



OFFERED FOR SALE

FIREHUNT BIG CREEK TIMBERLAND

A Timberland and Recreational Investment Opportunity

240 (+/-) Total Acres • Cleveland County, Arkansas

OFFERED BY



AGRICULTURE | RECREATION | TIMBERLAND

Traditional Brokerage + Sealed Bids + Consulting

LICENSED IN ARKANSAS, LOUISIANA, MISSISSIPPI, TEXAS AND TENNESSEE



DISCLOSURE STATEMENT

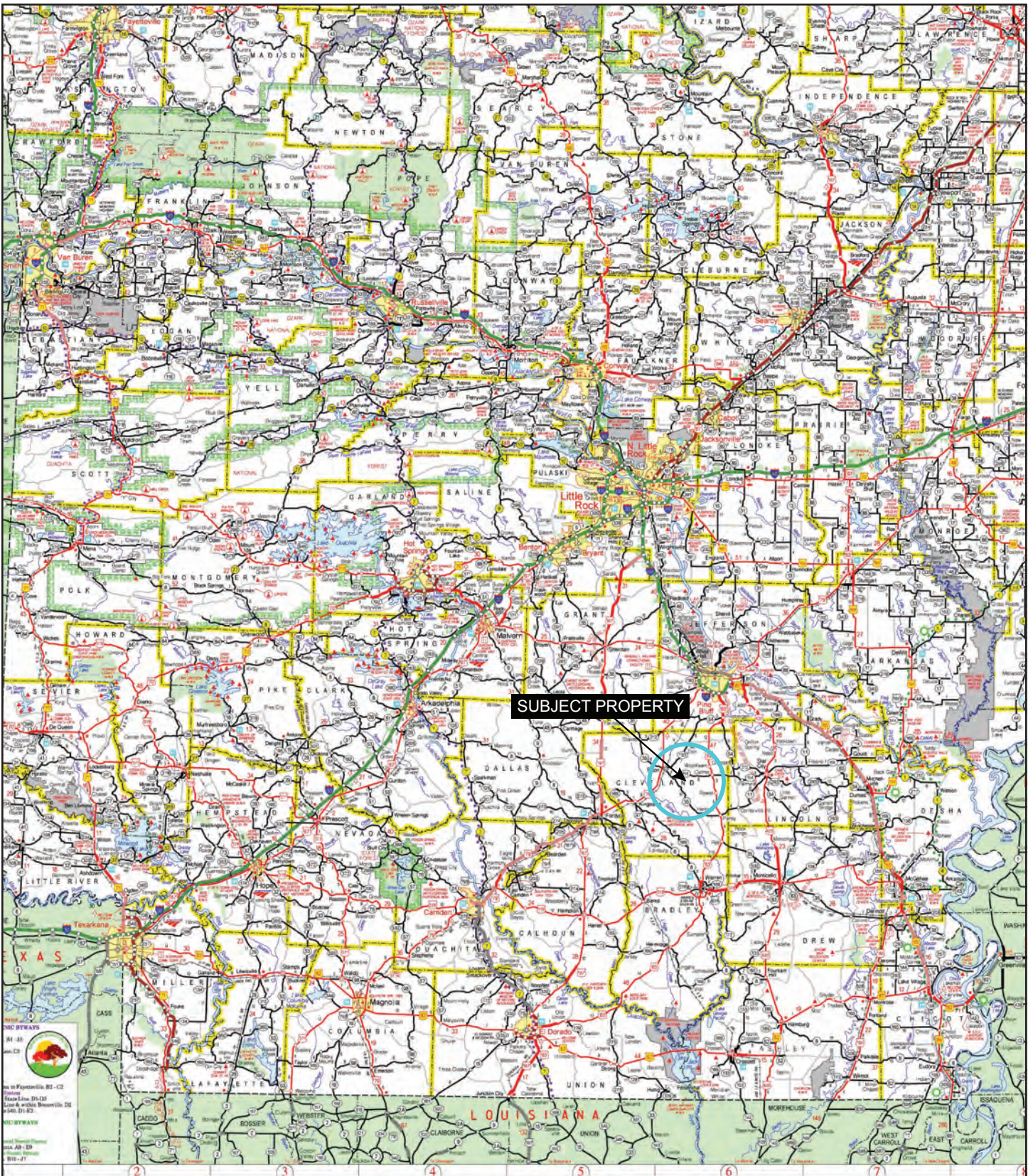
Lile Real Estate, Inc. is the listing agency for the owner of the property described within this offering brochure.

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: This property consists of 240 +/- acres located in Cleveland County, Arkansas. These lands are just 6.8 miles southeast of Rison and provides two different access points the first being from the end of John Hollis County Road which offers rural water and electricity service and the second from a gated improved timber company road with the property being 2.3 miles from Highway 114. Big Creek bisects the property and creates a natural island within the interior boundaries of this parcel. This 70 +/- acre island is comprised of mature virgin hardwoods, this could be the largest stand of oak timberland left standing in south Arkansas in terms of quality and sheer size. Cleveland County is known for its quantity of whitetail deer and substantial wild eastern turkey population. This county historically is within the top 3 Arkansas counties of total deer harvested each year. This parcel offers a diverse portfolio of standing timber coupled with multiple recreational opportunities.

Location: Cleveland County, Southeast Region of Arkansas

Mileage Chart

Rison	6.8 miles
Monticello	28 miles
El Dorado	60 miles
Little Rock	70 miles

Latitude: 33.89646

Longitude: 92.10415

Acreage: 240 +/- acres (Per Cleveland County Assessor Records)

Access: 1.) John Hollis County Road
2.) Gated timber company road from Highway 114 (See attached map)
Please contact us to schedule a property tour.

Real Estate Taxes:	Parcel #	Acres	\$\$/Tax Amount
	04116-00	240	\$311.24

Timber Rights: All merchantable timber shall transfer unencumbered by any timber deeds or timber management contracts.

PROPERTY SUMMARY

Mineral Rights: All mineral rights owned by the Seller (if any) shall convey to the Buyer.

Recreation: Deer and turkey hunting

AG&F Zone: 12

Boundary Lines: All boundary lines are clearly marked with red paint.

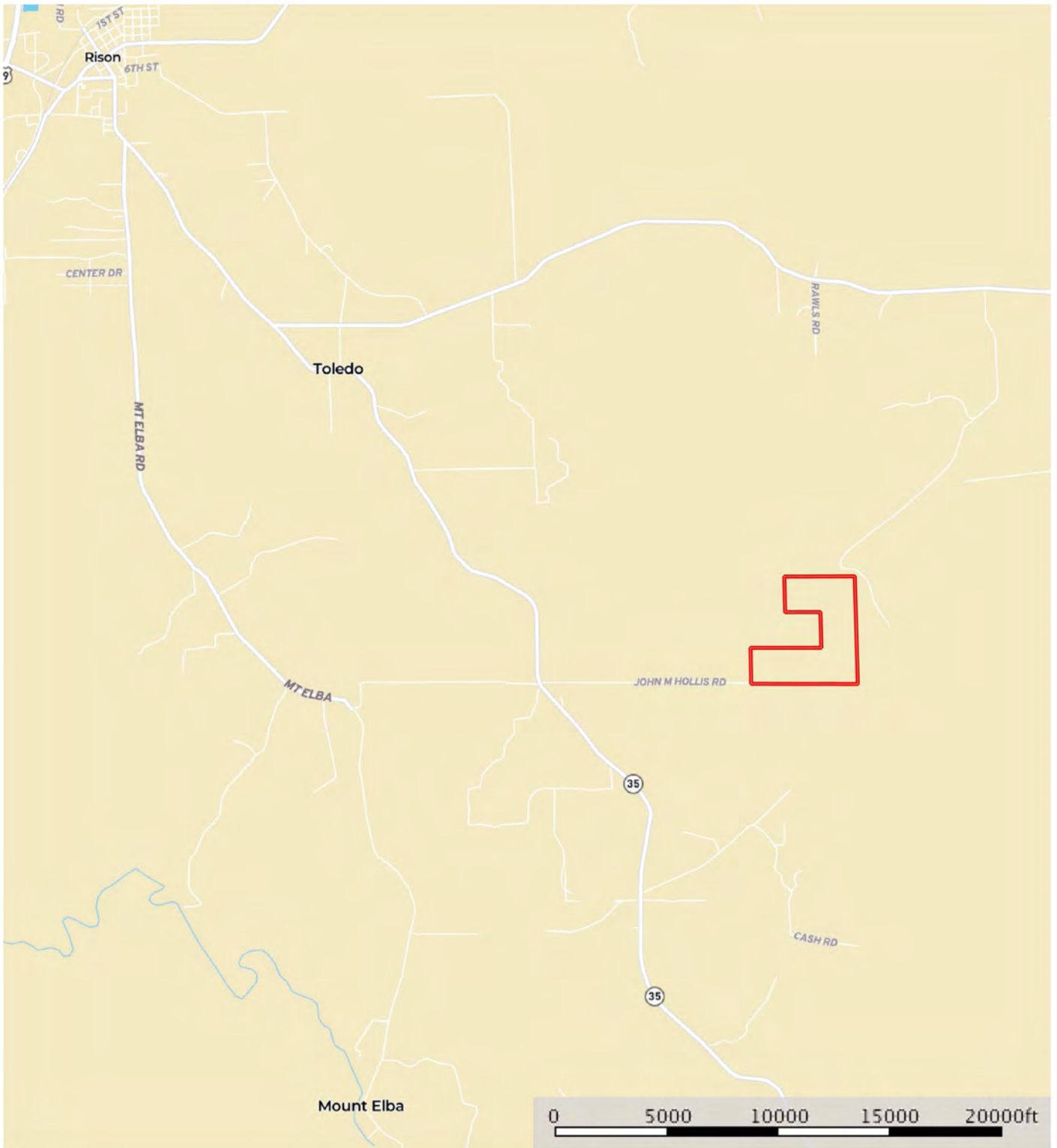
Timber Cruise:

Product	Tons
Oak Sawtimber	860
Mics. Sawtimber	900
Pine sawtimber	120
Pine Pulp	2,940
Hardwood Pulp	2120
Totals	6,940

Offering Price: \$432,000.00 (\$1,800.00 per acre)


Contact: Any questions concerning this offering, or to schedule a property tour should be directed to Brandon Stafford (mobile: 501-416-9748) of Lile Real Estate, Inc.

LOCATION MAP

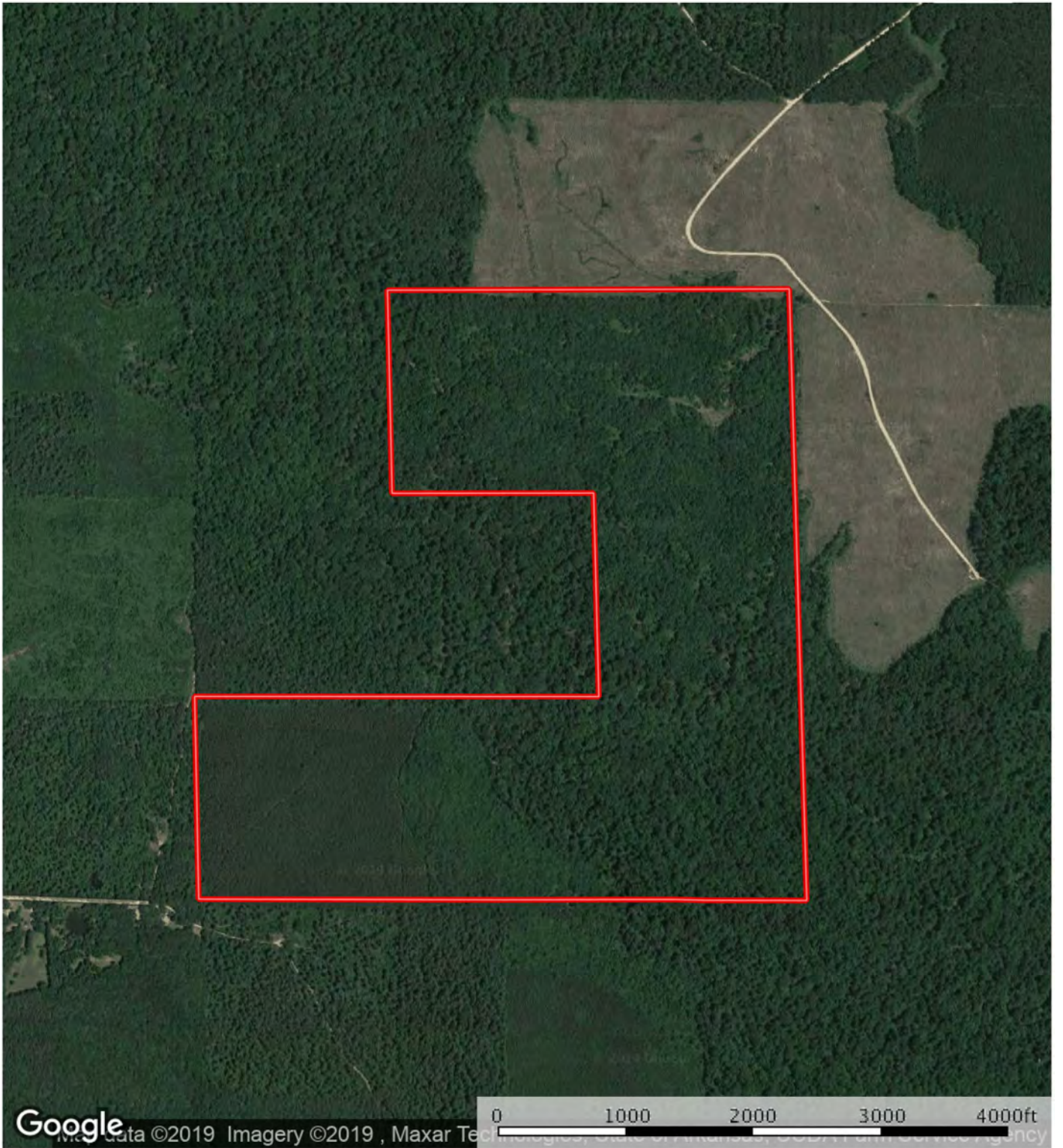



 Boundary

Sindy Cruthis


 The information contained herein was obtained from sources deemed to be reliable. MapRight Services makes no warranties or guarantees as to the completeness or accuracy thereof.

AERIAL MAP

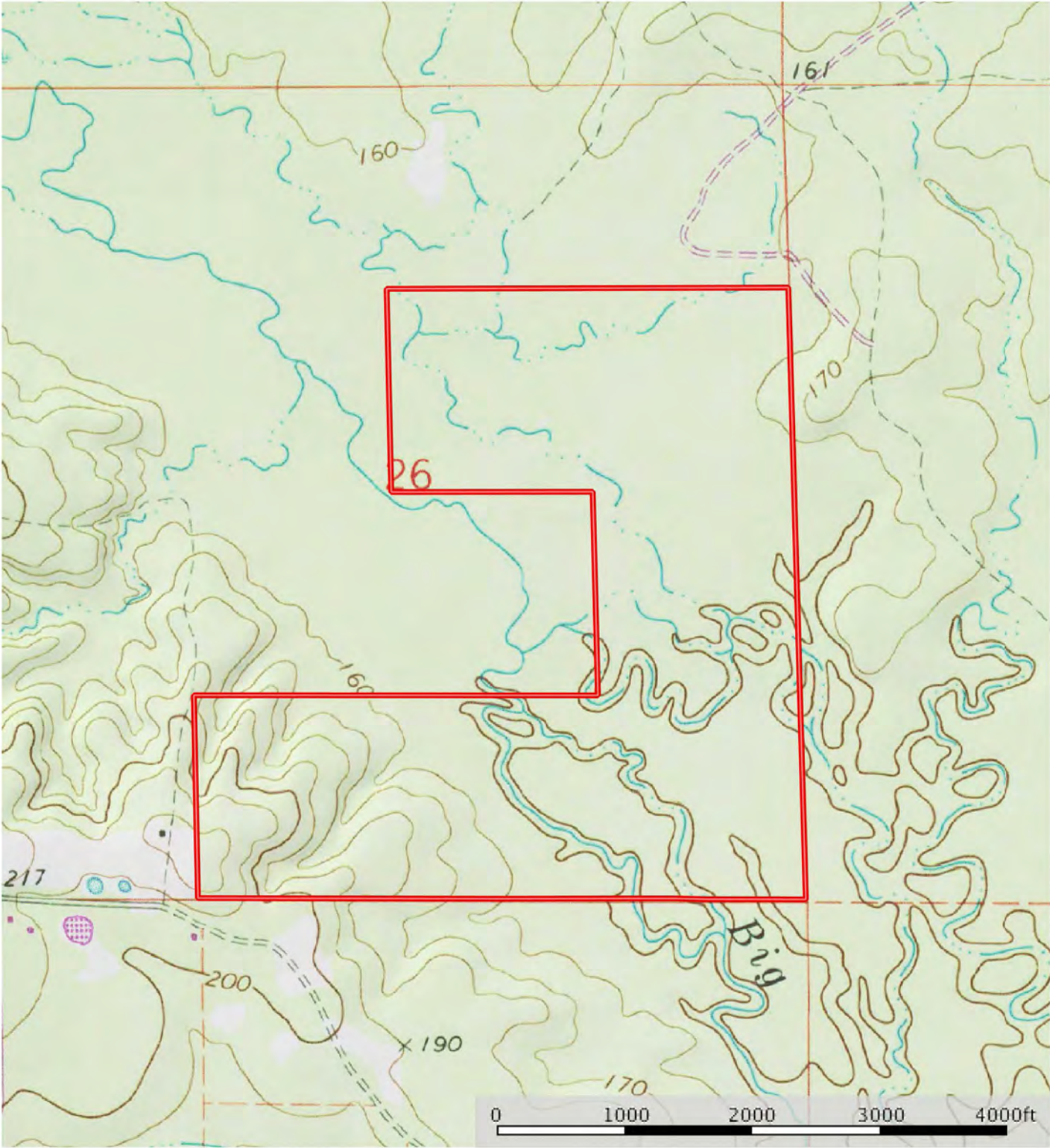


 Boundary

Sindy Cruthis

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TOPOGRAPHY MAP

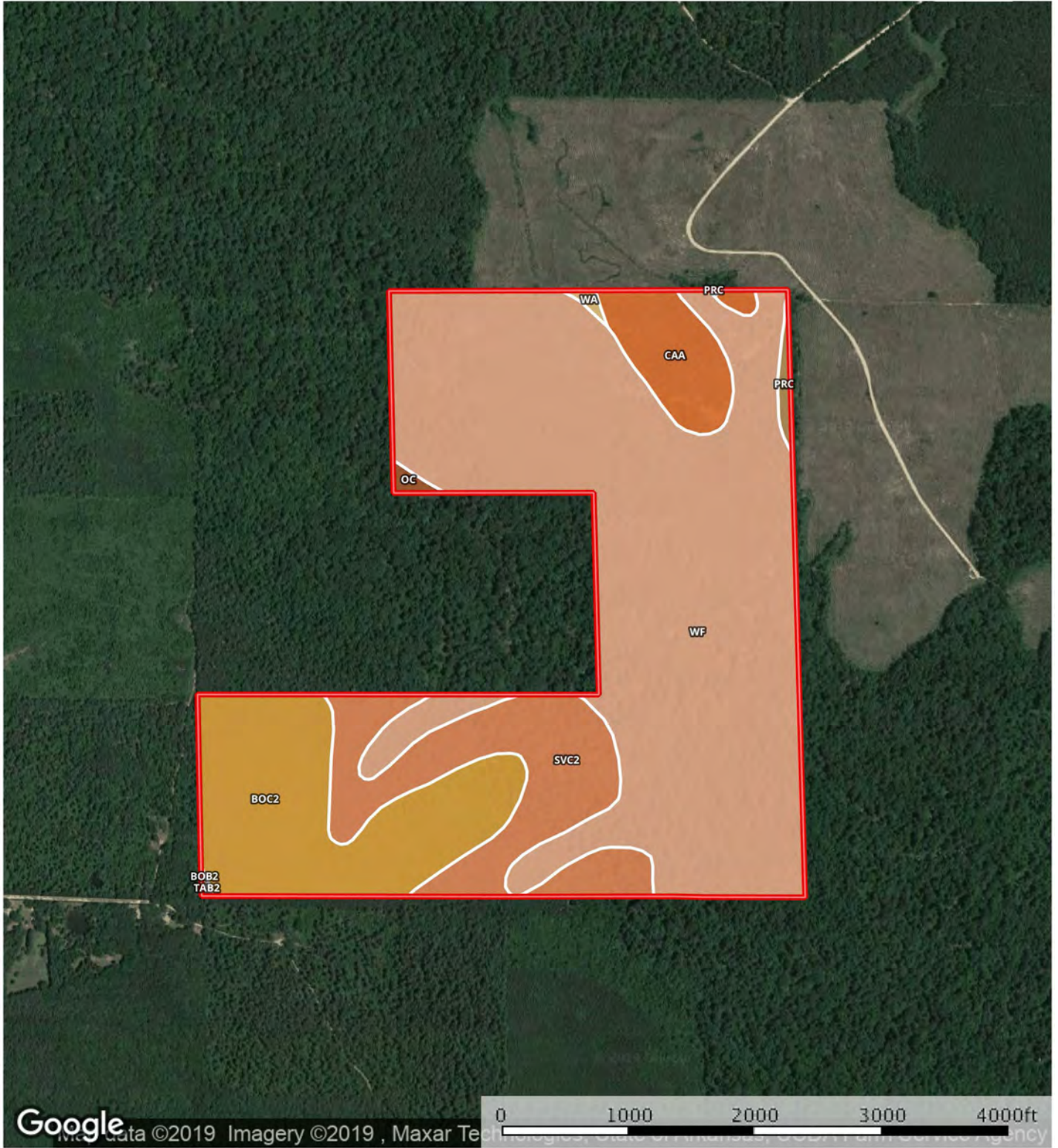



▣ Boundary

Sindy Cruthis


M The information contained herein was obtained from sources deemed to be reliable. MapRight Services makes no warranties or guarantees as to the completeness or accuracy thereof.

SOIL MAP



 Boundary

Sindy Cruthis

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SOIL MAP KEY

SOIL CODE	SOIL DESCRIPTION	ACRES	%	CAP
PrC	Prentiss very fine sandy loam, 3 to 8 percent slopes	1.4	0.58	3e
CaA	Caddo silt loam, 0 to 1 percent slopes	12.7	5.25	3w
TaB2	Tippah silt loam, 1 to 3 percent slopes, moderately eroded	0.1	0.04	2e
BoC2	Boswell loam, 3 to 8 percent slopes, eroded	41.8	17.27	4e
Oc	Ochlockonee very fine sandy loam	0.8	0.34	2w
BoB2	Boswell loam, 1 to 3 percent slopes, eroded	0.1	0.04	3e
Wf	Wehadkee-Falaya association	149.8	61.93	6w
SvC2	Susquehanna very fine sandy loam, 3 to 8 percent slopes eroded	34.7	14.33	6e
Wa	Wehadkee silt loam	0.5	0.22	4w
TOTALS		241.9	100%	5.46

Capability Legend

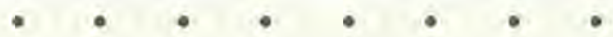
Increased Limitations and Hazards

Decreased Adaptability and Freedom of Choice Users

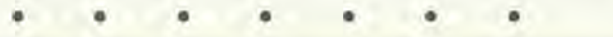
Land, Capability
Class(non-irrigated)



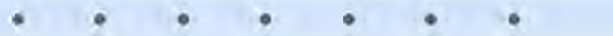
'Wild Life'



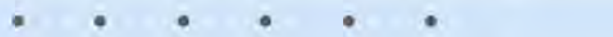
Forestry



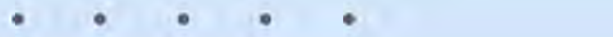
Limited



Moderate



Intense



Limited



Moderate



Intense



Very Intense

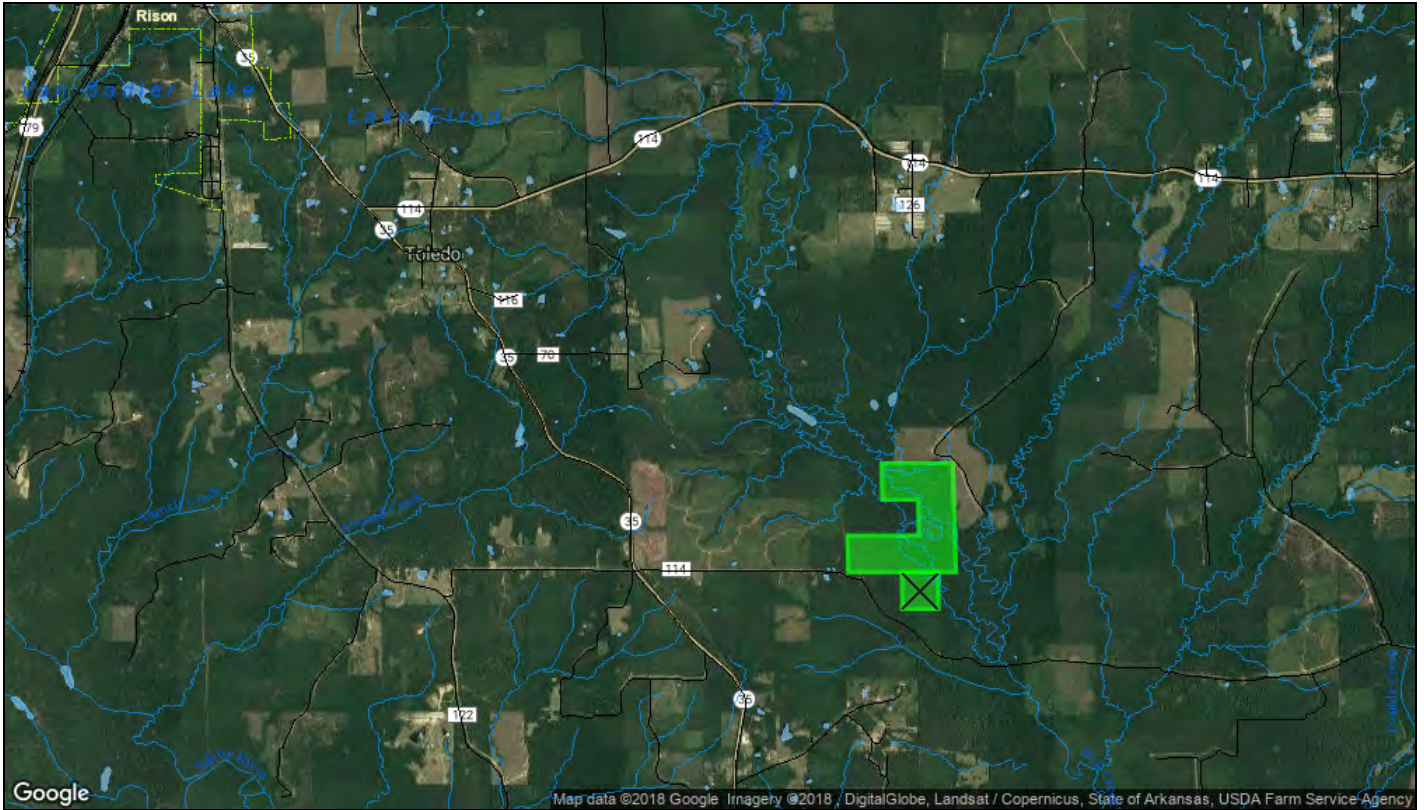


Grazing Cultivation

(c) climatic limitations (e) susceptibility to erosion

(s) soil limitations within the rooting zone (w) excess of water

REAL ESTATE TAX INFO



Date Created: 7/17/2018
Created By: DataScoutPro

1 inch = 4929 feet

via DataScout OneMap

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<http://www.datascoutpro.com/>

1) FIREHUNT, INC

Address:

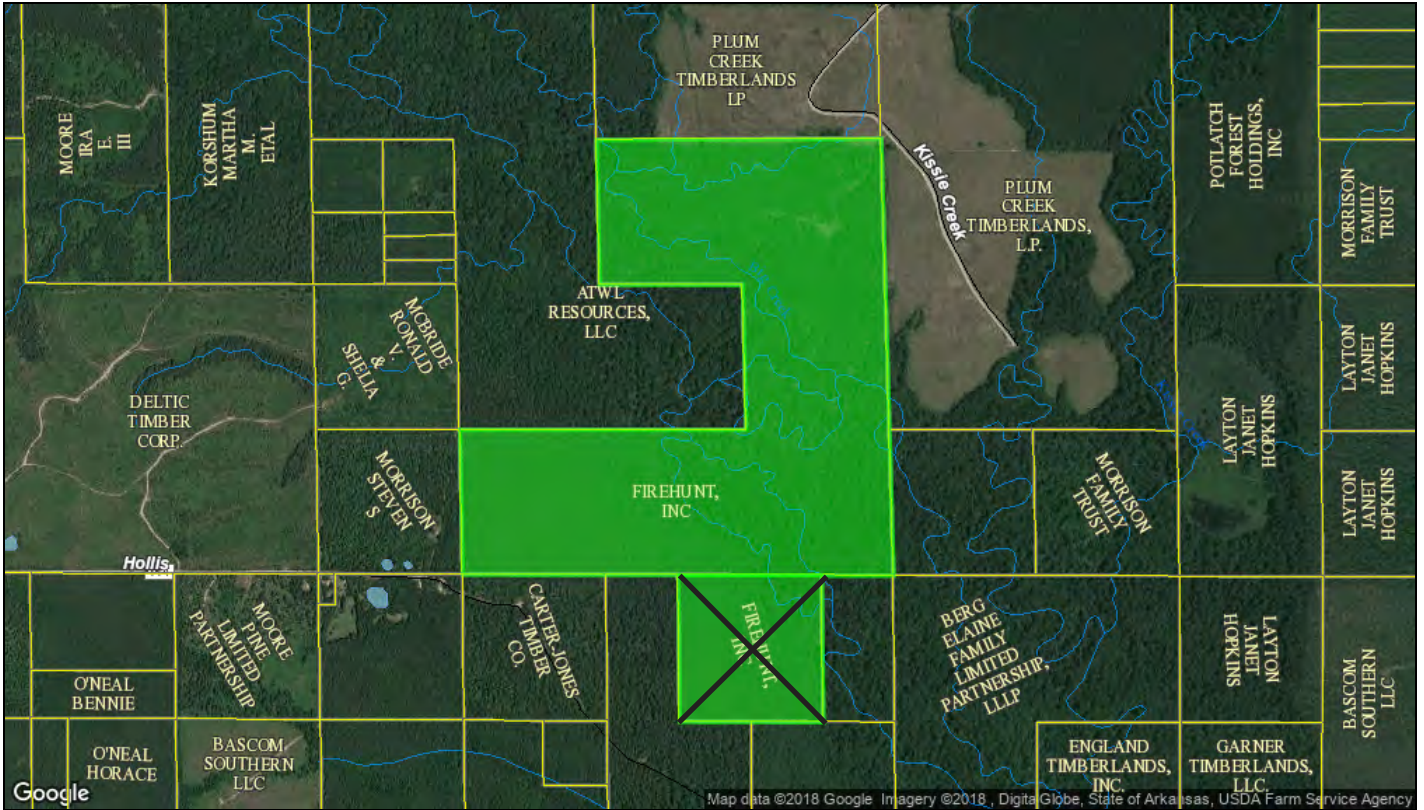
Legal: S1/2 NE1/4, SE SW,E1/2 SE, SW SE

Parcel: 04116-00

RPID: 5015

Acres: 240

REAL ESTATE TAX INFO



Date Created: 7/17/2018
Created By: DataScoutPro

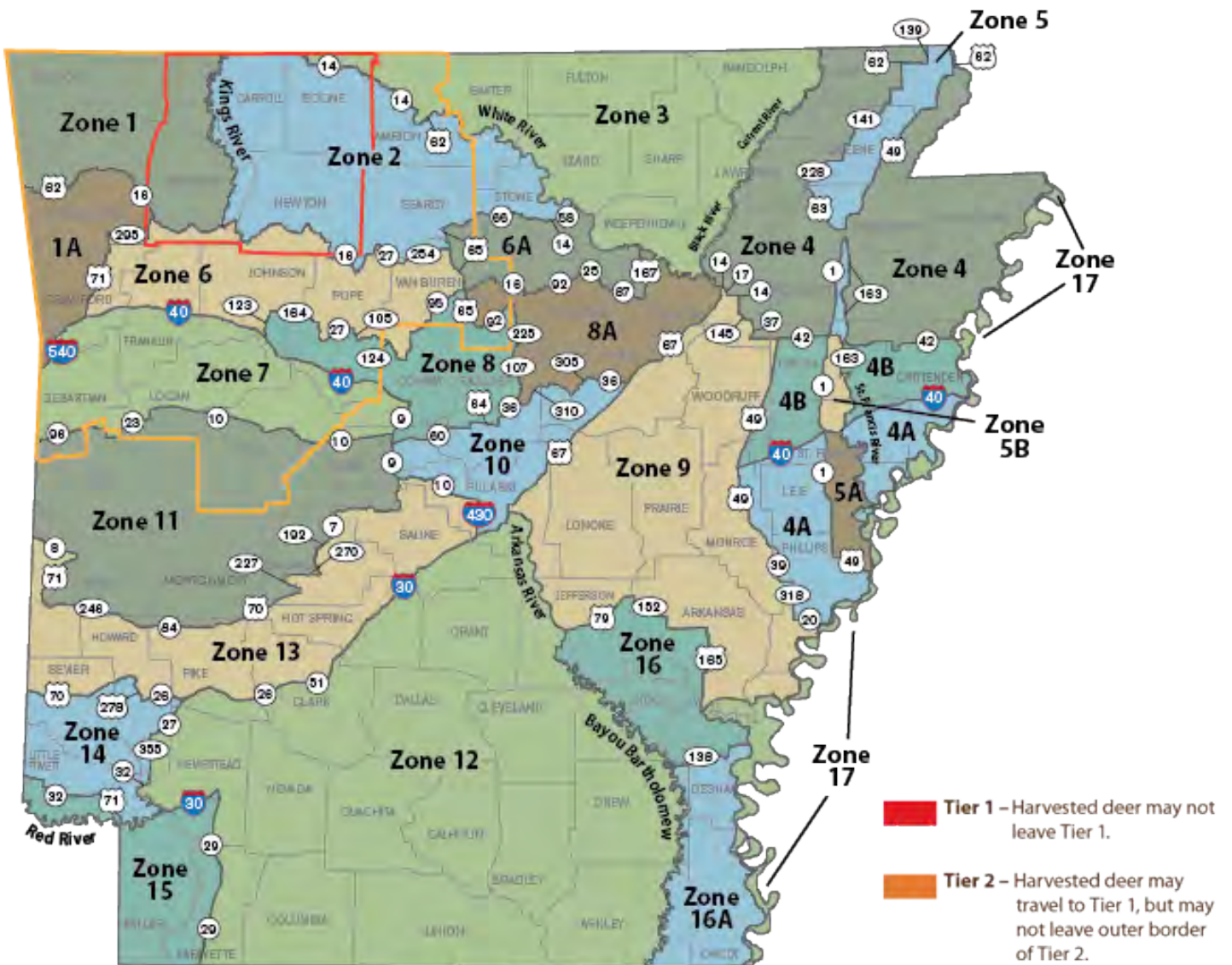
1 inch = 1232 feet

via DataScout OneMap

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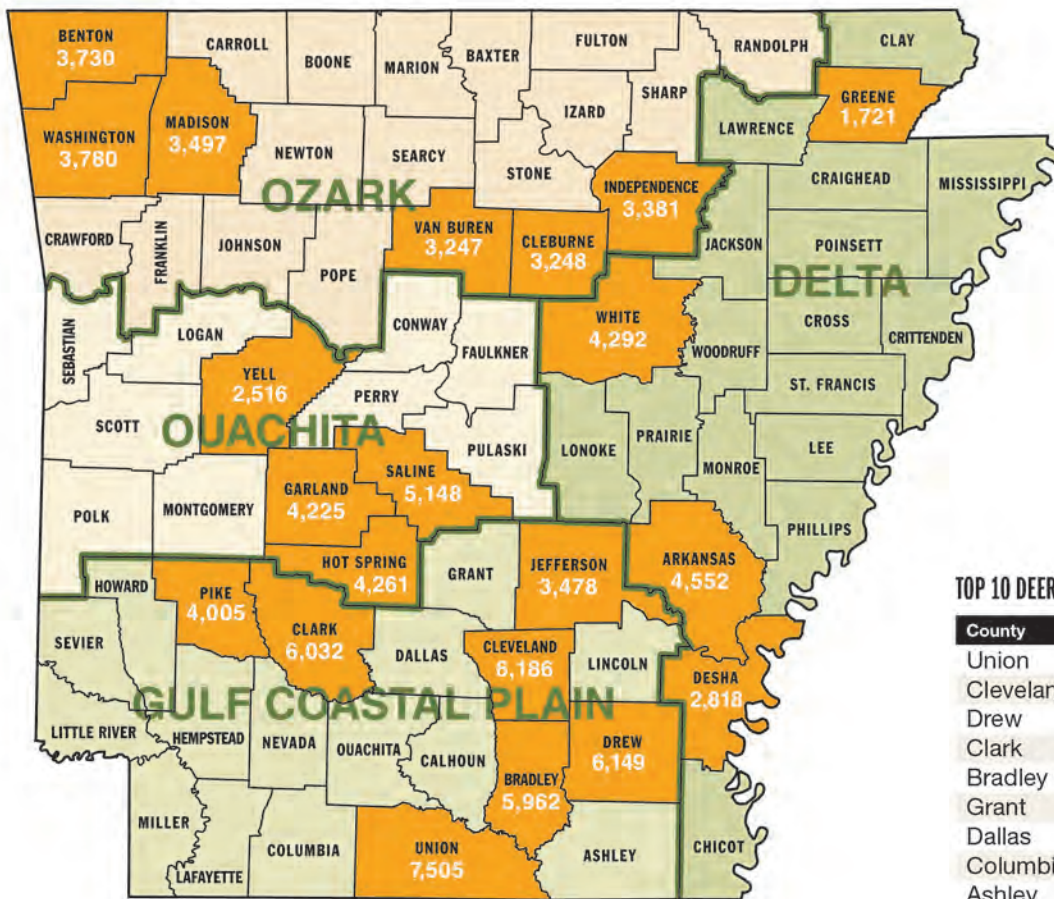
DEER LIMITS BY ZONE



Map from Arkansas Game & Fish Commission

<https://www.agfc.com/en/hunting/big-game/deer/deerzones/>

DEER HARVEST TOTALS



INDICATES THE TOP COUNTIES FOR EACH REGION BASED ON AGFC CHECKED HARVEST FIGURES FOR THE 2015-16 SEASON.

TOP 10 DEER COUNTIES BY TOTAL KILL*

County	Harvest
Union	7,505
Cleveland	6,186
Drew	6,149
Clark	6,032
Bradley	5,962
Grant	5,402
Dallas	5,305
Columbia	4,946
Ashley	4,819
Arkansas	4,552

*According to AGFC figures

Map from Game & Fish Magazine

<http://www.gameandfishmag.com/forecasts/arkansas-deer-hunting-forecast-2016/>

2019-20 DEER SEASON DATES

From Arkansas Game & Fish Commission

<https://www.agfc.com/en/hunting/big-game/deer/deerzones/>

Archery: Sept. 28, 2019-Feb. 29, 2020

Private Land Antlerless Only Modern Gun Deer Hunt: Oct. 12-16, 2019

Muzzleloader: Oct. 19-27 and Dec. 29-31, 2019

Special Youth Modern Gun Deer Hunt: Nov. 2-3, 2019 and Jan. 4-5, 2020

Modern Gun: Nov. 9-Dec. 15 and Dec. 26-28, 2019

Statewide Bag Limit

Six deer, of which no more than two may be bucks. The statewide seasonal bag limit may be taken in any combination of zones or methods, as long as zone bag limits are not exceeded.

Zone Bag Limit

Six deer, which may include:

- Two bucks with archery, muzzleloader or modern gun;
- Six does with archery;
- Six does with muzzleloader and modern gun combined.

Special Regulations:

- Dogs allowed for deer hunting Nov. 9-Dec. 15. Up to two dogs may be used to blood trail wounded deer.
- Legal bucks must be button bucks or have at least three points on one side of their rack.

ON-SITE PHOTOS











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