LILE
REAL ESTATE

SILVIWOODS GARNER

A Recreational and Timberland Investment Opportunity

140± Total Acres | $252,000.00

Lincoln County, Arkansas



AGRICULTURE | RECREATION | TIMBERLAND

Traditional Brokerage + Sealed Bids + Consulting

LICENSED IN ARKANSAS, LOUISIANA, MISSISSIPPI, AND TENNESSEE



Silviwoods Garner

QUICK FACTS

Acreage
140± total acres

Location
Star City, Lincoln County, Arkansas

Access
Arkansas State Highway 54 East

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

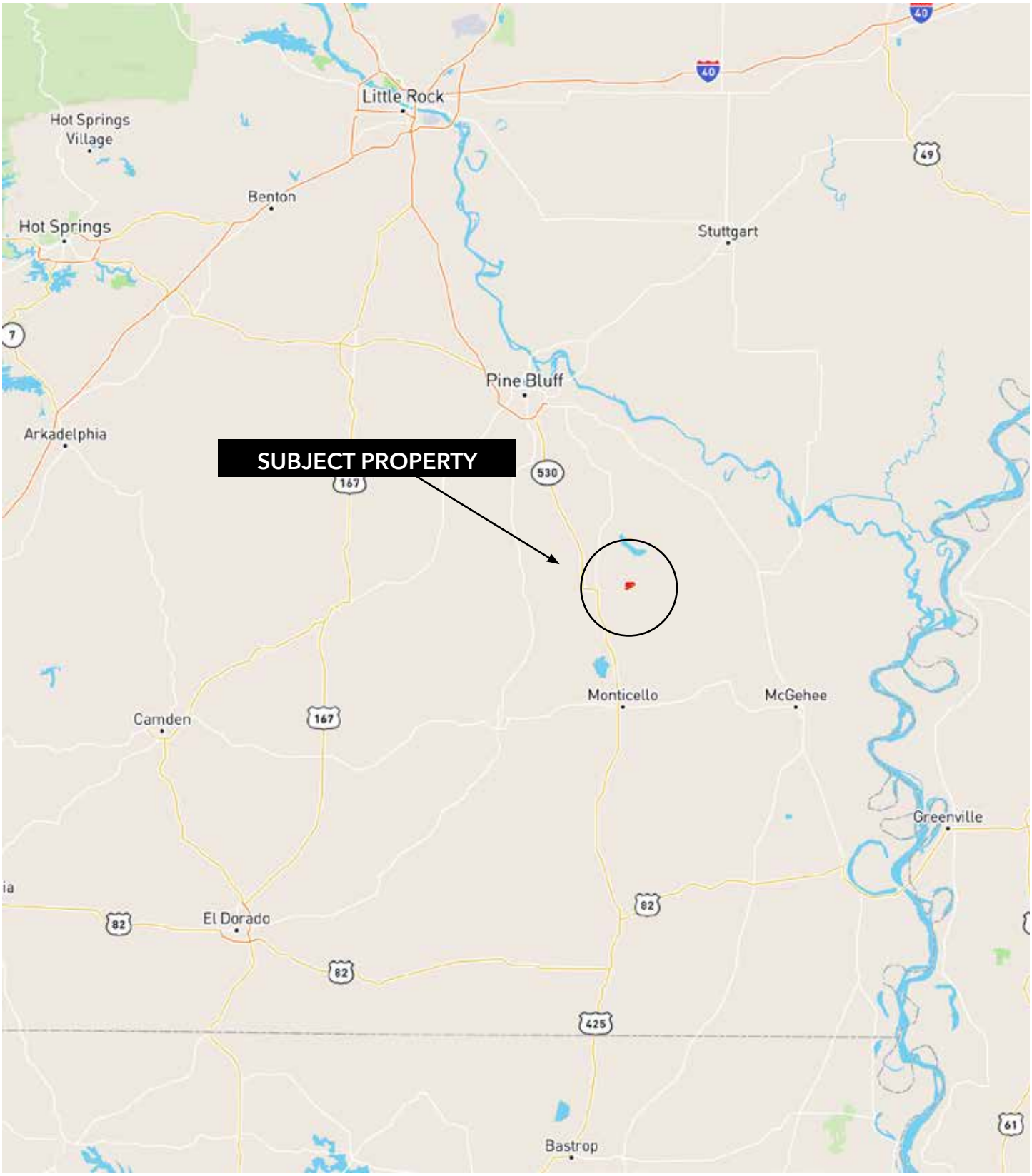
Notable Features
- Utilities on Lincoln County Road 23 access
- Fishing in five-acre pond
- Mature hardwood and pine
- Large SMZ

Offering Price
$252,000.00

BRANDON STAFFORD | 501.416.9748 | BSTAFFORD@LILEREALESTATE.COM



Vicinity Map



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Property Description

SILVIWOODS GARNER

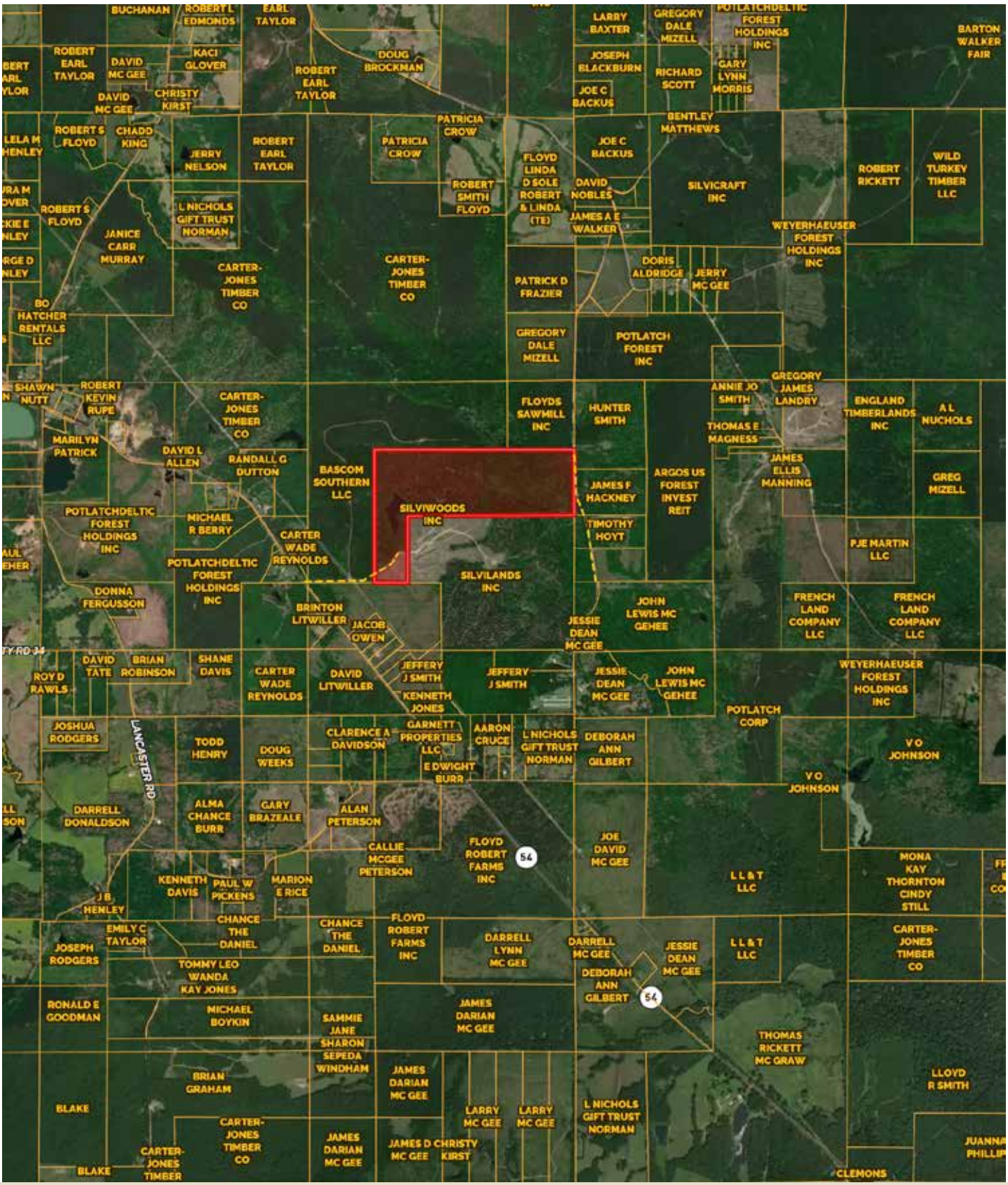
The Silviwoods Garner Tract consists of 140± acres located approximately eight miles south of Star City in Lincoln County, Arkansas. The property offers an attractive timberland, recreational, and residential investment opportunity with a diverse timber composition that includes 84± acres of mature pine, 12± acres of mixed hardwood and pine, and 8± acres of six-year-old pine plantation. The remaining acreage consists of a 31±-acre streamside management zone in the northeastern portion of the property and a 5±-acre pond.

Primary access is located at the southwestern corner by way of a private road extending from Arkansas Highway 54 East. Secondary access is available at the northeastern corner from Lincoln County Road 23, which runs along the property boundary.

Electricity is available along the county road, creating potential for residential development. The tract also offers excellent recreational opportunities, including whitetail deer, turkey, and small game hunting, as well as fishing in the pond.

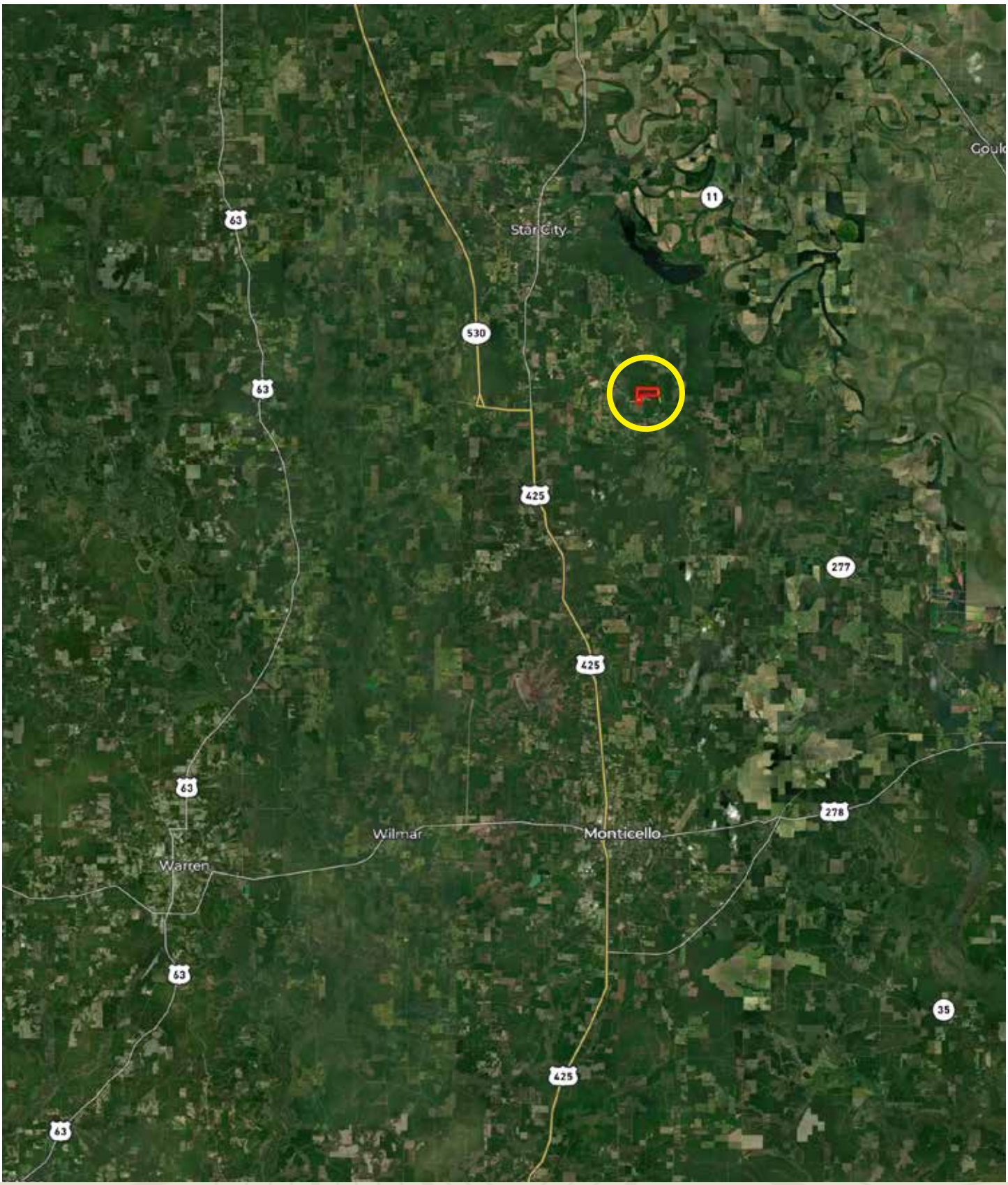


Ownership Map



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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

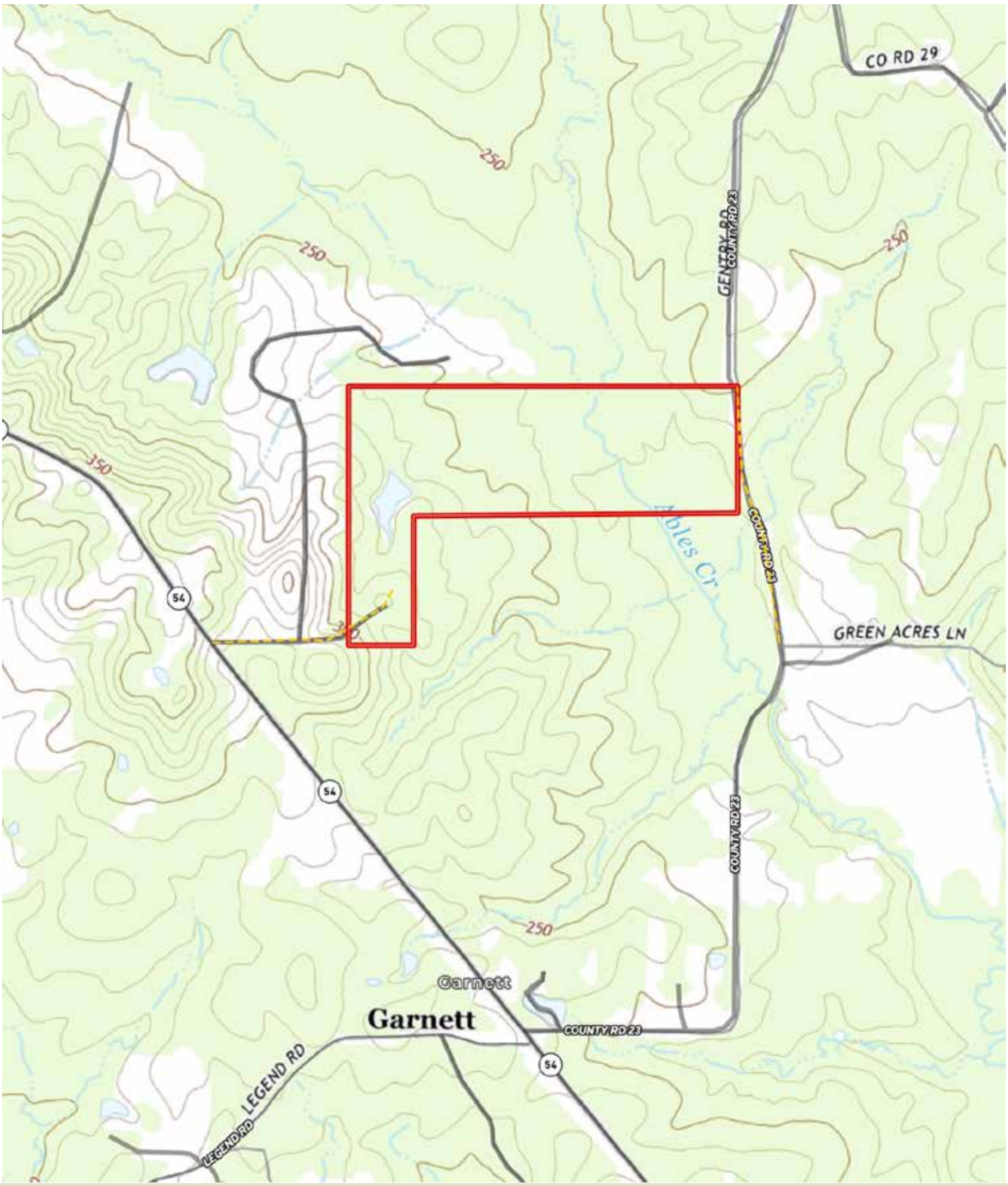
Start City, AR	8 Miles
Monticello, AR	19 Miles
Dumas, AR	24 Miles
Pine Bluff, AR	34 Miles
Little Rock, AR	80 Miles

Access is considered excellent off Arkansas State Highway 54 East.



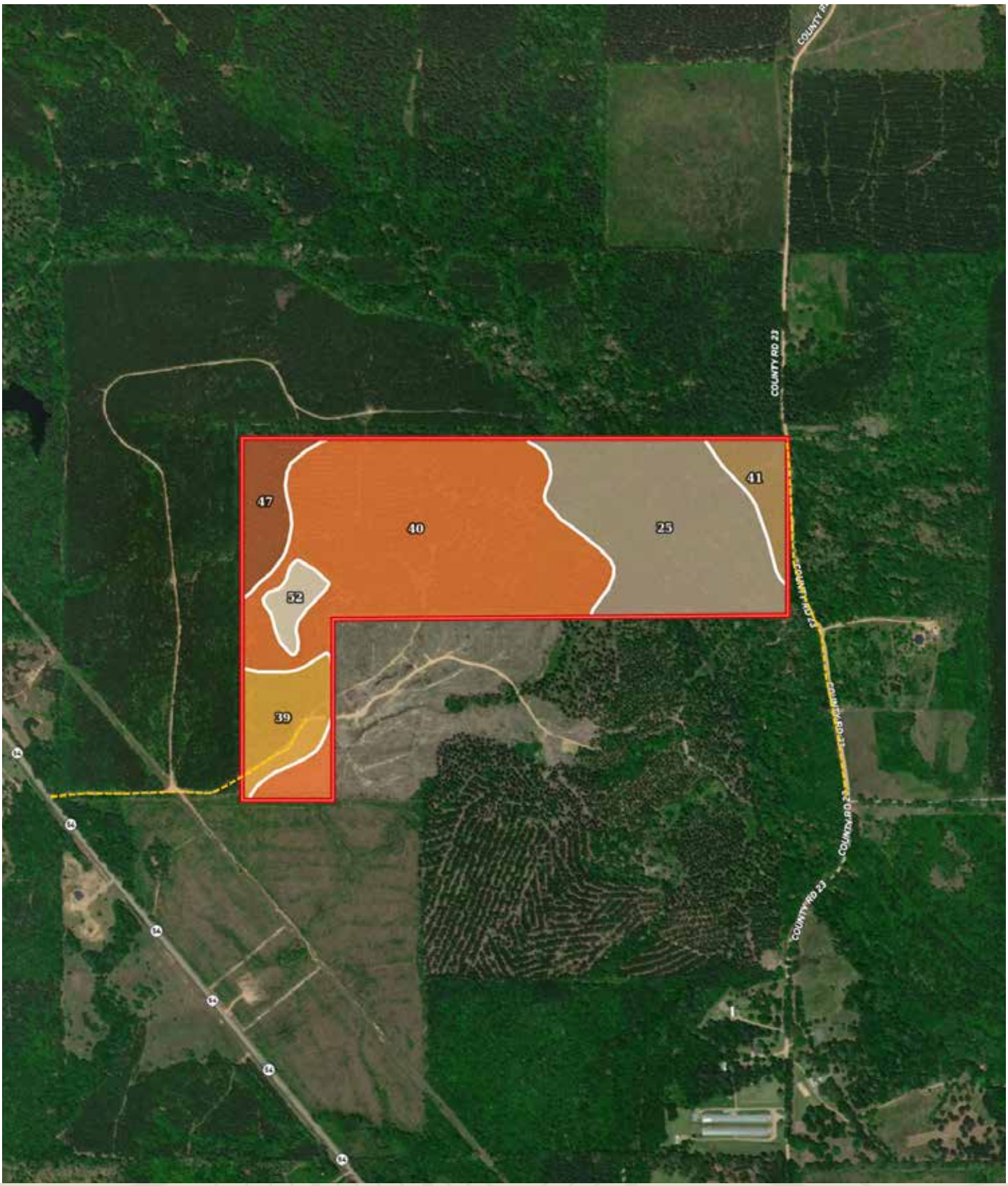


Topography Map



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Soil Map


47
40
25
41
52
39
COUNTY RD 23
COUNTY RD 23
COUNTY RD 23
COUNTY RD 23

Soil Map Key

SOIL CODE	SOIL DESCRIPTION	ACRES	%	CPI	NCCPI	CAP
40	Sacul fine sandy loam, 3 to 8 percent slopes	69.91	50.41	0	76	4e
25	Ouachita silt loam, 0 to 1 percent slopes, frequently flooded	39.44	28.44	0	64	5w
39	Sacul fine sandy loam, 1 to 3 percent slopes	10.91	7.87	0	77	3e
47	Smithdale fine sandy loam, 3 to 8 percent slopes	8.39	6.05	0	62	3e
41	Savannah fine sandy loam, 1 to 3 percent slopes	6.56	4.73	0	61	2e
52	Water	3.46	2.5	0	-	8
TOTALS		138.67(*)	100%	-	69.21	4.15

(*) 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)
$179.00

Offering Price
$252,000.00

To learn more about the Silviwoods Garner 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.

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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Scan for more info



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