



BLUFF HOLE 48

An Agricultural, Recreational and Residential Investment Opportunity

48± Total Acres | \$260,000.00

White County, Arkansas



AGRICULTURE | RECREATION | TIMBERLAND

Traditional Brokerage + Sealed Bids + Consulting

LICENSED IN ARKANSAS, LOUISIANA, MISSISSIPPI, AND TENNESSEE



BLUFF HOLE 48

QUICK FACTS

Acreage

48± total acres

Location

Letona, White County, Arkansas

Access

Bluff Hole Road

Recreation

Deer and turkey hunting

Notable Features

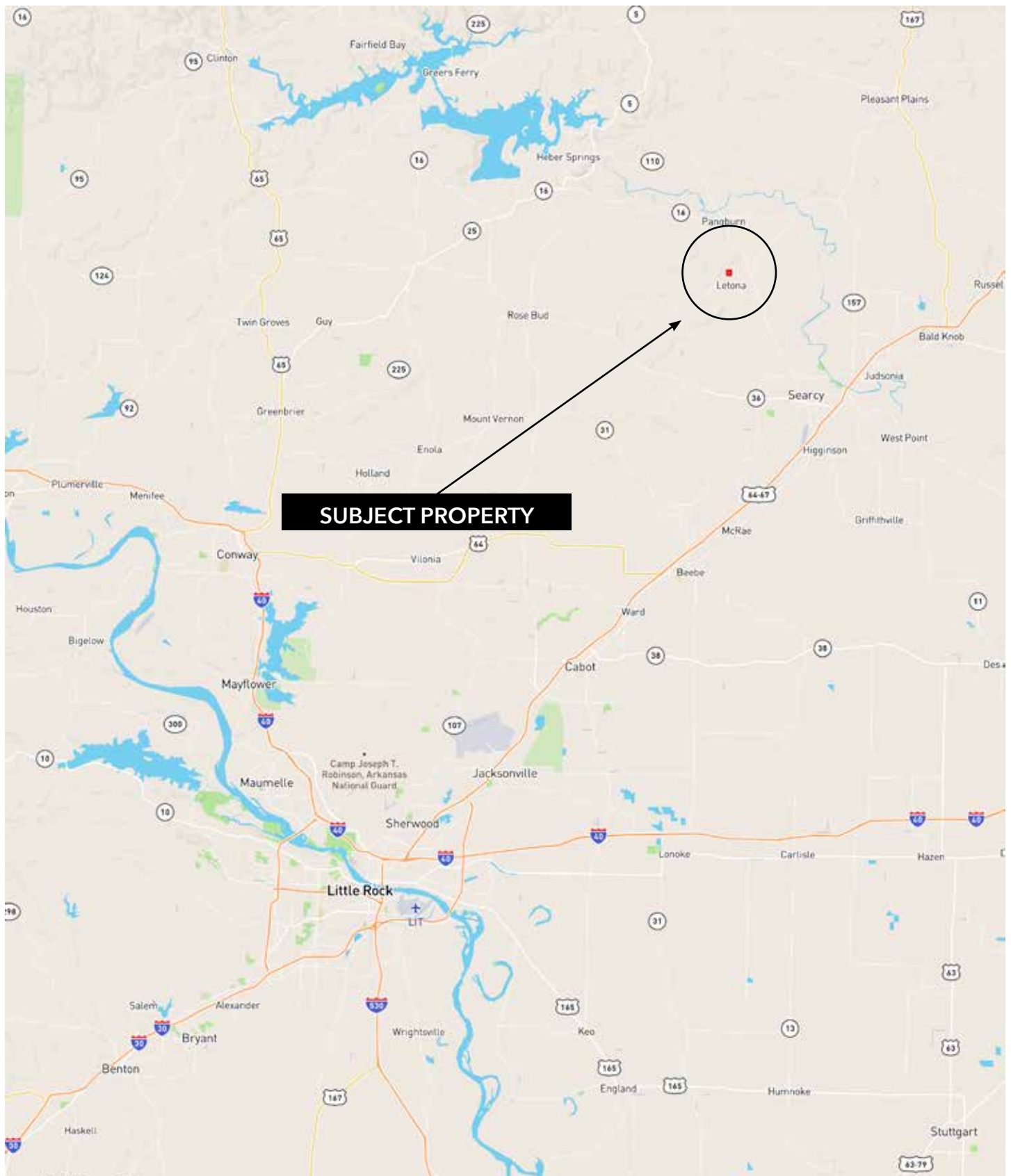
- Big Creek runs around the perimeter of property.
- Power: on-site.
- Water: Well water on-site. City water is located close to property. Would need to tie into neighbors line.
- Agriculture: neighbor is currently cutting hay on the two (2) fields
- Recreation: Deer & Turkey have been viewed on the farm. Big Creek offers fishing and swimming opportunities.

Offering Price

\$260,000.00



VICINITY MAP



PROPERTY DESCRIPTION

BLUFF HOLE 48

Nestled along the winding banks of Big Creek just north of Letona, Arkansas, this property offers a diverse landscape of open fields surrounded by mature timber. Bluff Hole provides an attractive water feature that enhances the property's scenery and wildlife habitat.

Whitetail deer and wild turkey have been observed on the property. The open acreage is currently utilized for hay production but could be readily transitioned to wildlife food plots. County road frontage along Bluff Hole Road provides convenient access, while the surrounding timber and creek create a remarkably private setting once inside the property.

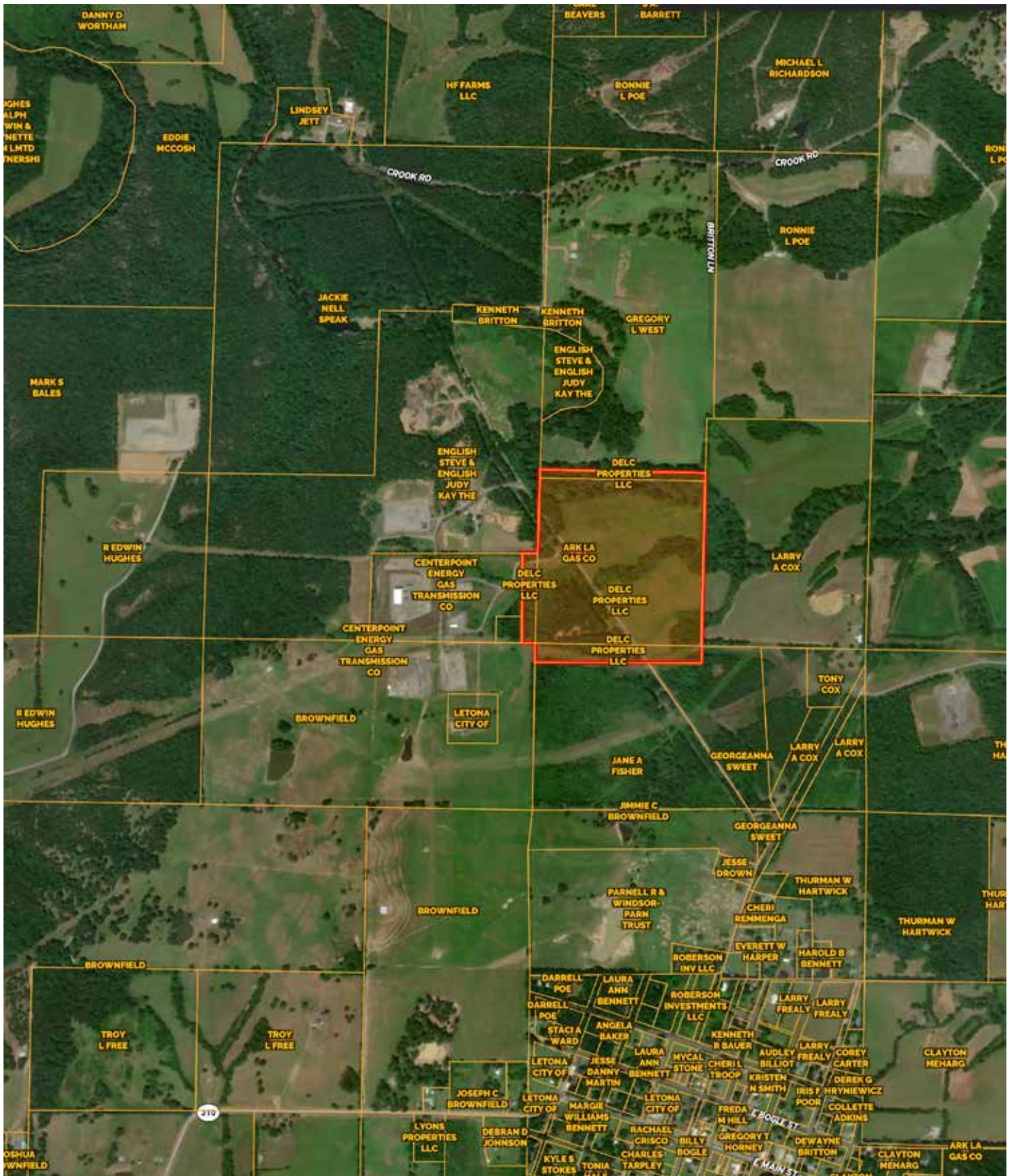
The property is located approximately 9 miles from Pangburn, providing convenient access to some of the state's premier trout waters, and 21 miles from Heber Springs, home to Greers Ferry Lake.



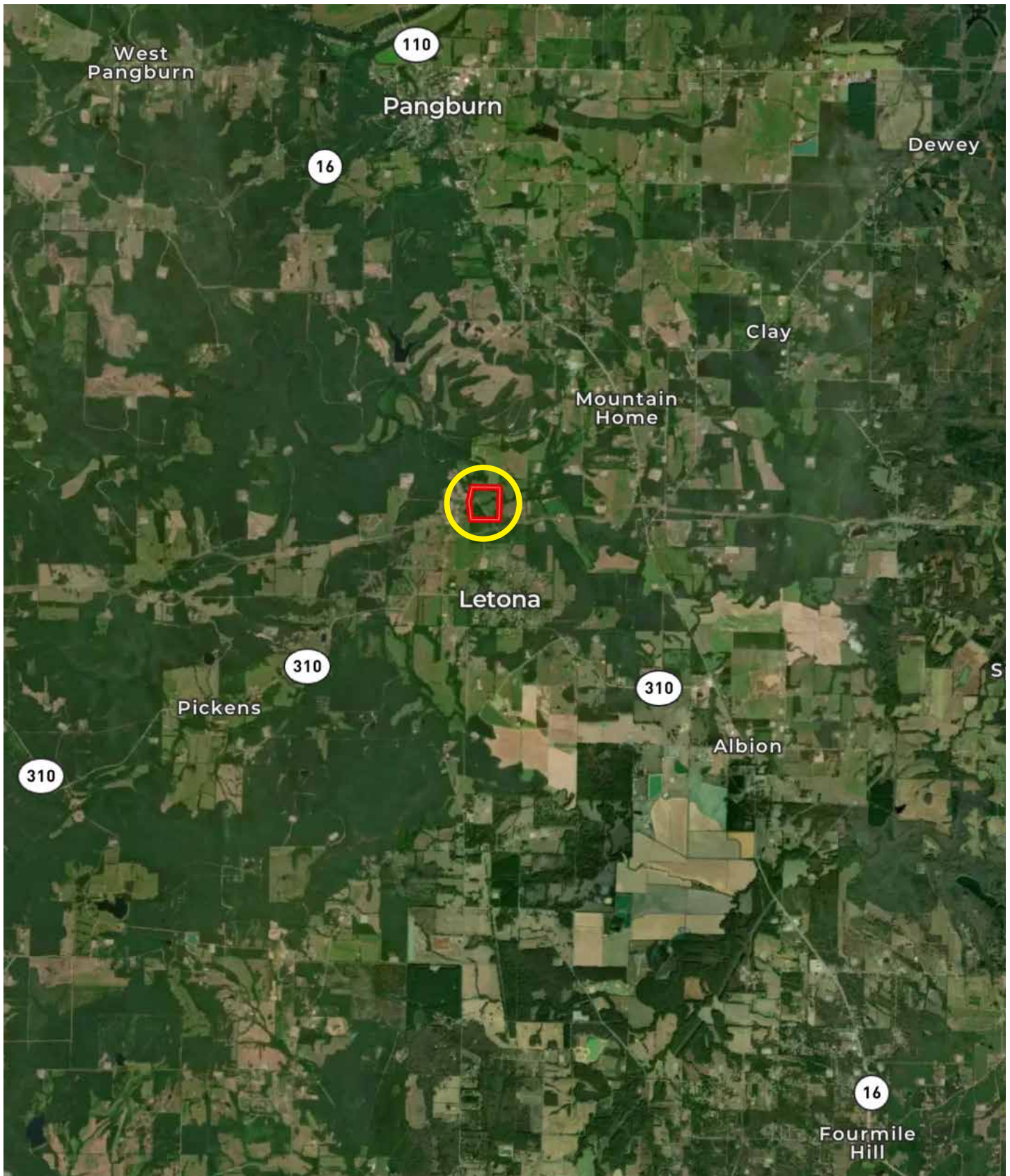




OWNERSHIP MAP



LOCATION MAP



AERIAL MAP





LOCATION & ACCESS

Letona, White County, Arkansas
North Central Region of Arkansas

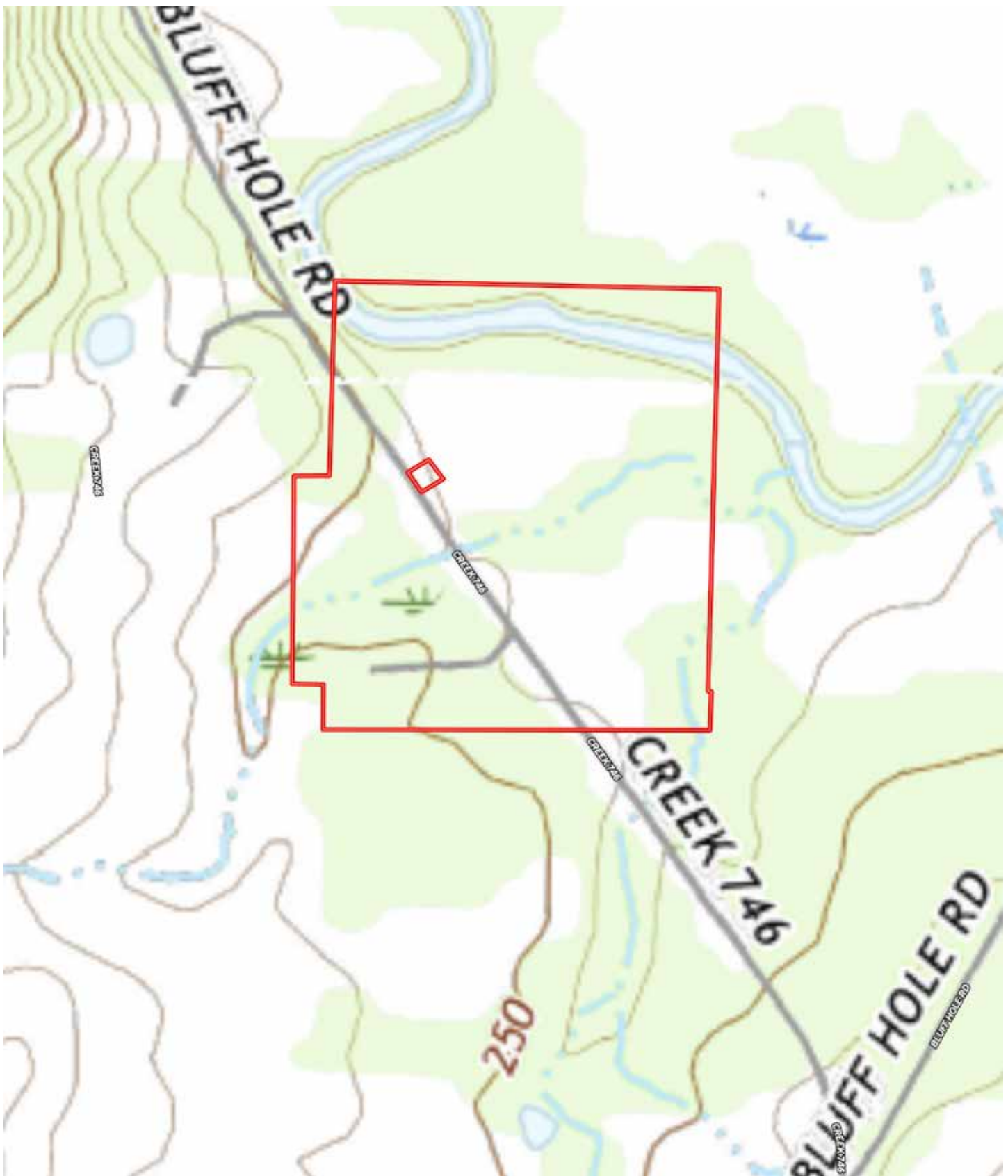
Mileage Chart

Pangburn	9 miles
Searcy	14 miles
Heber Springs	21 miles
Little Rock	59 miles

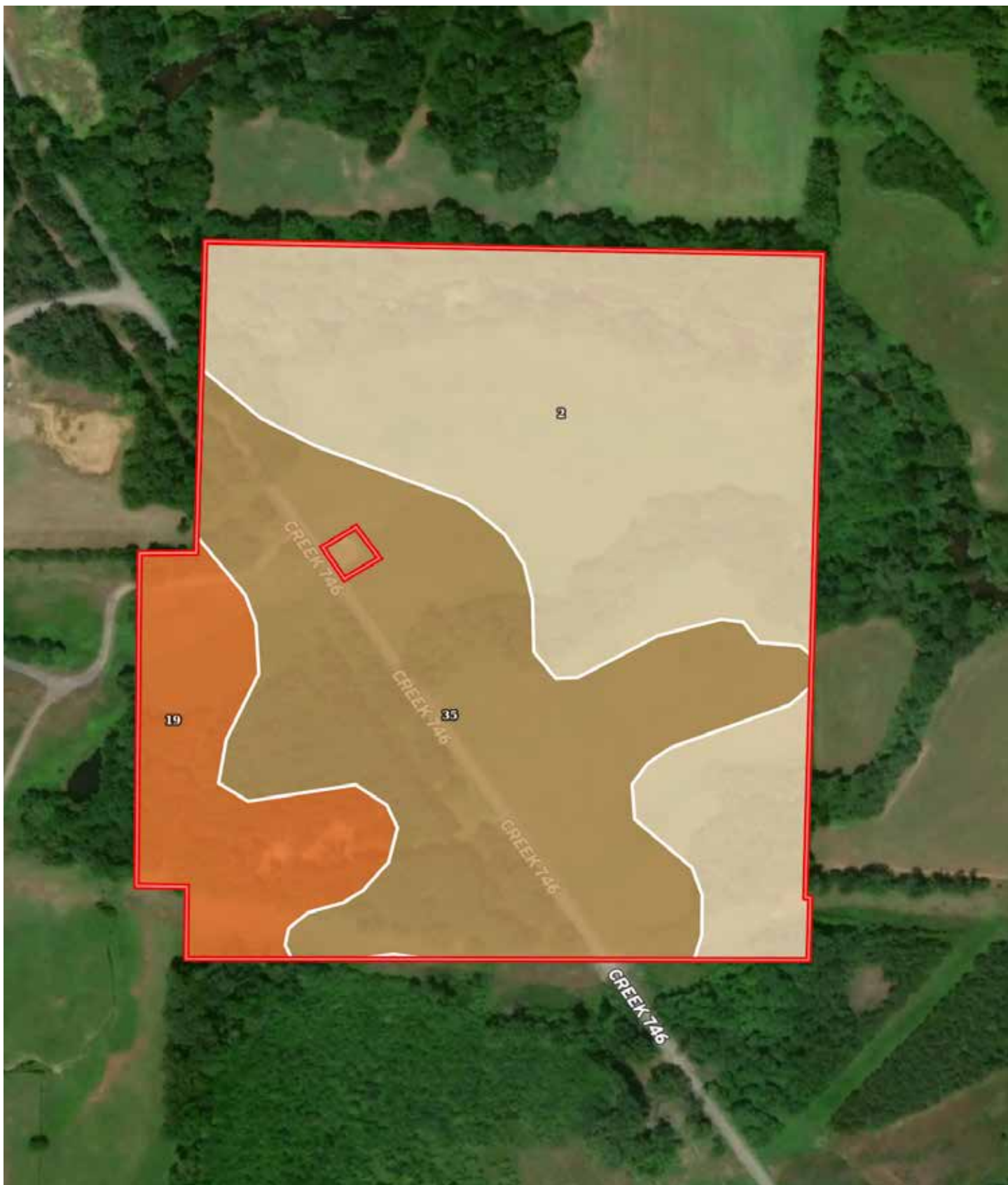
Access is provided from Bluff Hole Road.



TOPOGRAPHY MAP



SOIL MAP



SOIL MAP KEY

SOIL CODE	SOIL DESCRIPTION	ACRES	%	CPI	NCCPI	CAP
2	Barling silt loam, occasionally flooded	23.3	47.52	0	84	2w
35	Taft silt loam, 0 to 2 percent slopes	19.64	40.06	0	48	3w
19	Linker fine sandy loam, 3 to 8 percent slopes	6.1	12.44	0	51	3e
TOTALS		49.04(*)	100%	-	65.49	2.52

(*) 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



'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)

\$721.28

Offering Price

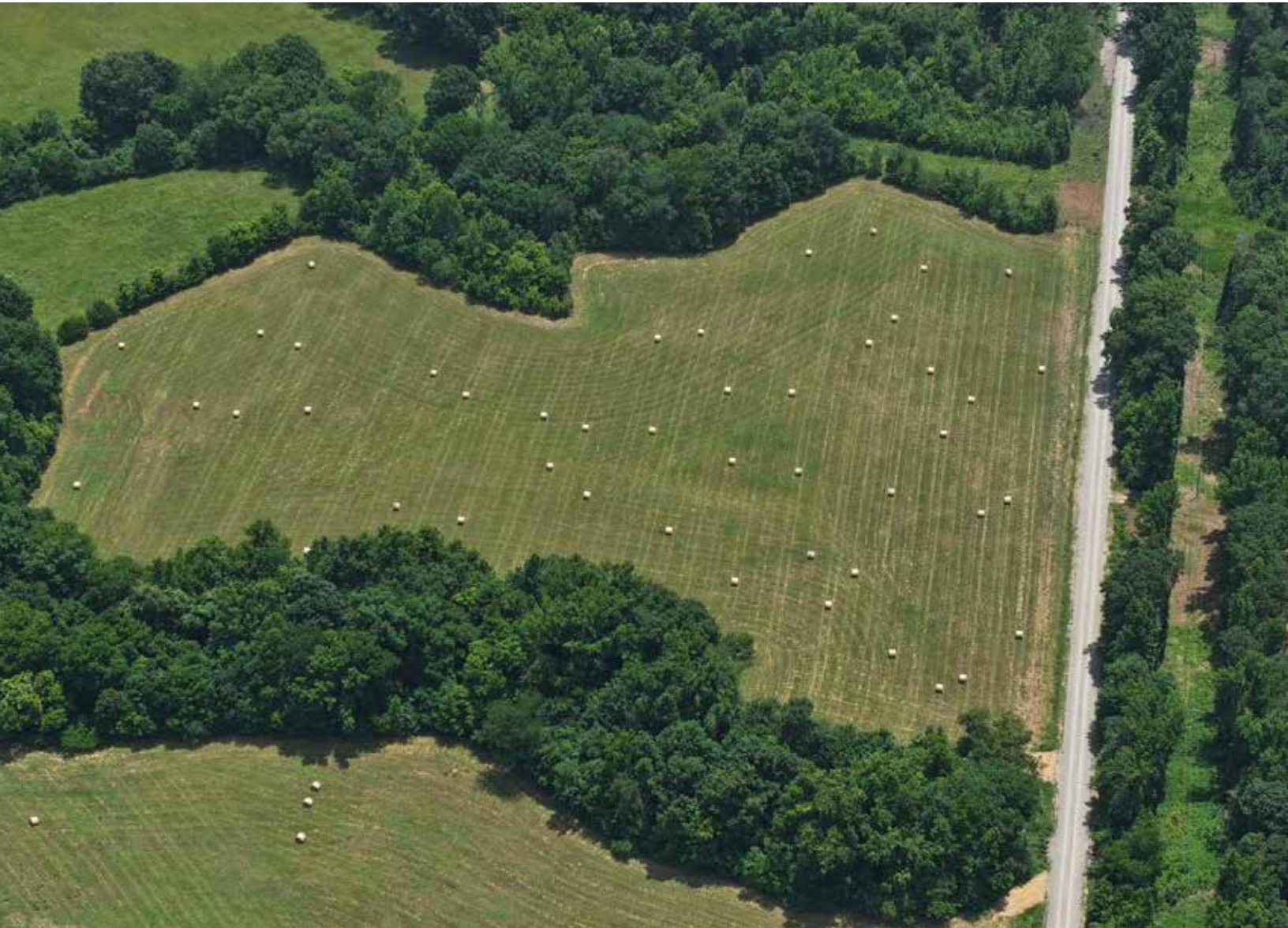
\$260,000.00

To learn more about the Bluff Hole 48 or to schedule a property tour, contact Dustin Roddy of Lile Real Estate, Inc.

Dustin Roddy

501.230.0477 (m)

droddy@lilerealestate.com









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:

DUSTIN RODDY

501.230.0477 (m)
droddy@lilerealestate.com

Scan for
more info





1 Allied Drive, Suite 2220
Little Rock, Arkansas 72202

WWW.LILEREALESTATE.COM



501.374.3411 (Office)
501.421.0031 (Fax)

INFO@LILEREALESTATE.COM