

NEVADA PINE 40

A Timberland and Recreational Investment Opportunity

40± Acre • \$88,000.00 • Nevada County, Arkansas



LILE
REAL ESTATE

AGRICULTURE | RECREATION | TIMBERLAND

Traditional Brokerage + Sealed Bids + Consulting

LICENSED IN ARKANSAS, LOUISIANA, MISSISSIPPI, AND TENNESSEE

WILLE REAL ESTATE

DISCLOSURE STATEMENT

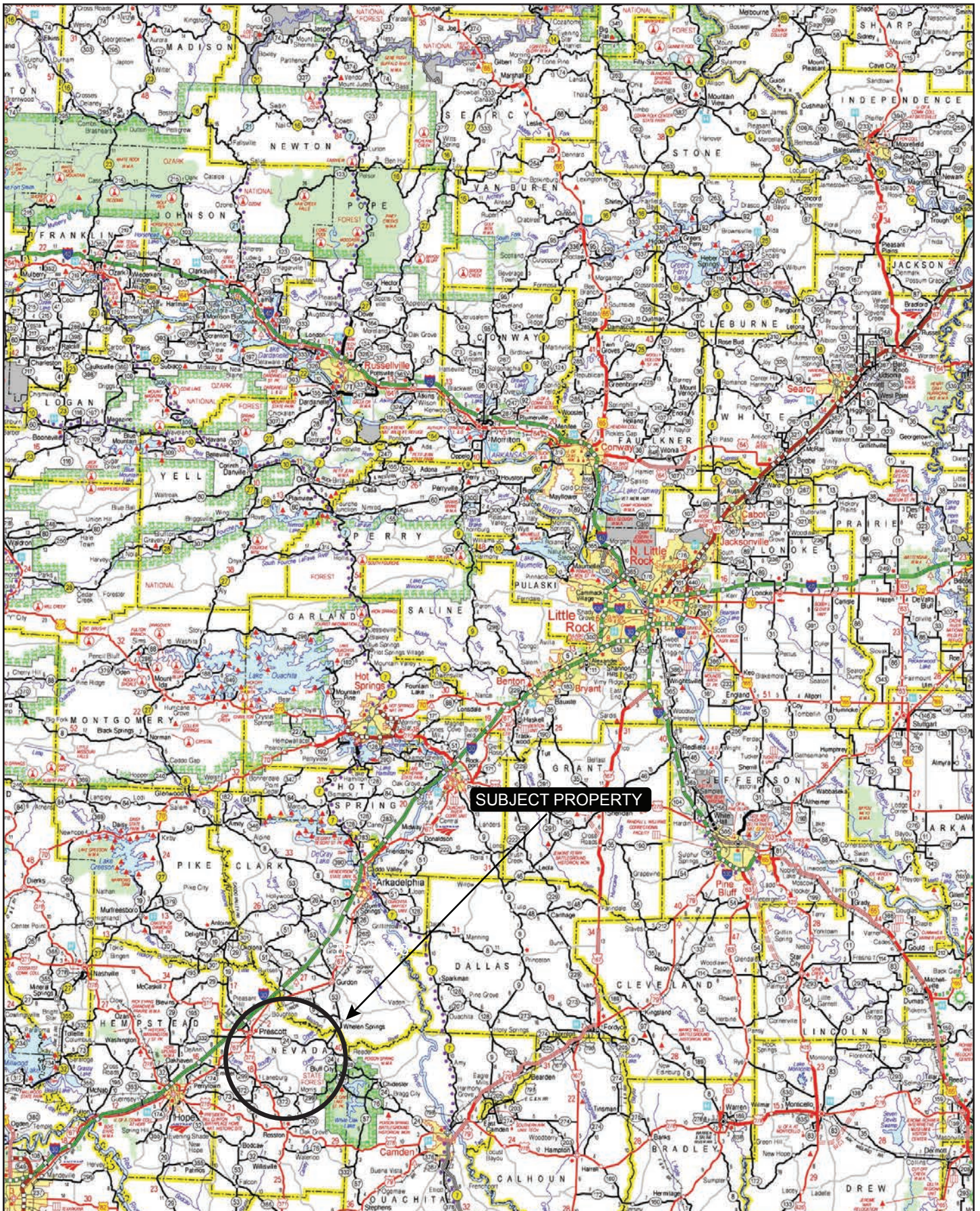
Notwithstanding any preprinted language to the contrary, this opinion is not an appraisal of the market value of the property. If an appraisal is desired, the services of a licensed or certified appraiser must be obtained. Pursuant to Ark. Code. Ann. § 17-42-110(d), a broker price opinion or market analysis issued by a real estate licensee shall not contain the terms "market value", "appraised value", or "appraisal".

Any reference in the report to a specific marketing time period is for illustrative purposes only and does not obligate the licensee or broker to sell the property within the stated time frame or act as a representation or guarantee that the property will be sold within such time frame.

Unless otherwise indicated, the broker price opinion assumes without investigation a fee simple title ownership interest without any reservation of minerals, subsurface rights, or otherwise.

This broker price opinion report is to be used solely for purposes allowed by state and federal law. If the report is to be used for any purpose not specifically allowed by state and federal law, legal counsel should be consulted.

VICINITY MAP



PROPERTY SUMMARY

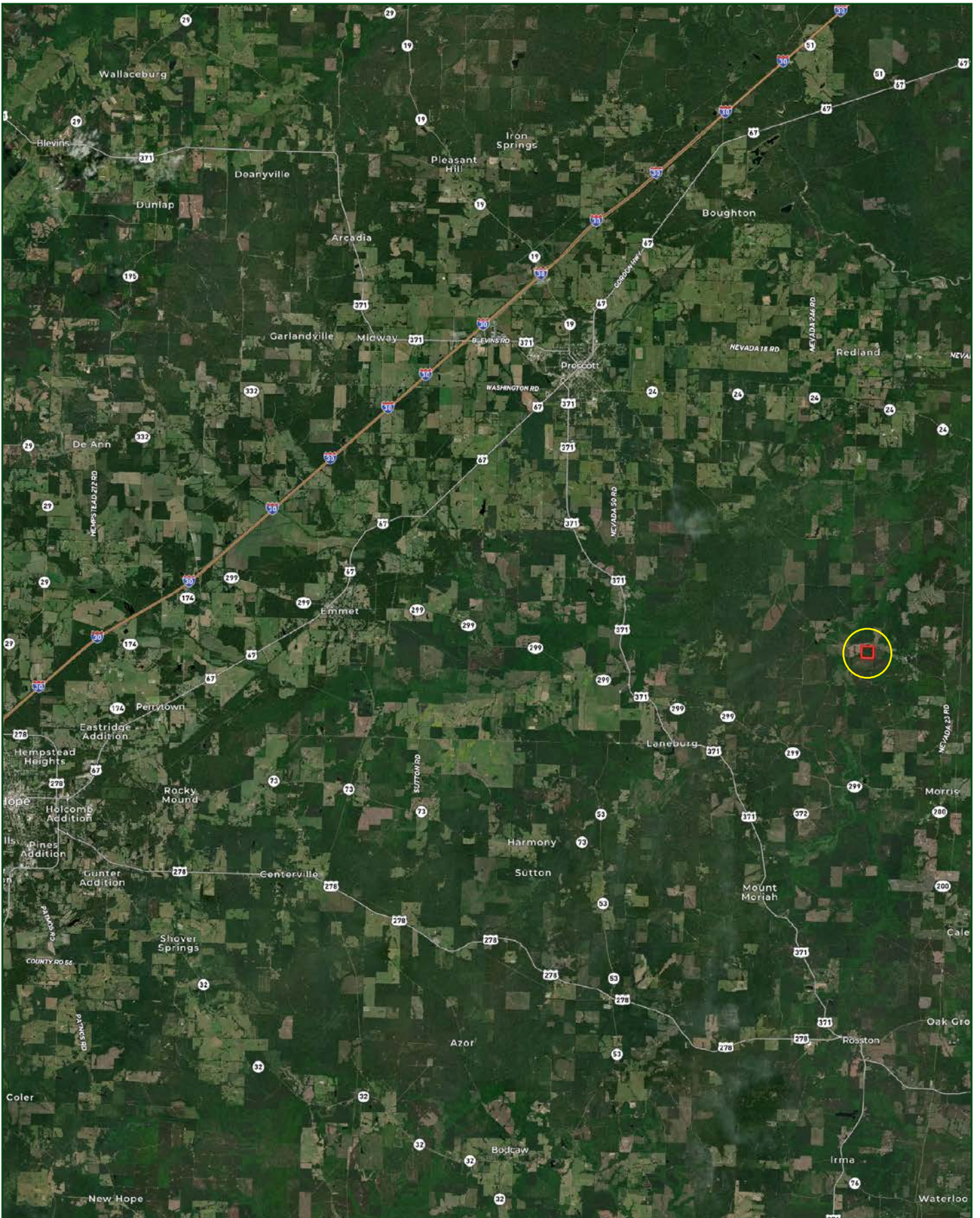
Description:	Nevada Pine 40 offers an excellent timberland investment and recreational opportunity located in southeast of Prescott, Arkansas in Nevada County. The property is comprised of approximately 18 year old pine plantation with hardwood Streamside Management Zones (SMZs) on the tract. The timberland investment opportunity is further improved by the property's close proximity to wood consuming mills. Recreational opportunities primarily consist of deer, turkey and small game hunting.
Location:	Nevada County; Southwestern Region of Arkansas
	<u>Mileage Chart</u>
	Prescott, AR 19 Miles
	Hope, AR 29 Miles
	Camden, AR 36 Miles
	Magnolia, AR 37 Miles
	Texarkana, AR 63 Miles
	Arkadelphia, AR 46 Miles
	Ashdown, AR 72 Miles
Acreage:	40± deeded acres
Access:	There is no deeded access.
Recreation:	Deer, turkey, and small game hunting.
Real Estate Taxes:	\$61.00 (estimated)
Mineral Rights:	All mineral rights owned by the Seller, if any, shall transfer to the Buyer.
Offering Price:	\$88,000.00

Questions concerning this offering or to schedule a property tour should be directed to Matt Stone or David Stone of Lile Real Estate, Inc.

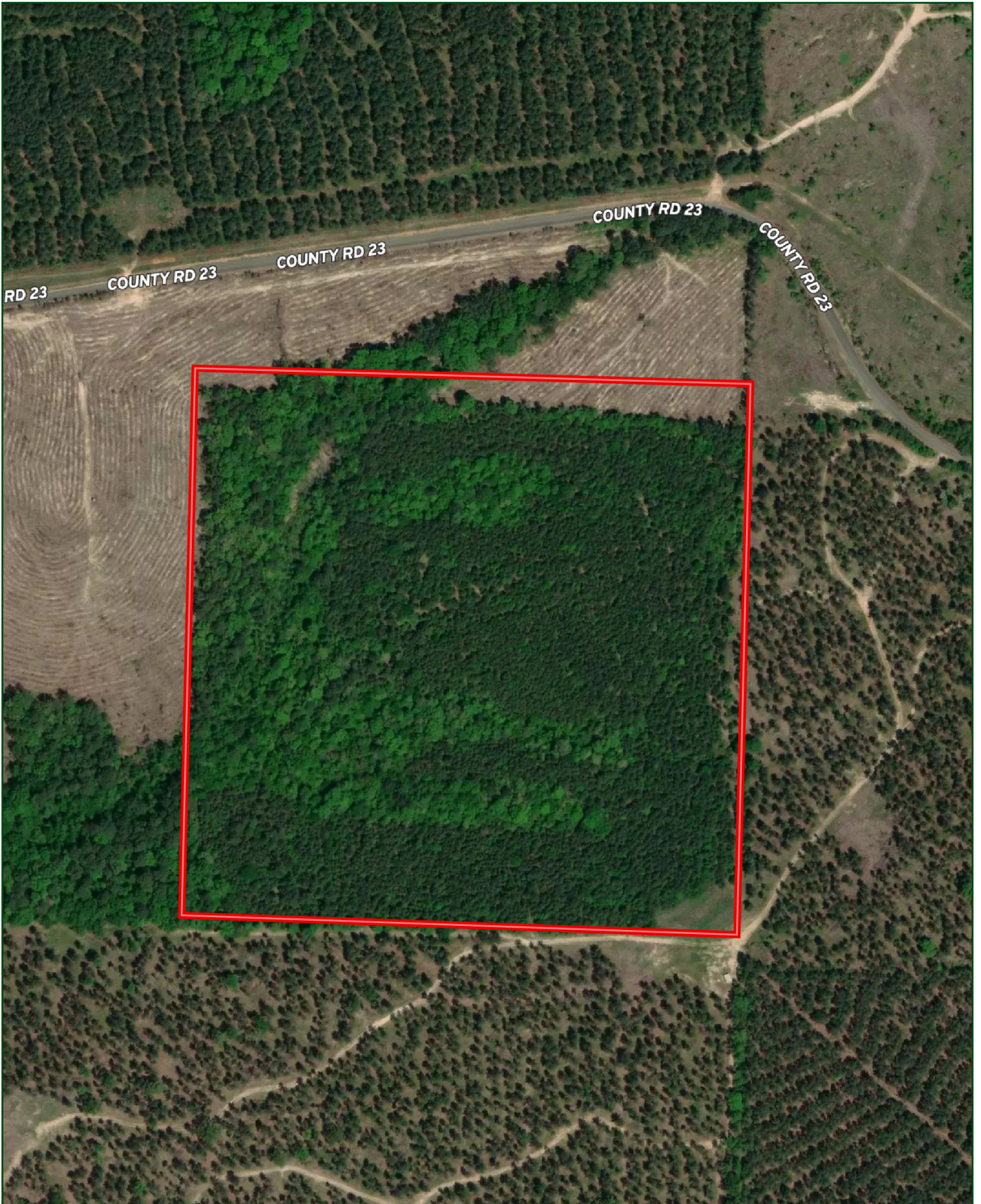
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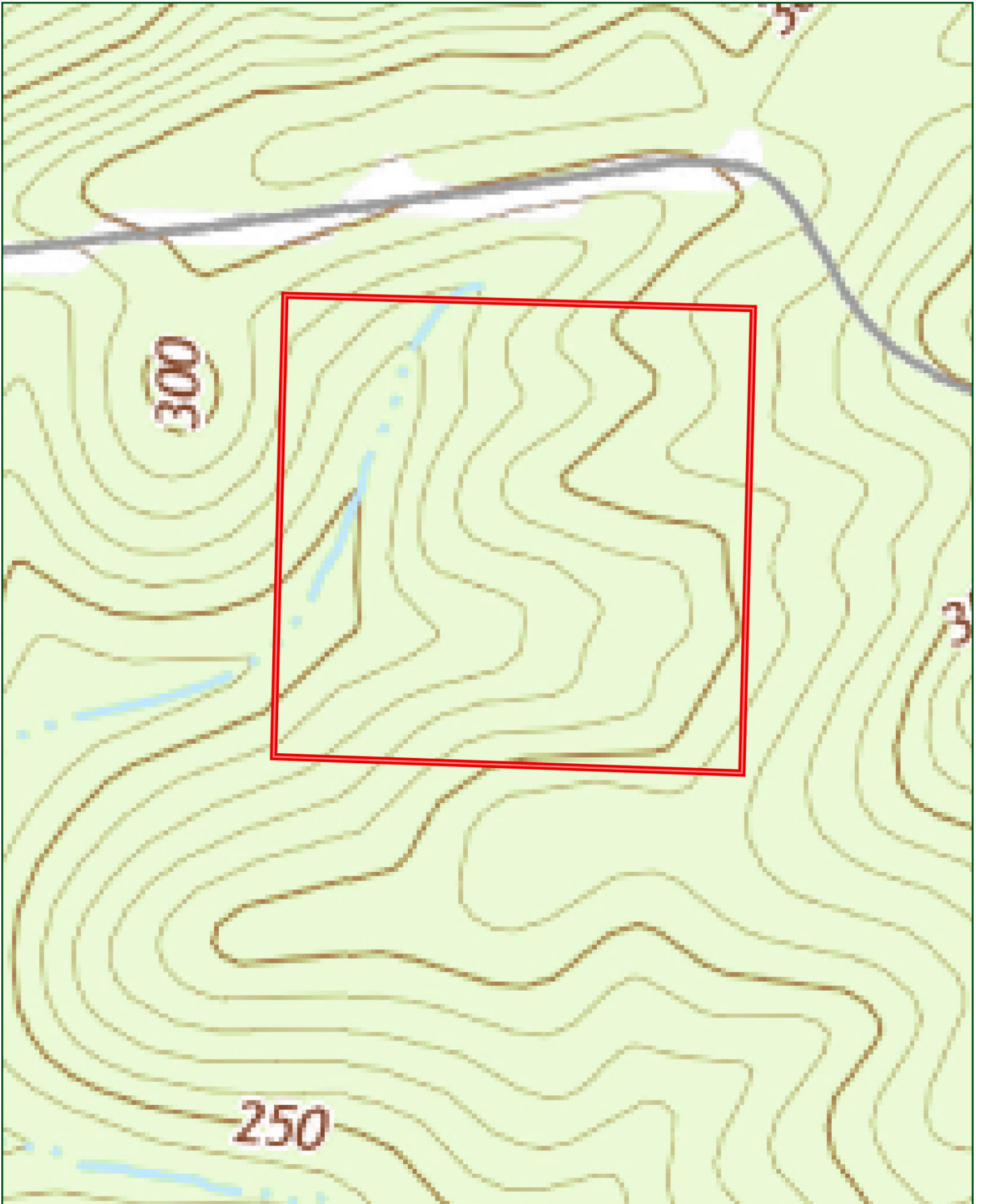
LOCATION MAP



AERIAL MAP



TOPOGRAPHY MAP



SOIL MAP



SOIL MAP KEY

SOIL CODE	SOIL DESCRIPTION	ACRES	%	CPI	NCCPI	CAP
StE	Smithdale fine sandy loam, 15 to 35 percent slopes	29.01	72.31	0	18	6e
RsC	Rosalie loamy fine sand, 1 to 8 percent slopes	7.32	18.25	0	55	3s
SaE	Sacul fine sandy loam, 15 to 35 percent slopes	3.19	7.95	0	16	7e
DaC	Darden loamy fine sand, 1 to 8 percent slopes	0.6	1.5	0	34	4s
TOTALS		40.12(*)	100%	-	24.83	5.5

(*) 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

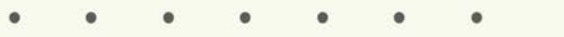
Land, Capability



'Wild Life'



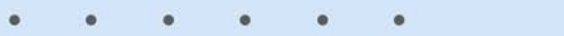
Forestry



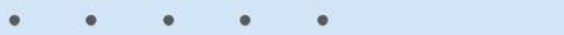
Limited



Moderate



Intense



Limited



Moderate



Intense



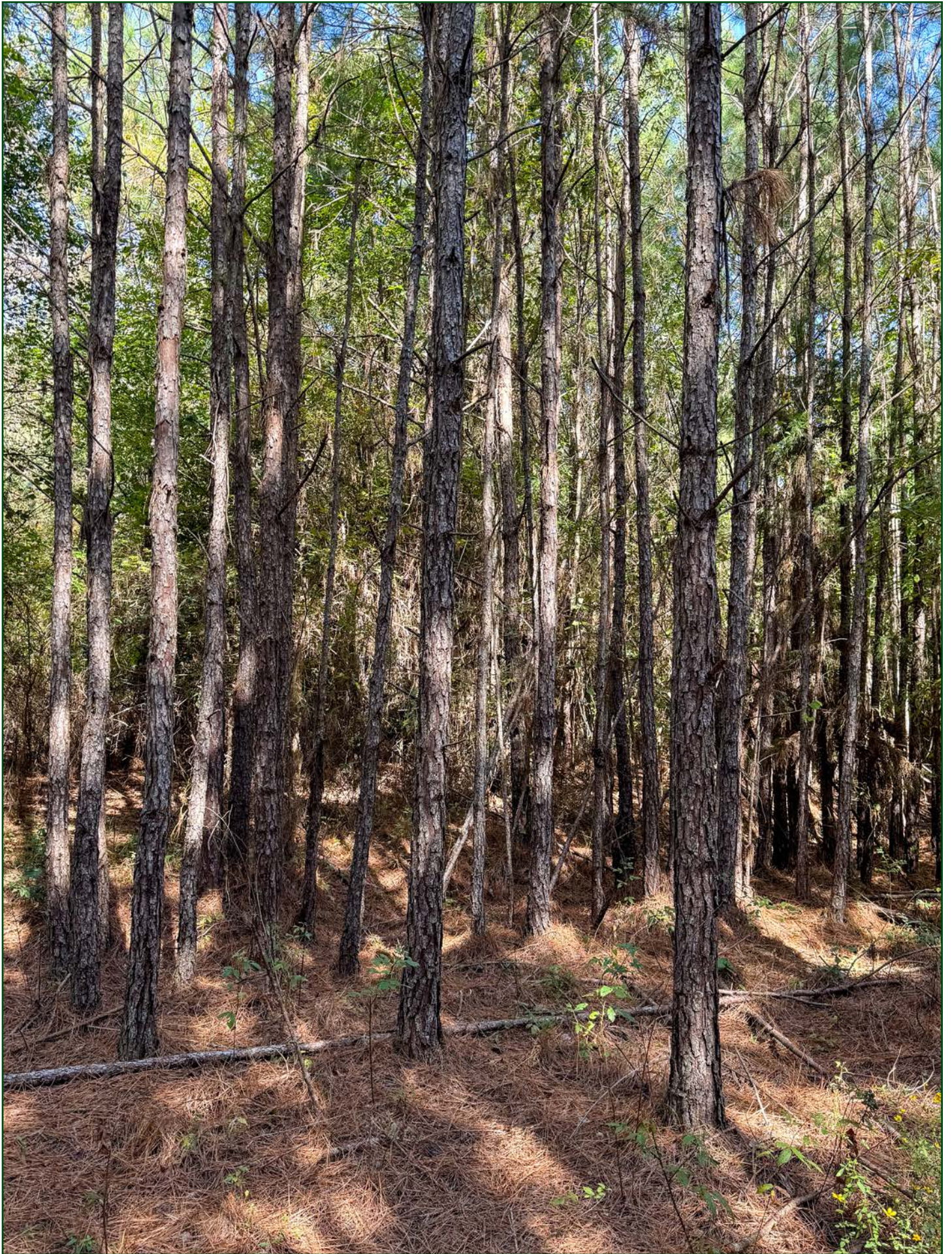
Very Intense



Grazing Cultivation

(c) climatic limitations (e) susceptibility to erosion

(s) soil limitations within the rooting zone (w) excess of water











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