



ROCKY TOP 224

A Timberland and Recreational Investment Opportunity

224± Total Acres | \$729,260.00

Van Buren County, Arkansas



AGRICULTURE | RECREATION | TIMBERLAND

Traditional Brokerage + Sealed Bids + Consulting

LICENSED IN ARKANSAS, LOUISIANA, MISSISSIPPI, AND TENNESSEE



ROCKY TOP 224

QUICK FACTS

Acreage

224.08± total acres

Location

Botkinburg, Van Buren County,
Arkansas

Access

Private road off United States
Highway 65

Recreation

Whitetail deer, turkey and small
game hunting, trail riding

Offering Price

\$728,260.00



VICINITY MAP



PROPERTY DESCRIPTION

ROCKY TOP 224

Located just south of Botkinburg, Arkansas, the Rocky Top 224 consists of 224± acres of recreational land in the Boston Mountains. The property offers deer and turkey hunting, along with flexibility for future improvements.

The tract features a diverse mix of cover, water, open areas, and an established internal road system. Several locations could also be developed into strategic food plots. The property serves as a natural travel corridor for whitetail deer, while its mix of cover and open pockets provides options for stand placement, bedding habitat, and food-source improvements.

Turkey hunters will appreciate the combination of edge habitat and open areas that may

serve as strutting and travel zones. A small pond provides a water source for wildlife.

The property also includes a level building site suitable for an off-grid cabin, with the potential to add utilities in the future. A small metal shop is currently used by the owners for shelter during inclement weather and as a basic camping structure.

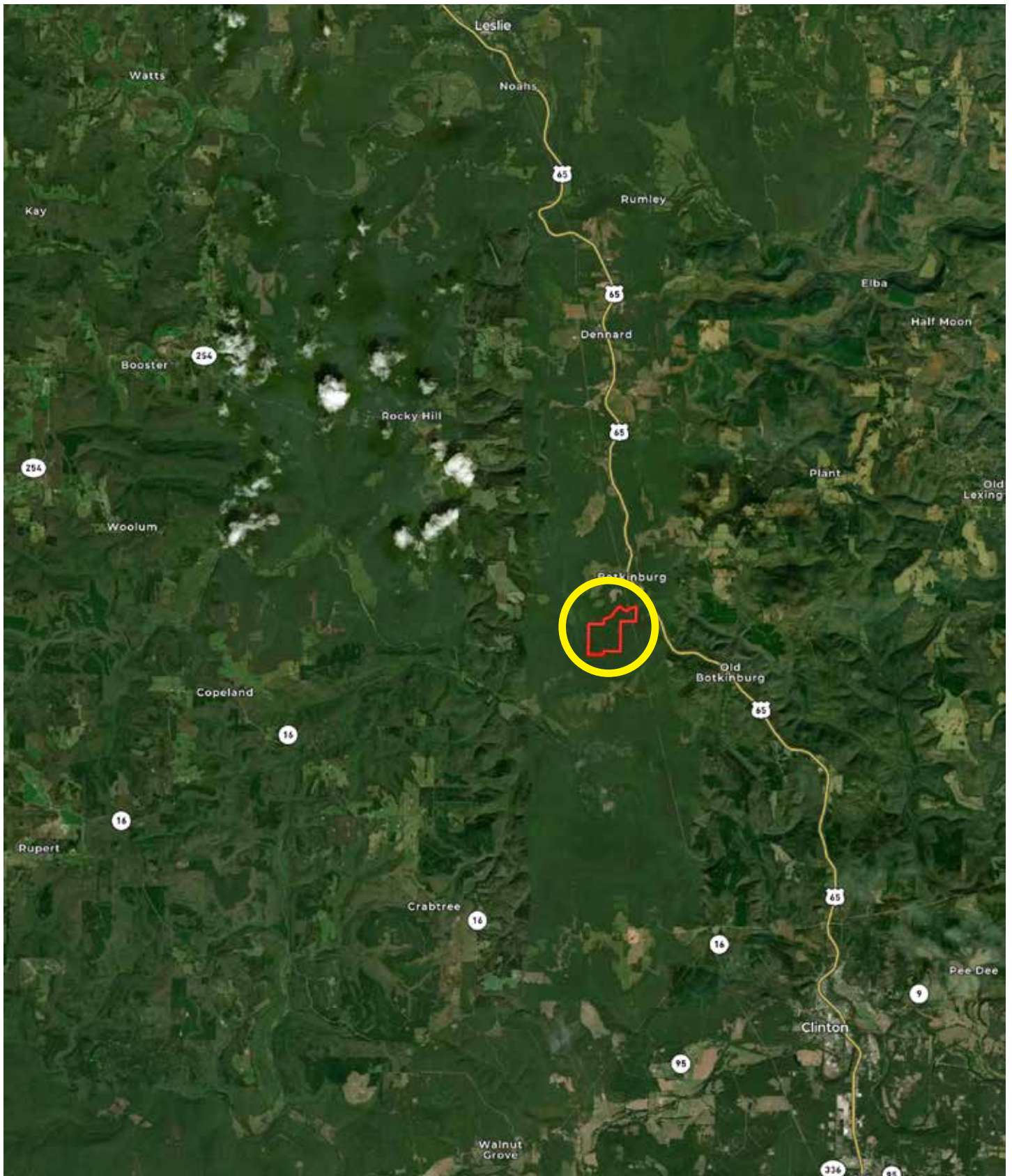
With varied topography and multiple potential food plot locations, Rocky Top 224 gives a new owner the flexibility to shape the property around their hunting and recreational goals.





This is an aerial map of land parcels in Van Buren County, Arkansas. The map is divided into numerous rectangular parcels, each labeled with the owner's name. The labels are in white capital letters on a dark background. Two parcels, both owned by TEDDY JACK EDDIE LLC, are highlighted with a red border. These parcels are located in the central part of the map, near the center of the county. The surrounding parcels are owned by various individuals and entities, including JARED STANDRIDGE, ROY ISAAC KEELING, HARTSUGG LAND LLC, and others. The map also shows some roads and water bodies.

LOCATION MAP





LOCATION & ACCESS

Botkinburg, Van Buren County, Arkansas
North Central Region of Arkansas

Mileage Chart

Clinton, AR	8 Miles
Heber Springs, AR	48 Miles
Conway, AR	48 Miles
Harrison, AR	60 Miles
Russellville, AR	74 Miles
Little Rock, AR	78 Miles

The property is accessed via a private road off
United States Highway 65.

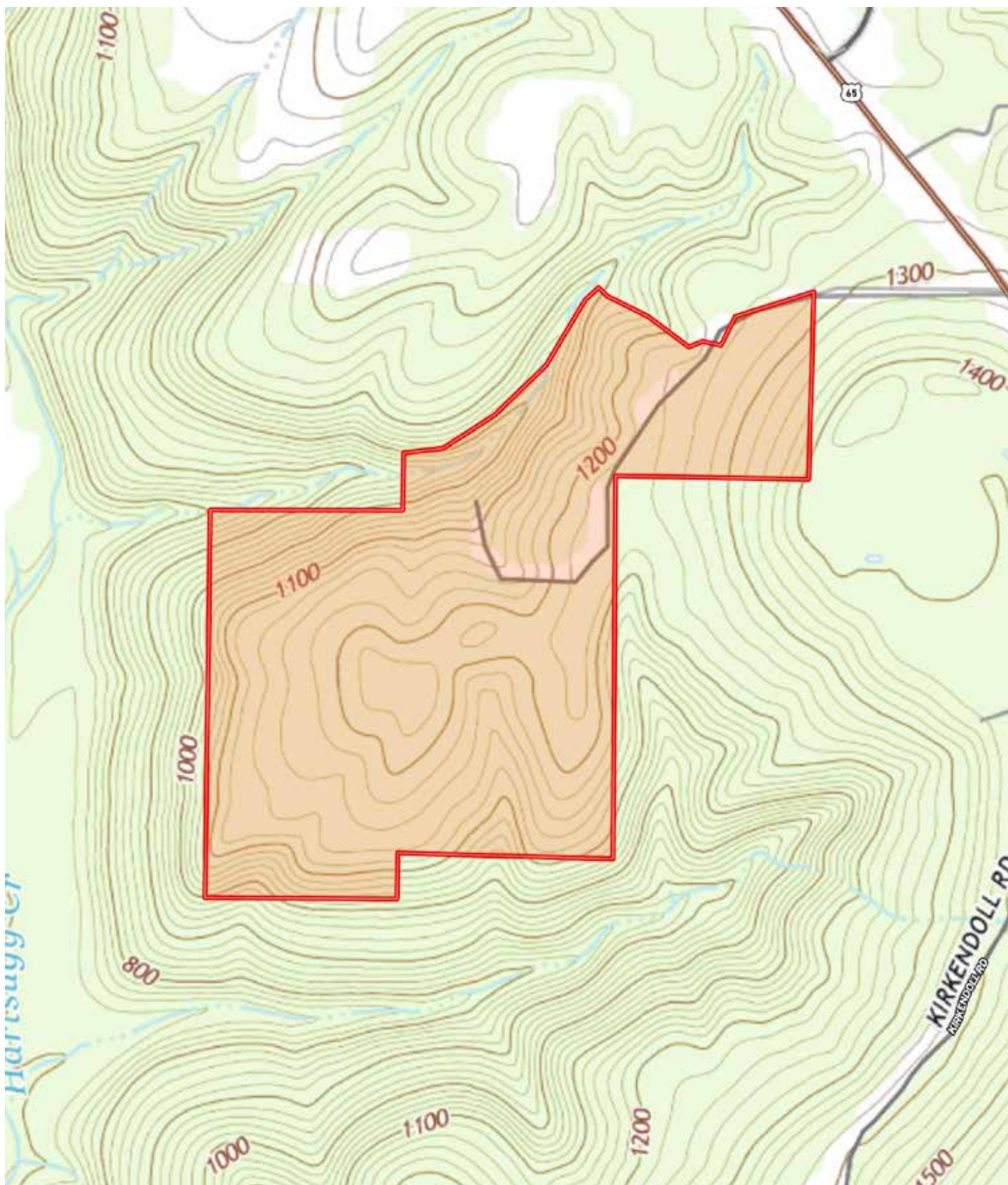








TOPOGRAPHY MAP

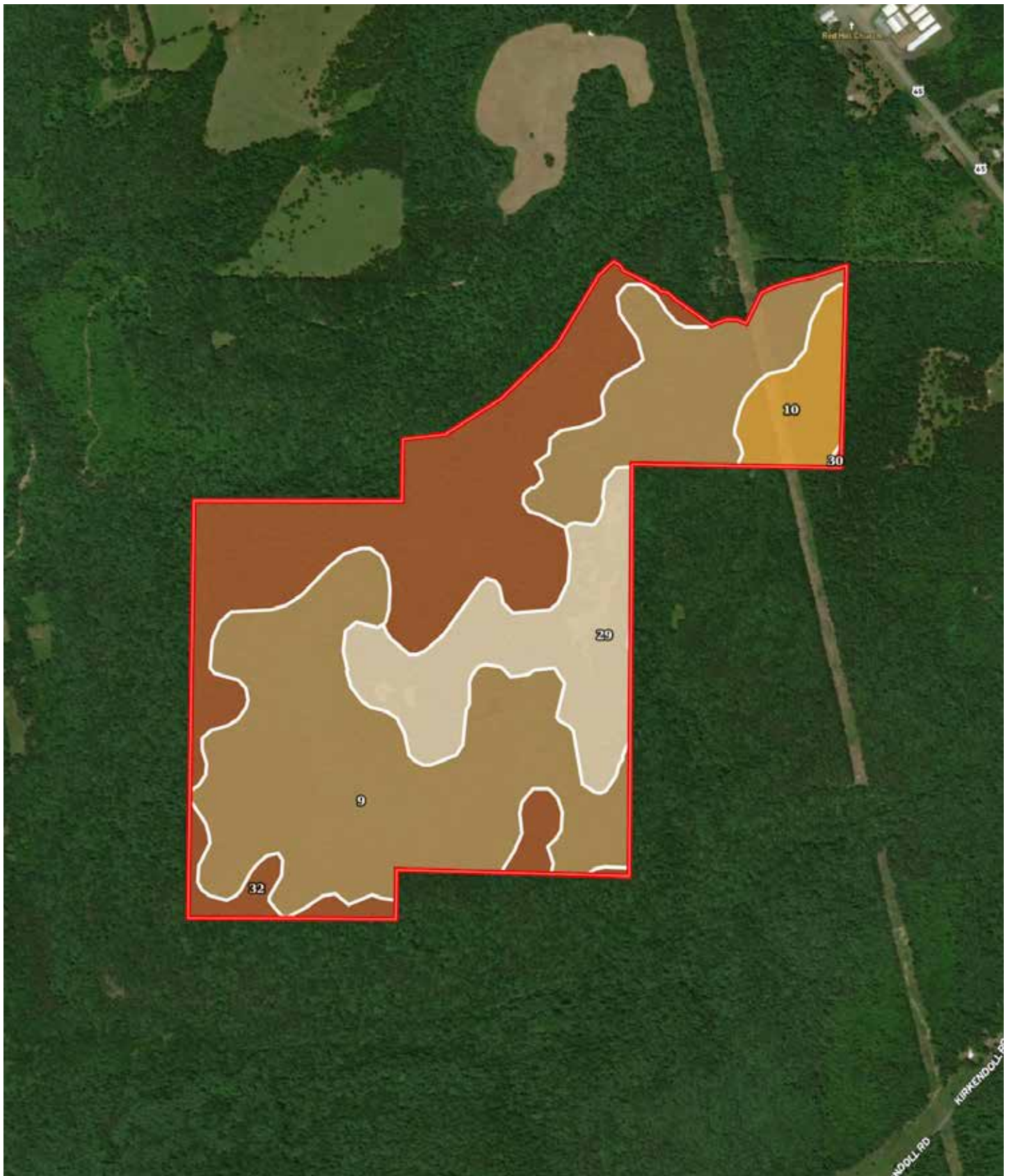








SOIL MAP



SOIL MAP KEY

SOIL CODE	SOIL DESCRIPTION	ACRES	%	CPI	NCCPI	CAP
9	Enders-Steprock complex, 8 to 20 percent slopes	107.44	48.31	0	41	6s
32	Steprock-Mountainburg-Rock outcrop complex, 40 to 60 percent slopes	69.53	31.26	0	6	7e
29	Steprock-Linker complex, 3 to 8 percent slopes	33.96	15.27	0	35	4e
10	Enders-Steprock complex, 20 to 40 percent slopes	11.28	5.07	0	10	7s
30	Steprock-Mountainburg complex, 3 to 8 percent slopes	0.18	0.08	0	29	4e
TOTALS		222.39(*)	100%	-	27.56	6.06

(*) 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)

\$266.09

Offering Price

\$728,260.00

To learn more about **Rocky Top 224** or to schedule a property tour, contact **Robert Moery** or **Brent Birch** of Lile Real Estate, Inc.

Robert Moery

501.516.5067

rmoery@lilerealestate.com

Brent Birch

501.951.2850

bbirch@lilerealestate.com











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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:

ROBERT MOERY

501.516.5067 (m)
rmoery@lilerealestate.com

BRENT BIRCH

501.951.2850 (m)
bbirch@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