LILE
REAL ESTATE

SILVICRAFT MAUNEY

A Recreational and Timberland Investment Opportunity

40± Total Acres | $120,000.00

Drew County, Arkansas



AGRICULTURE | RECREATION | TIMBERLAND

Traditional Brokerage + Sealed Bids + Consulting

LICENSED IN ARKANSAS, LOUISIANA, MISSISSIPPI, AND TENNESSEE



Silvicraft Mauney

QUICK FACTS

Acreage
40± total acres

Location
Monticello, Drew County, Arkansas

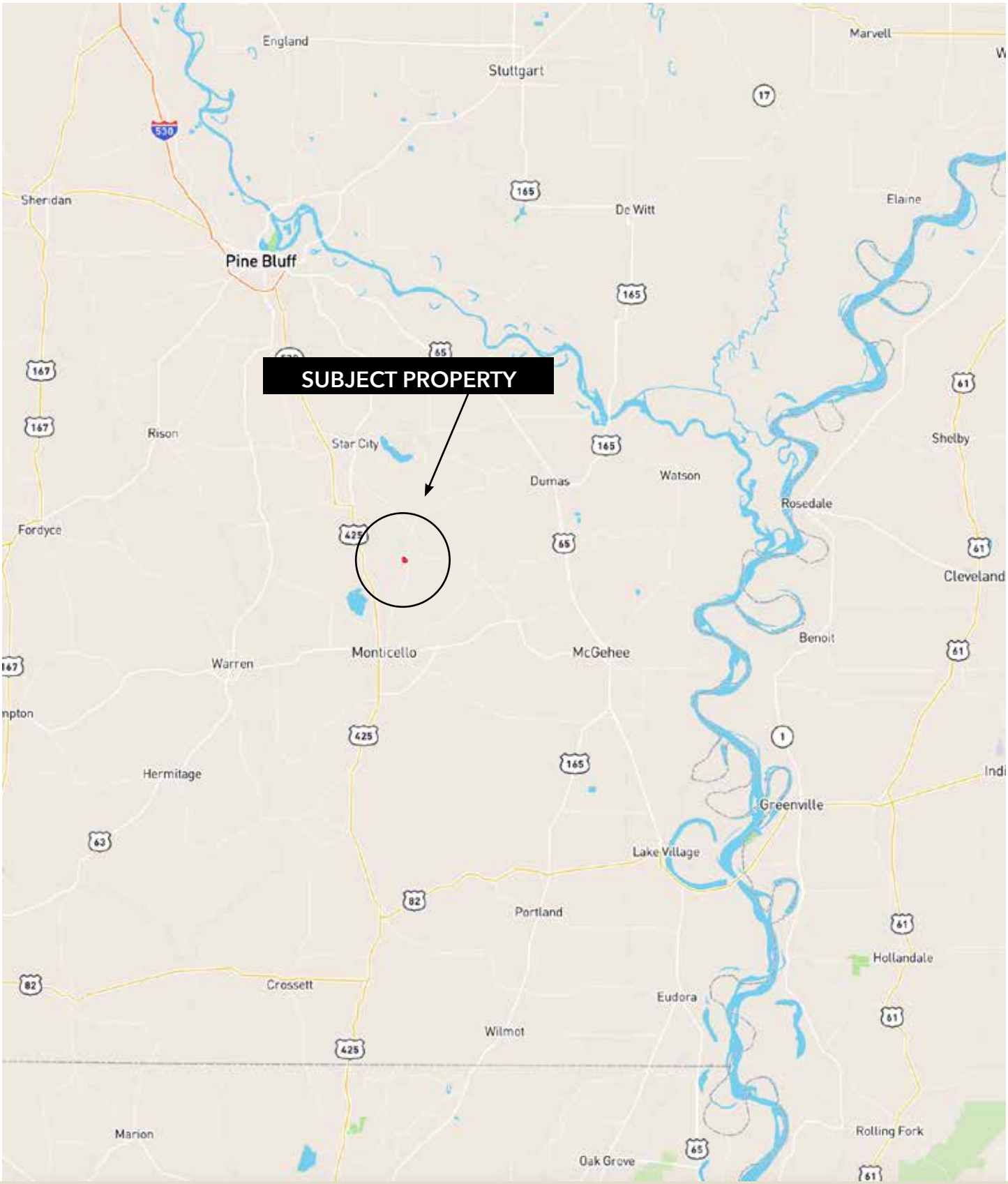
Access
Hayden Loop

Recreation
Deer, turkey, and small game hunting

Offering Price
$120,000.00



Vicinity Map



BRANDON STAFFORD | 501.416.9748 | BSTAFFORD@LILEREALESTATE.COM

Property Description

SILVICRAFT MAUNEY

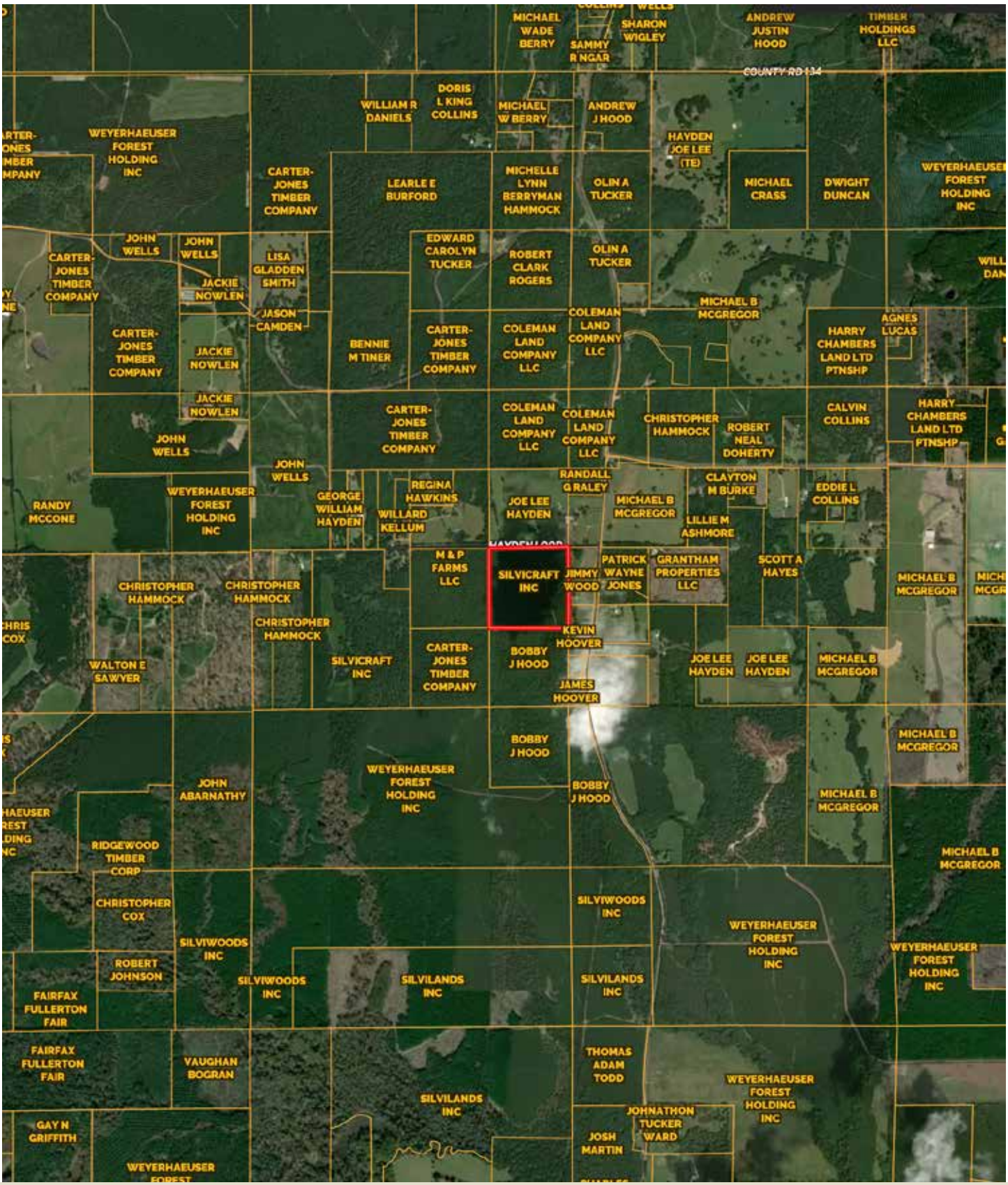
The Silvicraft Mauney tract is located approximately 10± miles north of Monticello in Drew County, Arkansas. The property offers a good timberland and recreational investment opportunity and consists of 40± acres. The timber stocking is primarily four-year-old pine plantation.

The property has great access from Hayden Loop which spans the northern boundary of the property.

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

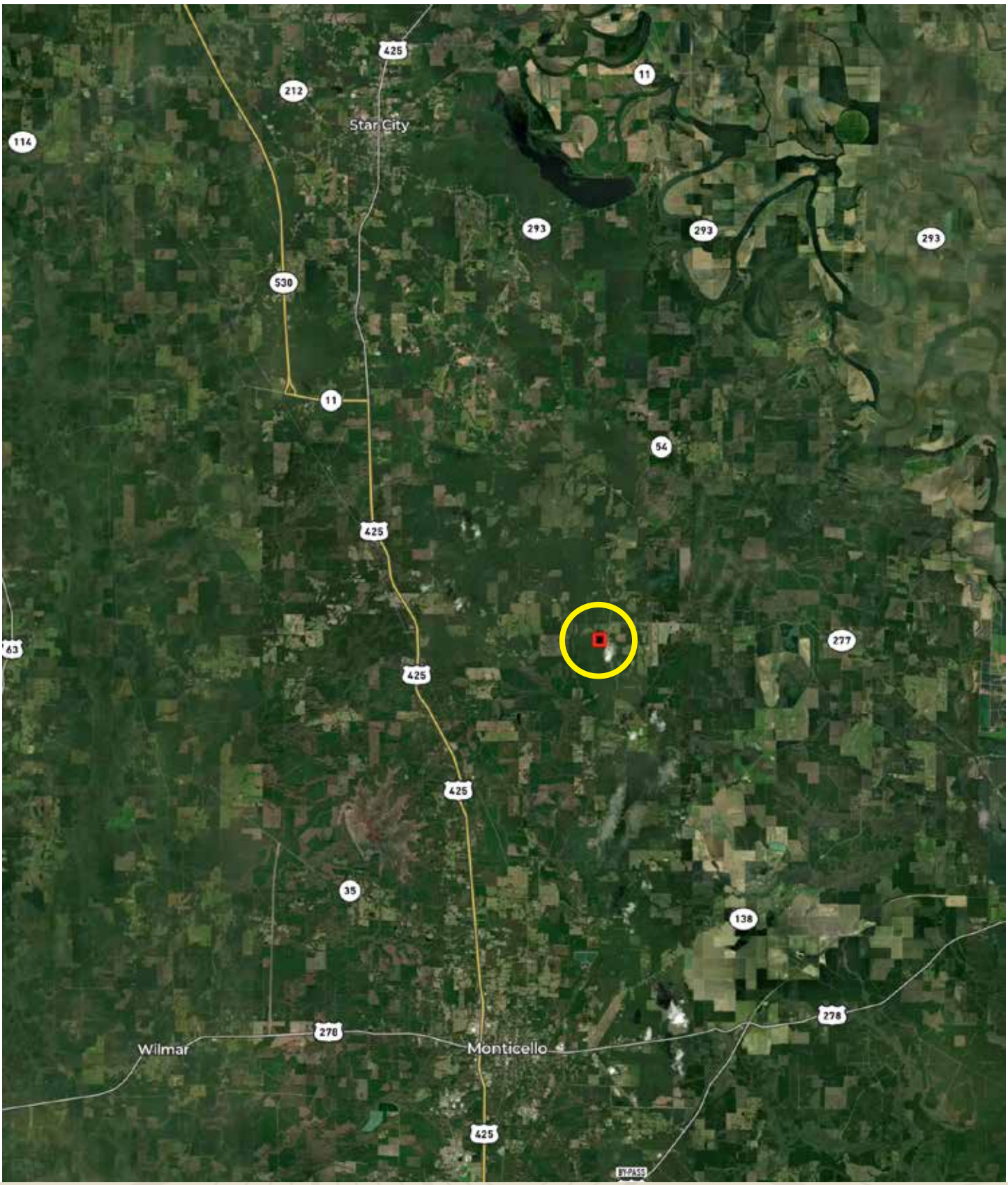


Ownership Map

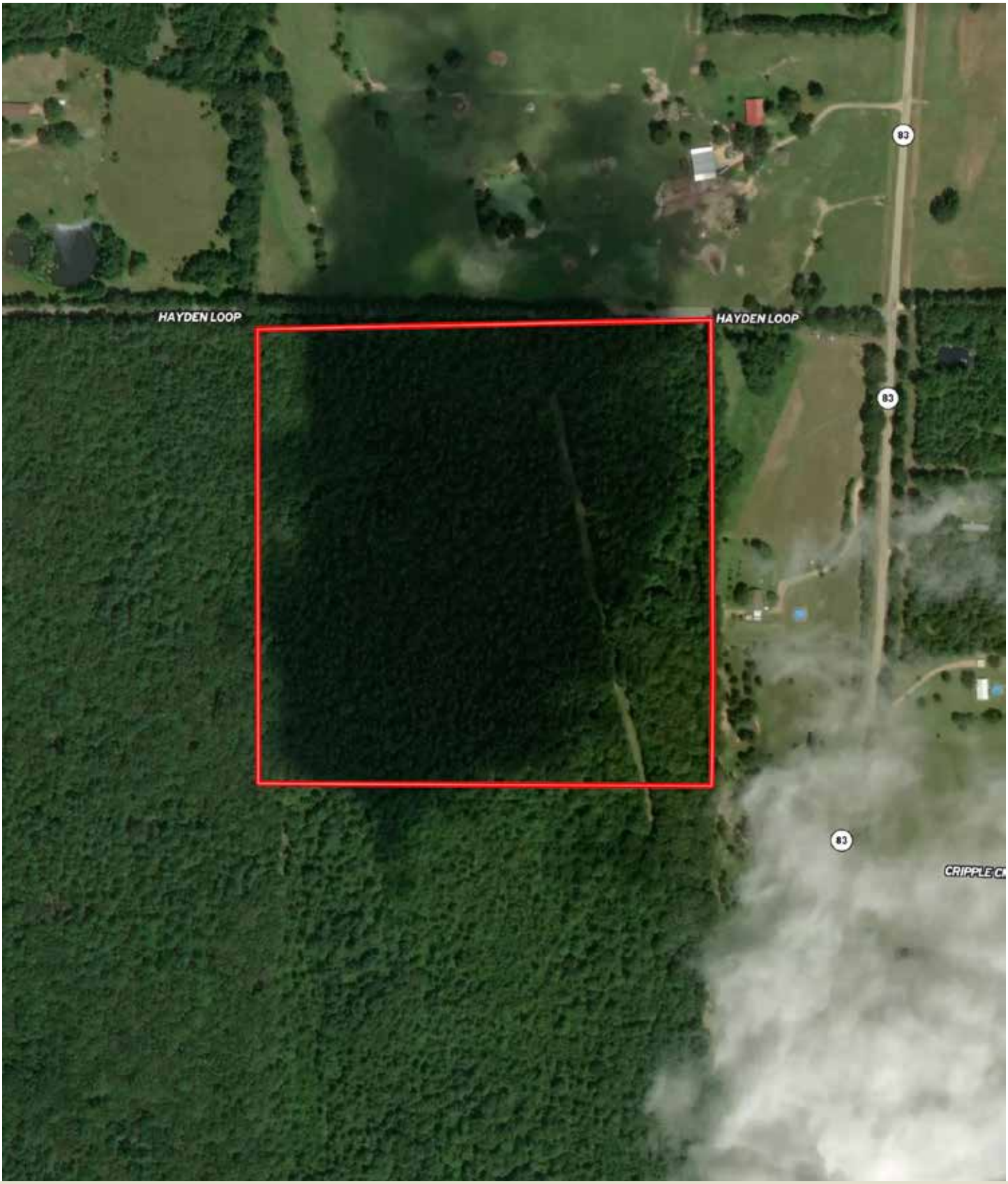


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Location Map



Aerial Map



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Location & Access

Monticello, Drew County, Arkansas
Southeastern Region of Arkansas

Mileage Chart

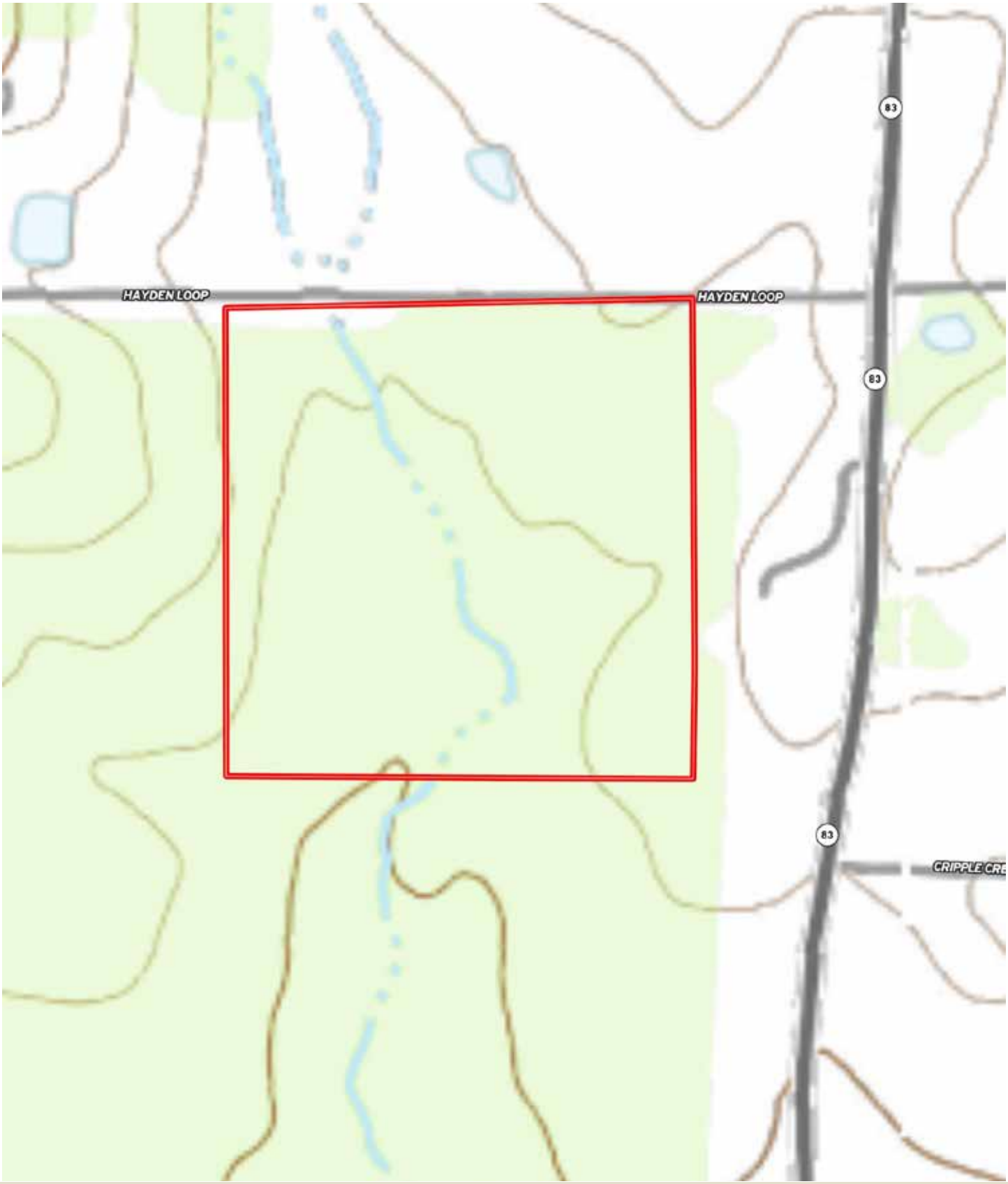
Monticello, AR	10 Miles
PIne Bluff, AR	45 Miles
Greenville, MS	59 Miles
Little Rock, AR	85 Miles
Monroe, LA	95 Miles

Access is considered excellent via Hayden Loop off Arkansas State Highway 83 North.

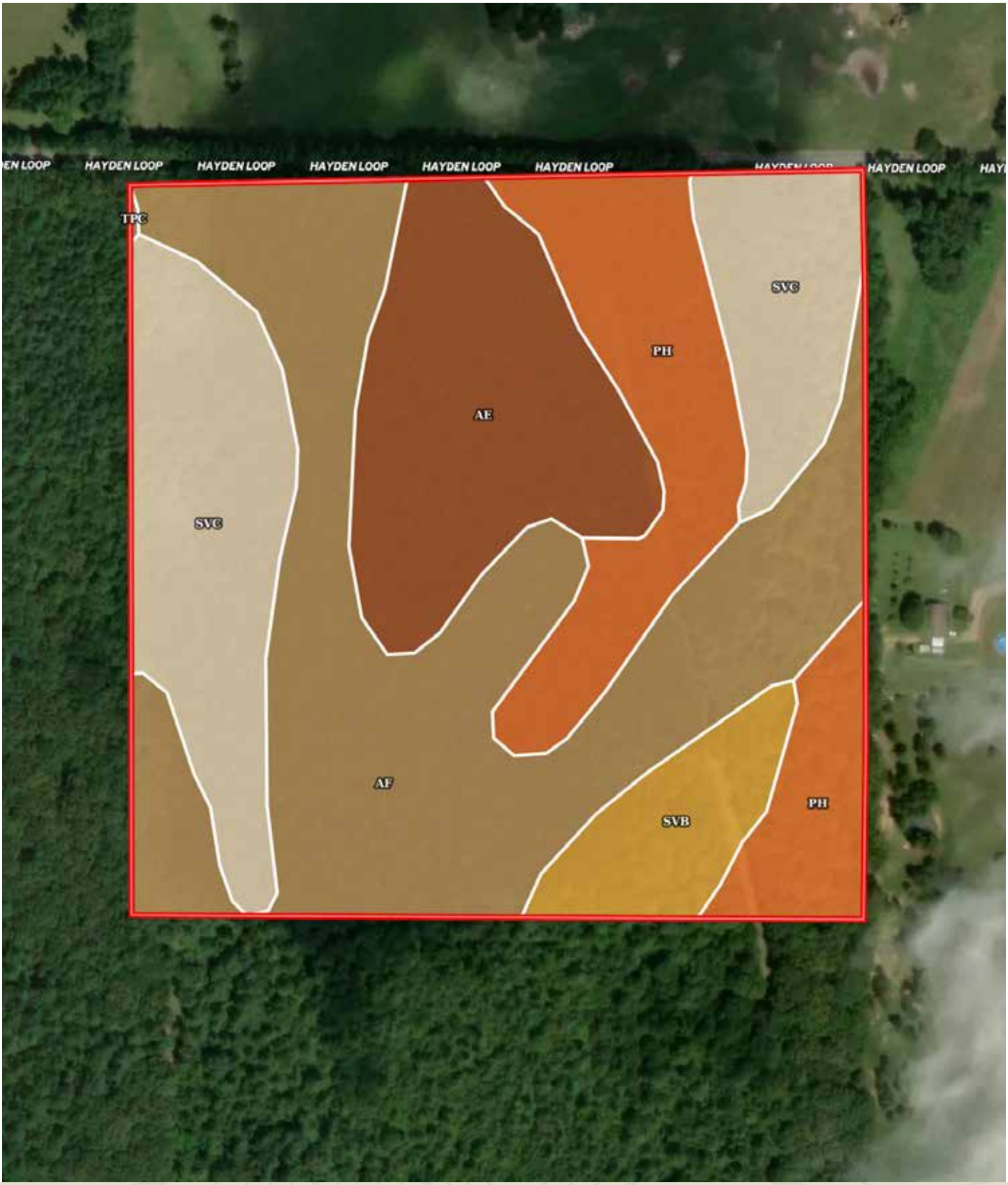




Topography Map



Soil Map


HAYDEN LOOP
HAYDEN LOOP
HAYDEN LOOP
HAYDEN LOOP
HAYDEN LOOP
HAYDEN LOOP
HAYDEN LOOP
TPC
SVC
PH
AE
SVC
AF
SVB
PH

Soil Map Key

SOIL CODE	SOIL DESCRIPTION	ACRES	%	CPI	NCCPI	CAP
Af	Amy silt loam, 0 to 1 percent slopes, frequently flooded	15.49	37.87	0	40	5w
SvC	Savannah fine sandy loam, 3 to 8 percent slopes	8.87	21.69	0	61	2e
Ph	Pheba silt loam, 0 to 2 percent slopes	7.2	17.6	0	60	3w
Ae	Amy silt loam, 0 to 1 percent slopes	6.92	16.92	0	62	5w
SvB	Savannah fine sandy loam, 1 to 3 percent slopes	2.38	5.82	0	61	2e
TpC	Tippah silt loam, 3 to 8 percent slopes	0.03	0.07	0	81	3e
TOTALS		40.89(*)	100%	-	53.04	3.82

(*) 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)
$57.04

Offering Price
$120,00.00

To learn more about the Silvicraft Mauney or to schedule a property tour, contact Brandon Stafford 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.

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

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Scan for more info



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