

OFFERED FOR SALE **ROLLING HILLS 390** A Recreational and Timberland Investment Opportunity

390± Acres • Miller County, Arkansas

OFFERED BY



AGRICULTURE | RECREATION | TIMBERLAND

Traditional Brokerage + Sealed Bids + Consulting

LICENSED IN ARKANSAS, LOUISIANA, MISSISSIPPI, AND TENNESSEE

LITERAL ESTATE

DISCLOSURE STATEMENT

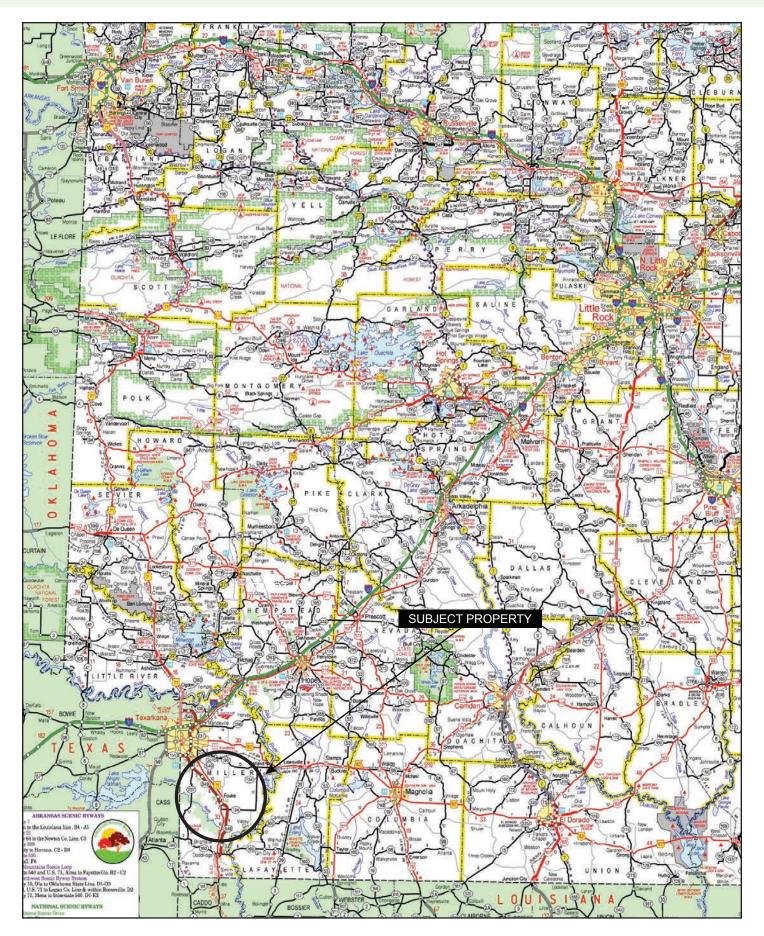
Lile Real Estate, Inc. is the listing agency for the owner of the property described within this offering brochure.

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:	 Rolling Hills 390 consists of a 390± acre, predominately well-established pine plantation in Miller County, Arkansas. The property is only five (5) miles from the Arkansas / Texas state line and approximately 20 minutes south of Texarkana. Access is considered good and available by Miller County Road 152. Of the 390± acres, approximately 360± acres are pine plantation, with the remaining acreage being a mix of Streamside Management Zones (12± acres), roads (10± acres), and ponds (8± acres). All of the pine plantation was bedded, and sprayed when planted, with 82.8± acres being established in 2016 and 277.8± acres in 2018. Additionally, the property offers year-round recreational opportunities including deer, turkey, and small game hunting, as well as fishing. The property has been successfully hunted, with the hunting rights currently being leased out. The property's hunting potential is further improved by its eastern border neighboring the Sulphur River Wildlife Management Area which offers public hunting and fishing. Nonhunting recreational opportunities are limitless and could include camping, hiking, ATV-riding, and more. 					
Location:	Fouke, Arkansas; Miller County; Southwestern Region of Arkansas					
	Mileage ChartTexarkana, AR20 MilesAshdown, AR42 MilesHope, AR50 MilesHaughton, LA64 MilesShreveport, LA65 MilesMagnolia, AR70 MilesRuston, LA97 MilesLittle Rock, AR154 MilesDallas, TX186 Miles					
	Austin, TX 340 Miles					
Acreage:	390± total acres					
Access:	Miller County Road 152					
Recreation:	Deer, turkey, and small game hunting opportunities exist on the prop- erty.					
Real Estate Taxes:	\$876.39 (estimated)					
Mineral Rights:	All mineral rights owned by the Seller, if any, shall not transfer to the Buyer.					

PROPERTY SUMMARY

Offering Price:

\$639,000.00

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

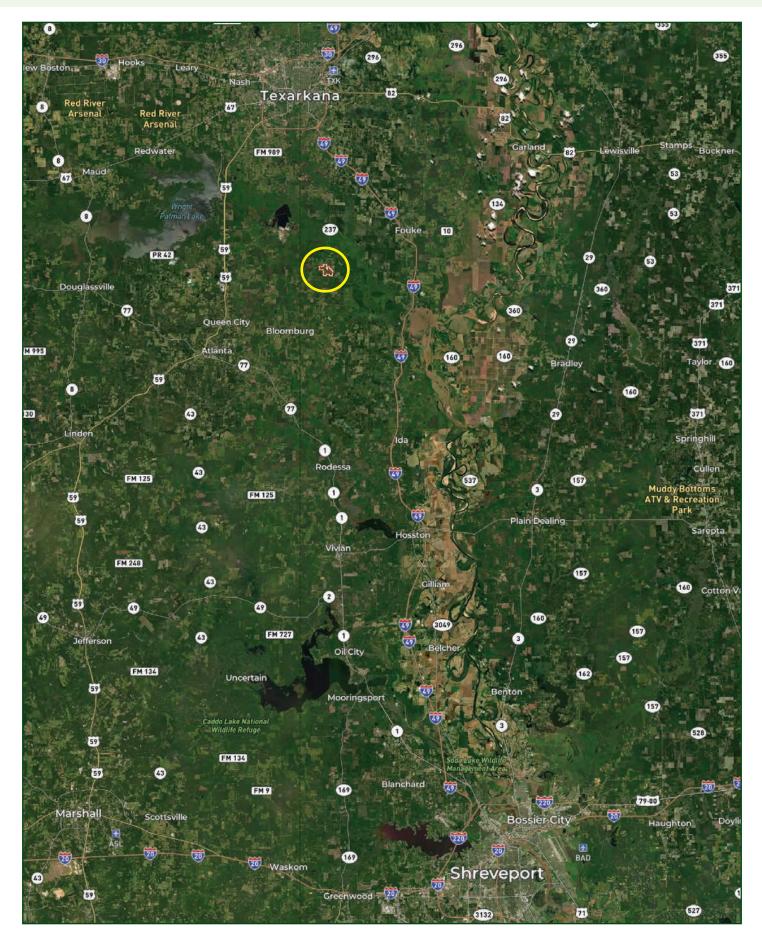
> Matt Stone 870-818-0750 (m) | mstone@lilerealestate.com

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

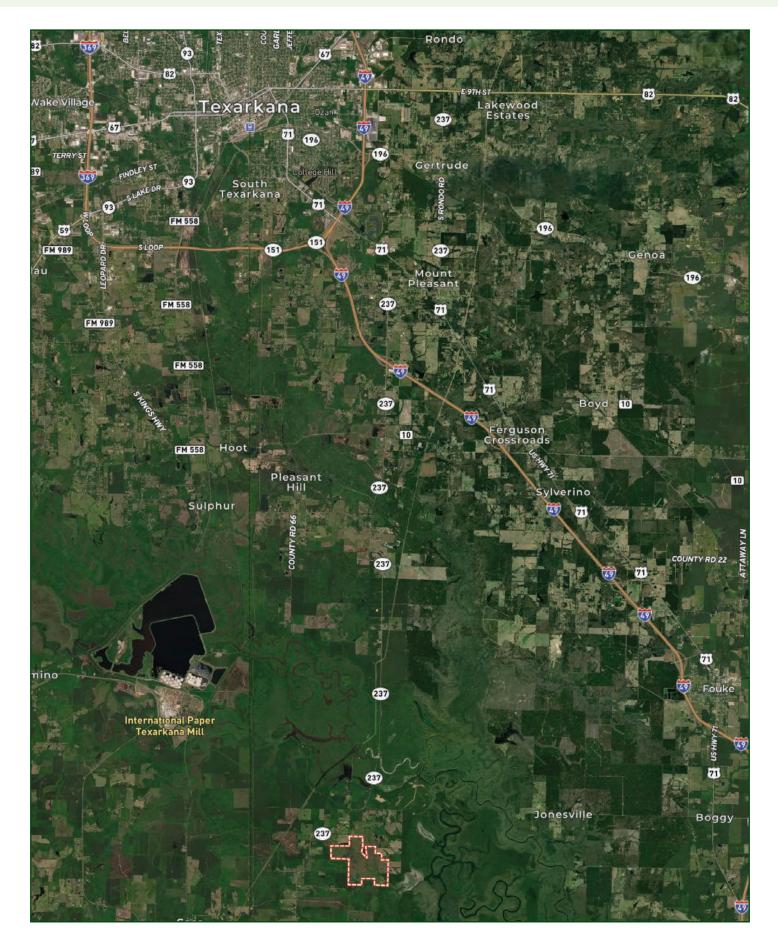
OWNERSHIP MAP

A.N. 18 1.0. 17 38 40 7 LY. 17 40 17 293 ELUS PIERCE	10-15 IL W. 19 MIKE	1111	H	SILPHIR
F.L. 17 $MO.$ 17 $\rightarrow 6$ ALLEN 7 $MI.T.$ 11 $\rightarrow 10$ JAMES $T = 40$ COX 7 $MI.T.$ 11 $AWESTMORELAND$ $T = 40$ COX	ALLEN 020NYIB		Til	RIVER //
R.B. 19 MILLIANDICE DATE 62 J.B. 22 79 ED 19LACK 1.5 D.M.T SEL	. JEWELLITHOMAS	ARKANSAS STATE GAME & FISH COM.	1/t	ZWILDLIFE MANAGEMEN
J.N. 52	COX 20	GAME & FISH COM.	PATY	AREA,
4 - K.L 5 T.J. (W. G.) J.L 5 \$MONEY- DAVIS	WOOD	14	XIX	4/1/2/
JL 5 9 HAM 31 ETAL AS.G.F.C	5			11/1/1/
ISLEY 33 40 IEMAN 24 RALPH NRS. 156 DAY 28 W.P. COLEMAN DAVIS COLEMAN 40 COLEMAN 40	URAH WARDELL 80	JAMES F. WATTS JR. 160	11/1	11/1/1
N URNER M. E. VESTAL A. D DOURMER BROWN 7 STILES	LEE STILES 83	CABE LAND CO. 40	111	
ETAL 40 40 HI SO BO S JIMMY SUN SUN 11 6 80	HULL	JAMES F. HASKELL WATTS JR. FULTZ ETAL 120 ETAL 40		N.C. 11 OP. CO. 40
SON JR. GO JAMES D. ARNOLD COODSON JR. 160	HENSON SPENCE S 40 40 E	SPENCE SEX	FATE A BUSCIE	W. S. 11 J. B. 11 1. M. 11 ALEX- ALEX-
GILES 200 11	TIMBER.	COX 27 40 BRICHAM 2 2 0.1. JAMES		ANDER ANDER 40 HO
A.G. COODSON M. W. 237/ WALKER ALEXANDER 139 H.W. PASLEY RAYMOND E. HARRINGTON	M.W. ALEX- J. A. 20)	SUND A B. R. 40	TIMBER. 35 E OPER. 75.W. 20 CO. LTD.	ANNY L SMITH 42
A 35 - 21 MABLE HLES SR. 58, 30 21 MABLE PASLEY.	ANDER J. B. 20 40 MABLE H.F. 2 PASLEY RJ-157	H.W. KELS	RH Z J	P. 18 CABE
WA. 45 GILES JR. 80 S	ALEX- HARVE	Y H. PENN- D. CHANDLE TON INGTON CHANDLE	NEY 32 151. 50	A. S. 18 80 NELSON J. W. PASLEY HOWARD 27 RL 75
JEFF JEFF JOE D. JOEL A	40 ETAL 1 CLIFFORD RALPH EASTERS ATEAGUE HOGUE 40	ETHELYN H M. NICH WILLIAMSON R F. McCON 70 IO DOUGLAS	INELL 28 JUNE	27 IH. 75 - PASLEY CABE EVA T. S.S. 27 AND CO. GILES HUNT HOWARD 40 40 CLUE
	60 MRS. J PO WESTMOR	H. BOBBY ELAND MADDOX 7 40 38	JAMES BOBBY WARD MADDOX	INC. 26 TJ. H.M. S J.S. L PON-27 10 10 EU 10 TIME DEXTER 10 10 F.S. 25 F.C. 26 F.C.
RUBY CONT STATES	JOYCE RODGERS 157 39		EVERLEAN Z	DANIEL JOHNSON 50 L NANTZE H HARRIS 40 80
NOBLE LOGWOOD R. BAUGUST R.S. MOORE ET. 53 53 WOOD 25, 19 37	NULL NOEL C. NULL BRACKMA	N VIR 26	WALTER ALLEN TO	DMBER. ROSEMARY J E. I OP. CO. ALEXANDER STOL 40 - 80 40
CRADY JAMES EDGAR B. EDWOND NOBLE ENDSLEY WOOD S. BALL 50 (159)40 40 P. 41	ODIS E. NOEL BRAC GRIFFIN H.W. 10 29 N.W. 10	HUNN ROBER-DONALD HISON HENSLEY JSPET.39 39	DELTIC FARM TIN CO. INC. 120	ABER WALTER ROSEMARY ALLEN ALEXANDER CONV 40 ETAL 40

LOCATION MAP

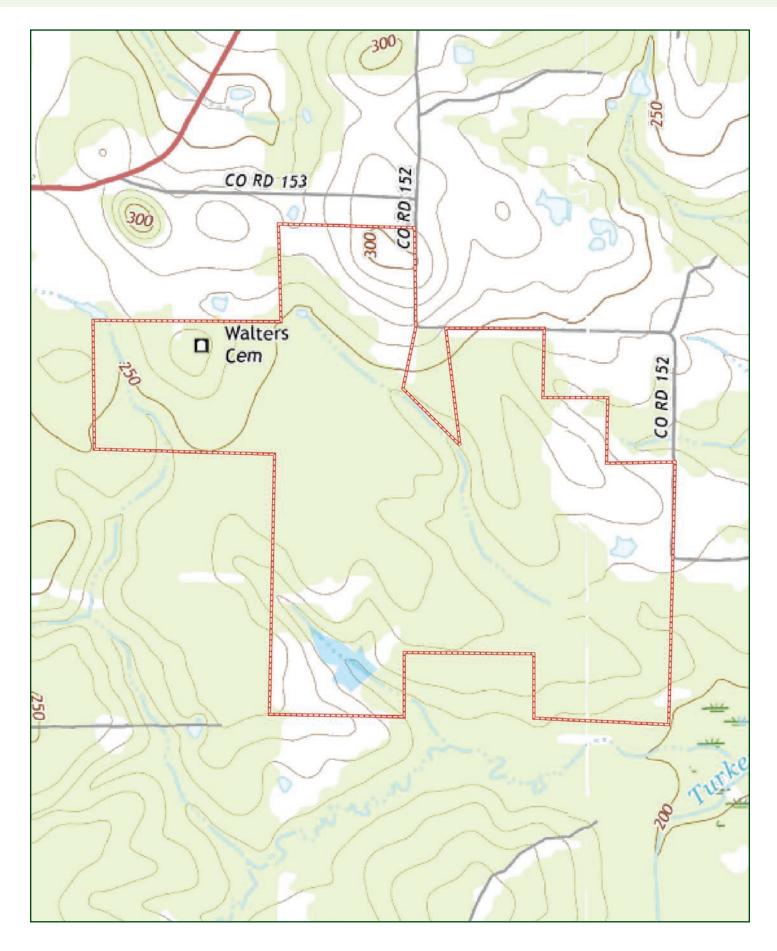


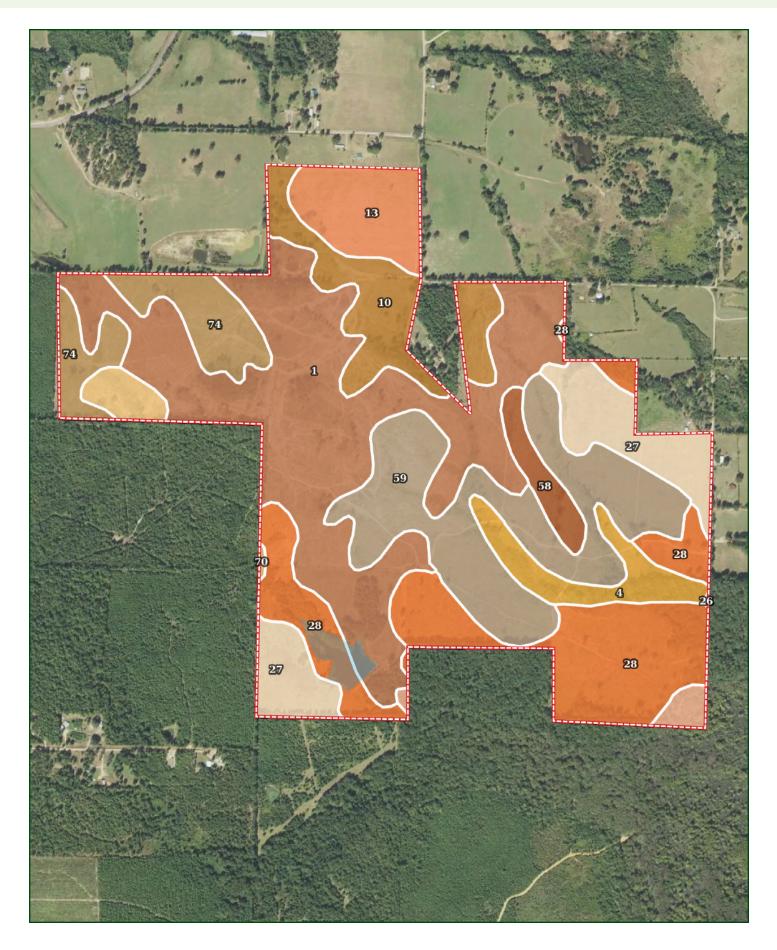
AERIAL MAP





TOPOGRAPHY MAP





SOIL CODE	SOIL DESCRIPTION	ACRES	%	CPI	NCCPI	CAF
1	Dorcheat silt loam, 0 to 2 percent slopes	123.1 6	31.02	0	61	Зw
59	Sacul fine sandy loam, 3 to 8 percent slopes	68.65	17.29	0	76	40
28	Gore silt loam, 3 to 8 percent slopes	66.68	16.79	0	58	6e
27	Gore silt loam, 1 to 3 percent slopes	30.99	7.81	0	59	4e
10	Bowie fine sandy loam, 3 to 8 percent slopes	28.98	7.3	0	77	4e
74	Smithdale fine sandy loam, 5 to 8 percent slopes	24.81	6.25	0	75	Зе
13	Briley loamy fine sand, 8 to 12 percent slopes	20.1	5.06	0	52	4e
4	Amy silt loam, 0 to 1 percent slopes, frequently flooded	15.54	3.91	0	40	5w
58	Sacul fine sandy loam, 1 to 3 percent slopes	8.27	2.08	0	77	3e
70	Sawyer silt loam, 3 to 8 percent slopes	6.3	1.59	0	78	3e
26	Gladewater clay, frequently flooded	3.56	0.9	0	49	5w
TOTALS		397.0 4(*)	100%	-	64.19	<mark>3.9</mark>

(*) 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'		٠		٠	٠		٠	٠
Forestry	•	•	•	•	•	•	•	
Limited	•	•			•	•		
Moderate	•	•	•	•	•	•		
Intense	•	•			•			
Limited		•		•				
Moderate	•	٠						
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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