



SILVWOODS ALSOBROOK-ABLES

A Recreational and Timberland Investment Opportunity

225± Total Acres | \$405,000.00

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

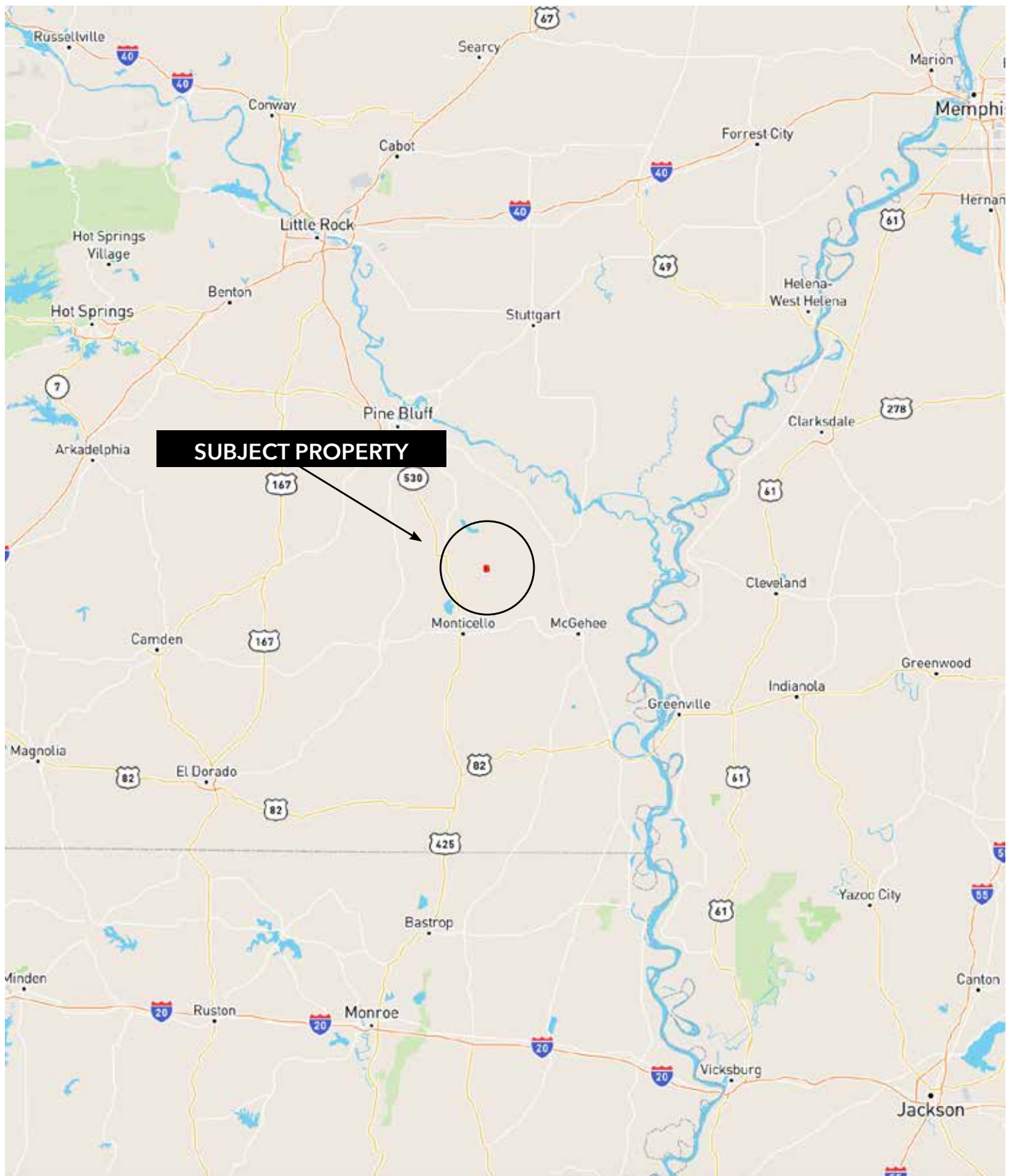
- Attractive mix of timber
- Existing deer hunting lanes and food plots
- Multiple SMZs

Offering Price

\$252,000.00



VICINITY MAP



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.

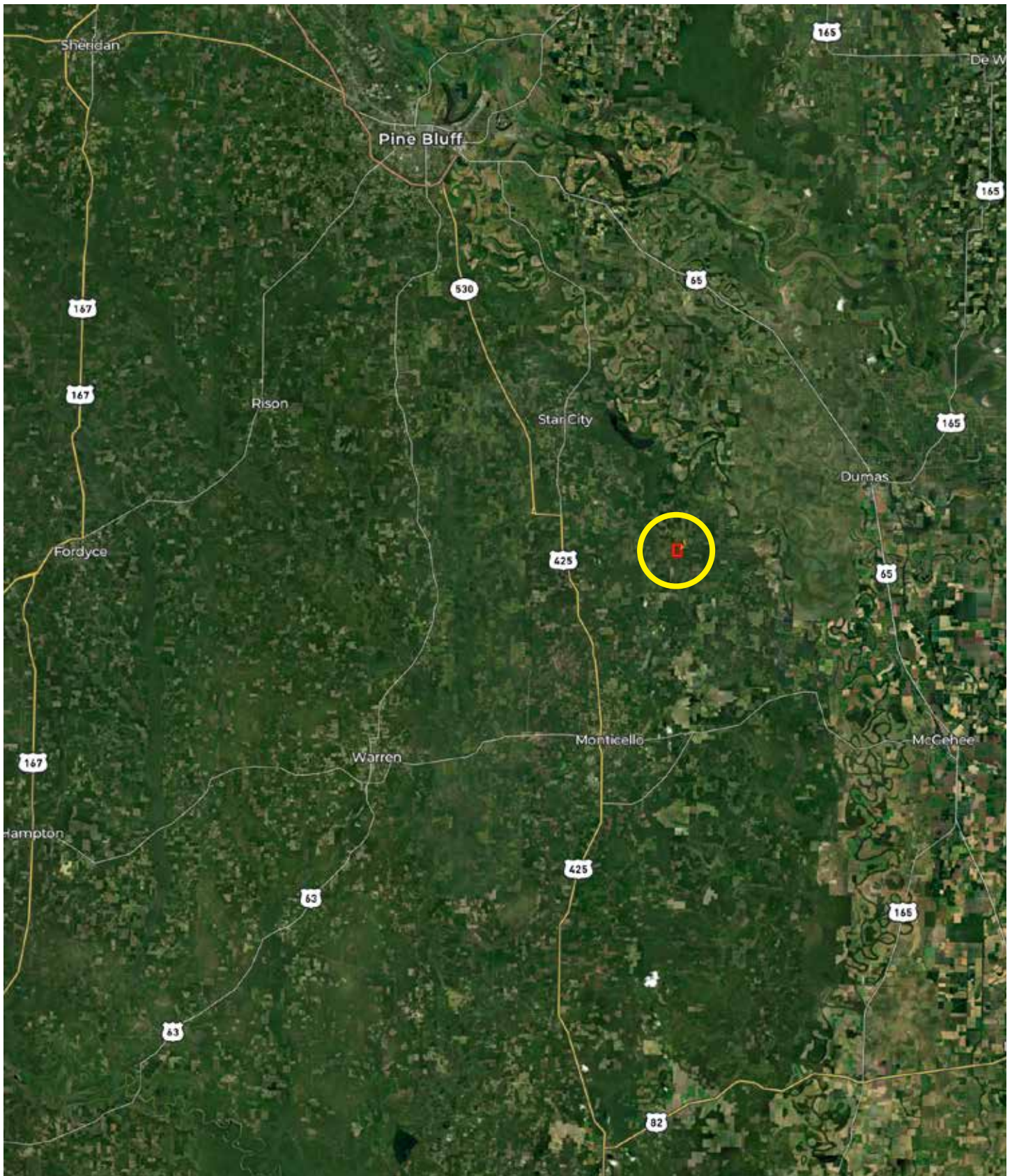
Access is provided from the north by a woods road extending from Madison Road.

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.

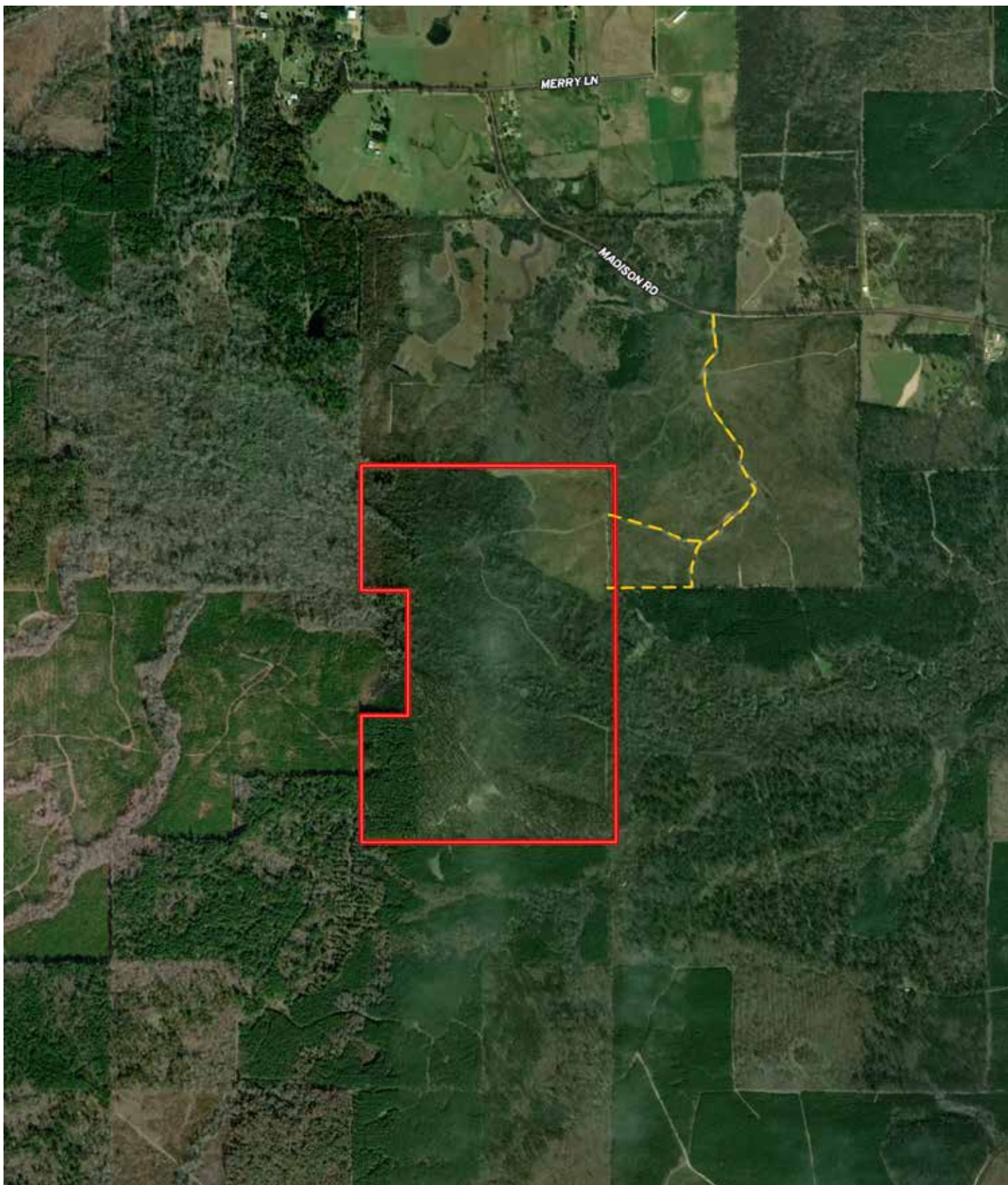


Map showing land ownership in the Weyerhaeuser Forest Holdings area. The map is divided into numerous parcels, each labeled with the owner's name. A large parcel in the center is highlighted with a red border and labeled "SILVIWOODS INC". Other owners include SILVICRAFT INC, ARGOS US FOREST INVEST REIT, STAR CITY HUNTING CLUB, CLEMONS GUY LIMITED PARTNERSHIP, FRENCH LAND COMPANY LLC, and WEYERHAEUSER FOREST HOLDINGS INC. The map also shows roads and geographical features like rivers and lakes.

LOCATION MAP



AERIAL MAP



LOCATION & ACCESS

Star City, Lincoln County, Arkansas
Southern Region of Arkansas

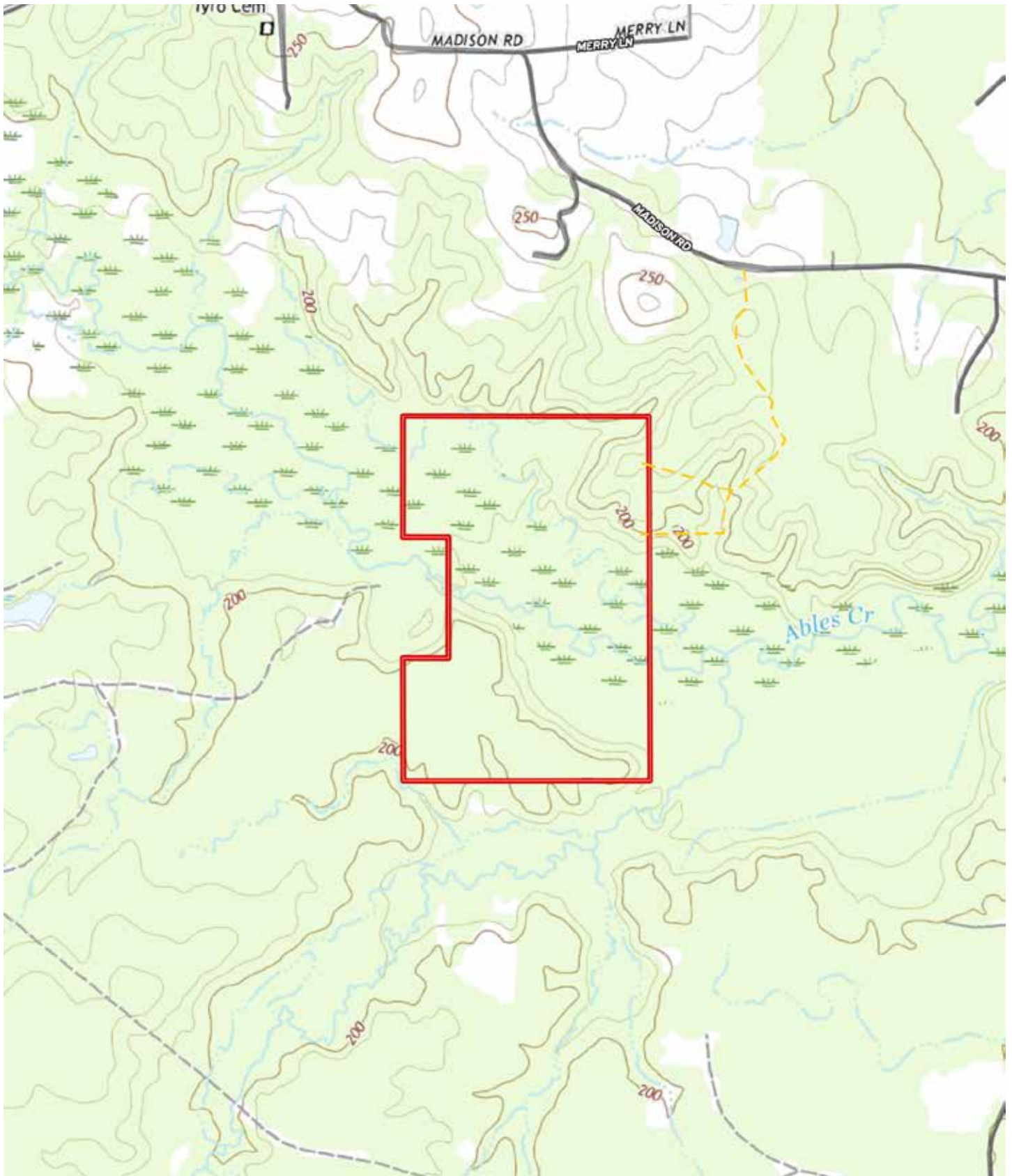
Mileage Chart

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

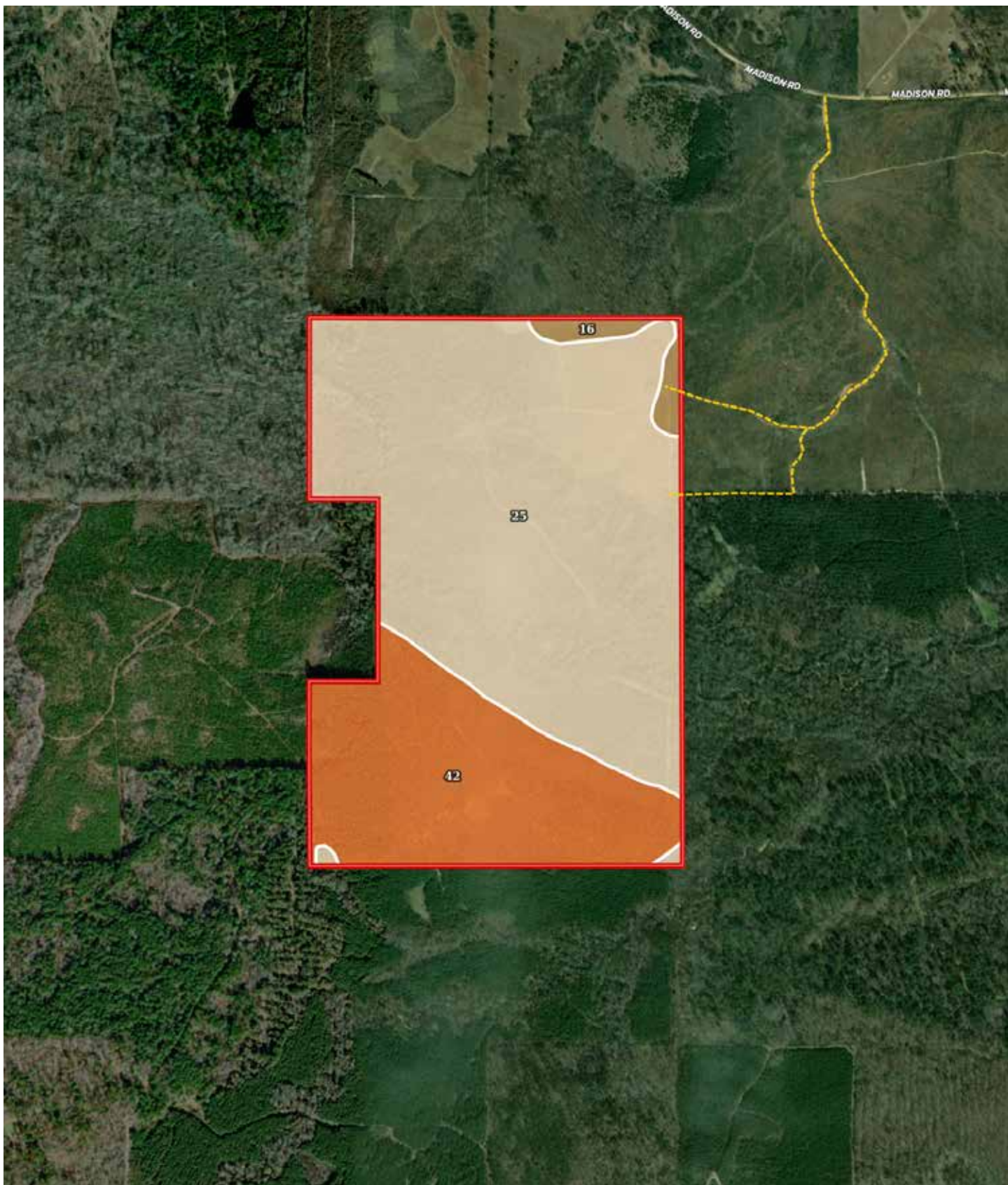
Access is considered good off Madison Road
from Arkansas State Highway 54 East.



TOPOGRAPHY MAP



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

\$405,000.00

To learn more about the Silviwoods Alsobrook-Ables or to schedule a property tour, contact Brandon Stafford of Lile Real Estate, Inc.

Brandon Stafford

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



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