



OFFERED FOR SALE

APW18

A Timberland Investment Opportunity

18± Acres • Columbia County, Arkansas

OFFERED BY



AGRICULTURE | RECREATION | TIMBERLAND

Traditional Brokerage + Sealed Bids + Consulting

LICENSED IN ARKANSAS, LOUISIANA, MISSISSIPPI, AND TENNESSEE



DISCLOSURE STATEMENT

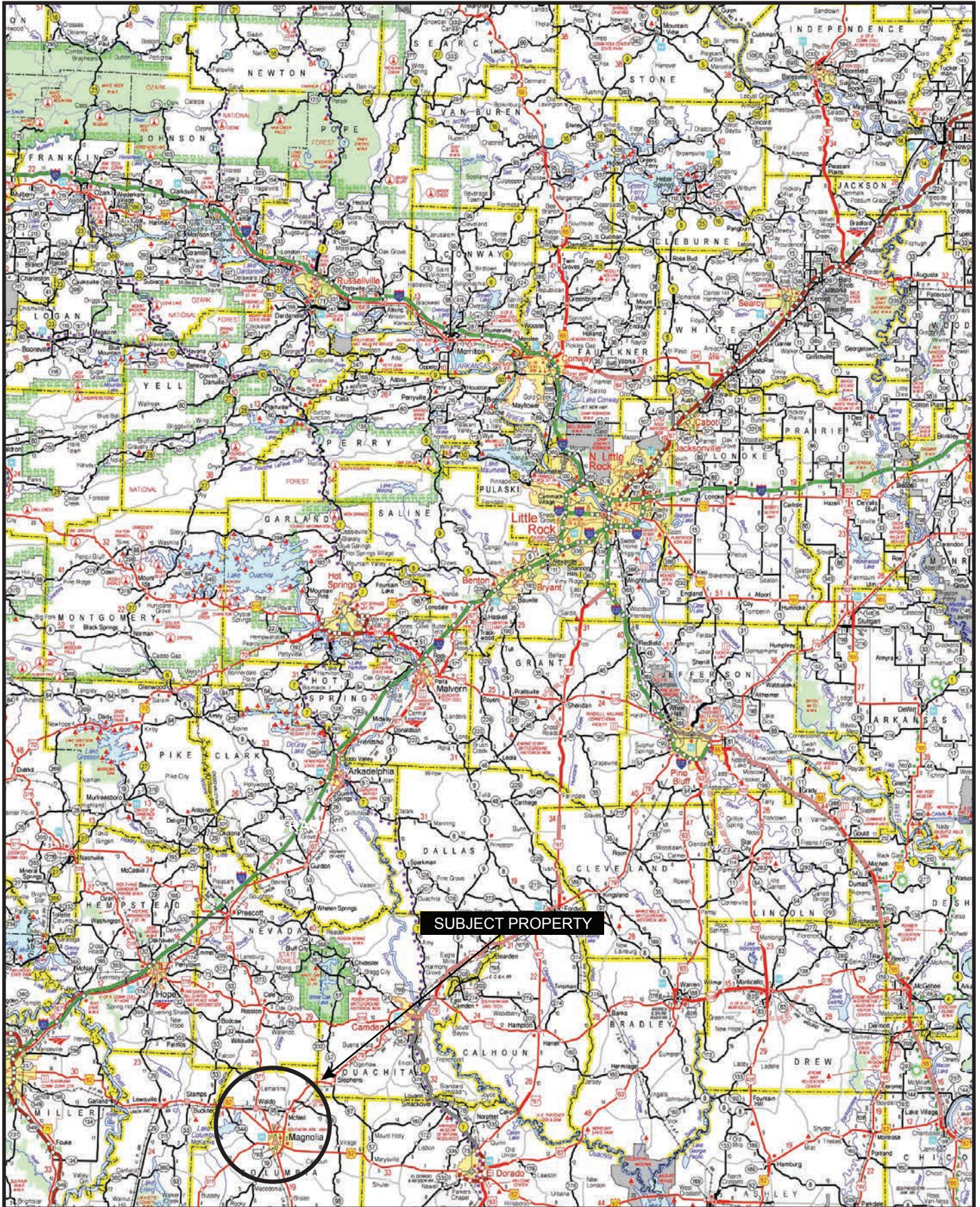
Lile Real Estate, Inc. is the listing agency for the owner of the property described within this offering brochure.

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.

VICINITY MAP



PROPERTY SUMMARY

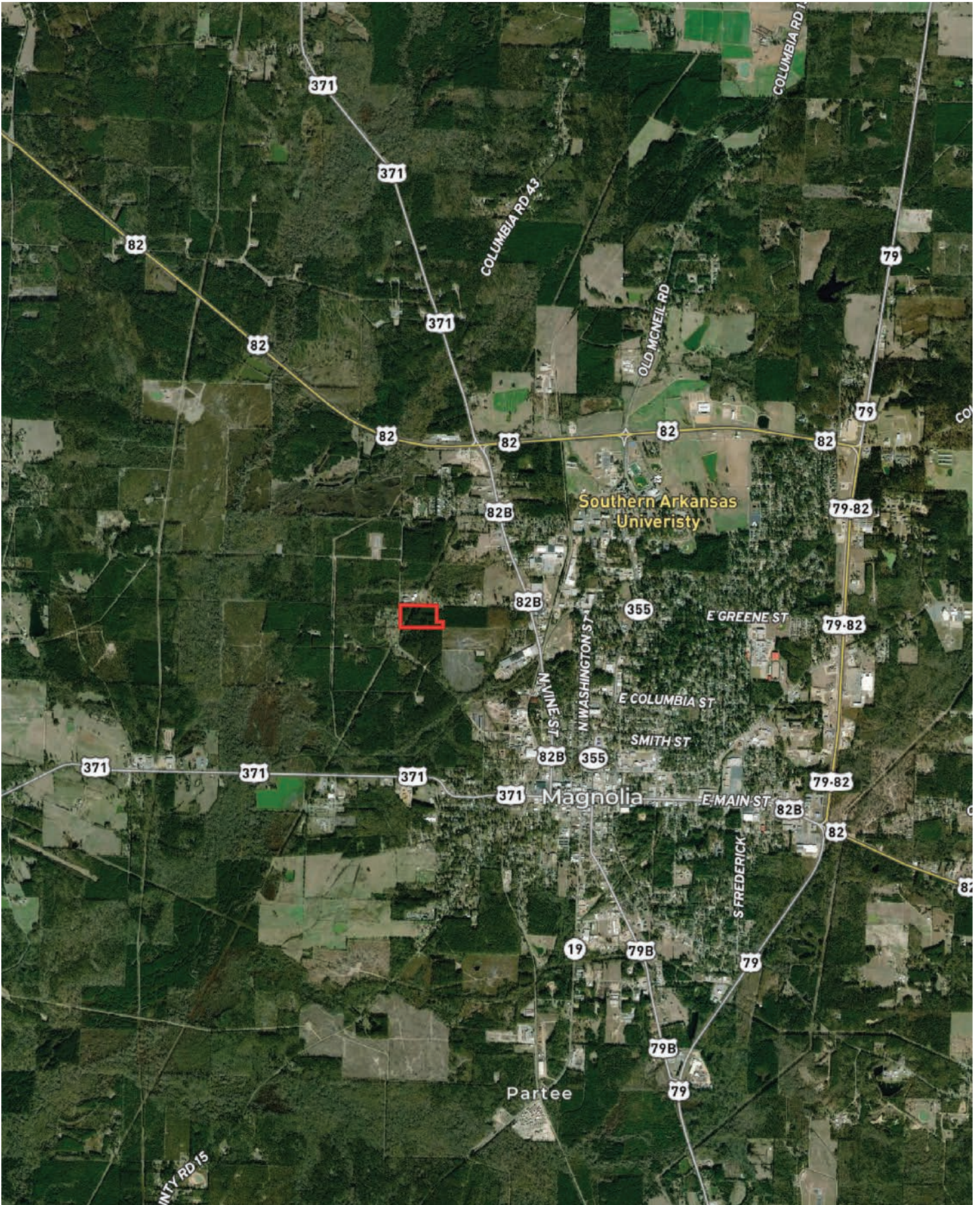
Description:	The APW18 is an 18-acre tract of land that provides the opportunity to grow and develop timberland on the property. A second use case would be that the tract could also be developed for commercial or residential use. The north and west boundary lines are the city limits of Magnolia, Arkansas, making the tract easily accessible by N. Height Street or W. Greene Street.
Location:	Magnolia, Arkansas; Columbia County; Southwest Region of Arkansas
	<u>Mileage Chart</u>
	Magnolia, AR 1 mile
	El Dorado, AR 34 miles
	Texarkana, AR 52 miles
	Arkadelphia, AR 82 miles
Acreage:	18± total acres
Access:	N. Height Street or W. Greene Street
Real Estate Taxes:	\$32.82
Mineral Rights:	All mineral rights owned by the Seller (if any) to convey to the Buyer.
Timber Rights:	All timber rights owned by the Seller (if any) to convey to the Buyer.
Offering Price:	\$235,000.00

To find out more about APW18 or to schedule a property tour, contact David Stone or Matt Stone of Lile Real Estate, Inc.

David Stone
870-818-0751 (m) | dstone@lilerealestate.com

Matt Stone
870-818-0750 (m) | @lilerealestate.com

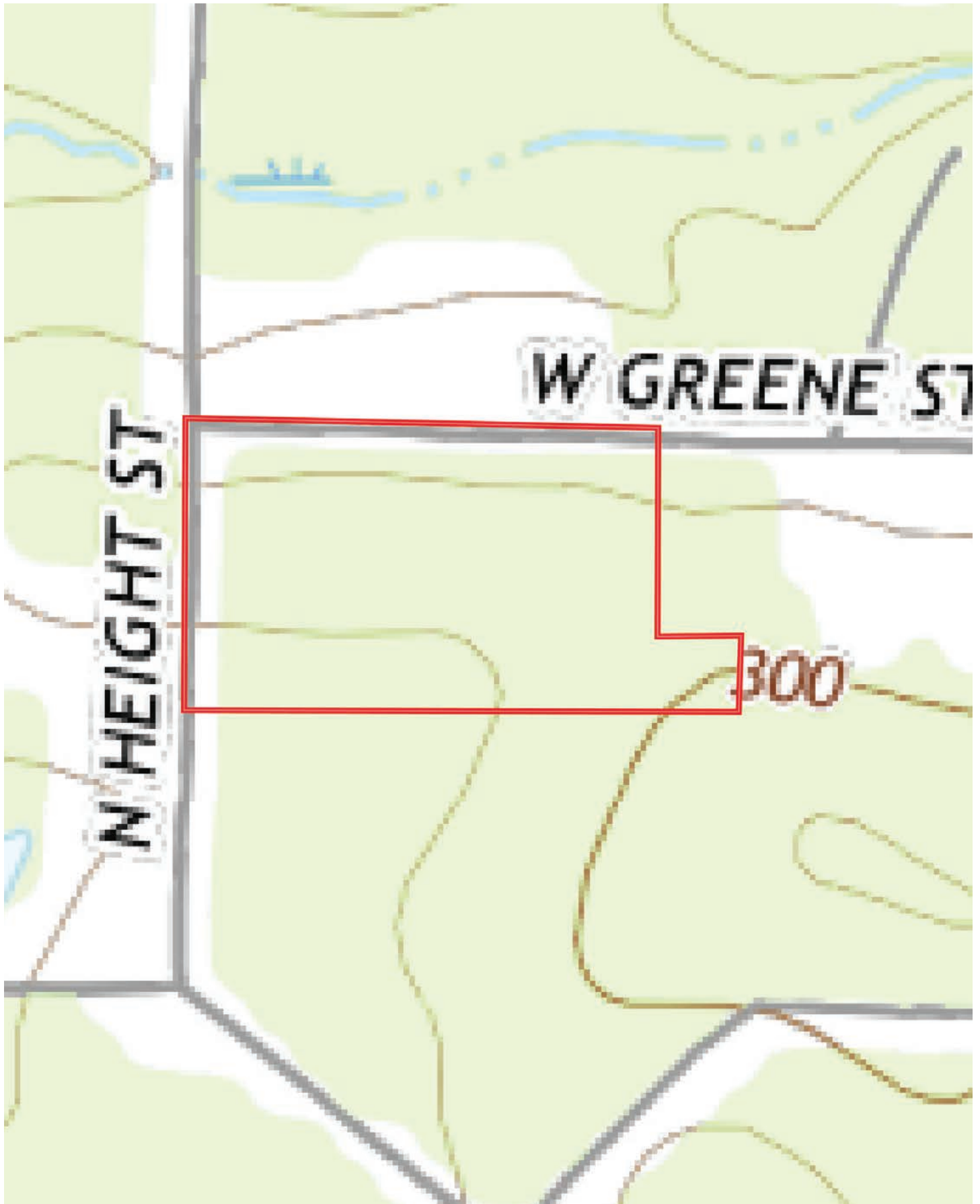
LOCATION MAP



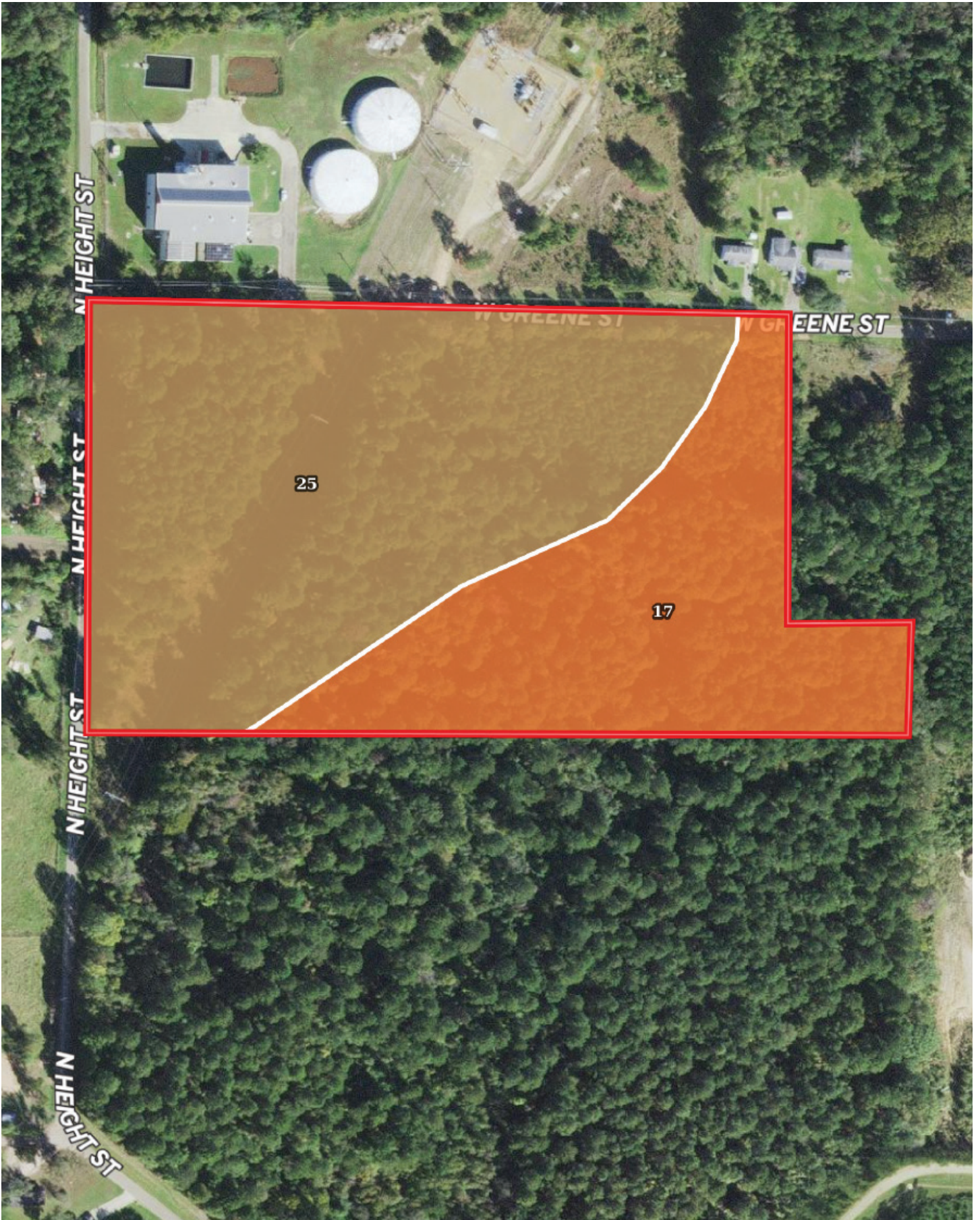
AERIAL MAP



TOPOGRAPHY MAP



SOIL MAP



SOIL MAP KEY

SOIL CODE	SOIL DESCRIPTION	ACRES	%	CPI	NCCPI	CAP
25	Sacul fine sandy loam, 3 to 8 percent slopes	11.2	63.17	0	76	4e
17	Harleston very fine sandy loam, 1 to 3 percent slopes	6.53	36.83	0	74	2e
TOTALS		17.73(*)	100%	-	75.26	3.26

(*) 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







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