



CALEDONIA TIMBERLAND

A Recreational, Timberland, and Residential Investment Opportunity

323± Total Acres | \$1,249,000.00

Union County, Arkansas



AGRICULTURE | RECREATION | TIMBERLAND

Traditional Brokerage + Sealed Bids + Consulting

LICENSED IN ARKANSAS, LOUISIANA, MISSISSIPPI, AND TENNESSEE



CALEDONIA TIMBERLAND

QUICK FACTS

Acreage

323± total acres

Location

Junction City, Union County,
Arkansas

Access

Arkansas state highway 167 to
Caledonia Road

Recreation

Deer, turkey, small game, and duck
hunting, ATV riding

Notable Features

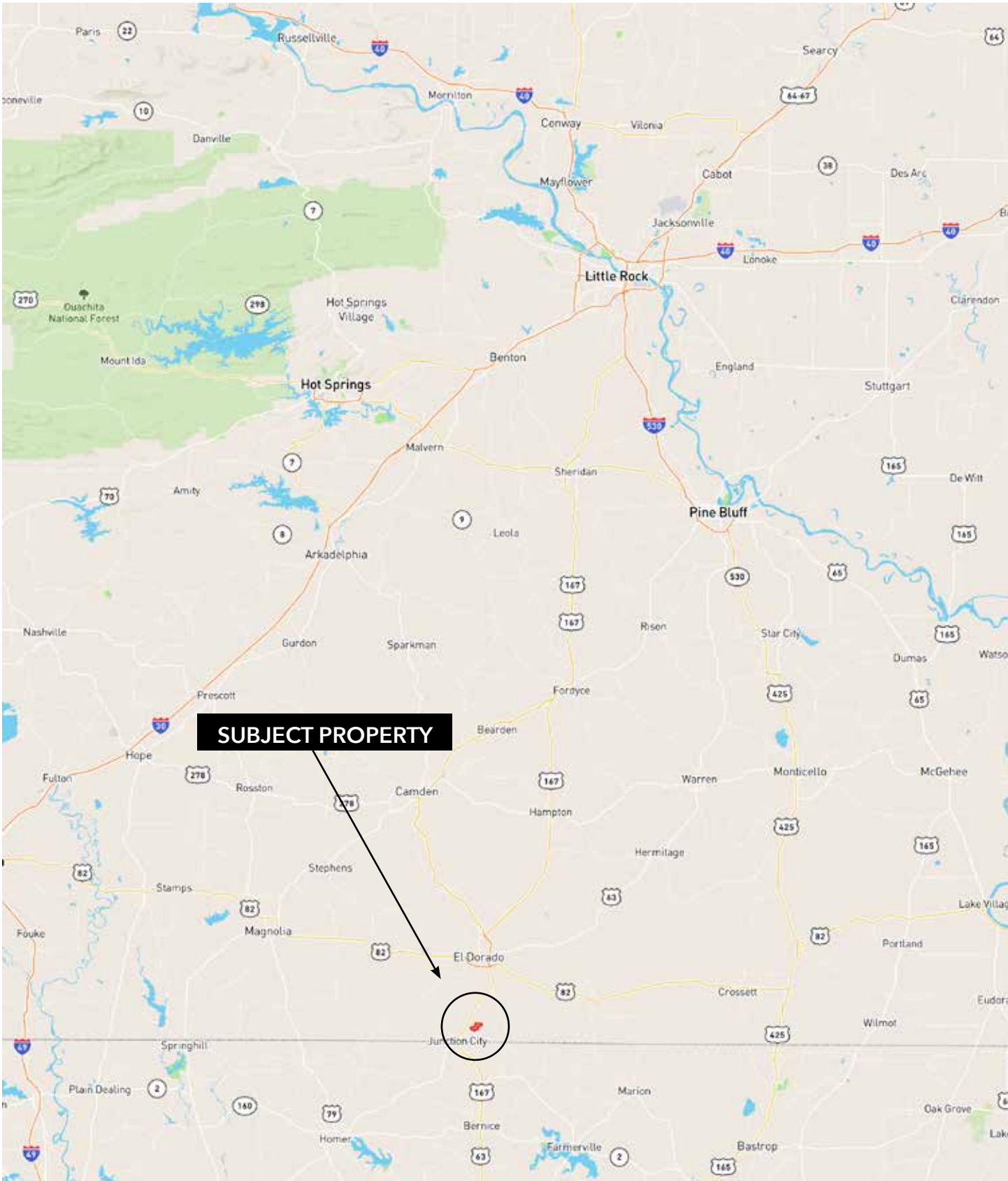
- Excellent deer, turkey, and small game hunting
- Waterfowl potential on Flat Creek

Offering Price

\$1,249,000.00



VICINITY MAP



PROPERTY DESCRIPTION

CALEDONIA TIMBERLAND

Caledonia Timberland presents an excellent timberland and recreational investment opportunity consisting of 323± acres, more or less, located in Union County, just northeast of Junction City, Arkansas. The property offers an attractive blend of pine timber, mature hardwoods, and pastureland that provides outstanding habitat for deer, turkey, and small game. Additionally, Flat Creek traverses the eastern portion of the property, where small open sloughs create opportunities for occasional duck hunting.

Caledonia Road forms the property's northern boundary, providing nearly one mile of road frontage with electricity and water readily available. A well-maintained gravel road extends from Caledonia Road to the southwest corner of the tract, allowing easy vehicle access, while a network of ATV trails and footpaths branches throughout the property to numerous hunting locations.

The northwest portion of the property (106± acres) contains the highest elevations and is comprised primarily of intermediate-age pine plantations and merchantable pine sawtimber. The southern portion (146± acres) features a beautiful mix of mature upland hardwoods, scattered giant pines, and productive bottomland timber interspersed with small open sloughs along Flat Creek. An 8± acre pasture in the southwest corner offers an excellent opportunity for a large wildlife food plot.

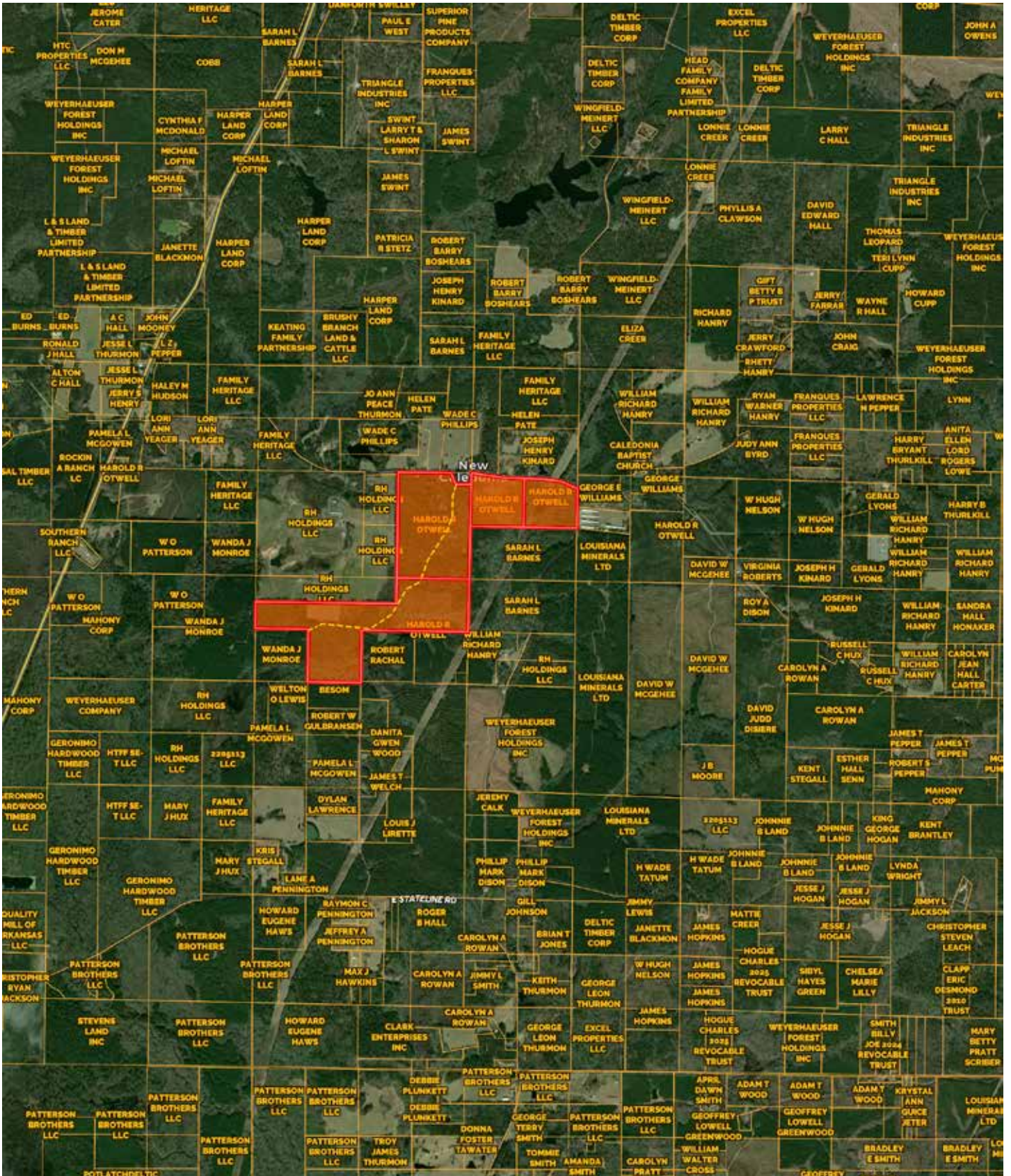
The northeast portion (71± acres), situated at the intersection of Caledonia Road and Welch Road, is an exceptionally diverse tract containing upland pine and hardwood timber, bottomland hardwoods, and open sloughs. A utility transmission line crosses the northeast corner, creating additional wildlife habitat and hunting opportunities while also offering potential future solar development possibilities.



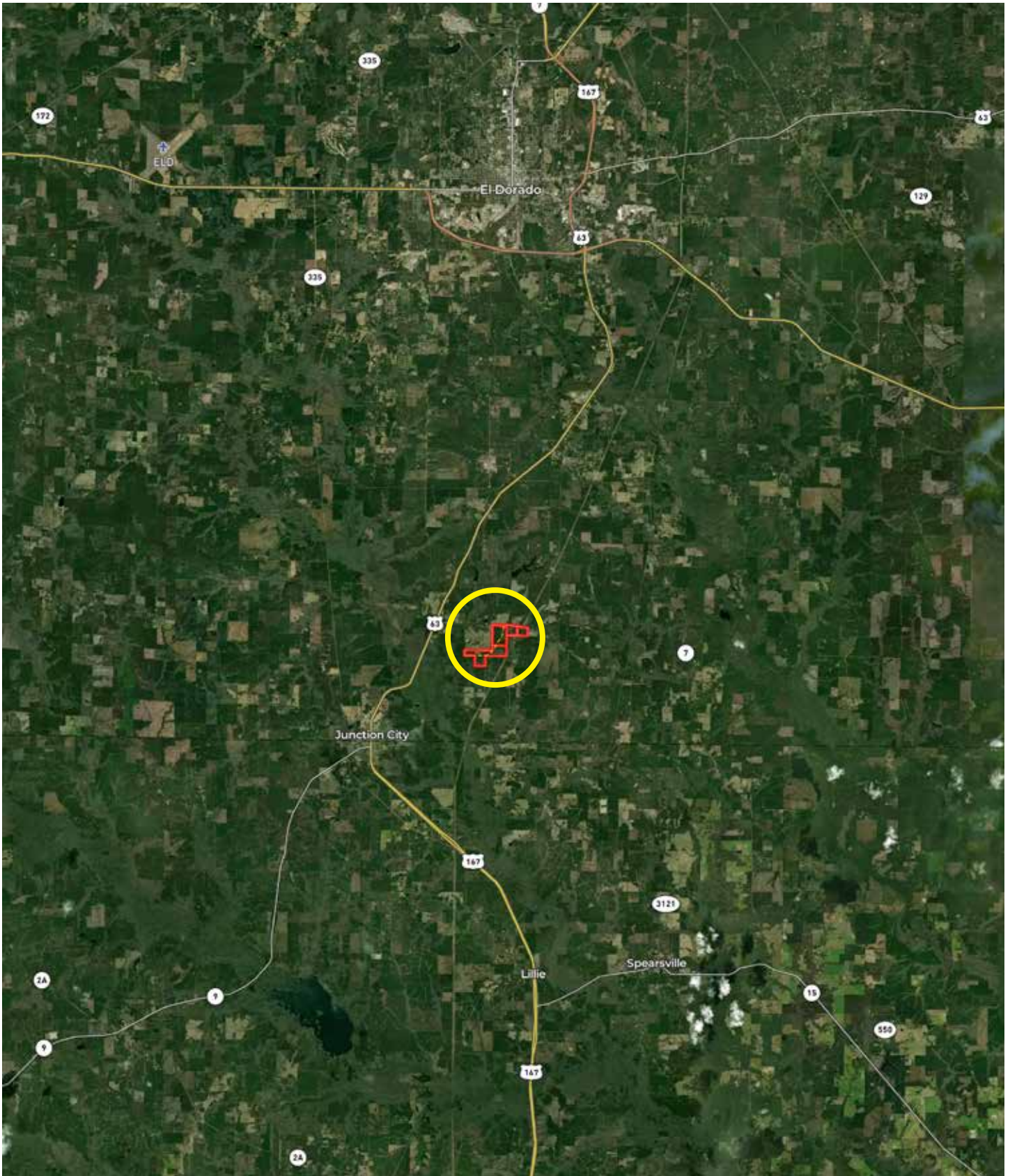




OWNERSHIP MAP



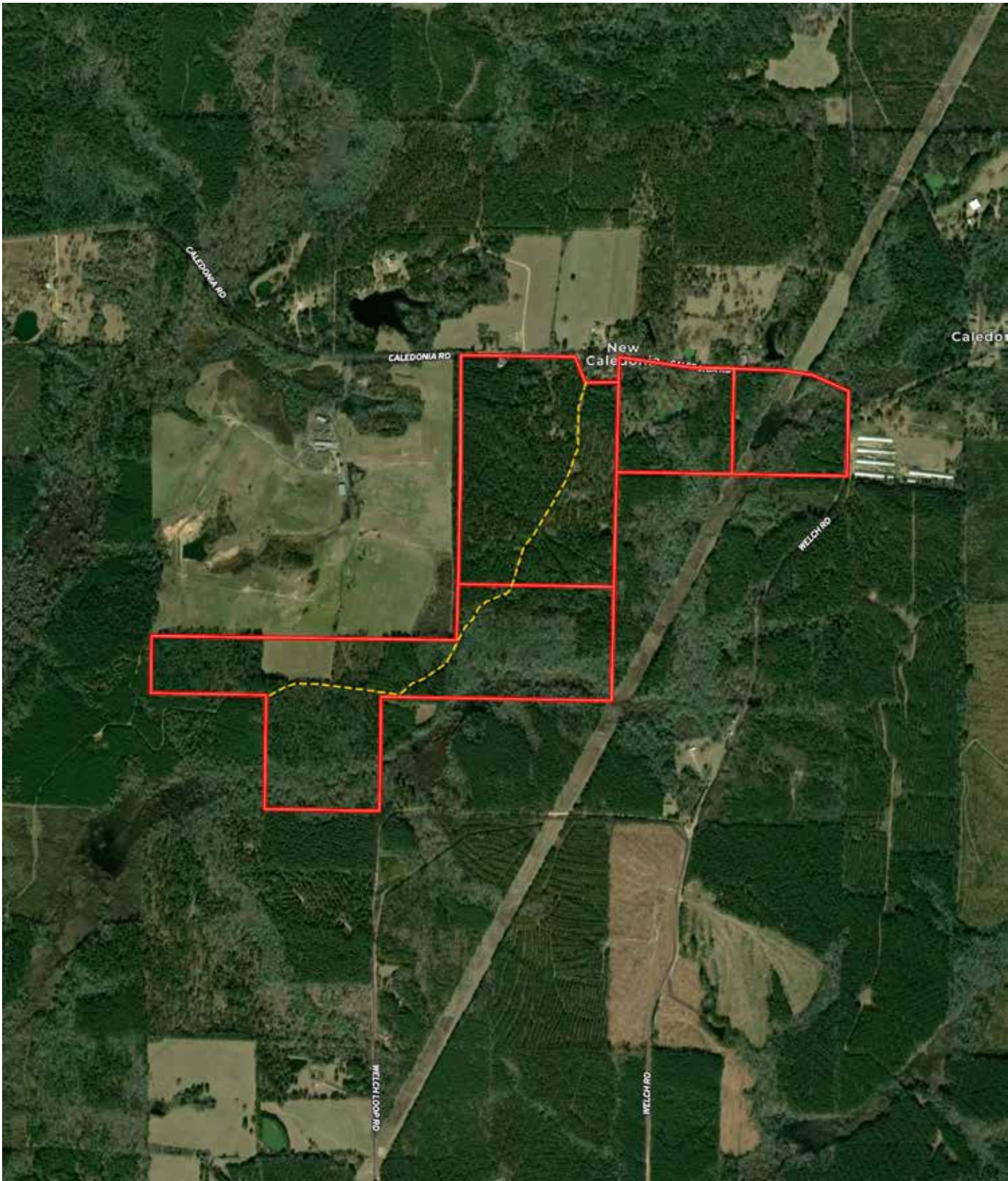
LOCATION MAP







AERIAL MAP









LOCATION & ACCESS

Junction City, Union County, Arkansas
Southern Region of Arkansas

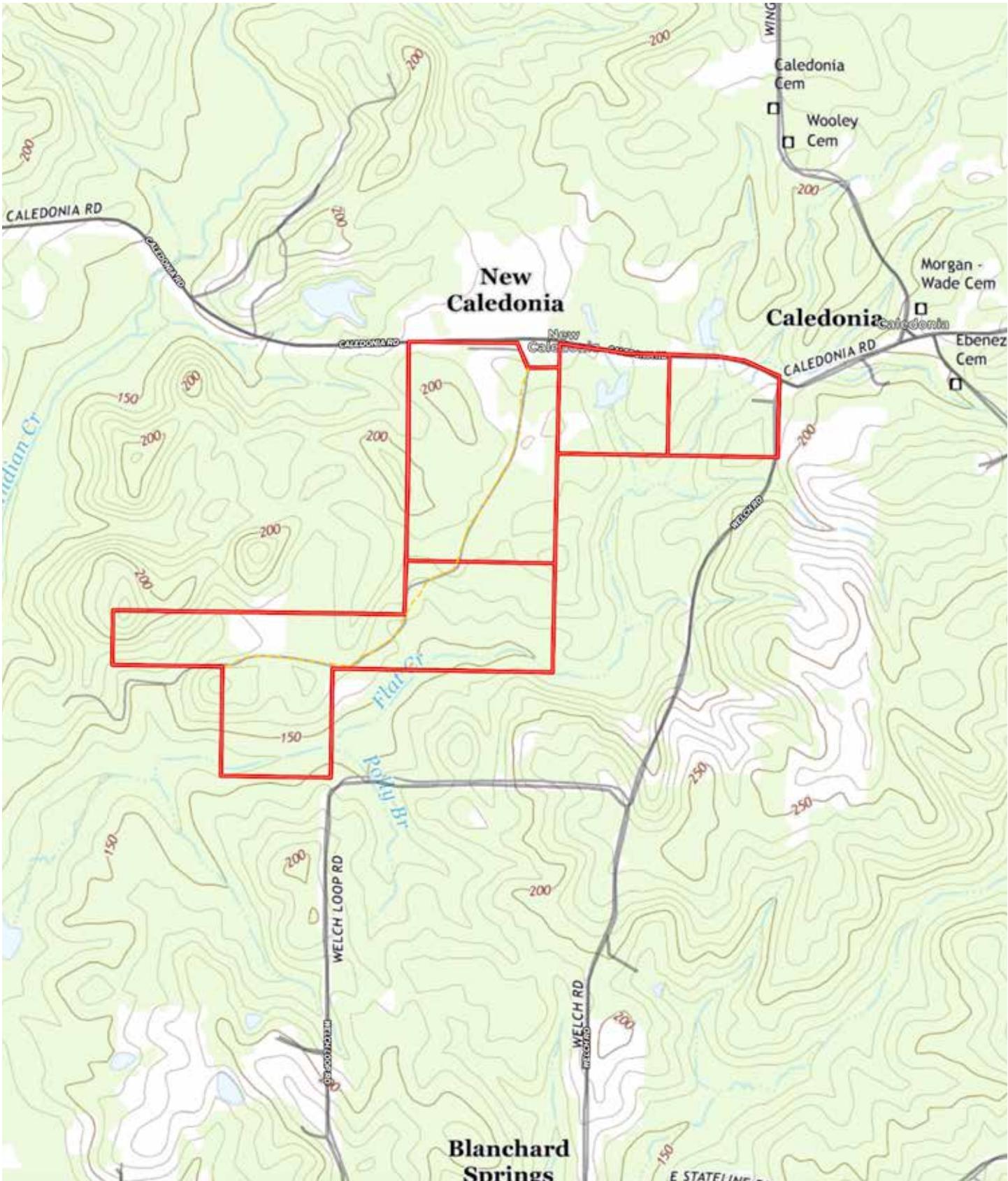
Mileage Chart

Junction City, AR	5 Miles
El Dorado, AR	14 Miles
Ruston, LA	42 Miles
Monroe, LA	60 Miles
Shreveport, LA	85 Miles

Access is considered excellent on Caledonia
Road off Arkansas State Highway 167



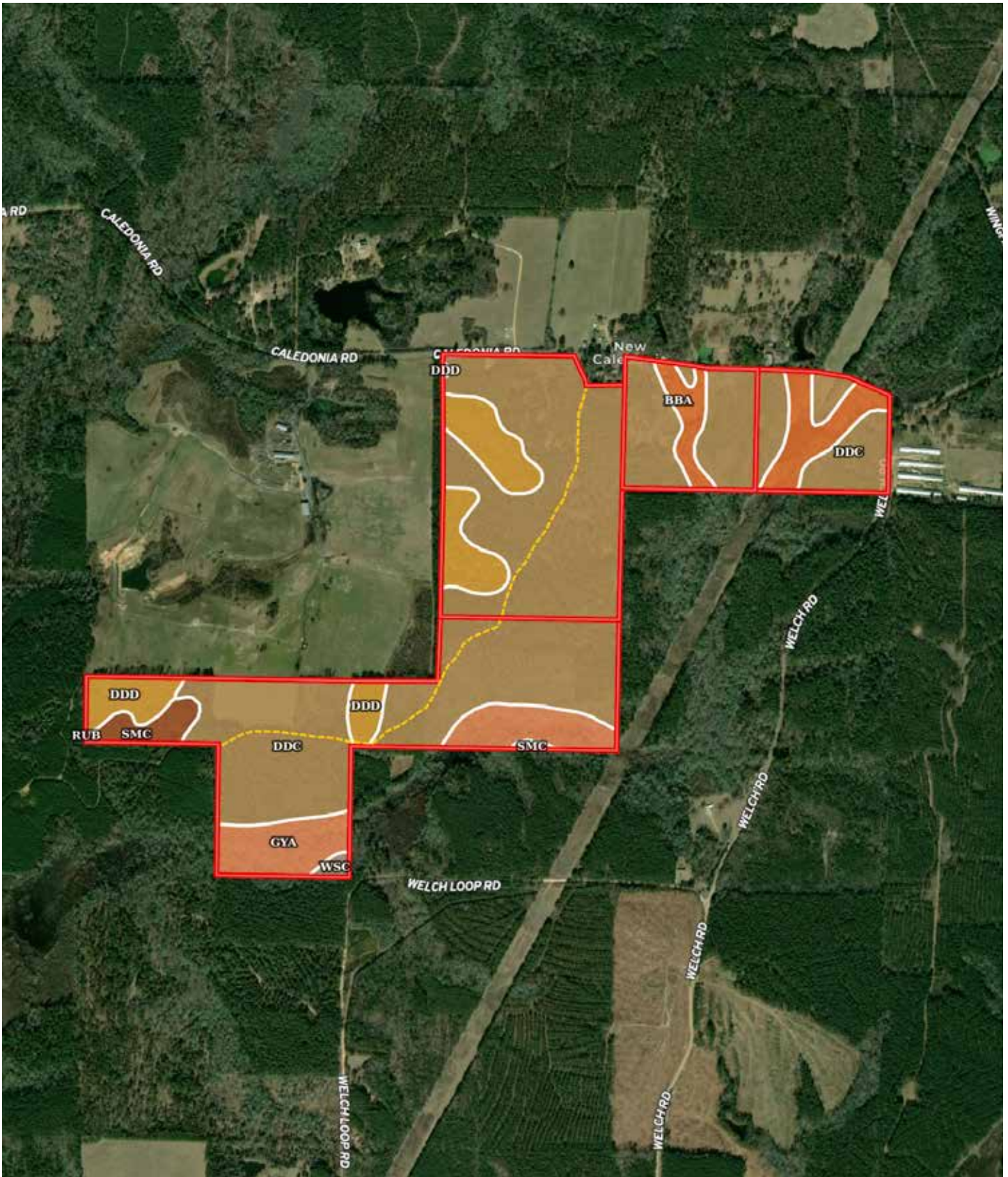
TOPOGRAPHY MAP







SOIL MAP



SOIL MAP KEY

SOIL CODE	SOIL DESCRIPTION	ACRES	%	CPI	NCCPI	CAP
DdC	Darden loamy fine sand, 1 to 8 percent slopes	236.47	71.1	0	38	4s
DdD	Darden loamy fine sand, 8 to 15 percent slopes	35.41	10.65	0	36	6e
GyA	Guyton silt loam, 0 to 1 percent slopes, frequently flooded	30.05	9.04	0	44	5w
BbA	Bibb fine sandy loam, 0 to 1 percent slopes, frequently flooded	21.49	6.46	0	31	5w
SmC	Smithdale fine sandy loam, 3 to 8 percent slopes	7.58	2.28	0	62	3e
WsC	Warnock-Smithdale complex, 1 to 7 percent slopes	1.54	0.46	0	79	3e
SmE	Smithdale fine sandy loam, 15 to 30 percent slopes	0.03	0.01	0	48	6e
RuB	Ruston fine sandy loam, 1 to 3 percent slopes	0.01	0.0	0	69	2e
TOTALS		332.58(*)	100%	-	38.62	4.34

(*) 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 shall be retained.

Real Estate Taxes (estimated)

\$987.00

Offering Price

\$1,249,000.00

To learn more about the Caledonia Timberland or to schedule a property tour, contact Craig Bonsall of Lile Real Estate, Inc.

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

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