LILE
REAL ESTATE

Silvicraft Davidson

A Recreational and Timberland Investment Opportunity

20± Total Acres | $44,000.00

Calhoun County, Arkansas



AGRICULTURE | RECREATION | TIMBERLAND

Traditional Brokerage + Sealed Bids + Consulting

LICENSED IN ARKANSAS, LOUISIANA, MISSISSIPPI, AND TENNESSEE



Silvicraft Davidson

QUICK FACTS

Acreage
20± total acres

Location
Fordyce, Calhoun County, Arkansas

Access
U.S. Highway 167

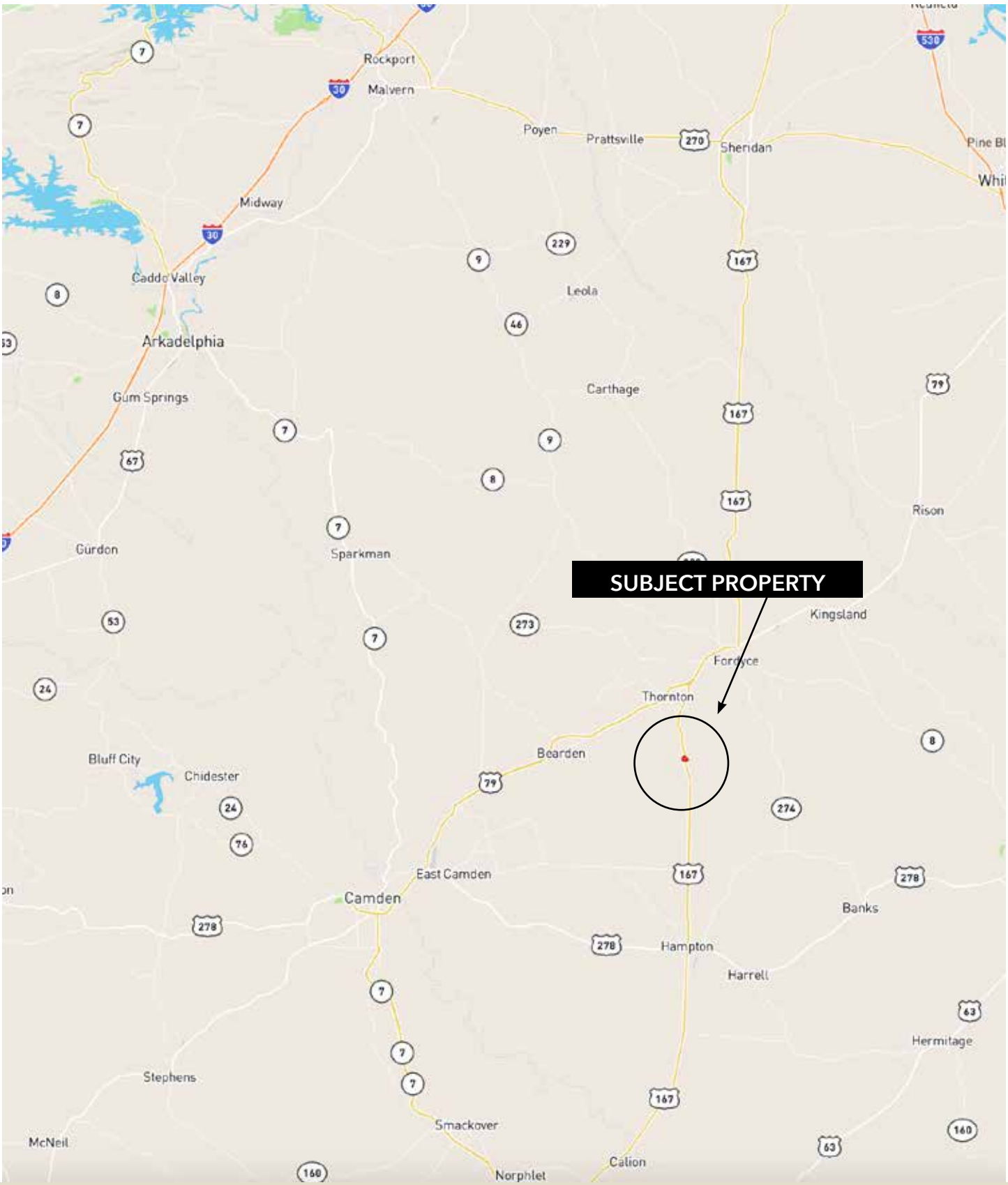
Recreation
Deer, turkey, and small game hunting

Offering Price
$44,000.00

BRANDON STAFFORD | 501.416.9748 | BSTAFFORD@LILEREALESTATE.COM



Vicinity Map



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Property Description

SILVICRAFT DAVIDSON

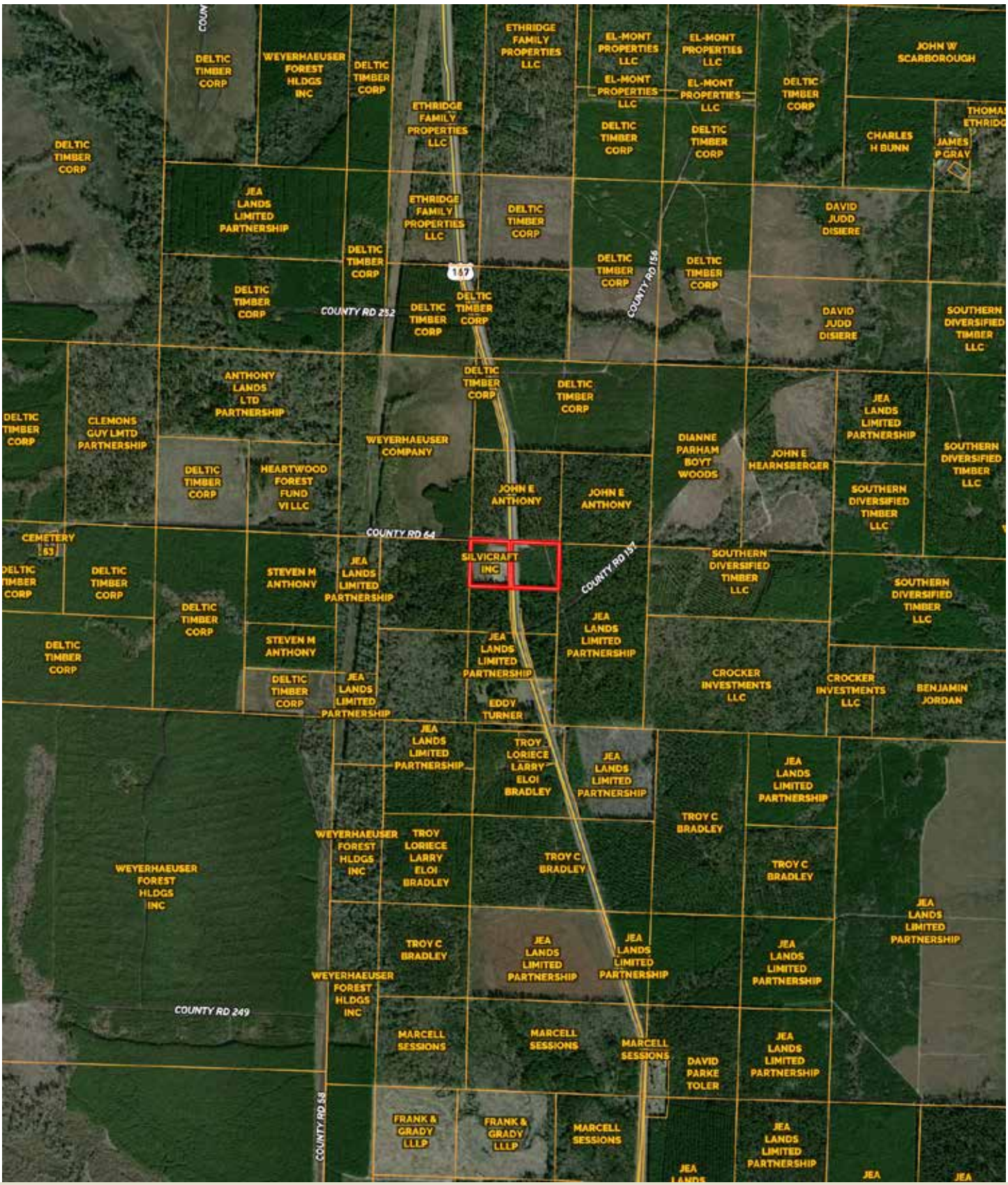
The Silvicraft Davidson tract is located approximately 7± miles south of Fordyce in Calhoun County, Arkansas. The property offers a good timberland and recreational investment opportunity and consists of 20± acres. US 167 bisects the property creating 650± feet of highway frontage on both the east and west sides.

Alternate access from Calhoun County Road 64 exists on the northwest boundary of the property. A 100 x 100 cell tower exists on the nine acres east of US 167. No royalties convey with the cell tower. The remainder of the east section consists primarily of 13 yr old pine plantation. The section west of the US 167 consists of approximately 9± acres including a 3± acre gravel lot. The balance of the west section is mixed age pine plantation.

Recreational hunting opportunities exist on the property and include whitetail deer and small game hunting.

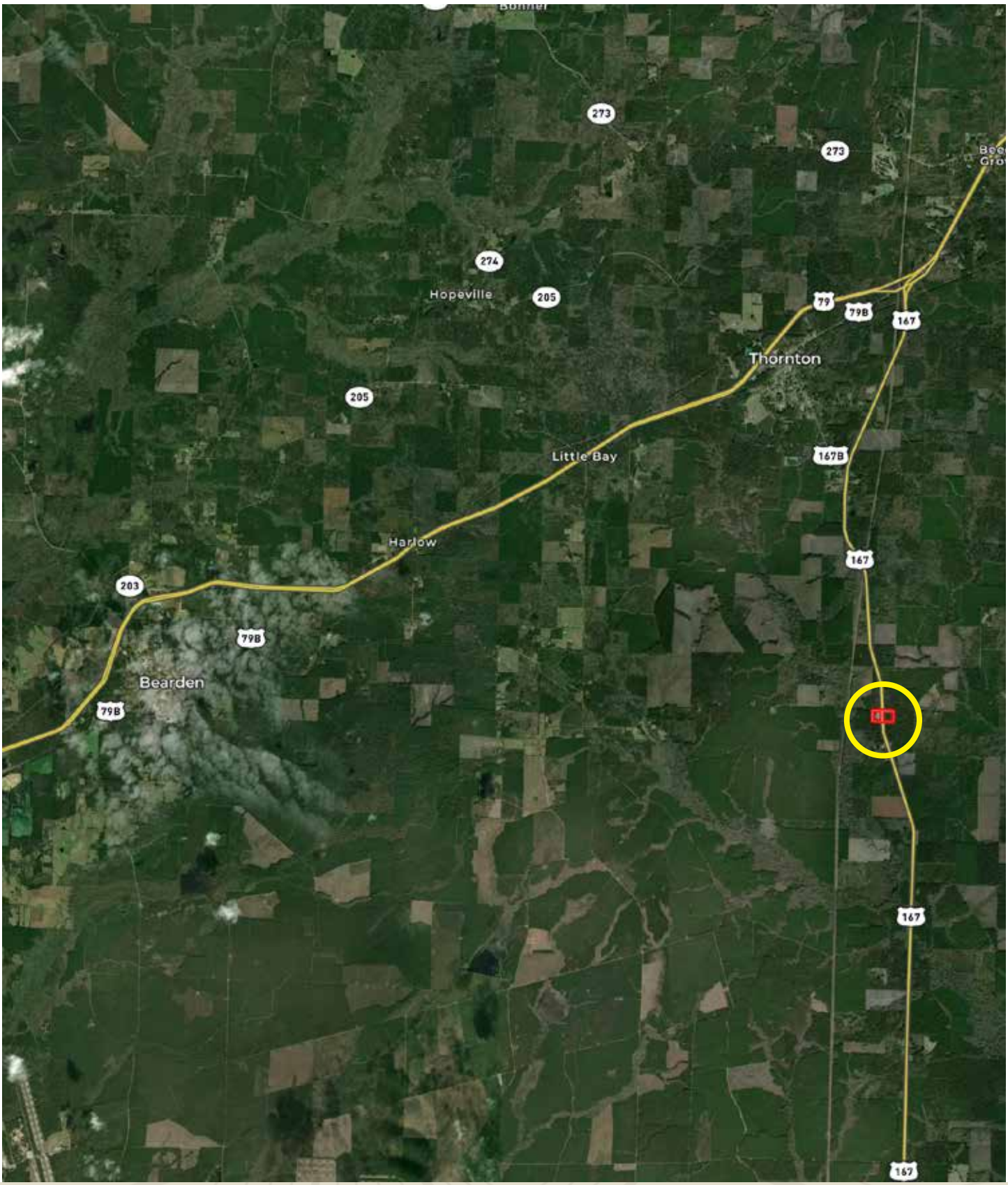


Ownership Map



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Location Map



Aerial Map



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Location & Access

Fordyce, Calhoun County, Arkansas
Southern Region of Arkansas

Mileage Chart

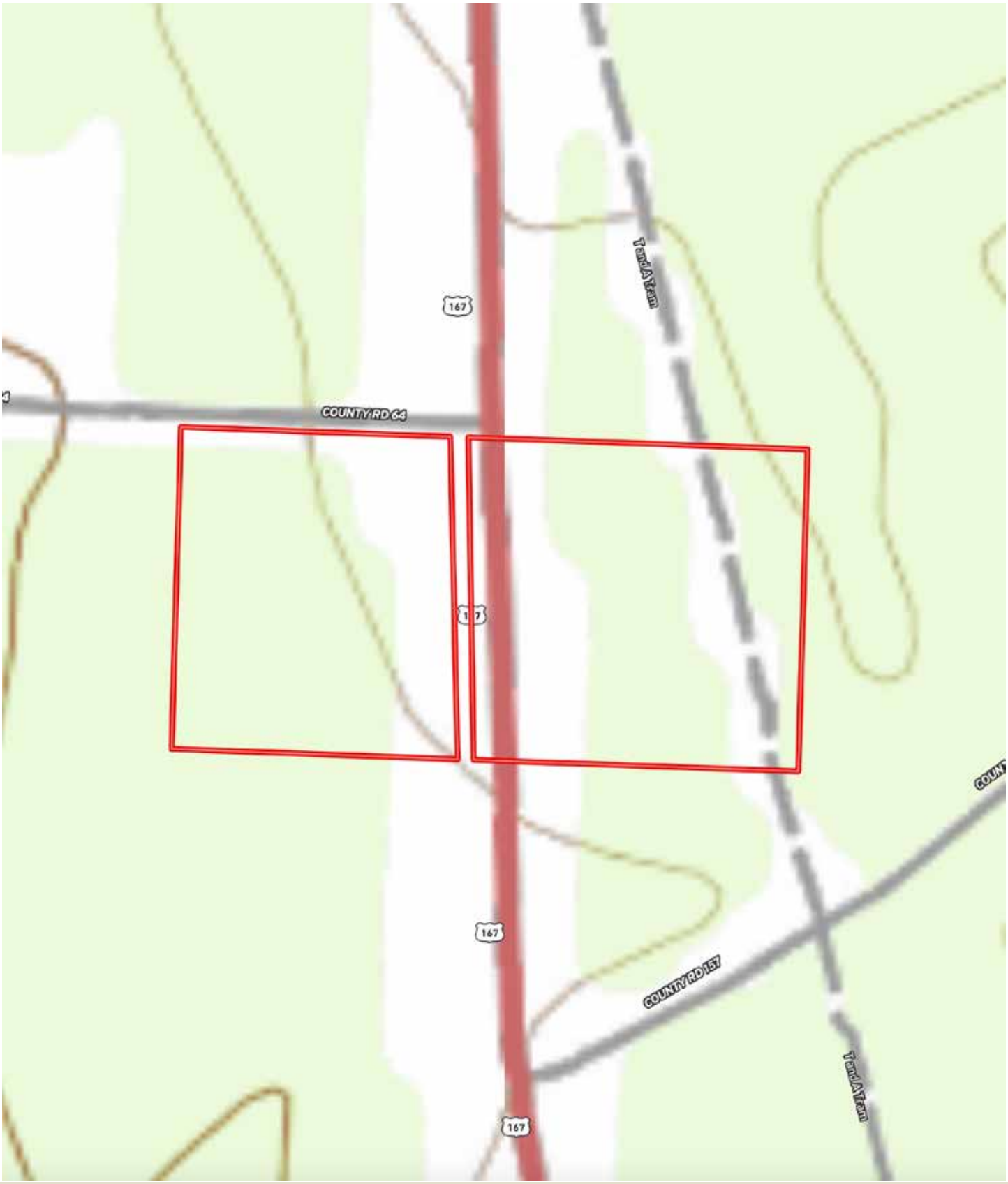
Fordyce, AR	7 miles
Hampton, AR	13 miles
Camden, AR	30 miles
El Dorado, AR	41 miles
Little Rock, AR	79 miles

Access is considered excellent with 650 feet of road frontage on US Highway 167.





Topography Map



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Soil Map


COUNTY RD 64
COUNTY RD 64
COUNTY RD 64
7
30
7
30
COUNTY RD 157
COUNTY RD 157
COUNTY RD 157
COUNTY RD 157

Soil Map Key

SOIL CODE	SOIL DESCRIPTION	ACRES	%	CPI	NCCPI	CAP
30	Smithton fine sandy loam, 0 to 2 percent slopes	9.94	52.48	0	53	3w
7	Pheba silt loam, 0 to 2 percent slopes	8.99	47.47	0	60	3w
TOTALS		18.93(*)	100%	-	56.29	3.0

(*) 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)
$51.90

Offering Price
$44,00.00

To learn more about the Silvicraft Davidson or to schedule a property tour, contact Brandon Stafford of Lile Real Estate, Inc.

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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:

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Scan for more info



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