



OFFERED FOR SALE

BUTLER ROAD TIMBERLAND

A Timberland Investment Opportunity

43.75± Acres • Lincoln County, Arkansas

OFFERED BY



AGRICULTURE | RECREATION | TIMBERLAND

Traditional Brokerage + Sealed Bids + Consulting

LICENSED IN ARKANSAS, LOUISIANA, MISSISSIPPI, AND TENNESSEE

WILLE

REAL ESTATE

DISCLOSURE STATEMENT

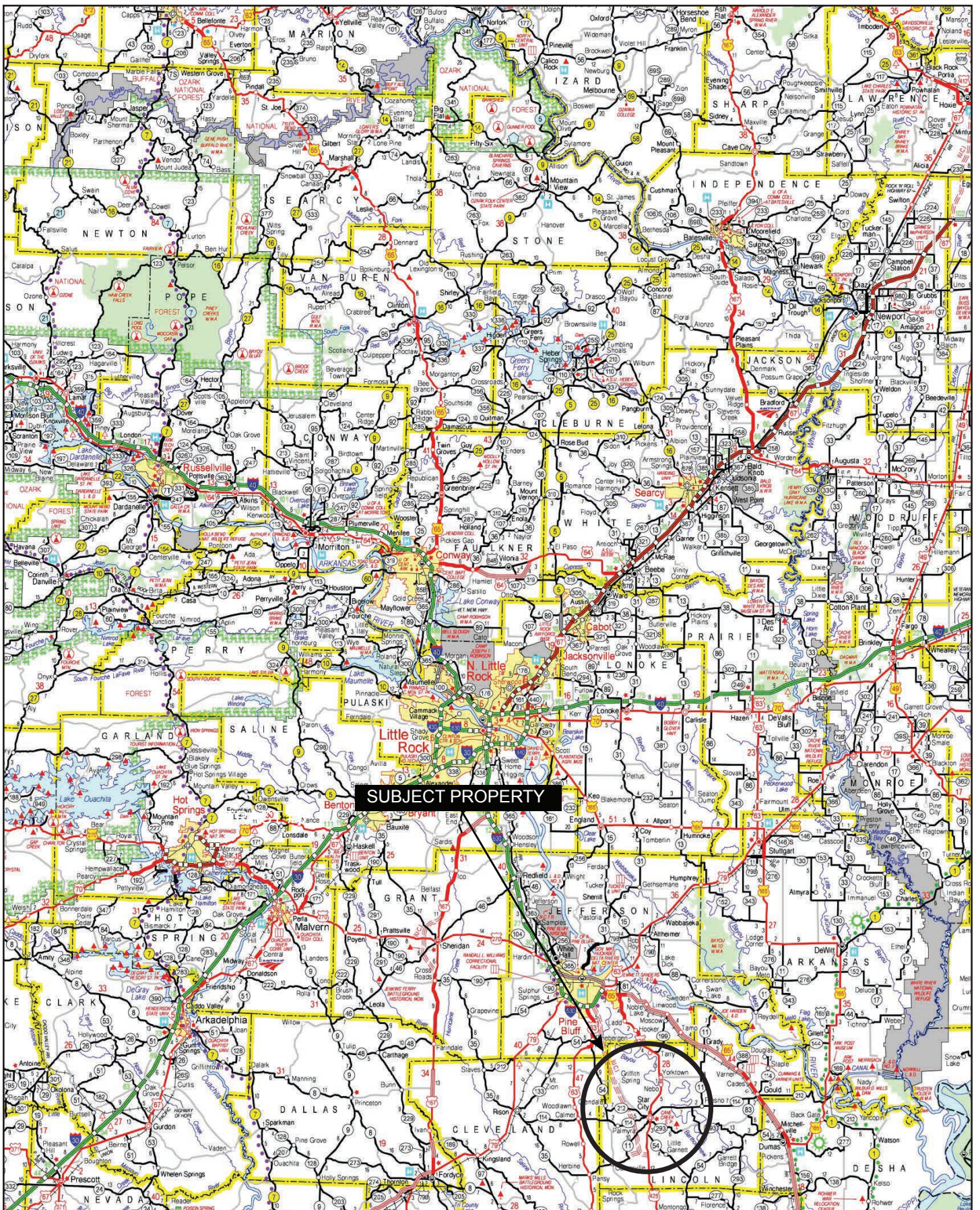
Notwithstanding any preprinted language to the contrary, this opinion is not an appraisal of the market value of the property. If an appraisal is desired, the services of a licensed or certified appraiser must be obtained. Pursuant to Ark. Code. Ann. § 17-42-110(d), a broker price opinion or market analysis issued by a real estate licensee shall not contain the terms "market value", "appraised value", or "appraisal".

Any reference in the report to a specific marketing time period is for illustrative purposes only and does not obligate the licensee or broker to sell the property within the stated timeframe or act as a representation or guarantee that the property will be sold within such timeframe.

Unless otherwise indicated, the broker price opinion assumes without investigation a fee simple title ownership interest without any reservation of minerals, subsurface rights, or otherwise.

This broker price opinion report is to be used solely for purposes allowed by state and federal law. If the report is to be used for any purpose not specifically allowed by state and federal law, legal counsel should be consulted.

VICINITY MAP



PROPERTY SUMMARY

Description: The Butler Road Timberland property offers an opportunity to acquire a parcel of timberland in Lincoln County, Arkansas that is just 4 miles from the town of Star City. Access is excellent from Butler Road, an improved asphalt county road. The stocking is primarily loblolly pine that has been naturally regenerated with scattered mixed species hardwoods. Elevations vary with the 350' elevation line bisecting the ownership, opportunity to build a pond does exist. Recreational hunting is also an option. This property would lend well to be used as a home site, timberland investment, recreational retreat, or all combined.

Location: Star City, Arkansas; Lincoln County; Southeastern Region of Arkansas

Mileage Chart

Monticello, AR	23 Miles
Pine Bluff, AR	26 Miles
Little Rock, AR	66 Miles
Lake Village, AR	67 Miles

Acreage: 43.75± total acres

Access: The property is accessible via a county road, Butler Road, and access is considered excellent.

Parcel Number	Acreage	Estimated Real Estate Tax
000-05110-000	40	\$55.84
000-05111-000	3.75	\$5.20
	43.75	\$61.04

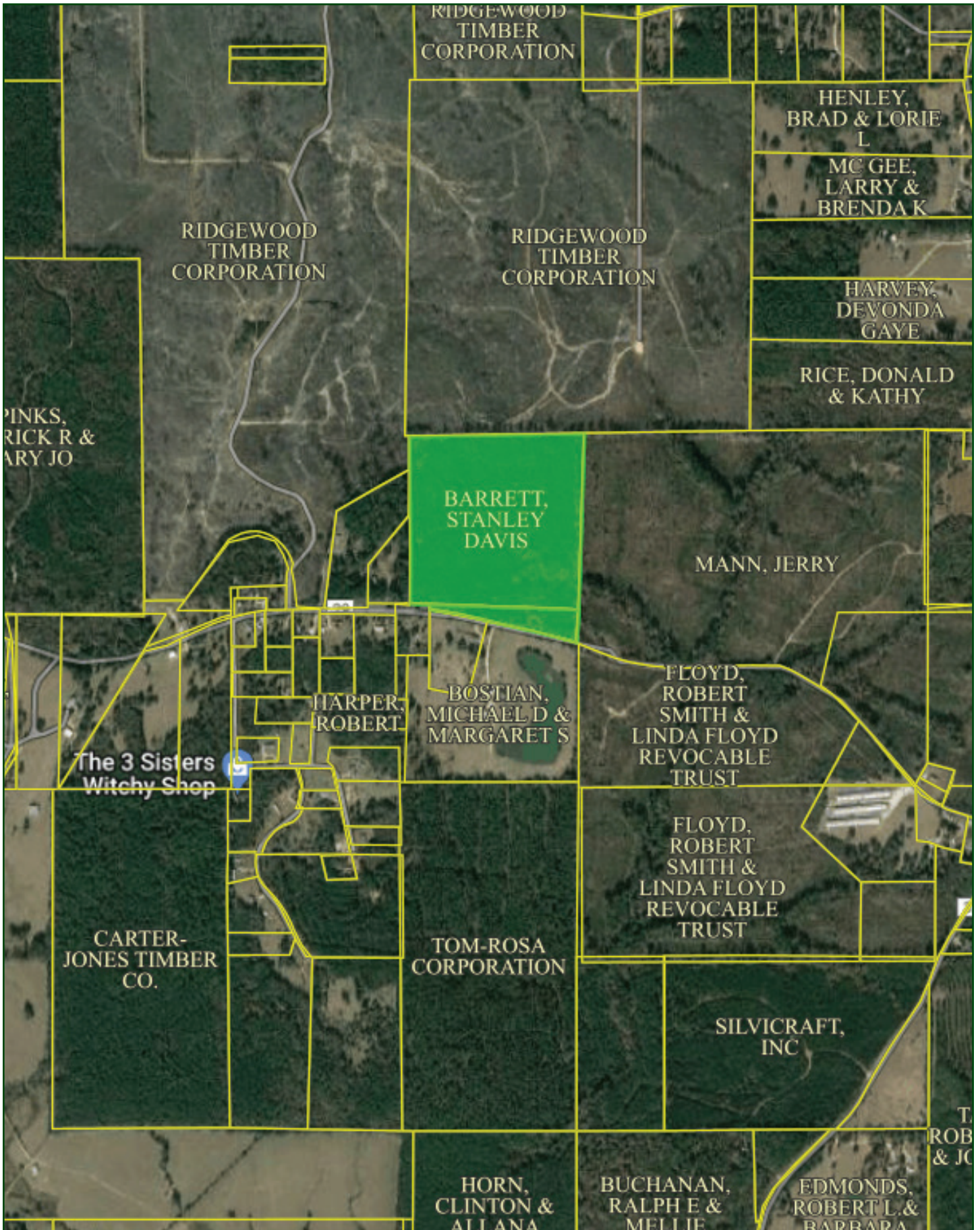
Timber Rights: All timber rights owned by the Seller, if any, shall transfer to the Buyer.

Offering Price: \$109,375.00 (\$2,500 per acre)

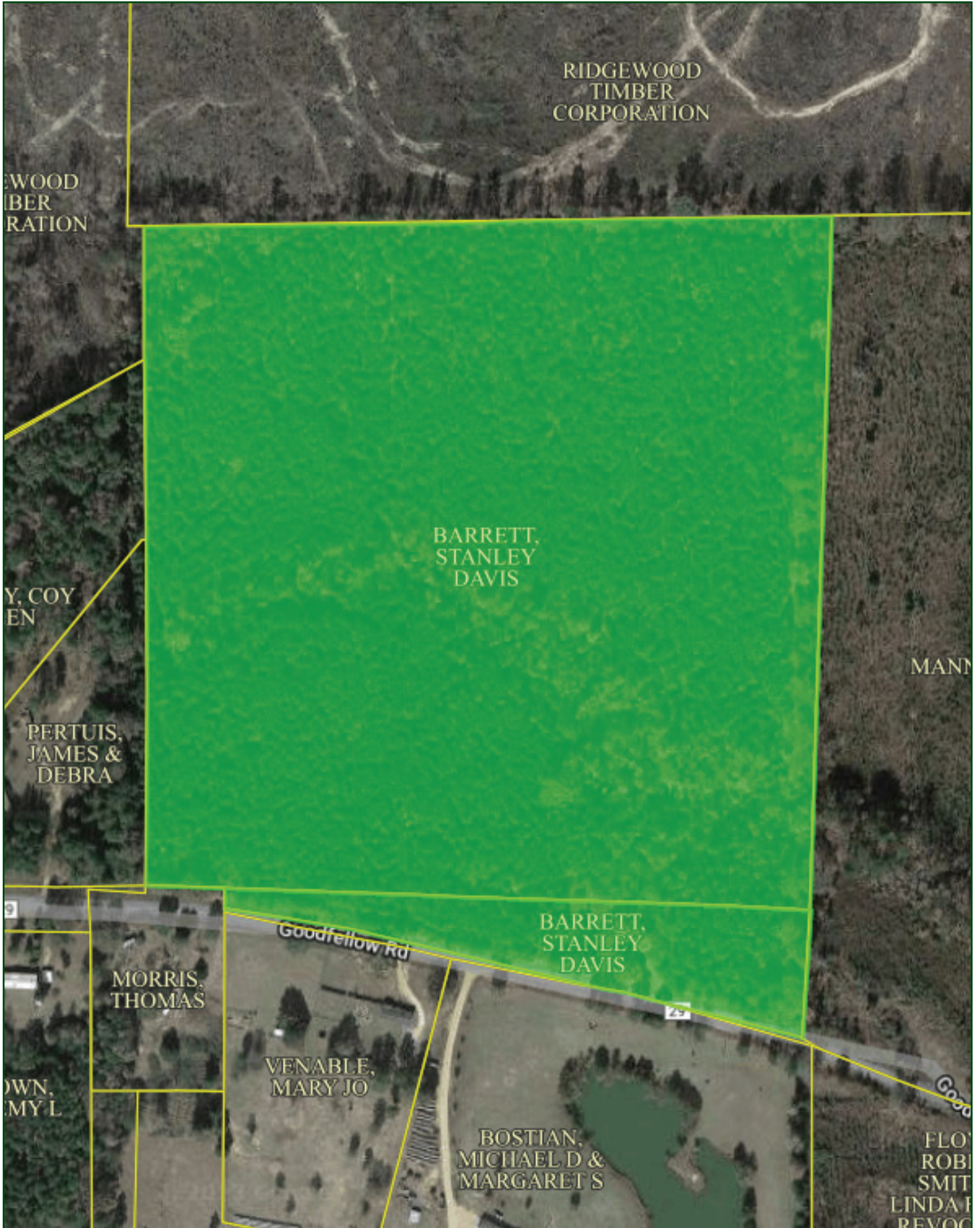
To learn more about Butler Road Timberland or to schedule a property tour, contact Brandon Stafford of Lile Real Estate, Inc.

Brandon Stafford
501-416-9748 (mobile) | bstafford@lilerealestate.com

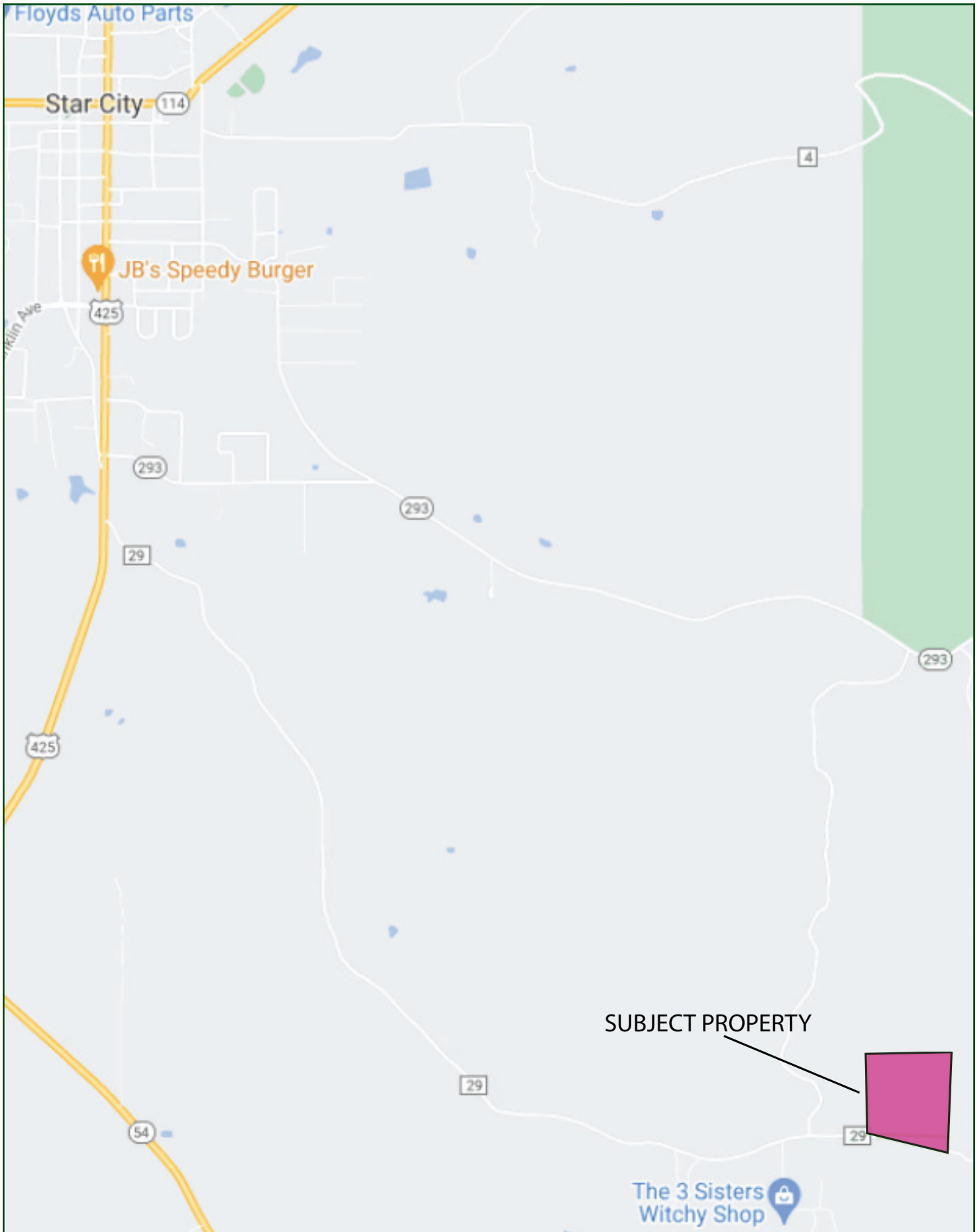
OWNERSHIP MAP



OWNERSHIP MAP



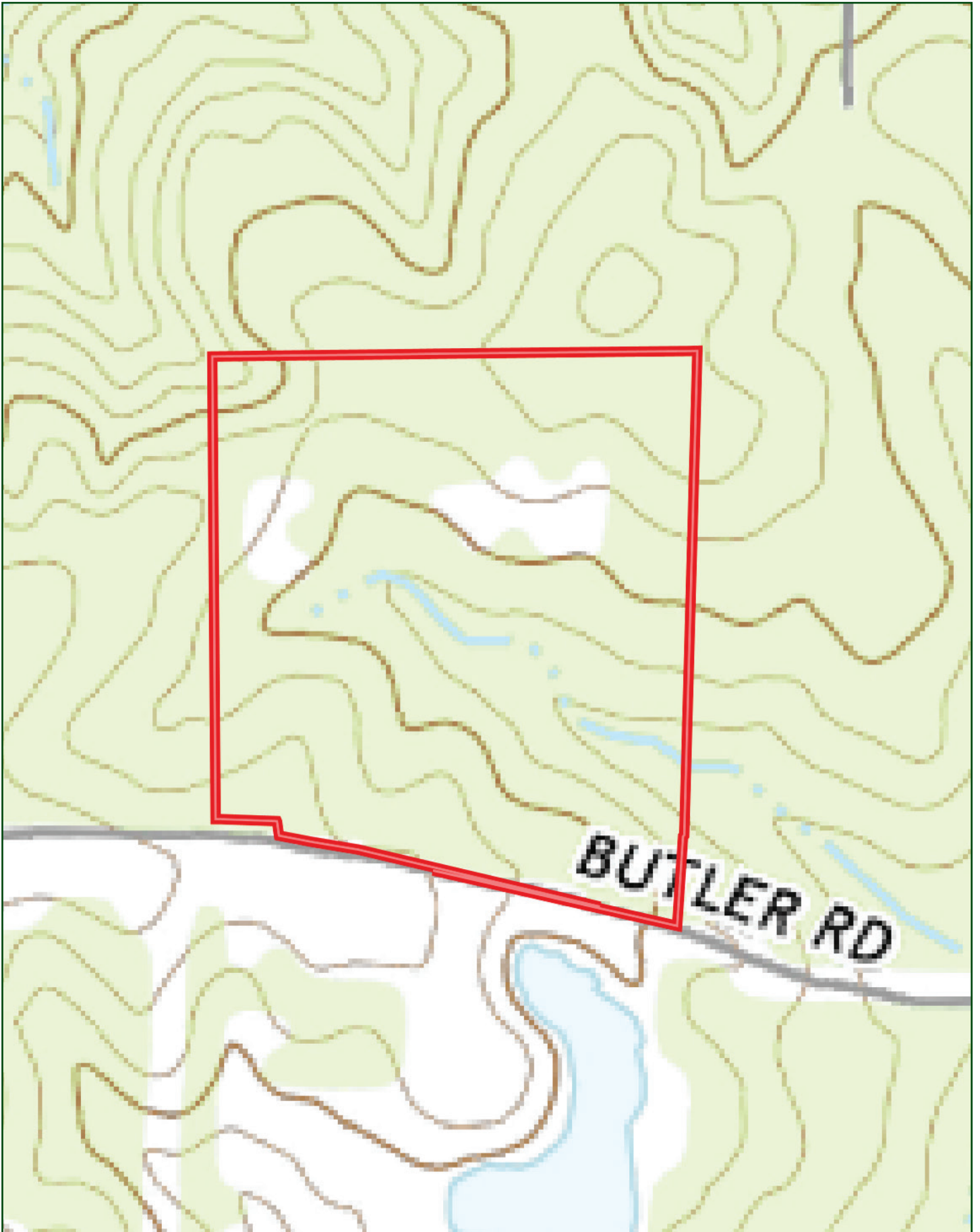
LOCATION MAP



AERIAL MAP



TOPOGRAPHY MAP



SOIL MAP



SOIL MAP KEY

SOIL CODE	SOIL DESCRIPTION	ACRES	%	CPI	NCCPI	CAP
47	Smithdale fine sandy loam, 3 to 8 percent slopes	38.46	90.99	0	62	3e
42	Savannah fine sandy loam, 3 to 8 percent slopes	3.81	9.01	0	61	2e
TOTALS		42.27(*)	100%	-	61.91	2.91

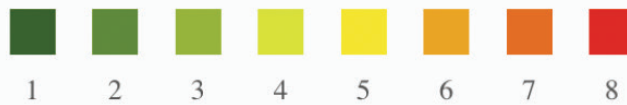
(*) Total acres may differ in the second decimal compared to the sum of each acreage soil. This is due to a round error because we only show the acres of each soil with two decimal.

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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