

MCKISSACK TIMBERLAND

A Timberland Investment Opportunity

163± Total Acres • \$407,500.00 • Lincoln County, Arkansas



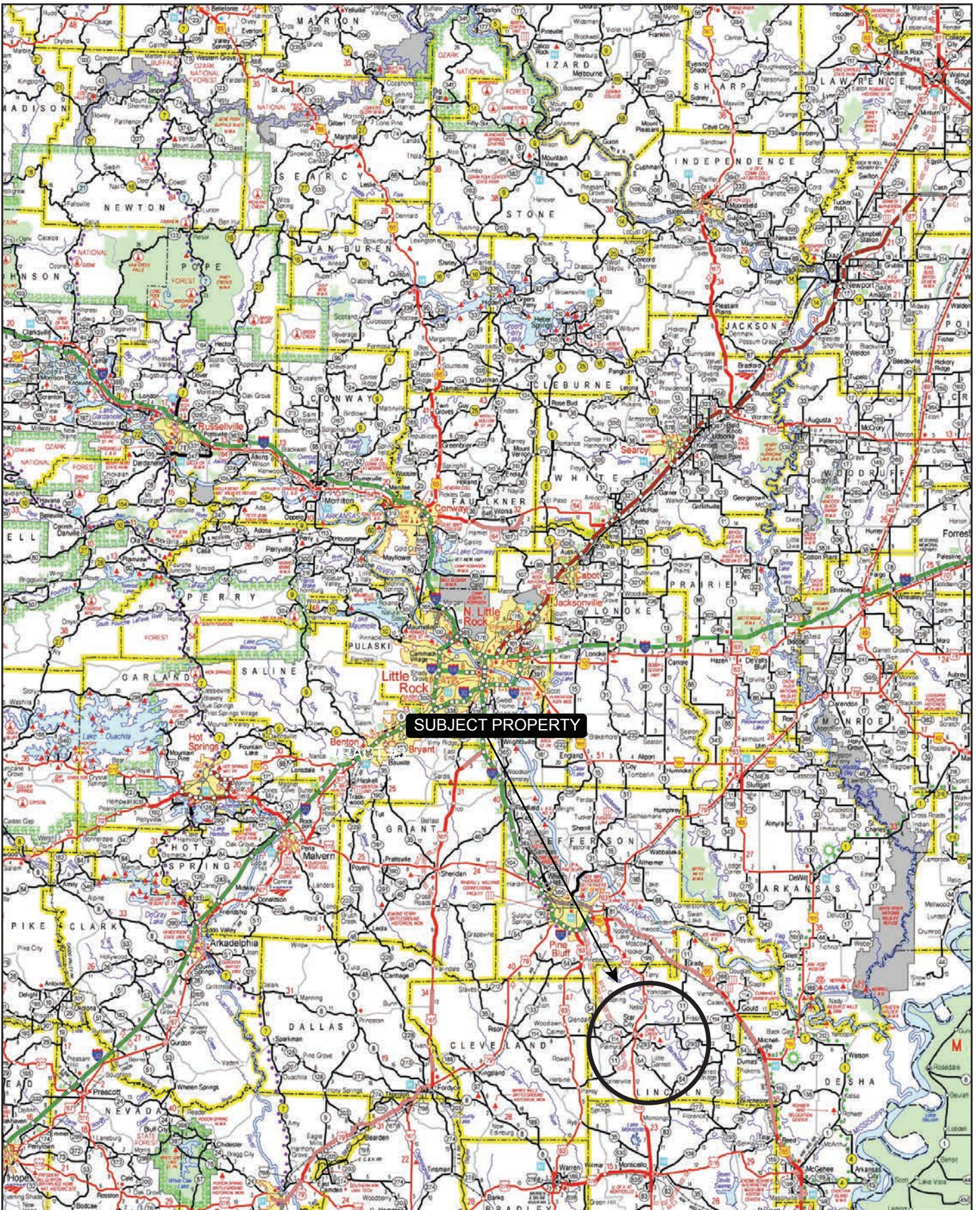
LILE
REAL ESTATE

AGRICULTURE | RECREATION | TIMBERLAND

Traditional Brokerage + Sealed Bids + Consulting

LICENSED IN ARKANSAS, LOUISIANA, MISSISSIPPI, AND TENNESSEE

VICINITY MAP



PROPERTY SUMMARY

Description:	The McKissack Timberland parcel consists of 163± acres and has been a generationally held asset located just south of Star City, Arkansas. These lands are accessed via an all-weather road (Wood Road) that is just off of Arkansas State Highway 54. The topography of this parcel is excellent for the possible construction of a private lake with topo elevations ranging from 310± feet to 380± feet per the USGS Topo map. Timberland consists of mixed age hardwood and hardwood regeneration, as the property has had all of the pine stocking removed to make room for ample hardwood growth. There is also a historic “shotgun” style hunting cabin located at the entrance of this property that could easily be updated into a weekend retreat with rustic features.
Location:	Lincoln County, Arkansas; Southern Region of Arkansas
	<u>Mileage Chart</u>
	Star City, AR 2 Miles
	Monticello, AR 24 Miles
	Pine Bluff, AR 29 Miles
Acreage:	163± total acres
Access:	Access is via Wood Road off of Arkansas State Highway 54
Recreation:	Deer hunting as well as other small game hunting opportunities.
Real Estate Taxes:	\$374.49 (estimated)
Mineral Rights:	All mineral rights owned by the Seller, if any, shall transfer to the Buyer.
Offering Price:	\$407,500.00 (\$2,500.00 per acre)

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

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

DATA SCOUT PARCEL CARD MAP



PARCEL INFORMATION

1) MC KISSACK, JIMMY D. & ANN

Address: GUNNER RD
Legal: E 1/2 NE 1/4
Parcel: 000-05179-000

RPID: 6235

Acres: 80

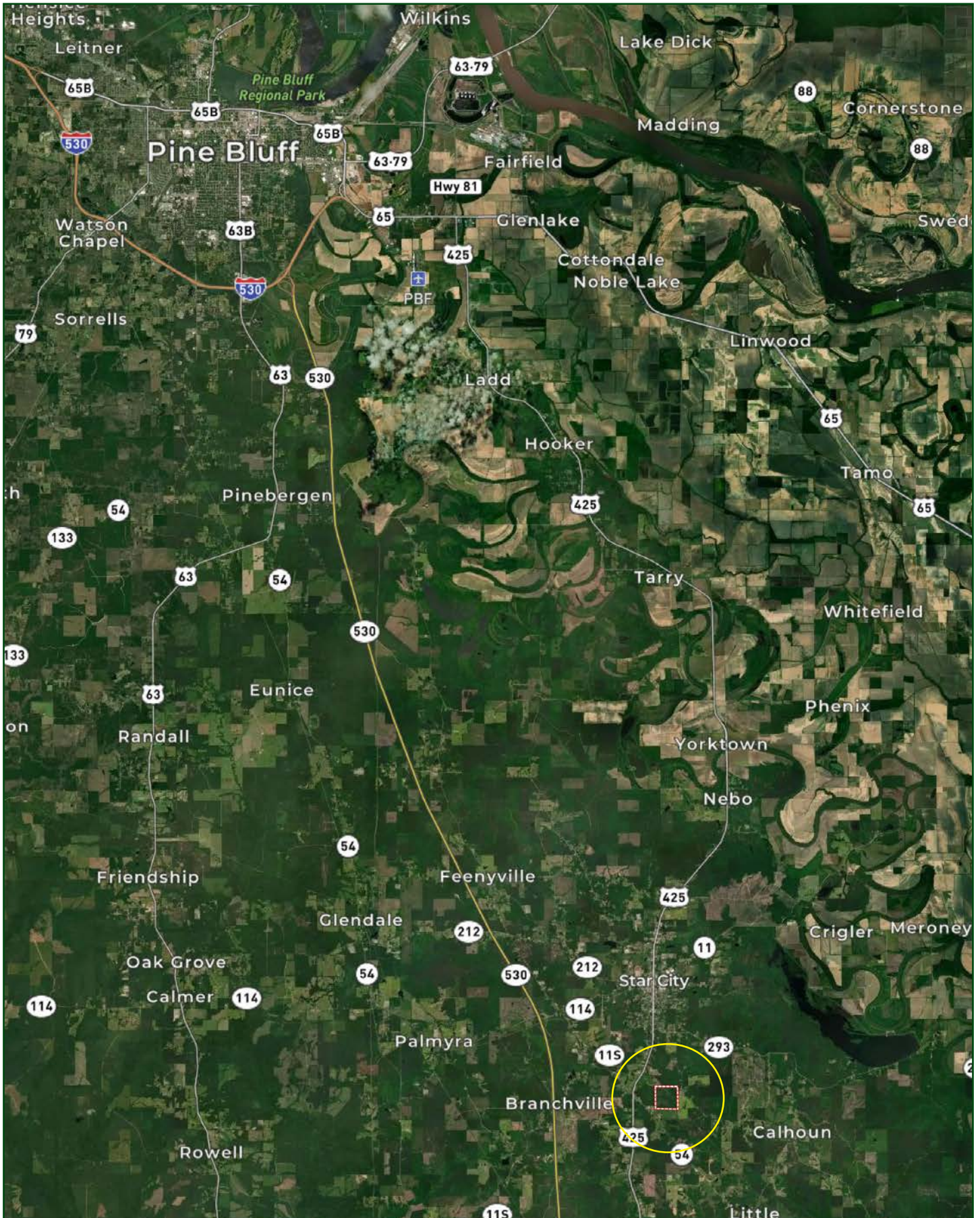
2) MC KISSACK, JIMMIE D. & ANN

Address: N/A
Legal: W 1/2 NW 1/4
Parcel: 000-05164-000

RPID: 6218

Acres: 80

LOCATION MAP



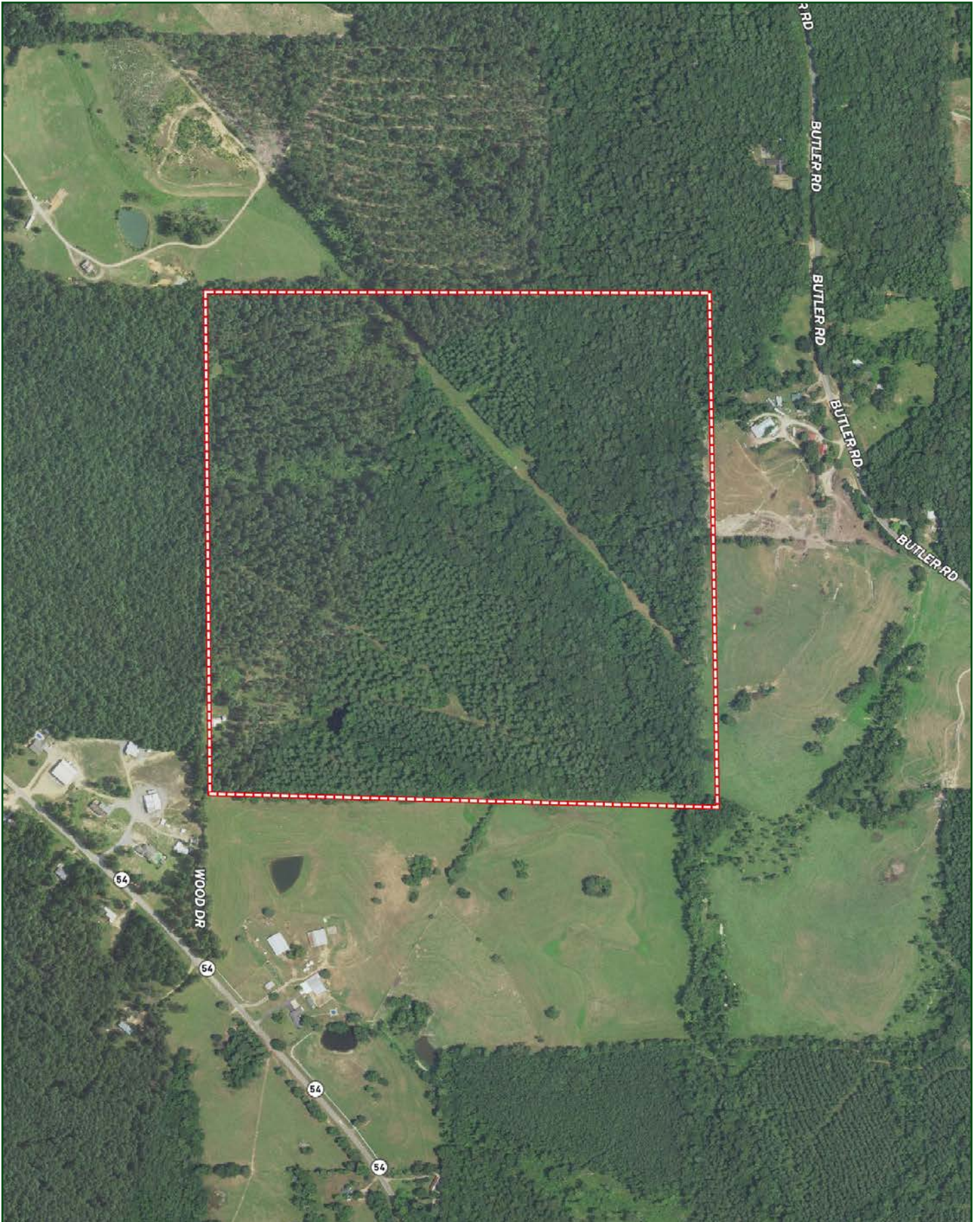




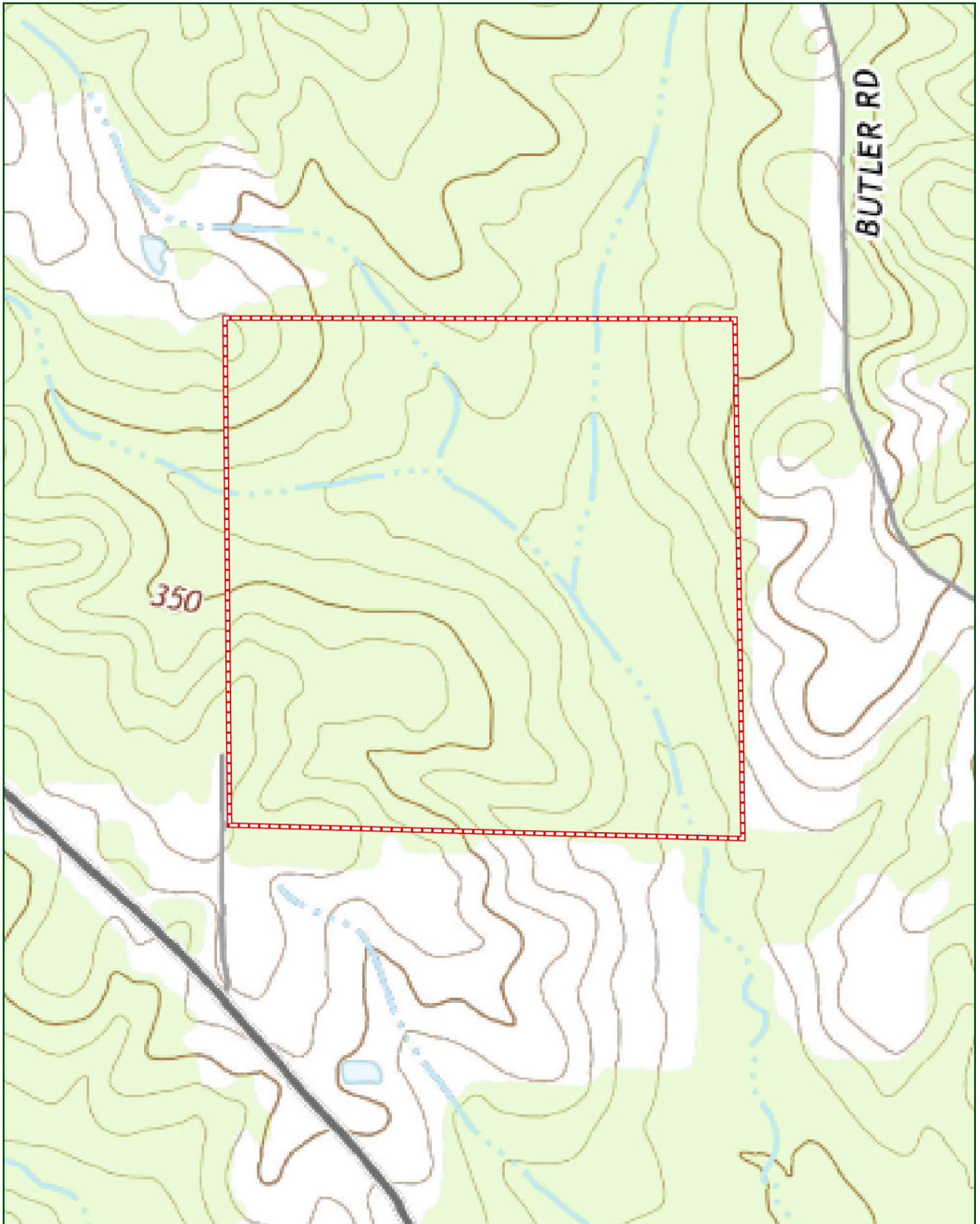




AERIAL MAP



TOPOGRAPHY MAP



SOIL MAP



SOIL MAP KEY

SOIL CODE	SOIL DESCRIPTION	ACRES	%	CPI	NCCPI	CAP
47	Smithdale fine sandy loam, 3 to 8 percent slopes	89.64	54.72	0	62	3e
42	Savannah fine sandy loam, 3 to 8 percent slopes	74.17	45.28	0	61	2e
TOTALS		163.8 1(*)	100%	-	61.55	2.55

(*) 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

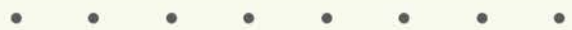
Increased Limitations and Hazards

Decreased Adaptability and Freedom of Choice Users

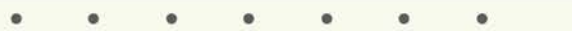
Land, Capability



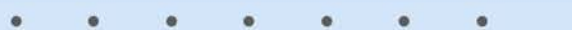
'Wild Life'



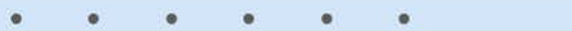
Forestry



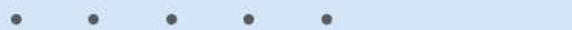
Limited



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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