



OFFERED FOR SALE

TWO BAYOU 90

A Recreational and Timberland Investment Opportunity

90± Acres • Ouachita County, Arkansas

OFFERED BY



AGRICULTURE | RECREATION | TIMBERLAND

Traditional Brokerage + Sealed Bids + Consulting

LICENSED IN ARKANSAS, LOUISIANA, MISSISSIPPI, AND TENNESSEE

WILLE

REAL ESTATE

DISCLOSURE STATEMENT

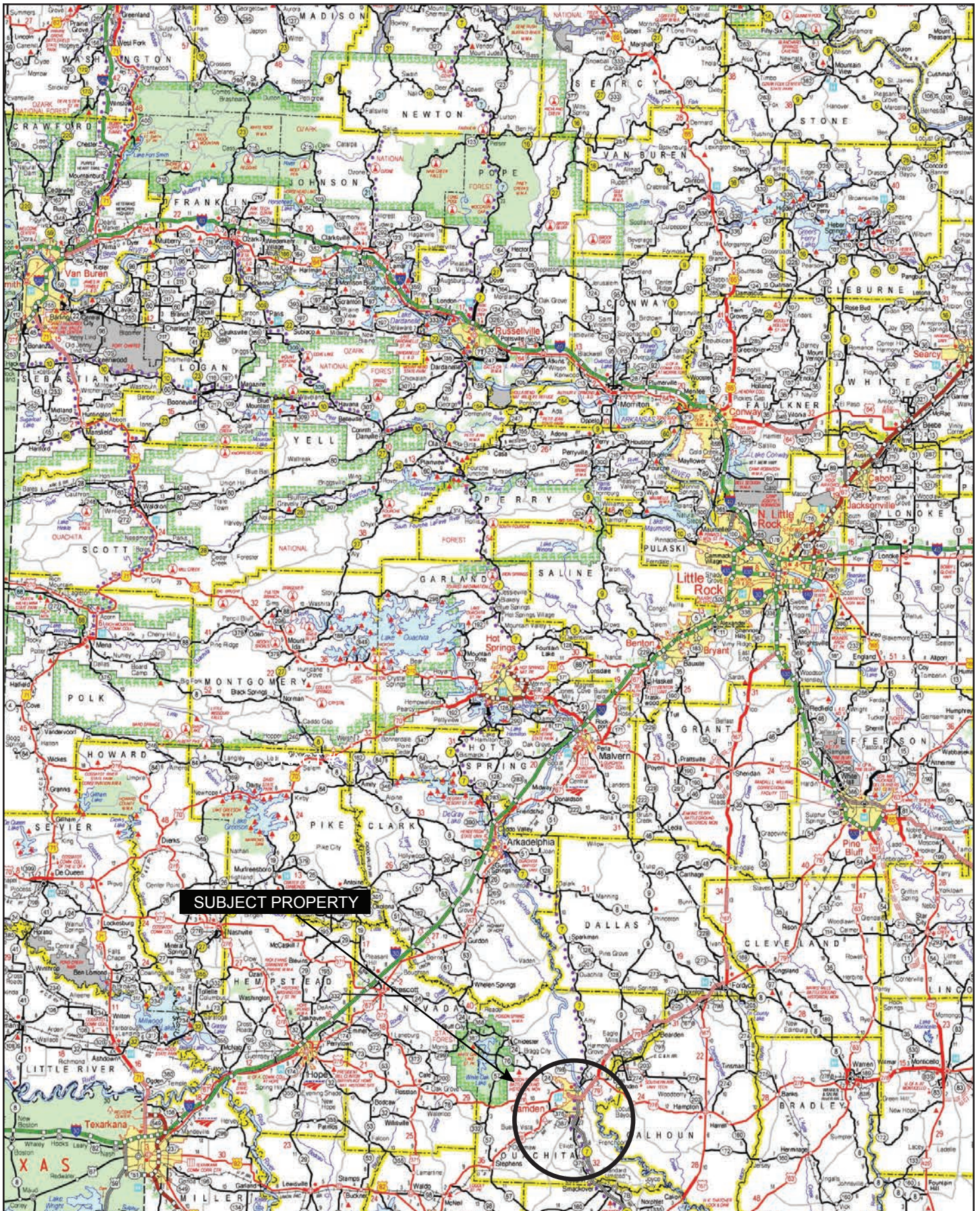
Notwithstanding any preprinted language to the contrary, this opinion is not an appraisal of the market value of the property. If an appraisal is desired, the services of a licensed or certified appraiser must be obtained. Pursuant to Ark. Code. Ann. § 17-42-110(d), a broker price opinion or market analysis 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 time frame or act as a representation or guarantee that the property will be sold within such time frame.

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: Two Bayou 90 consists of 90± deeded acres offering a great recreational and timberland investment opportunity in Ouachita County, Arkansas. The tract has approximately 15± acres of pine pulpwood, 35± acres of pine hardwood mix, and 35± acres of hardwood; with the balance of the land being a pond and an old barn area. There is also great potential for a homesite if a new owner wanted to build.

The western side of the property is boarded by Two Bayou which boosts the property's wildlife habitat. Recreational opportunities include deer, turkey, and small game hunting. There is a deeded easement in place making the tract accessible via Ouachita County Road 204.

Location: Camden, Arkansas; Ouachita County; Southeastern Region of Arkansas

Mileage Chart

Camden, AR	10 Miles
Hampton, AR	18 Miles
Fordyce, AR	31 Miles
El Dorado, AR	38 Miles
Arkadelphia, AR	54 Miles
Hope, AR	59 Miles
Texarkana, AR	90 Miles
Little Rock, AR	100 Miles

Acreage: 90± deeded acres

Access: Deeded easement from Ouachita County Road 204

Recreation: Deer, turkey, and small game hunting.

Real Estate Taxes: \$124.78

Mineral Rights: All mineral rights owned by the Seller, if any, shall not transfer to the Buyer.

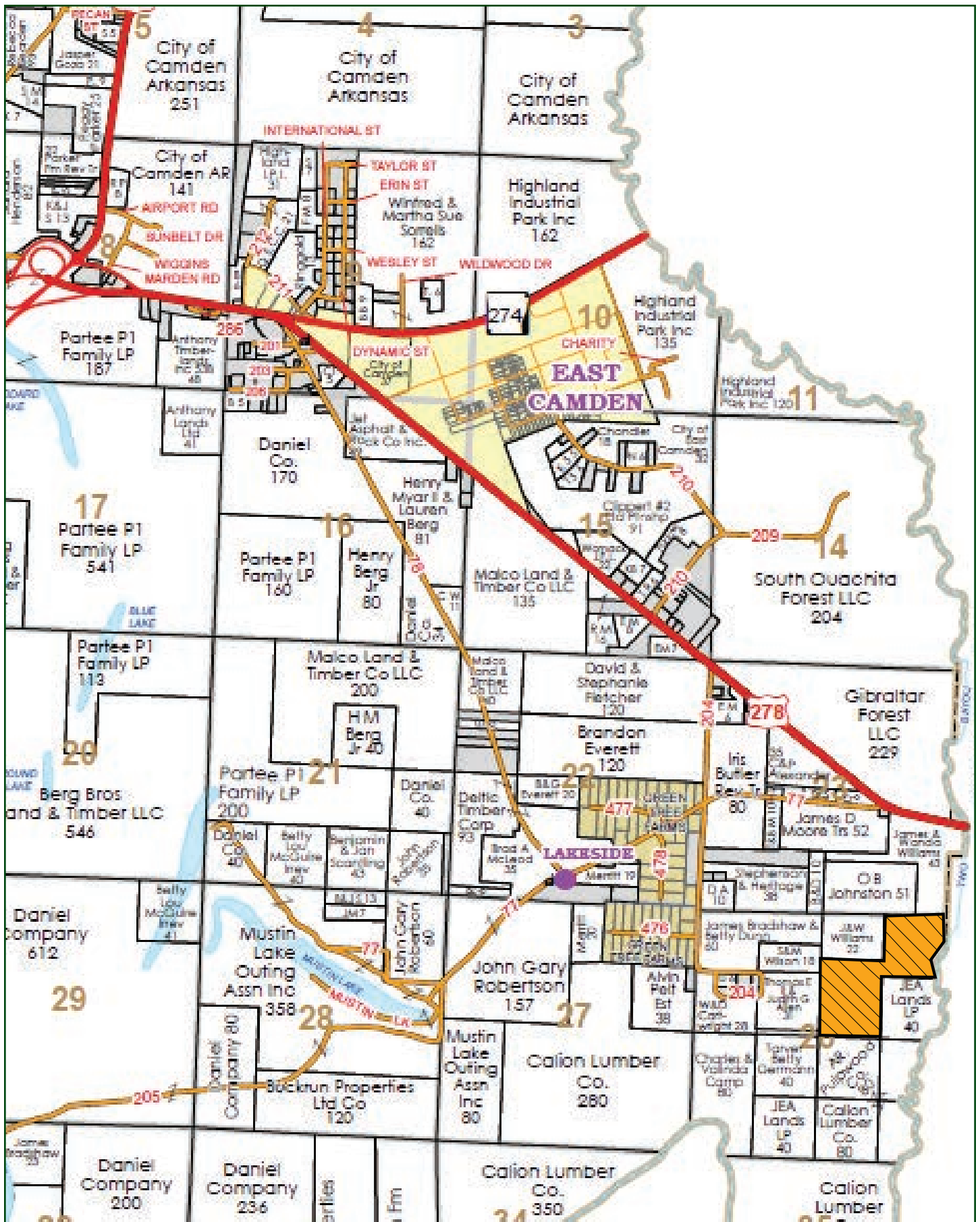
Offering Price: \$180,000.00

Questions concerning this offering or to schedule a property tour should be directed to Matt Stone or David Stone of Lile Real Estate, Inc.

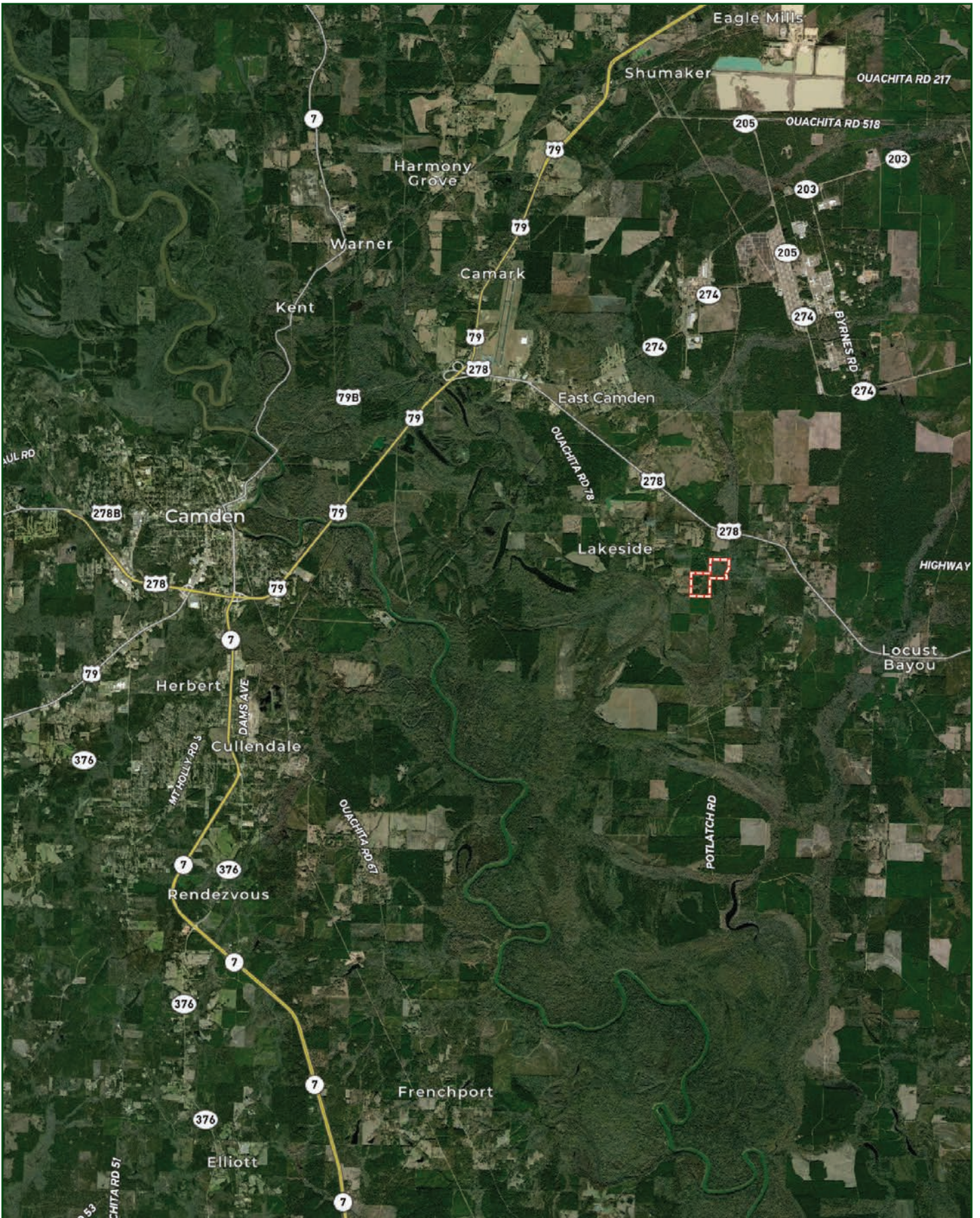
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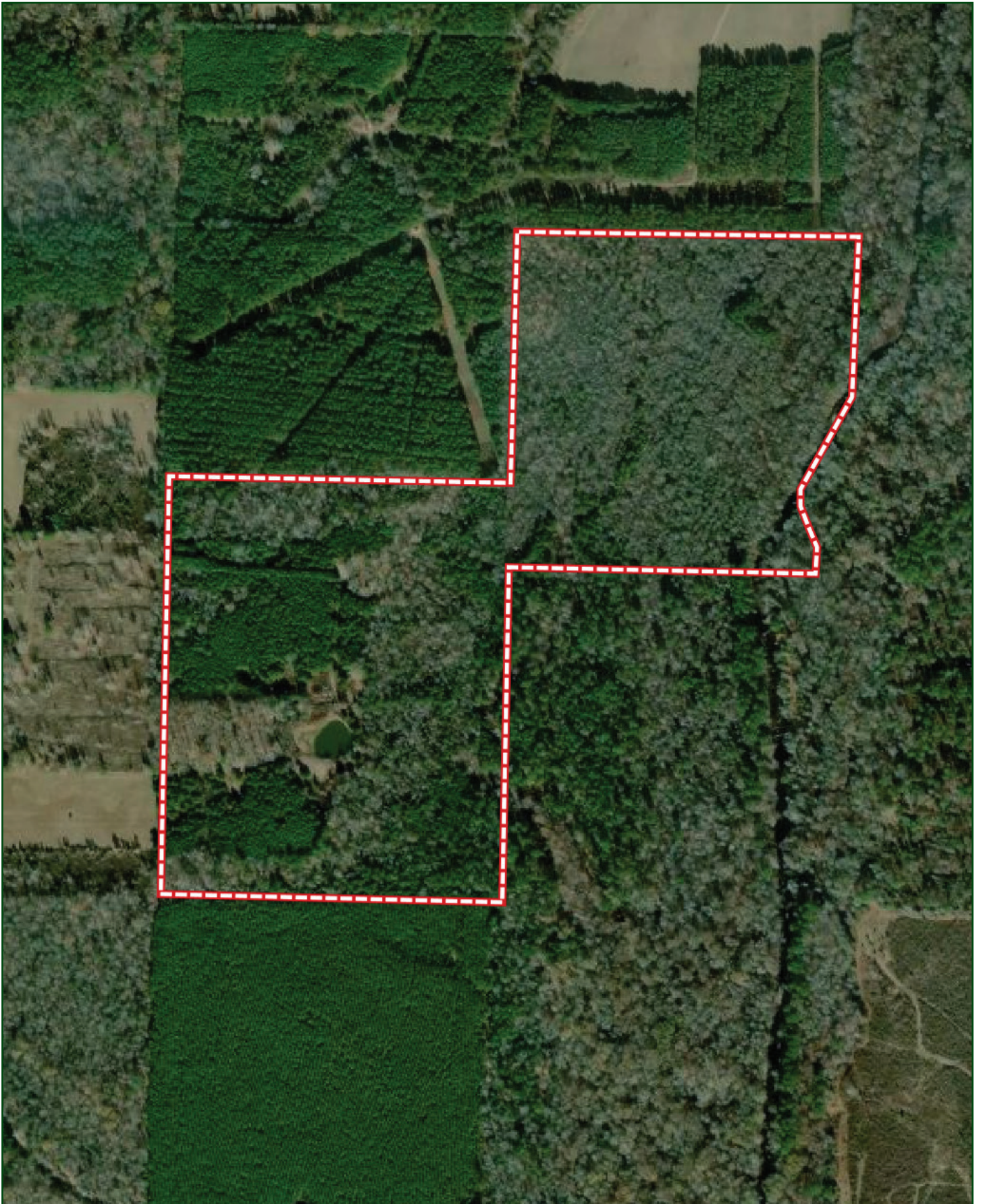
OWNERSHIP MAP



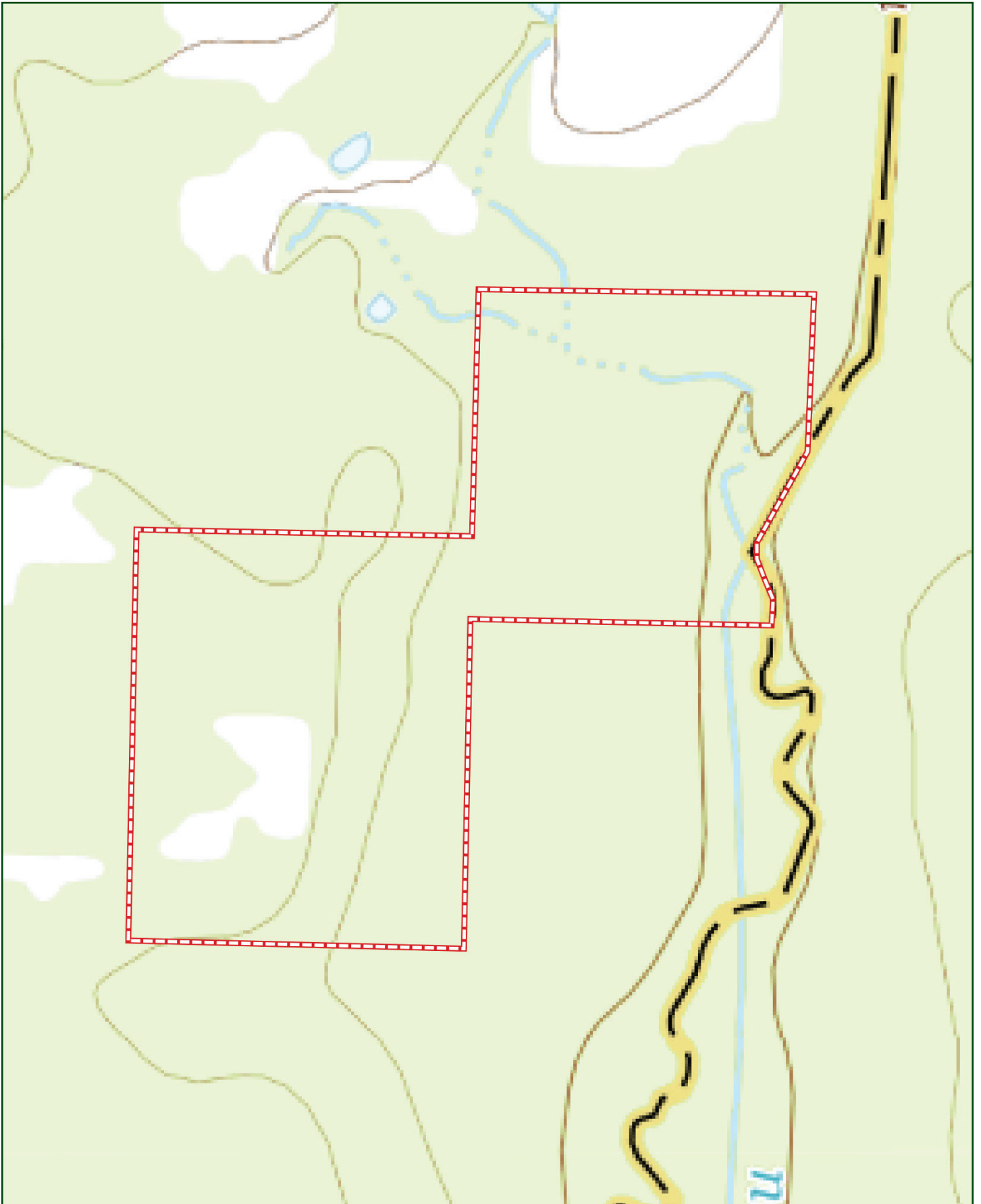
LOCATION MAP



AERIAL MAP



TOPOGRAPHY MAP



SOIL MAP



SOIL MAP KEY

SOIL CODE	SOIL DESCRIPTION	ACRES	%	CPI	NCCPI	CAP
AS	Amy silt loam, 0 to 1 percent slopes, frequently flooded	44.23	49.49	0	43	5w
LeB	Leadvale silt loam, 1 to 3 percent slopes	19.33	21.63	0	65	2e
Am	Amy silt loam, 0 to 1 percent slopes	16.79	18.79	0	62	5w
CaB	Cahaba fine sandy loam, 1 to 3 percent slopes	8.61	9.63	0	67	2e
5	Guyton soils, frequently flooded	0.41	0.46	0	50	5w
TOTALS		89.37(*)	100%	-	53.67	4.06

(*) 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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