

# SOUTH RAILROAD 7

A Recreational Investment Opportunity

7.35± Total Acres • \$35,000.00 • Ouachita County, Arkansas



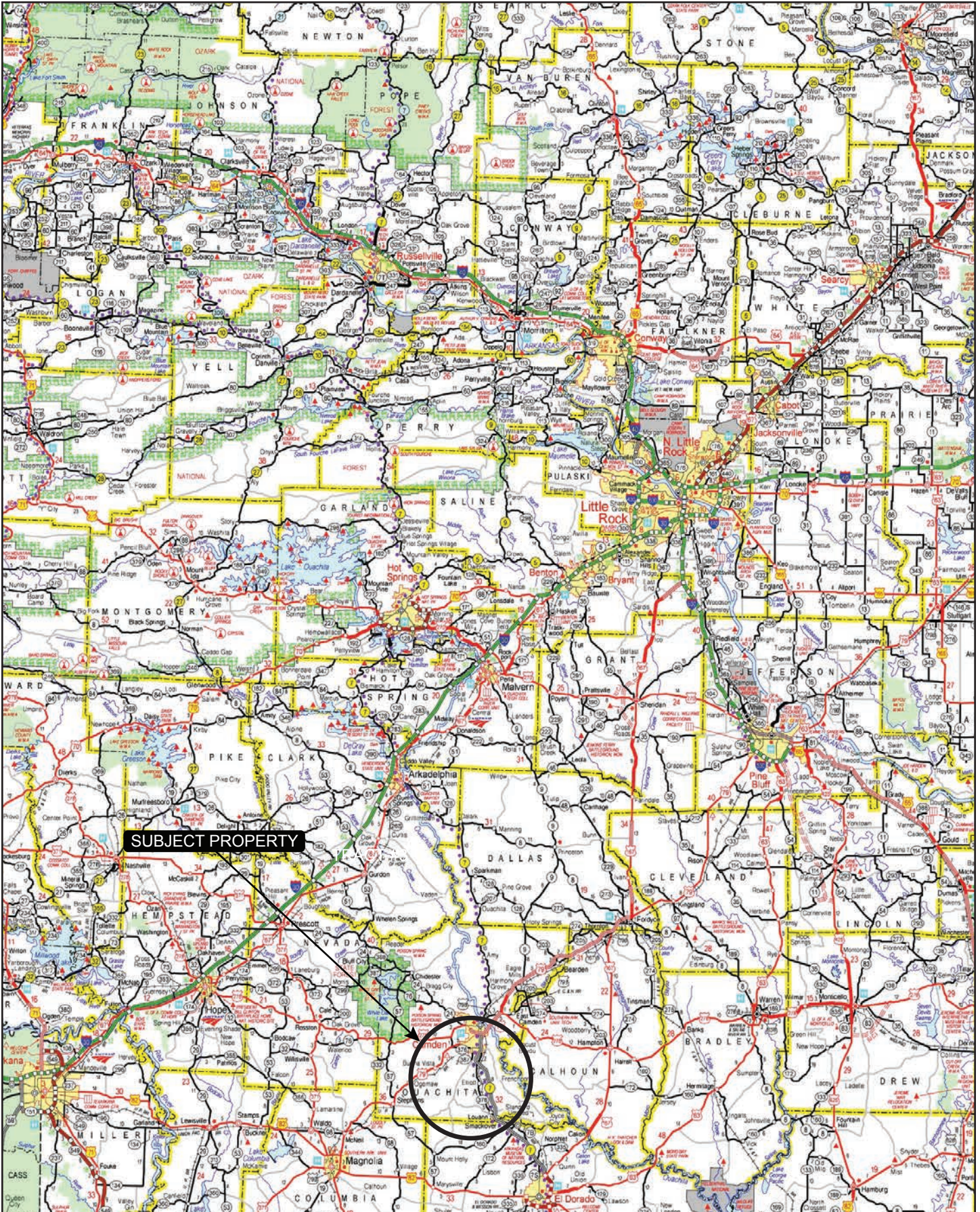
**LILE**  
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**AGRICULTURE | RECREATION | TIMBERLAND**

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# VICINITY MAP



## PROPERTY SUMMARY

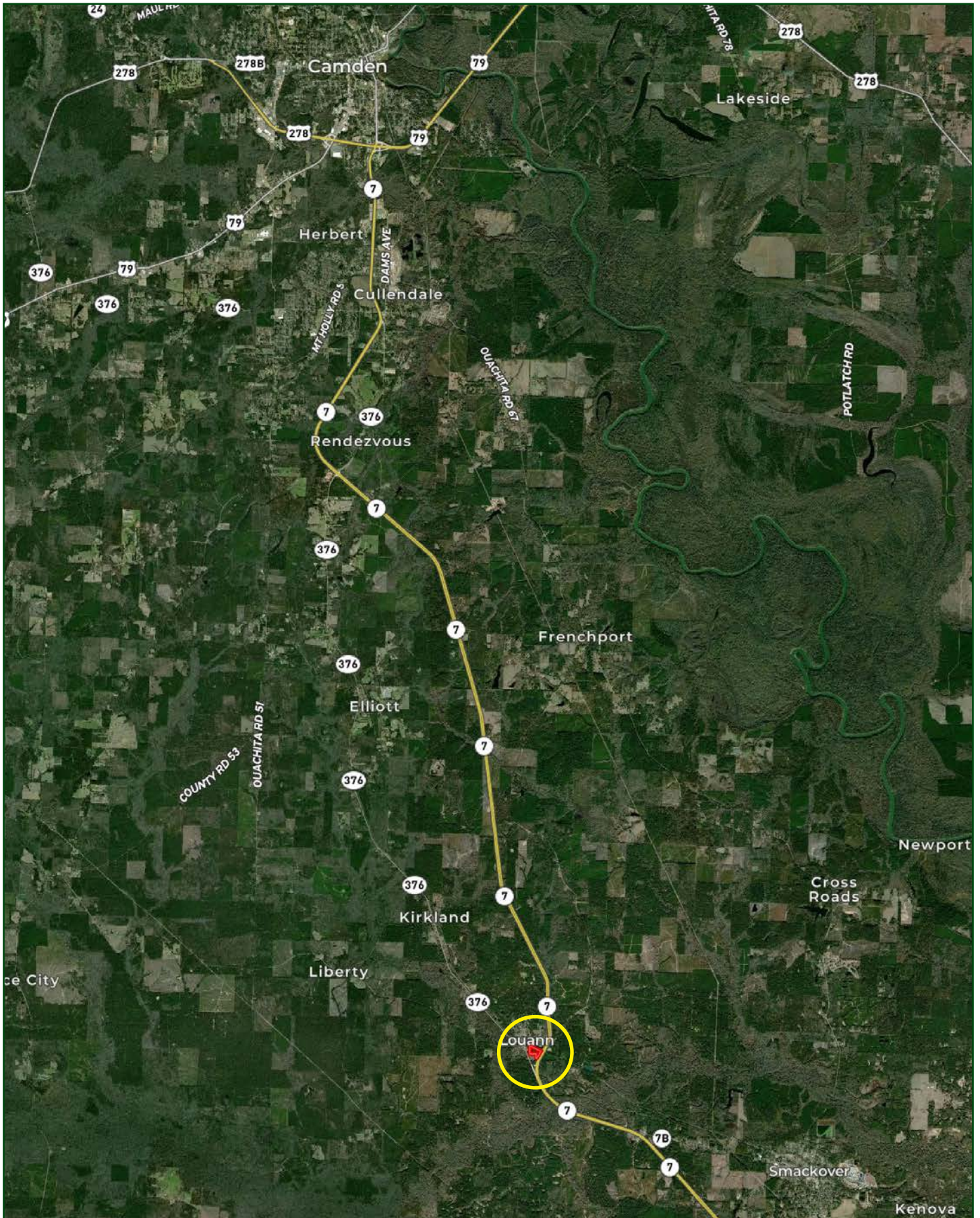
| <b>Description:</b>       | The South Railroad 7 consists of 7.35± acres and is located inside the city limits of Louann, Arkansas. The property offers a good timberland investment opportunity as it is made up of mature pine and hardwood timber. Arkansas State Highway 7 borders the property on the east, while the a railroad tract borders the north. In addition to the timberland investment opportunity, the property could also be converted to a homesite. |               |  |       |  |            |          |                   |          |              |          |               |          |                 |           |
|---------------------------|--|---------------|--|-------|--|------------|----------|-------------------|----------|--------------|----------|---------------|----------|-----------------|-----------|
| <b>Location:</b>          | Louann, Ouachita County, Arkansas; Southern Region of Arkansas   |               |  |       |  |            |          |                   |          |              |          |               |          |                 |           |
|                           | <table><thead><tr><th colspan="2">Mileage Chart</th></tr><tr><th colspan="2"><hr/></th></tr></thead><tbody><tr><td>Camden, AR</td><td>16 Miles</td></tr><tr><td>Junction City, AR</td><td>31 Miles</td></tr><tr><td>Magnolia, AR</td><td>38 Miles</td></tr><tr><td>Texarkana, AR</td><td>84 Miles</td></tr><tr><td>Little Rock, AR</td><td>115 Miles</td></tr></tbody></table>   | Mileage Chart |  | <hr/> |  | Camden, AR | 16 Miles | Junction City, AR | 31 Miles | Magnolia, AR | 38 Miles | Texarkana, AR | 84 Miles | Little Rock, AR | 115 Miles |
| Mileage Chart             |  |               |  |       |  |            |          |                   |          |              |          |               |          |                 |           |
| <hr/>                     |  |               |  |       |  |            |          |                   |          |              |          |               |          |                 |           |
| Camden, AR                | 16 Miles   |               |  |       |  |            |          |                   |          |              |          |               |          |                 |           |
| Junction City, AR         | 31 Miles   |               |  |       |  |            |          |                   |          |              |          |               |          |                 |           |
| Magnolia, AR              | 38 Miles   |               |  |       |  |            |          |                   |          |              |          |               |          |                 |           |
| Texarkana, AR             | 84 Miles   |               |  |       |  |            |          |                   |          |              |          |               |          |                 |           |
| Little Rock, AR           | 115 Miles  |               |  |       |  |            |          |                   |          |              |          |               |          |                 |           |
| <b>Acreage:</b>           | 7.35± total acres  |               |  |       |  |            |          |                   |          |              |          |               |          |                 |           |
| <b>Access:</b>            | No deeded access   |               |  |       |  |            |          |                   |          |              |          |               |          |                 |           |
| <b>Recreation:</b>        | Deer, turkey, and small game hunting opportunities exist on the property.  |               |  |       |  |            |          |                   |          |              |          |               |          |                 |           |
| <b>Real Estate Taxes:</b> | \$13.00 (estimated)  |               |  |       |  |            |          |                   |          |              |          |               |          |                 |           |
| <b>Mineral Rights:</b>    | All mineral rights owned by the Seller, if any, shall transfer to the Buyer.   |               |  |       |  |            |          |                   |          |              |          |               |          |                 |           |
| <b>Offering Price:</b>    | \$35,000.00  |               |  |       |  |            |          |                   |          |              |          |               |          |                 |           |

To learn more about South Railroad 7 or to schedule a property tour, contact Matt Stone and David Stone of Lile Real Estate, Inc.

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David Stone | 870-818-0751 | [dstone@lilerealestate.com](mailto:dstone@lilerealestate.com)

# LOCATION MAP



AERIAL MAP

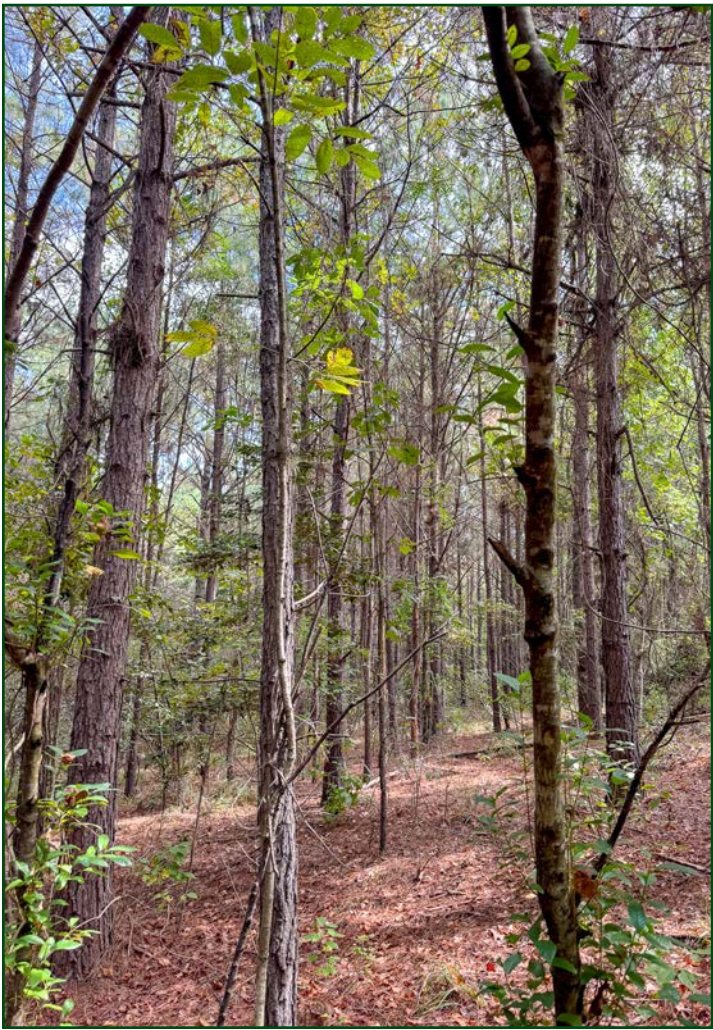




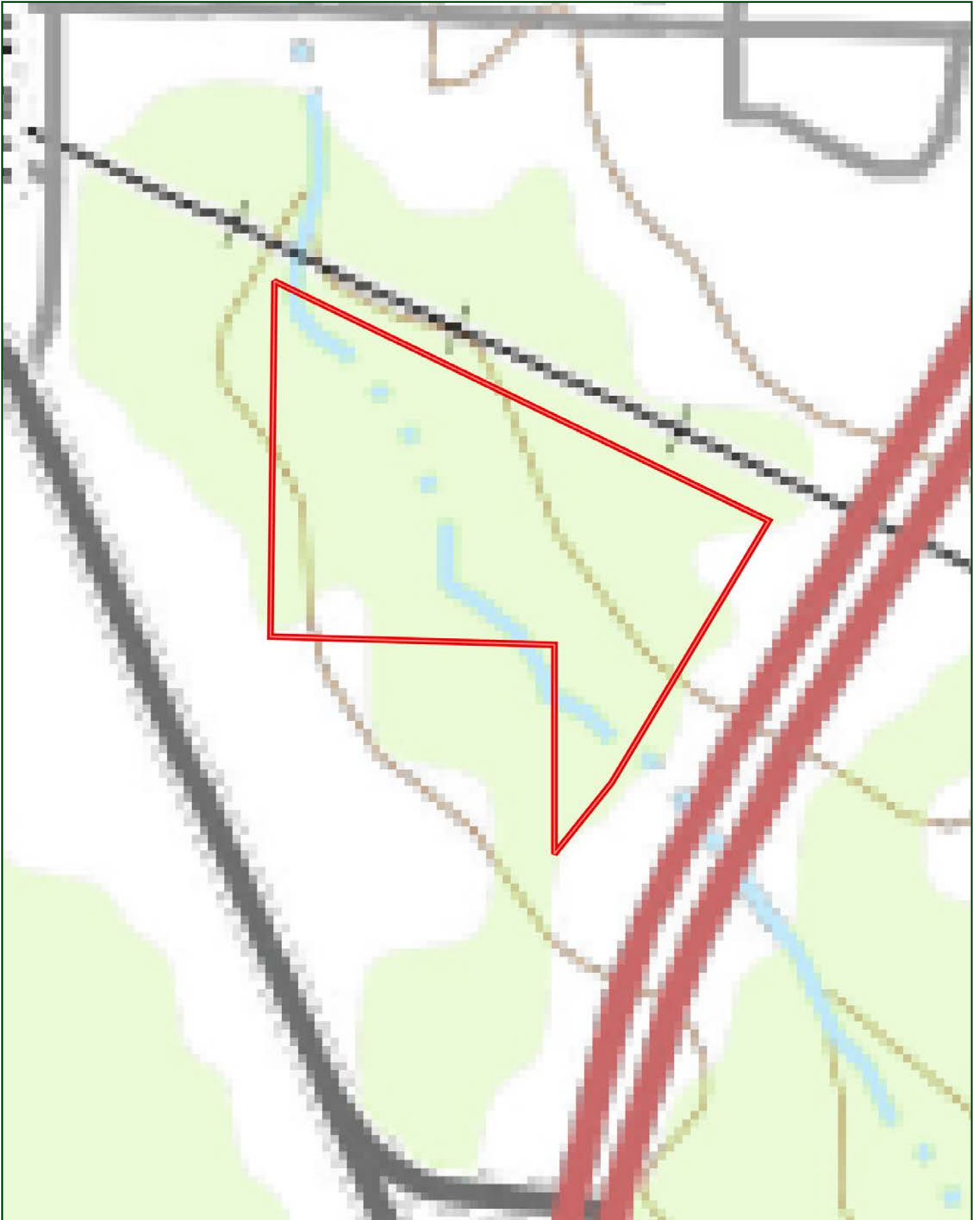








TOPOGRAPHY MAP



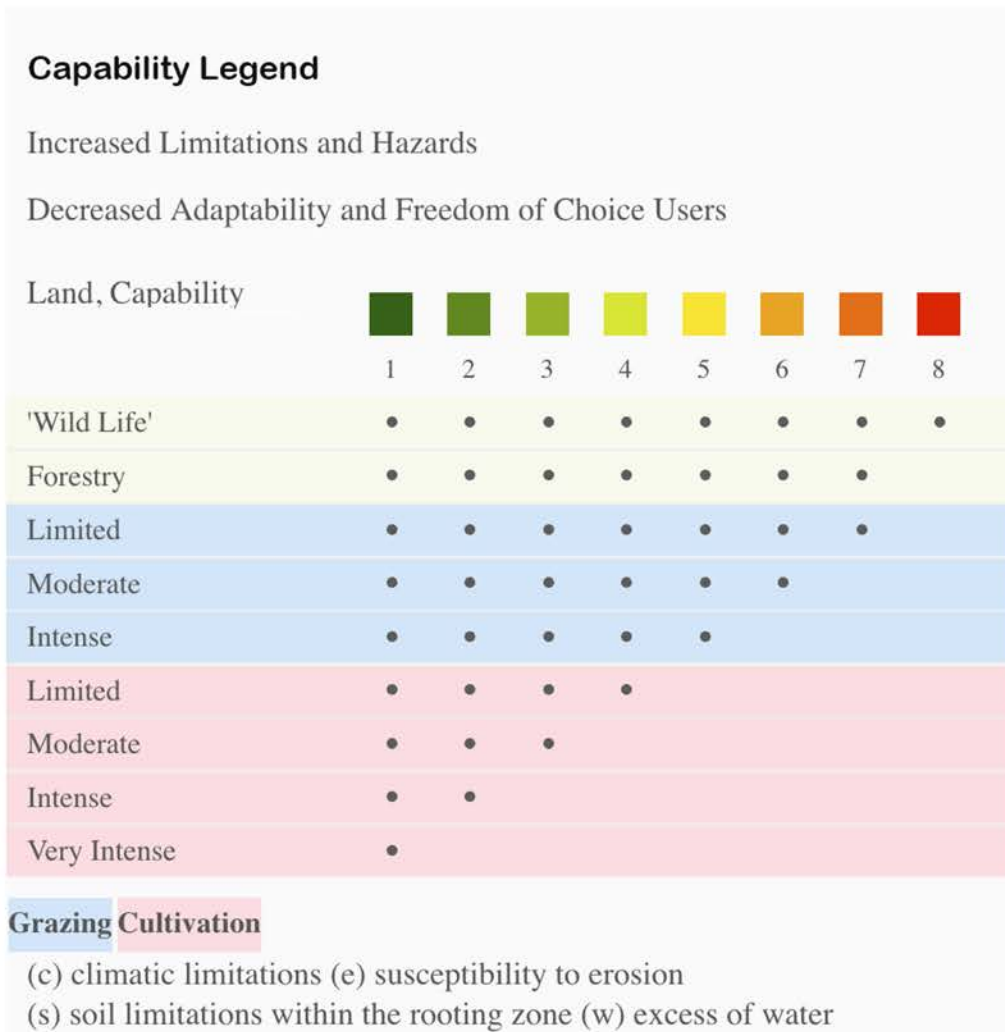
# SOIL MAP



## SOIL MAP KEY

| SOIL CODE | SOIL DESCRIPTION                                 | ACRES   | %     | CPI | NCCPI | CAP  |
|-----------|--|---------|-------|-----|-------|------|
| GoB       | Goldsboro fine sandy loam, 1 to 3 percent slopes | 3.28    | 42.43 | 0   | 82    | 2e   |
| Sm        | Smithton fine sandy loam, 0 to 2 percent slopes  | 2.4     | 31.05 | 0   | 53    | 3w   |
| CaB       | Cahaba fine sandy loam, 1 to 3 percent slopes    | 1.35    | 17.46 | 0   | 67    | 2e   |
| CaC       | Cahaba fine sandy loam, 3 to 8 percent slopes    | 0.7     | 9.06  | 0   | 75    | 2e   |
| TOTALS    |  | 7.73(*) | 100%  | -   | 69.74 | 2.31 |

(\*) 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.



# 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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