

NCC 135

A Recreational and Timberland Investment Opportunity

135.5± Acres • \$135,500.00 • Columbia County, Arkansas



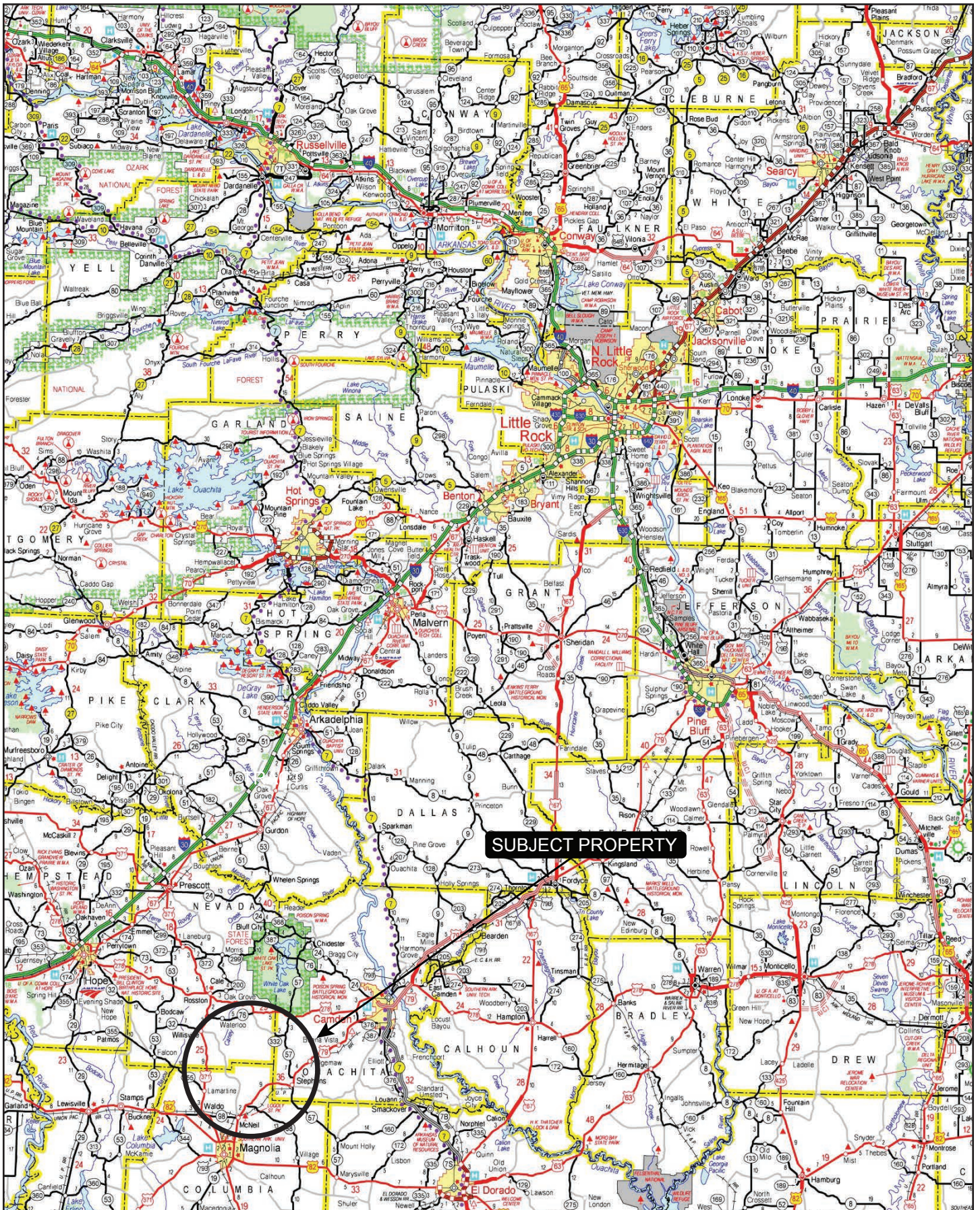
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AGRICULTURE | RECREATION | TIMBERLAND

Traditional Brokerage + Sealed Bids + Consulting

LICENSED IN ARKANSAS, LOUISIANA, MISSISSIPPI, AND TENNESSEE

VICINITY MAP



PROPERTY SUMMARY

Description: NCC 135 is located on Columbia County, Arkansas and borders the Columbia / Nevada County line. The tract consists of 135.5± acres and was harvested in January of 2019. Currently the tract is currently covered in natural pine and hardwood regeneration. The tract has Streamside Management Zones (SMZ) that have mature timber standing in them. Access is considered good with frontage along Columbia County Road 112.

Excellent deer, turkey, and small game hunting opportunities exist on the property, as well as ATV recreation.

This property is currently owned by the listing brokers.

Location: Columbia County, Arkansas; Southern Region of Arkansas

Mileage Chart

Magnolia, AR	17 Miles
Camden, AR	24 Miles
Lewisville, AR	34 Miles
El Dorado, AR	38 Miles
Texarkana, AR	61 Miles
Ashdown, AR	84 Miles
Little Rock, AR	124 Miles
Shreveport, LA	124 Miles

Acreage: 133.5± total acres

Access: Frontage along Columbia County Road 112

Recreation: Deer, turkey, and small game hunting.

Real Estate Taxes: \$188 (estimated)

Mineral Rights: All mineral rights owned by the Seller, if any, shall transfer to the Buyer.

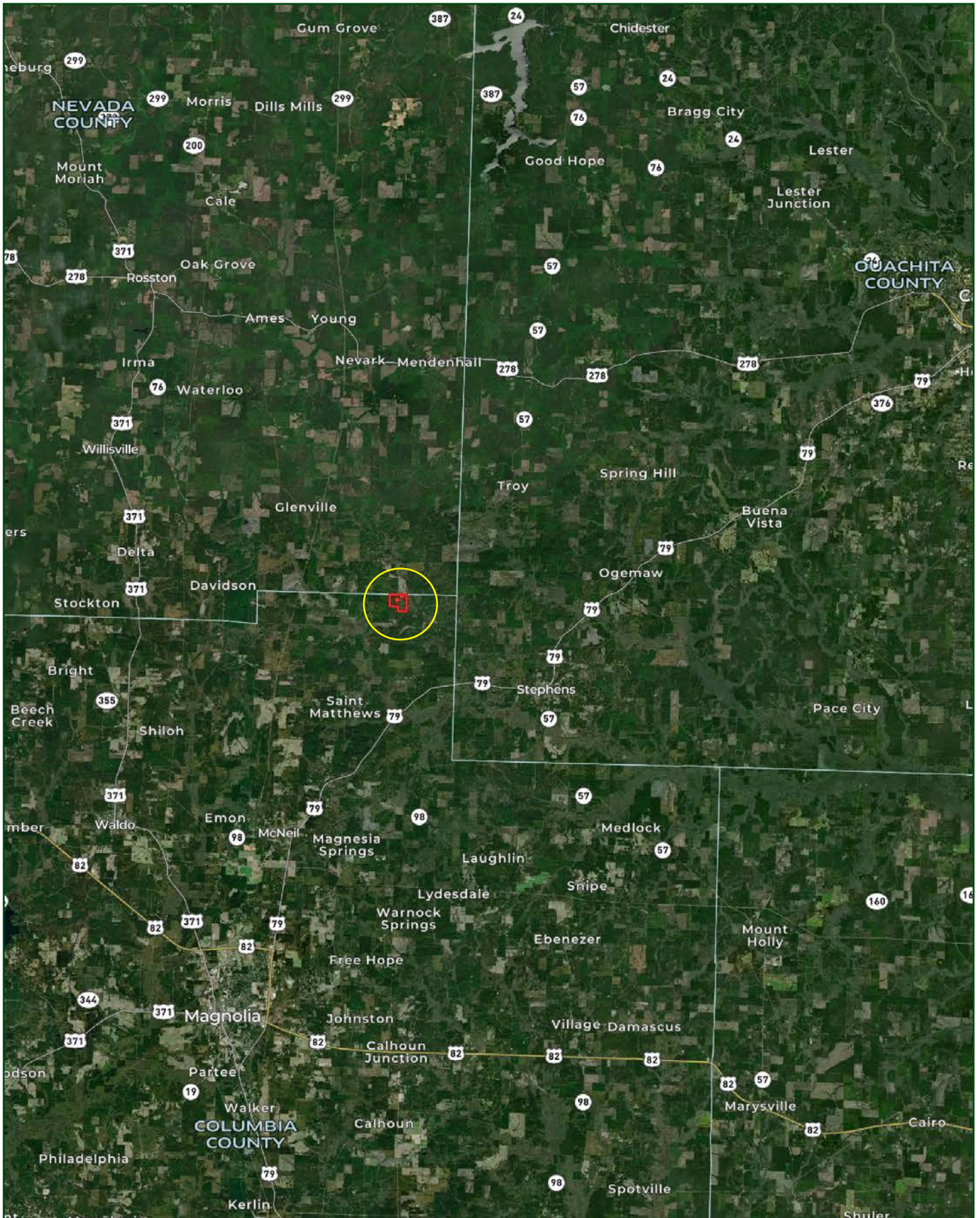
Offering Price: \$135,500.00

To learn more about NCC 135 or to schedule a property tour, contact Matt Stone or David Stone of Lile Real Estate, Inc.

Matt Stone
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David Stone

LOCATION MAP



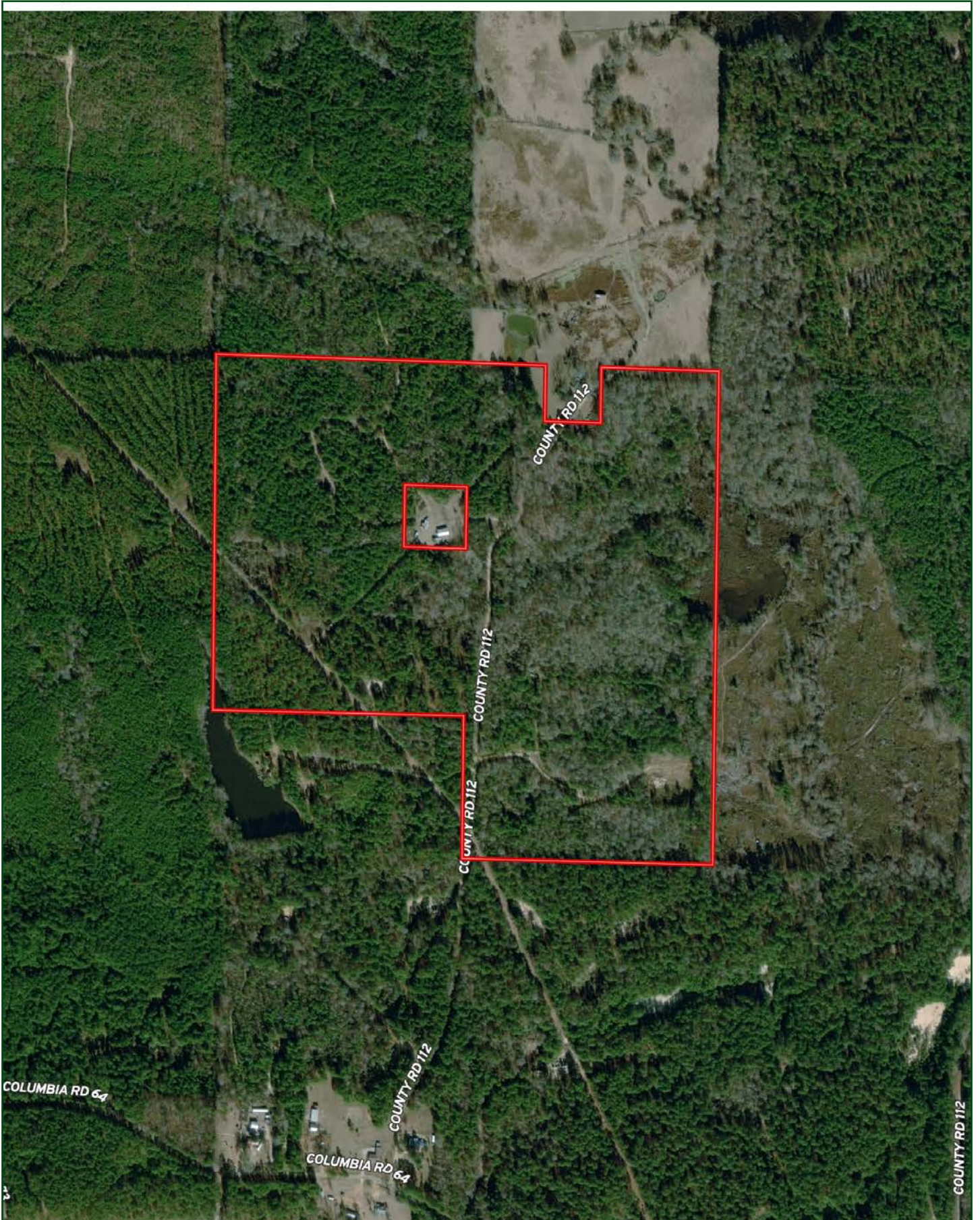




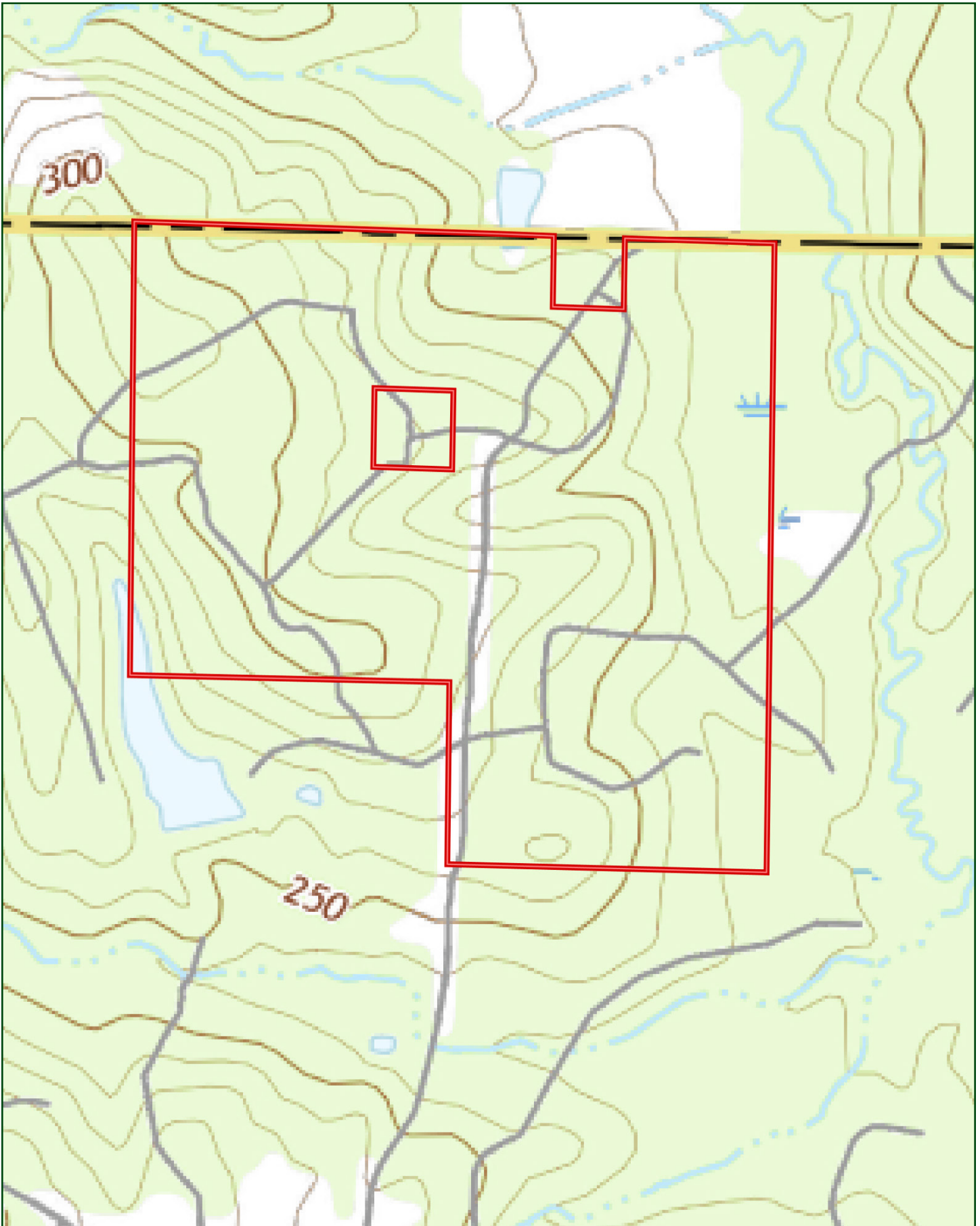




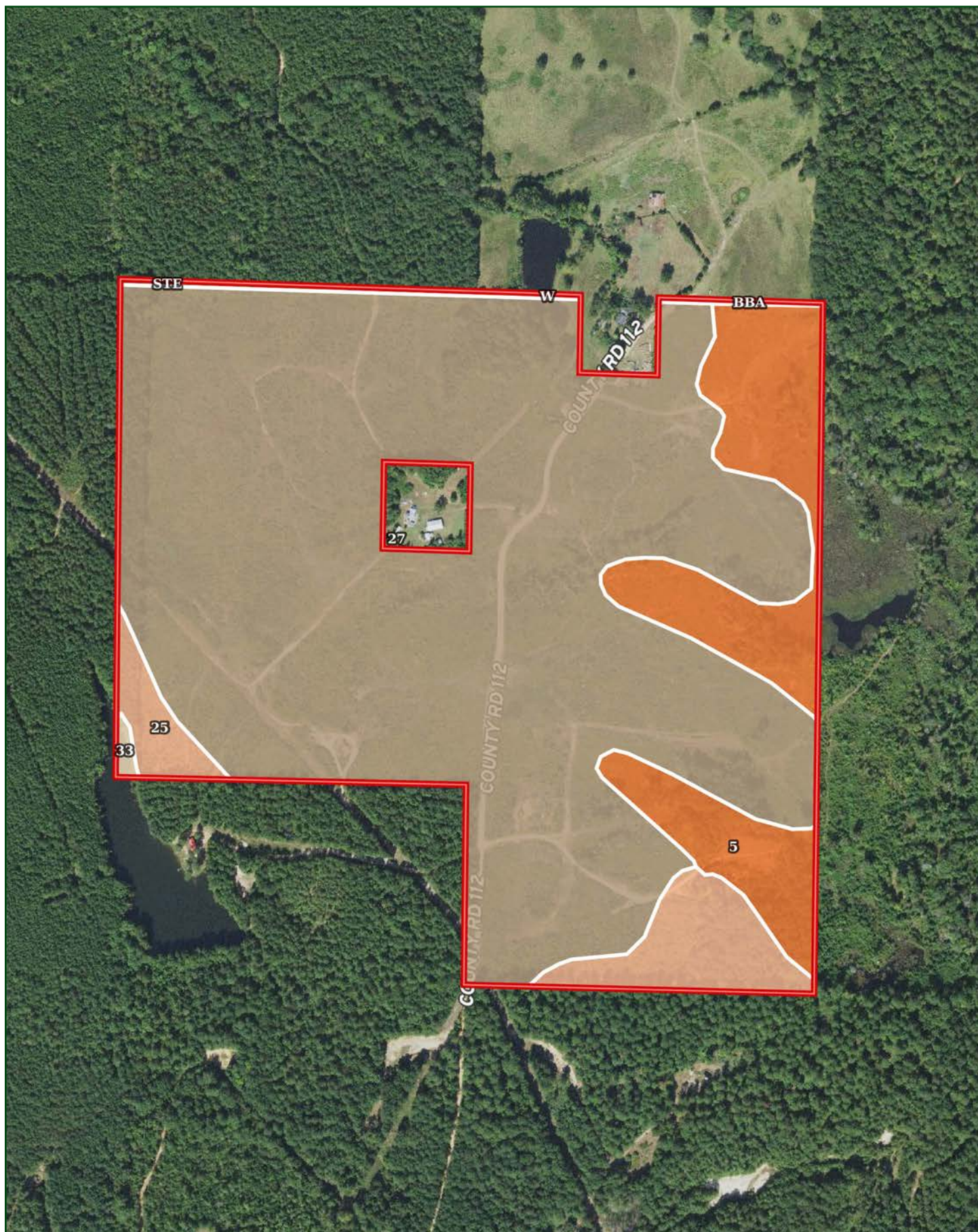
AERIAL MAP



TOPOGRAPHY MAP



SOIL MAP



SOIL MAP KEY

SOIL CODE	SOIL DESCRIPTION	ACRES	%	CPI	NCCPI	CAP
27	Smithdale fine sandy loam, 3 to 8 percent slopes	107.17	79.53	0	62	3e
5	Bibb fine sandy loam, 0 to 1 percent slopes, frequently flooded	17.97	13.33	0	31	5w
25	Sacul fine sandy loam, 3 to 8 percent slopes	8.25	6.12	0	76	4e
StE	Smithdale fine sandy loam, 15 to 35 percent slopes	0.85	0.63	0	18	6e
33	Water	0.34	0.25	0	-	8
BbA	Bibb fine sandy loam, 0 to 1 percent slopes, frequently flooded	0.14	0.1	0	31	5w
W	Water	0.05	0.04	0	-	8
TOTALS		134.77(*)	100%	-	58.24	3.36

(*) 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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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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