LILE
REAL ESTATE

Silviwoods Crabtree

A Recreational and Timberland Investment Opportunity

79.3± Total Acres | $166,530.00

Calhoun County, Arkansas



AGRICULTURE | RECREATION | TIMBERLAND

Traditional Brokerage + Sealed Bids + Consulting

LICENSED IN ARKANSAS, LOUISIANA, MISSISSIPPI, AND TENNESSEE



Silviwoods Crabtree

QUICK FACTS

Acreage
79.3± total acres

Location
Fordyce, Calhoun County, Arkansas

Access
Calhoun County Road 77

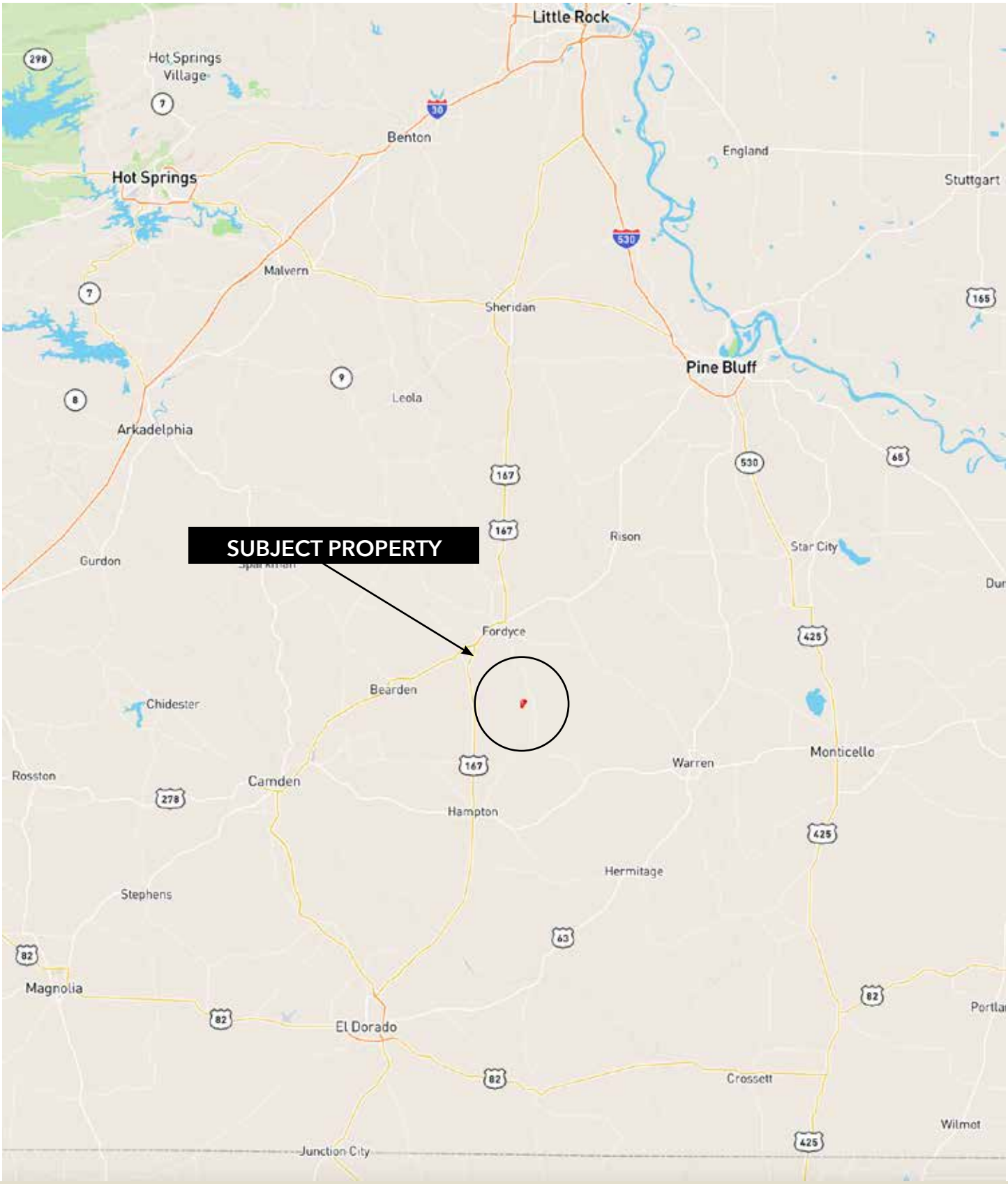
Recreation
Whitetail deer, turkey and small game hunting

Offering Price
$166,530.00

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Vicinity Map



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Property Description

SILVIWOODS CRABTREE

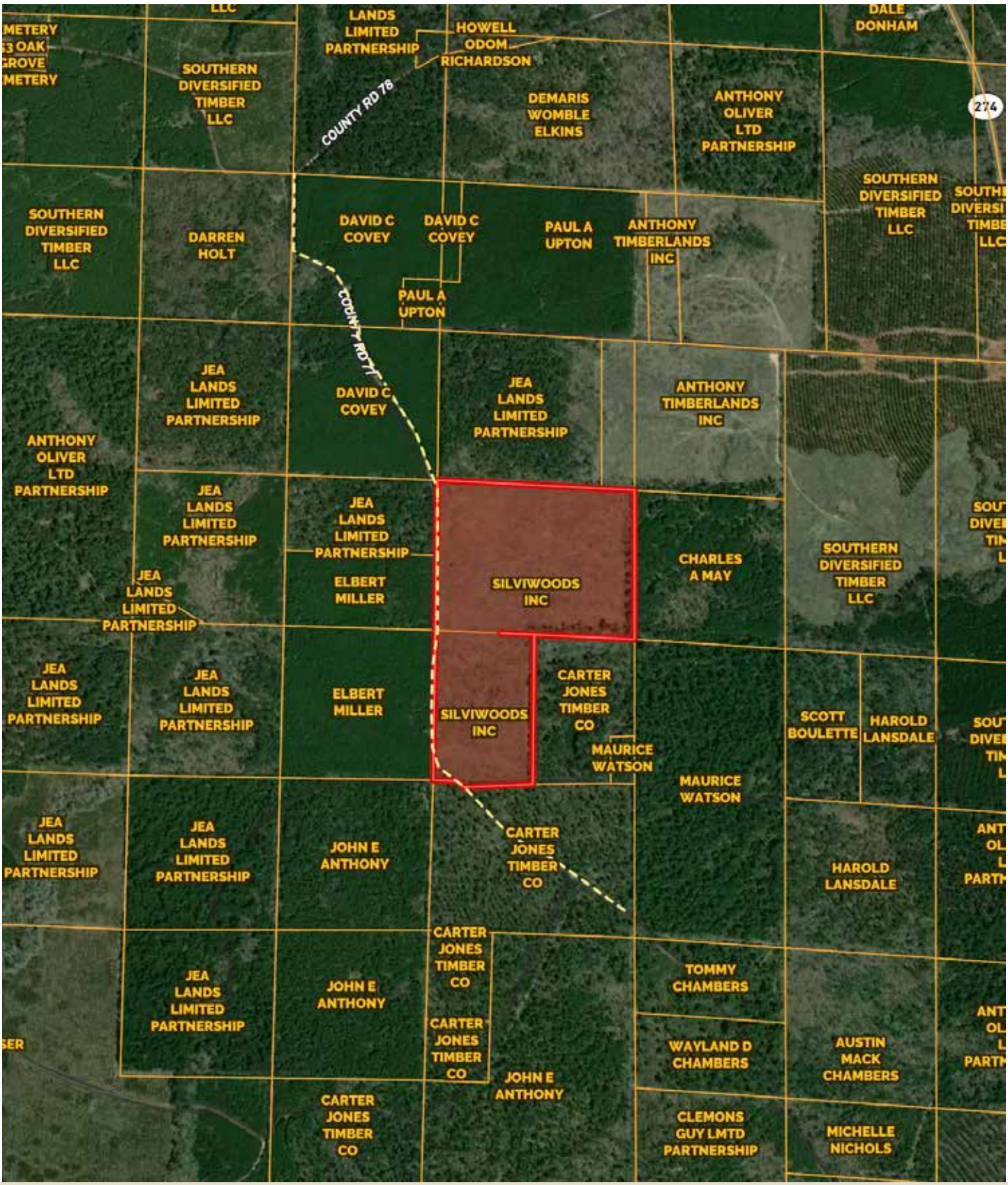
The Silviwoods Crabtree Tract consists of 79± acres located approximately nine miles south of Fordyce in Calhoun County, Arkansas. The property offers an attractive timberland and recreational investment opportunity, with timber stocking consisting primarily of a six-year-old pine plantation.

Calhoun County Road 77 runs through the property along its western boundary, providing convenient access from both the north and south.

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

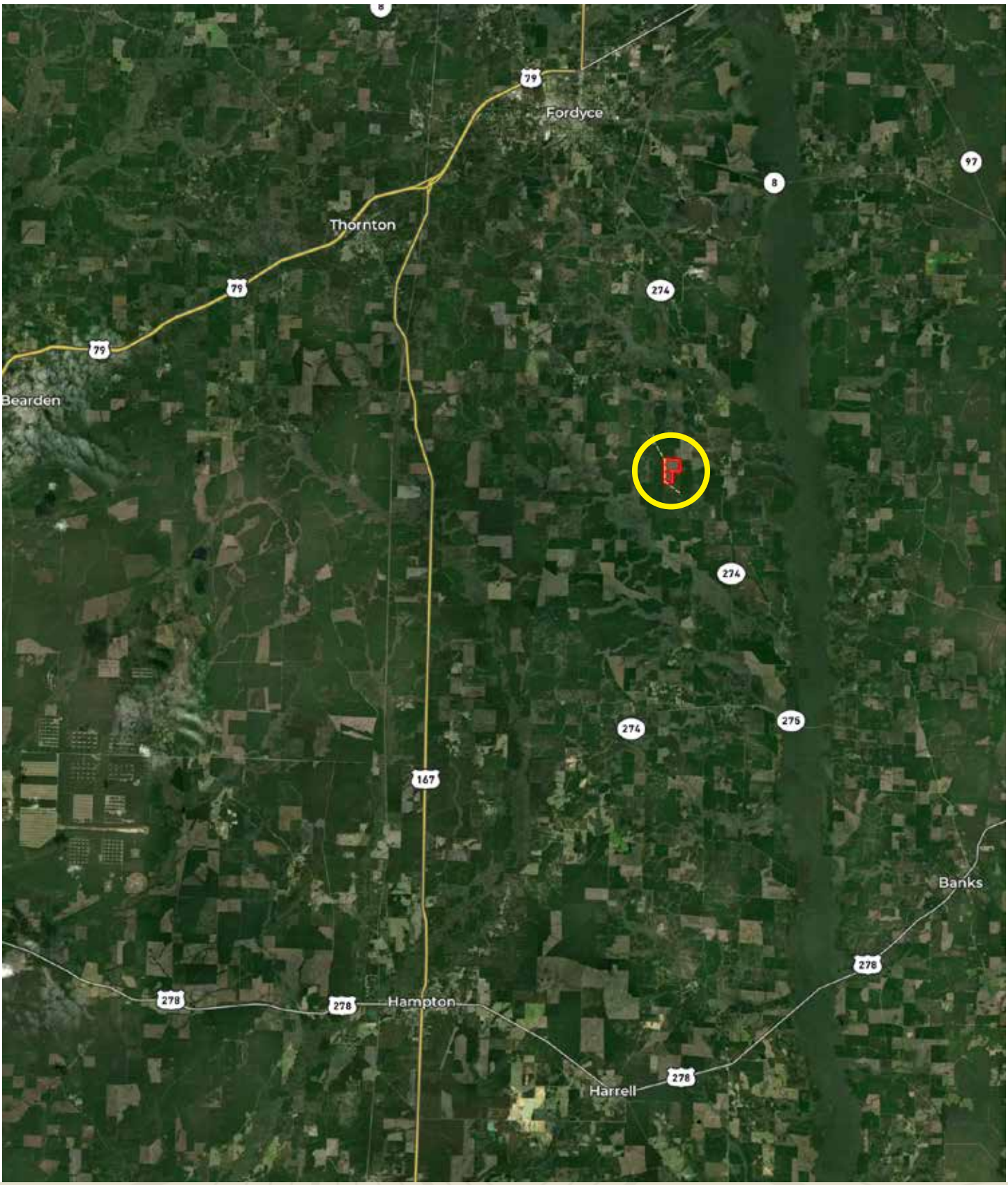


Ownership Map



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Location Map



Aerial Map



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Location & Access

Fordyce, Calhoun County, Arkansas
Southwestern Region of Arkansas

Mileage Chart

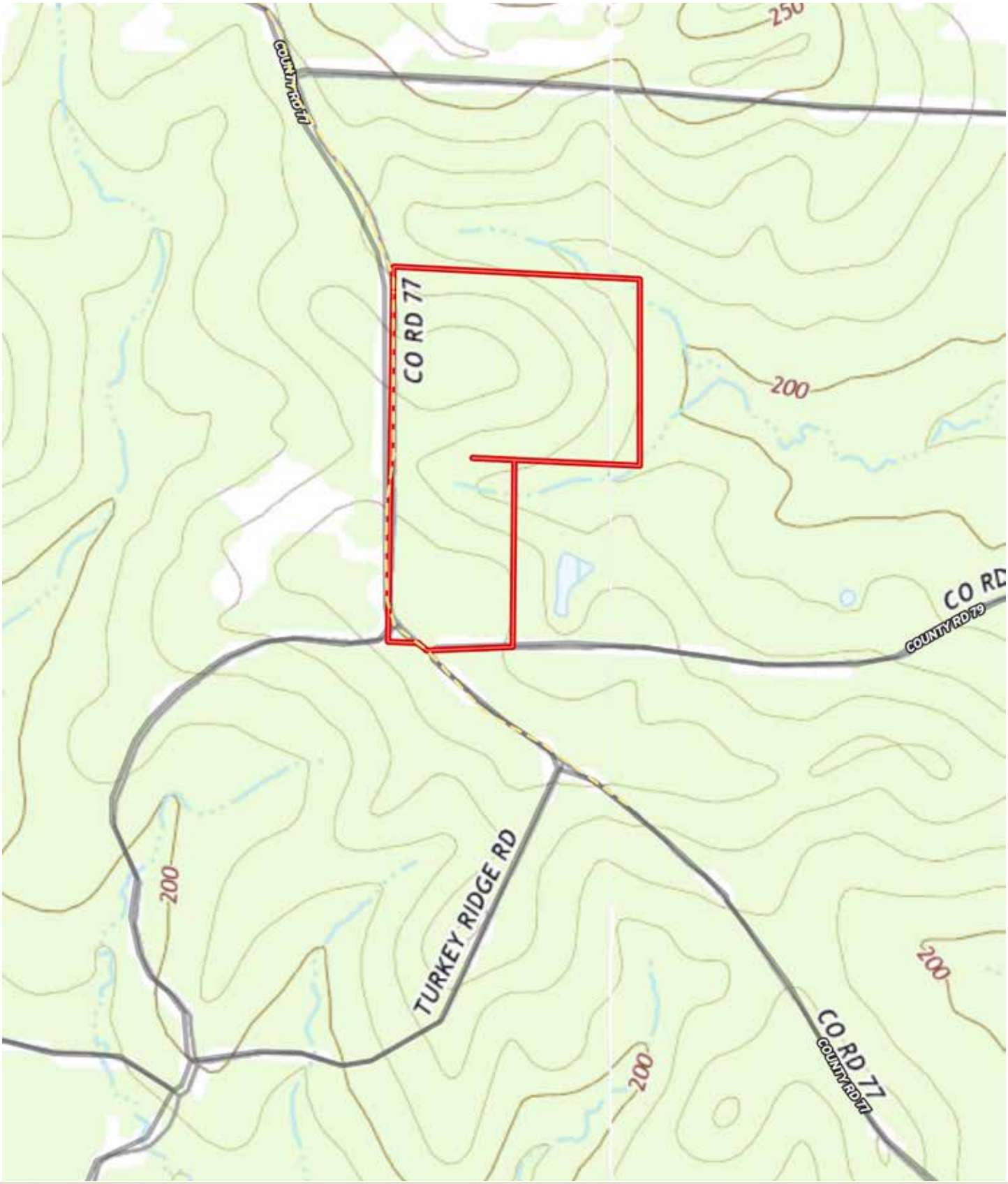
Fordyce, AR	9 Miles
Hampton, AR	17 Miles
Camden, AR	35 Miles
Monticello, AR	43 Miles
El Dorado, AR	44 Miles
Little Rock, AR	80 Miles

Access is considered excellent off Calhoun County Road 77.



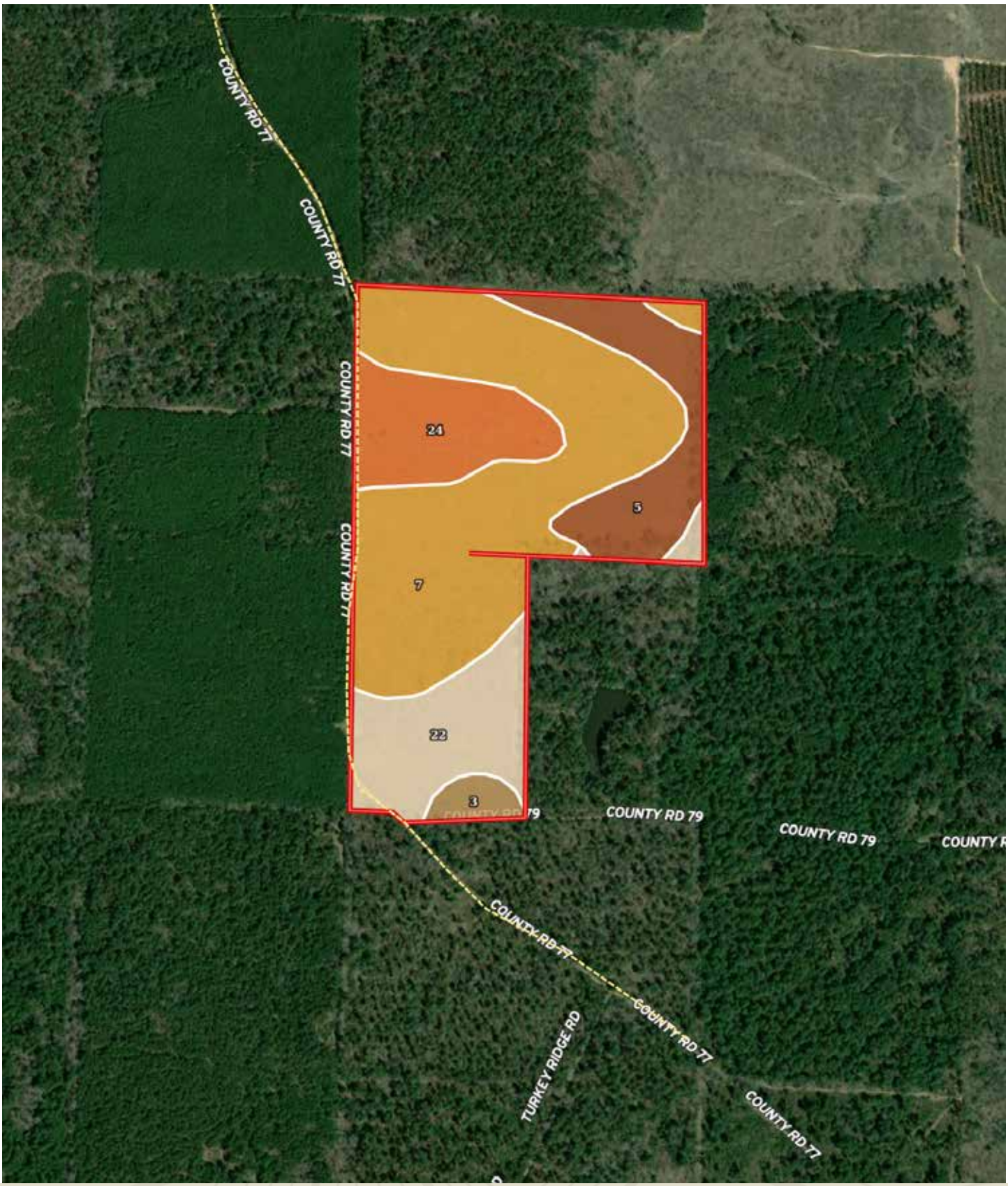


Topography Map



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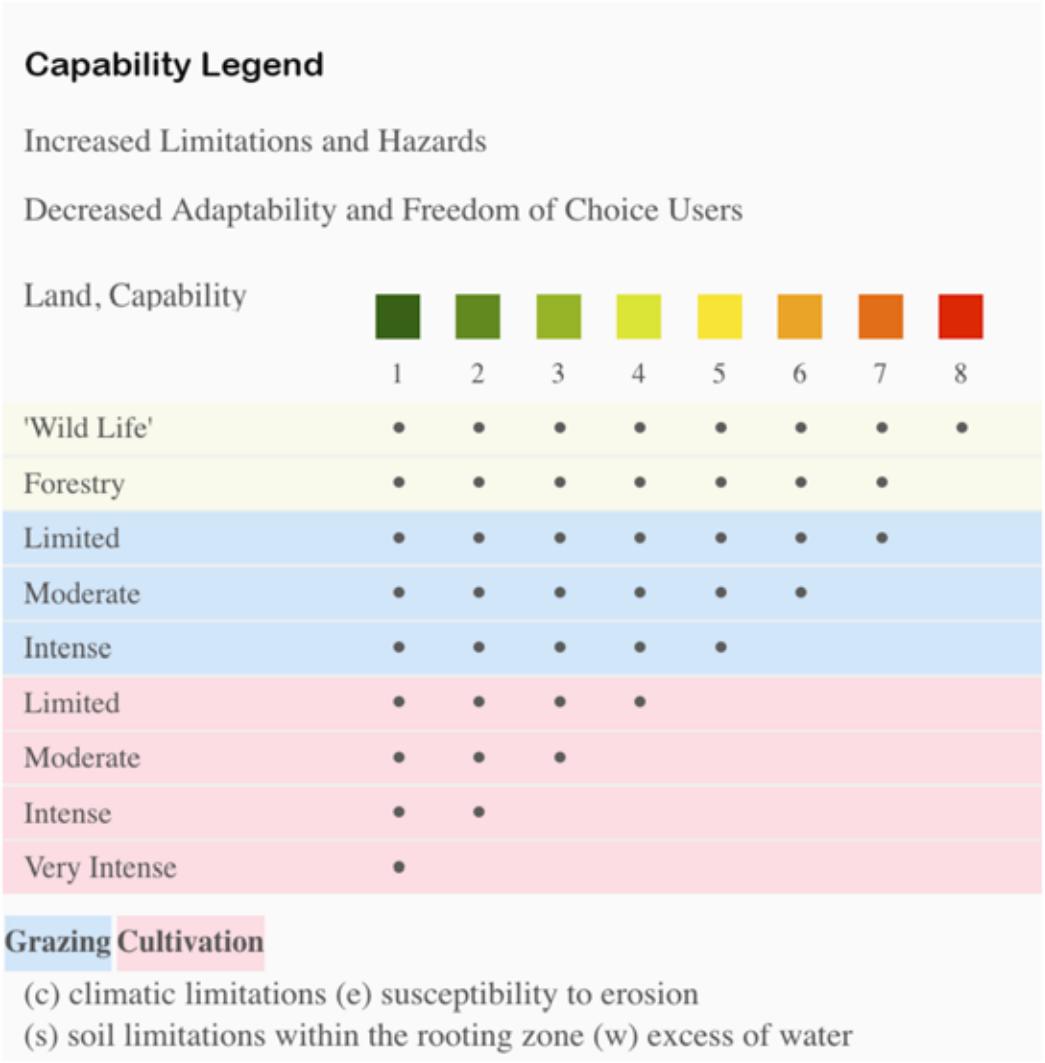
Soil Map


COUNTY RD 77
COUNTY RD 77
COUNTY RD 77
24
5
7
22
3
COUNTY RD 79
COUNTY RD 79
COUNTY RD 77
TURKEY RIDGE RD
COUNTY RD 77

Soil Map Key

SOIL CODE	SOIL DESCRIPTION	ACRES	%	CPI	NCCPI	CAP
7	Pheba silt loam, 0 to 2 percent slopes	40.82	51.44	0	60	3w
22	Savannah fine sandy loam, 3 to 8 percent slopes	13.35	16.82	0	61	2e
5	Guyton silt loam, 0 to 1 percent slopes, frequently flooded	11.98	15.1	0	44	5w
24	Sawyer silt loam, 3 to 8 percent slopes	11.13	14.03	0	79	3e
3	Briley loamy fine sand, 3 to 8 percent slopes	2.06	2.6	0	53	4e
TOTALS		79.34(*)	100%	-	60.23	3.16

(*) 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.



Resources & Price

Mineral Rights
All mineral rights owned by the Seller, if any, shall transfer to the Buyer.

Real Estate Taxes (estimated)
$99.00

Offering Price
$166,530.00

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

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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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