



OFFERED FOR SALE

CANEY BAYOU TIMBER

A Timberland and Recreational Investment Opportunity

78.72± Acres • Arkansas 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.

PROPERTY SUMMARY

Description:	The Caney Bayou Timber tract is located in Arkansas County, near Dewitt, and offers both a good timberland and recreational investment opportunity. The tract consists of 78.72± acres that is composed of 34± acres of mature pines, 40± acres of hardwoods, and 5± acres of wetlands. Recreational opportunities on the property includes deer hunting and small game, as well as duck hunting in the wetlands area. This property is located in proximity to numerous public hunting and fishing areas offering more opportunities for recreation.
Location:	Dewitt, Arkansas; Arkansas County; Southeastern Region of Arkansas
	<u>Mileage Chart</u>
	Dewitt, AR 7 Miles
	Stuttgart, AR 32 Miles
	Dumas, AR 35 Miles
	Little Rock, AR 82 Miles
Acreage:	78.72± total acres
Access:	Unimproved access from Isom Road.
Recreation:	Deer, duck, and small game hunting opportunities exist on the property as well as numerous nearby public access opportunities for hunting and fishing. Public hunting opportunities nearby include: <ul style="list-style-type: none">• Bayou Meto WMA• Trusten Holder WMA• White River NWR
Real Estate Taxes:	\$108 (estimated)
Mineral Rights:	All mineral rights owned by the Seller, if any, shall transfer to the Buyer.
Offering Price:	\$307,008.00 (\$3,900.00 per acre)

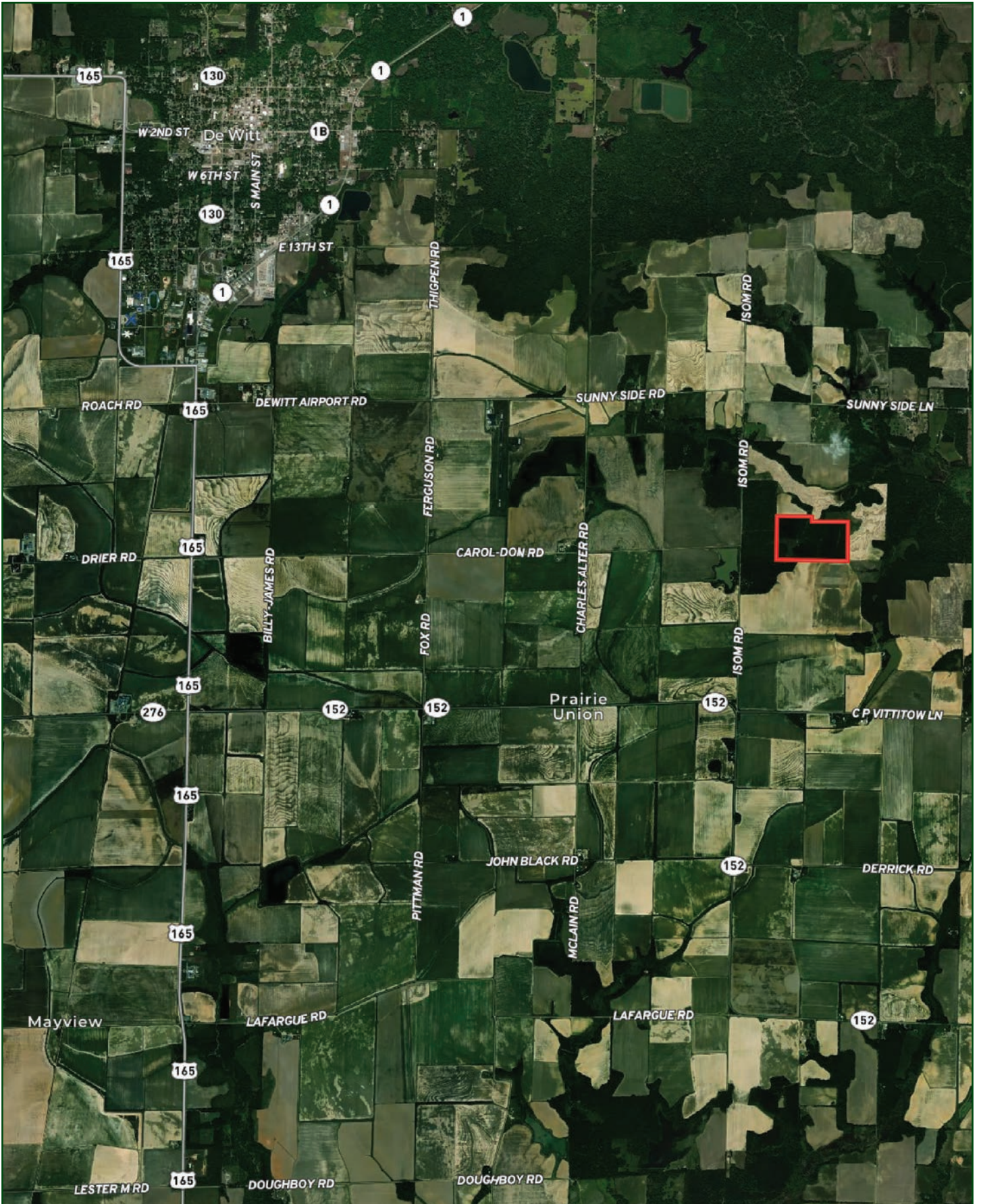
Questions concerning this offering or to schedule a property tour should be directed to Gardner Lile of Lile Real Estate, Inc.

Gardner Lile
501-658-9275 (m) | gardner@lilerealestate.com

LOCATION MAP



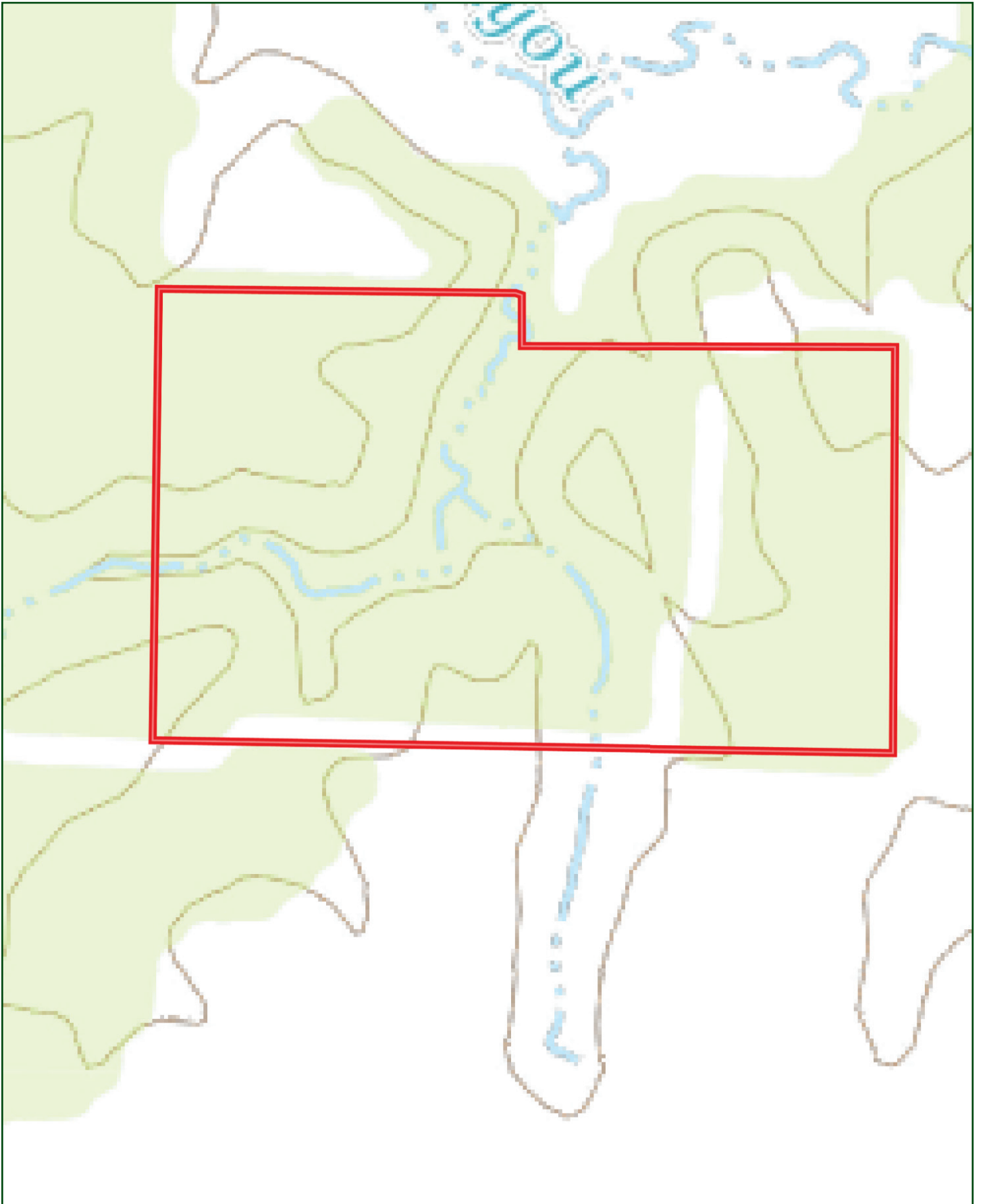
AERIAL MAP



AERIAL MAP



TOPOGRAPHY MAP



SOIL MAP



SOIL MAP KEY

SOIL CODE	SOIL DESCRIPTION	ACRES	%	CPI	NCCPI	CAP
9C	Immanuel silt loam, 3 to 8 percent slopes	44.25	56.17	0	82	3e
23B	Stuttgart silt loam, 1 to 3 percent slopes	21.97	27.89	0	66	2e
24A	Tichnor silt loam, 0 to 1 percent slopes, frequently flooded	10.94	13.89	0	51	4w
23A	Stuttgart silt loam, 0 to 1 percent slopes	1.62	2.06	0	66	2w
TOTALS		78.78(*)	100%	-	72.9	2.84

(*) 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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