LILE
REAL ESTATE

SILVIWOODS CLINE

A Recreational and Timberland Investment Opportunity

40± Total Acres | $88,000.00

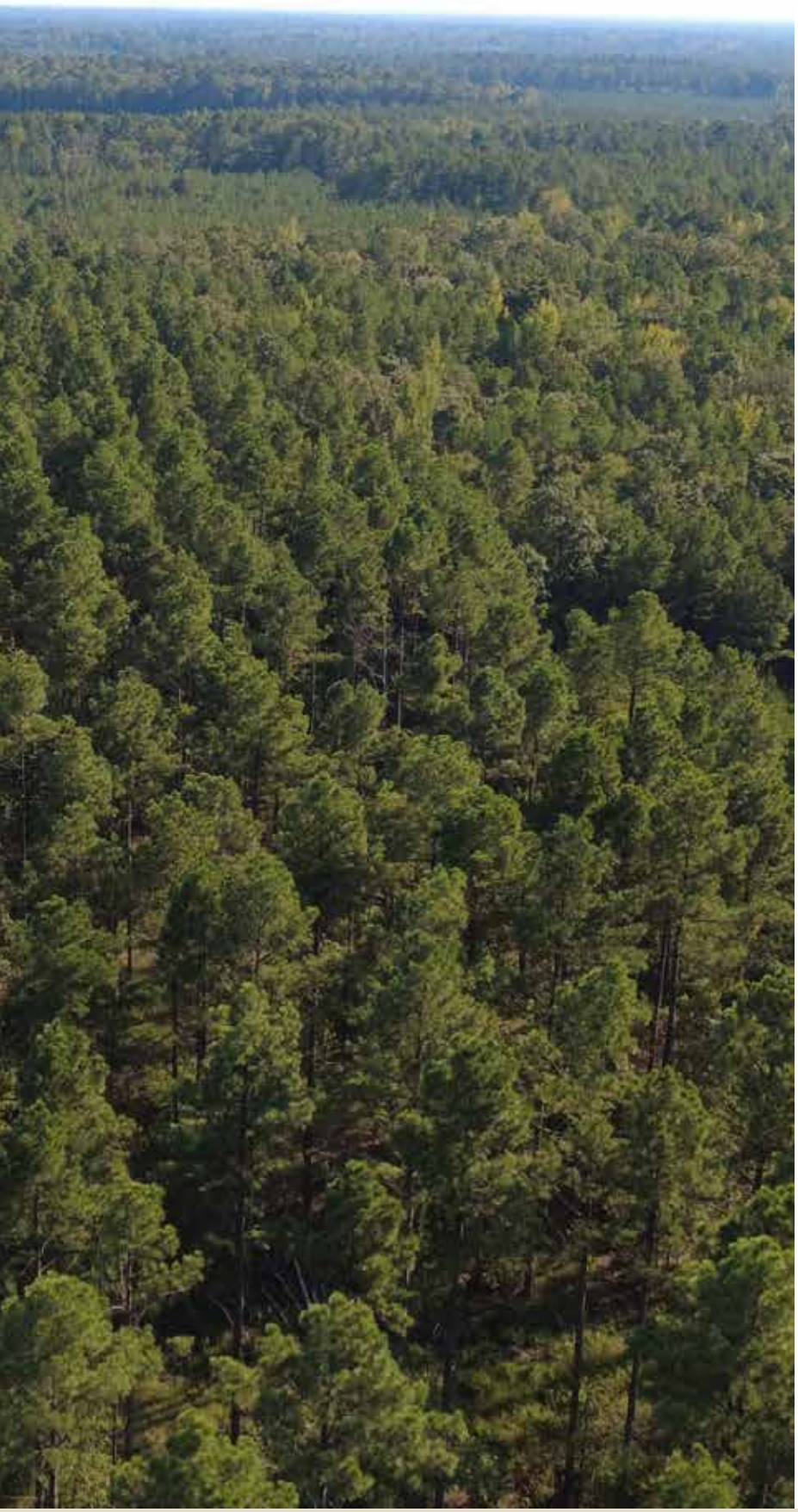
Drew County, Arkansas



AGRICULTURE | RECREATION | TIMBERLAND

Traditional Brokerage + Sealed Bids + Consulting

LICENSED IN ARKANSAS, LOUISIANA, MISSISSIPPI, AND TENNESSEE



Silviwoods Cline

QUICK FACTS

Acreage
40± total acres

Location
Monticello, Drew County, Arkansas

Access
Private road off Sanderlin Road

Recreation
Whitetail deer, turkey and small game hunting

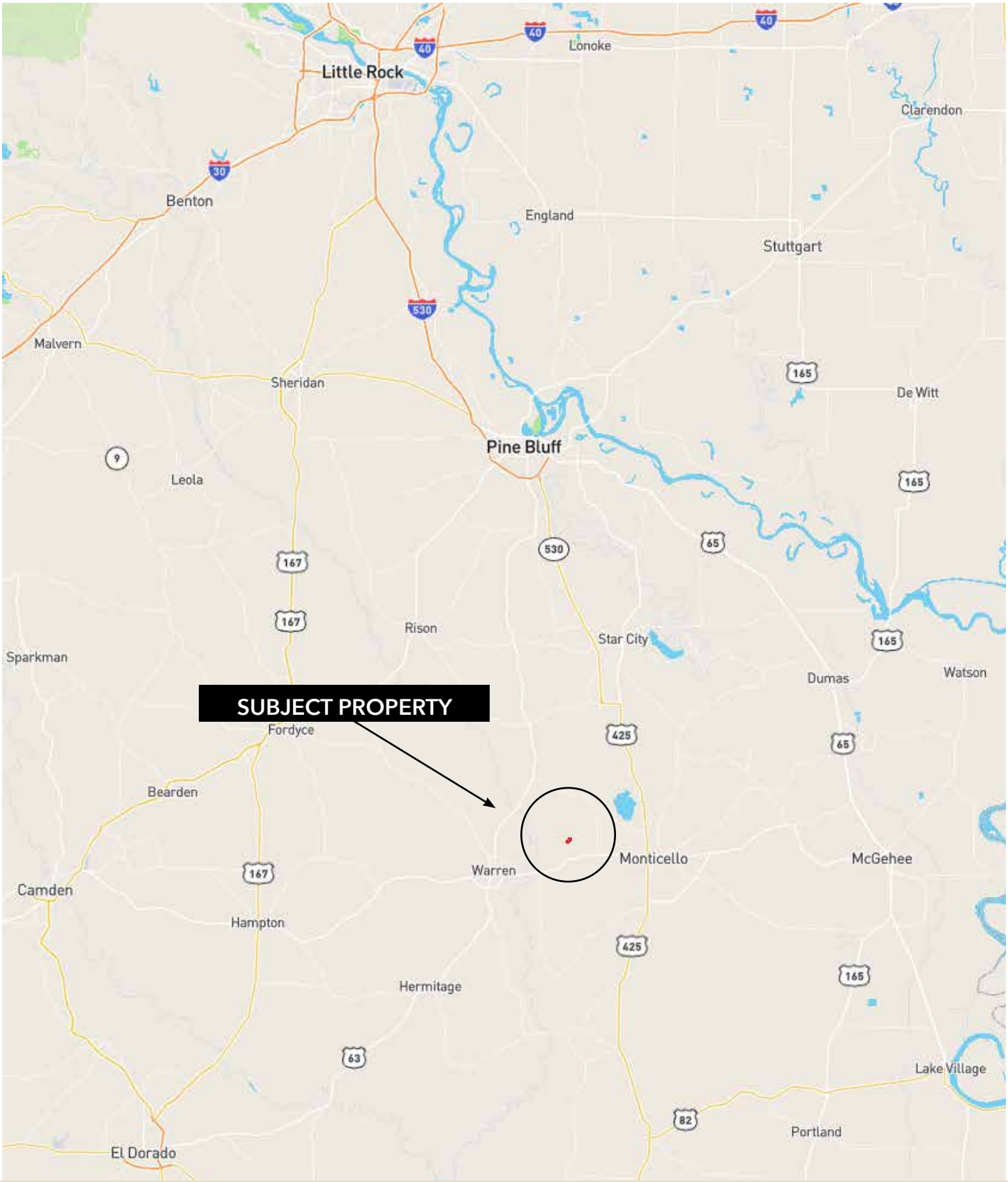
Notable Features
- Good access off US Highway 278 E between Warren and Monticello
- Mature pine

Offering Price
$88,000.00

BRANDON STAFFORD | 501.416.9748 | BSTAFFORD@LILEREALESTATE.COM



Vicinity Map



BRANDON STAFFORD | 501.416.9748 | BSTAFFORD@LILEREALESTATE.COM

Property Description

SILVIWOODS CLINE

The Silviwoods Cline Tract consists of 40± acres located approximately 2.5 miles north of U.S. Highway 278 between Warren and Monticello in Drew County, Arkansas. Consisting primarily of mature pine, the tract offers an attractive timberland and recreational investment opportunity.

Access is provided from the north by a private road extending from Sanderlin Road.

Recreational opportunities include whitetail deer, turkey, and small game hunting.

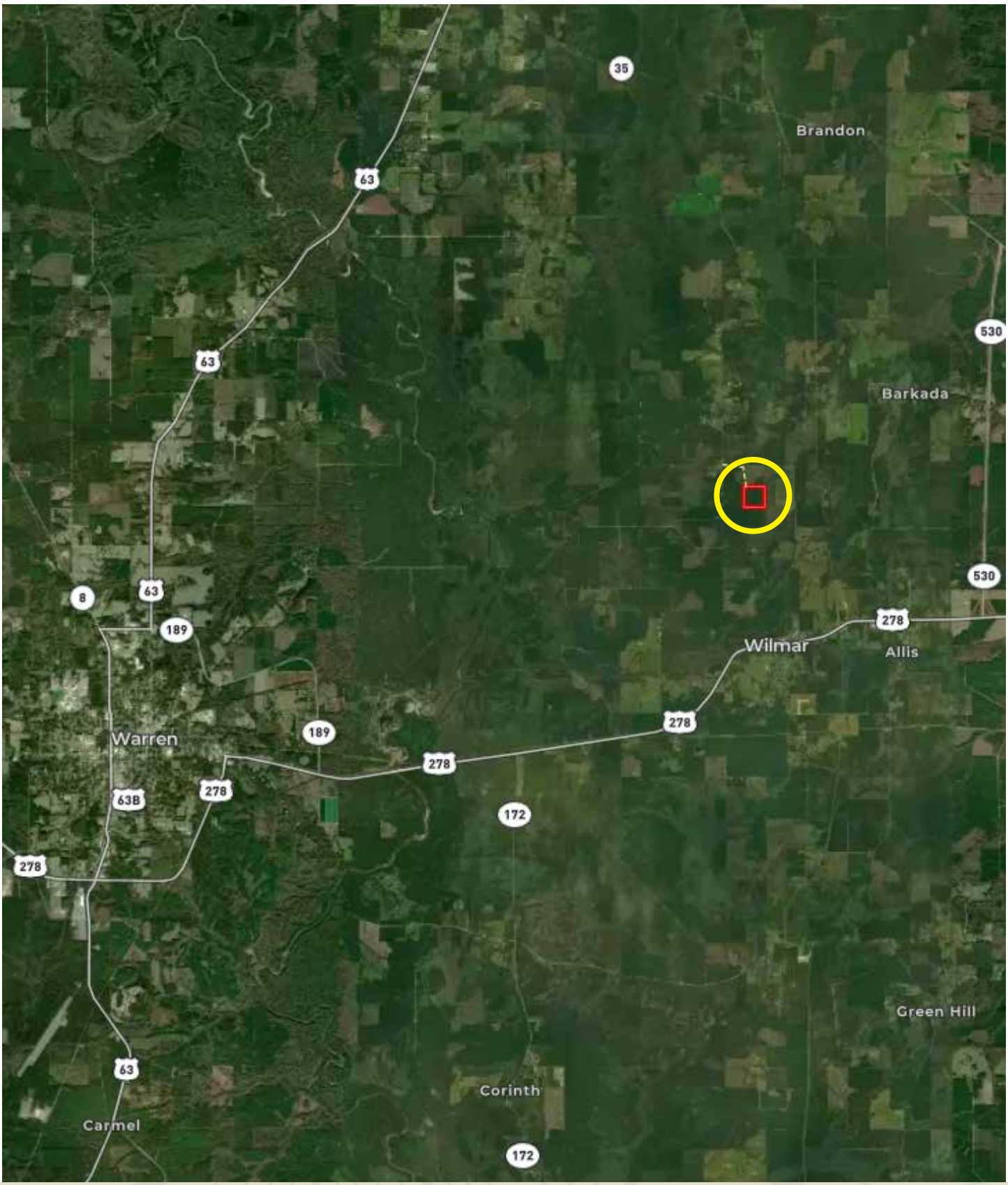


Ownership Map

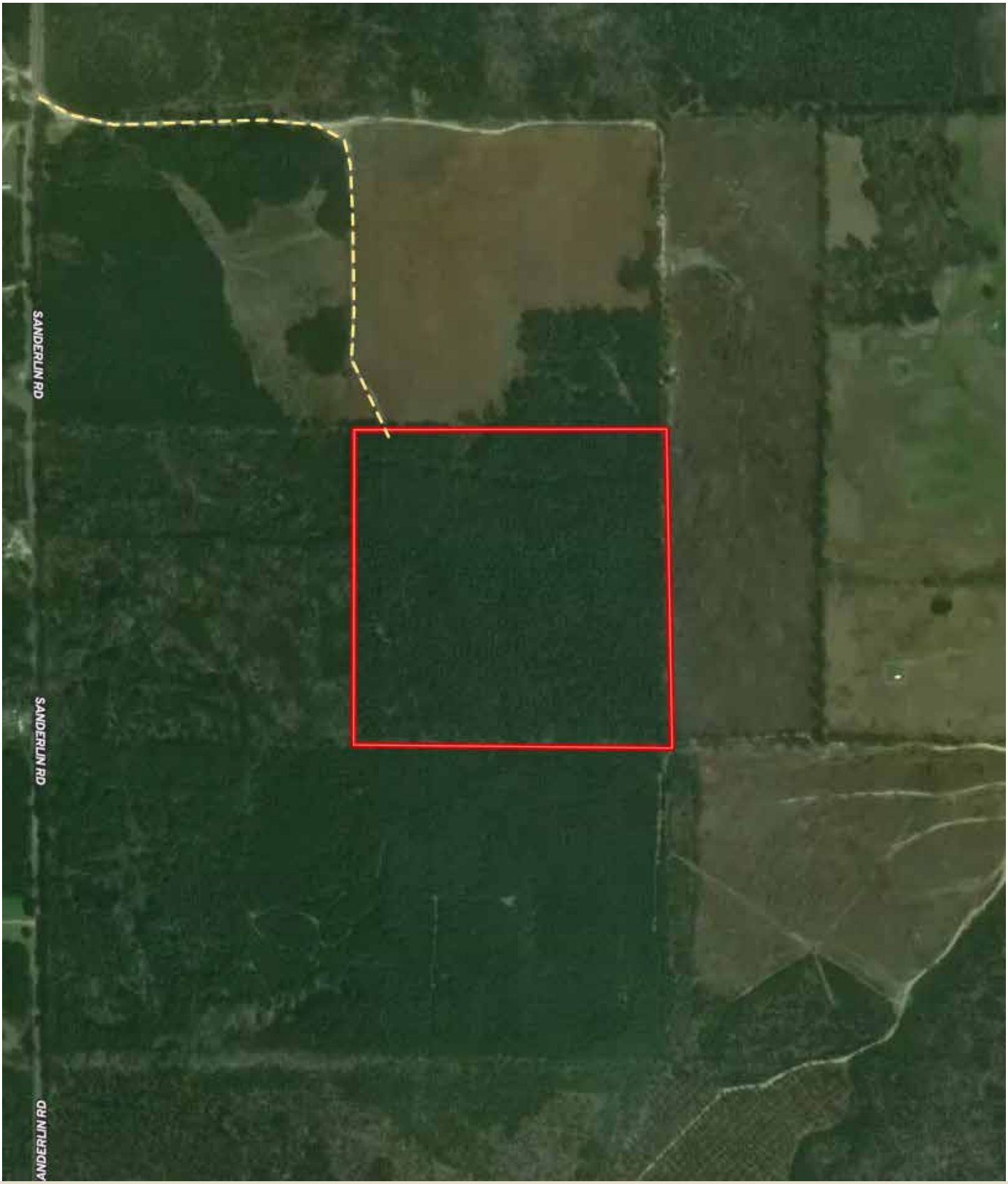


BRANDON STAFFORD | 501.416.9748 | BSTAFFORD@LILEREALESTATE.COM

Location Map



Aerial Map



BRANDON STAFFORD | 501.416.9748 | BSTAFFORD@LILEREALESTATE.COM

Location & Access



Monticello, Drew County, Arkansas
Southeastern Region of Arkansas

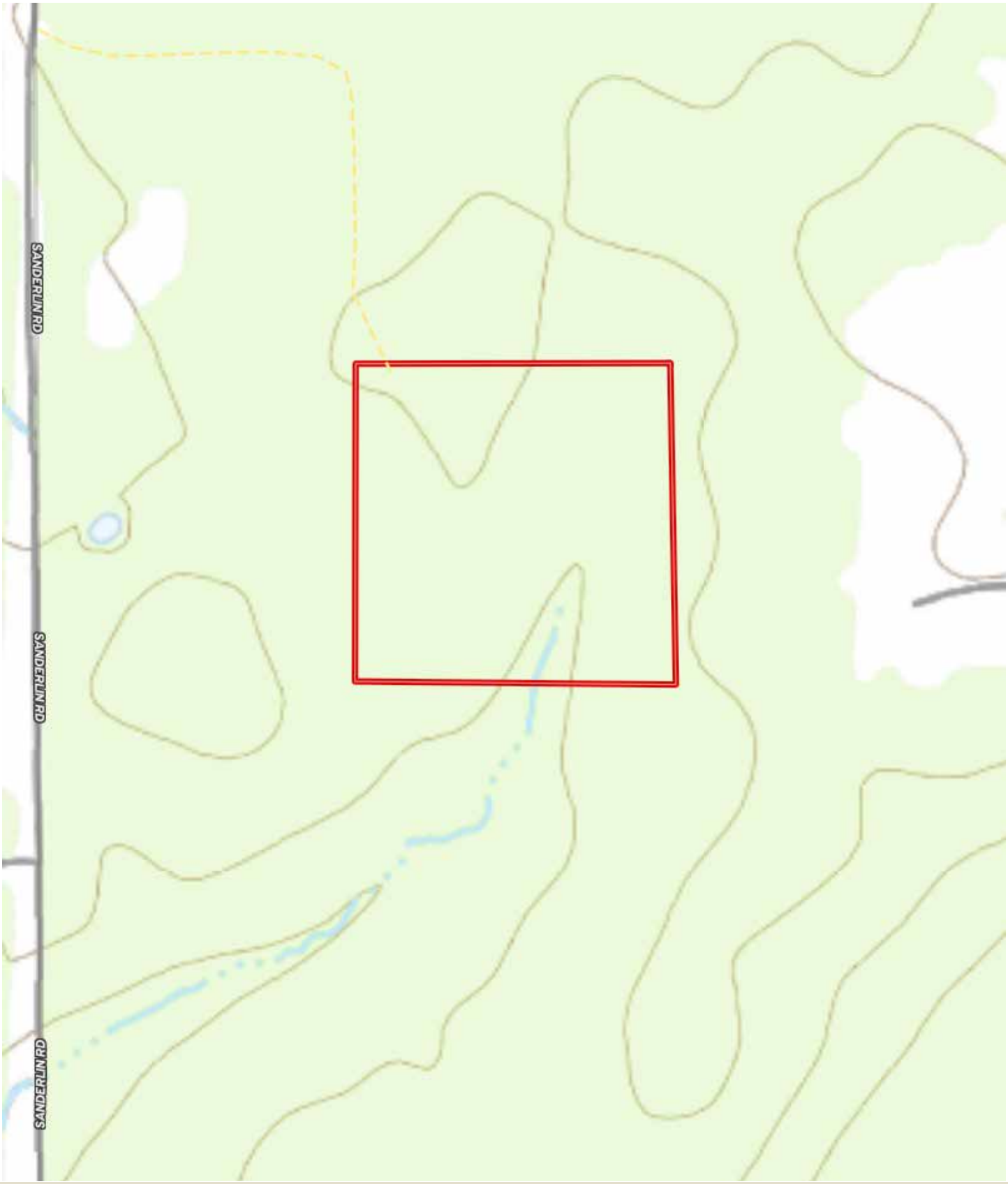
Mileage Chart

Wilmar, AR	3 Miles
Warren, AR	11 Miles
Monticello, AR	11 Miles
Star City, AR	30 Miles
Fordyce, AR	38 Miles
Little Rock, AR	87 Miles

Access is considered good from a private road off Sanderlin Road.



Topography Map



BRANDON STAFFORD | 501.416.9748 | BSTAFFORD@LILEREALESTATE.COM

Soil Map


RLIN RD
SANDERLIN RD
SANDERLIN RD
SANDERLIN RD
SANDERLIN RD
SANDERLIN RD
AE

Soil Map Key

SOIL CODE	SOIL DESCRIPTION	ACRES	%	CPI	NCCPI	CAP
Ae	Amy silt loam, 0 to 1 percent slopes	40.81	100	0	62	5w
TOTALS		40.81(*)	100%	-	62.0	5

(*) 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)
$50.00

Offering Price
$88,000.00

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

Brandon Stafford
501.416.9748 (m)
bstafford@lilerealestate.com





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.

Some images shown within this offering brochure are used for representative purposes and may not have been taken on location at the subject property. This offering is subject to errors, omissions, change or withdrawal without notice. All information provided herein is intended as a general guideline and has been provided by sources deemed reliable, but the accuracy of which we cannot guarantee.

Connecting Land Buyers and Sellers Since 1993.







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:

Brandon Stafford

501.416.9748 (m)
bstafford@lilerealestate.com

Scan for more info



1 Allied Drive, Suite 2220
Little Rock, Arkansas 72202

WWW.LILEREALESTATE.COM

The LandReport
2011-2026
AMERICA'S
BEST
BROKERAGES

501.374.3411 (Office)
501.421.0031 (Fax)

INFO@LILEREALESTATE.COM