



TIMBER EQUITY

A Timberland and Recreational Investment Opportunity

372.55± Total Acres | \$820,000.00

Drew County, Arkansas



AGRICULTURE | RECREATION | TIMBERLAND

Traditional Brokerage + Sealed Bids + Consulting

LICENSED IN ARKANSAS, LOUISIANA, MISSISSIPPI, AND TENNESSEE



TIMBER EQUITY

QUICK FACTS

Acreage

372.55± total acres

Location

Drew County, Arkansas

Access

Industrial timber company road
from Barkada Road

Recreation

Deer hunting as well as turkey,
waterfowl and other small game
hunting

Offering Price

\$820,000.00



PROPERTY DESCRIPTION

TIMBER EQUITY

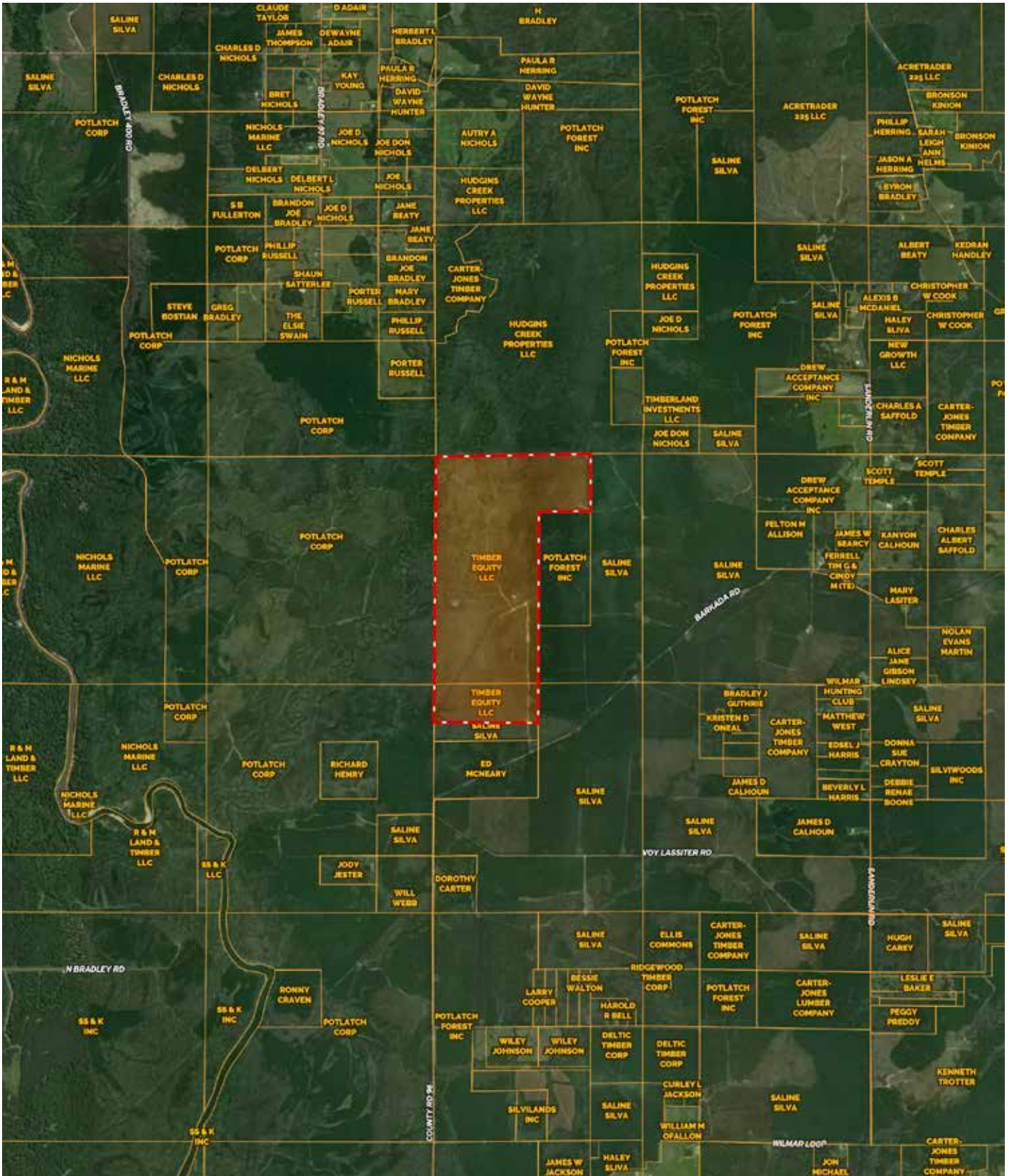
The Timber Equity tract includes 372.55± acres in Drew County, Arkansas. The property is located near the town of Warren and just one mile east of the Saline River. The majority of the merchantable timber was recently harvested, while retaining the stream line management zones thus creating an opportunity for redevelopment as a timberland investment or enhancement for wildlife habitat. Access is via a industrial timber company road from Barkada Road.



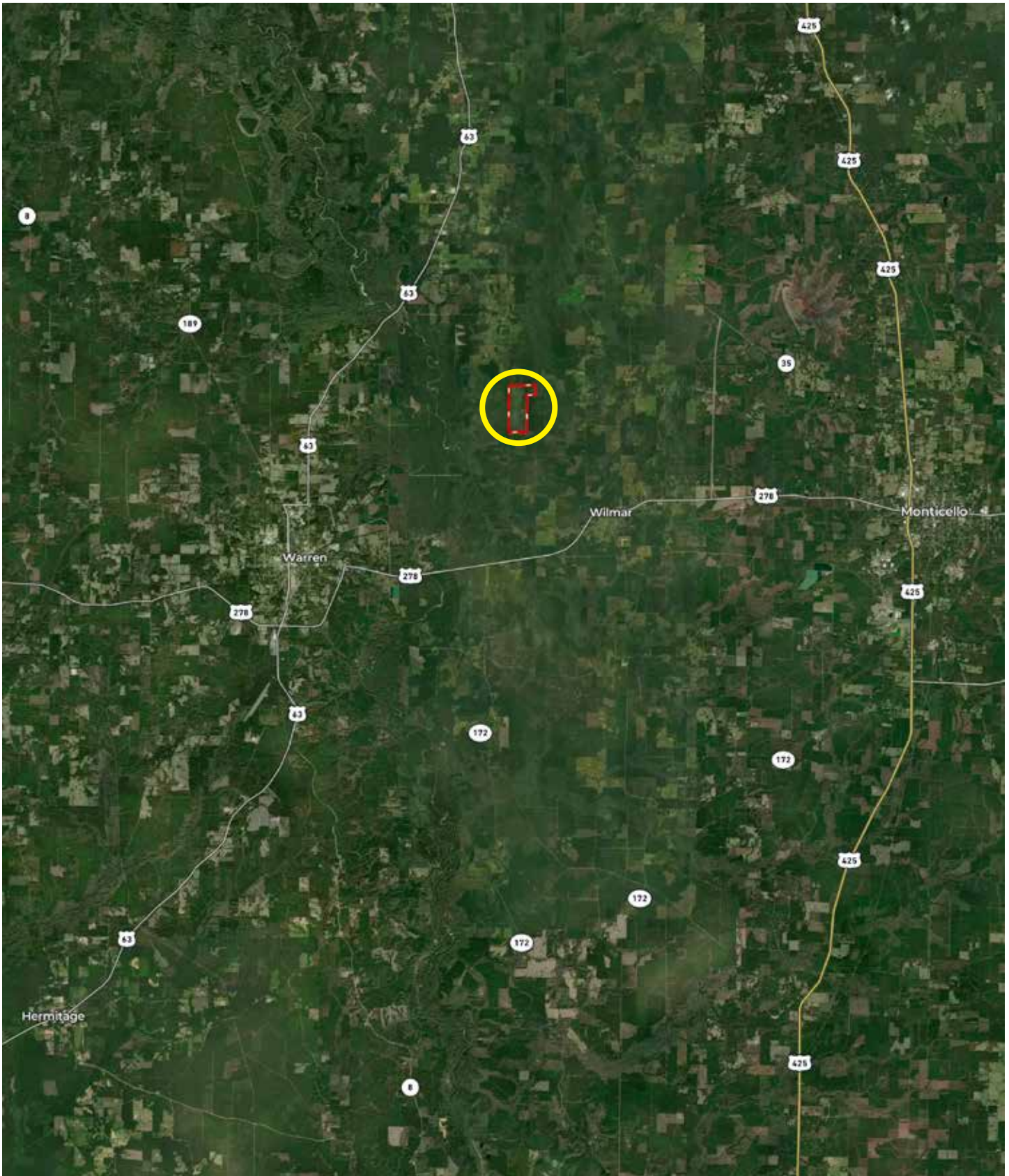




OWNERSHIP MAP



LOCATION MAP



AERIAL MAP





LOCATION & ACCESS

Drew County, Arkansas
Southern Region of Arkansas

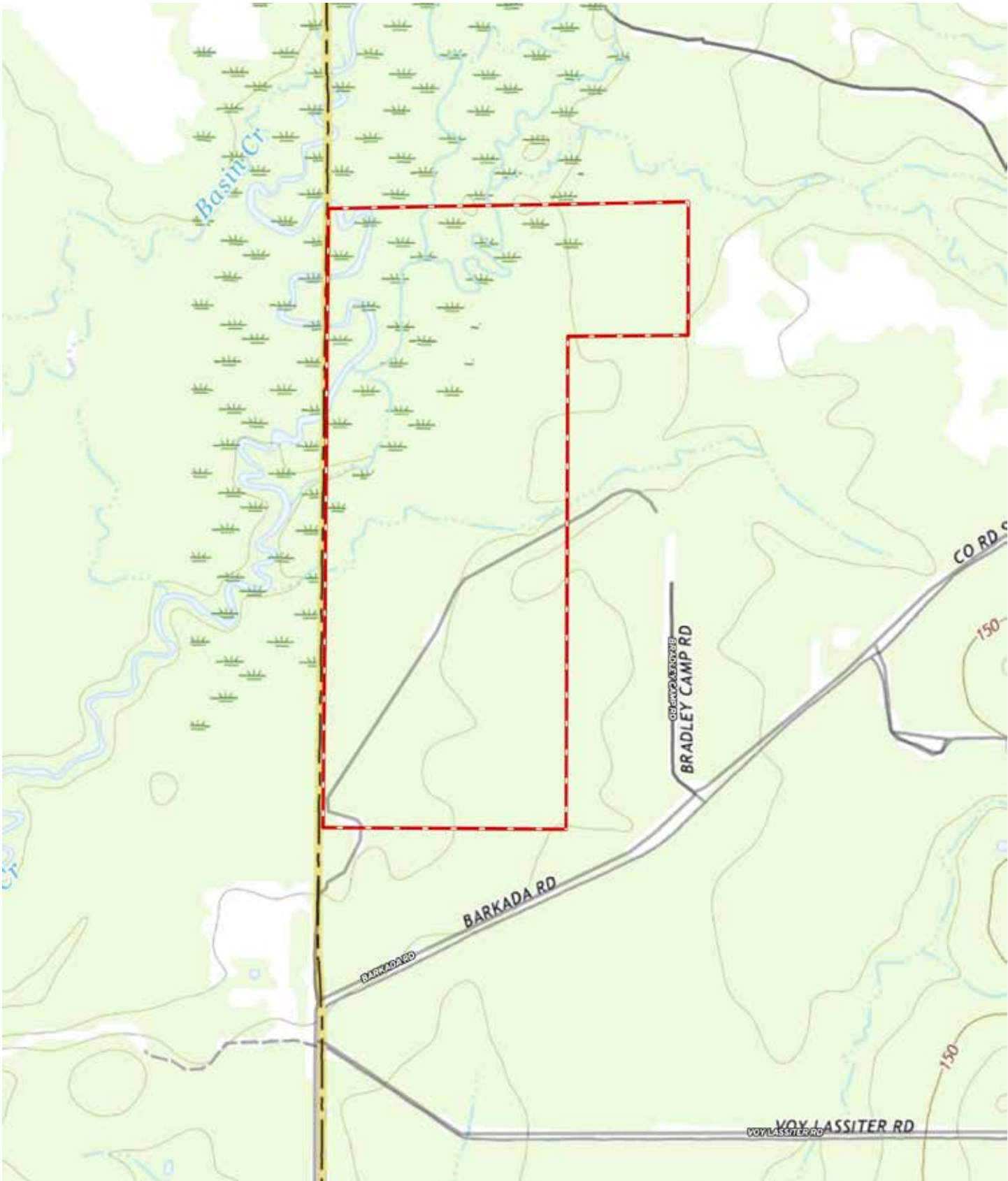
Mileage Chart

Warren, AR	9 Miles
Monticello, AR	12 Miles
Pine Bluff, AR	45 Miles
El Dorado, AR	60 Miles

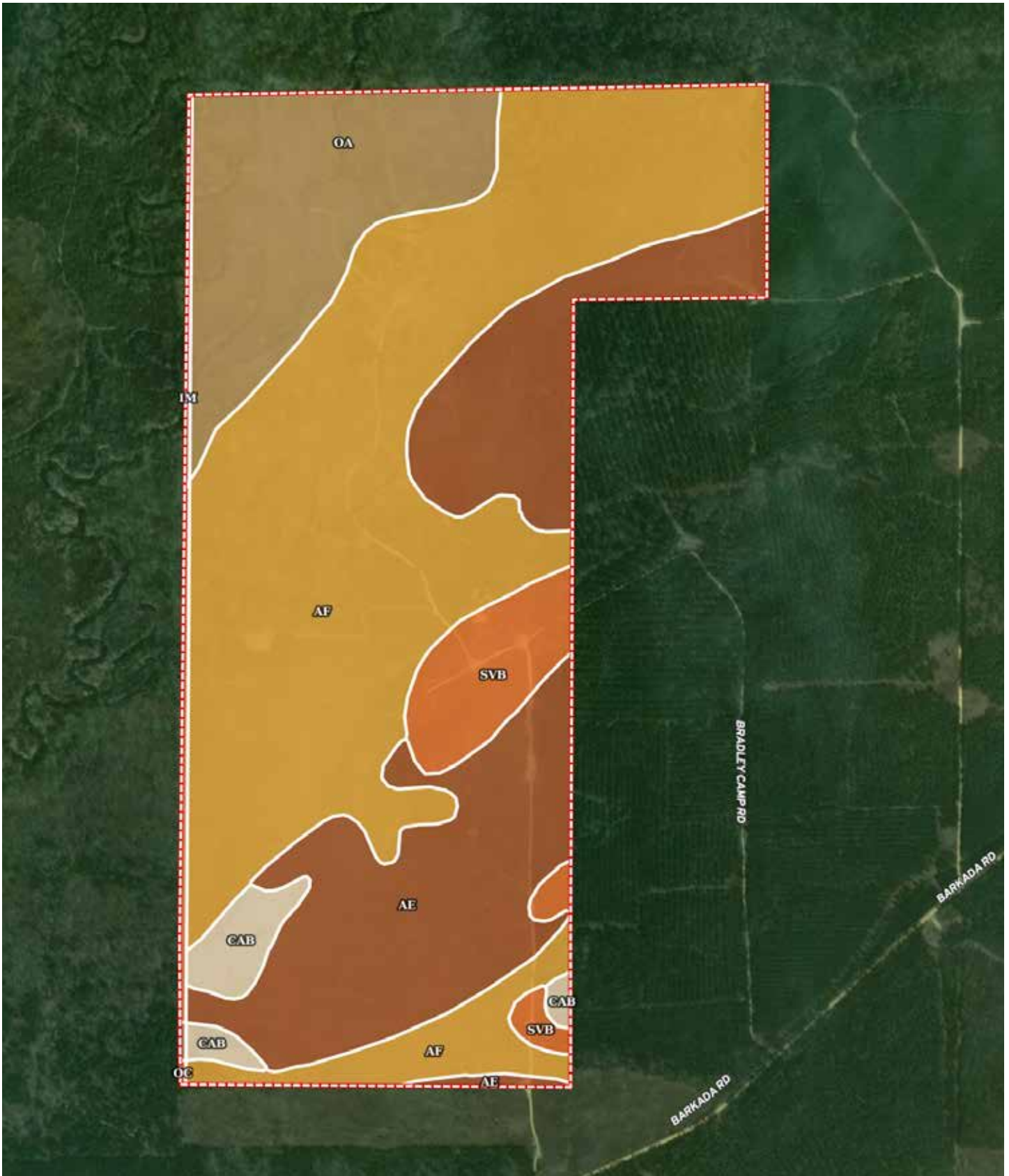
Access is via a industrial timber company road from Barkada Rd.



TOPOGRAPHY MAP



SOIL MAP



SOIL MAP KEY

SOIL CODE	SOIL DESCRIPTION	ACRES	%	CPI	NCCPI	CAP
Af	Amy silt loam, 0 to 1 percent slopes, frequently flooded	185.36	49.22	0	40	5w
Ae	Amy silt loam, 0 to 1 percent slopes	101.16	26.86	0	62	5w
Oa	Ouachita silt loam, 0 to 1 percent slopes, frequently flooded	55	14.6	0	64	5w
SvB	Savannah fine sandy loam, 1 to 3 percent slopes	20.78	5.52	0	61	2e
CaB	Cahaba fine sandy loam, terrace, 1 to 3 percent slopes, rarely flooded	9.76	2.59	0	71	2e
Oc	Ochlockonee fine sandy loam (ouachita)	3	0.8	0	81	2w
IM	Iuka-Mantachie silt loams (ouachita, guyton)	1.38	0.37	0	70	2w
CaC2	Cahaba sandy loam, eroded gently sloping phase	0.21	0.06	0	71	3e
TOTALS		376.65(*)	100%	-	51.83	4.72

(*) 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)

\$341.00

Offering Price

\$820,000.00

To learn more about the Timber Equity 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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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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