

# SOUTH MILLER 20

A Recreational and Timberland Investment Opportunity

20.82± Acres • \$25,000.00 • Miller County, Arkansas



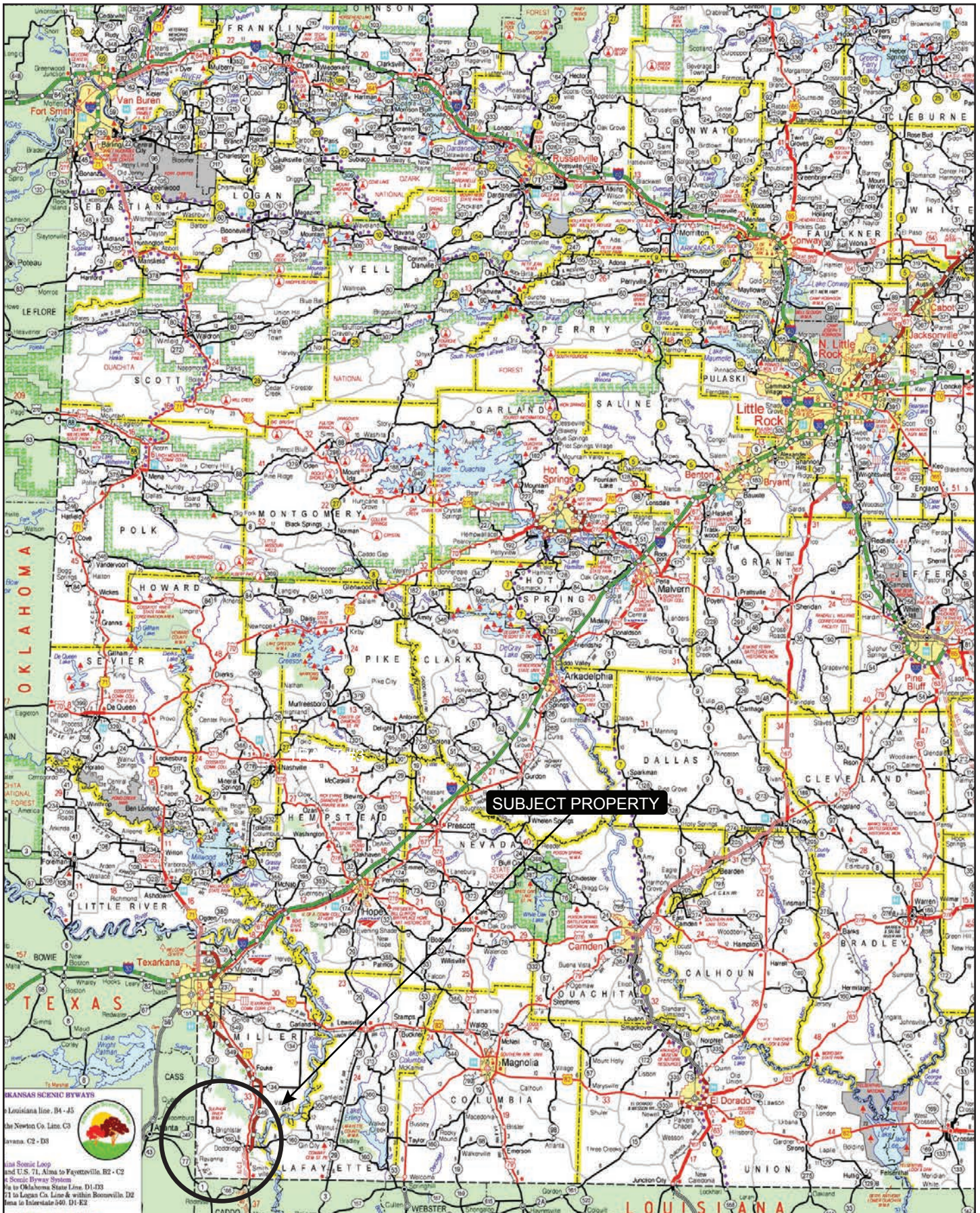
**LILE**  
REAL ESTATE

**AGRICULTURE | RECREATION | TIMBERLAND**

Traditional Brokerage + Sealed Bids + Consulting

LICENSED IN ARKANSAS, LOUISIANA, MISSISSIPPI, AND TENNESSEE

# VICINITY MAP



## PROPERTY SUMMARY

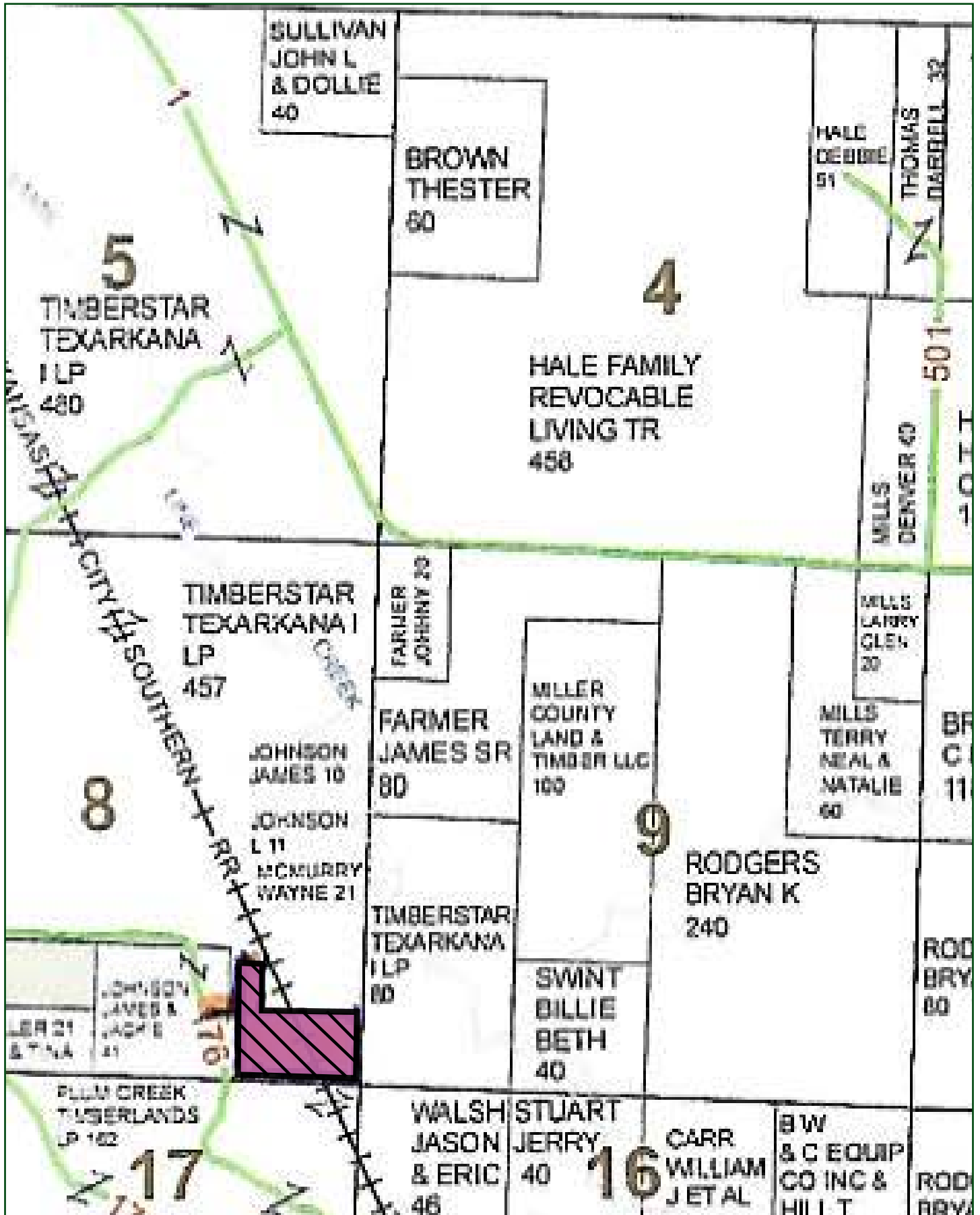
<b>Description:</b>	South Miller 20 is located in the southwest corner of Miller County, Arkansas just a few miles from both the Louisiana and Texas state line. The property is covered in mature timber that is comprised of a pine and hardwood mix. There is a small cypress brake on the property. Deer, turkey, and small game hunting opportunities exist on the property. The property offers a quality timberland and recreational investment opportunity, and would make for an excellent weekend retreat.														
<b>Location:</b>	Miller County, Arkansas; Region of Arkansas														
	<table><thead><tr><th colspan="2">Mileage Chart</th></tr></thead><tbody><tr><td>Texarkana, AR</td><td>34 Miles</td></tr><tr><td>Ashdown, AR</td><td>54 Miles</td></tr><tr><td>Shreveport, LA</td><td>56 Miles</td></tr><tr><td>Magnolia, AR</td><td>67 Miles</td></tr><tr><td>Marshall, TX</td><td>68 Miles</td></tr><tr><td>Longview, TX</td><td>85 Miles</td></tr></tbody></table>	Mileage Chart		Texarkana, AR	34 Miles	Ashdown, AR	54 Miles	Shreveport, LA	56 Miles	Magnolia, AR	67 Miles	Marshall, TX	68 Miles	Longview, TX	85 Miles
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<b>Acreage:</b>	20.882± total acres														
<b>Access:</b>	Deeded access from Miller County Road 76.														
<b>Recreation:</b>	Deer, turkey, small game, and some duck hunting.														
<b>Real Estate Taxes:</b>	\$31.17 (estimated)														
<b>Mineral Rights:</b>	All mineral rights owned by the Seller, if any, shall transfer to the Buyer.														
<b>Offering Price:</b>	\$25,000.00														

To learn more about South Miller 20 or to schedule a property tour, contact Matt Stone or David Stone of Lile Real Estate, Inc.

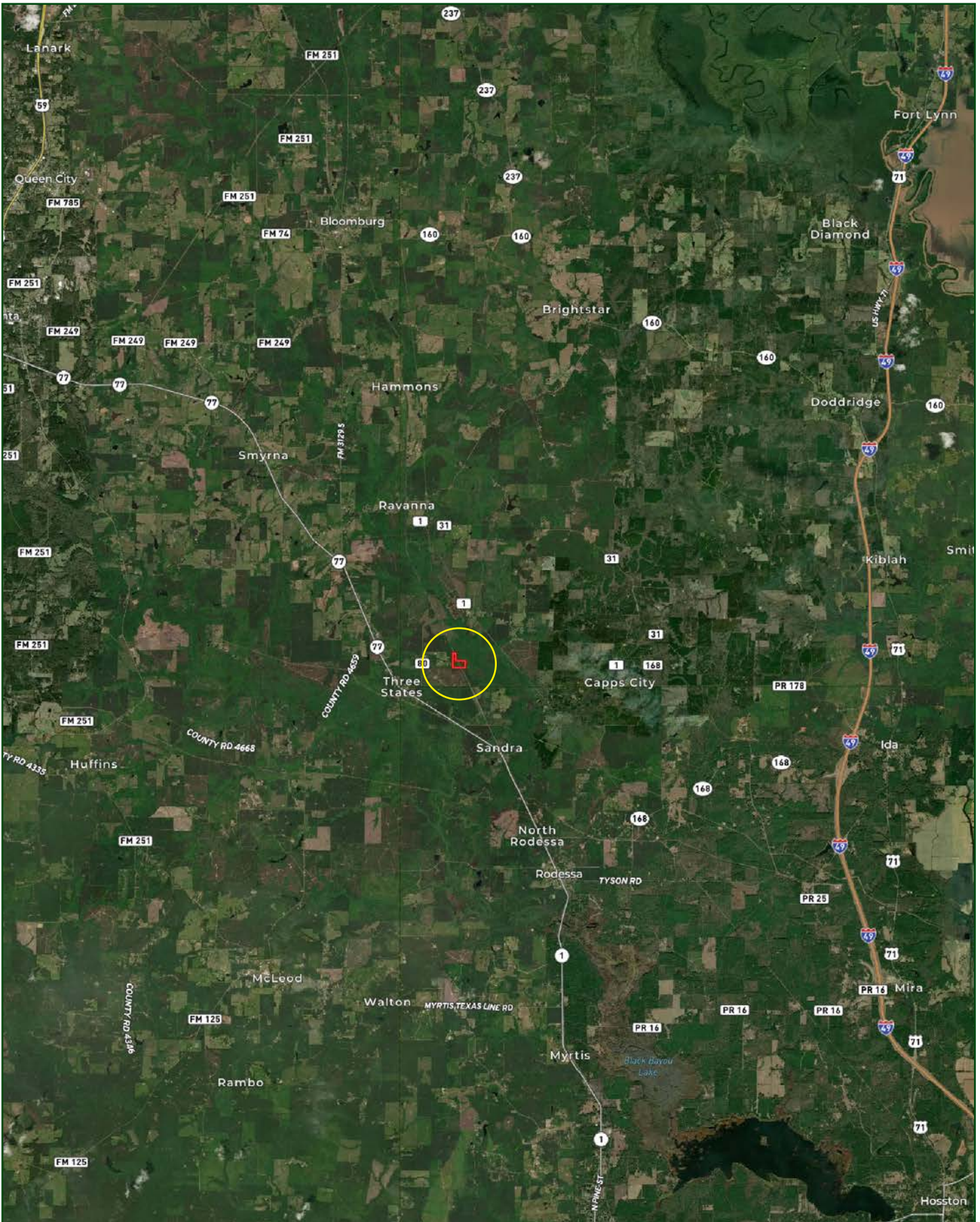
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OWNERSHIP MAP



# LOCATION MAP











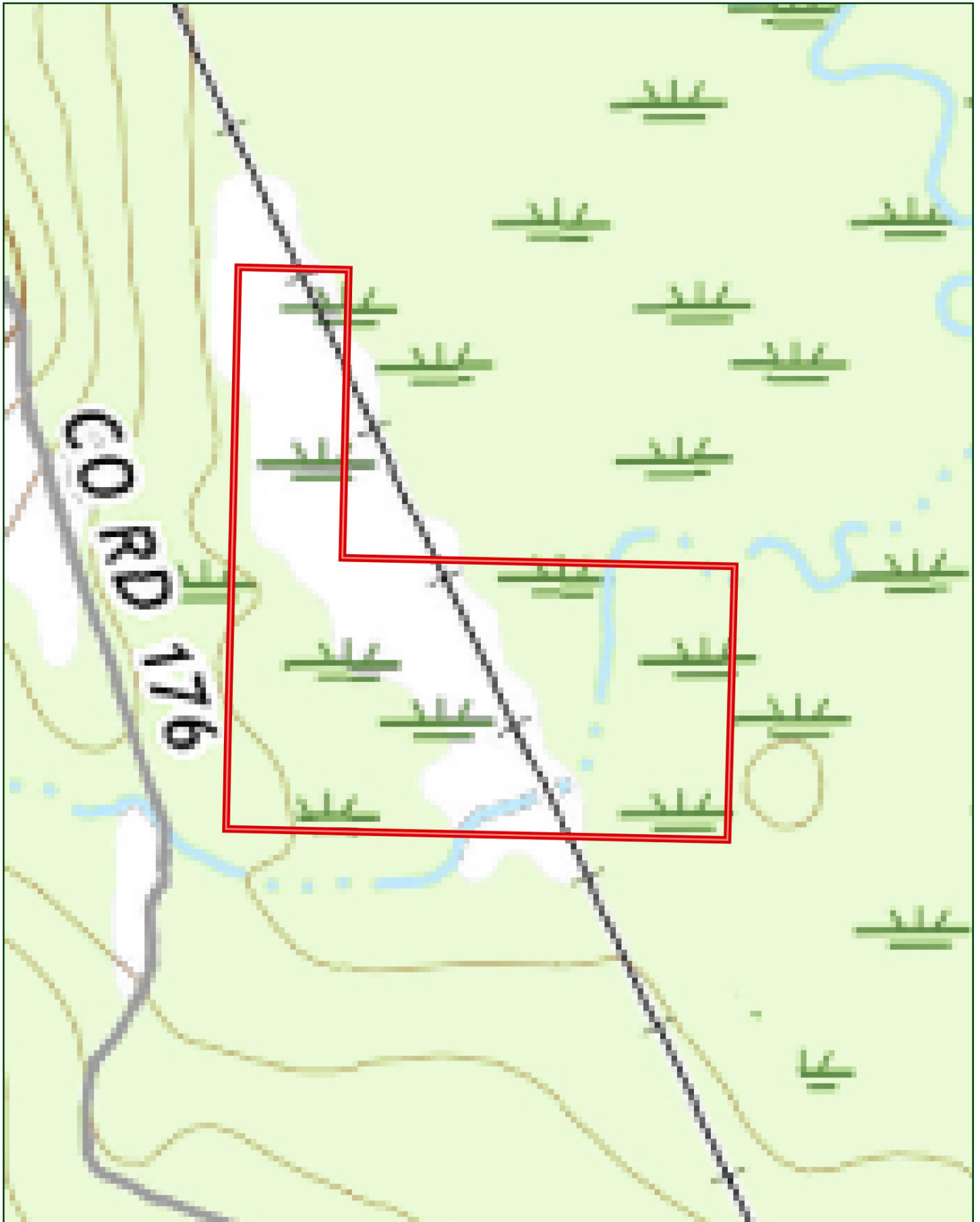




AERIAL MAP



TOPOGRAPHY MAP



# SOIL MAP



## SOIL MAP KEY

SOIL CODE	SOIL DESCRIPTION	ACRES	%	CPI	NCCPI	CAP
10	Bowie fine sandy loam, 3 to 8 percent slopes	8.5	39.68	0	77	4e
4	Amy silt loam, 0 to 1 percent slopes, frequently flooded	6.91	32.26	0	40	5w
29	Guyton silt loam, 0 to 1 percent slopes, frequently flooded	4.11	19.19	0	44	5w
59	Sacul fine sandy loam, 3 to 8 percent slopes	1.9	8.87	0	76	4e
TOTALS		21.42(*)	100%	-	58.64	4.51

(\*) 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



'Wild Life'



Forestry



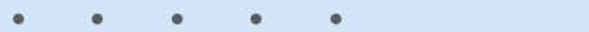
Limited



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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