LILE REAL ESTATE

Stone Brothers Timberland

A Timberland and Residential Investment Opportunity

34± Total Acres | $90,100.00

Drew County, Arkansas



AGRICULTURE | RECREATION | TIMBERLAND

Traditional Brokerage + Sealed Bids + Consulting

LICENSED IN ARKANSAS, LOUISIANA, MISSISSIPPI, AND TENNESSEE



Stone Brothers Timberland

QUICK FACTS

Acreage
34± total acres

Location
Monticello, Drew County, Arkansas

Access
Arkansas State Highway 278

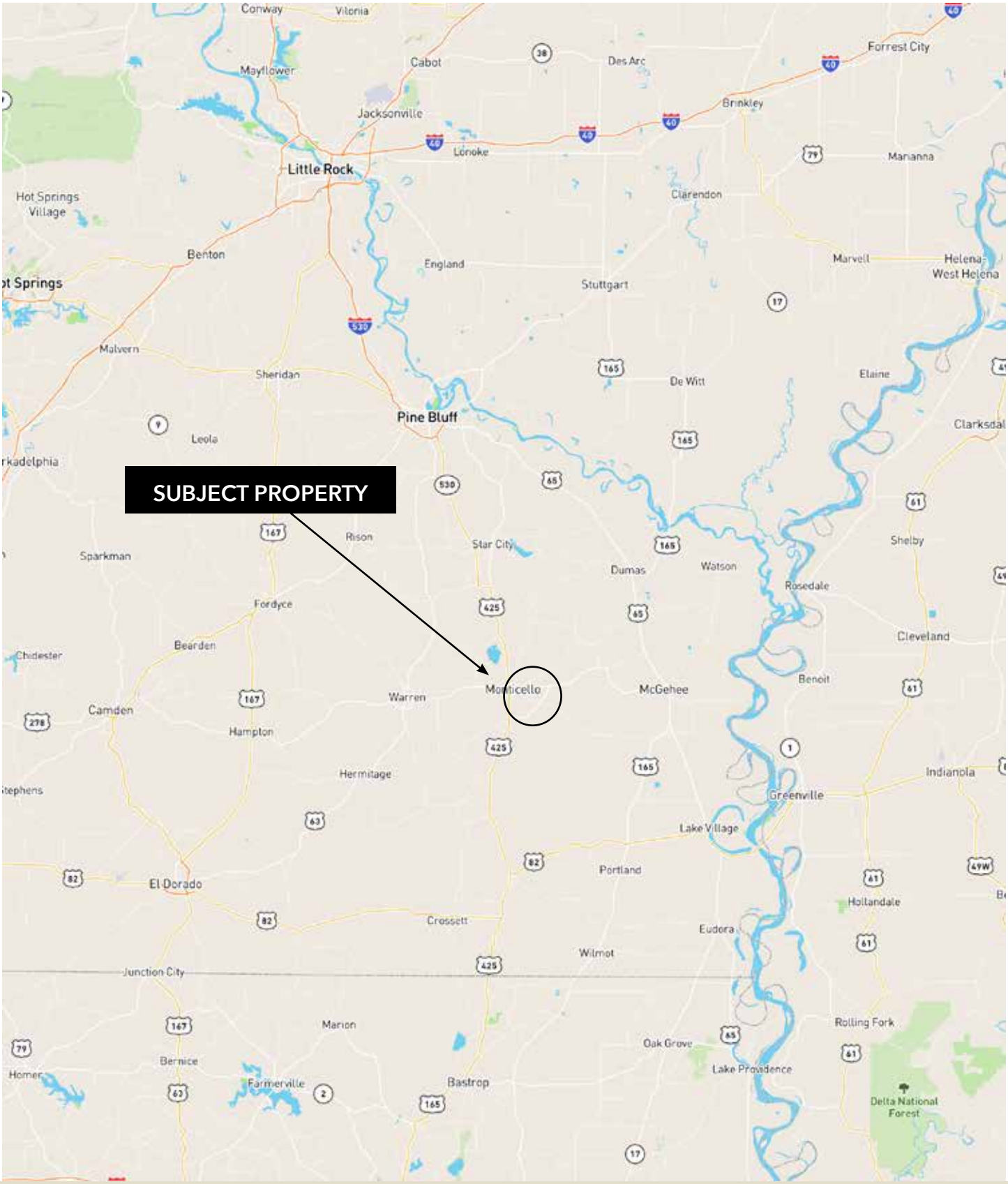
Recreation
Deer and turkey hunting opportunities

Notable Features
- Over 1,200' of highway frontage
- Water and Electrical Utilities
- Excellent Location to build a home
- Internal Road System

Offering Price
$90,100.00
(Originally $103,000.00)



Vicinity Map



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Property Description

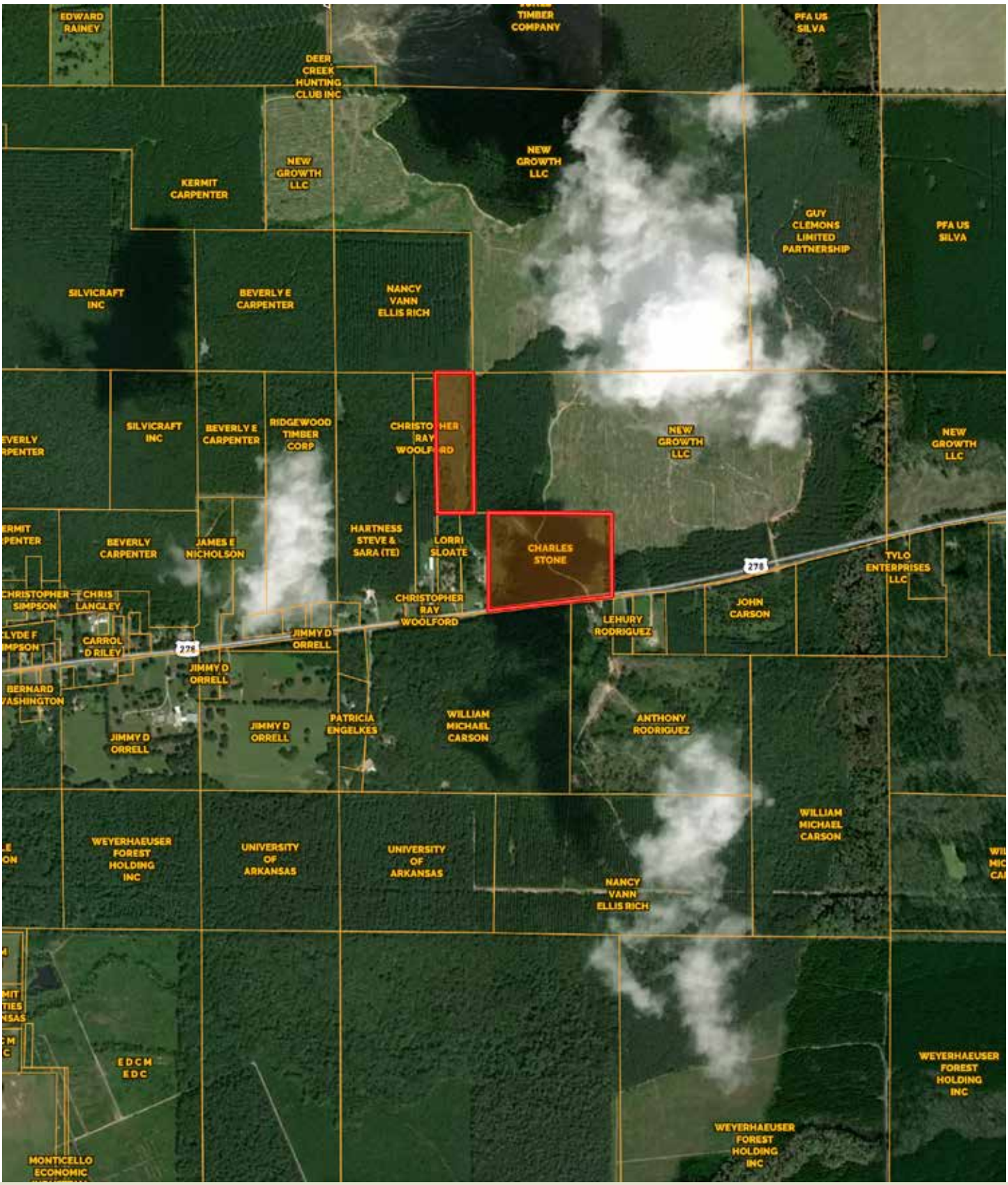
STONE BROTHERS TIMBERLAND

This 34-acre property is located in Drew County just minutes from Monticello, Arkansas. With more than 1,200 feet of frontage along Highway 278, the property offers several potential homesite locations. Major utilities are available on-site, and access is excellent via an existing driveway located on the southeastern portion of the property.

An internal road system provides convenient access throughout much of the acreage. The timber stand consists predominantly of an estimated 12-year-old loblolly pine plantation, offering both privacy and future management opportunities.

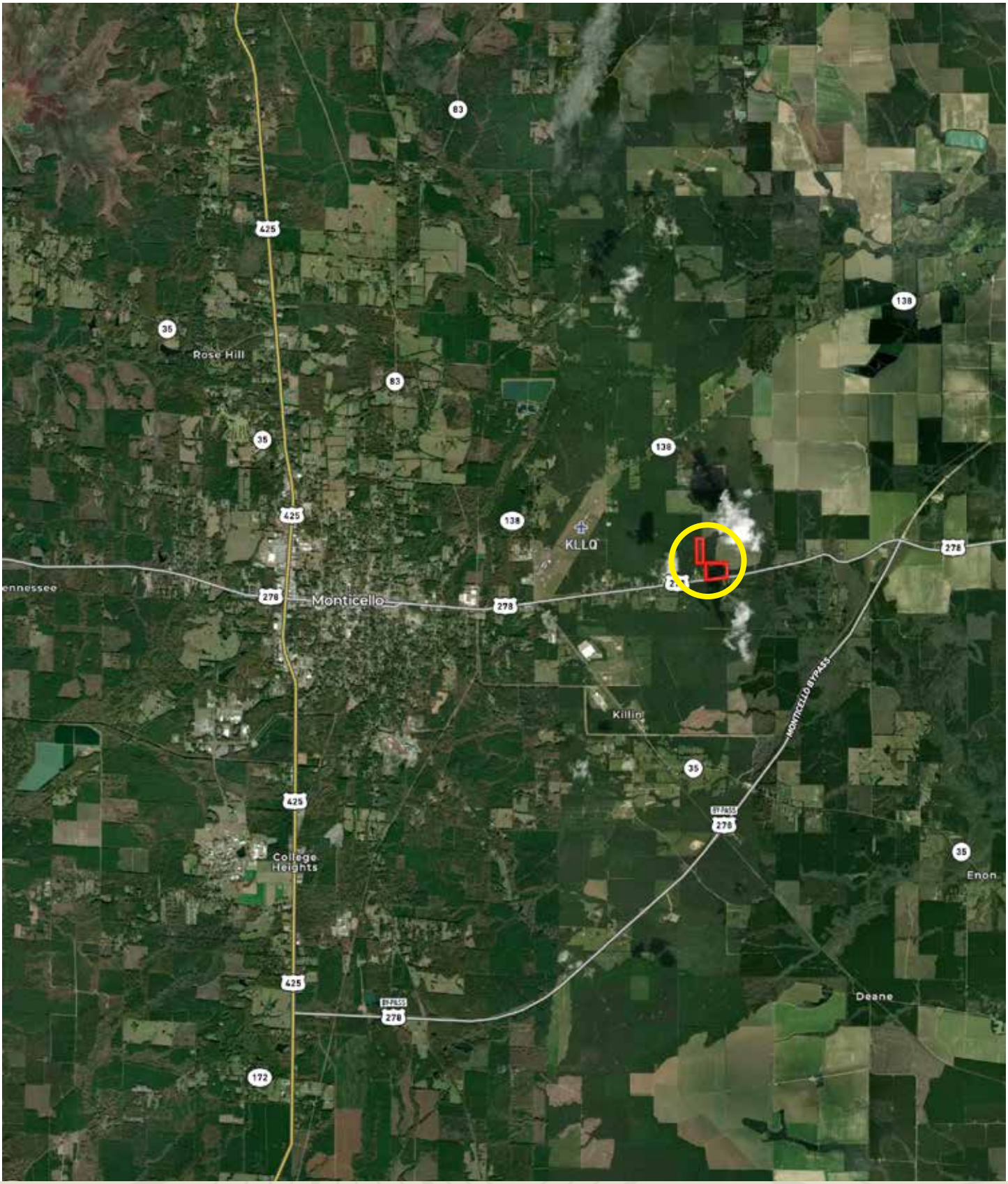


Ownership Map

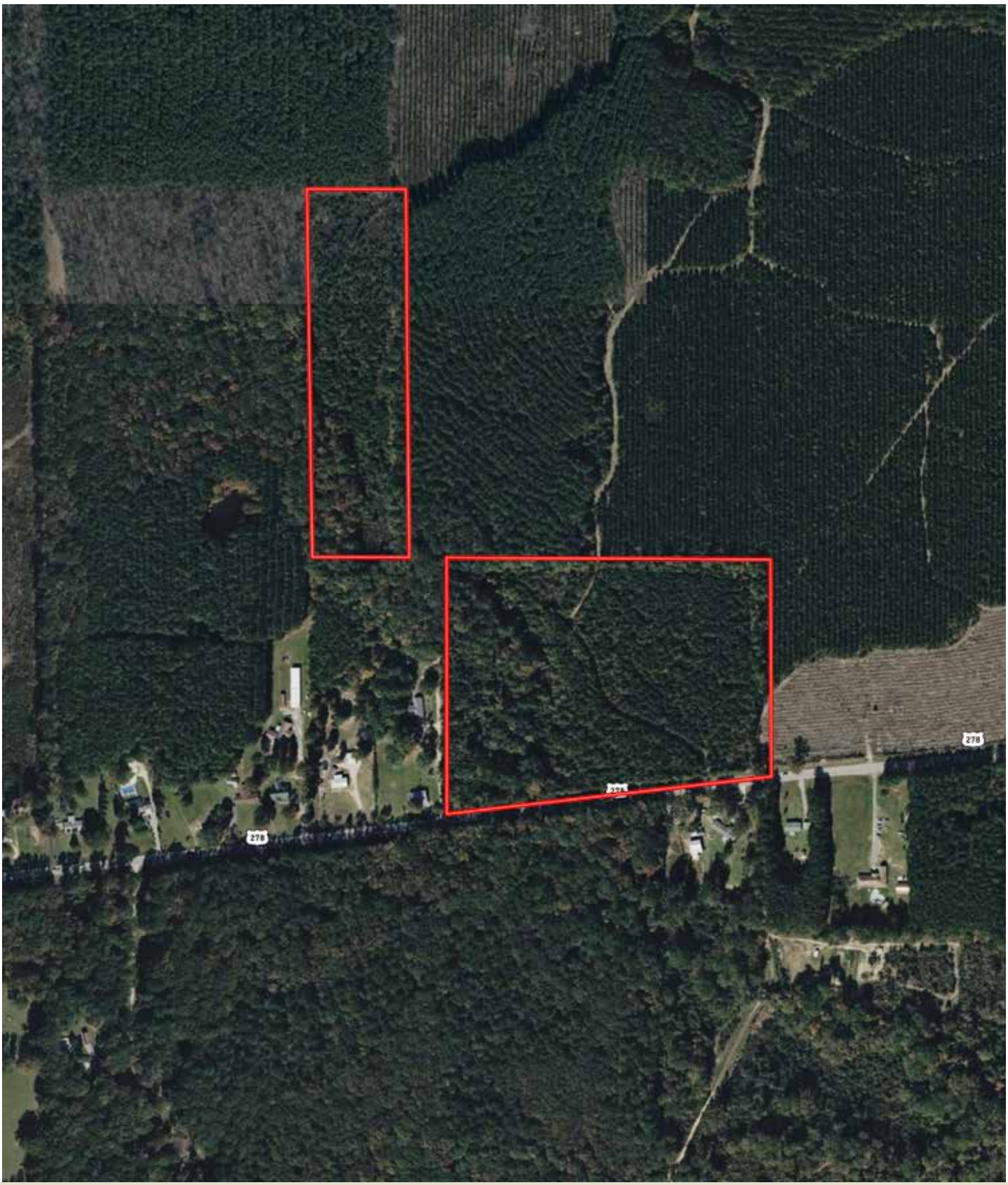


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Location Map



Aerial Map



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Location & Access

Drew County, Arkansas
Southeastern Region of Arkansas

Mileage Chart

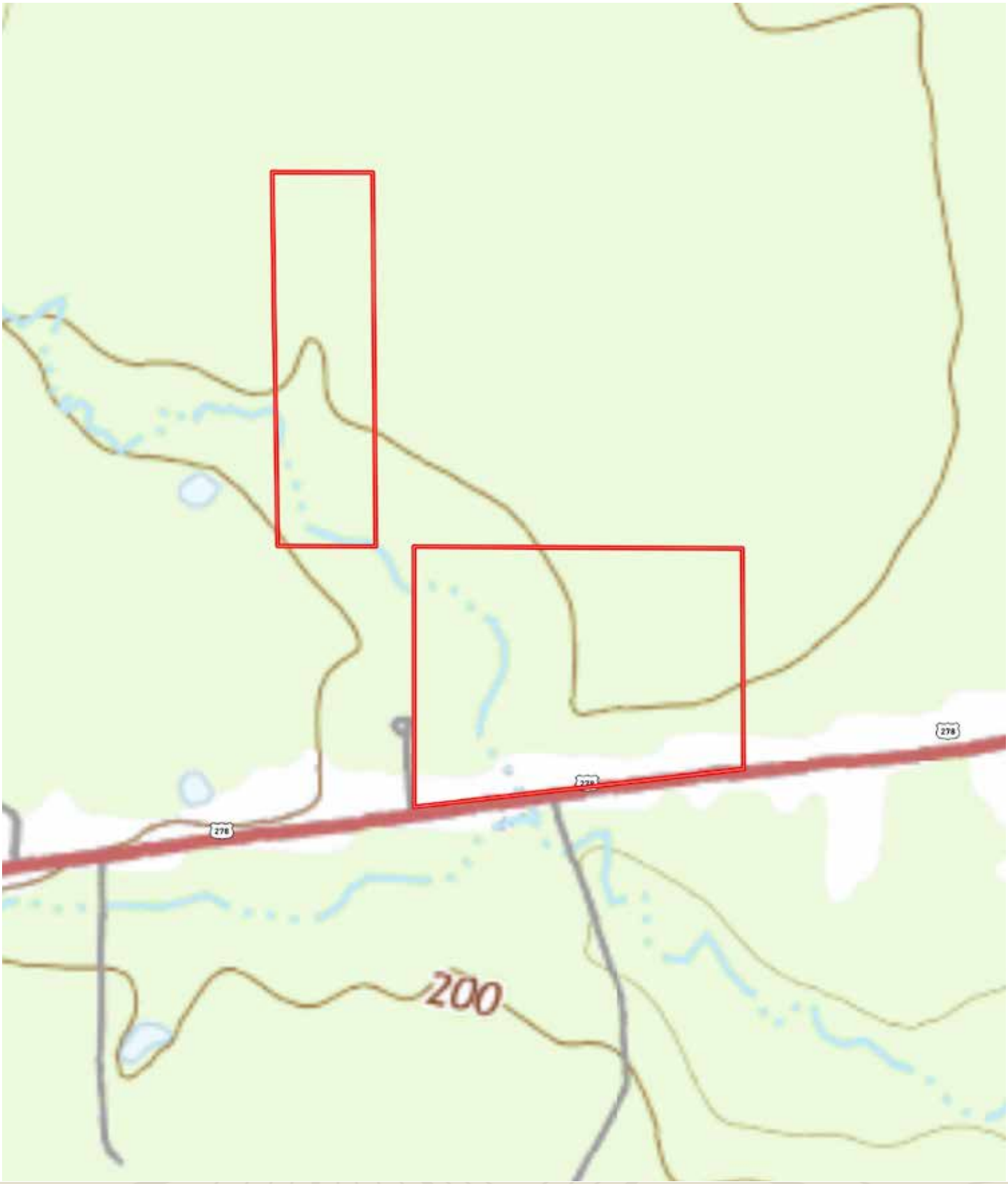
Monticello, AR	4.5 Miles
McGehee, AR	24 Miles
Hamburg, AR	33 Miles
Pine Bluff, AR	51 Miles
Warren, AR	21 Miles
Star City, AR	27 Miles

Access is considered excellent off Arkansas State Highway 278.

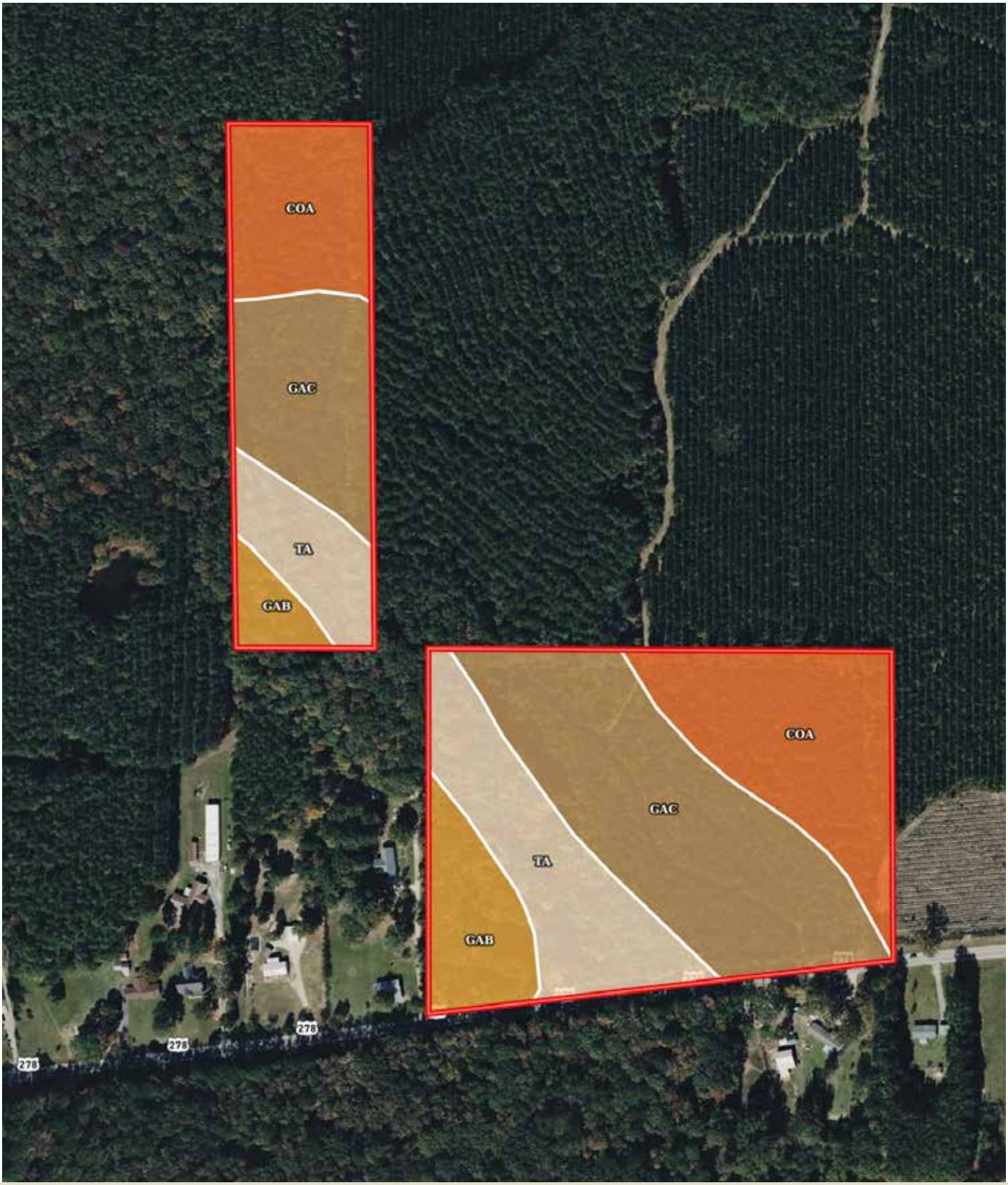




Topography Map



Soil Map



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Soil Map Key

SOIL CODE	SOIL DESCRIPTION	ACRES	%	CPI	NCCPI	CAP
GaC	Grenada silt loam, 3 to 8 percent slopes	13.41	40.16	0	57	3e
CoA	Calloway silt loam, 0 to 1 percent slopes	9.38	28.09	0	58	2w
TA	Tichnor and Arkabutla soils, frequently flooded	7.11	21.29	0	51	5w
GaB	Grenada silt loam, 1 to 3 percent slopes	3.5	10.48	0	52	2e
TOTALS		33.4(*)	100%	-	55.5	3.04

(*) 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.

Real Estate Taxes (estimated)

Parcel #	Acres	Tax Amount
001-04350-000	23.1	$30.60
001-04345-000	10.9	$13.86
TOTAL	34	$44.46

Offering Price
$90,100.00
(Originally $103,000.00)

To learn more about the Stone Brothers Timberland or to schedule a property tour, contact Brandon Stafford 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:

ALC

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2011-2026
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