LILE
REAL ESTATE

HUMPHREY HOUSE

A Residential and Recreational Investment Opportunity

8± Total Acres | $265,000

Arkansas County, Arkansas



AGRICULTURE | RECREATION | TIMBERLAND

Traditional Brokerage + Sealed Bids + Consulting

LICENSED IN ARKANSAS, LOUISIANA, MISSISSIPPI, AND TENNESSEE





Humphrey House

QUICK FACTS

Acreage
8± total acres

Square Feet
2,800± total square feet

Location
Humphrey, Arkansas County, Arkansas

Access
North Division Street

Notable Features
- Sits on 8± acres
- Three (3) bedrooms
- Two and a half (2.5) baths
- Full kitchen & dining room
- Large living room with wood burning fireplace
- Laundry room
- Minutes from Bayou Meto Wildlife Management Area

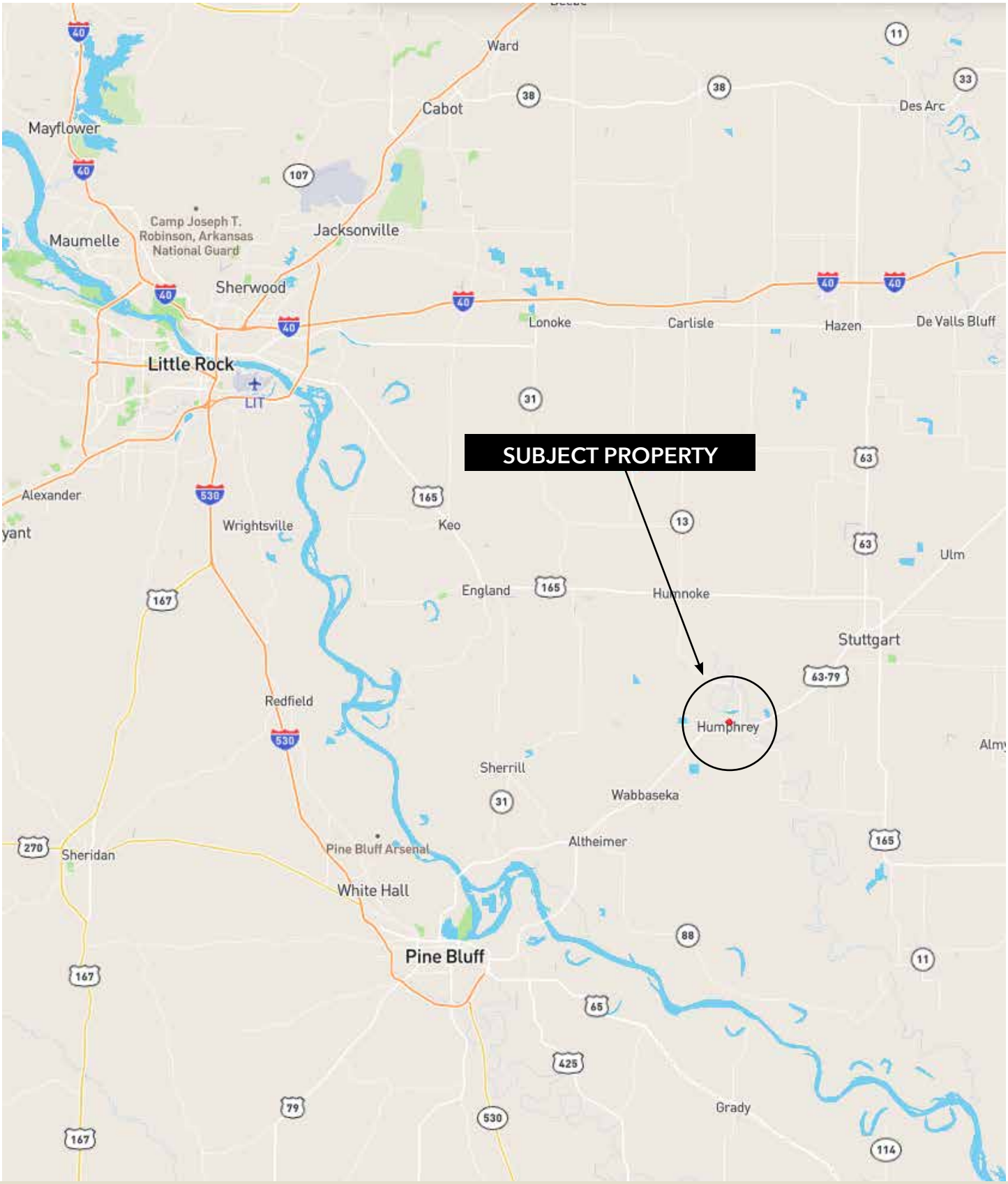
Offering Price
$265,000.00

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Vicinity Map



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Property Description

HUMPHREY HOUSE

Located in Humphrey along the northern side of Bayou Meto Wildlife Management Area, this property offers a turnkey retreat in the heart of one of Arkansas's premier hunting regions. The 2,800-square-foot home features three bedrooms and two-and-a-half bathrooms, providing the comforts of home in an outstanding recreational setting. Interior features include a full kitchen, dining room, spacious living room with a wood-burning fireplace, and laundry room. A covered carport provides convenient storage for boats and ATVs. Outside, the 8±-acre property offers ample room to build additional lodging, a large equipment shop, or other improvements, making it an ideal headquarters for hunters and outdoor enthusiasts.



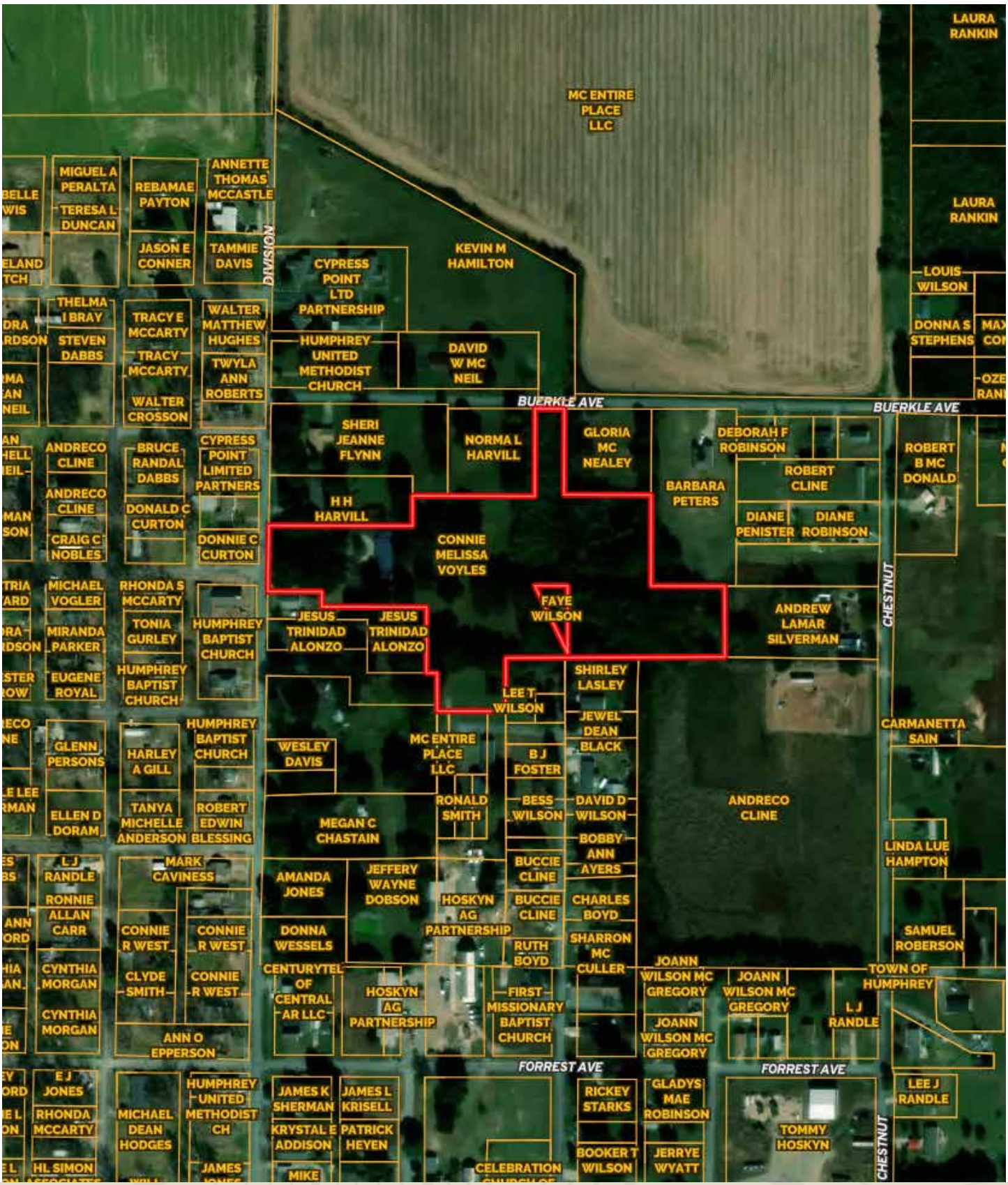




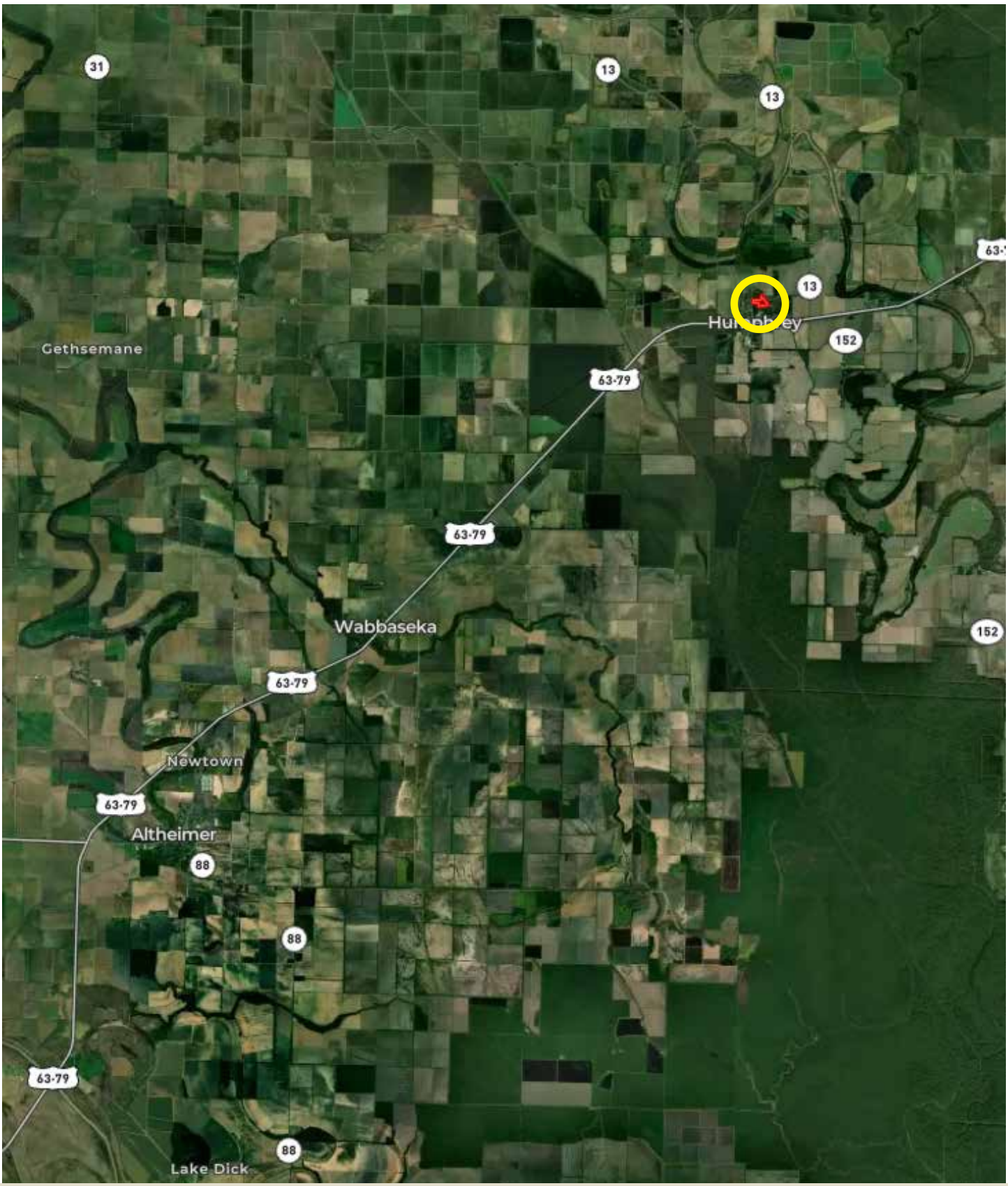
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Ownership Map



Location Map



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Location & Access

Humphrey, Arkansas County, Arkansas
Southeastern Region of Arkansas

Mileage Chart

Stuttgart, AR	10 Miles
England, AR	25 Miles
Pine Bluff, AR	26 Miles
Little Rock, AR	52 Miles

Access is considered excellent as the house resides on North Division Street.





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Topography Map



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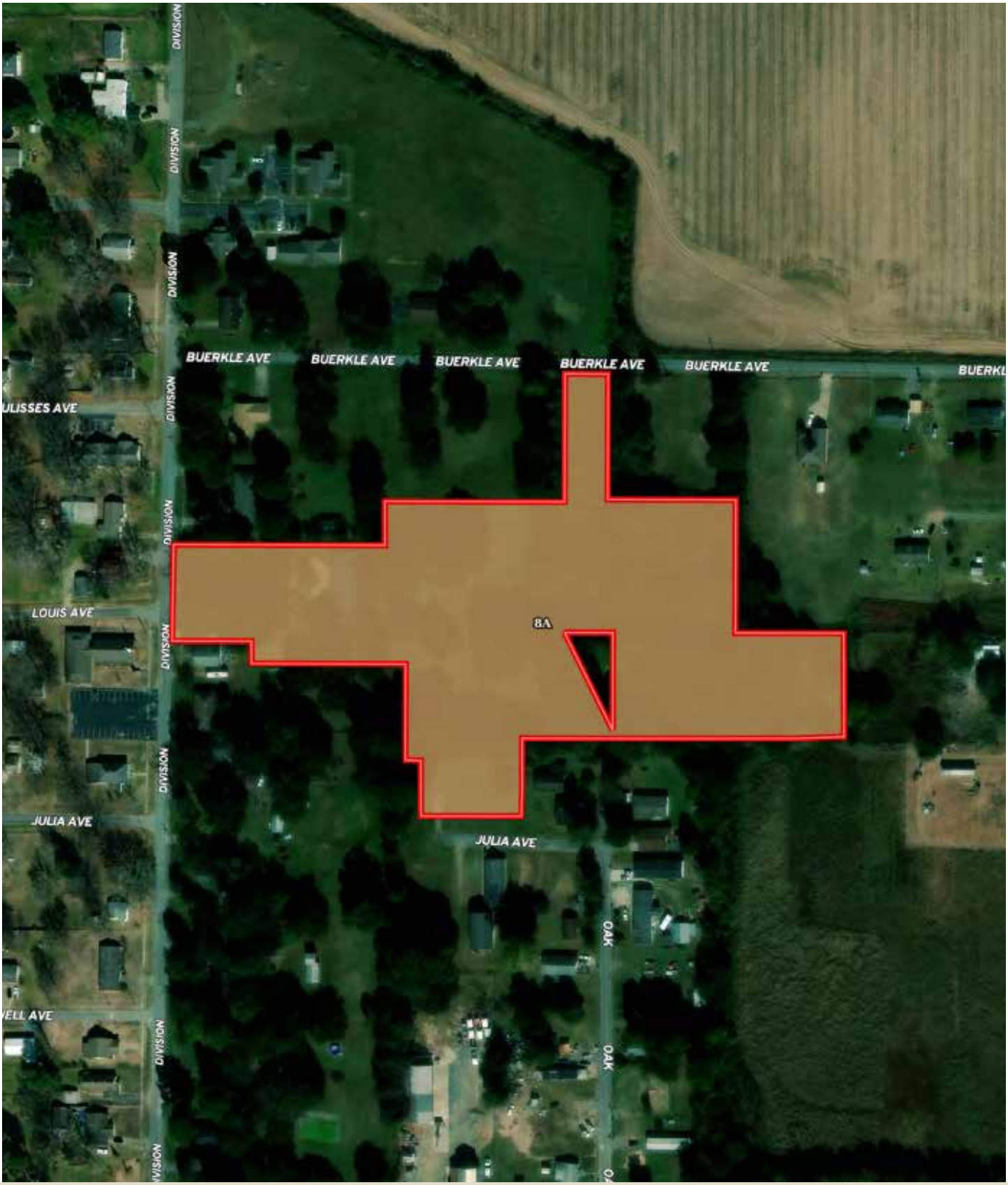
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Soil Map



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Soil Map Key

SOIL CODE	SOIL DESCRIPTION	ACRES	%	CPI	NCCPI	CAP
8A	Hebert silt loam, 0 to 1 percent slopes	7.73	100	0	86	2w
TOTALS		7.73(*)	100%	-	86.0	2

(*) 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)
$2,426

Offering Price
$265,000.00

To learn more about the Humphrey House or to schedule a property tour, contact Gardner Lile or Collier Watkins of Lile Real Estate, Inc.

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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.

ALC

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

Scan for more info

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