



# LITTLE CORNEY CREEK 160

A Timberland and Recreational Investment Opportunity

160± Total Acres | \$369,000.00

Clairborne Parish, Louisiana



**AGRICULTURE | RECREATION | TIMBERLAND**

Traditional Brokerage + Sealed Bids + Consulting

LICENSED IN ARKANSAS, LOUISIANA, MISSISSIPPI, AND TENNESSEE



# LITTLE CORNEY CREEK 160

## QUICK FACTS

### **Acreage**

160± total acres

### **Location**

Claiborne Parish, Louisiana

### **Recreation**

Deer, turkey, and small game hunting plus ATV riding

### **Access**

No deeded access

### **Real Estate Taxes (estimated)**

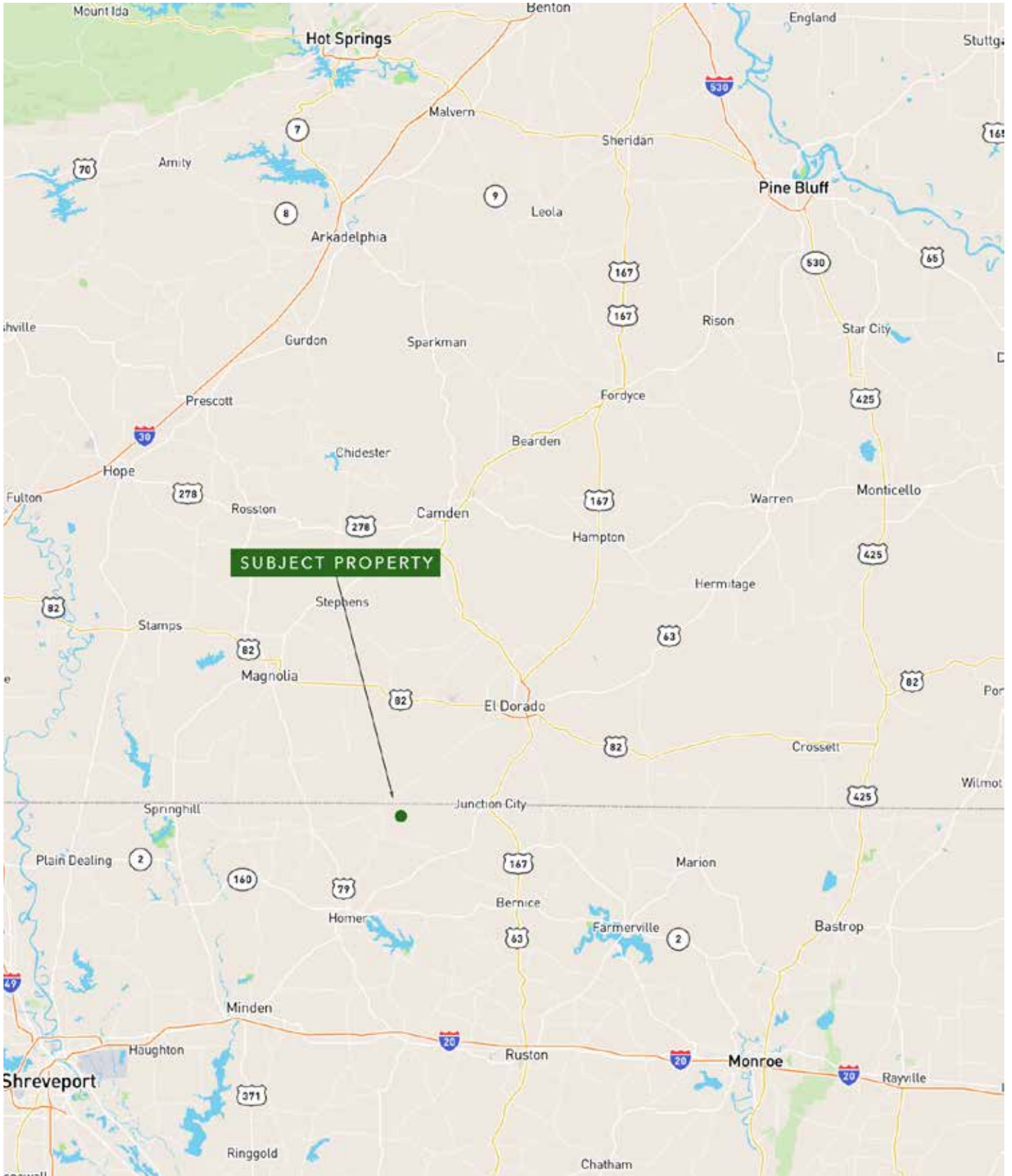
\$462.01

### **Offering Price**

\$369,000.00



# VICINITY MAP



# PROPERTY DESCRIPTION

## LITTLE CORNEY CREEK 160

Discover the ultimate Sportsman's Paradise in northern Louisiana with this exceptional 160± acre recreational and timberland investment tract.

Rich with pine and mature hardwood timber, the property offers a rare blend of natural beauty, wildlife habitat, and long-term value.

Deer, turkey, and small game are plentiful throughout the tract, while an established network of ATV trails provides easy interior access and endless opportunities for exploration and riding.

Approximately 15 acres is planted in

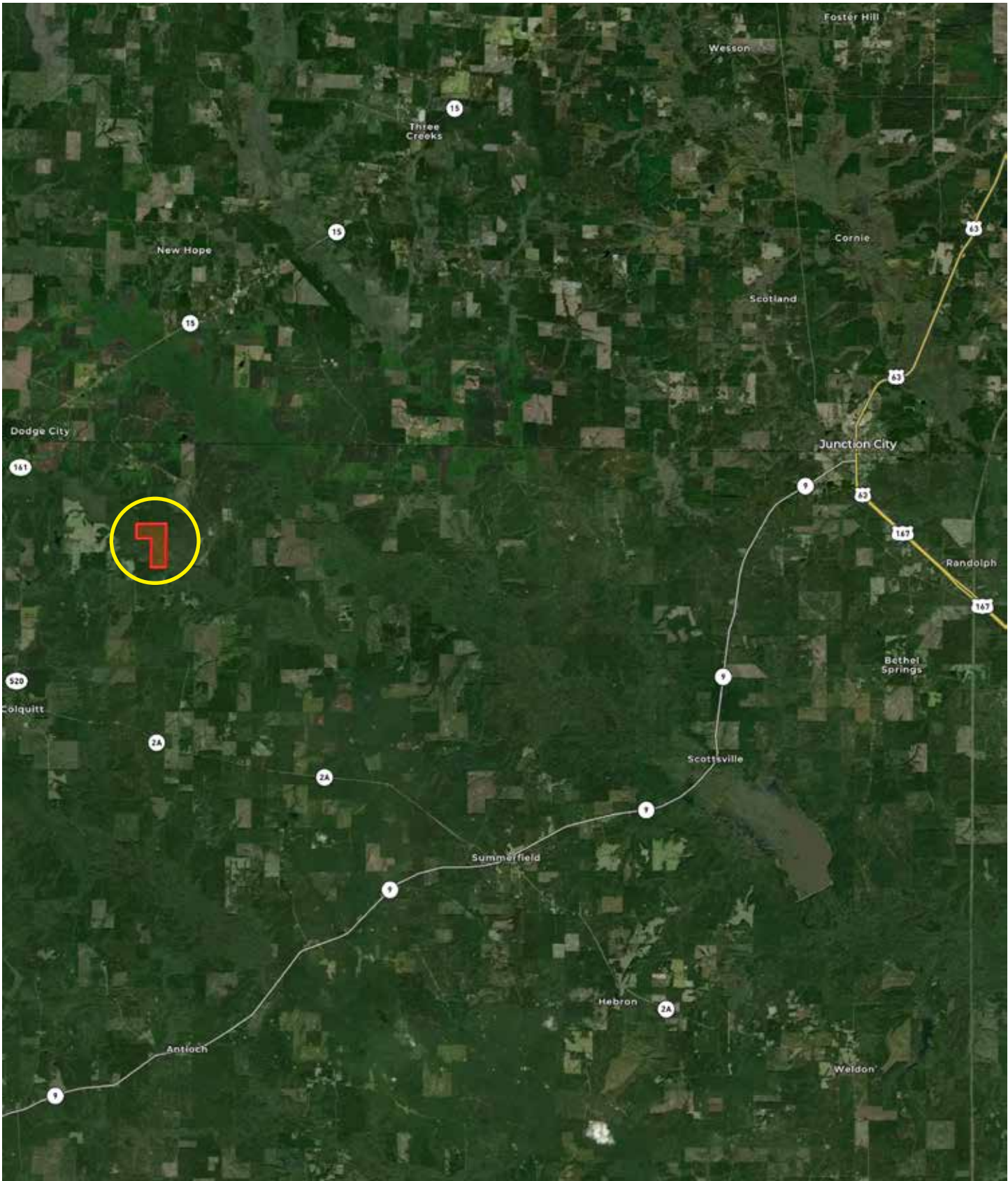
15-year-old pine plantation ready for thinning, with the balance of the acreage covered in a beautiful mix of red and white oak, along with scattered hickory and gum.

Little Corney Creek winds through the property, and together with a scenic beaver pond on the south end and several natural sloughs, provides year-round water sources that enhance wildlife activity and habitat diversity.

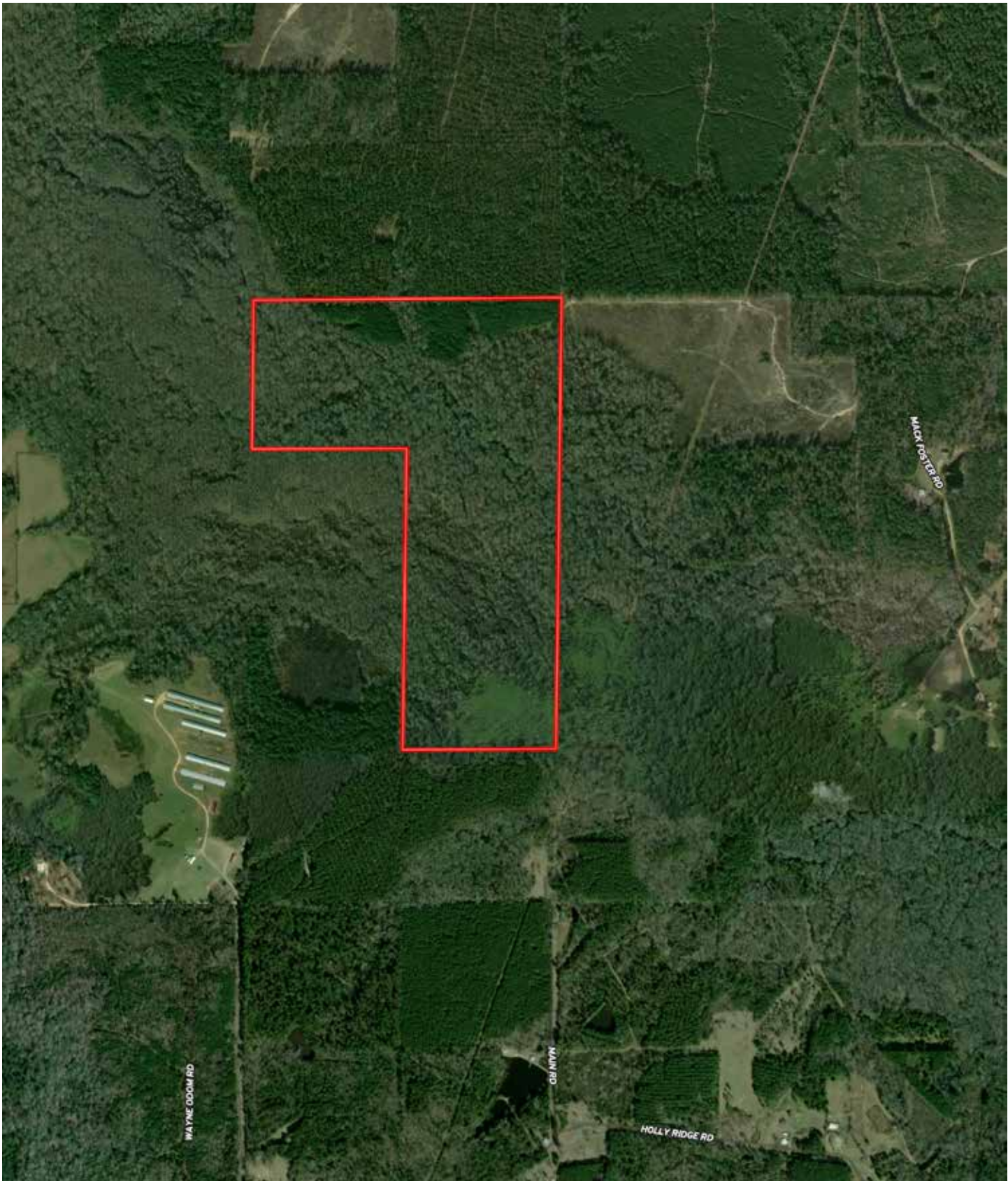
**Whether you are seeking a premier hunting retreat, a family getaway, or a solid timberland investment, this property is ready to be enjoyed for generations to come.**



# LOCATION MAP



# AERIAL MAP



# LOCATION & ACCESS

Claiborne Parish, Louisiana  
North Central Region of Louisiana

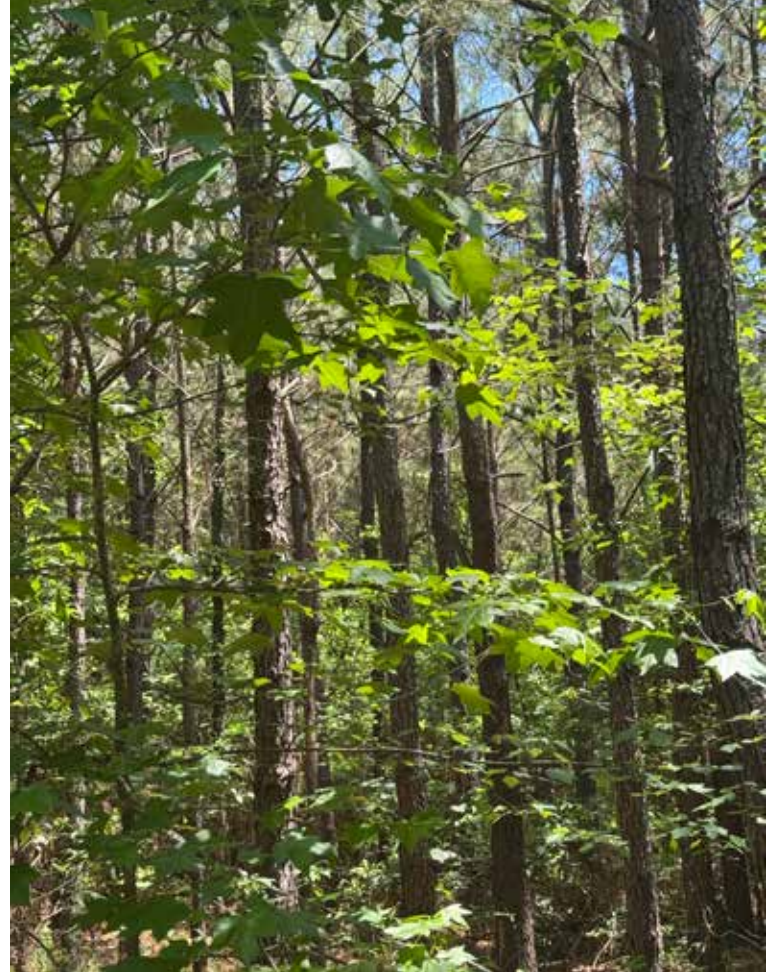
## Mileage Chart

Haynesville, LA	15 Miles
Homer, LA	17 Miles
Junction City, AR	23 Miles
El Dorado, AR	30 Miles

There is no deeded access to the tract.

# MINERAL RIGHTS

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



# RESOURCES & PRICE

## Offering Price

\$369,000.00

To learn more about the property or to schedule a property tour, contact Gar Lile, Matt Stone or David Stone of Lile Real Estate.

## Gar Lile

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## Matt Stone

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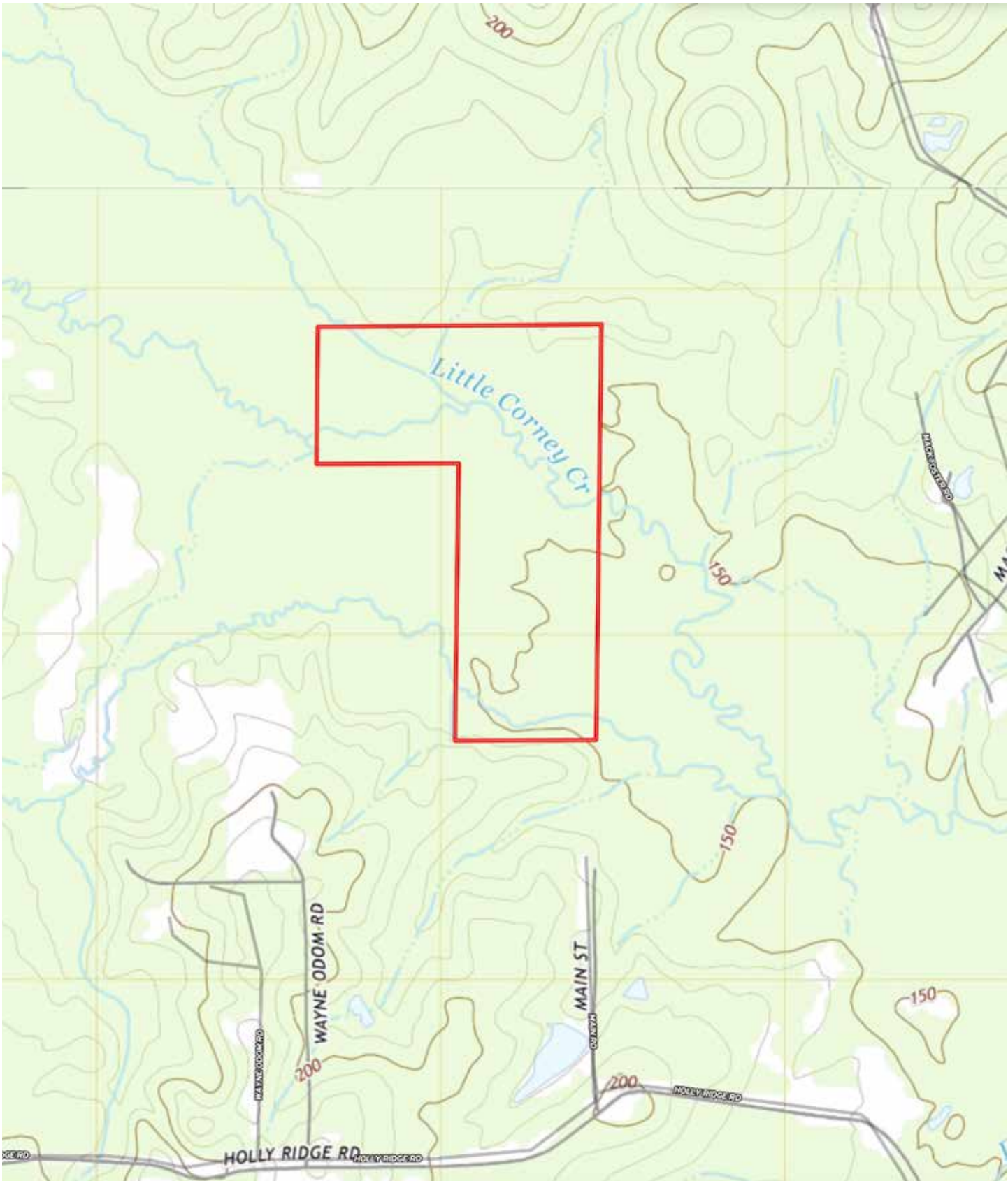
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## David Stone

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# TOPOGRAPHY MAP



# SOIL MAP



# SOIL MAP KEY

SOIL CODE	SOIL DESCRIPTION	ACRES	%	CPI	NCCPI	CAP
Go	Guyton-Ouachita silt loams, 0 to 1 percent slopes, frequently flooded	160.4	98.31	0	48	5w
Ha	Harleston fine sandy loam, 1 to 3 percent slopes	2.41	1.48	0	52	2e
Ed	Eastwood very fine sandy loam, 5 to 12 percent slopes	0.34	0.21	0	60	6e
TOTALS		163.1 5(*)	100%	-	48.08	4.96

(\*) 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.





**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:

Scan for more info



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