LILE
REAL ESTATE

Silviwoods Alsobrook–Ables

A Recreational and Timberland Investment Opportunity

225± Total Acres | $495,000.00

Lincoln County, Arkansas



AGRICULTURE | RECREATION | TIMBERLAND

Traditional Brokerage + Sealed Bids + Consulting

LICENSED IN ARKANSAS, LOUISIANA, MISSISSIPPI, AND TENNESSEE



Silviwoods Alsobrook–Ables

QUICK FACTS

Acreage
225± total acres

Location
Star City, Lincoln County, Arkansas

Access
Madison Road off Arkansas State Highway 54 East

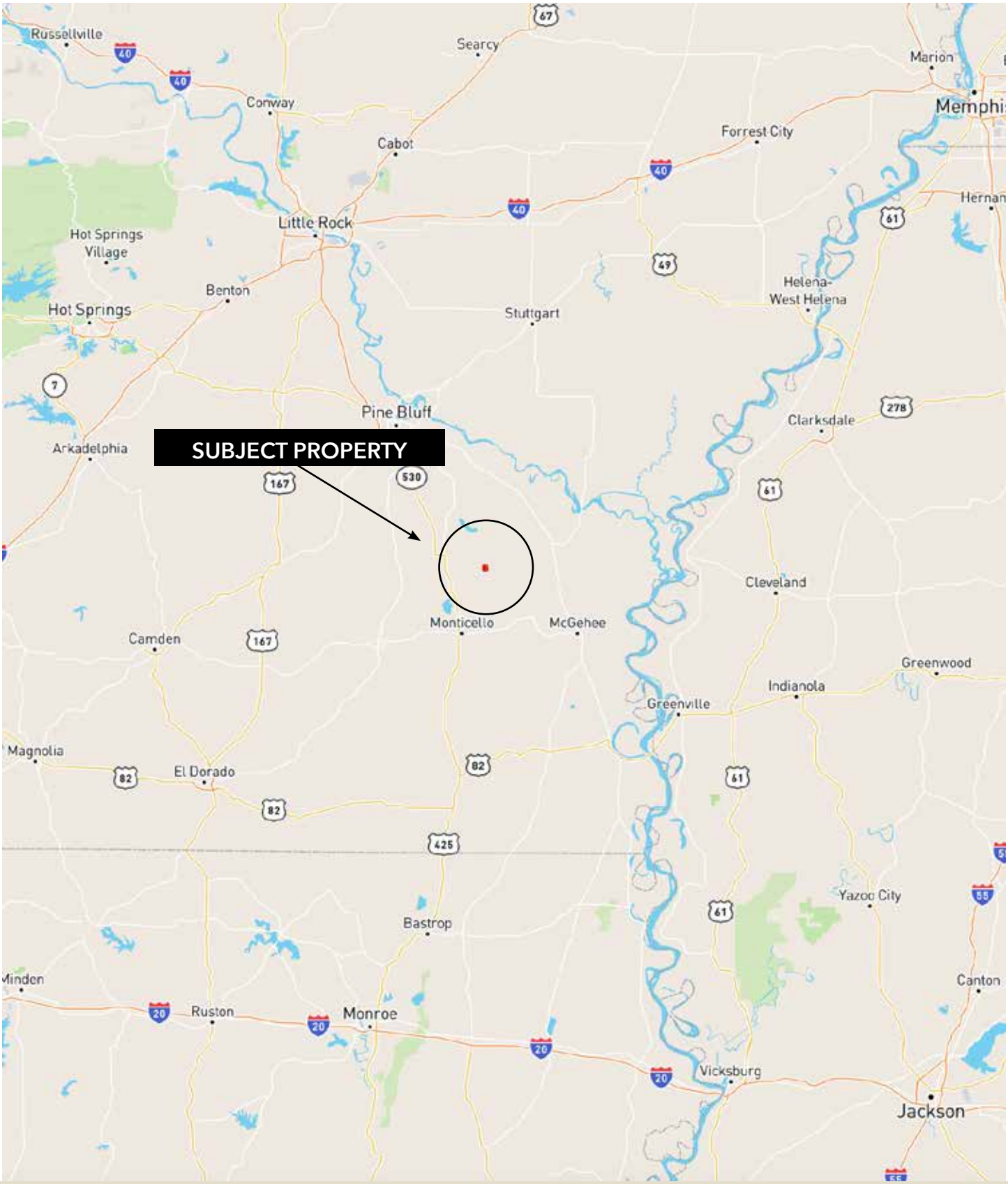
Recreation
Whitetail deer, turkey and small game hunting plus ATV riding

Notable Features
- Attractive mix of timber
- Existing deer hunting lanes and food plots
- Multiple SMZs

Offering Price
$495,000.00



Vicinity Map



BRANDON STAFFORD | 501.416.9748 | BSTAFFORD@LILEREALESTATE.COM

Property Description

SILVIWOODS ALSOBROOK-ABLES

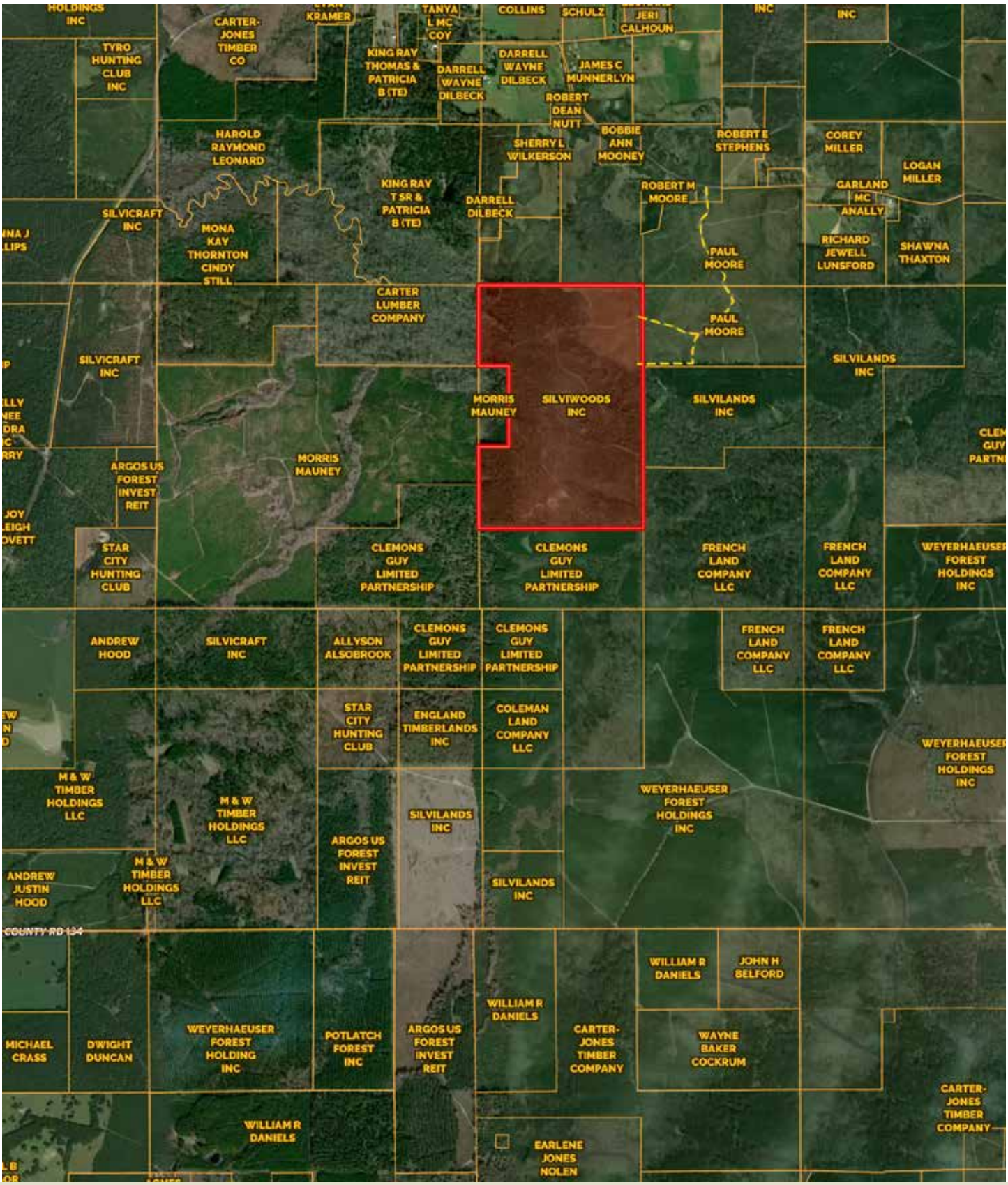
The Silviwoods Alsobrook-Ables Tract consists of 225± acres located approximately 15 miles southeast of Star City in Lincoln County, Arkansas. The property offers an attractive timberland and recreational investment opportunity with a diverse timber composition. Approximately 111± acres of mature hardwoods extend through the center of the property, while streamside management zones totaling 28± acres are scattered throughout the tract. The remaining timber includes 60± acres of mature pine in the southwestern portion and 27± acres of three-year-old pine plantation in the northeastern corner.

Access is provided from the north by a woods road extending from Madison Road.

Established and recently maintained hunting lanes and food plots complement the property's excellent recreational opportunities, which include whitetail deer, turkey, and small game hunting.

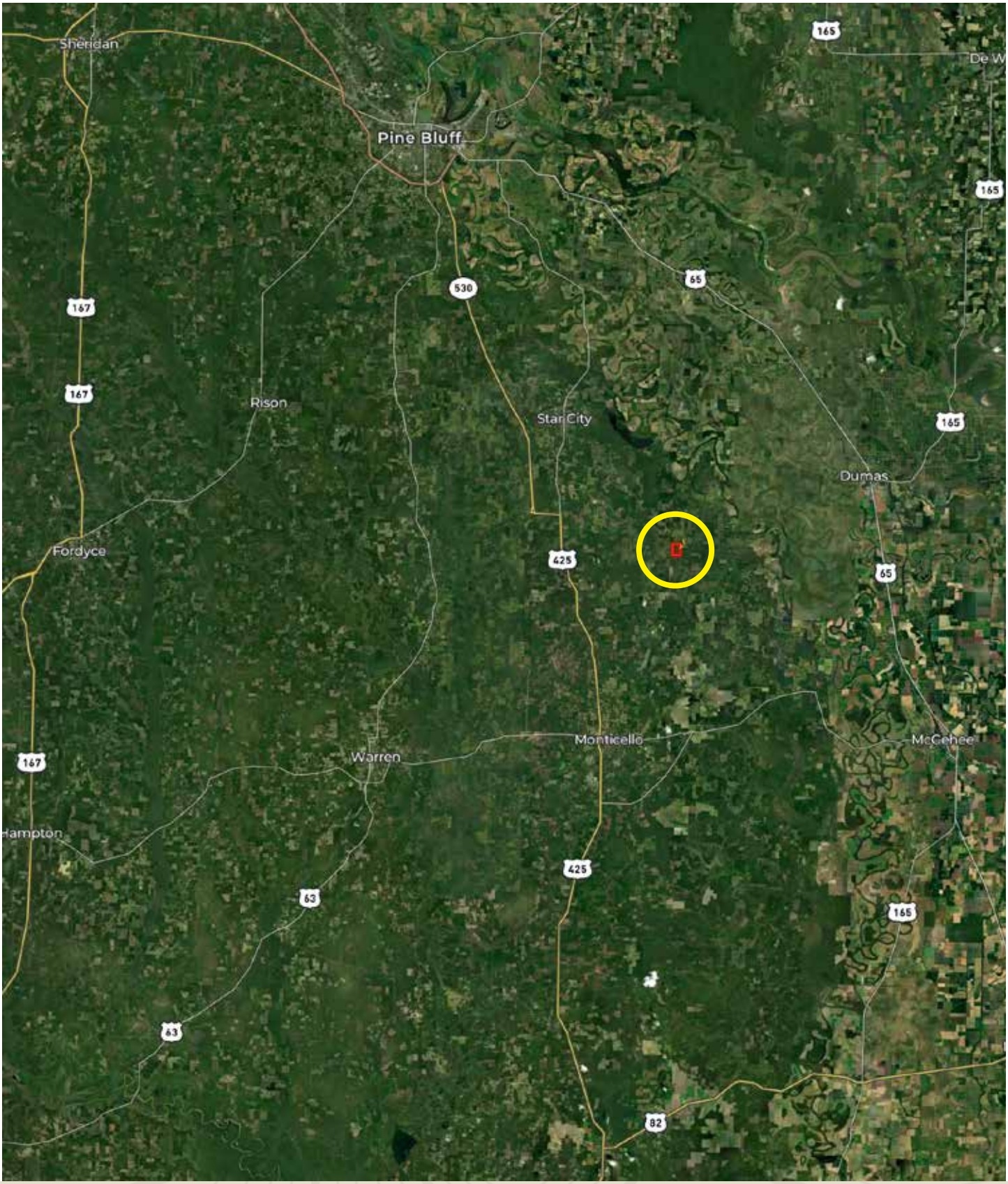


Ownership Map

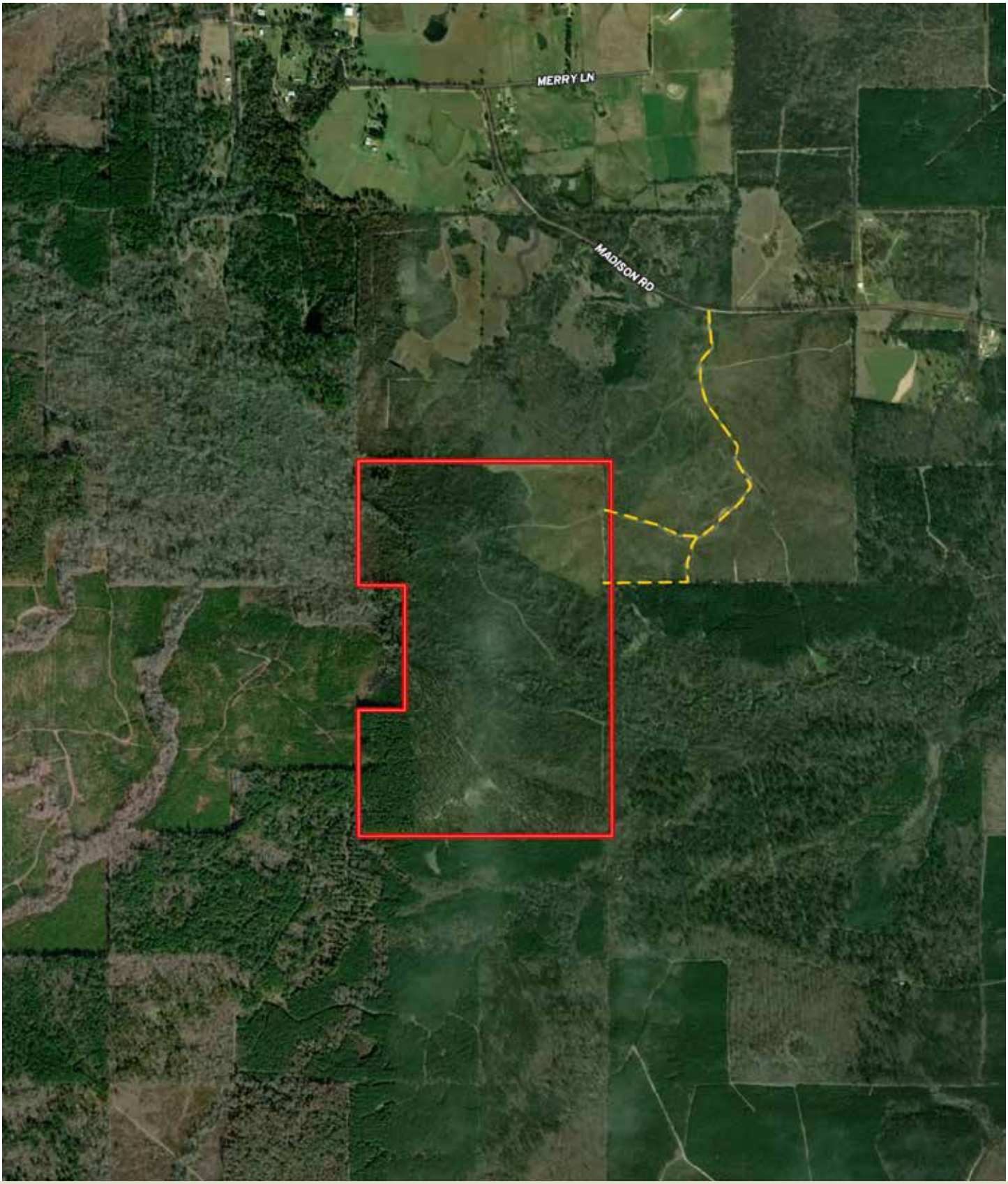


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Location Map



Aerial Map



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Location & Access

Star City, Lincoln County, Arkansas
Southern Region of Arkansas

Mileage Chart

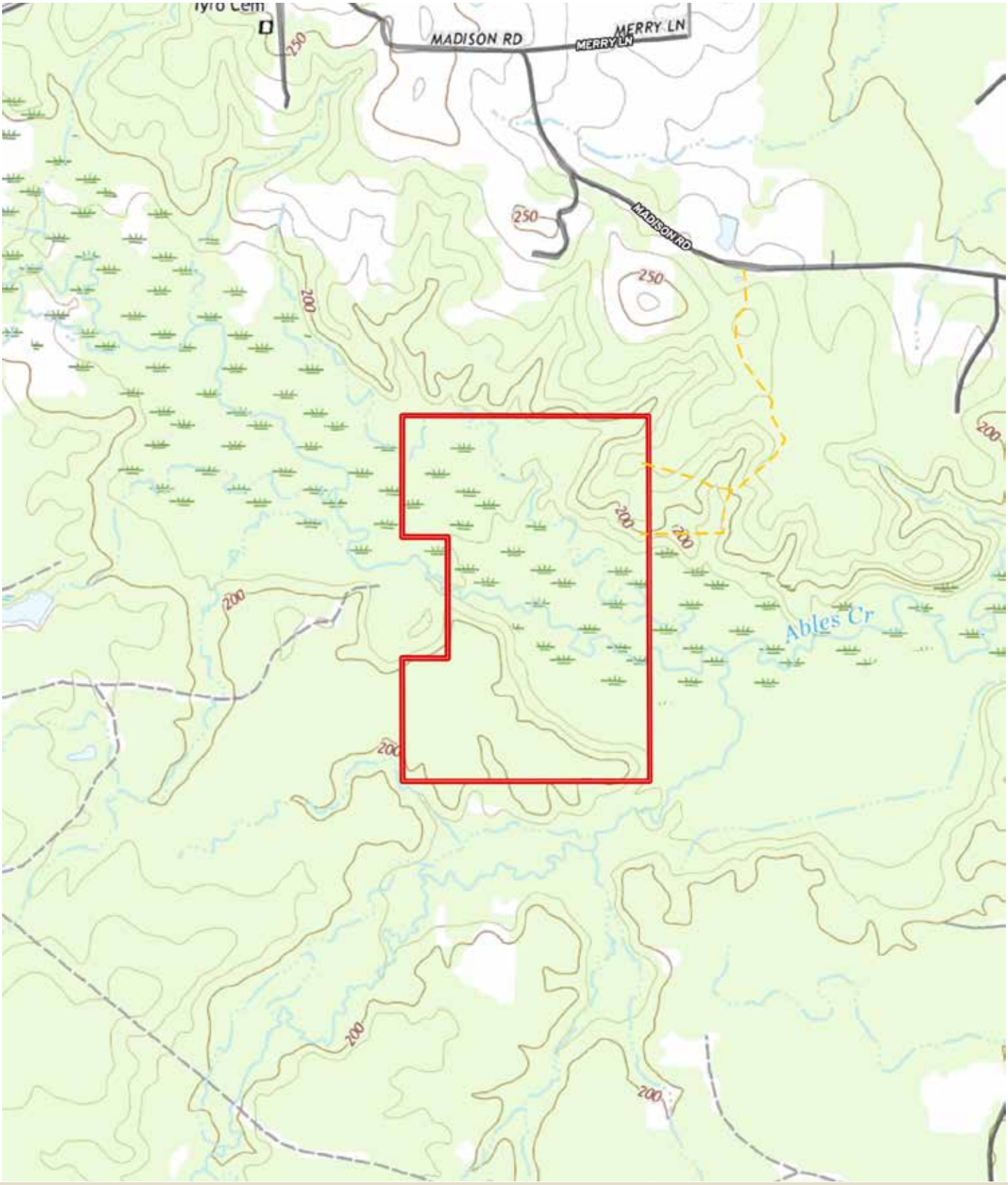
Start City, AR	8 Miles
Monticello, AR	19 Miles
Dumas, AR	24 Miles
Pine Bluff, AR	34 Miles
Little Rock, AR	80 Miles

Access is considered good off Madison Road from Arkansas State Highway 54 East.



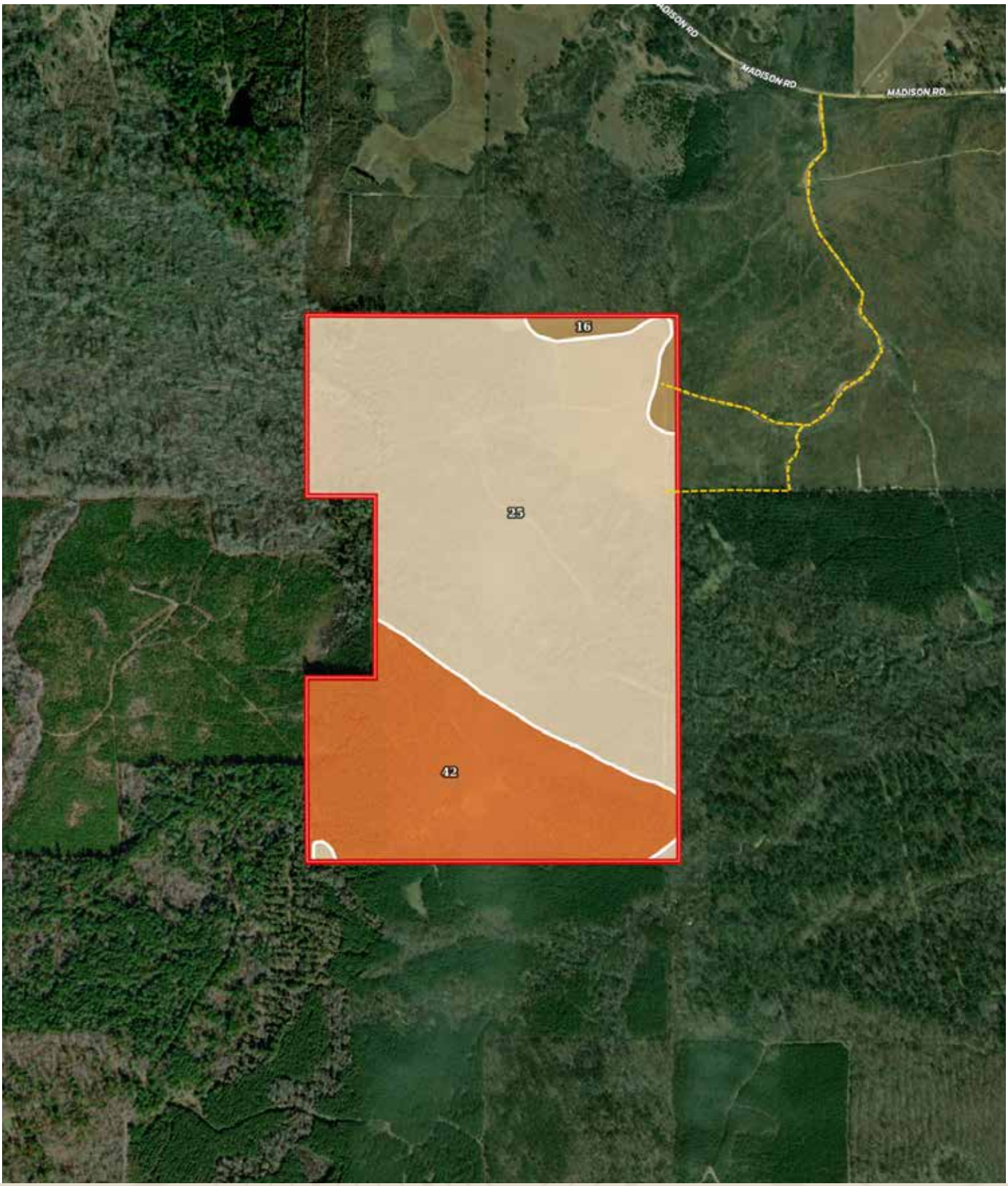


Topography Map



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Soil Map



Soil Map Key

SOIL CODE	SOIL DESCRIPTION	ACRES	%	CPI	NCCPI	CAP
25	Ouachita silt loam, 0 to 1 percent slopes, frequently flooded	155.83	67.89	0	64	5w
42	Savannah fine sandy loam, 3 to 8 percent slopes	68.12	29.68	0	61	2e
16	Grenada silt loam, 3 to 8 percent slopes	5.57	2.43	0	57	3e
TOTALS		229.52(*)	100%	-	62.94	4.06

(*) 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)
$261.00

Offering Price
$495,000.00

To learn more about the Silviwoods Alsobrook-Ables 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.

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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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