



OFFERED FOR SALE VIA SEALED BID

# DOLLAR HILL TIMBERLAND

A Timberland and Recreational Investment Opportunity

81.54± Surveyed Acres | Drew County, Arkansas

**BID DATE: MARCH 4, 2025**



**AGRICULTURE | RECREATION | TIMBERLAND**

Traditional Brokerage + Sealed Bids + Consulting

LICENSED IN ARKANSAS, LOUISIANA, MISSISSIPPI, AND TENNESSEE



# DOLLAR HILL TIMBERLAND

## QUICK FACTS

### **Acreage**

81.54± total acres

### **Location**

Drew County, Arkansas

### **Recreation**

Whitetail deer and turkey hunting

### **Access**

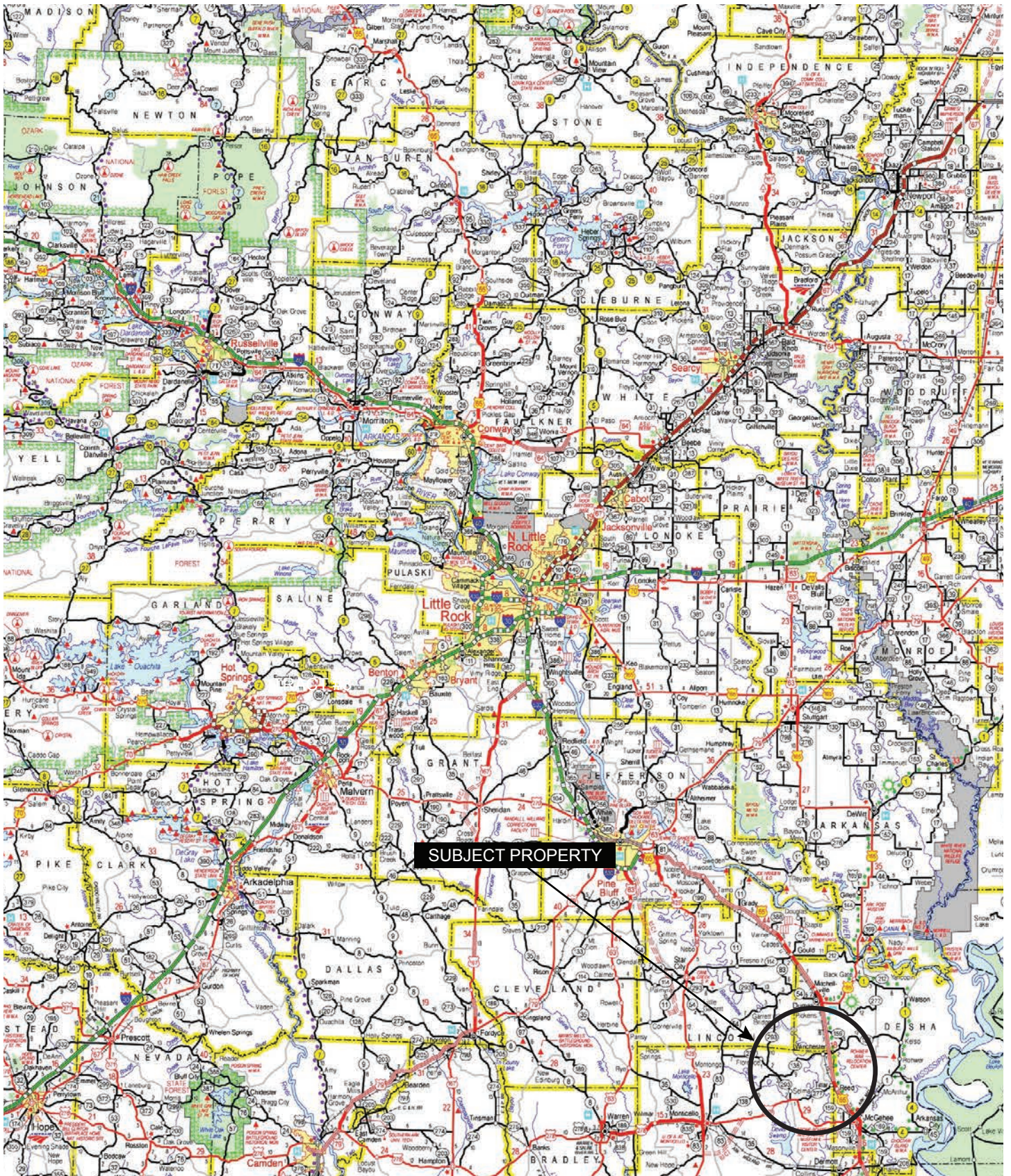
U.S. Highway 278

### **Offering Price**

Bids are due by 3:00 PM (Central) on March 4, 2025.



# VICINITY MAP





# NOTICE OF LAND SALE

## BY SEALED BID

We offer for sale the following tract of land in Drew County, Arkansas.

# DOLLAR HILL TIMBERLAND

## CONDITIONS OF SALE:

1. Sealed bids will be received at the office of Lile Real Estate, Inc. 1 Allied Drive, Suite 2220, Little Rock, AR 72202 until 3:00 p.m. (CT) Tuesday, March 4, 2025 and at that time privately opened. If your bid is mailed, please indicate on the outside of the envelope "Bid on Dollar Hill Timberland." Bids may be faxed to 501-421-0031, or emailed to [bstafford@lilerealestate.com](mailto:bstafford@lilerealestate.com). The successful bidder will be required to close within and no later than thirty five (35) calendar days from the effective acceptance date of the executed contract. An offer form is attached.
2. Acreages are believed to be correct but are not guaranteed. The sale price will be based upon the survey provided herein. In all cases, no adjustment will be made in the contract price based on any subsequent survey conducted by a Buyer. It is the Prospective Buyer's responsibility to verify the accuracy of all acreage.
3. Access is not granted or guaranteed, nor implied, by the Listing Agent or Seller. It is the Buyer's responsibility to conduct whatever independent studies necessary to satisfy any needed requirements of such.
4. Seller will furnish title insurance in the amount of the agreed upon gross sale price.
5. A warranty deed will be prepared by Seller. The Seller will pay half of the documentary stamps required by law for the recordation of the deed, and the Buyer will pay the remaining half.
6. All property taxes will be paid by the owner up to date of the sale.
7. The land will be sold to the highest bidder; however, the Seller reserves the right to refuse any or all bids, to waive any technical defect in bids, and unless otherwise specified by the Seller, to accept any bid as may be in the best interest of the Seller.
8. At the completion of the bidding process, a final contract will be signed by both Buyer and Seller. A sample of the contract to be executed by the Buyer can be provided prior to bid day upon request.
9. All Seller owned mineral rights shall transfer to the Buyer, but the Seller does not warrant or guarantee ownership of such.
10. AGENCY: LISTING AGENT FIRM REPRESENTS SELLER: Buyer and Seller acknowledge that the Listing Agent Firm is employed by the Seller. All licensees associated with the Listing Agent Firm are employed by, represent, and are responsible to the Seller. The Listing Agent makes no representation as to the condition of the property or its suitability to the Buyer's needs. The Buyer(s) are responsible for verifying information regarding this property and obtaining legal counsel if desired. If Buyer seeks representation from a licensed real estate agent, then it is the Buyers sole responsibility to pay for such services.
11. AGENCY: BUYER REPRESENTATION: Lile Real Estate, Inc. will pay a 2% Buyers Representation Fee if selling broker is procuring cause. Buyer agent/broker must notify listing firm in writing before the time bids are due to register a Bidder.
12. Any questions concerning this sale should be directed to Brandon Stafford (mobile: 501-416-9748) of Lile Real Estate, Inc.

### Agency Disclosure

All information contained herein has been obtained from sources we believe to be reliable.

However, no warranty or guarantee is made to the accuracy of the information.

Lile Real Estate, Inc. is the agent of the owner of the property described within this property offering.

# OFFER FORM - DOLLAR HILL TIMBERLAND

**Bid Date: Tuesday, March 4, 2025 by 3:00 P.M. (CT)**

Bids will be opened on March 4, 2025 at 3:00 P.M., all bids must be received prior to this date and time.

Bidder hereby submits the following as an offer for the purchase of the land located in Drew County, Arkansas; as described by the sales notice.

This offer will remain valid through Monday, March 10, 2025 at 5:00 p.m. If this offer is accepted the Bidder will execute an offer and acceptance contract with the Seller. Upon acceptance earnest money shall be tendered within three (3) calendar days in the amount of twenty-five thousand (\$25,000.00). Closing shall take place no later than thirty-five (35) calendar days from the effective acceptance date of the executed contract. A copy of the offer and acceptance contract can be requested for review prior to the bid date.

Bids will be privately opened and accepted in the form of: hand delivery, physical mail, email, or fax. The information for each is as follows:

Mail offer form to: Lile Real Estate, Inc. (Must be received before 3:00 p.m. (CT) on March 4, 2025)  
1 Allied Drive, Suite 2220  
Little Rock, AR 72202

Fax offer form to: 501-421-0031

Email offer form to: bstafford@lilerealestate.com

Bid Amount: \$ \_\_\_\_\_

Bidder: \_\_\_\_\_

Date: \_\_\_\_\_

Phone No.: \_\_\_\_\_

Fax No.: \_\_\_\_\_

Email: \_\_\_\_\_

Address: \_\_\_\_\_

Signature: \_\_\_\_\_

# PROPERTY DESCRIPTION

## DOLLAR HILL TIMBERLAND

Dollar Hill Timberland is located on the eastern edge of Drew County, Arkansas. The property consists of 81.54± surveyed acres and is comprised of mixed age, mixed species hardwoods. Access is considered great via U.S. Highway 278. Recreational opportunities include deer and turkey hunting. The southwestern corner is on the 164' elevation

line and is a perfect spot to build a home.

Dollar Hill Timberland is a unique opportunity to acquire a parcel that offers both a recreational and timberland investment opportunity.

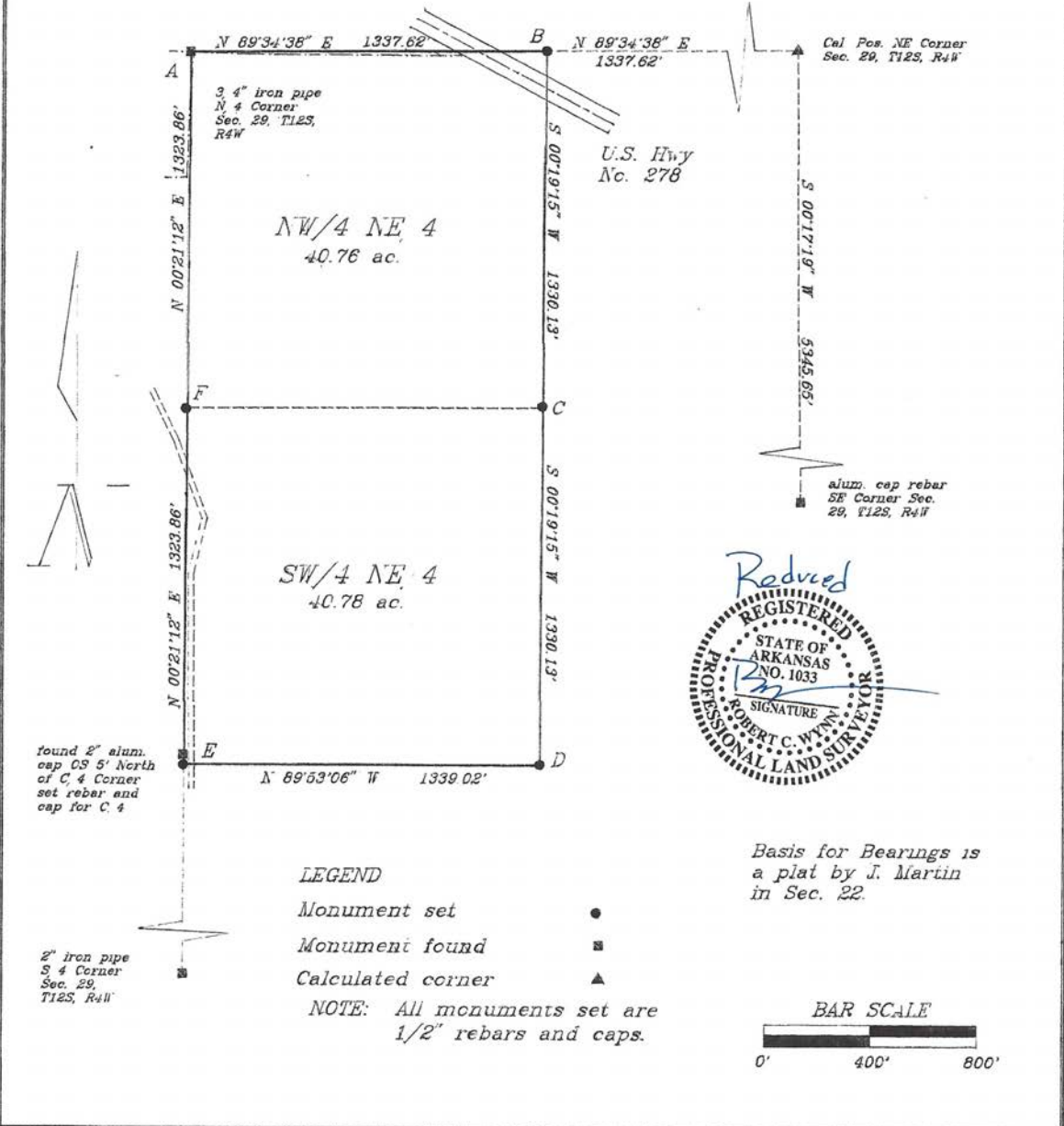


# SURVEY

## SURVEY PLAT

### CORNER WITNESS

A	20" Elm N 73 W 36.8'	31" R.O. S 13 E 23.6'	29" Locust S 35 E 12.4'	D	19" Wat.O. N 48 W 11.6'	27" Wat.O. West 5.7'	19" P.O. S 7 W 22.4'
B	9" Pine West 24.2'	9" Wat.O. South 27.0'	7" Elm N 25 E 14.8'	E	Frkd W.O. N 68 W 31.7'	33" R.O. N 27 E 21.4'	16" Pine N 55 E 40.2'
C	6" Wat.C. West 9.0'	9" Elm S 42 W 11.2'	8" Wat.O. S 14 E 22.4'	F	32" R.O. S 8 E 19.5'	16" R.O. N 54 E 13.7'	12" Cherry N 32 W 6.2'



Scale: 1" = 400'

WYNN SURVEYING INC.



# OWNERSHIP MAP

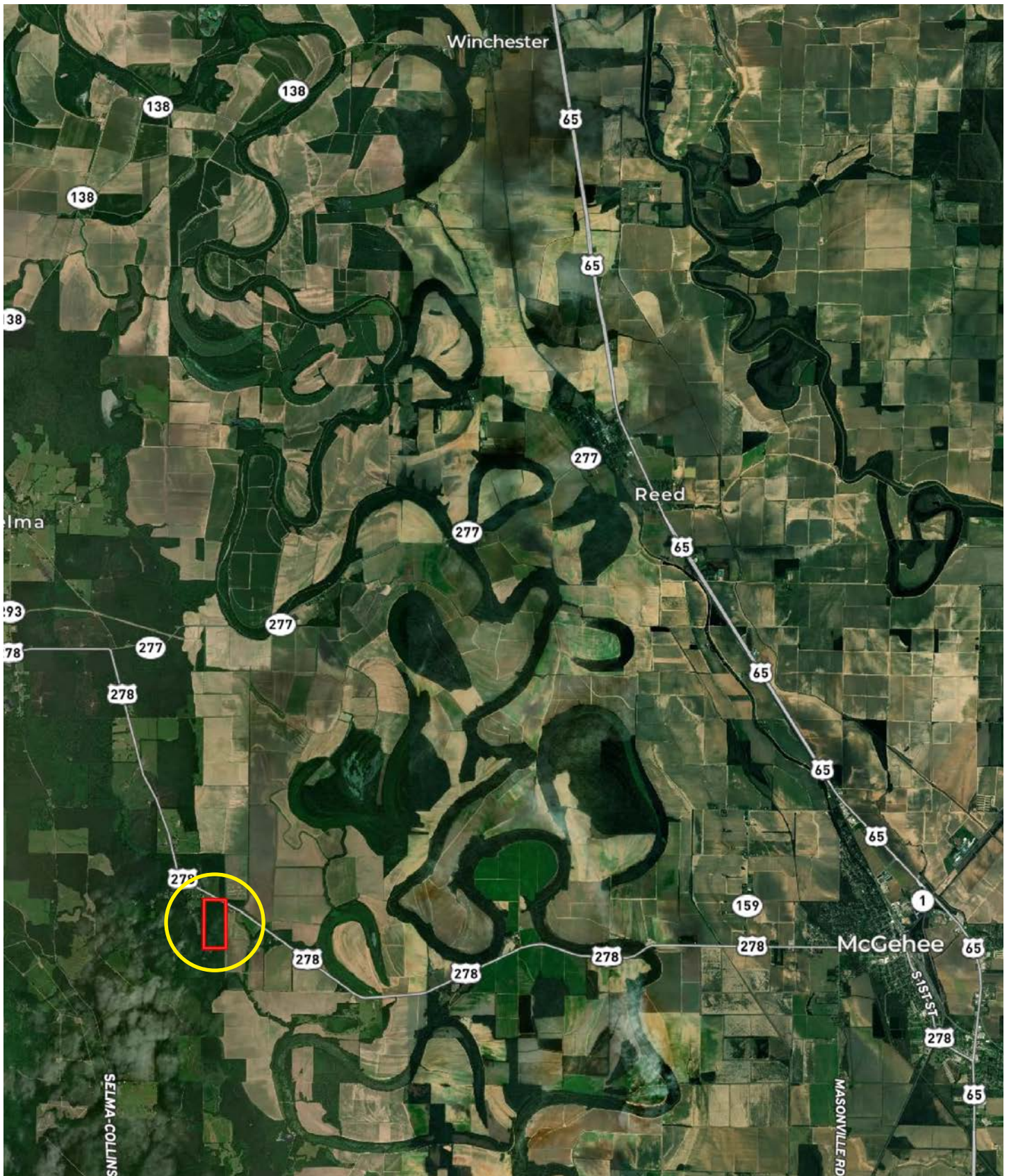








# LOCATION MAP





# AERIAL MAP





# LOCATION & ACCESS

Drew County, Arkansas  
Eastern Region of Arkansas

## Mileage Chart

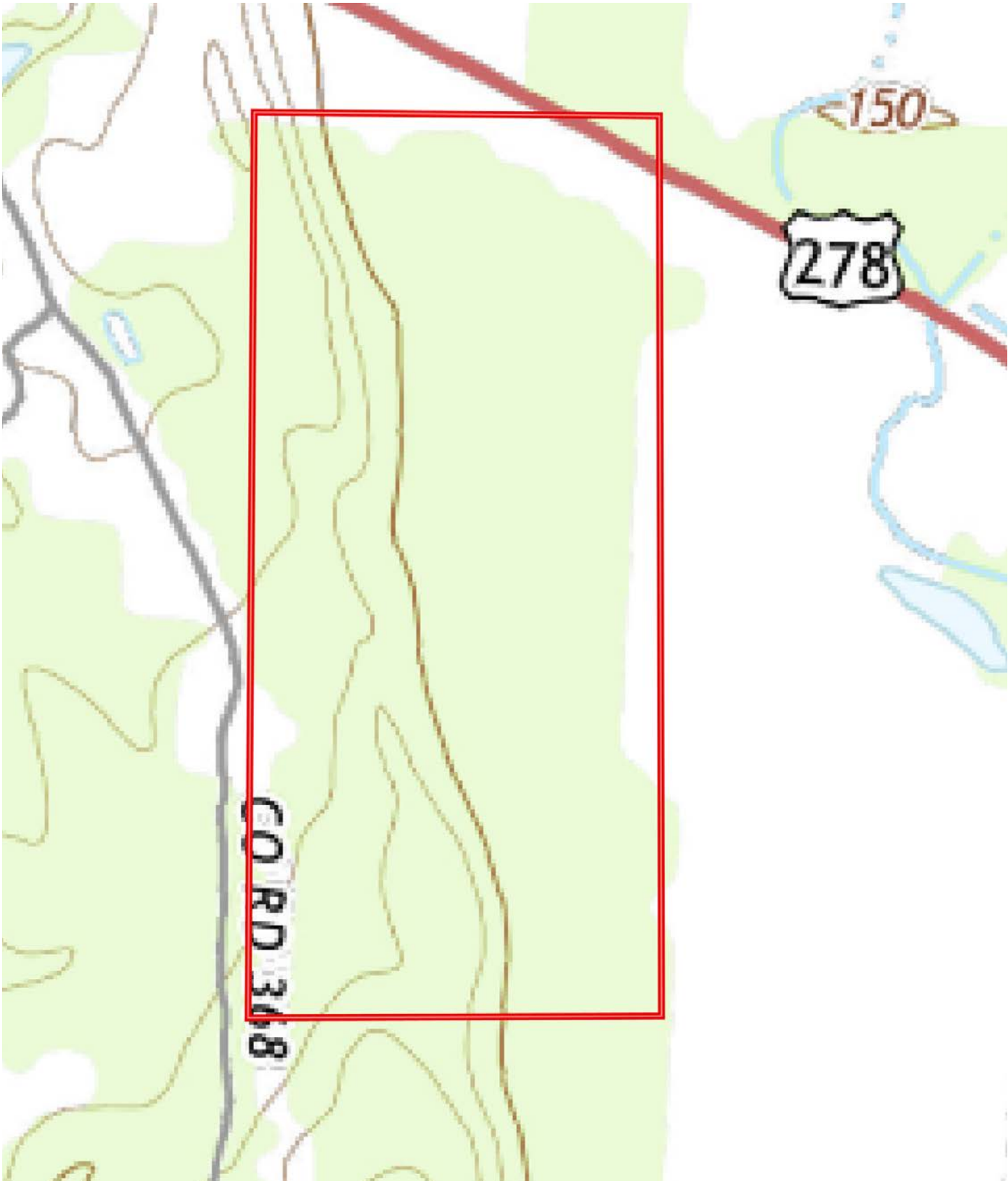
McGehee, AR	10 Miles
Monticello, AR	19 Miles
Greenville, MS	51 Miles
Pine Bluff, AR	57 Miles

Access is considered excellent with frontage along U.S. Highway 278.

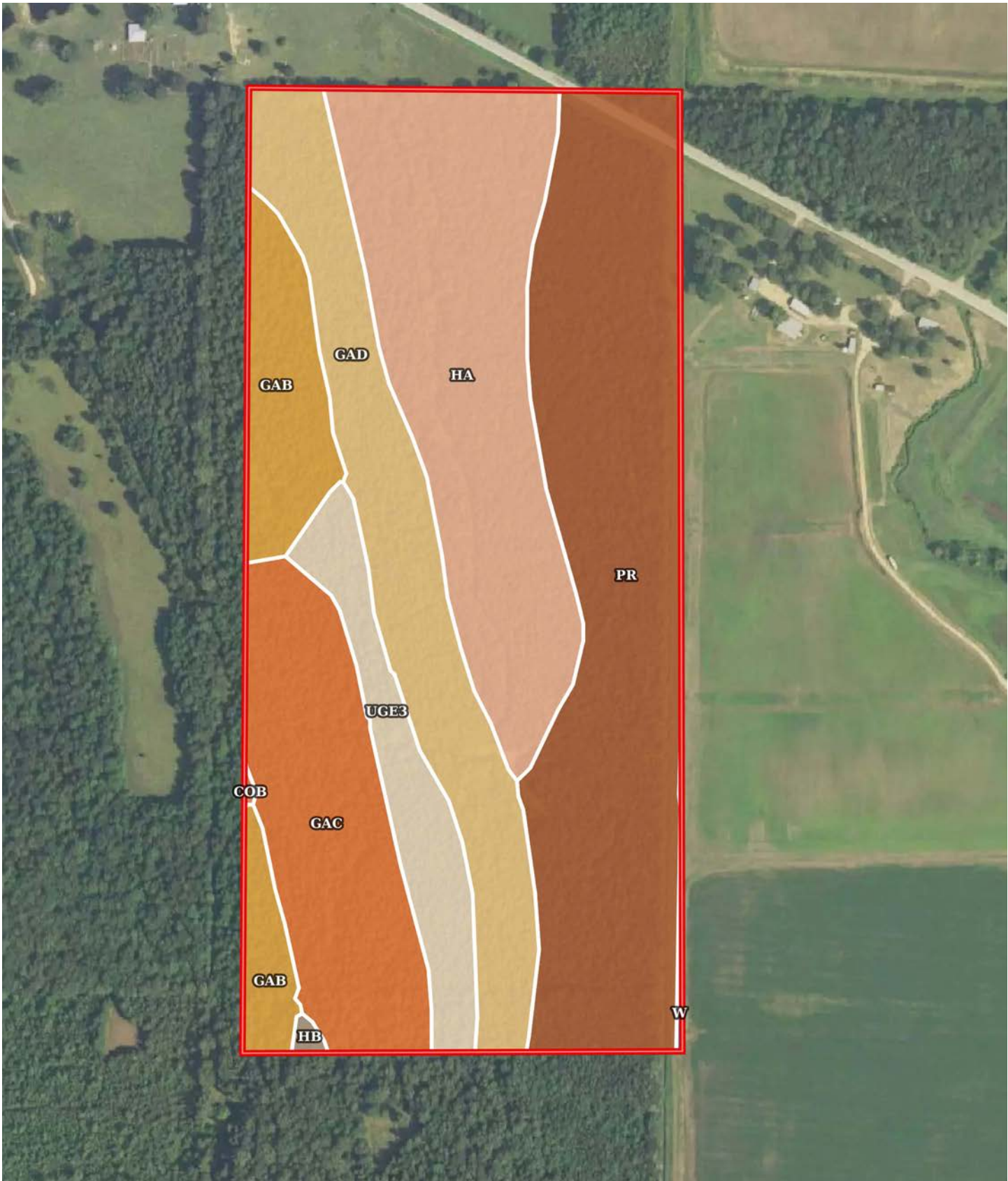




# TOPOGRAPHY MAP



# SOIL MAP





# SOIL MAP KEY

SOIL CODE	SOIL DESCRIPTION	ACRES	%	CPI	NCCPI	CAP
Pr	Portland clay, 0 to 1 percent slopes	26.01	31.22	0	56	3w
Ha	Hebert silt loam, 0 to 1 percent slopes	19.12	22.95	0	86	2w
GaD	Grenada silt loam, 8 to 12 percent slopes	13.62	16.35	0	62	4e
GaC	Grenada silt loam, 3 to 8 percent slopes	11.65	13.98	0	58	3e
GaB	Grenada silt loam, 1 to 3 percent slopes	6.82	8.19	0	52	2e
UgE3	Udorthents and Grenada soils, 8 to 20 percent slopes, severely eroded (loring)	5.63	6.76	0	16	7e
W	Water	0.22	0.26	0	-	8
Hb	Henry silt loam	0.19	0.23	0	64	3w
CoB	Calloway silt loam, 1 to 3 percent slopes	0.06	0.07	0	63	2e
TOTALS		83.32( *)	100%	-	60.99	3.13

(\*) 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

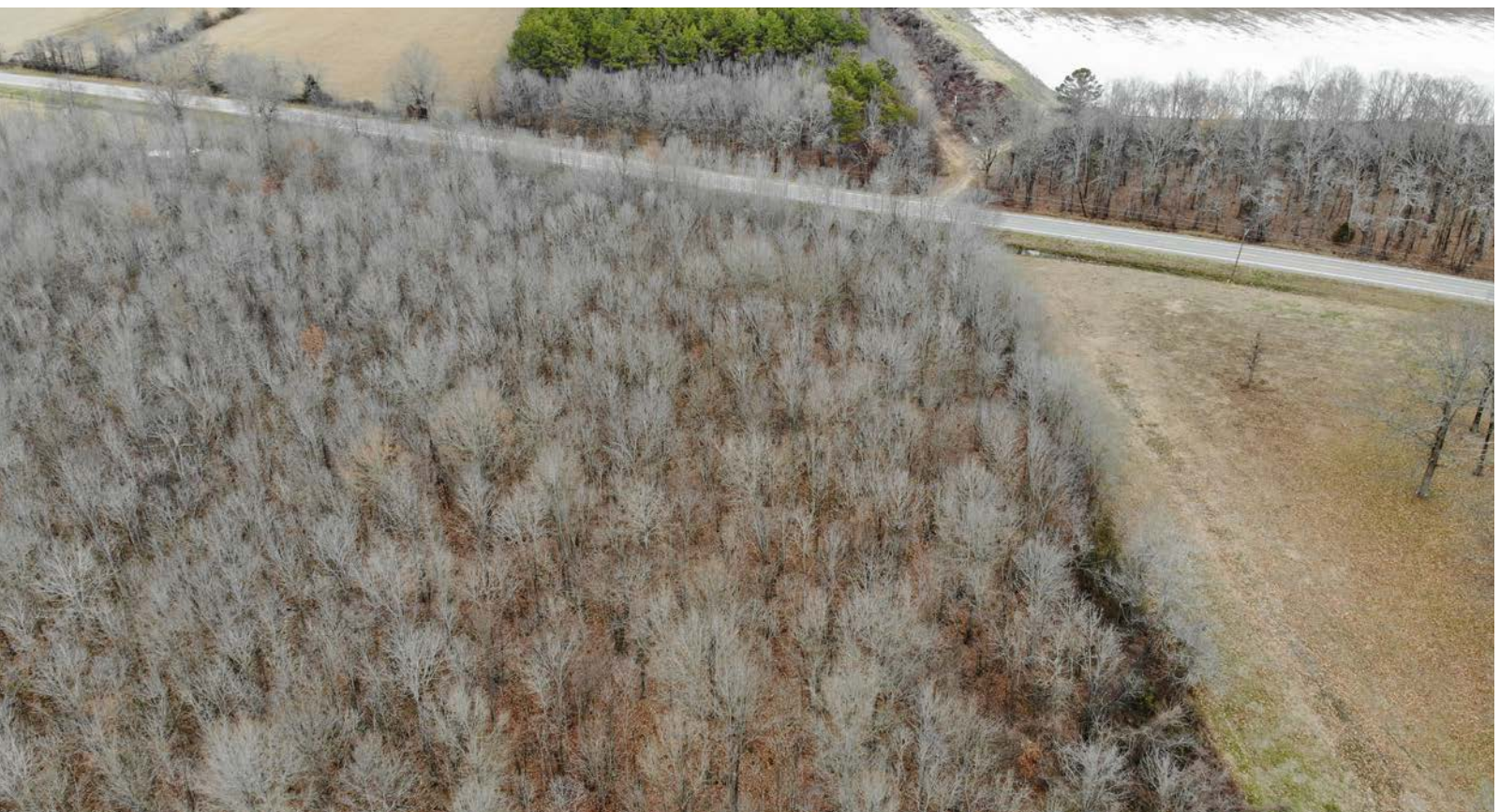
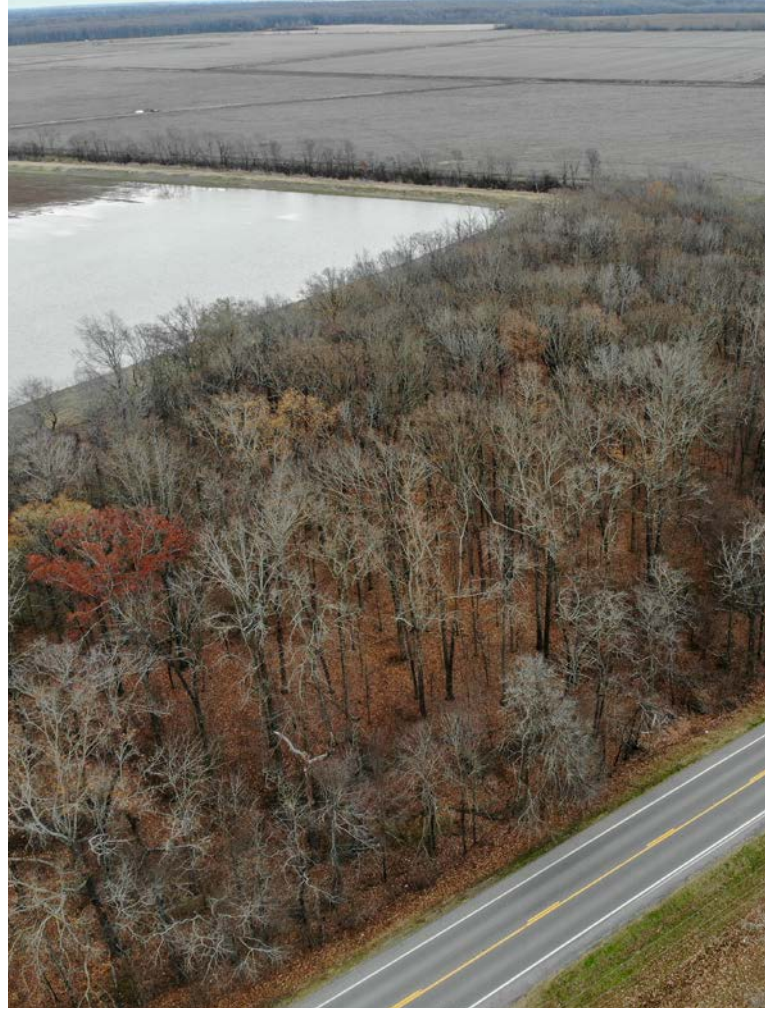
All mineral rights owned by the Seller, if any, shall transfer to the Buyer.

## Offering Price

Bids are due by 3:00 PM (Central) on March 4, 2025.

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

**Brandon Stafford**  
**501.416.9748 (m)**  
**[bstafford@lilerealestate.com](mailto:bstafford@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. In the last five years alone, we surpassed **\$500 million in sales**. You can be a part of that success story.



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For more information or to schedule a property tour, contact:



**BRANDON STAFFORD**

501.416.9748 (m)  
bstafford@lilerealestate.com

Scan for  
more info







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