

STRONG 80

A Recreational Investment Opportunity

80± Total Acres • \$136,000.00 • Union County, Arkansas



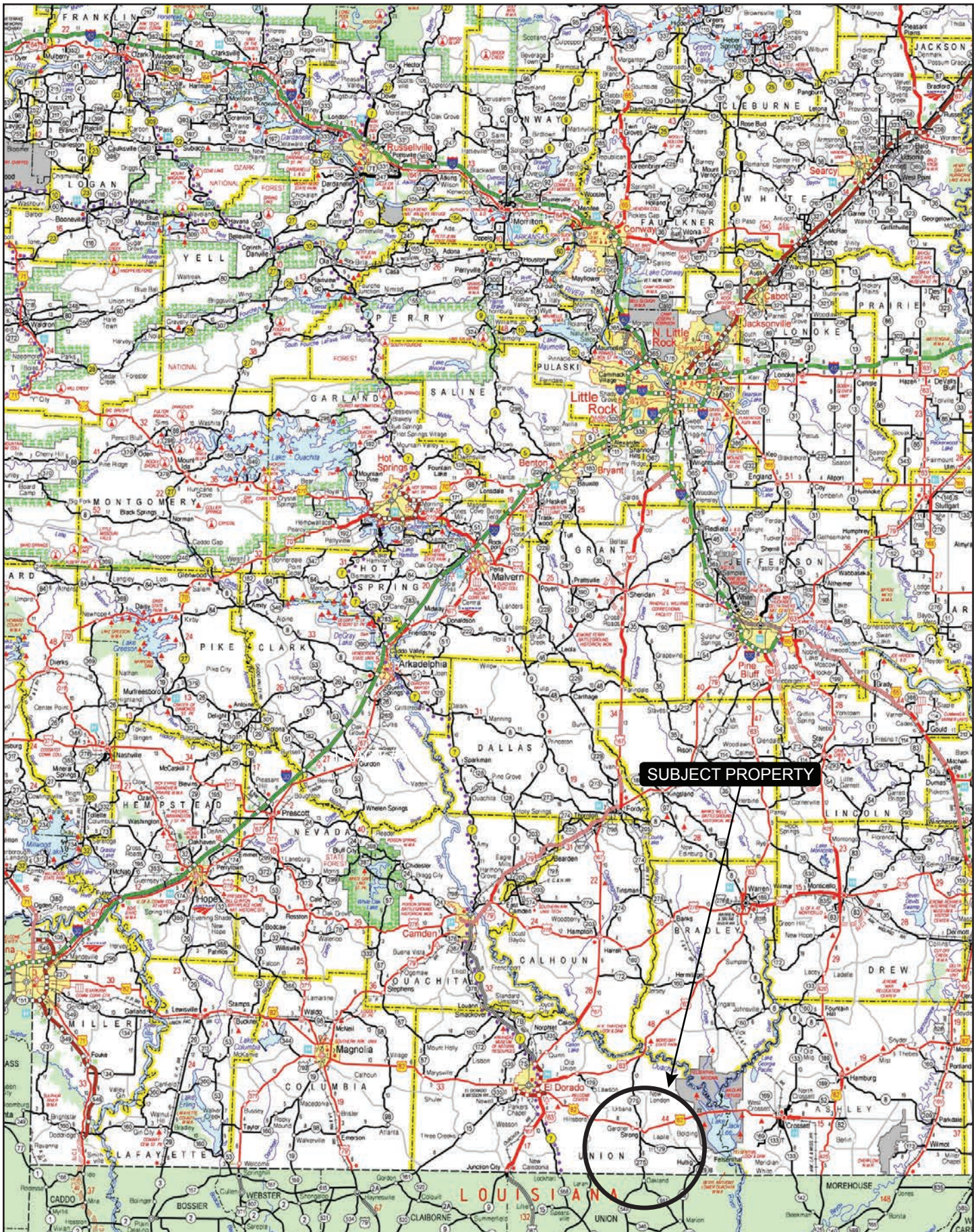
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VICINITY MAP



PROPERTY SUMMARY

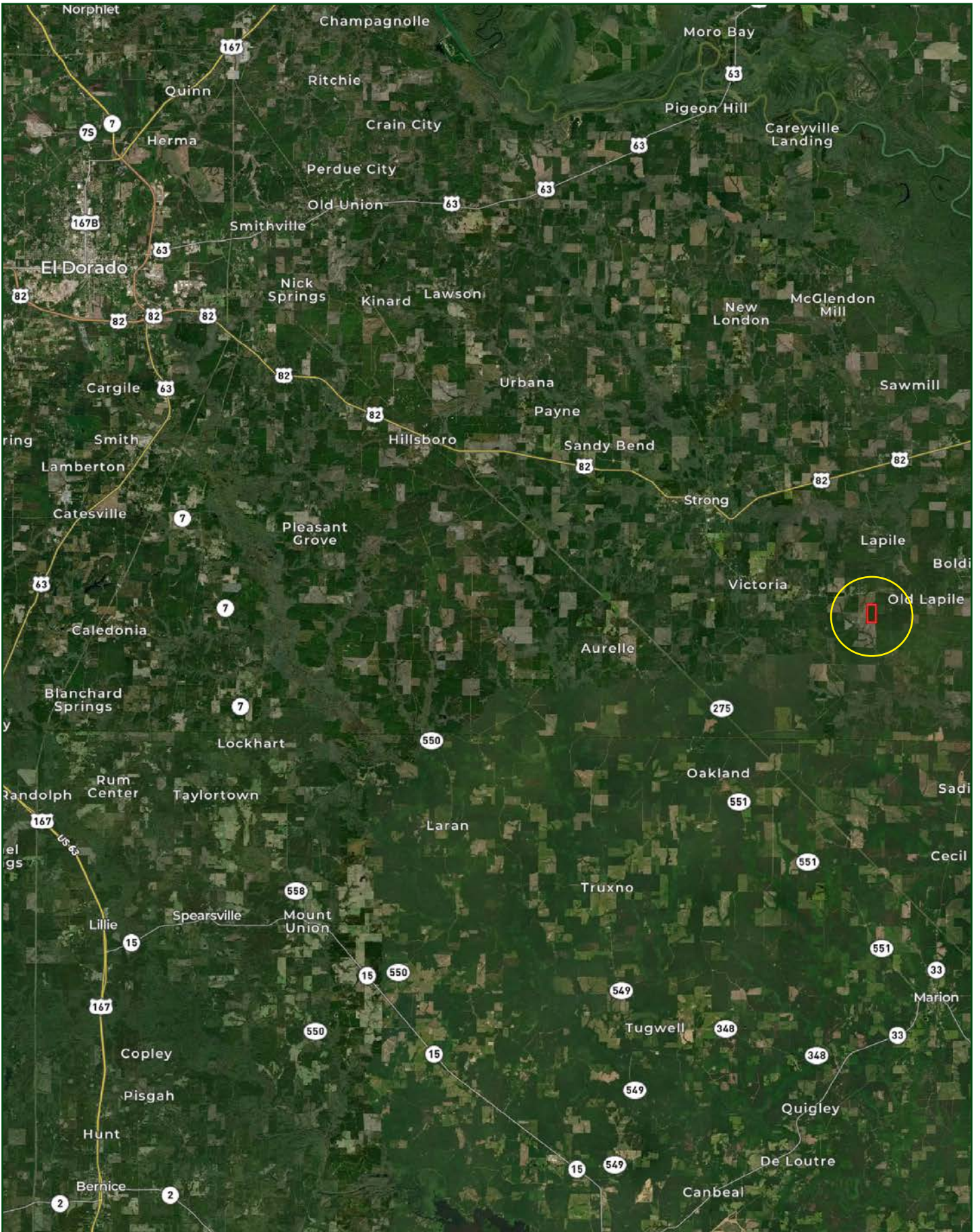
Description:	The Strong 80 tract offer an excellent recreational investment opportunity located in Union County, Arkansas – conveniently located between Crossett and El Dorado. The tract consists of 80± acres and offers deer, turkey, and small game hunting opportunities.
Location:	Strong, Arkansas, Union County; Southern Region of Arkansas
	Mileage Chart
	<hr/>
	El Dorado, AR 26 Miles
	Crossett, AR 30 Miles
	Camden, AR 57 Miles
	Monroe, LA 60 Miles
	Magnolia, AR 61 Miles
	Texarkana, AR 84 Miles
	Little Rock, AR 138 Miles
Acreage:	80± total acres
Access:	There is no deeded access.
Recreation:	Deer and turkey hunting, as well as other small game hunting opportunities.
Real Estate Taxes:	\$107.00
Mineral Rights:	All mineral rights owned by the Seller, if any, shall transfer to the Buyer.
Offering Price:	\$136,000.00

To learn more about Strong 80 or to schedule a property tour, contact Matt Stone and David Stone of Lile Real Estate, Inc.

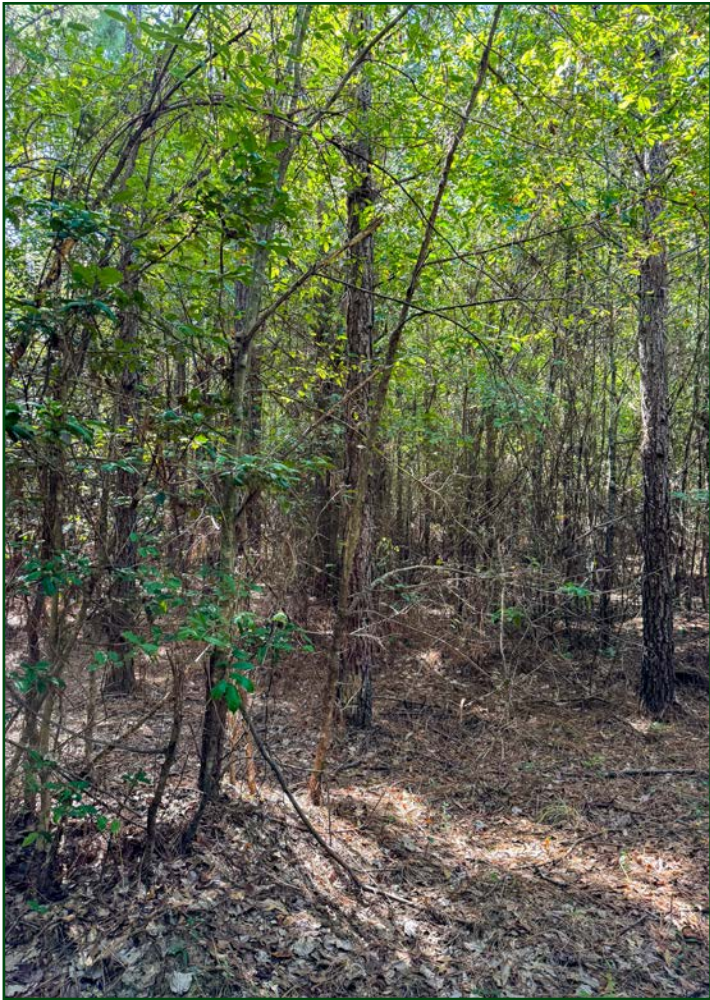
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LOCATION MAP









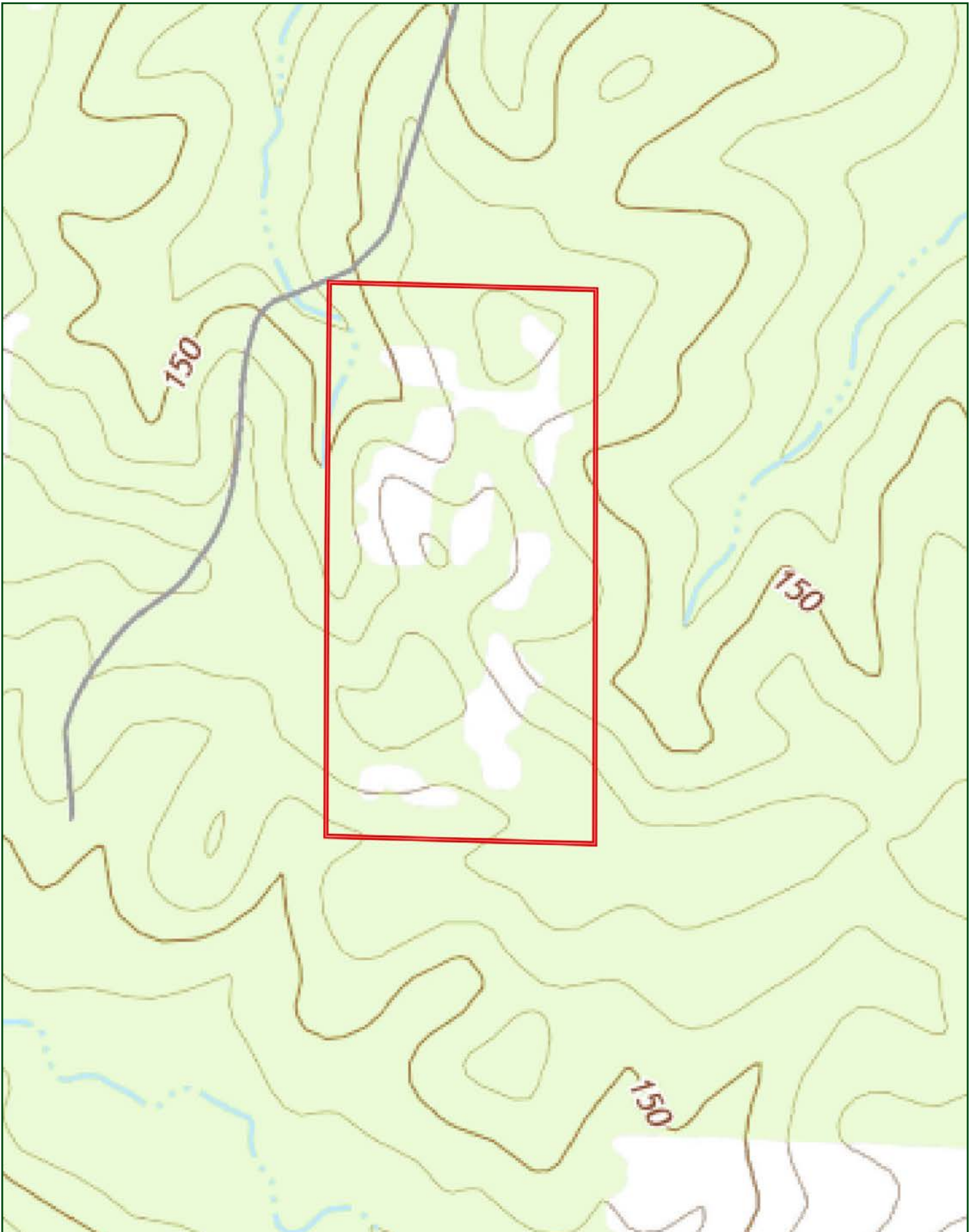




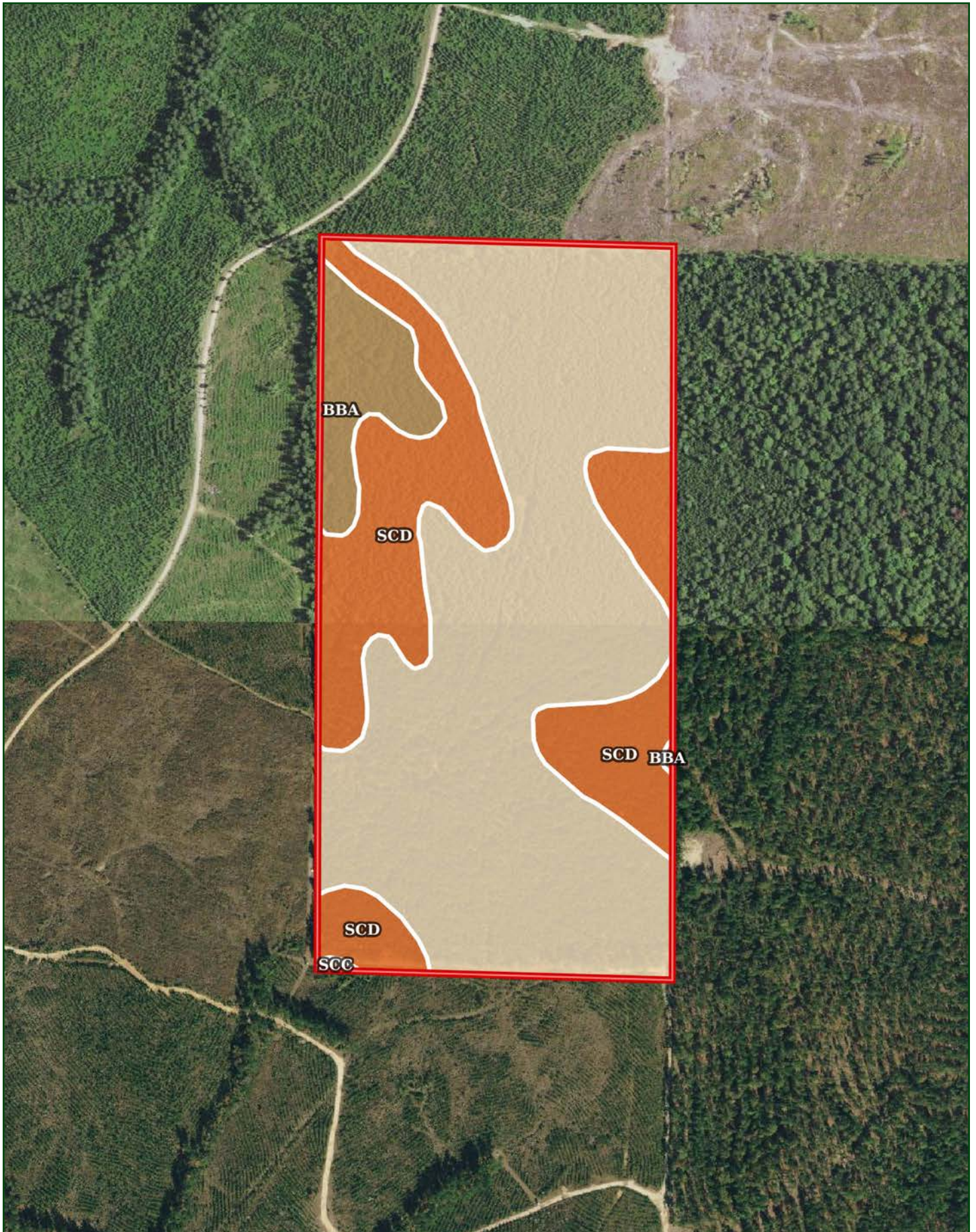
AERIAL MAP



TOPOGRAPHY MAP



SOIL MAP



SOIL MAP KEY

SOIL CODE	SOIL DESCRIPTION	ACRES	%	CPI	NCCPI	CAP
ScC	Sacul-Sawyer complex, 1 to 8 percent slopes	53.7	65.7	0	61	4e
ScD	Sacul-Sawyer complex, 8 to 15 percent slopes	22.51	27.54	0	77	6e
BbA	Bibb fine sandy loam, 0 to 1 percent slopes, frequently flooded	5.54	6.78	0	31	5w
TOTALS		81.75(*)	100%	-	63.38	4.62

(*) 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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