



OFFERED FOR SALE

THORNTON 155

A Recreational and Timberland Investment Opportunity

155± Acres • Calhoun County, Arkansas

OFFERED BY



AGRICULTURE | RECREATION | TIMBERLAND

Traditional Brokerage + Sealed Bids + Consulting

LICENSED IN ARKANSAS, LOUISIANA, MISSISSIPPI, AND TENNESSEE



DISCLOSURE STATEMENT

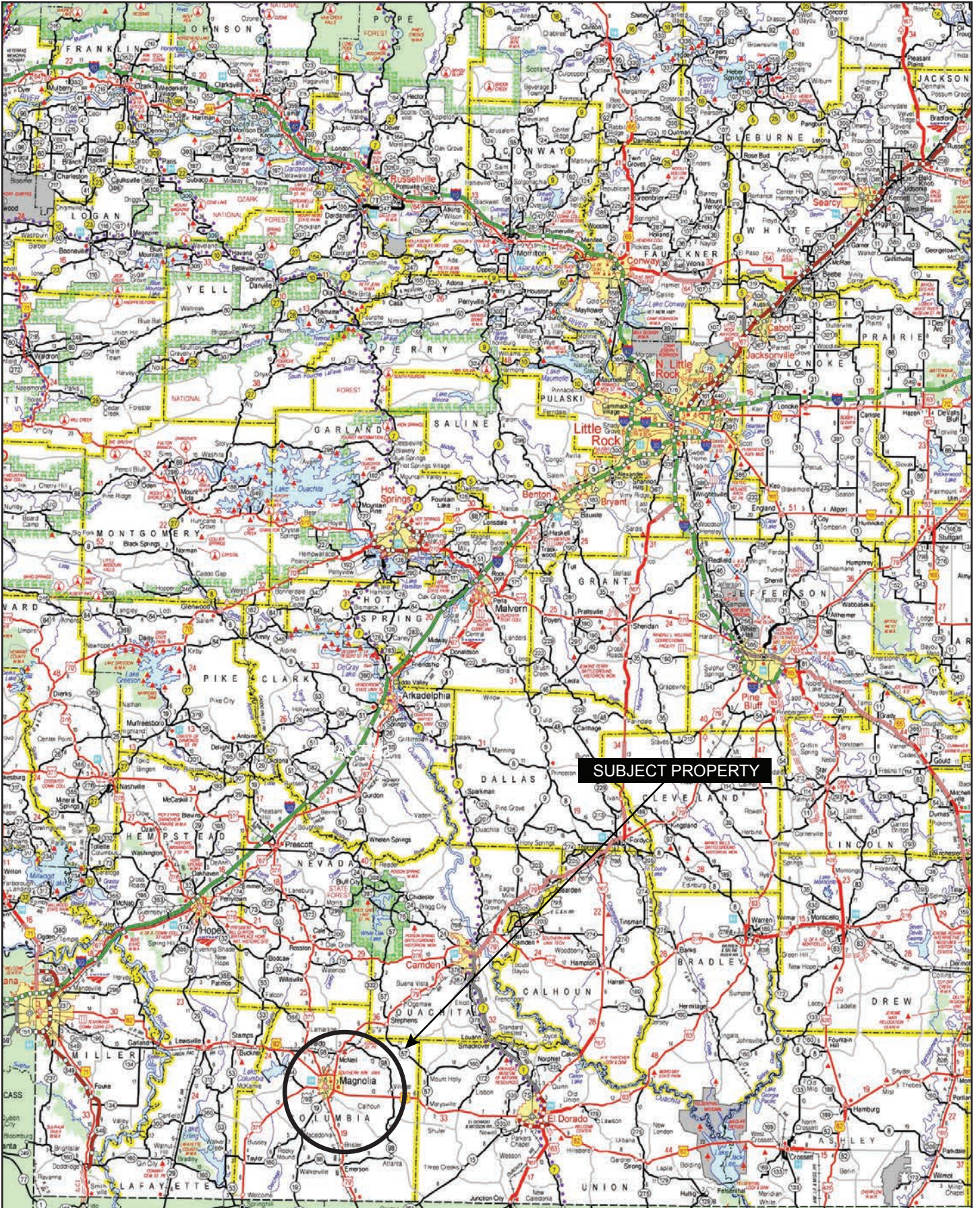
Lile Real Estate, Inc. is the listing agency for the owner of the property described within this offering brochure.

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

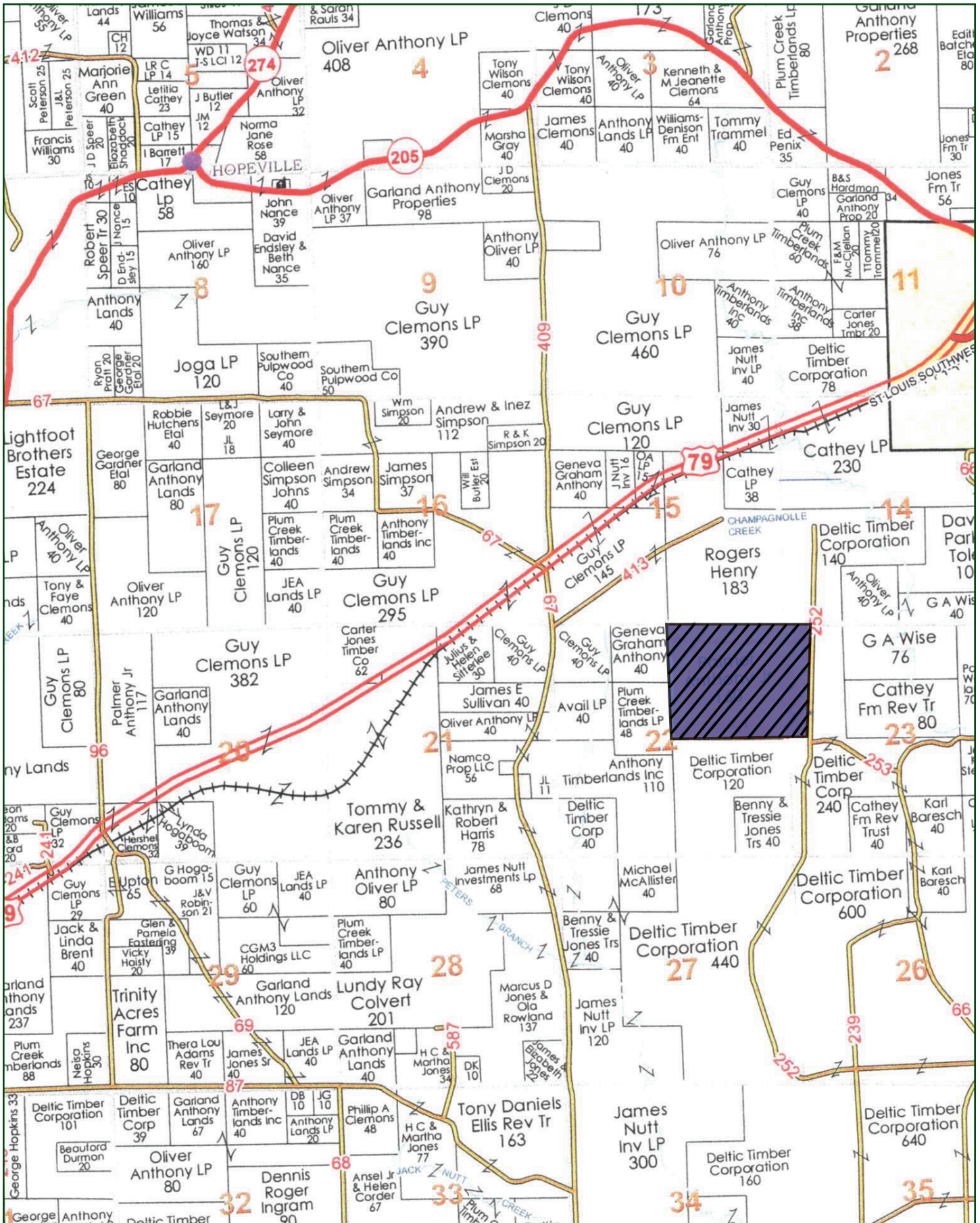
- Description:** Thornton 155 is nestled in the northwest corner of Calhoun County, a few miles outside of Bearden. The property offers a timberland investment opportunity, with the tree stocking primarily consisting of pine sawtimber, pine pulpwood, and intermittently dispersed hardwood timber. Excellent deer, turkey, and small game hunting opportunities exist on the tract.
- Location:** Bearden, Arkansas; Calhoun County; Southwestern Region of Arkansas
- Mileage Chart
- | | |
|-----------------|----------|
| Fordyce, AR | 8 Miles |
| Hampton, AR | 19 Miles |
| Camden, AR | 26 Miles |
| Warren, AR | 34 Miles |
| El Dorado, AR | 46 Miles |
| Pine Bluff, AR | 49 Miles |
| Arkadelphia, AR | 53 Miles |
| Crossett, AR | 54 Miles |
| Magnolia, AR | 63 Miles |
| Little Rock, AR | 77 Miles |
- Acreage:** 155± total acres
- Access:** There is deeded access to this tract from Calhoun County Road 242.
- Recreation:** Deer, turkey, and small game hunting opportunities exist.
- Real Estate Taxes:** \$228.66 (estimated)
- Mineral Rights:** All mineral rights owned by the Seller, if any, shall not transfer to the Buyer.
- Offering Price:** \$286,750.00

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

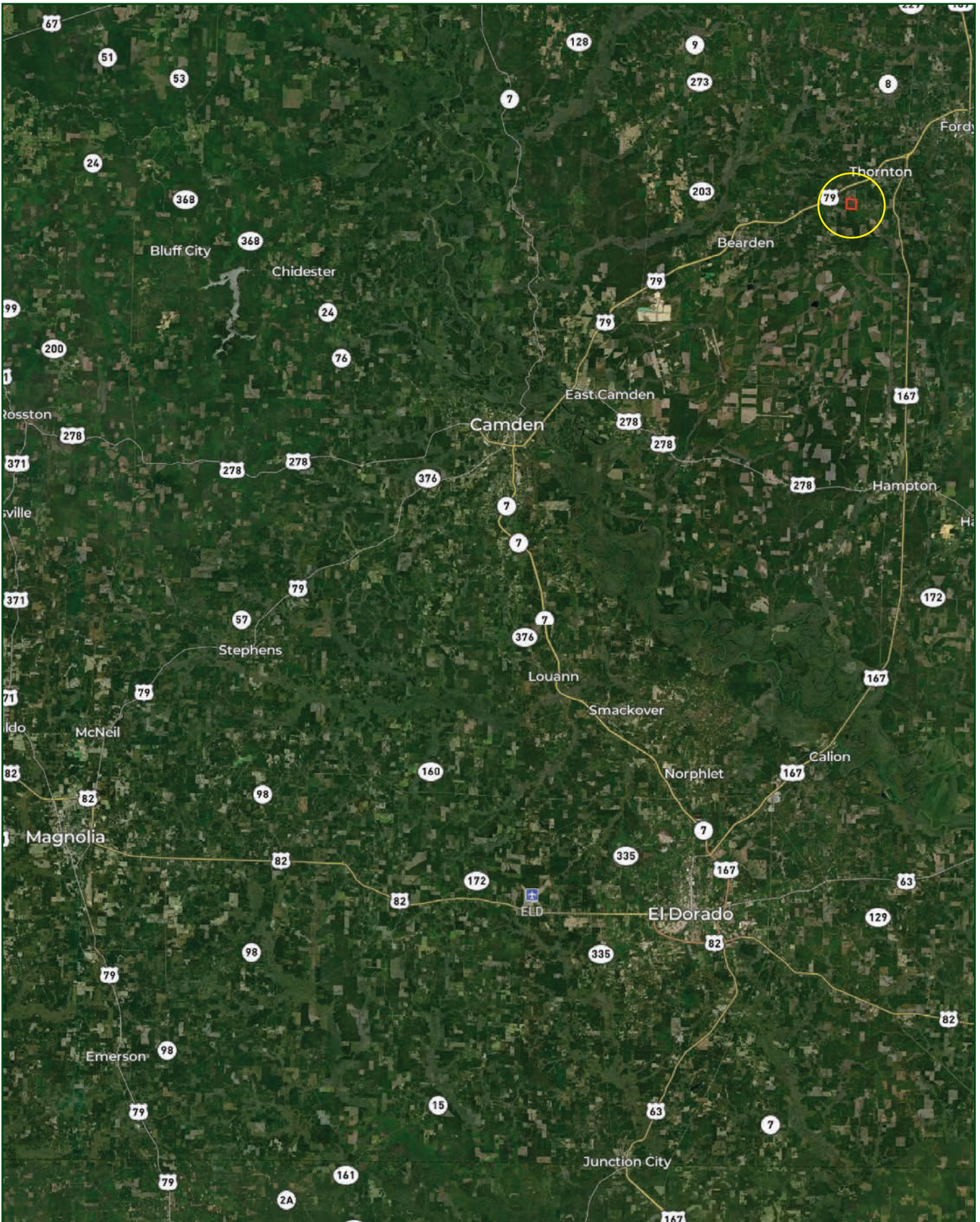
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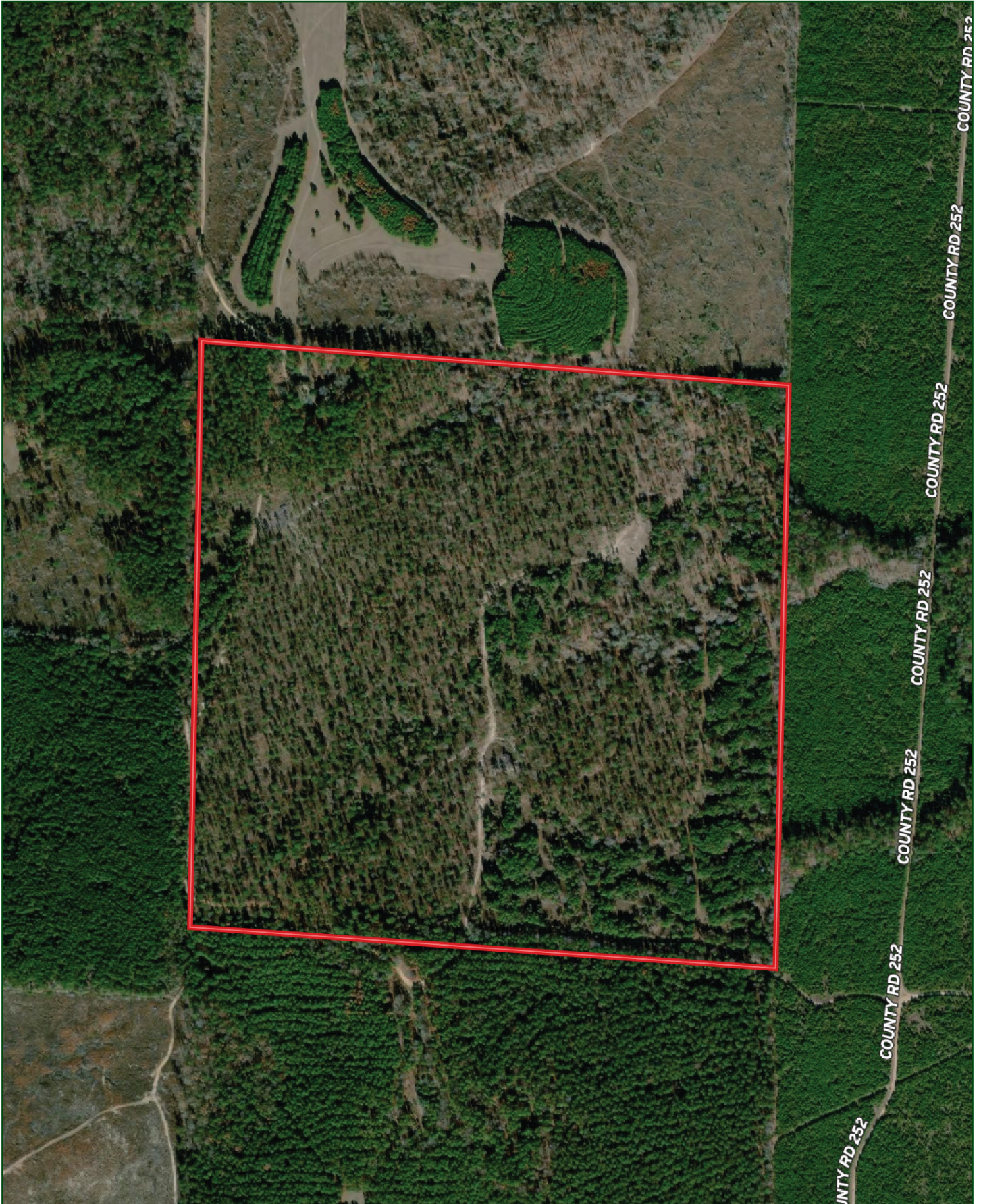
OWNERSHIP MAP



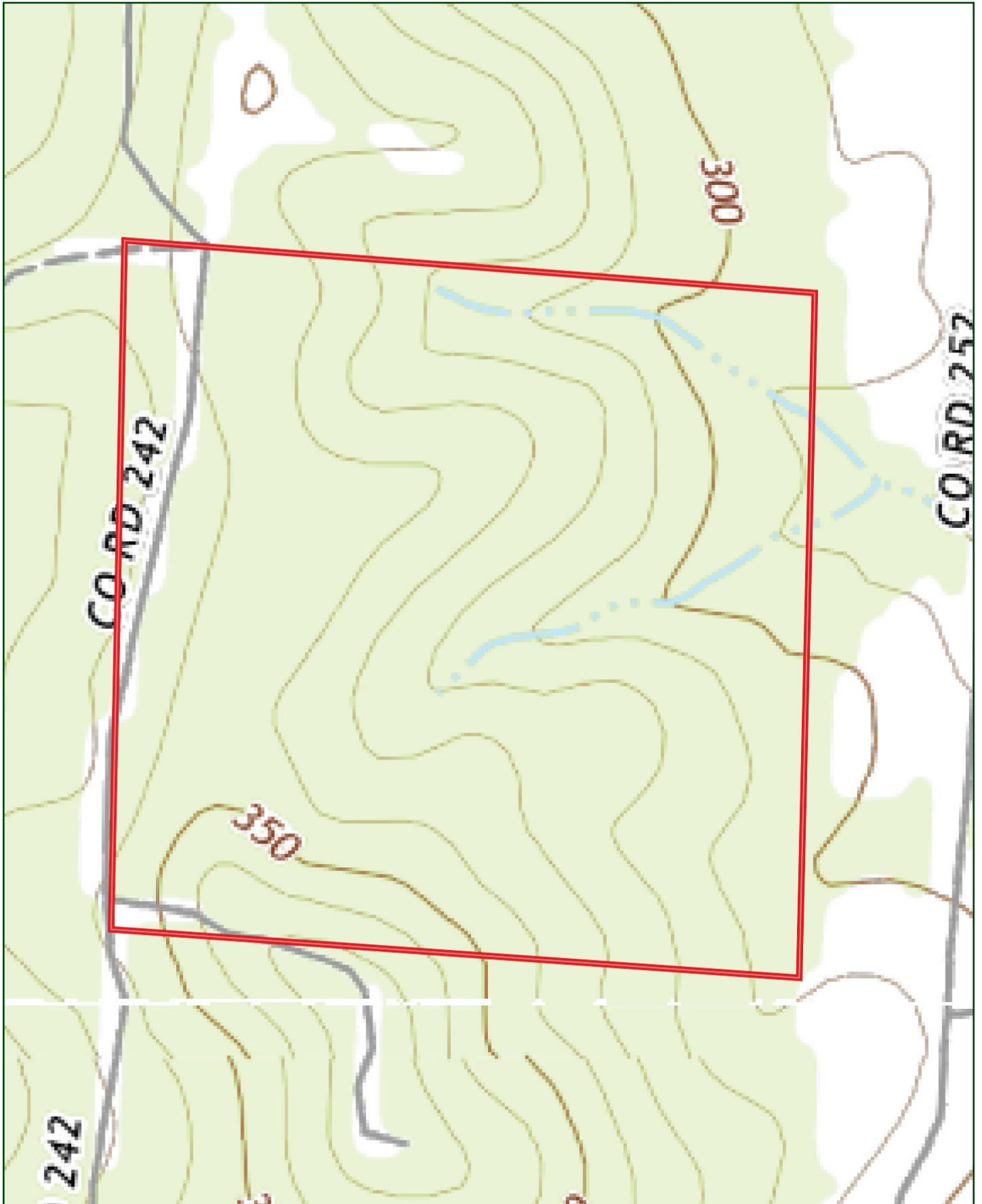
LOCATION MAP



AERIAL MAP



TOPOGRAPHY MAP



SOIL MAP



SOIL MAP KEY

SOIL CODE	SOIL DESCRIPTION	ACRES	%	CPI	NCCPI	CAP
10	Pikeville fine sandy loam, 3 to 8 percent slopes	48.11	29.72	0	65	4e
22	Savannah fine sandy loam, 3 to 8 percent slopes	35.98	22.22	0	61	2e
7	Pheba silt loam, 0 to 2 percent slopes	23.85	14.73	0	60	3w
25	Smithdale fine sandy loam, 3 to 8 percent slopes	22.21	13.72	0	62	3e
5	Guyton soils, frequently flooded	20.92	12.92	0	50	5w
26	Smithdale fine sandy loam, 8 to 12 percent slopes	8.51	5.26	0	60	4e
30	Smithton fine sandy loam, 0 to 2 percent slopes	2.3	1.42	0	53	3w
TOTALS		161.8 8(*)	100%	-	60.59	3.39

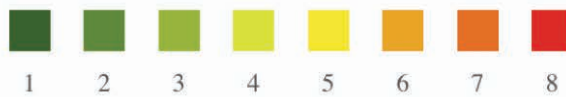
(*) Total acres may differ in the second decimal compared to the sum of each acreage soil. This is due to a round error because we only show the acres of each soil with two decimal.

Capability Legend

Increased Limitations and Hazards

Decreased Adaptability and Freedom of Choice Users

Land, Capability



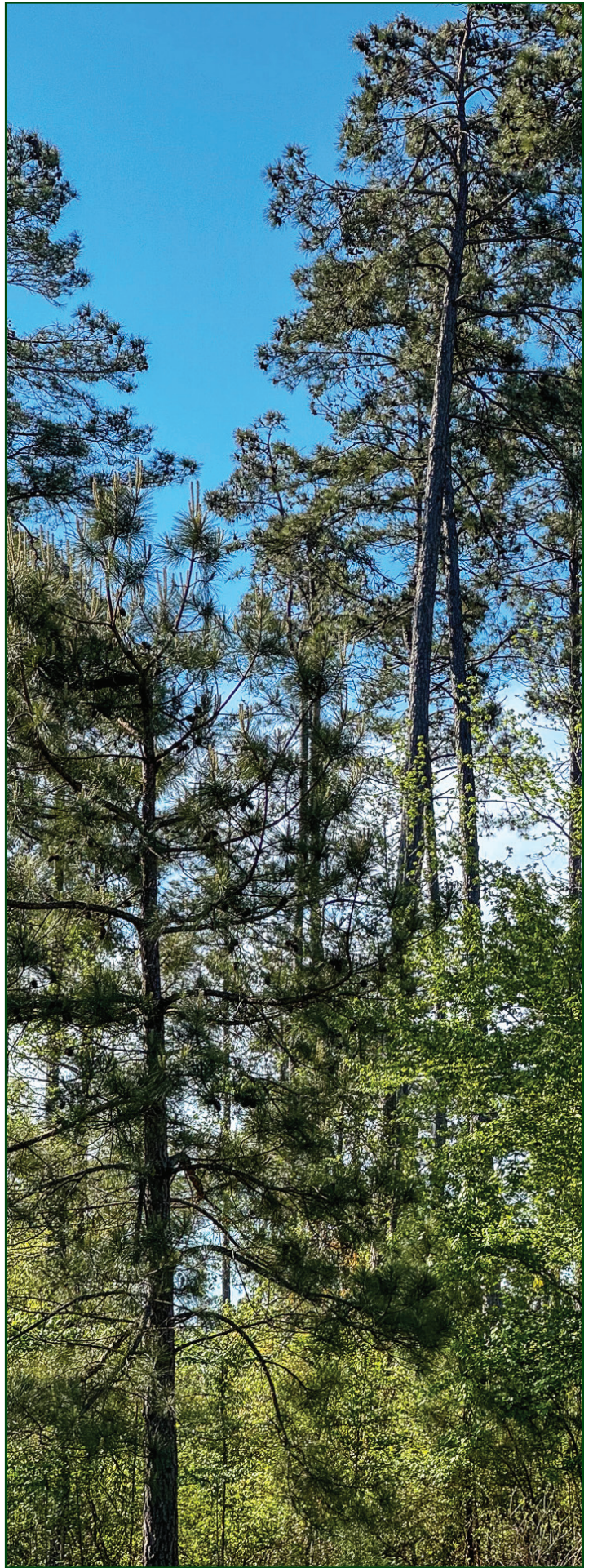
	1	2	3	4	5	6	7	8
'Wild Life'	•	•	•	•	•	•	•	•
Forestry	•	•	•	•	•	•	•	
Limited	•	•	•	•	•	•	•	
Moderate	•	•	•	•	•	•		
Intense	•	•	•	•	•			
Limited	•	•	•	•				
Moderate	•	•	•					
Intense	•	•						
Very Intense	•							

Grazing Cultivation

(c) climatic limitations (e) susceptibility to erosion

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







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