

HLP 74

A Timberland and Recreational Investment Opportunity

74± Total Acres • \$166,500.00 • Drew County, AR



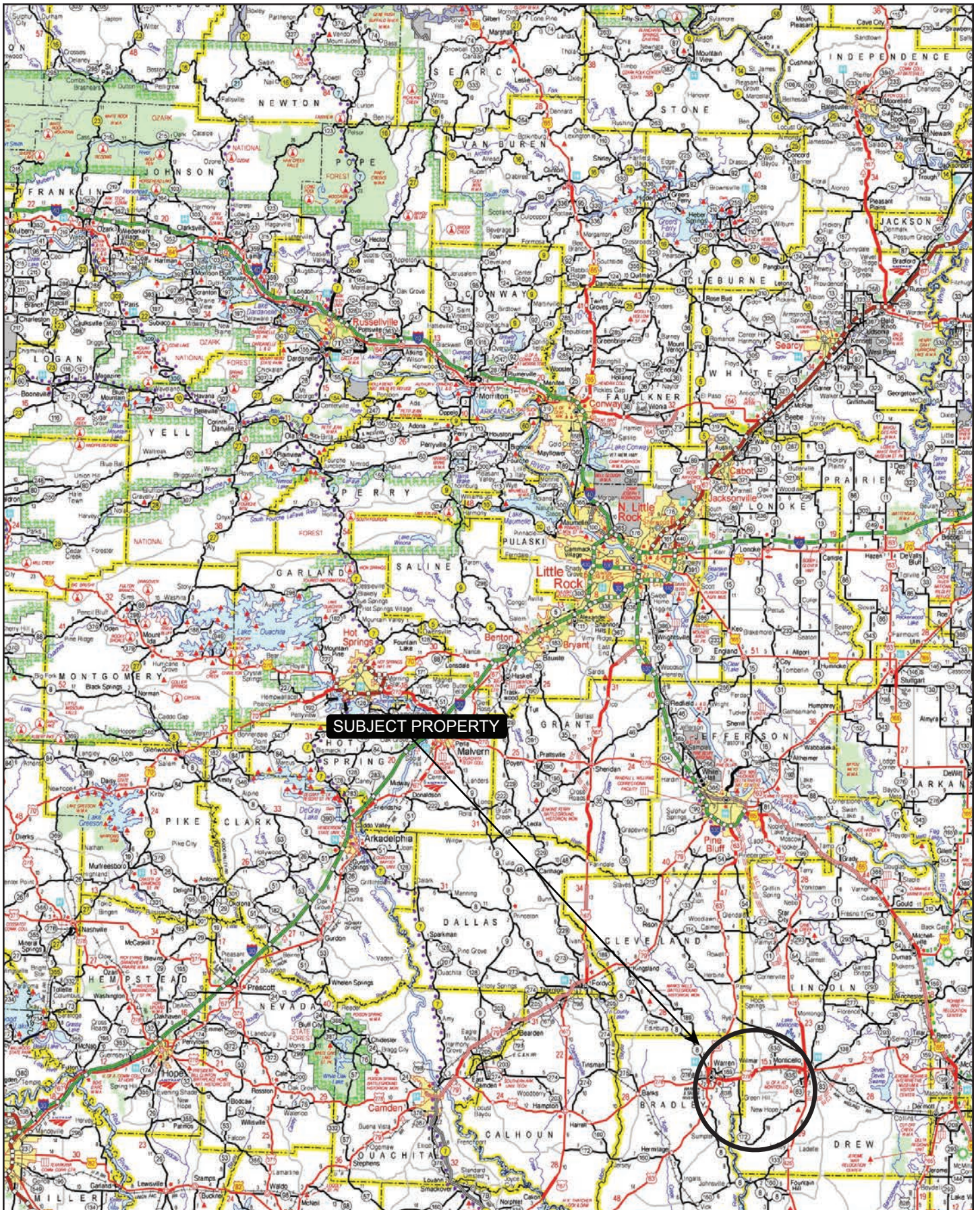
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AGRICULTURE | RECREATION | TIMBERLAND

Traditional Brokerage + Sealed Bids + Consulting

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VICINITY MAP



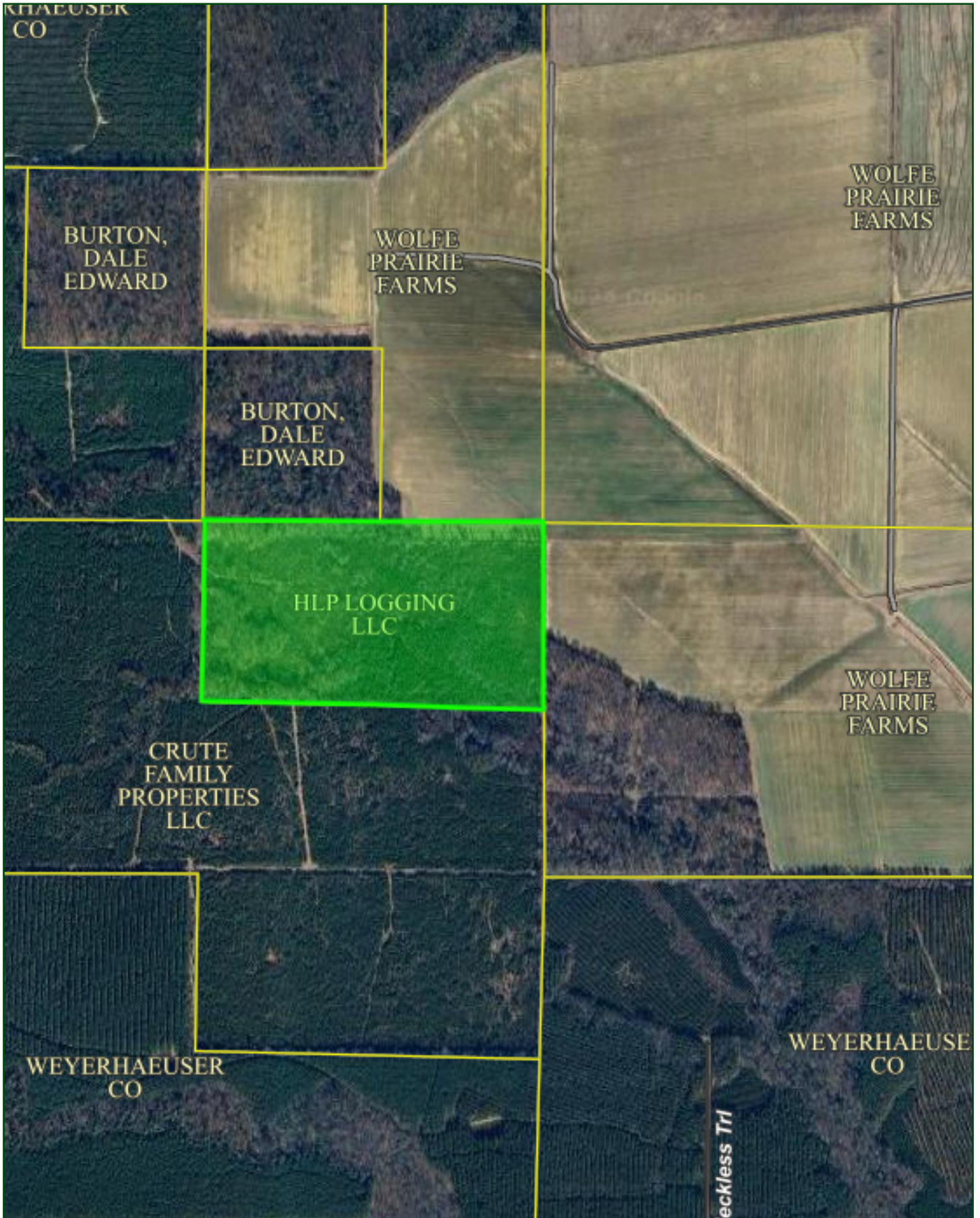
PROPERTY SUMMARY

Description:	The HLP 74 is located in Drew County and offers a good timberland and recreational investment opportunity. This tract is composed of 74± acres consisting of planted pines as well as natural regeneration with larger scattered pine and hardwoods. The property offers exceptional deer hunting opportunities in an area known for great hunting success. Access is via New Light Road.
Location:	Drew County, Arkansas; Southeastern Region of Arkansas
	Mileage Chart
	Monticello, AR 10 Miles
	Pine Bluff, AR 50 Miles
	Little Rock, AR 91 Miles
Acreage:	74± total acres
Recreation:	Deer hunting as well as other small game hunting opportunities
Access:	New Light Road
Real Estate Taxes:	\$71.00 (estimated)
Mineral Rights:	All mineral rights owned by the Seller, if any, shall transfer to the Buyer.
Offering Price:	\$166,500.00 (\$2,250.00 per acre)

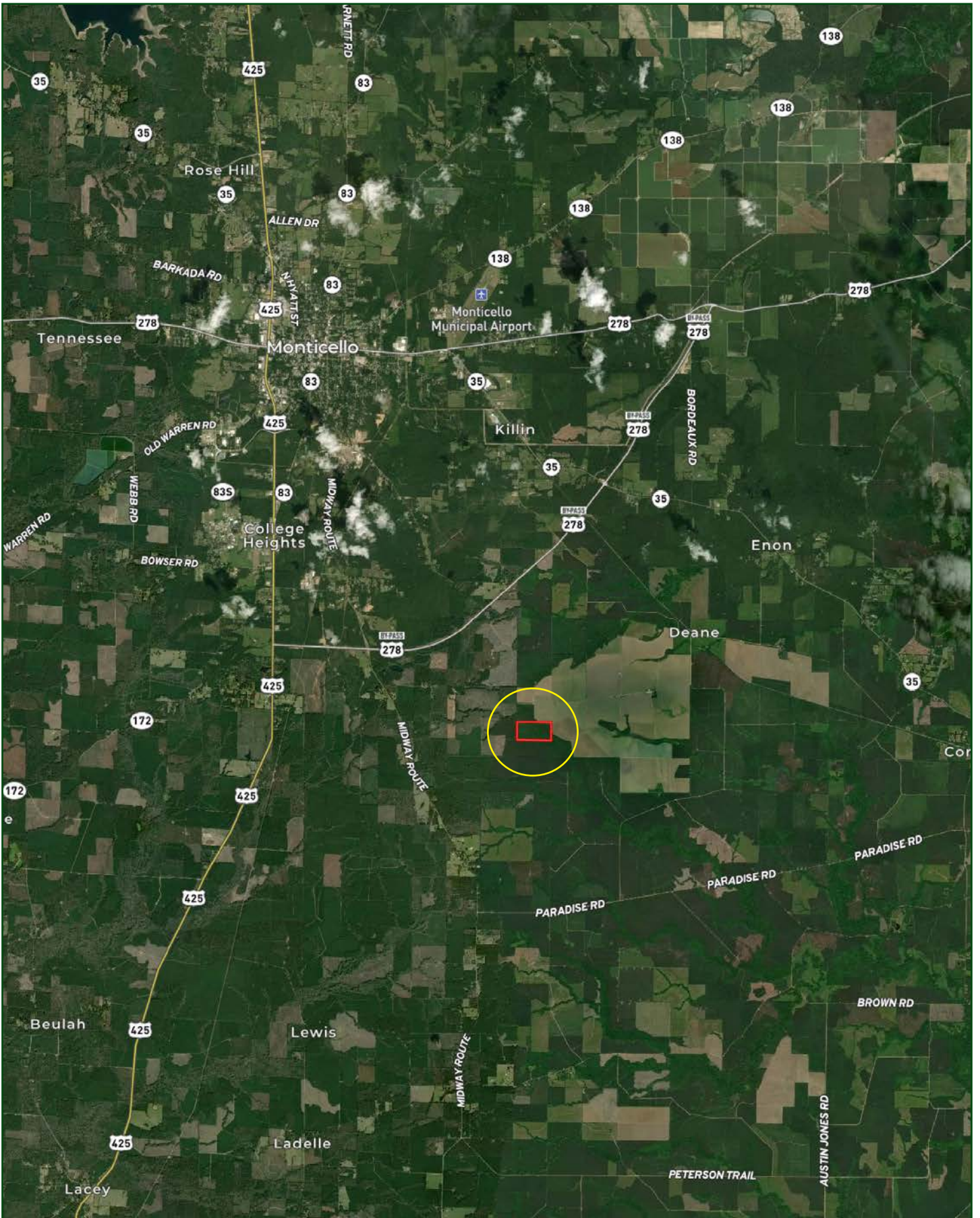
To learn more about the HLP 74 or to schedule a property tour,
contact Brandon Stafford of Lile Real Estate, Inc.

Brandon Stafford
501-416-9748 (m) | bstafford@lilerealestate.com

OWNERSHIP MAP



LOCATION MAP

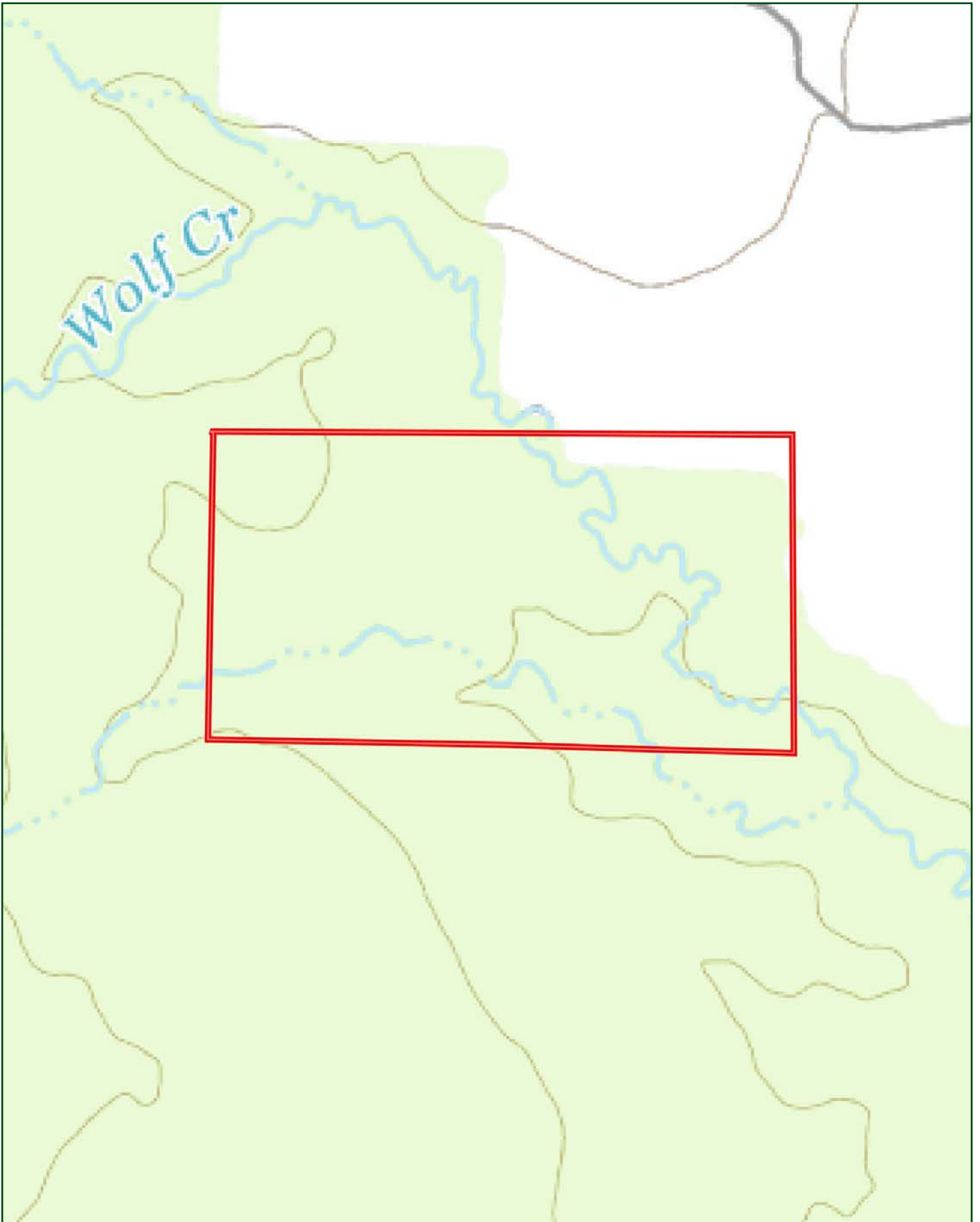




AERIAL MAP



TOPOGRAPHY MAP



SOIL MAP



SOIL MAP KEY

SOIL CODE	SOIL DESCRIPTION	ACRES	%	CPI	NCCPI	CAP
TA	Tichnor and Arkabutla soils, frequently flooded	45.12	56.18	0	51	5w
TpB	Tippah silt loam, 1 to 3 percent slopes	28.42	35.38	0	81	2e
CoA	Calloway silt loam, 0 to 1 percent slopes	6.79	8.45	0	58	2w
TOTALS		80.33(*)	100%	-	62.21	3.69

(*) 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

LILE REAL 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.



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