



CALHOUN COUNTY 45

A Recreational, Timberland and Residential Investment Opportunity

45± Total Acres | \$149,500.00

Calhoun County, Arkansas



AGRICULTURE | RECREATION | TIMBERLAND

Traditional Brokerage + Sealed Bids + Consulting

LICENSED IN ARKANSAS, LOUISIANA, MISSISSIPPI, AND TENNESSEE



CALHOUN COUNTY 45

QUICK FACTS

Acreage

45± total acres

Location

Hampton, Calhoun County, Arkansas

Access

Calhoun County Road 25

Recreation

Deer hunting, small game hunting,
ATV trail riding

Notable Features

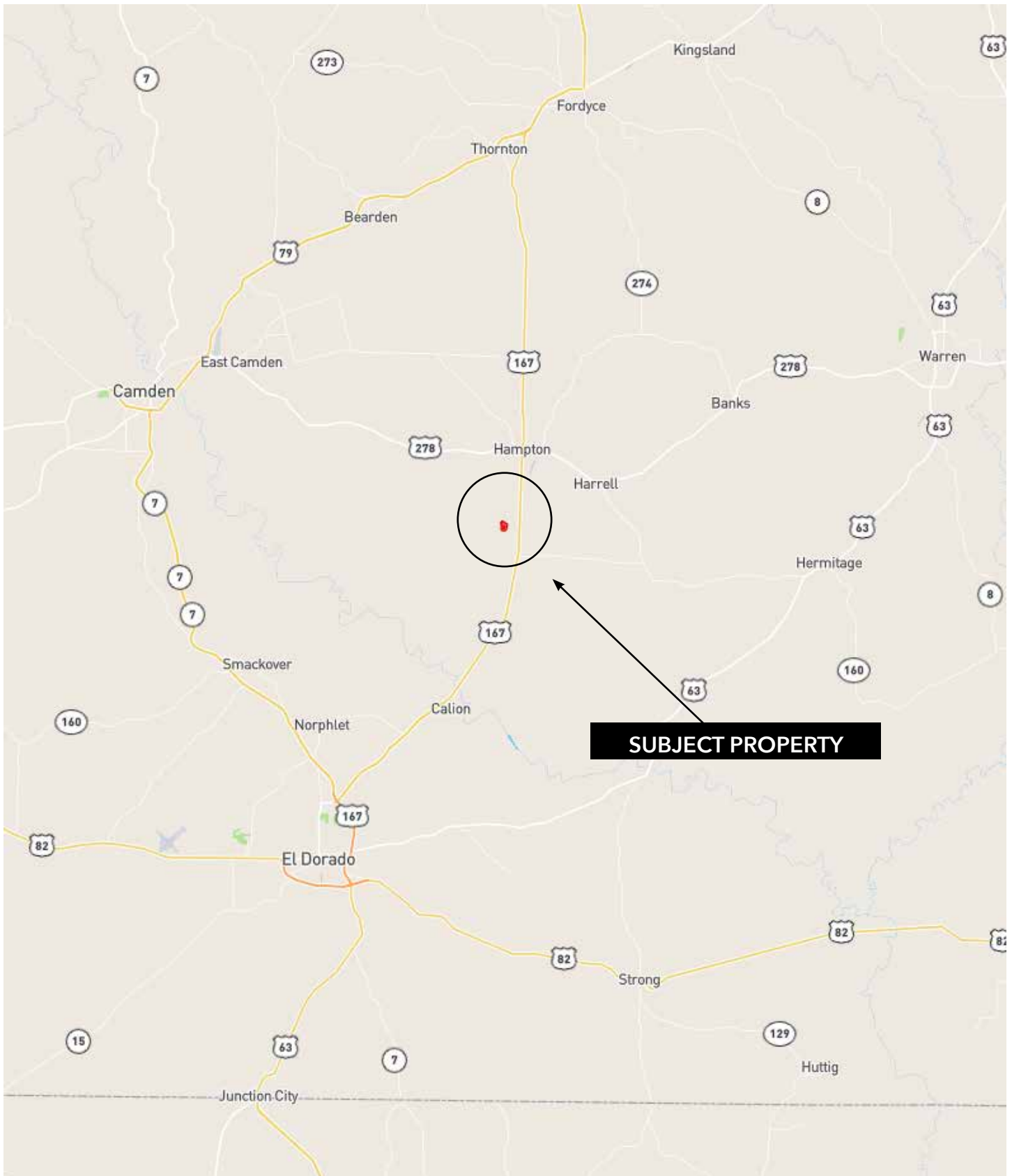
- Excellent frontage on Calhoun County Road 25
- Less than a mile off Hwy 167
- Mature hardwoods and pine
- Artesian well
- Recreational opportunities including whitetail deer, small game, and ATV

Offering Price

\$149,500.00



VICINITY MAP



PROPERTY DESCRIPTION

CALHOUN COUNTY 45

The Calhoun County 45 is located four miles south of Hampton on Calhoun County Road 25, just one mile from Highway 167.

This beautiful 45±-acre property consists primarily of mature hardwoods and pines, offering several possibilities for buyers seeking a residential, recreational, or timberland investment. With approximately 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.

An artesian well provides a unique feature and potential water source for a pond. 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 15±-acre tract with additional road frontage is also available, allowing a buyer to further expand their ownership.



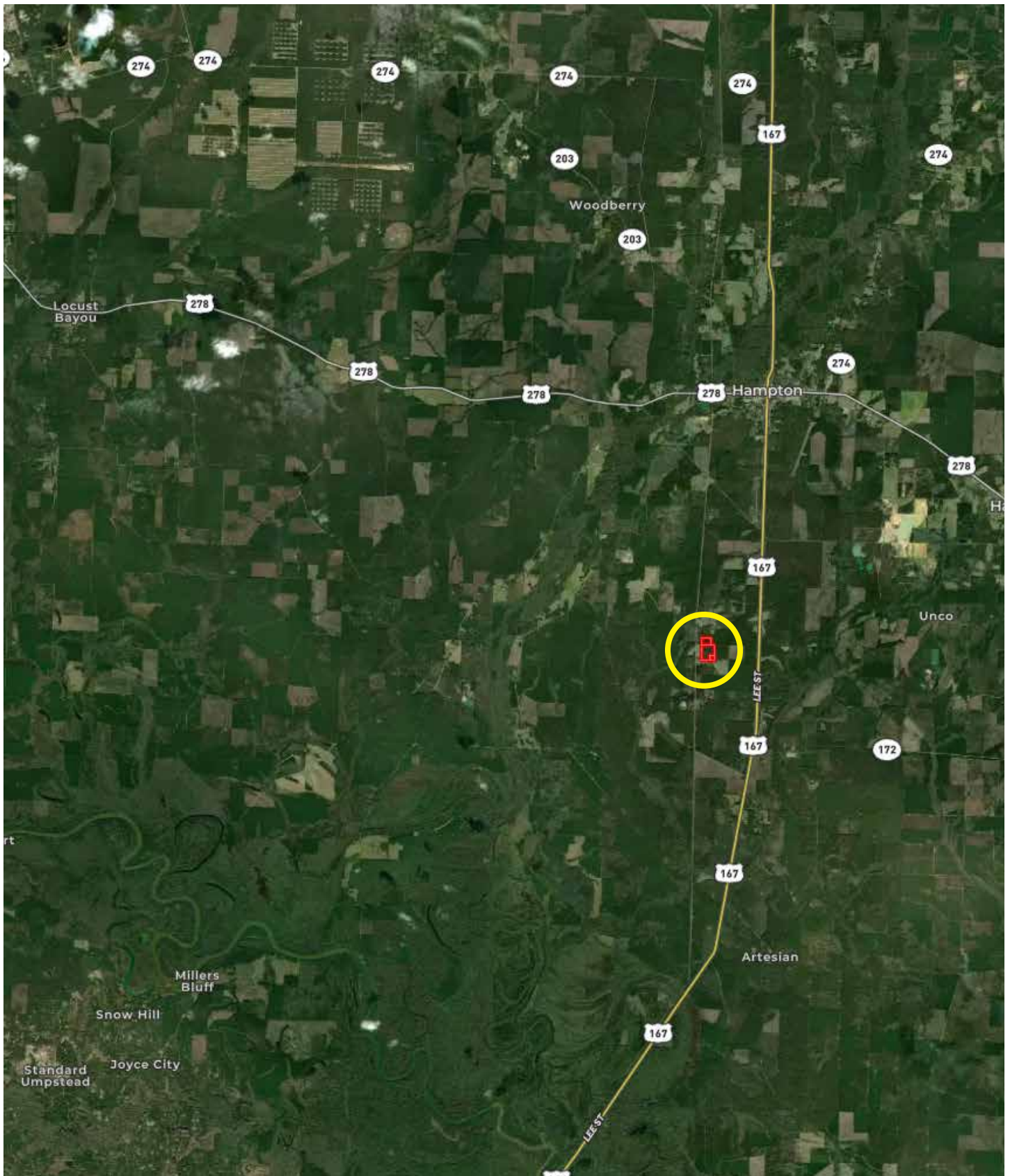




OWNERSHIP MAP



LOCATION MAP



AERIAL MAP





TIMBER REPORTS

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

Client> Erickson, Linda
Page> 1 COMPARTMENT NUMBER> 1
SHORT DESCRIPTION S T R ACRES PINE FPU GUM HPU W.OAK R.OAK P.OAK HICKORY CYPRESS MISC. HARDWOOD TOTAL VOLUME
PT W1/2 NW1/4 30 14S 13W 45.00 325980 77 12710 265 0 19020 41820 1640 0 480 75670 401650
TOTAL> 45.00 325980 77 12710 265 0 19020 41820 1640 0 480 75670 401650

Total Volume
Pine Sawtimber 325,980 BF 2,247 Tons
Pine Pulpwood 77 Cords 208 Tons
Oak Sawtimber 60,840 BF 476 Tons
Misc. Hardwood ST 14,830 BF 112 Tons
Hardwood Pulpwood 265 Cords 795 Tons

Tree Count covering 45.00 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	140	0	0	0	0
12	290	0	0	0	0
14	350	0	60	190	40
16	390	0	30	110	30
18	360	0	30	70	40
20	300	0	10	50	10
22	120	0	30	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	1960	0	160	420	120

Pulpwood Tree Count

DBH	Pine	Hardwood
6	80	440
8	210	510
10	110	500
12	120	310
14	60	90
16	0	30
18	0	60
20	0	20
22	0	20
24	0	0
26	0	0
Total	580	1980

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

Client Code> 1267 Short Description>PT W1/2 NW1/4 Sec>30 Twp>14S Rng>13W
Erickson, Linda County>CALHOUN Compartment> 1
Date of Cruise> 8/20/26 Acres> 45.00

TIMBER VOLUME BY SPECIES AND DIAMETER CLASSES								(doyle scale)		
DBH	PINE	GUM	W.OAK	R.OAK	P.OAK	HICKORY	CYPRESS	MISC.	TOTAL	
10	3360	0	0	0	0	0	0	0	3360	
12	14970	0	0	0	0	0	0	0	14970	
14	34010	1720	0	3300	10240	0	0	480	49750	
16	61060	3260	0	2600	11220	0	0	0	78140	
18	75760	5120	0	3640	9560	1640	0	0	95720	
20	86870	2610	0	1350	10800	0	0	0	101630	
22	45570	0	0	8130	0	0	0	0	53700	
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>	325980	12710	0	19020	41820	1640	0	480		
Pine Pulpwood>			77	Hardwood Pulpwood>			265	Total Volume>		401650

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

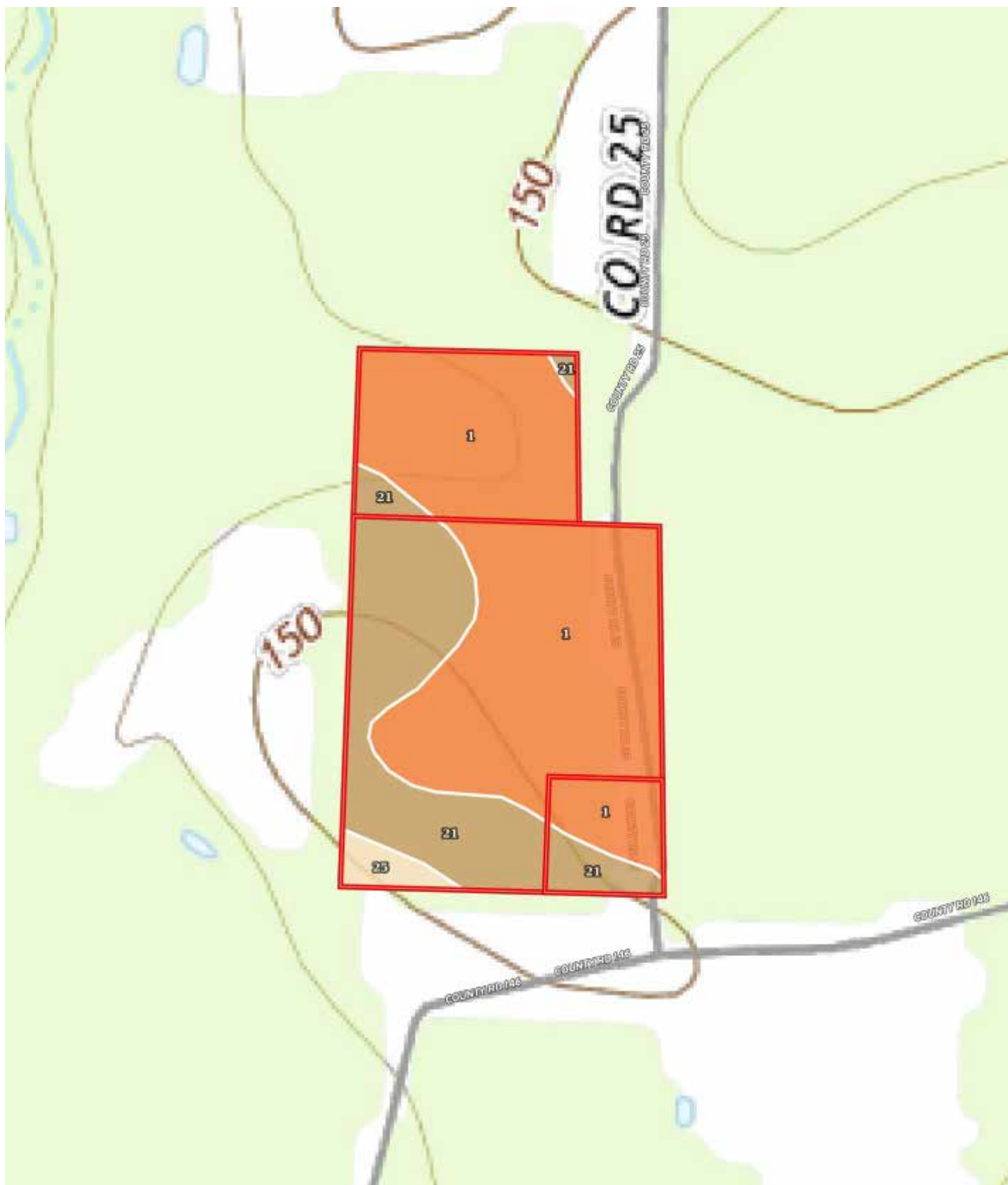
The property has direct access on the west side of Calhoun County Rd 25.







SOIL MAP



SOIL MAP KEY

SOIL CODE	SOIL DESCRIPTION	ACRES	%	CPI	NCCPI	CAP
1	Amy silt loam, 0 to 1 percent slopes	31.29	67.44	0	62	5w
21	Savannah fine sandy loam, 1 to 3 percent slopes	13.93	30.02	0	61	2e
25	Smithdale fine sandy loam, 3 to 8 percent slopes	1.19	2.56	0	62	3e
TOTALS		46.41(*)	100%	-	61.71	4.05

(*) 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

\$ 149,500.00

To learn more about the Calhoun County 45 or to schedule a property tour, contact Craig Bonsall of Lile Real Estate, Inc.

Craig Bonsall

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

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