LILE
REAL ESTATE

West Hempstead 118

A Timberland Investment Opportunity

118± Total Acres | $436,600.00

Hempstead County, Arkansas



AGRICULTURE | RECREATION | TIMBERLAND

Traditional Brokerage + Sealed Bids + Consulting

LICENSED IN ARKANSAS, LOUISIANA, MISSISSIPPI, AND TENNESSEE



West Hempstead 118

QUICK FACTS

Acreage
118± total acres

Location
Hope, Arkansas

Access
Frontage on United States Highway 67

Recreation
Deer, turkey and small game hunting

Offering Price
$436,600.00

DAVID STONE | 870.818.0751
DSTONE@LILEREALESTATE.COM

MATT STONE | 870.818.0750
MSTONE@LILEREALESTATE.COM



Vicinity Map



DAVID STONE | 870.818.0751
DSTONE@LILEREALESTATE.COM

MATT STONE | 870.818.0750
MSTONE@LILEREALESTATE.COM

Property Description

WEST HEMPSTEAD 118

This 118±-acre tract west of Hope offers an appealing combination of residential potential and timber investment. Located approximately five miles from town, the property provides convenient access to local amenities while maintaining the privacy and freedom of rural living.

A creek winds through the tract, while a spring-fed watering hole provides a reliable water source for wildlife and adds to the property's natural appeal. The timber consists primarily of pine plantation, with mature hardwoods lining the creek corridor. The property fronts U.S. Highway 67, and electricity and water are available at the homesite.

A 2,220-square-foot shop is also located on the property and is currently leased, providing an additional source of income.



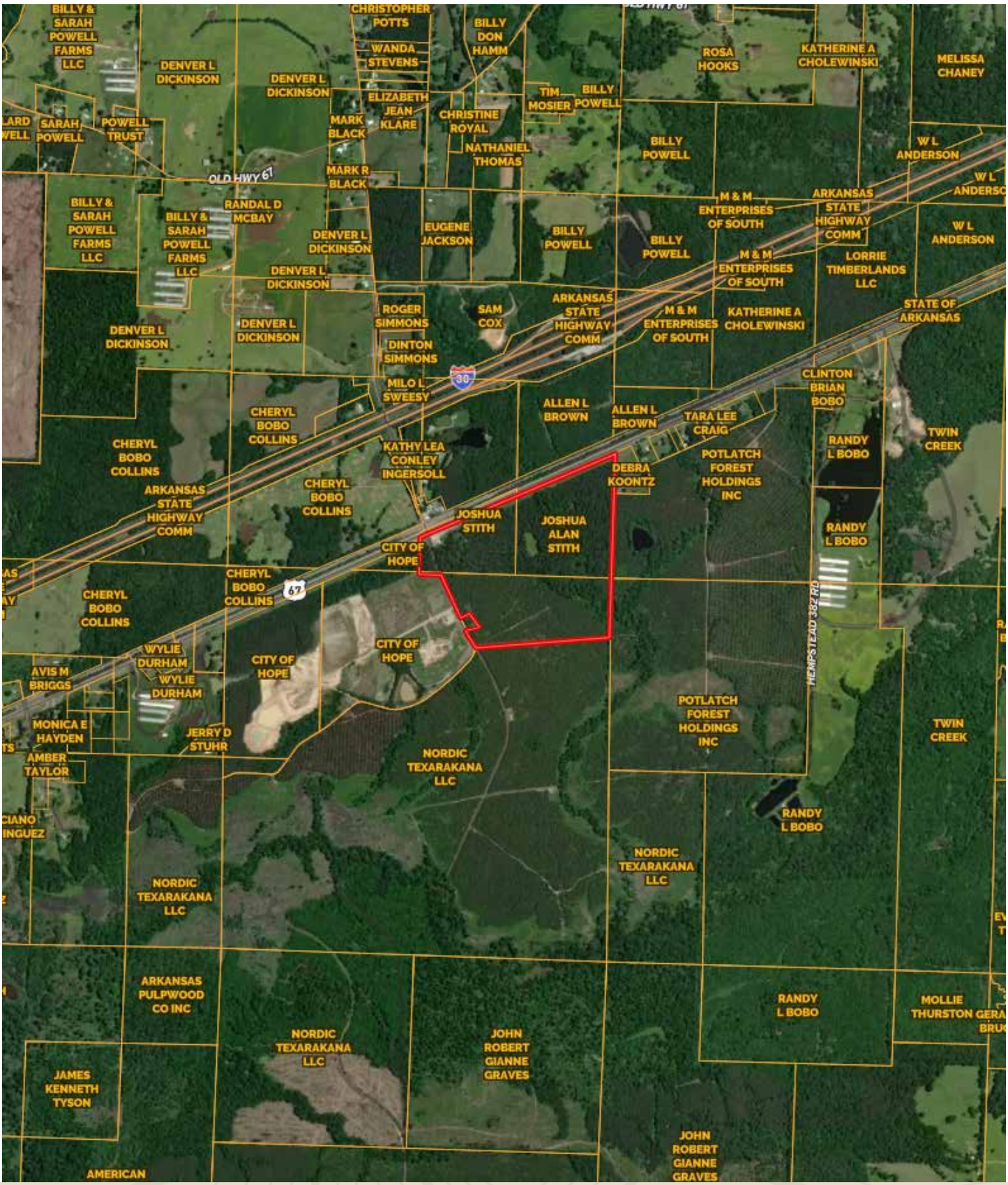




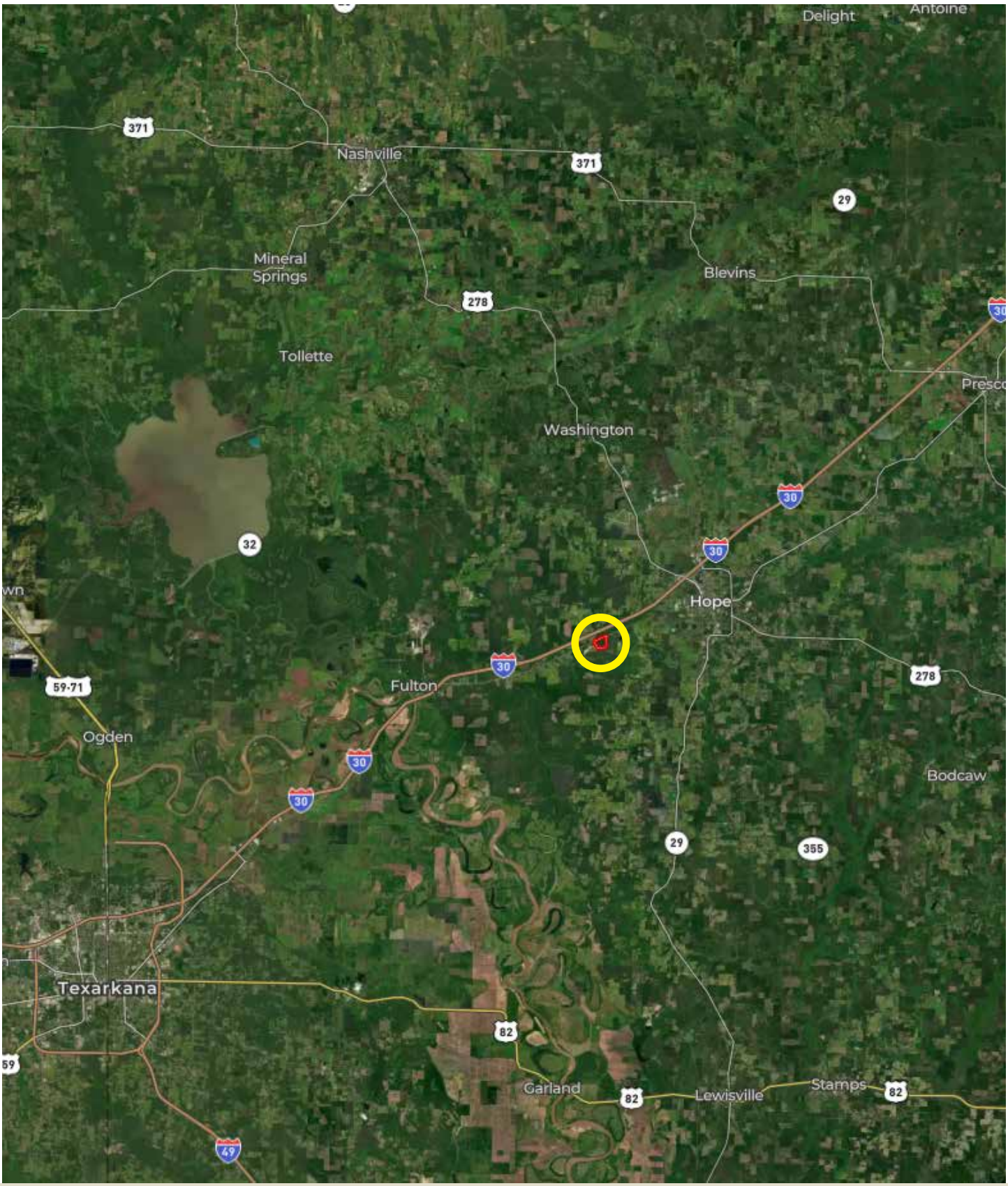
DAVID STONE | 870.818.0751
DSTONE@LILEREALESTATE.COM

MATT STONE | 870.818.0750
MSTONE@LILEREALESTATE.COM

Ownership Map



Location Map



DAVID STONE | 870.818.0751
DSTONE@LILEREALESTATE.COM

MATT STONE | 870.818.0750
MSTONE@LILEREALESTATE.COM







Location & Access

Hope, Hempstead, Arkansas
Southwestern Region of Arkansas

Mileage Chart	
Texarkana AR	30 Miles
Ashdown AR	56 Miles
Little Rock AR	118 Miles
Prescott AR	23 Miles
Magnolia AR	48 Miles
Lewisville AR	28 Miles
Shreveport LA	100 Miles
Longview TX	120 Miles
Dallas TX	218 Miles

Frontage on United States Highway 67.





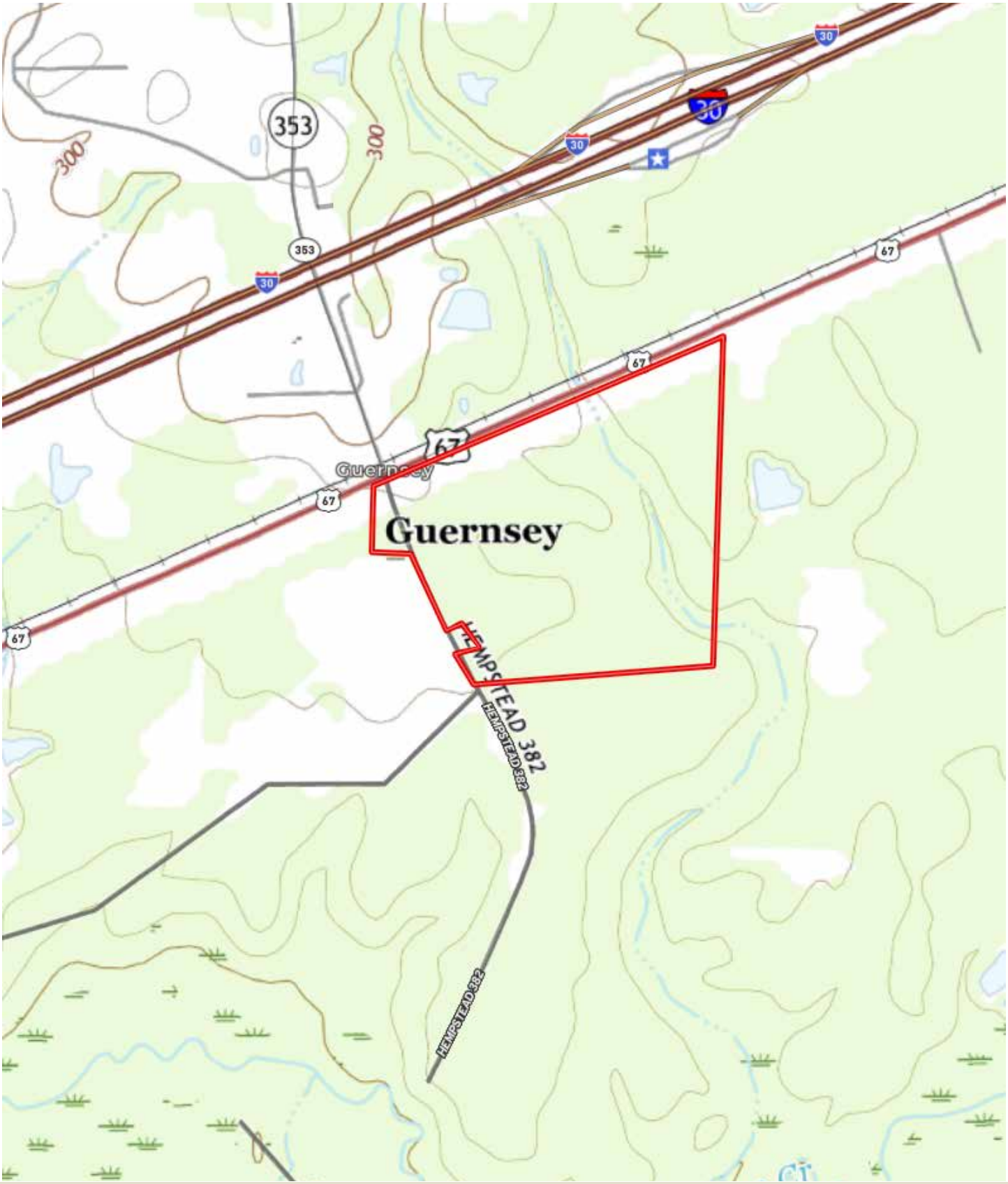
DAVID STONE | 870.818.0751
DSTONE@LILEREALESTATE.COM

MATT STONE | 870.818.0750
MSTONE@LILEREALESTATE.COM





Topography Map



DAVID STONE | 870.818.0751
DSTONE@LILEREALESTATE.COM

MATT STONE | 870.818.0750
MSTONE@LILEREALESTATE.COM

Soil Map


Arkansas Highway
Police – Hope
67
30
42
43
43
9
AD 382
PSTEAD 382

Soil Map Key

SOIL CODE	SOIL DESCRIPTION	ACRES	%	CPI	NCCPI	CAP
43	Sawyer loam, 1 to 3 percent slopes	86.02	77.38	0	79	2e
42	Savannah fine sandy loam, 3 to 8 percent slopes	21.21	19.08	0	61	2e
9	Guyton silt loam, occasionally flooded	3.93	3.54	0	57	4w
TOTALS		111.16(*)	100%	-	74.79	2.07

(*) 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

DAVID STONE | 870.818.0751
DSTONE@LILEREALESTATE.COM

MATT STONE | 870.818.0750
MSTONE@LILEREALESTATE.COM

Resources & Price

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

Real Estate Taxes (estimated)
$311.00

Offering Price
$436,600.00

To learn more about the West Hempstead 118 or to schedule a property tour, contact Matt Stone or David Stone of Lile Real Estate, Inc.

Matt Stone
870.818.0750 (m)
mstone@lilerealestate.com

David Stone
870.818.0751 (m)
dstone@lilerealestate.com







DAVID STONE | 870.818.0751
DSTONE@LILEREALESTATE.COM

MATT STONE | 870.818.0750
MSTONE@LILEREALESTATE.COM



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.

Some images shown within this offering brochure are used for representative purposes and may not have been taken on location at the subject property. This offering is subject to errors, omissions, change or withdrawal without notice. All information provided herein is intended as a general guideline and has been provided by sources deemed reliable, but the accuracy of which we cannot guarantee.

Connecting Land Buyers and Sellers Since 1993.







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:

Matt Stone

870.818.0750 (m)
mstone@lilerealestate.com

David Stone

870.818.0751 (m)
dstone@lilerealestate.com

Scan for more info



1 Allied Drive, Suite 2220
Little Rock, Arkansas 72202

WWW.LILEREALESTATE.COM

The LandReport
2011-2026
AMERICA'S
BEST
BROKERAGES

501.374.3411 (Office)
501.421.0031 (Fax)

INFO@LILEREALESTATE.COM