



# STONE BROTHERS TIMBERLAND

A Timberland and Residential Investment Opportunity

34± Total Acres | \$103,000.00

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**

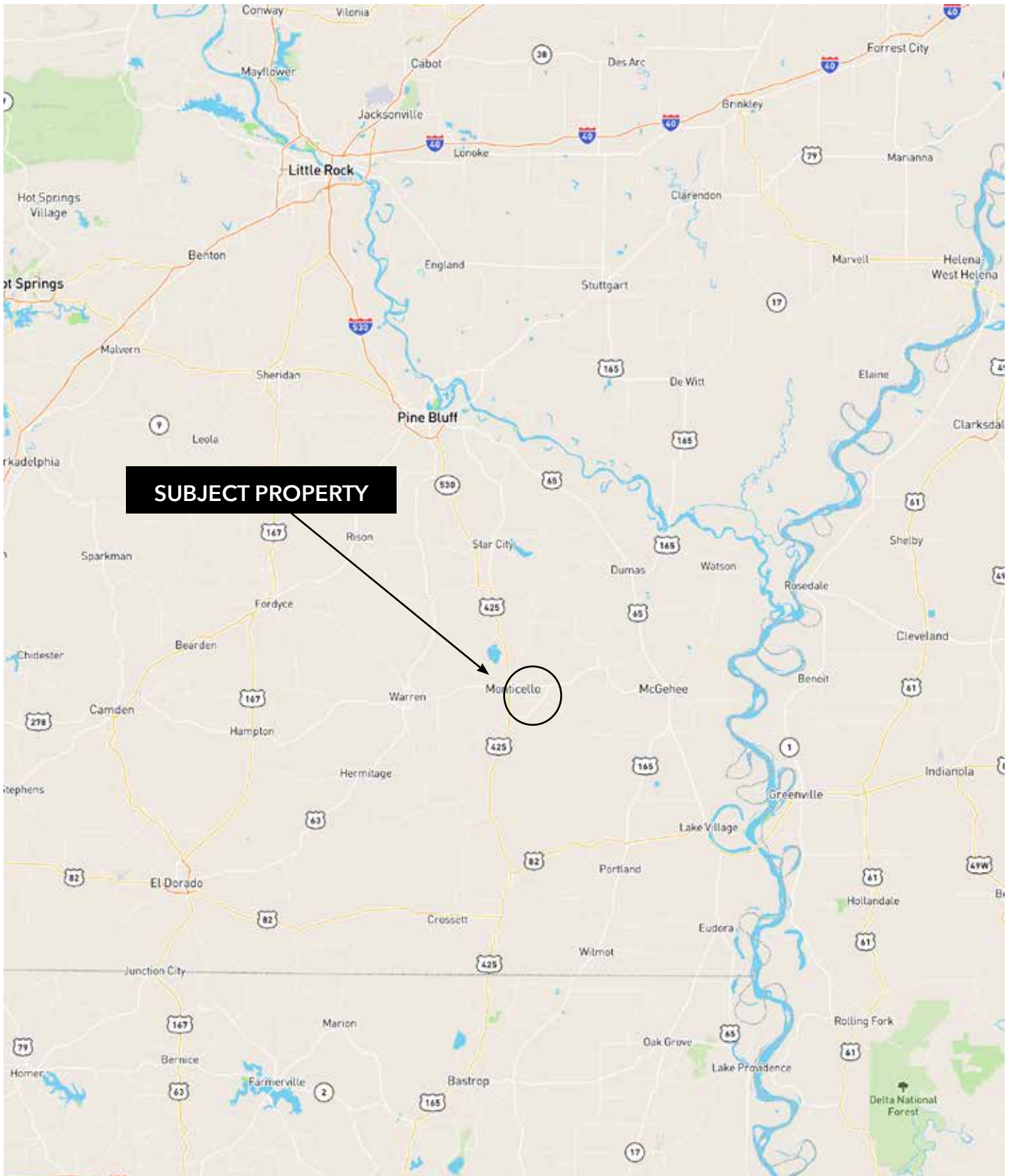
- Over 1,200' of highway frontage
- Water and Electrical Utilities
- Excellent Location to build a home
- Internal Road System

### **Offering Price**

\$103,000.00



# VICINITY MAP



# PROPERTY DESCRIPTION

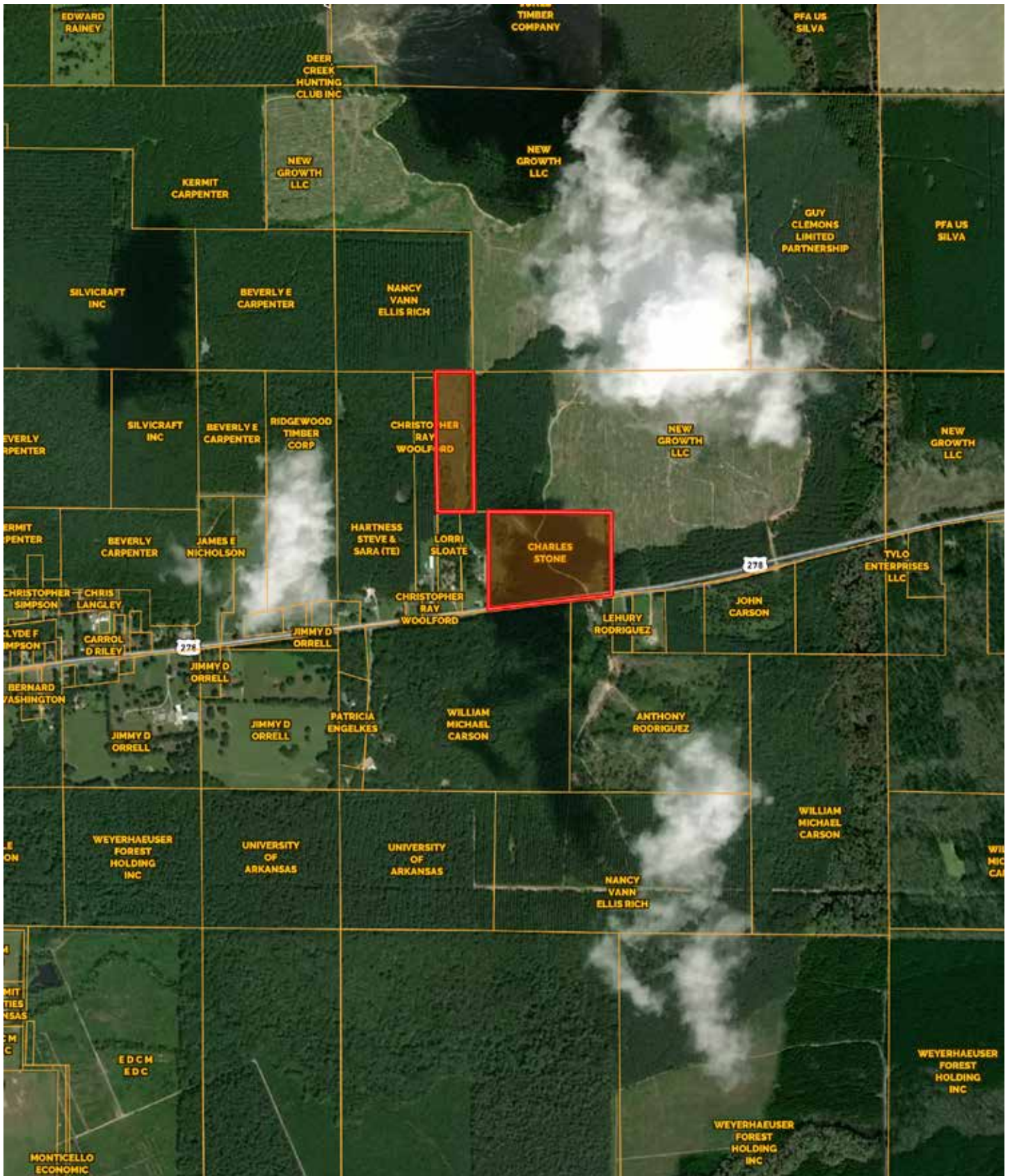
## STONE BROTHERS TIMBERLAND

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.

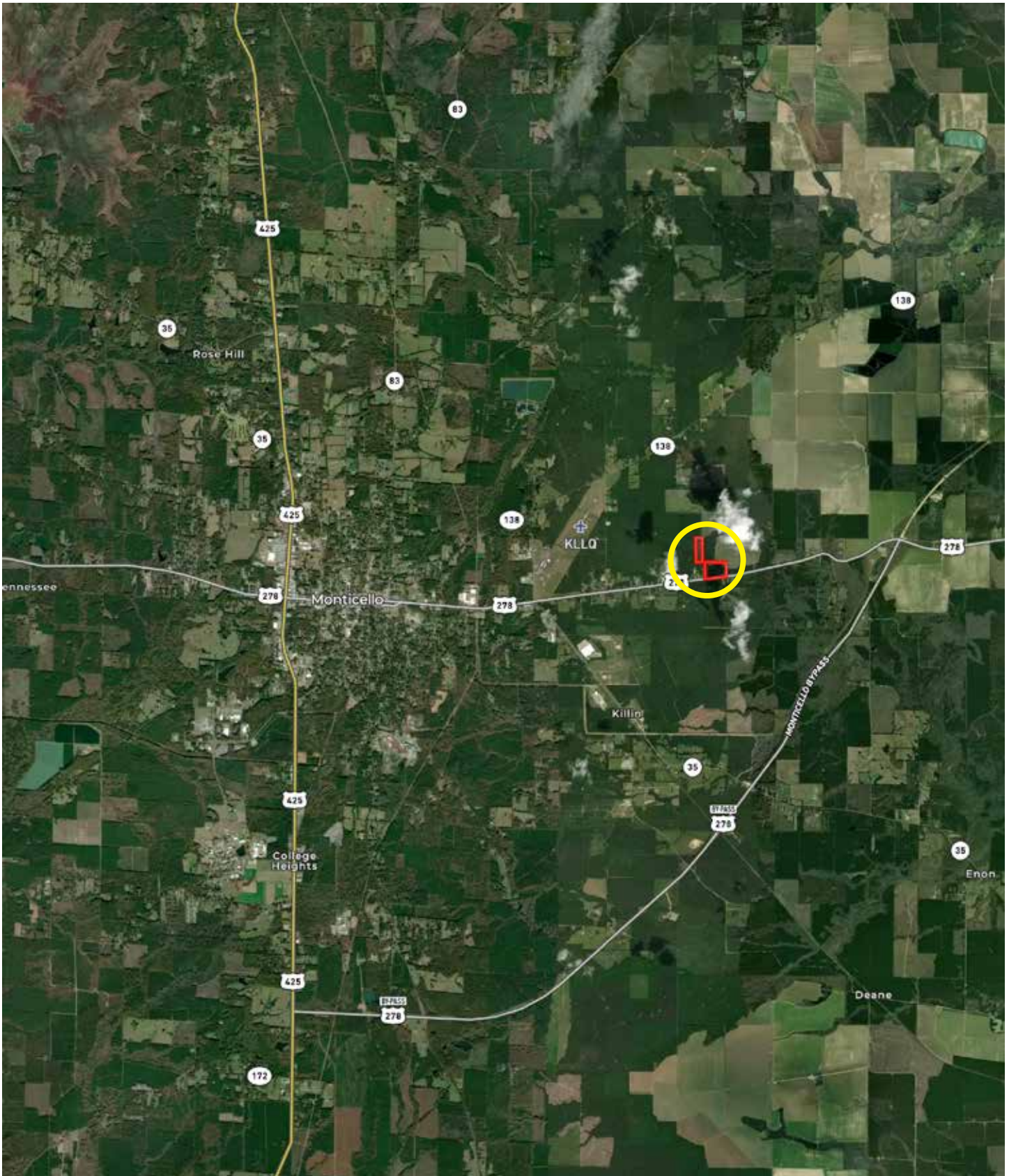
An internal road system provides convenient access throughout much of the acreage. The timber stand consists predominantly of an estimated 12-year-old loblolly pine plantation, offering both privacy and future management opportunities.



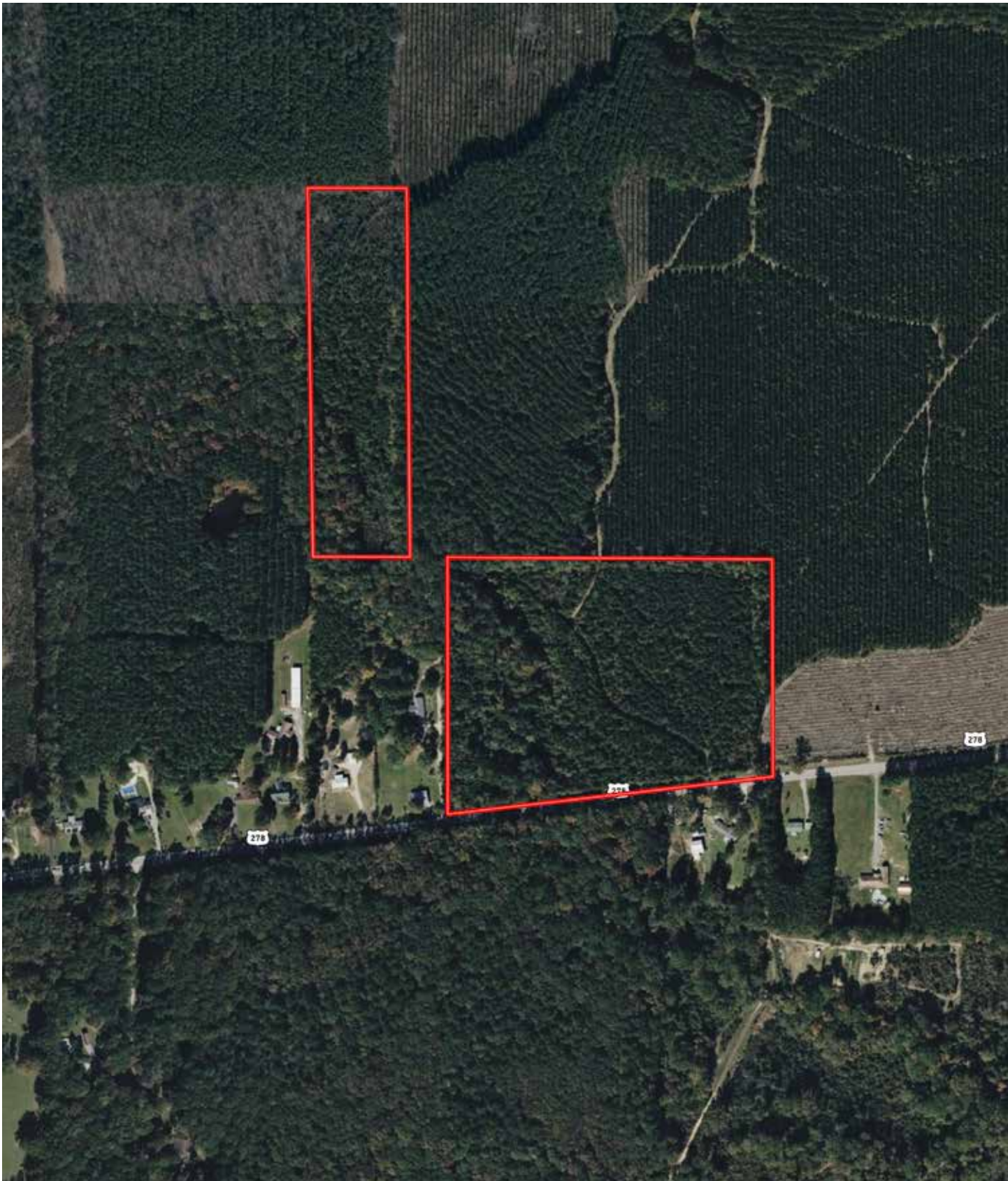
# OWNERSHIP MAP



# LOCATION MAP



# AERIAL MAP





# LOCATION & ACCESS

Drew County, Arkansas  
Southeastern Region of Arkansas

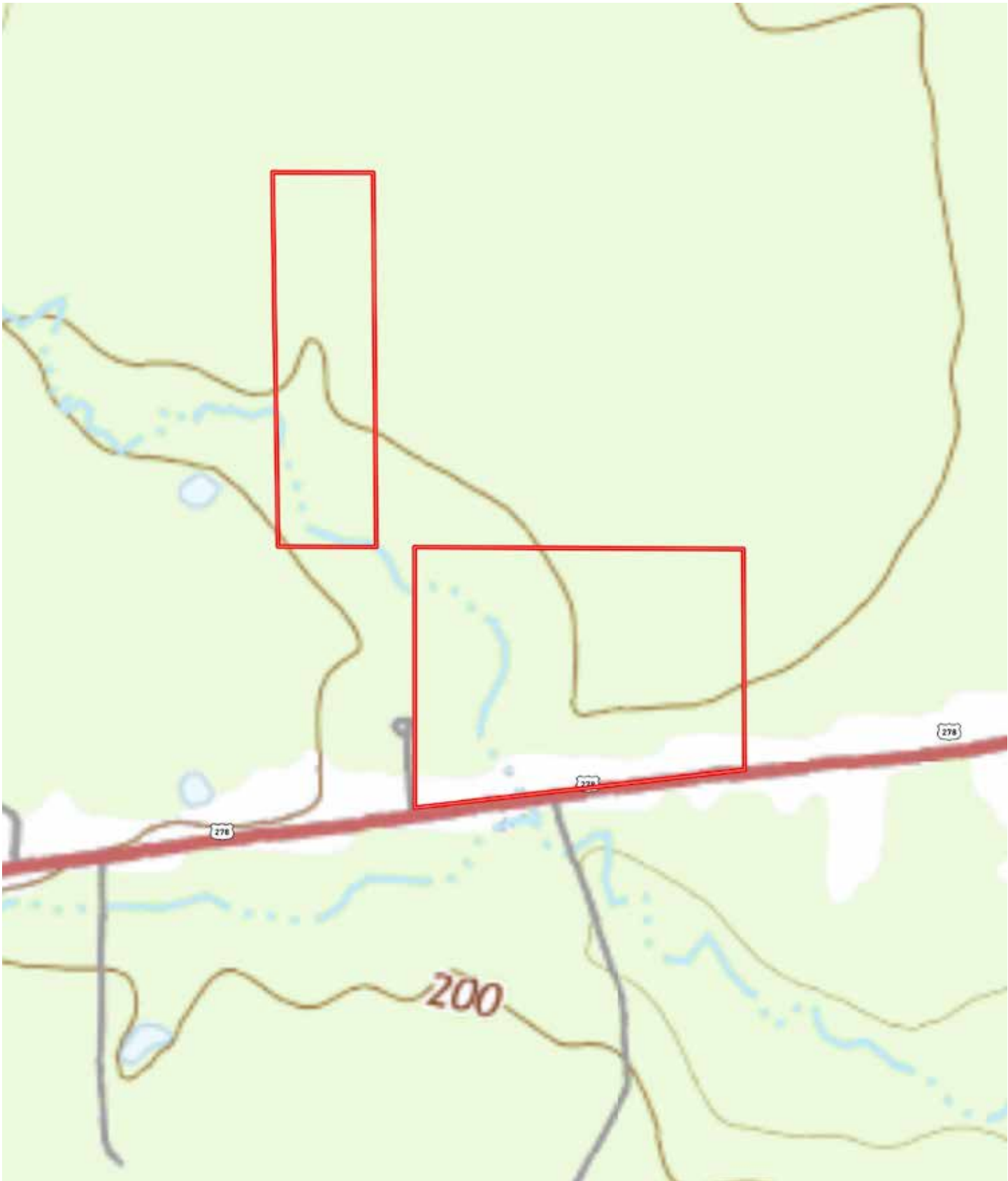
## Mileage Chart

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

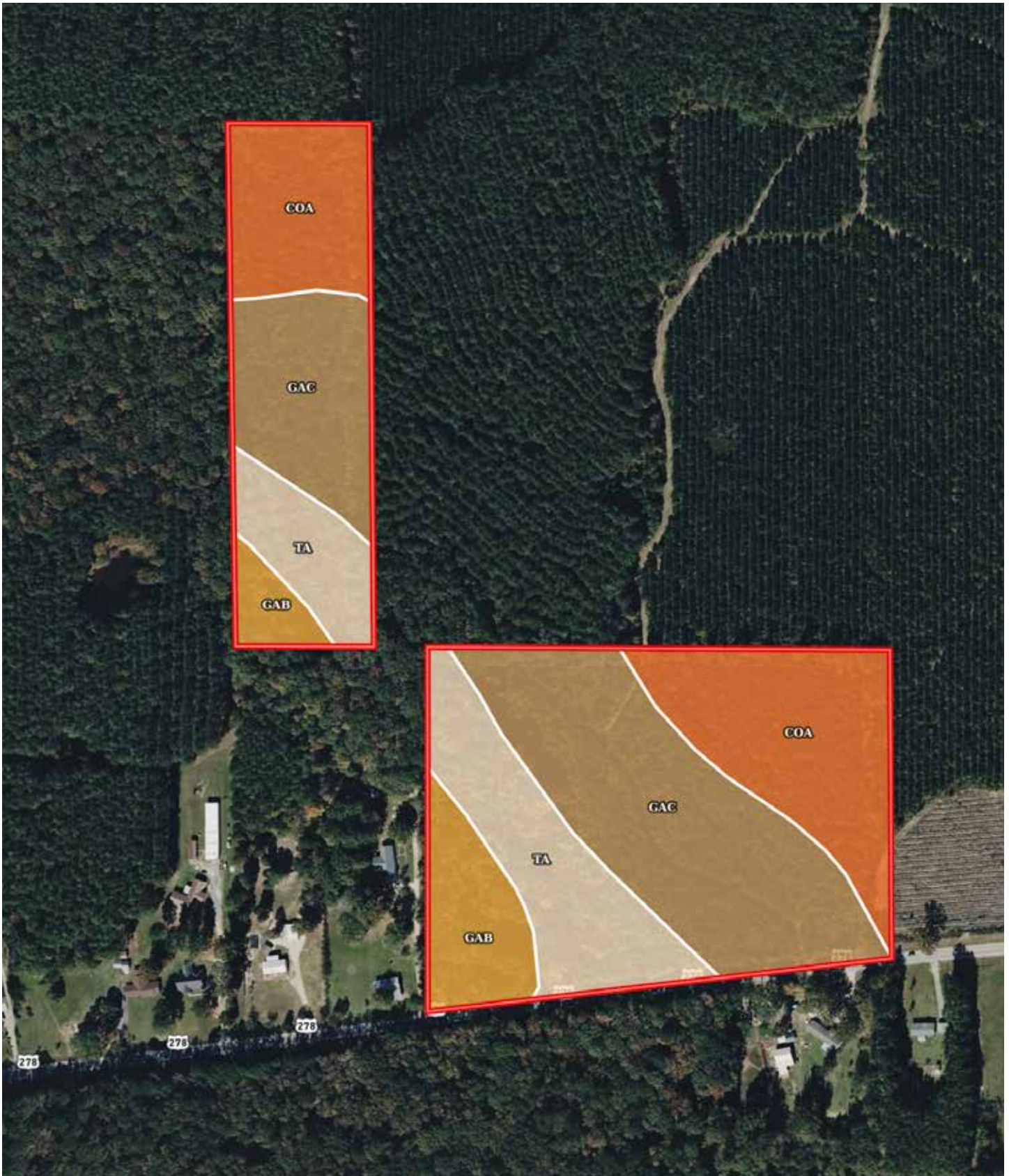
Access is considered excellent off Arkansas  
State Highway 278.



# TOPOGRAPHY MAP



# SOIL MAP



# 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.



# 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

\$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.

**Brandon Stafford**

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



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