



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



DISCLOSURE STATEMENT

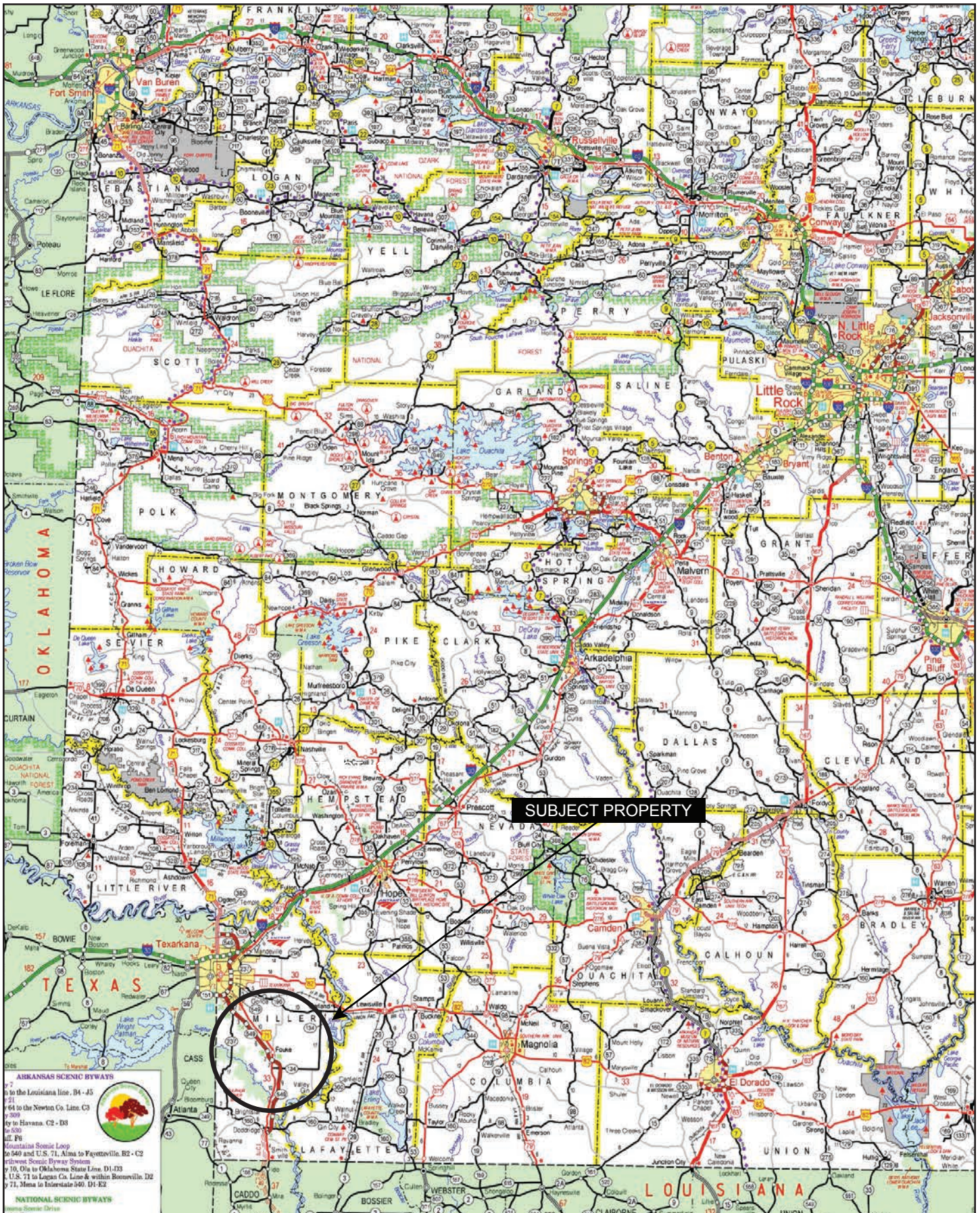
Lile Real Estate, Inc. is the listing agency for the owner of the property described within this offering brochure.

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. Non-hunting recreational opportunities are limitless and could include camping, hiking, ATV-riding, and more.

Location:

Fouke, Arkansas; Miller County; Southwestern Region of Arkansas

Mileage Chart

Texarkana, AR	20 Miles
Ashdown, AR	42 Miles
Hope, AR	50 Miles
Haughton, LA	64 Miles
Shreveport, LA	65 Miles
Magnolia, AR	70 Miles
Ruston, LA	97 Miles
Little Rock, AR	154 Miles
Dallas, TX	186 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 property.

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.

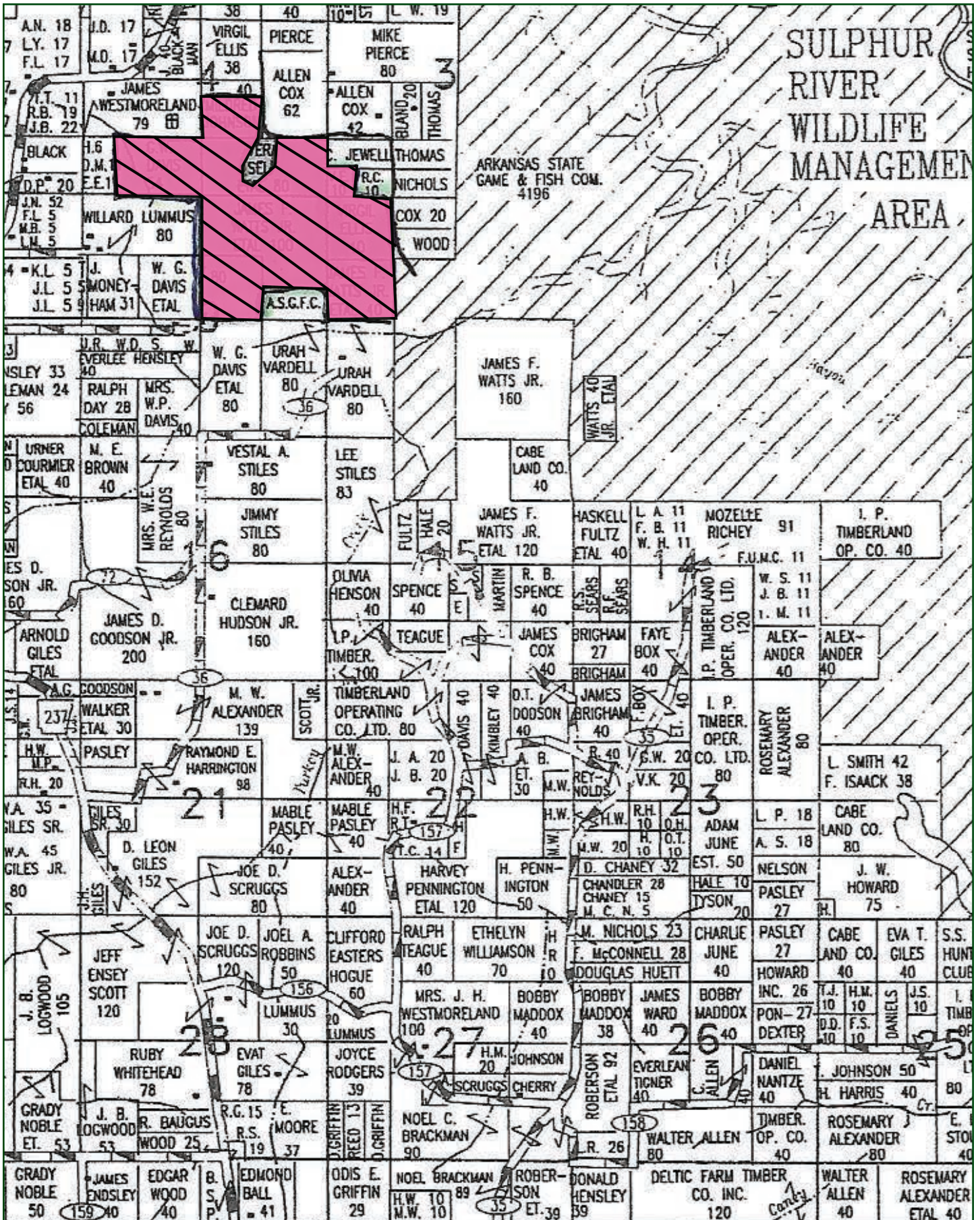
Matt Stone

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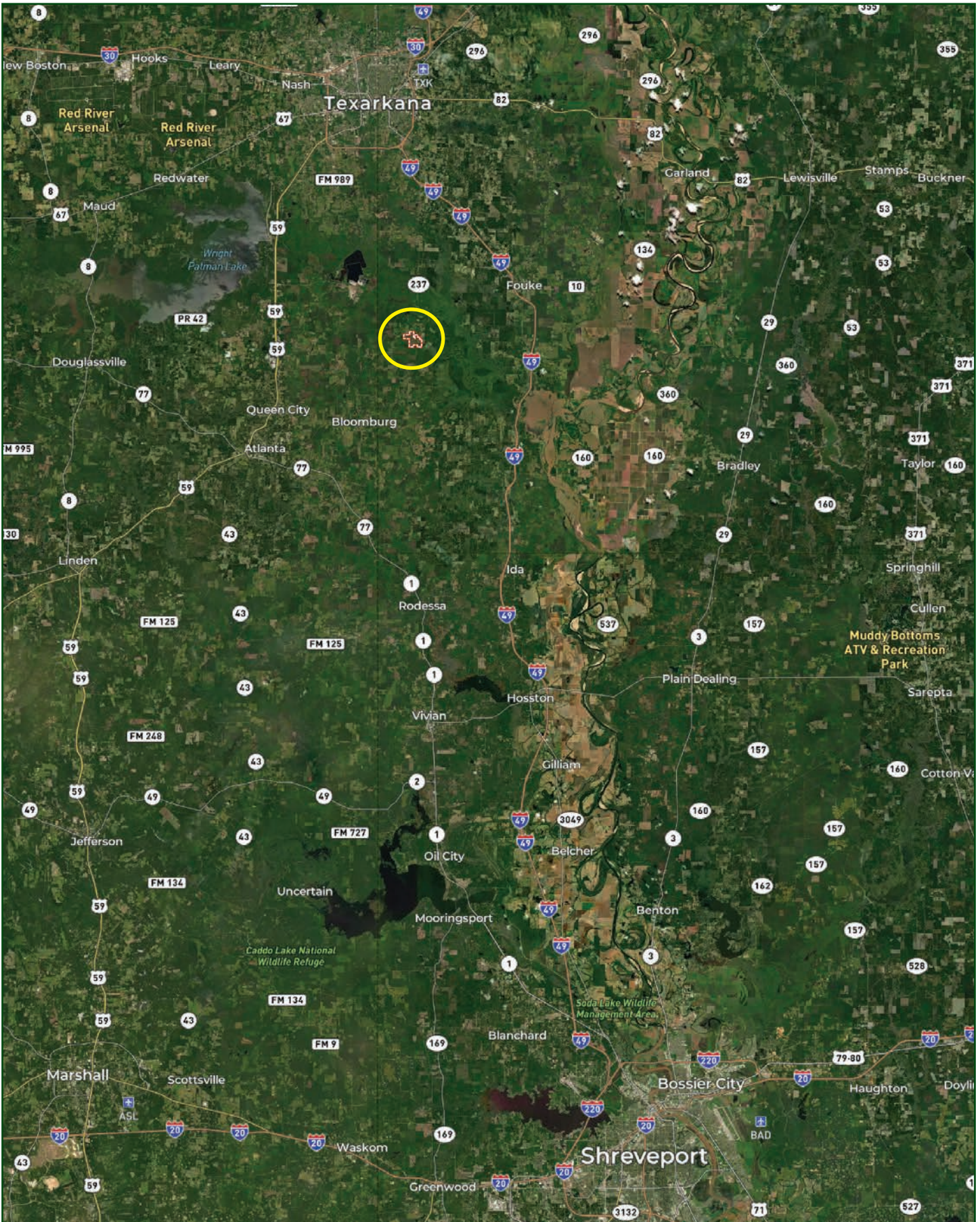
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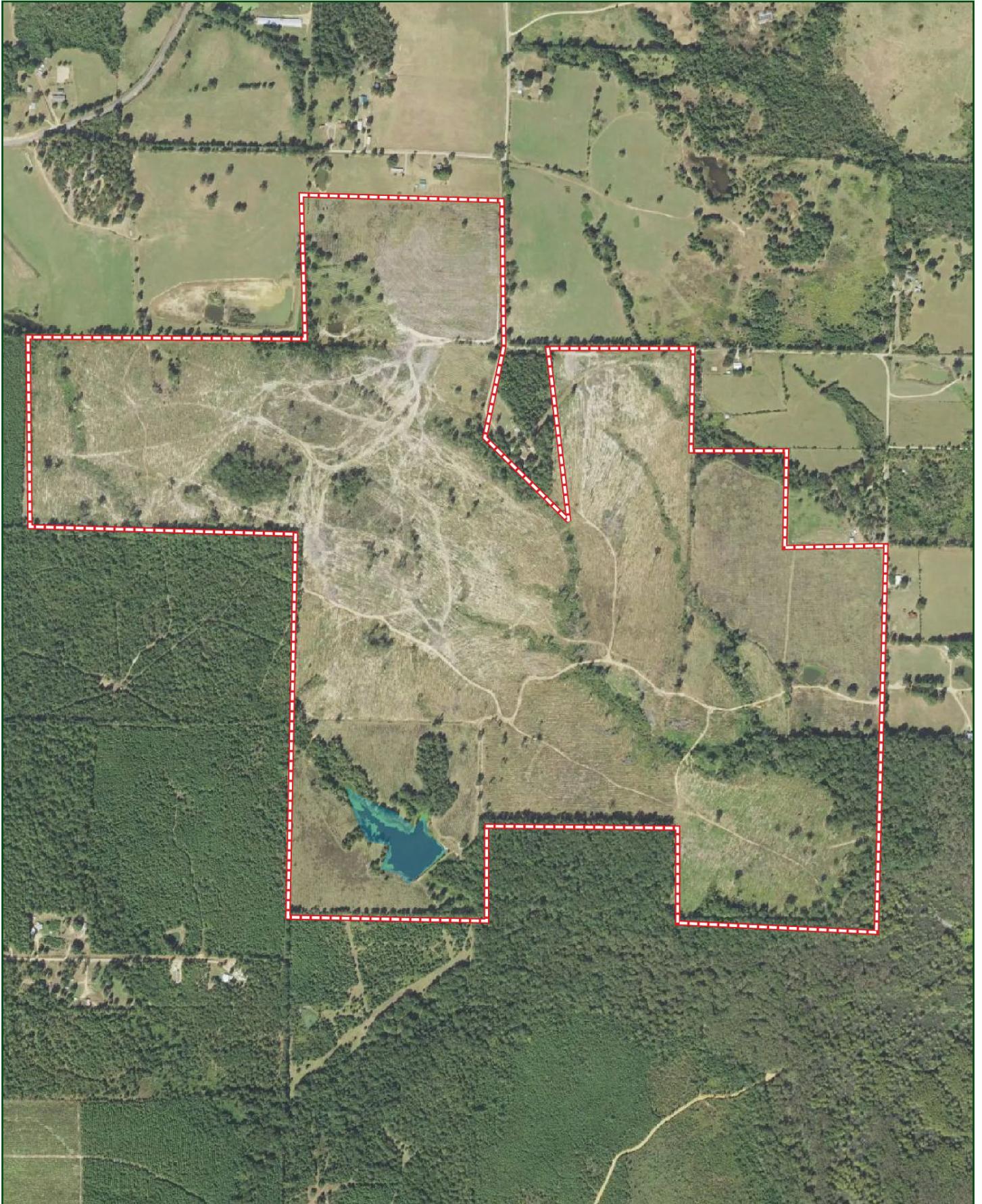
OWNERSHIP MAP



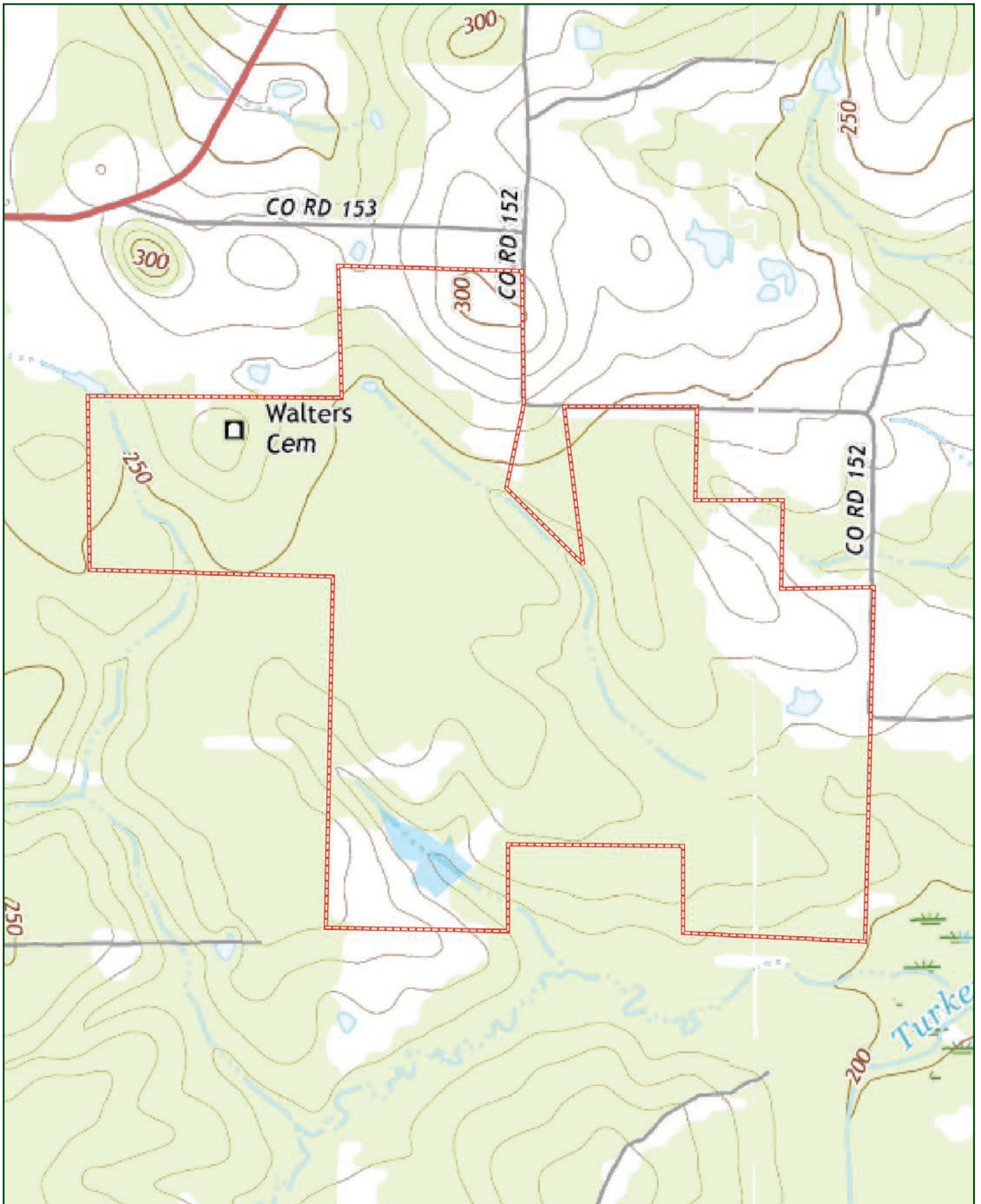
LOCATION MAP



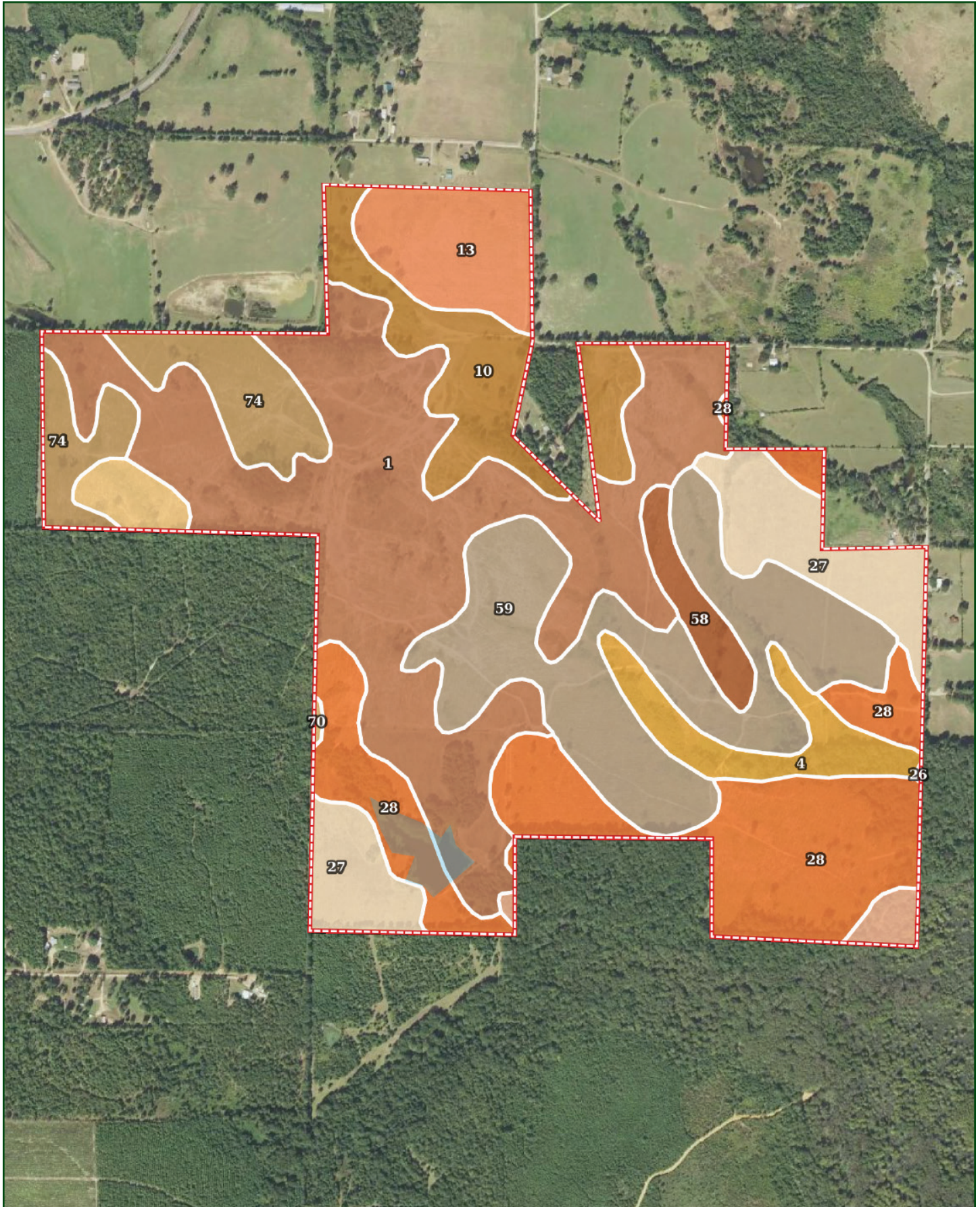
AERIAL MAP



TOPOGRAPHY MAP



SOIL MAP



SOIL MAP KEY

SOIL CODE	SOIL DESCRIPTION	ACRES	%	CPI	NCCPI	CAP
1	Dorcheat silt loam, 0 to 2 percent slopes	123.16	31.02	0	61	3w
59	Sacul fine sandy loam, 3 to 8 percent slopes	68.65	17.29	0	76	4e
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	3e
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		397.04(*)	100%	-	64.19	3.97

(*) 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



'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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