LILE
REAL ESTATE

Silvicraft Nutt

A Recreational and Timberland Investment Opportunity

40± Total Acres | $88,000.00

Calhoun County, Arkansas



AGRICULTURE | RECREATION | TIMBERLAND

Traditional Brokerage + Sealed Bids + Consulting

LICENSED IN ARKANSAS, LOUISIANA, MISSISSIPPI, AND TENNESSEE



Silvicraft Nutt

QUICK FACTS

Acreage
40± total acres

Location
Calhoun County, Arkansas

Access
Calhoun County Road 284

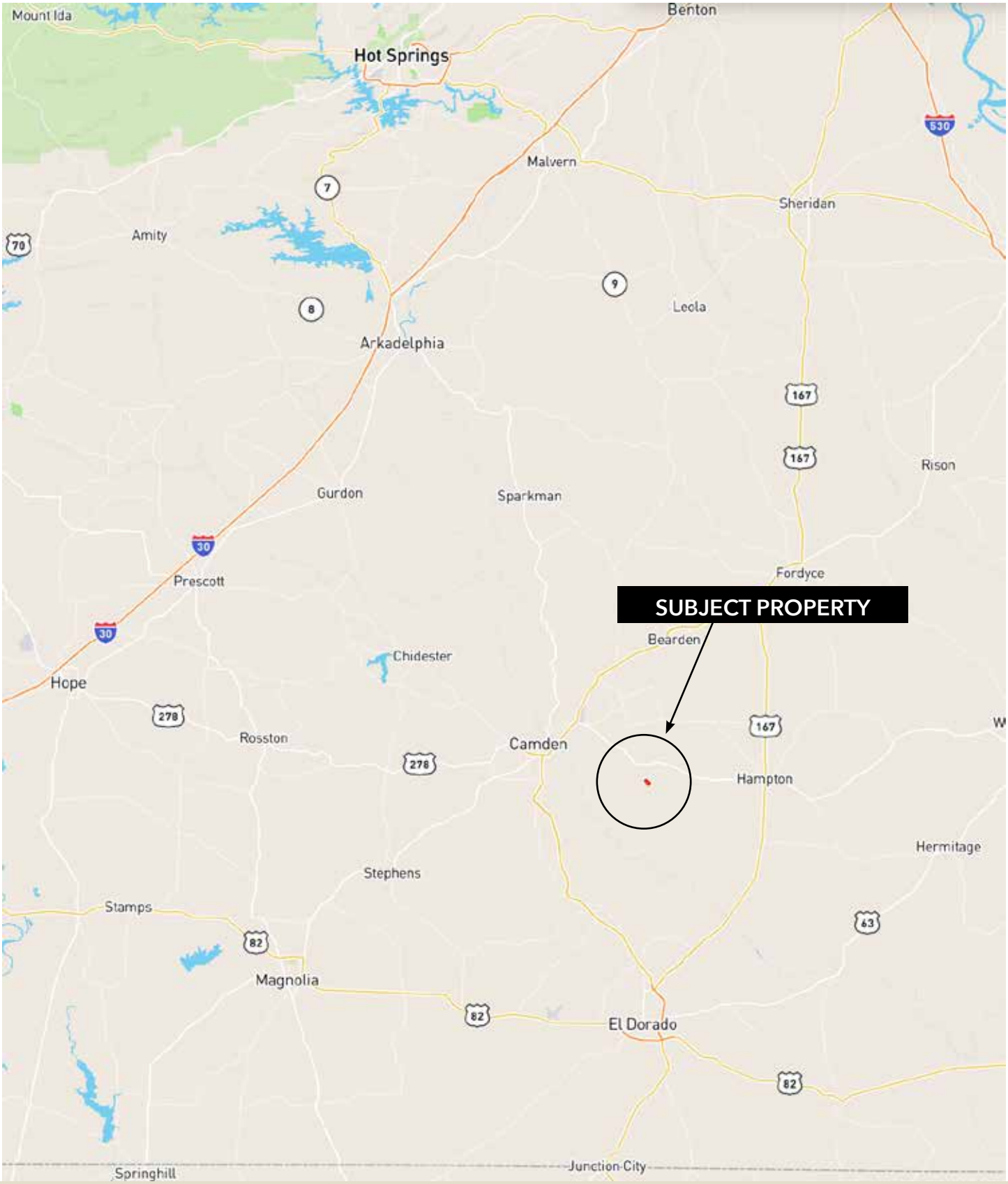
Recreation
Deer, turkey, and small game hunting

Offering Price
$88,000.00

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Vicinity Map



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Property Description

SILVICRAFT NUTT

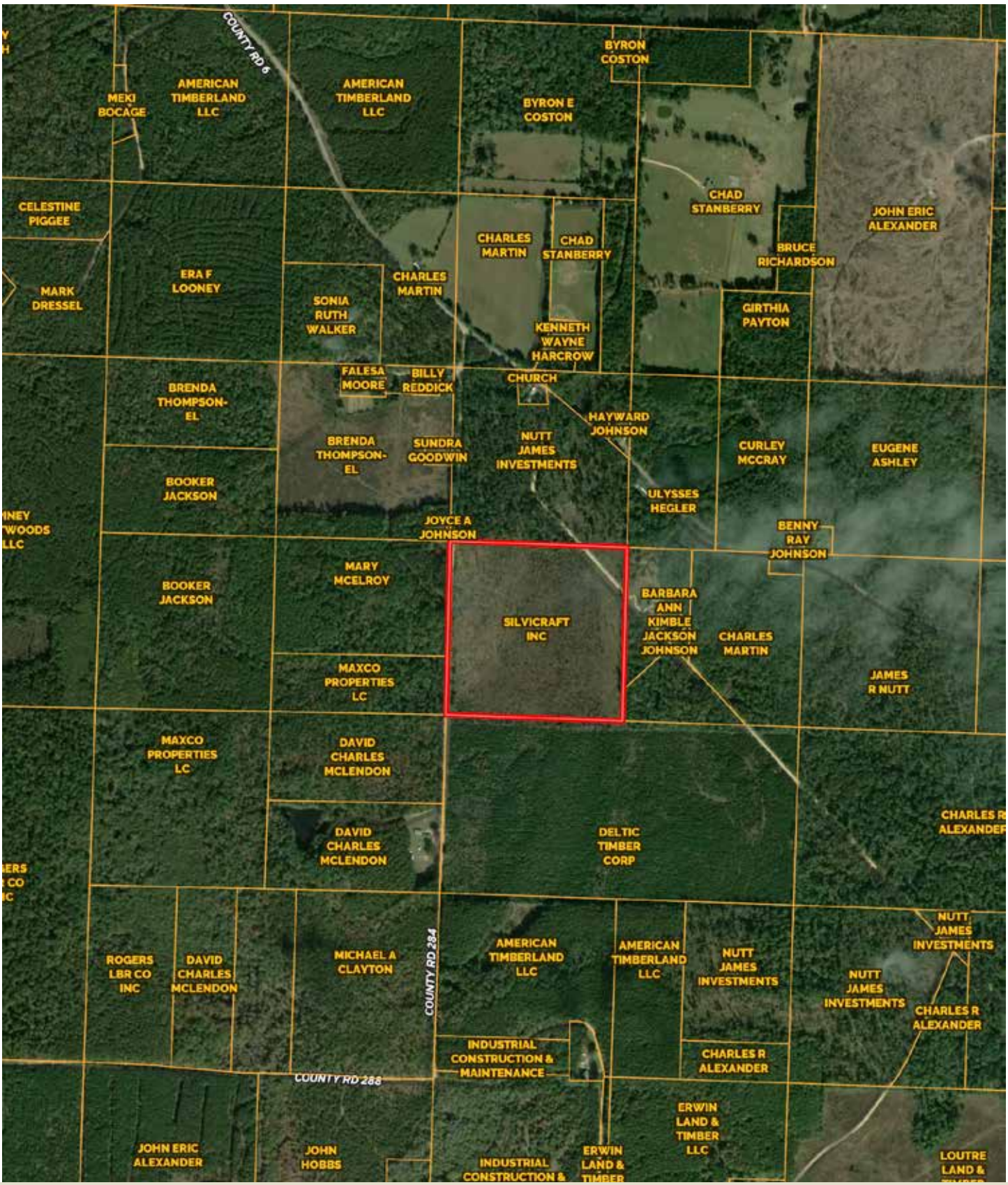
The Silvicraft Nutt Tract is located in Calhoun County south of US Hwy 278 between East Camden and Hampton, AR. The property offers a good timberland and recreational investment and consists of 40± acres. The timber stocking is primarily five-year-old pine plantation.

Access is great as Calhoun County Road 284 runs down the west side of the property while Calhoun County Road 8 cuts across the northeast corner.

Recreational hunting opportunities exist on the property and include whitetail deer, turkey, and small game.

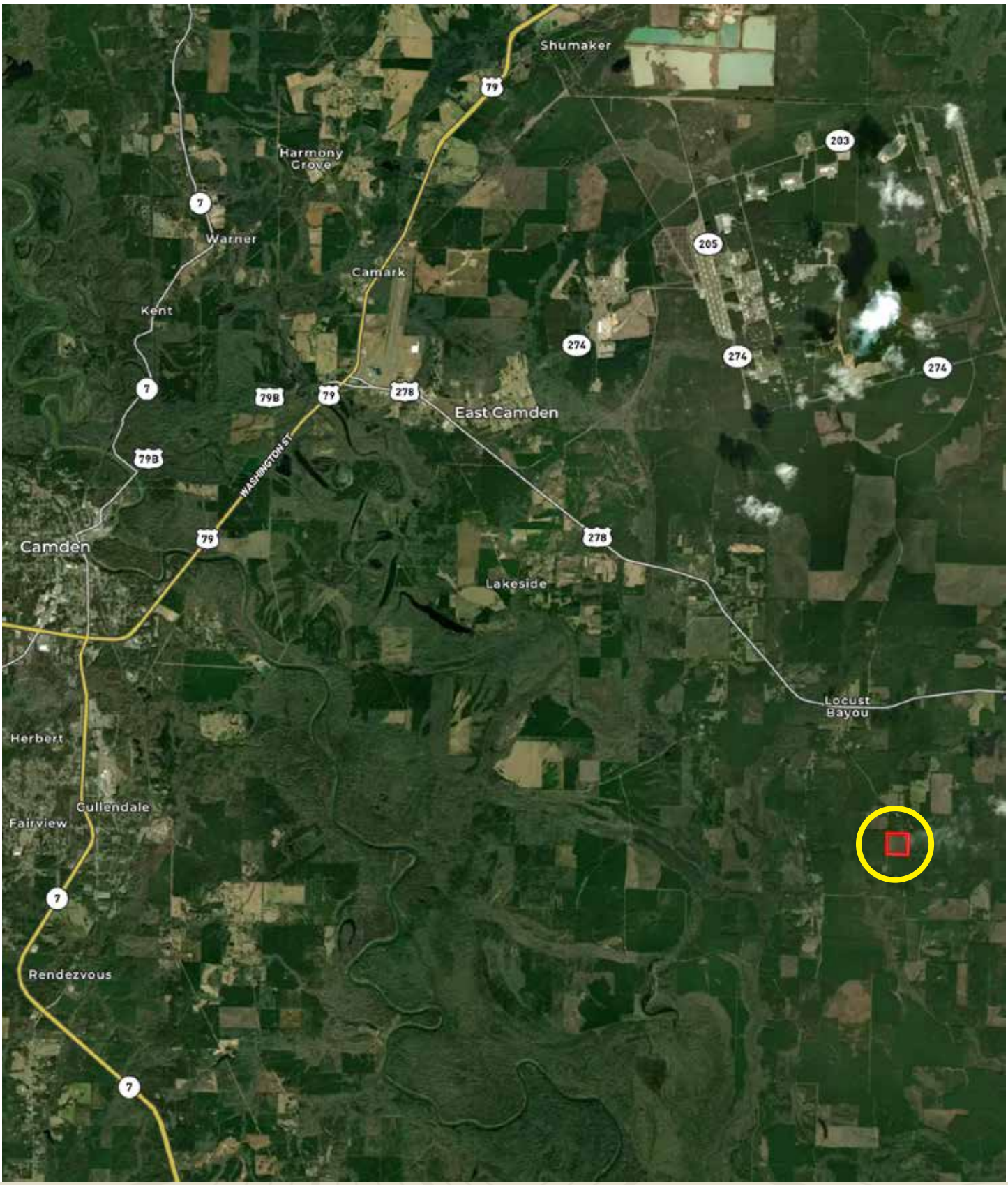


Ownership Map



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Location Map



Aerial Map



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Location & Access

Calhoun County, Arkansas
Southern Region of Arkansas

Mileage Chart

Camden, AR	13 Miles
Hampton, AR	14 Miles
El Dorado, AR	41 Miles
Hot Springs, AR	90 Miles
Little Rock, AR	106 Miles

Access is considered excellent off Calhoun County Road 284.





Topography Map



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Soil Map


COUNTY RD 284
COUNTY RD 284
COUNTY RD 284
COUNTY RD 284
COUNTY RD 284
COUNTY RD 284
COUNTY RD 284
COUNTY RD 8
COUNTY RD 8
COUNTY RD 8
30
21
21

Soil Map Key

SOIL CODE	SOIL DESCRIPTION	ACRES	%	CPI	NCCPI	CAP
21	Savannah fine sandy loam, 1 to 3 percent slopes	25.89	64.31	0	61	2e
30	Smithton fine sandy loam, 0 to 2 percent slopes	14.37	35.69	0	53	3w
TOTALS		40.26(*)	100%	-	58.14	2.36

(*) 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)
$54.80

Offering Price
$88,00.00

To learn more about the Silvicraft Nutt 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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