LILE
REAL ESTATE

Silviwoods Shetterly West

A Recreational and Timberland Investment Opportunity

82± Total Acres | $180,400.00

Drew County, Arkansas



AGRICULTURE | RECREATION | TIMBERLAND

Traditional Brokerage + Sealed Bids + Consulting

LICENSED IN ARKANSAS, LOUISIANA, MISSISSIPPI, AND TENNESSEE



Silviwoods Shetterly West

QUICK FACTS

Acreage
82± total acres

Location
Monticello, Drew County, Arkansas

Access
Highway 278 Bypass

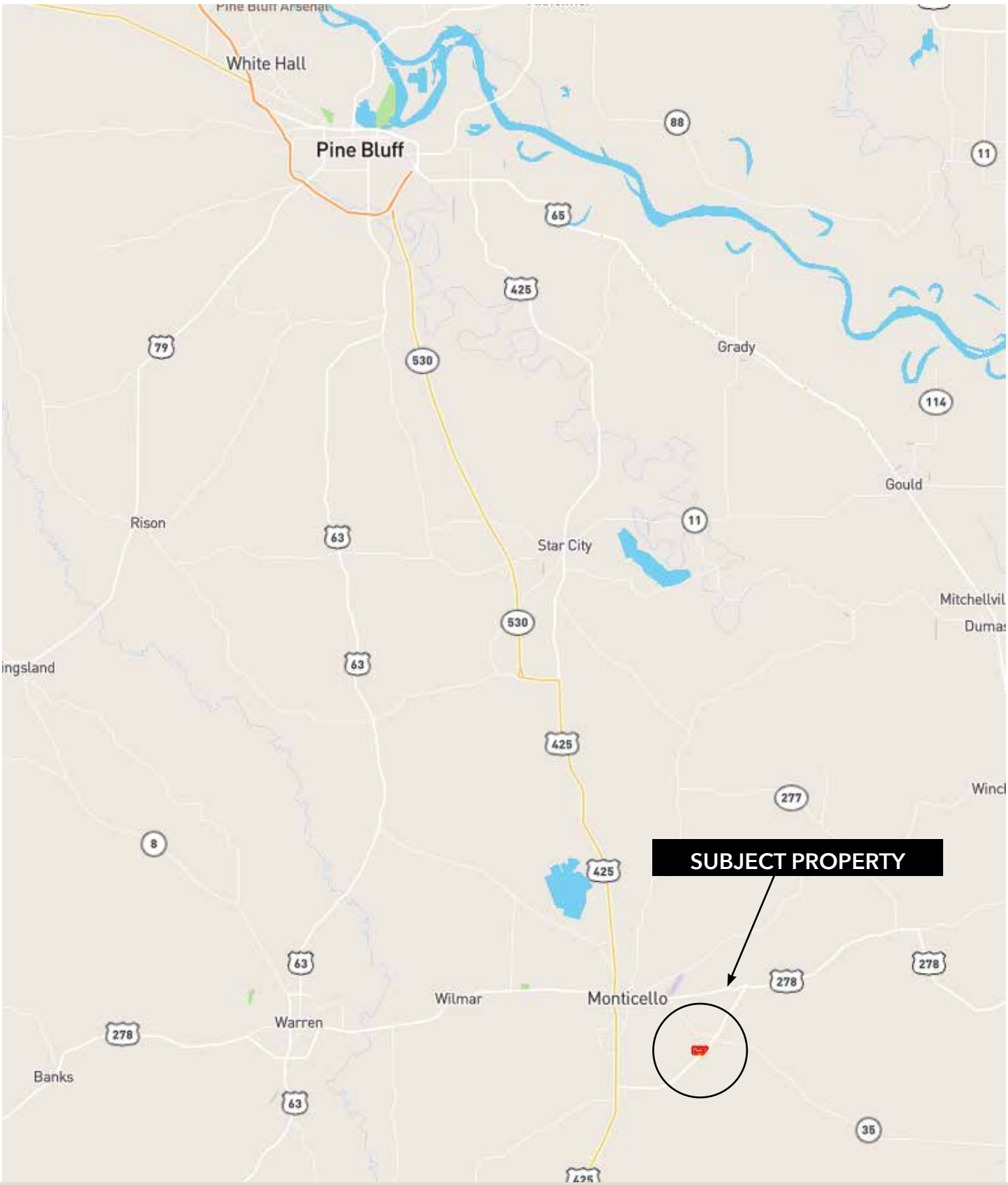
Recreation
Whitetail deer, turkey and small game hunting, and fishing

Notable Features
- US Highway 278 Bypass Frontage
- 5± acre pond

Offering Price
$180,400.00



Vicinity Map



BRANDON STAFFORD | 501.416.9748 | BSTAFFORD@LILEREALESTATE.COM

Property Description

SILVIWOODS SHETTERLY WEST

The Silviwoods Shetterly West Tract consists of 82± acres located approximately six miles southeast of Monticello along the U.S. Highway 278 Bypass in Drew County, Arkansas. The property offers an attractive timberland and recreational investment opportunity, with timber consisting of 67± acres of nine-year-old pine plantation and a 10±-acre streamside management zone extending east to west across the tract. The remaining acreage includes a 5±-acre pond.

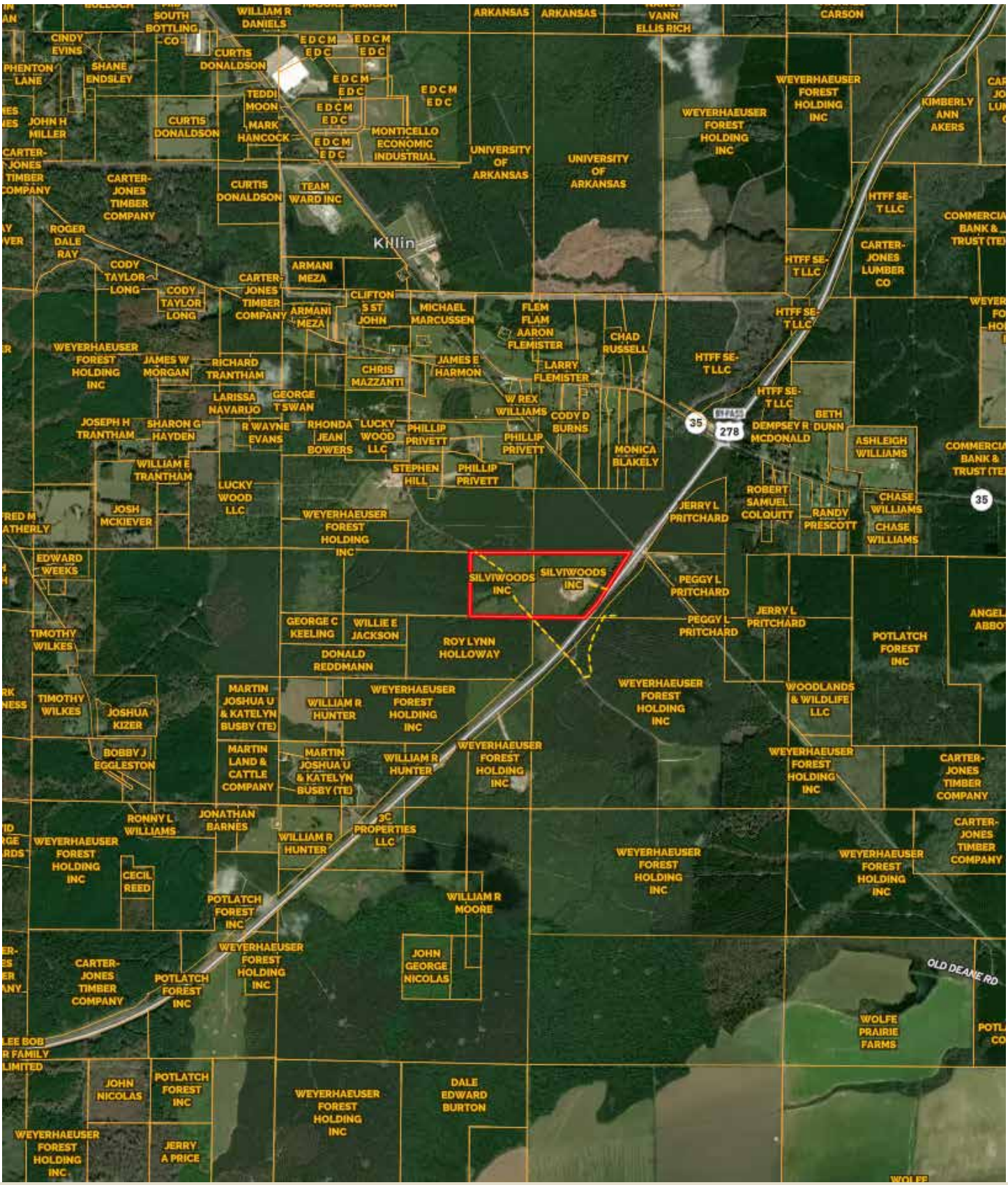
The property features approximately 0.3 miles of frontage along the bypass. Primary access is provided from the south by Old Deane Road, which extends through the western end of the tract.

Recreational opportunities include whitetail deer, turkey, and small game hunting, as well as fishing in the pond.

An additional 27±-acre tract is available across the U.S. Highway 278 Bypass.

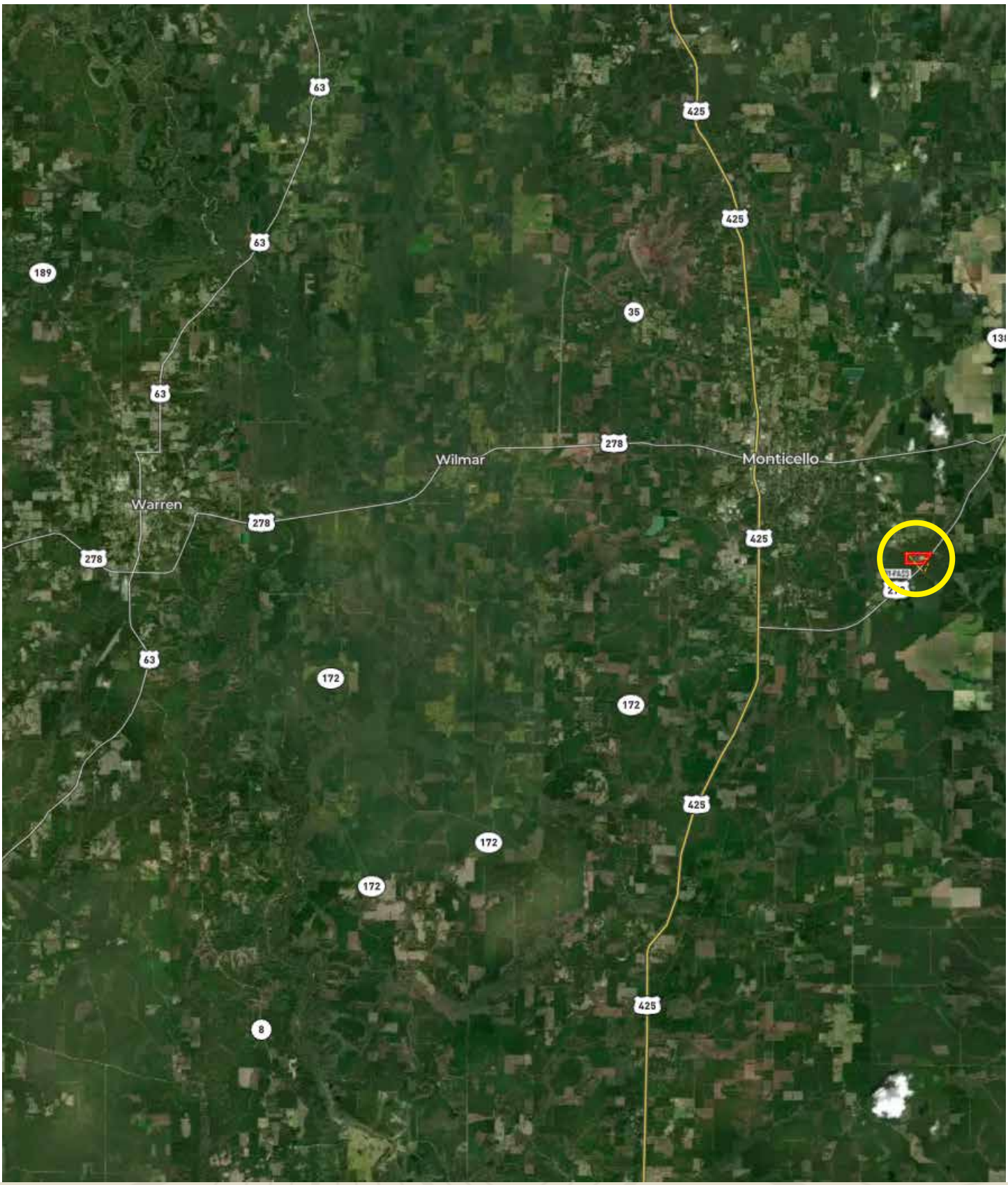


Ownership Map



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Location Map



Aerial Map



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Location & Access



Monticello, Drew County, Arkansas
Southeastern Region of Arkansas

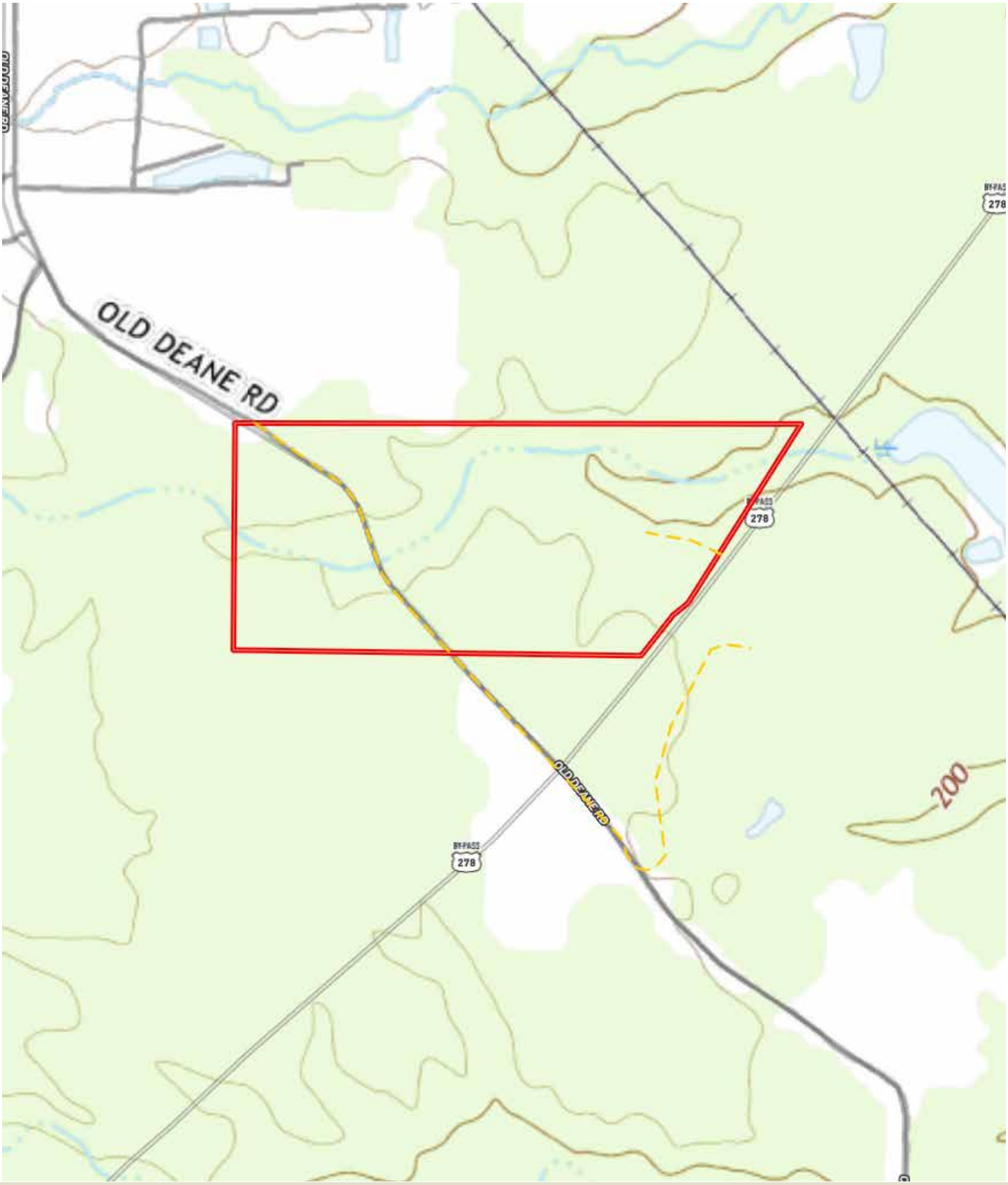
Mileage Chart

Monticello, AR	6 Miles
McGehee, AR	26 Miles
Dermott, AR	19 Miles
Hamburg, AR	30 Miles
Crossett, AR	41 Miles
Little Rock, AR	95 Miles

Access is considered excellent off US Highway 278 Bypass.



Topography Map



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Soil Map



Soil Map Key

SOIL CODE	SOIL DESCRIPTION	ACRES	%	CPI	NCCPI	CAP
CoA	Calloway silt loam, 0 to 1 percent slopes	33.09	38.39	0	58	2w
GaC	Grenada silt loam, 3 to 8 percent slopes	25.65	29.76	0	57	3e
TA	Tichnor and Arkabutla soils, frequently flooded	20.31	23.56	0	51	5w
CoB	Calloway silt loam, 1 to 3 percent slopes	5.89	6.83	0	63	2e
GaB	Grenada silt loam, 1 to 3 percent slopes	1.2	1.39	0	52	2e
Hb	Henry silt loam	0.06	0.07	0	64	3w
TOTALS		86.2(*)	100%	-	56.32	3.01

(*) 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)
$104.00

Offering Price
$180,400.00

To learn more about the Silviwoods Shetterly West 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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