LILE
REAL ESTATE

SILVIWOODS MONTGOMERY

A Recreational and Timberland Investment Opportunity

225± Total Acres | $405,000.00

Drew County, Arkansas



AGRICULTURE | RECREATION | TIMBERLAND

Traditional Brokerage + Sealed Bids + Consulting

LICENSED IN ARKANSAS, LOUISIANA, MISSISSIPPI, AND TENNESSEE



Silviwoods Montgomery

QUICK FACTS

Acreage
225± total acres

Location
Selma, Drew County, Arkansas

Access
Old Military Road

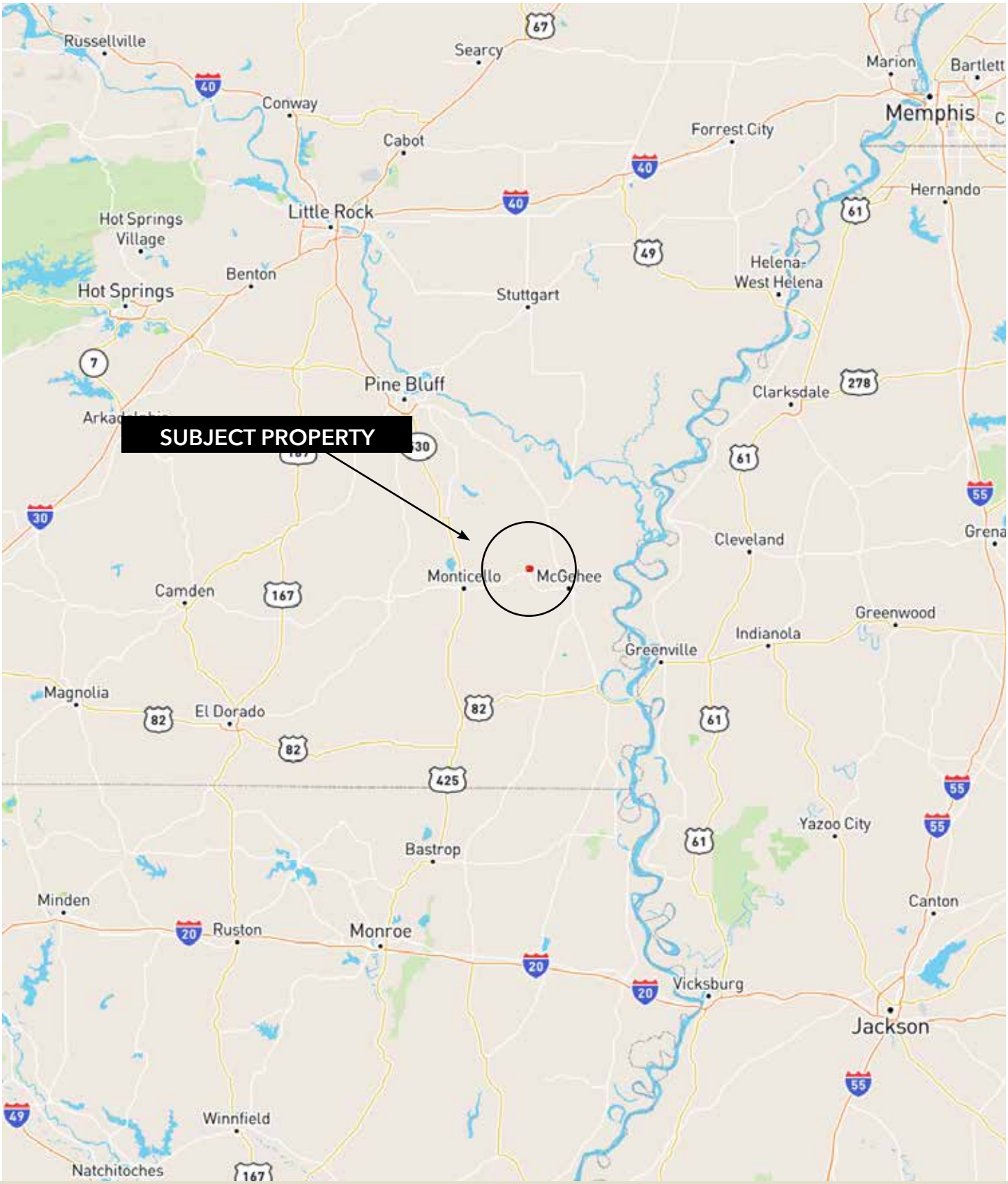
Recreation
Whitetail deer, turkey and small game hunting plus ATV riding

Offering Price
$405,000.00

BRANDON STAFFORD | 501.416.9748 | BSTAFFORD@LILEREALESTATE.COM



Vicinity Map



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Property Description

SILVIWOODS MONTGOMERY

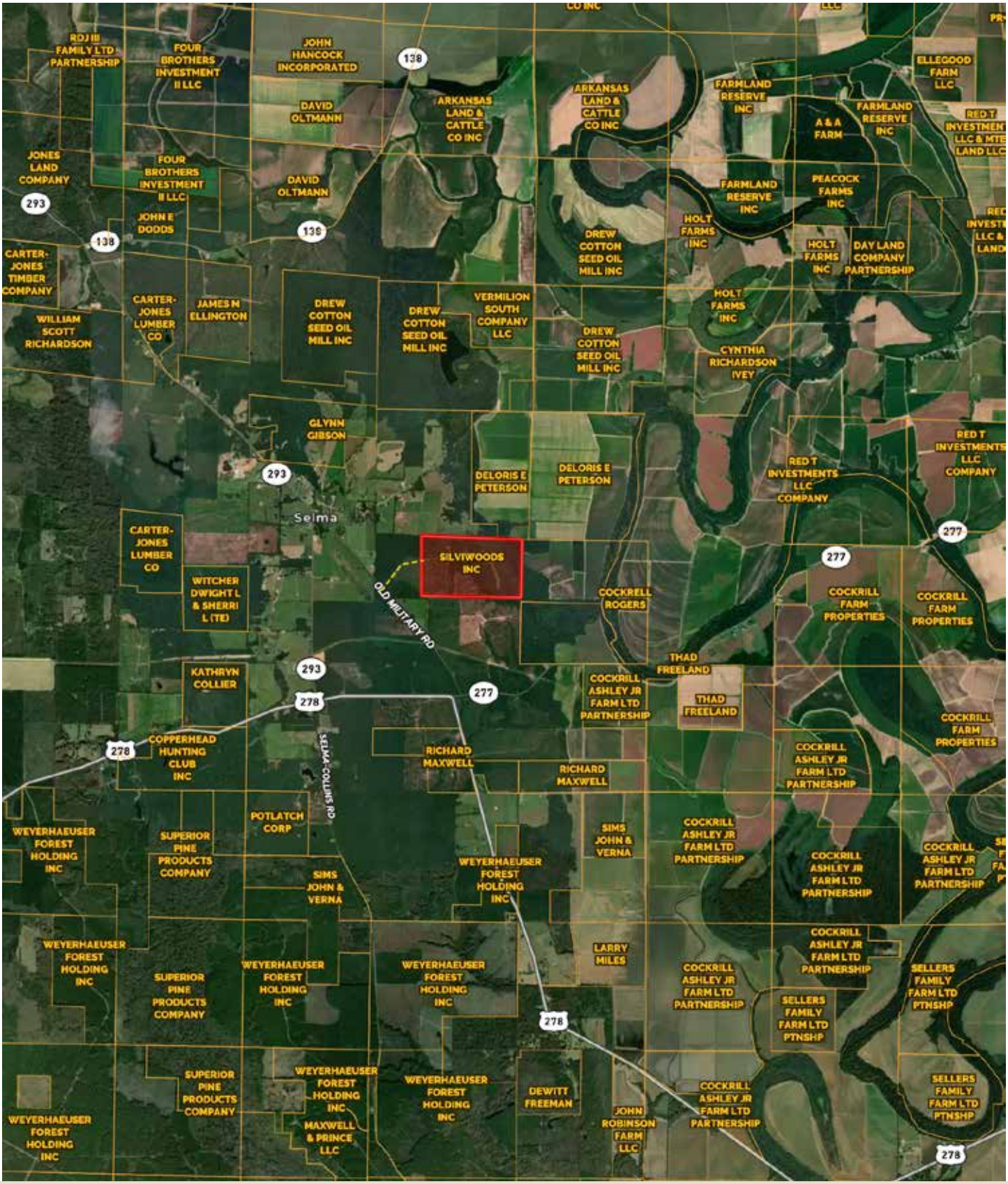
The Silviwoods Montgomery Tract is located between Monticello and McGehee in Drew County, Arkansas, approximately one mile north of U.S. Highway 278 off Old Military Road. The property consists primarily of young pine stands interspersed with mature hardwoods and streamside management zones, offering both timber investment potential and excellent recreational opportunities for whitetail deer, turkey, and small game hunting.

Situated where timberland meets agriculture, the tract offers strong potential for producing quality whitetails.

A maintained 6±-acre food plot near the center of the property provides ample space for establishing the wildlife food source of the new owner's choice.

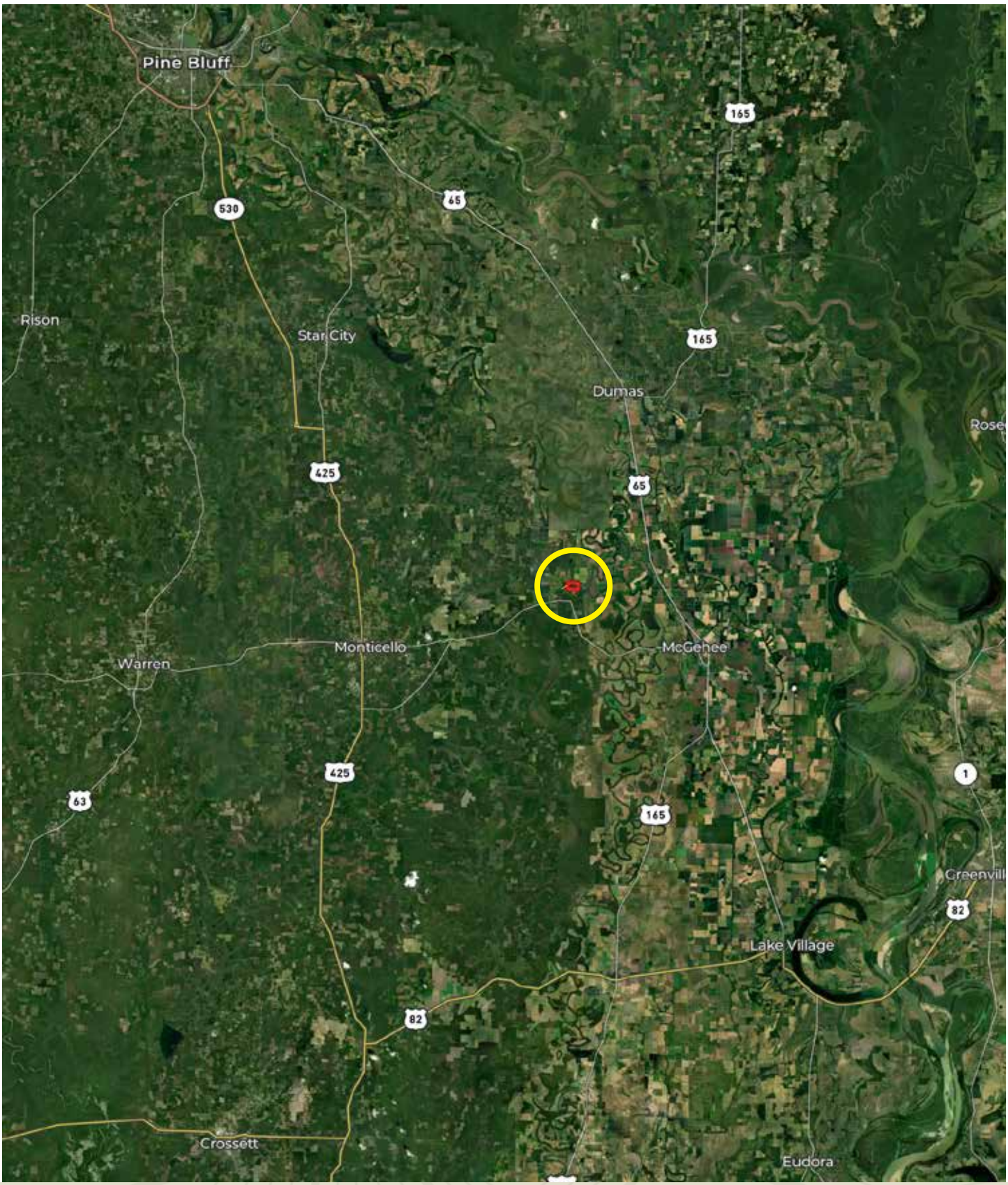


Ownership Map



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Location Map



Aerial Map



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Location & Access

Selma, Drew County, Arkansas
Southeastern Region of Arkansas

Mileage Chart

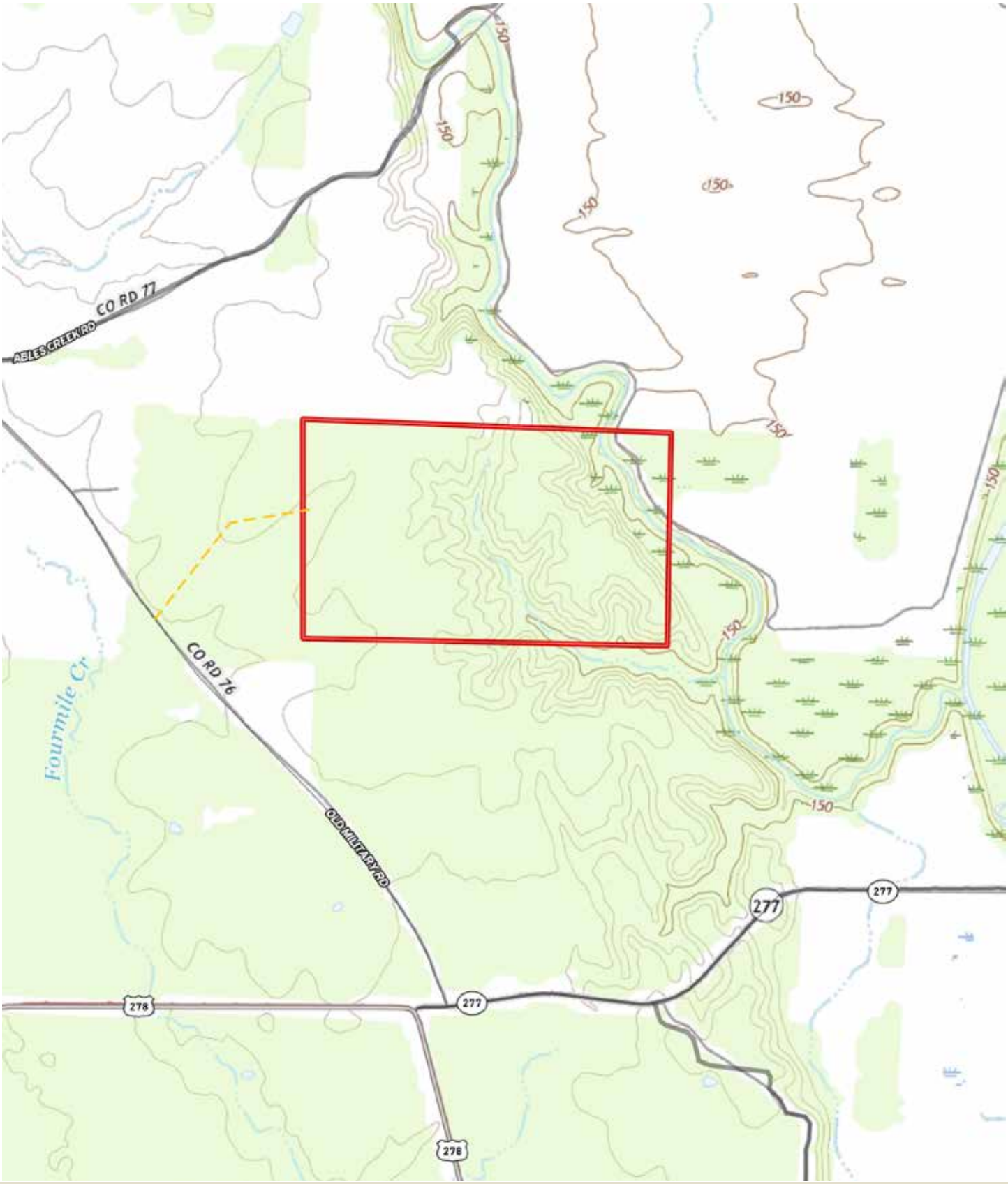
McGehee, AR	14 Miles
Monticello, AR	19 Miles
Dermott, AR	22 Miles
Star City, AR	29 Miles
Pine Bluff, AR	60 Miles
Little Rock, AR	96 Miles

Access is considered excellent off Old Military Road.





Topography Map



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Soil Map


ABLES CREEK RD
ABLES CREEK RD
PR
RAA
PE
GAB
GAD
TA
RAA
COA
OLD MILITARY RD
OLD MILITARY RD
277
277
277
277
277
278
278
278

Soil Map Key

SOIL CODE	SOIL DESCRIPTION	ACRES	%	CPI	NCCPI	CAP
GaD	Grenada silt loam, 8 to 12 percent slopes	165.51	70.85	0	62	4e
GaB	Grenada silt loam, 1 to 3 percent slopes	29.85	12.78	0	52	2e
TA	Tichnor and Arkabutla soils, frequently flooded	17.3	7.41	0	51	5w
Pe	Perry clay, 0 to 1 percent slopes	8.94	3.83	0	48	3w
RaA	Rilla silt loam, 0 to 1 percent slopes	6.73	2.88	0	85	2e
CoA	Calloway silt loam, 0 to 1 percent slopes	4.35	1.86	0	58	2w
Pr	Portland clay, 0 to 1 percent slopes	0.93	0.4	0	56	3w
TOTALS		233.61(*)	100%	-	59.94	3.68

(*) 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)
$329.00

Offering Price
$405,000.00

To learn more about the Silviwoods Montgomery 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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Scan for more info



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