



OFFERED FOR SALE

# WINONA 90

A Recreational & Timberland Investment Opportunity

90.19± Surveyed Acres • Saline 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.

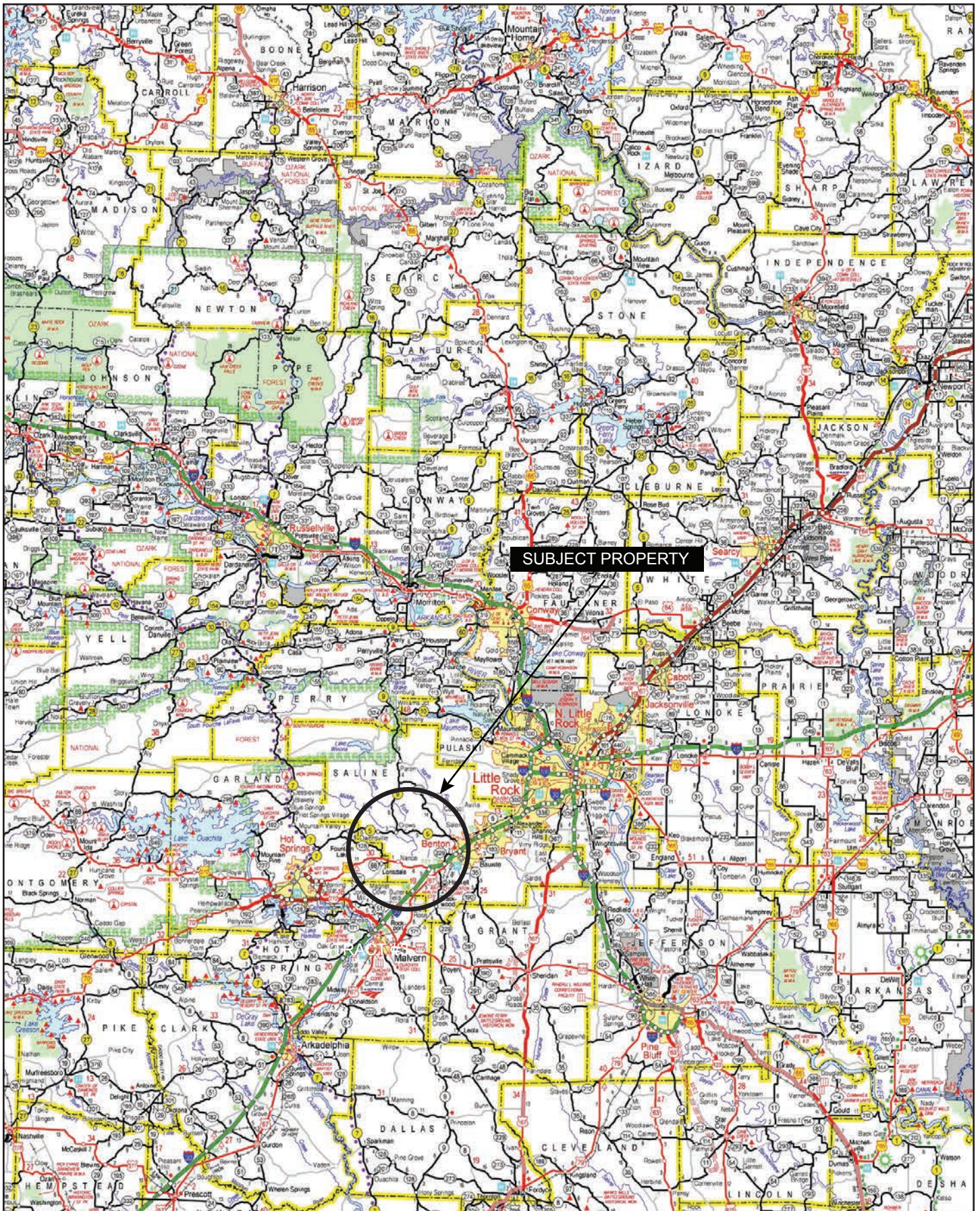
A representative of Lile Real Estate, Inc. must be present to conduct a showing. The management of Lile Real Estate, Inc. respectfully requests that interested parties contact us in advance to schedule a proper showing and do not attempt to tour or trespass on the property on their own. Thank you for 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 Winona 90 offers a quality recreational and timberland investment opportunity located in Saline County, Arkansas just northeast of the community of Jessieville. The property consists of 90.19± surveyed acres and has access from Winona Lake Road on the south side. The merchantable timber on the property changes throughout from uneven aged hardwoods to pine.
- Deer, turkey, bear, and squirrel hunting opportunities exist on the property. Additionally, the property borders the Ouachita National Forest, on the north boundary, which offers additional deer, turkey, bear, and squirrel hunting above and beyond what the subject property offers.
- Location:** Jessieville, Arkansas; Saline County; Northern Central Region of Arkansas
- Mileage Chart
- |                 |          |
|-----------------|----------|
| Jessieville, AR | 14 Miles |
| Hot Springs, AR | 31 Miles |
| Benton, AR      | 40 Miles |
| Little Rock, AR |          |
- Acreage:** 90.19± surveyed acres
- Access:** The property has good access from Winona Lake Road.
- Mineral Rights:** All mineral rights owned by the Seller, if any, shall transfer to the Buyer.
- Offering Price:** \$266,060.50 (\$2,950.00 per surveyed acre)

For any questions concerning this offering or to schedule a property tour, contact Gardner Lile or Gar Lile of Lile Real Estate, Inc.

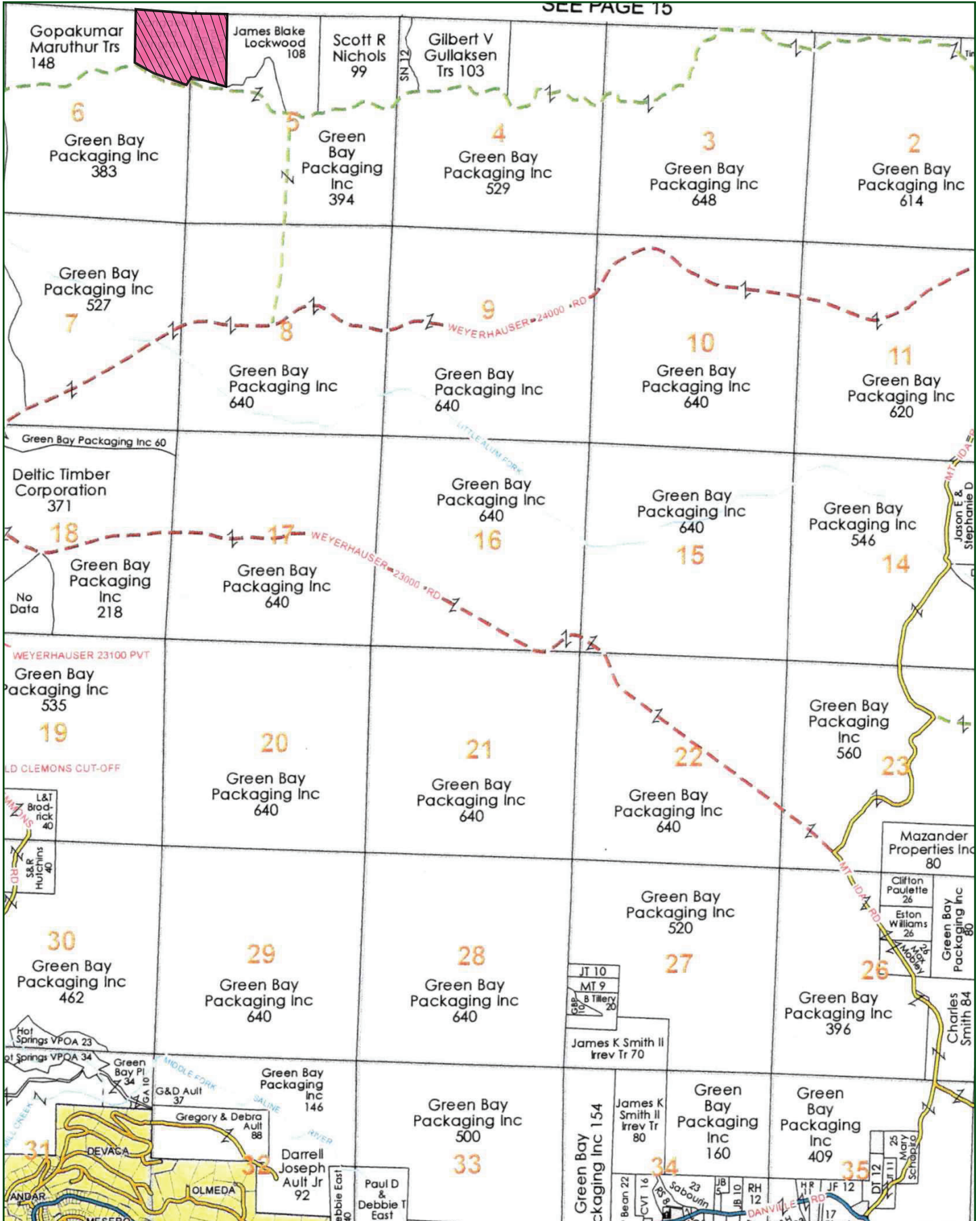
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# OWNERSHIP MAP

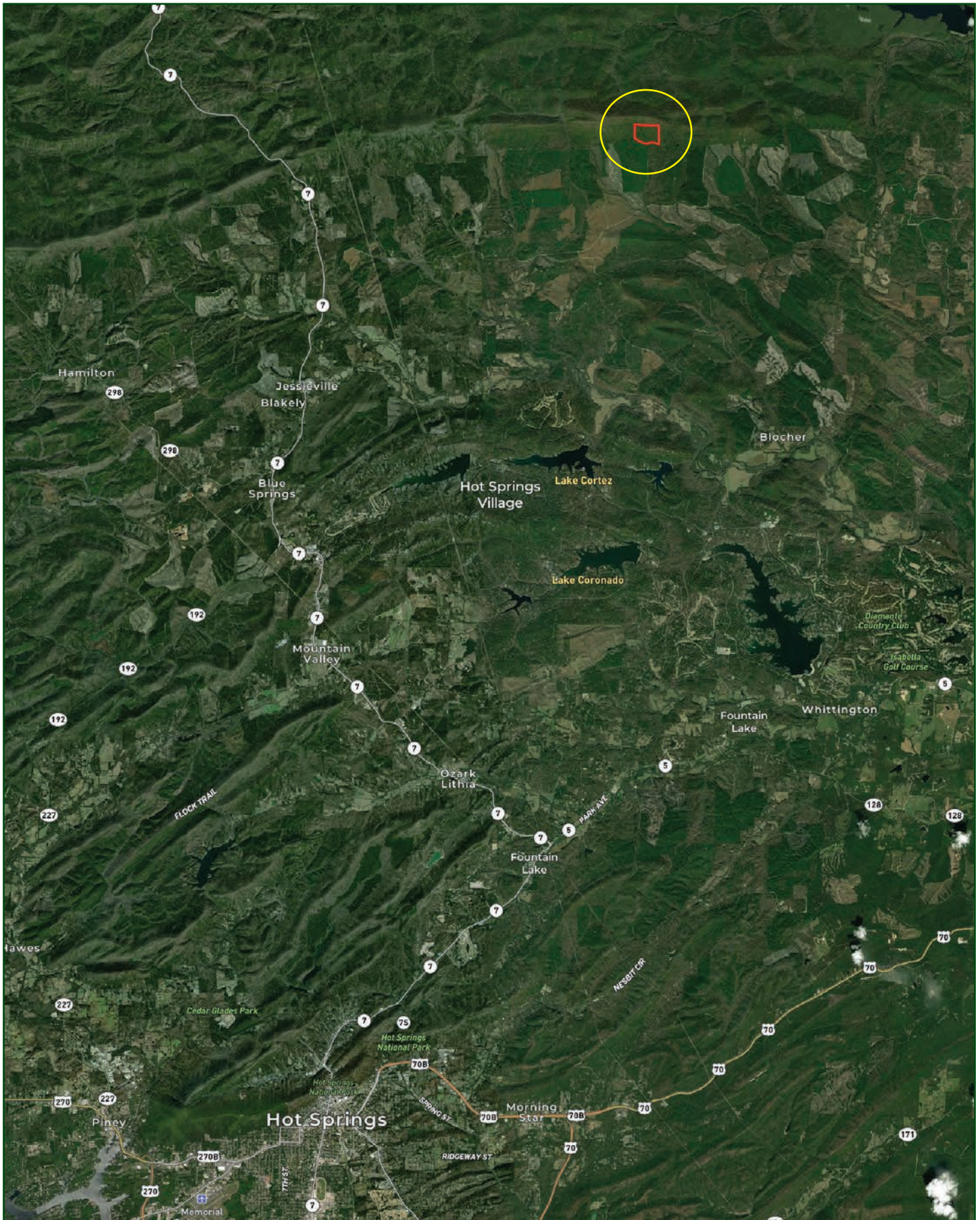
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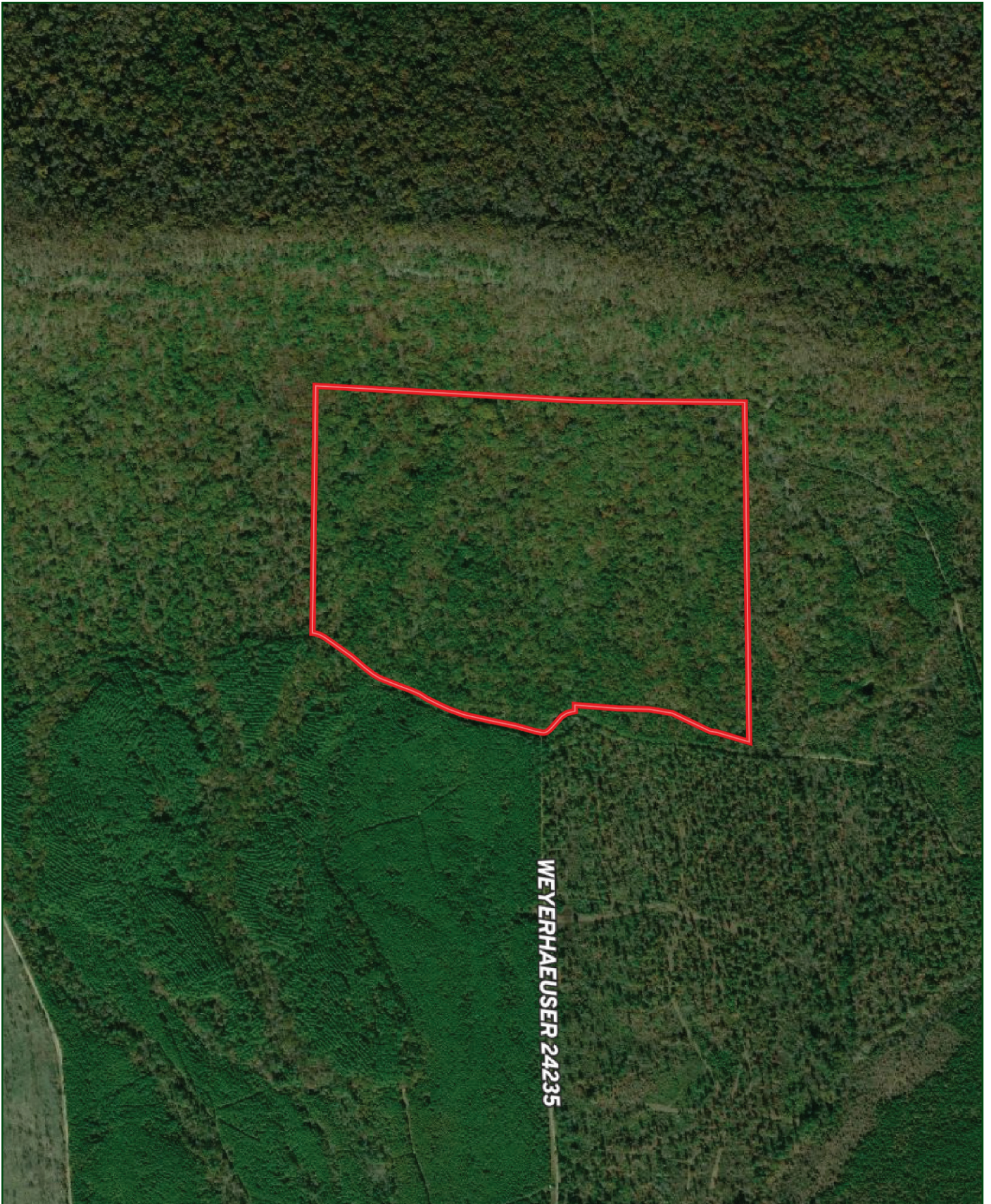


# LOCATION MAP



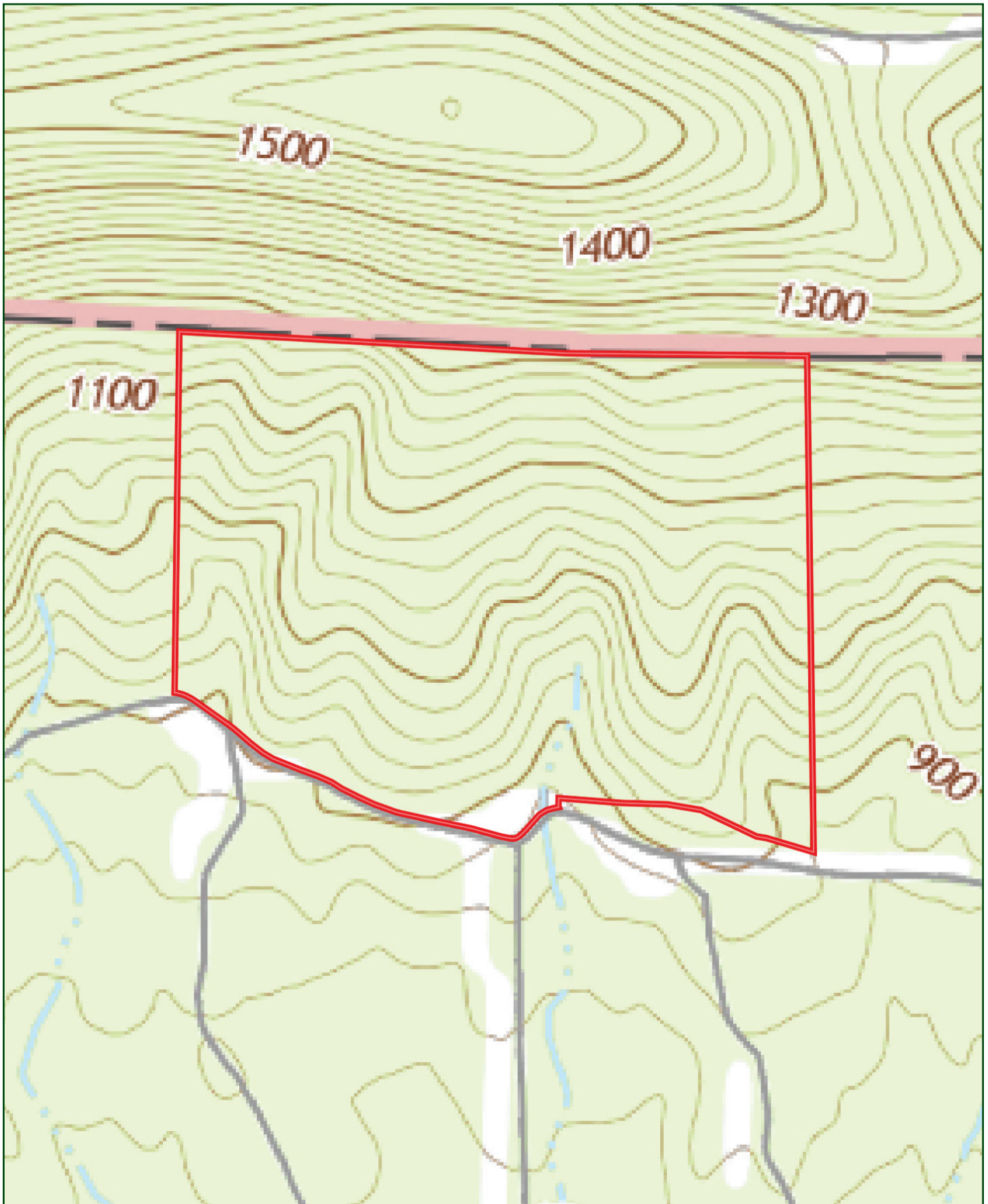


AERIAL MAP





# TOPOGRAPHY MAP





SOIL MAP





## SOIL MAP KEY

SOIL CODE	SOIL DESCRIPTION	ACRES	%	CPI	NCCPI	CAP
12	Carnasaw-Townley-Pirum association, steep	90.32	99.88	0	12	7e
9	Carnasaw-Townley association, undulating	0.11	0.12	0	50	4e
TOTALS		90.43( *)	100%	-	12.05	7.0

(\*) 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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