



CALHOUN COUNTY 15

A Recreational, Timberland and Residential Investment Opportunity

15± Total Acres | \$49,500.00

Calhoun County, Arkansas



AGRICULTURE | RECREATION | TIMBERLAND

Traditional Brokerage + Sealed Bids + Consulting

LICENSED IN ARKANSAS, LOUISIANA, MISSISSIPPI, AND TENNESSEE



CALHOUN COUNTY 15

QUICK FACTS

Acreage

15± total acres

Location

Hampton, Calhoun County, Arkansas

Access

Calhoun County Road 25

Recreation

Deer hunting, small game hunting,
ATV trail riding

Notable Features

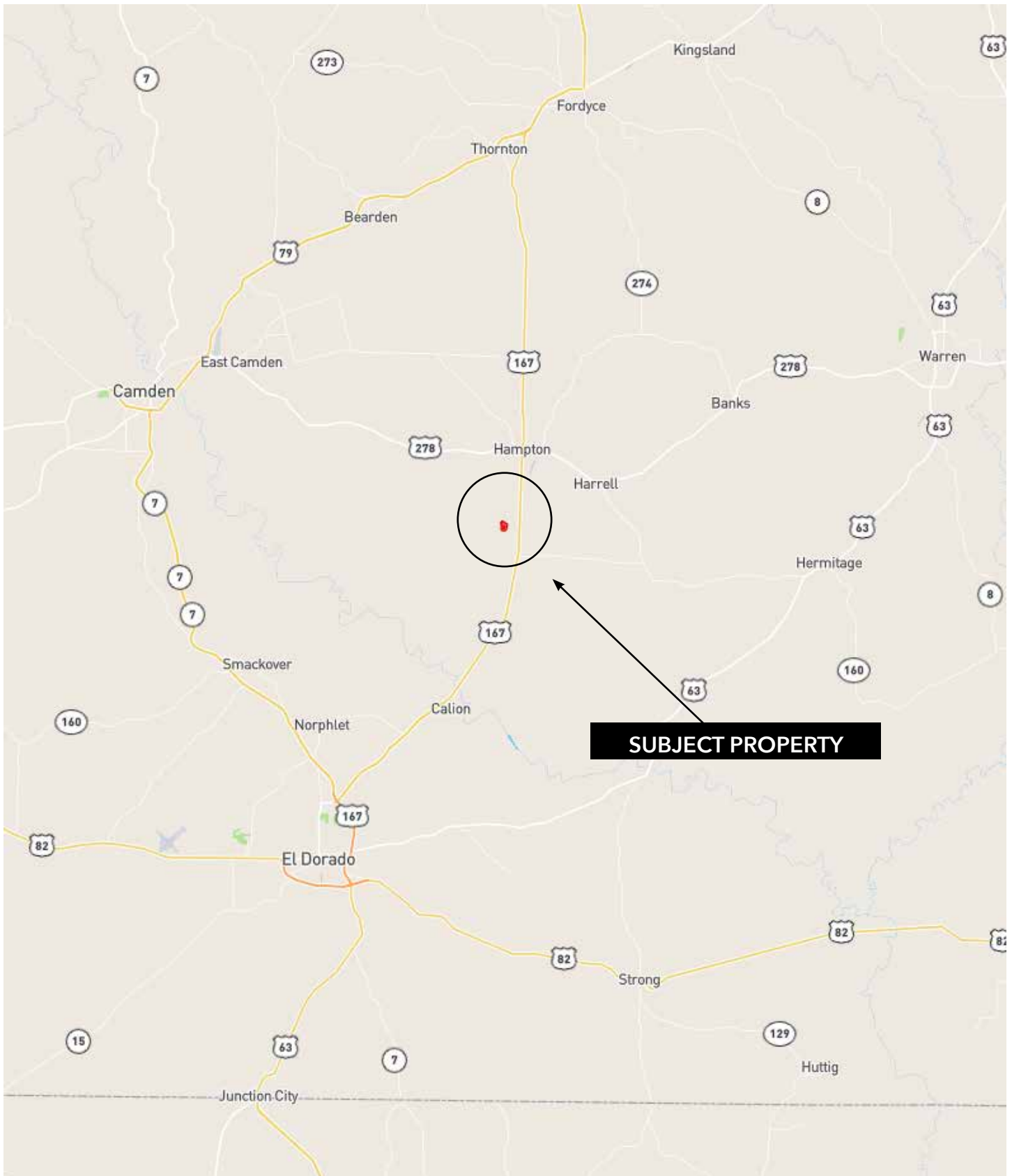
- Excellent frontage on Calhoun County Road 25
- Less than a mile off Hwy 167
- Mature hardwoods and pine
- Recreational opportunities including whitetail deer, small game and ATV

Offering Price

\$49,500.00



VICINITY MAP



PROPERTY DESCRIPTION

CALHOUN COUNTY 15

The Calhoun County 15 is located four miles south of Hampton on Calhoun County Road 25, just one mile from Highway 167.

This beautiful 15±-acre property consists primarily of mature hardwoods and pines, offering several possibilities for buyers seeking a residential, recreational, or timberland investment. With nearly one-quarter mile of county road frontage and a mixed stand of large timber, the property is well suited for someone looking to create their own place in the country.

Located in the heart of South Arkansas, the property supports an abundant whitetail deer population and offers additional opportunities for small game hunting and trapping.

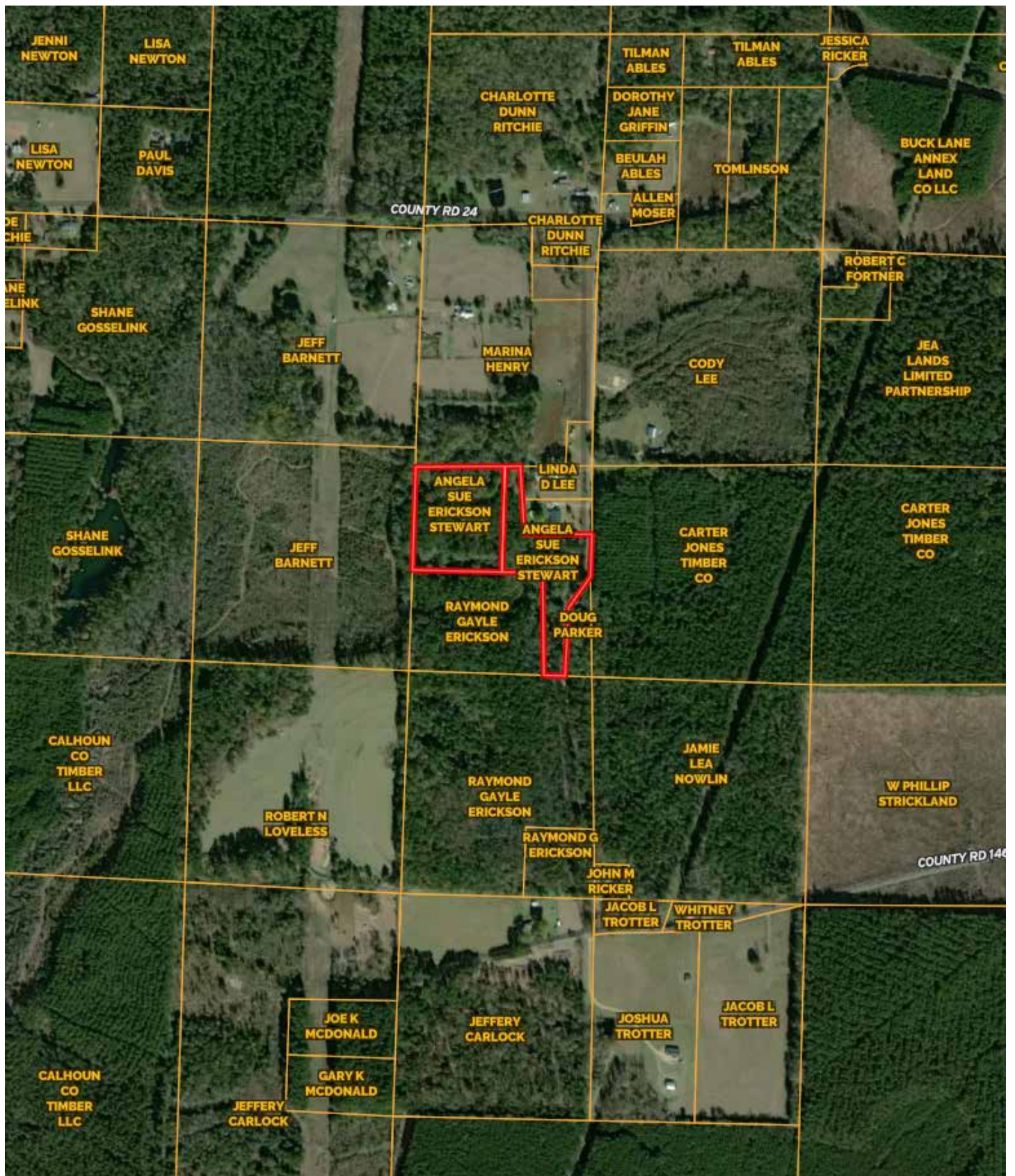
An adjoining 45±-acre tract with approximately one-quarter mile of additional road frontage is also available, allowing a buyer to further expand their ownership.



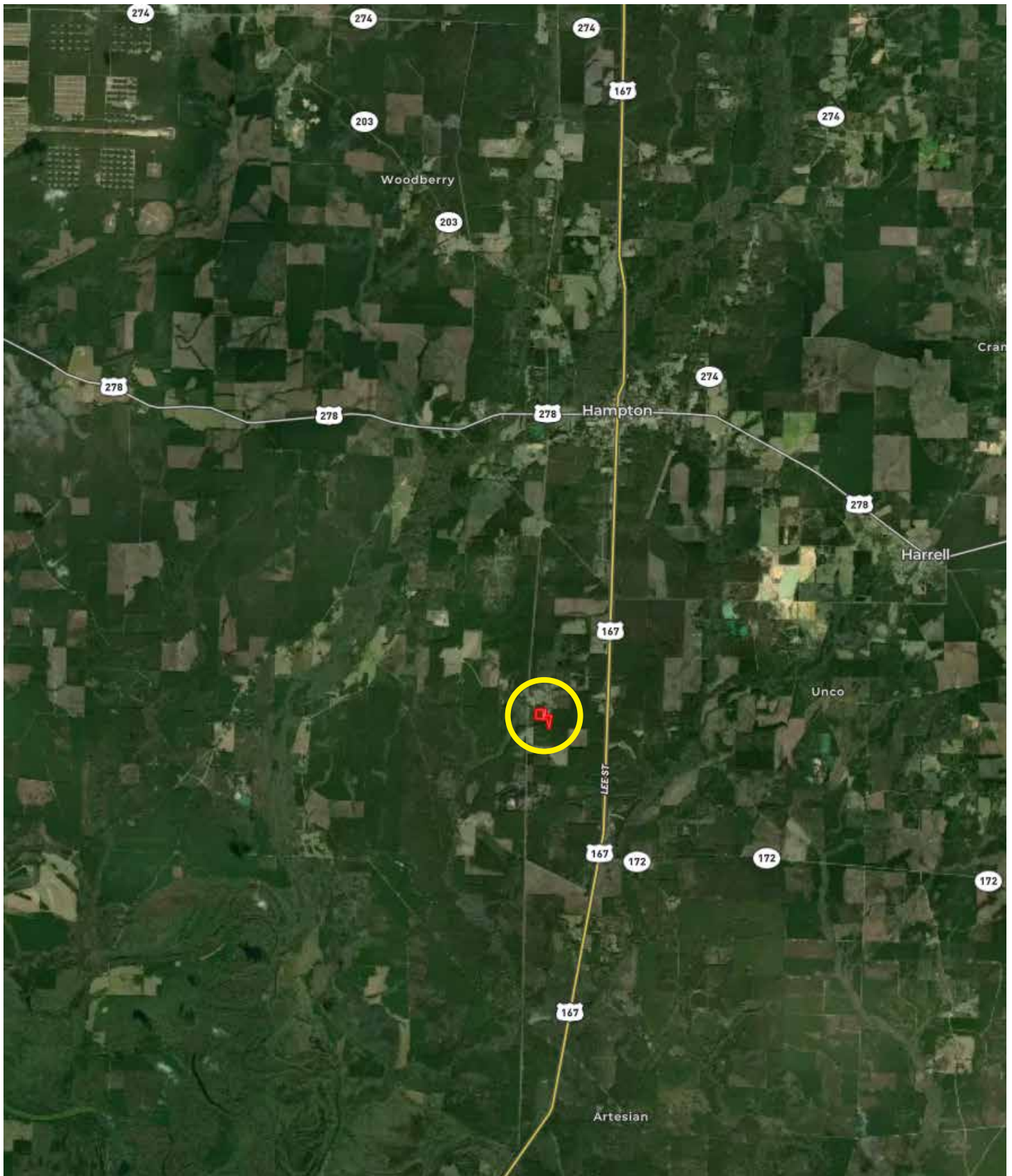




OWNERSHIP MAP



LOCATION MAP



AERIAL MAP





TIMBER REPORTS

STEVENS FORESTRY SERVICE, Inc. RECONSTITUTION SHEET 8/20/26

Client> Britt Stewart, Et Ox

Page> 1 COMPARTMENT NUMBER> 1

SHORT DESCRIPTION	A	T	N	ACRES	PINE	SPU	GUM	NOU	W.OAK	R.OAK	P.OAK	HICKORY	CYPRESS	MISC.	KASHWOOD	TOTAL	TOTAL
PT.NW NW	30	14S	13W	15.00	86090	14	1800	54	480	8540	4340	0	0	0	0	15760	101850
TOTAL>	15.00				86090	14	1800	54	480	8540	4340	0	0	0	0	15760	101850

Total Volume

Pine Sawtimber	\$6,090 BF	620 Tons
Pine Pulpwood	14 Cords	38 Tons
Oak Sawtimber	13,960 BF	109 Tons
Misc. Hardwood ST	1,800 BF	13 Tons
Hardwood Pulpwood	54 Cords	162 Tons

Tree Count covering 15.00 acres, more or less; based on 10% inventory (1/10th acre plots)

Sawtimber Tree Count

DBH	Pine	White Oak	Red Oak	Post Oak	Misc.
10	90	0	0	0	0
12	80	0	0	0	0
14	110	10	20	0	0
16	150	0	30	20	0
18	100	0	20	20	0
20	30	0	0	0	10
22	20	0	10	0	0
24	10	0	0	0	0
26	0	0	0	0	0
28	0	0	0	0	0
30	0	0	0	0	0
Total	590	10	80	40	10

Pulpwood Tree Count

DBH	Pine	Hardwood
6	30	200
8	40	180
10	20	60
12	20	10
14	10	10
16	0	0
18	0	0
20	0	10
22	0	10
24	0	0
26	0	0
Total	120	480

STEVENS FORESTRY SERVICE, Inc.
100 West Sharp P.O. Drawer 1994
El Dorado, Arkansas 71730
CONSULTING FORESTERS

Client Code> 1265 Short Description>PT.NW NW Sec>30 Twp>14S Rng>13W
Britt Stewart, Et Ox County>CALHOUN Compartment> 1
Date of Cruise> 8/20/26 Acres> 15.00

TIMBER VOLUME BY SPECIES AND DIAMETER CLASSES

(doyle scale)

DBH	PINE	GUM	W.OAK	R.OAK	P.OAK	HICKORY	CYPRESS	MISC.	TOTAL
10	2000	0	0	0	0	0	0	0	2000
12	4430	0	0	0	0	0	0	0	4430
14	10080	0	480	960	0	0	0	0	11520
16	23900	0	0	2600	1660	0	0	0	28160
18	21870	0	0	2640	3280	0	0	0	27790
20	10180	1800	0	0	0	0	0	0	11980
22	9250	0	0	2340	0	0	0	0	11590
24	4380	0	0	0	0	0	0	0	4380
26	0	0	0	0	0	0	0	0	0
28	0	0	0	0	0	0	0	0	0
30	0	0	0	0	0	0	0	0	0
32	0	0	0	0	0	0	0	0	0
34	0	0	0	0	0	0	0	0	0
36	0	0	0	0	0	0	0	0	0
38	0	0	0	0	0	0	0	0	0
Total>	86090	1800	480	8540	4940	0	0	0	

Pine Pulpwood>

14

Hardwood Pulpwood>

54

Total Volume>

101850

LOCATION & ACCESS

Hampton, Calhoun County, Arkansas
South Central Region of Arkansas

Mileage Chart

Hampton, AR	5 Miles
Hermitage, AR	21 Miles
Camden, AR	29 Miles
Pine Bluff, AR	68 Miles

The property has direct access on the west side of Calhoun County Rd 25.







SOIL MAP



SOIL MAP KEY

SOIL CODE	SOIL DESCRIPTION	ACRES	%	CPI	NCCPI	CAP
21	Savannah fine sandy loam, 1 to 3 percent slopes	5.07	35.96	0	61	2e
25	Smithdale fine sandy loam, 3 to 8 percent slopes	4.58	32.48	0	62	3e
1	Amy silt loam, 0 to 1 percent slopes	4.44	31.49	0	62	5w
TOTALS		14.09(*)	100%	-	61.6	3.27

(*) 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)

\$60.39

Offering Price

\$ 49,500.00

To learn more about the Calhoun County 15 or to schedule a property tour, contact Craig Bonsall of Lile Real Estate, Inc.

Craig Bonsall

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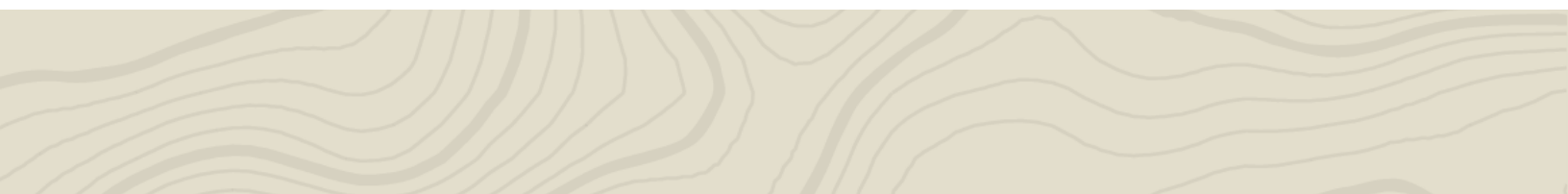




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For more information or to
schedule a property tour, contact:

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