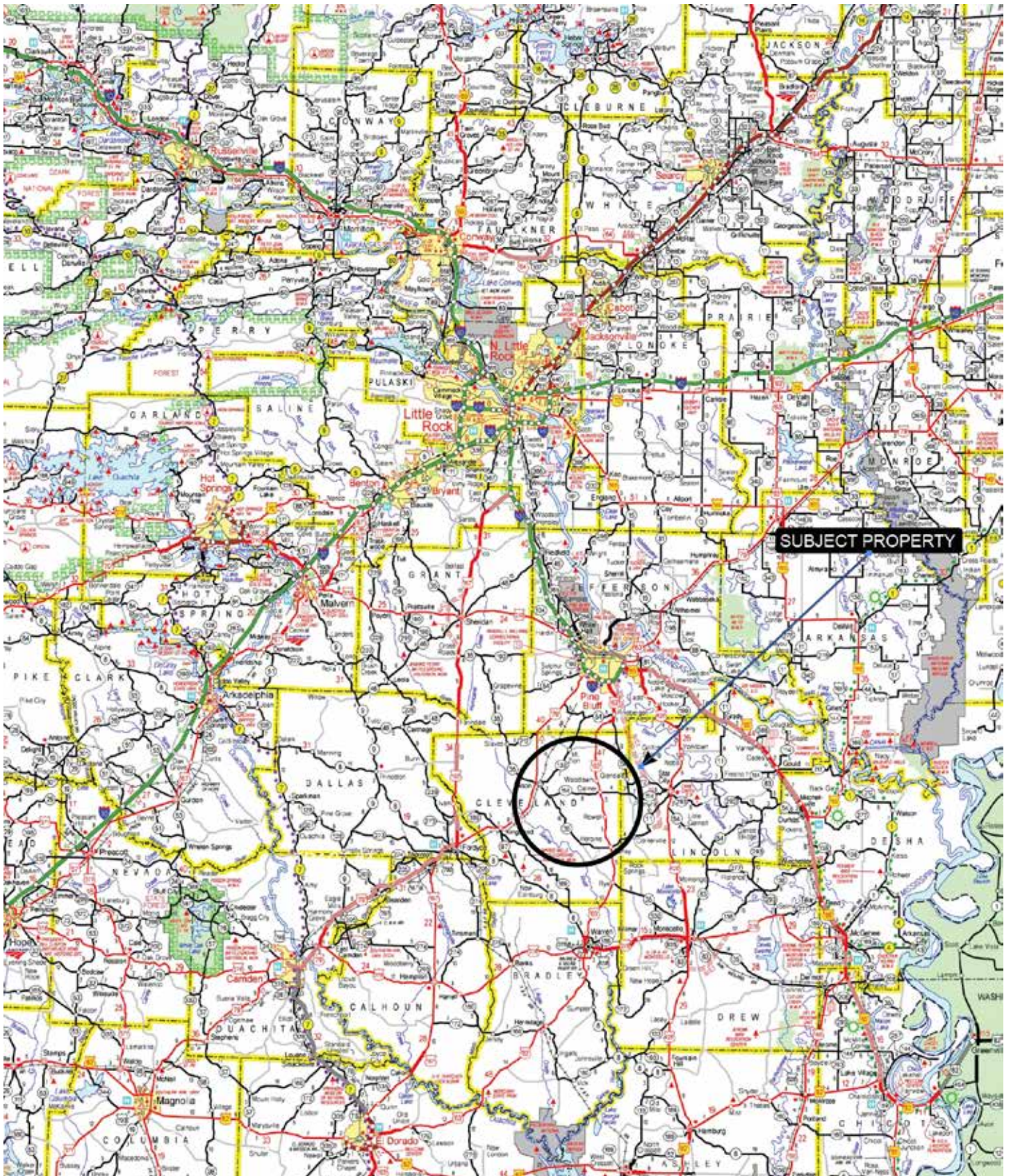
Offering Price

\$256,600.00





VICINITY MAP



PROPERTY DESCRIPTION

SORTAY 160

The Sortay 160 is located in Cleveland County, Arkansas and features 160± acres just east of the town of Rison. The property offers quality whitetail deer hunting along with other small game hunting opportunities. The hunting rights have historically been leased to generate annual income for the landowner, though a new owner could retain them for personal use or continue leasing them. The property has recently been clear-cut, providing a blank slate with the opportunity to manage and develop it as a pure timberland investment or further develop it for wildlife habitat. Access is via a private, gated timber road.





LOCATION & ACCESS

Rison, Arkansas (Cleveland County)
Southern Region of Arkansas

Mileage Chart

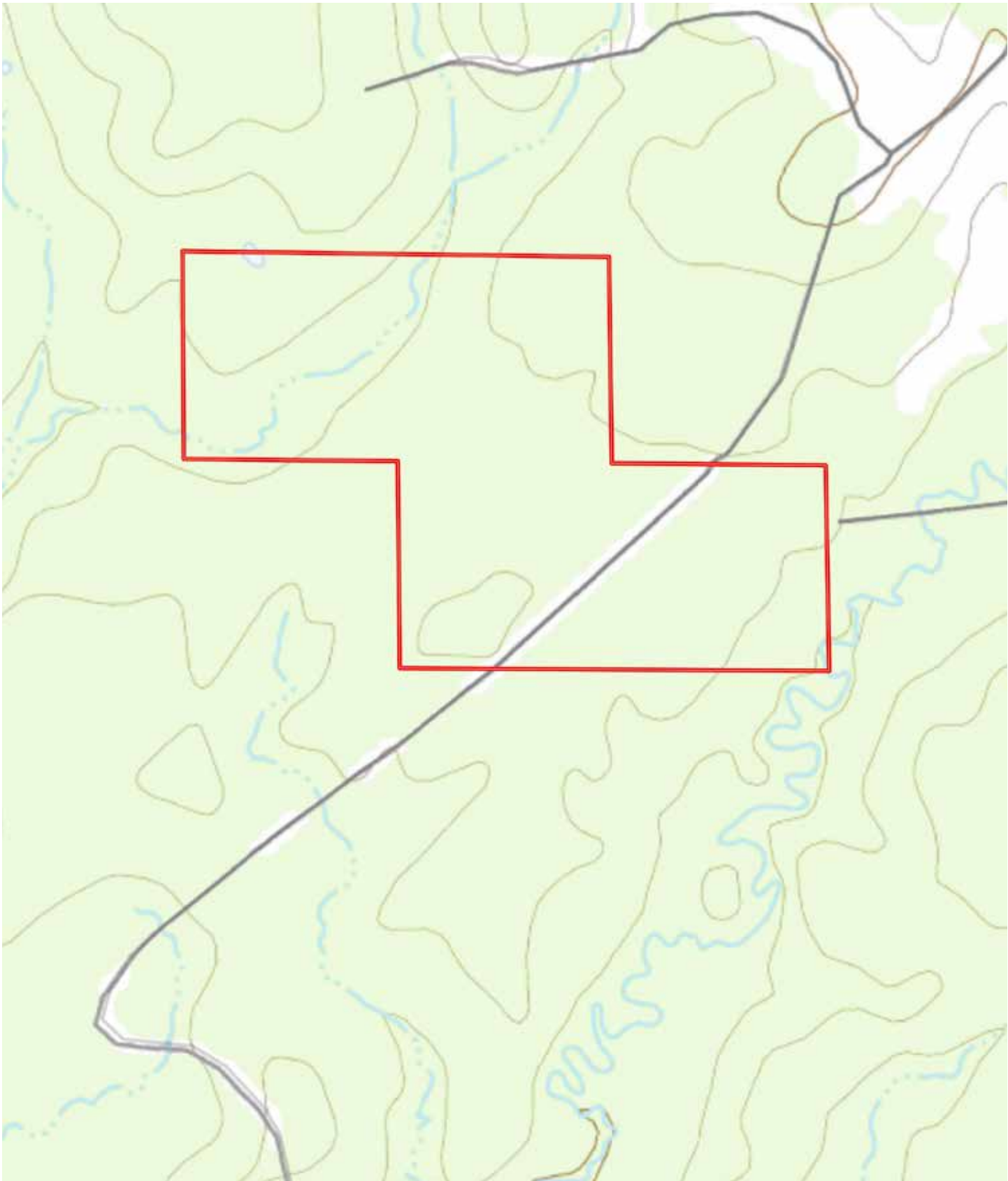
Rison, AR	9 Miles
Pine Bluff, AR	26 Miles
Fordyce, AR	27 Miles
Warren, AR	29 Miles
Little Rock, AR	69 Miles

Access is via a private gated timber road.





TOPOGRAPHY MAP



SOIL MAP



SOIL MAP KEY

SOIL CODE	SOIL DESCRIPTION	ACRES	%	CPI	NCCPI	CAP
CaA	Caddo silt loam, 0 to 1 percent slopes	82.19	51.29	0	68	3w
PrC	Prentiss very fine sandy loam, 3 to 8 percent slopes	41.2	25.71	0	43	3e
Wb	Wehadkee soils, and Udfluvents	16.98	10.6	0	-	6w
StB	Stough fine sandy loam, 1 to 3 percent slopes	15.98	9.97	0	33	2w
Co	Collins silt loam	3.46	2.16	0	86	2w
ShC	Savannah very fine sandy loam, 3 to 8 percent slopes	0.41	0.26	0	58	3e
PeB	Pheba very fine sandy loam, 1 to 3 percent slopes	0.02	0.01	0	52	3w
TOTALS		160.2 4(*)	100%	-	51.24	3.2

(*) 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

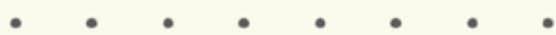
Increased Limitations and Hazards

Decreased Adaptability and Freedom of Choice Users

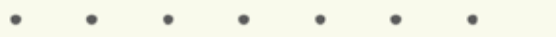
Land, Capability



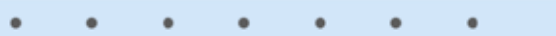
'Wild Life'



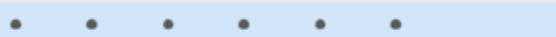
Forestry



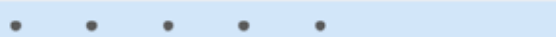
Limited



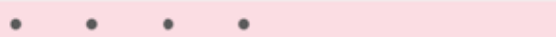
Moderate



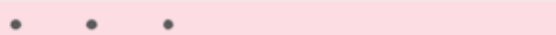
Intense



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.

Real Estate Taxes (estimated)

\$176.00

Offering Price

\$256,000.00

To learn more about the Sortay 160 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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