



ROCK SPRINGS 35

A Recreational and Timberland Investment Opportunity

35.42± Total Acres | \$63,756.00

Drew County, Arkansas



AGRICULTURE | RECREATION | TIMBERLAND

Traditional Brokerage + Sealed Bids + Consulting

LICENSED IN ARKANSAS, LOUISIANA, MISSISSIPPI, AND TENNESSEE



ROCK SPRINGS 35

QUICK FACTS

Acreage

35.42± total acres

Location

Rock Springs, Drew County,
Arkansas

Recreation

Deer, turkey, and small game
hunting

Access

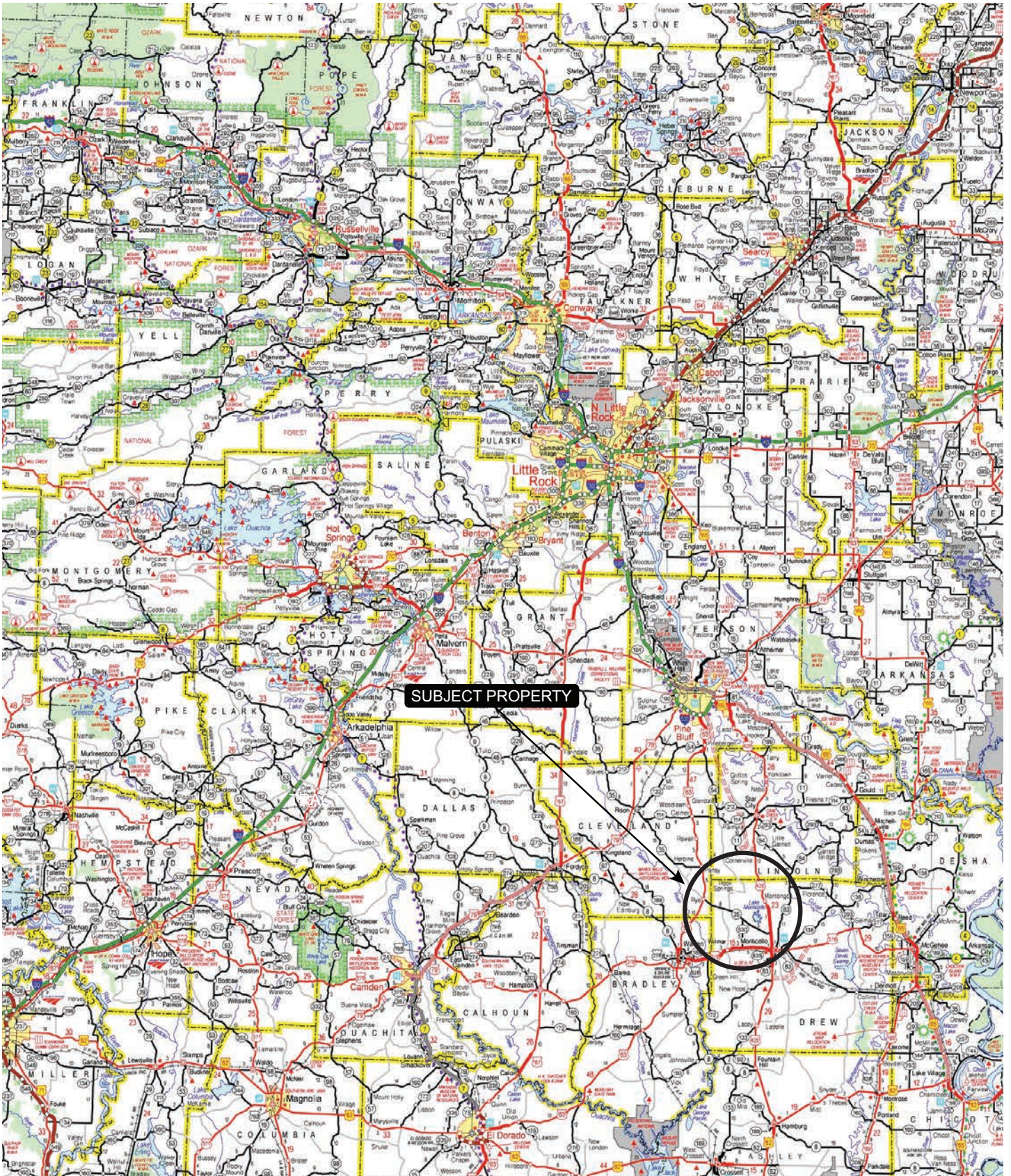
Rock Springs Road

Offering Price

\$63,756.00



VICINITY MAP



SUBJECT PROPERTY



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PROPERTY DESCRIPTION

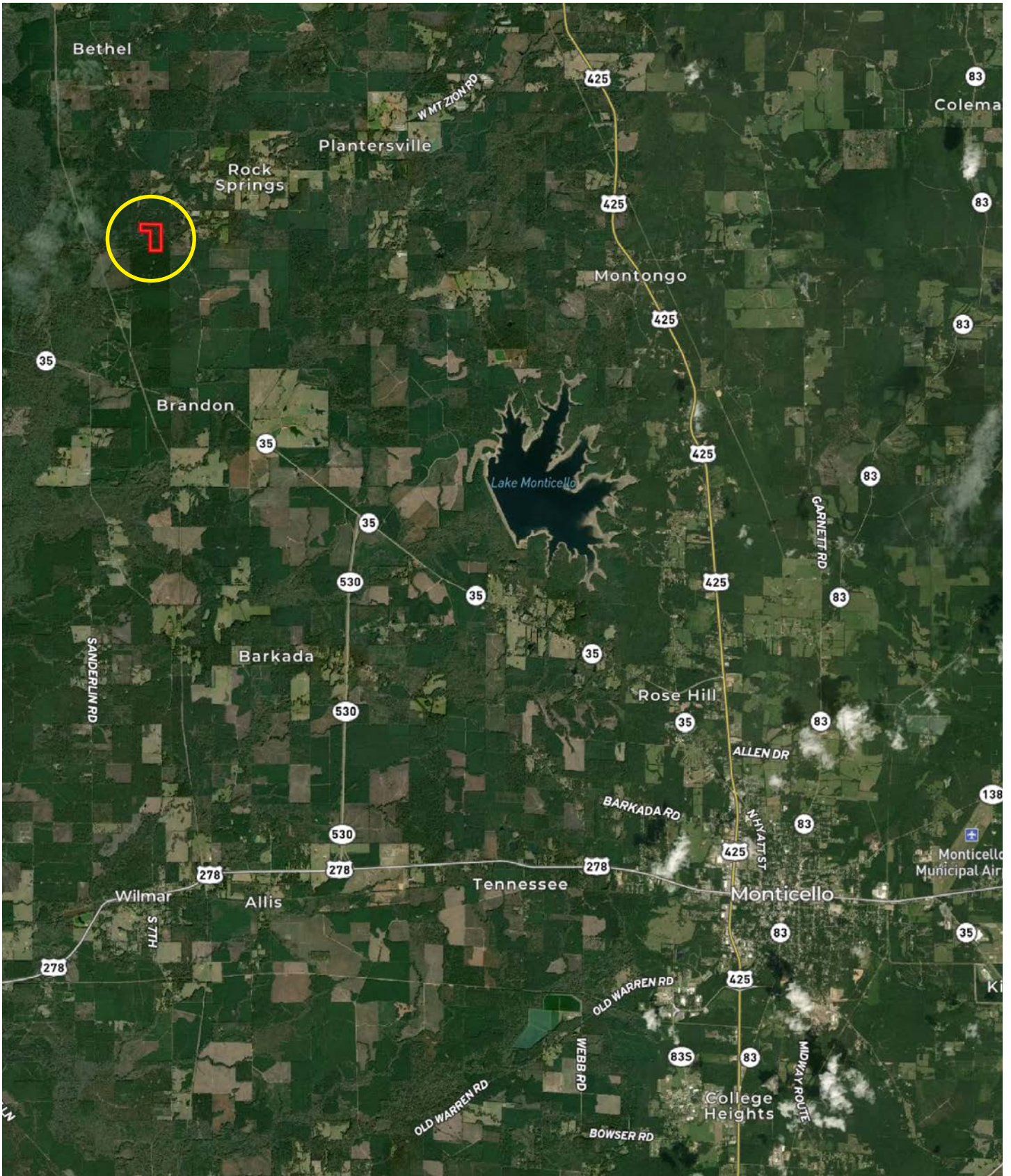
ROCK SPRINGS 35

Rock Springs 35 offers a timberland and recreational investment opportunity located in Drew County, approximately 15 miles northwest of Monticello. The property consists of 35.42± acres and includes deeded access from Rock Springs Road. There are approximately 14± harvested acres that have been reestablished in natural pine and hardwood regeneration. The remaining consists of 11±

acres of mature pine hardwood timber that has been thinned, and 10± acres of mature pine hardwood timber that has never been harvested. A creek traverses the south end of the tract and provided a source of water for wildlife. Recreational opportunities include deer, turkey, and small game hunting.



LOCATION MAP

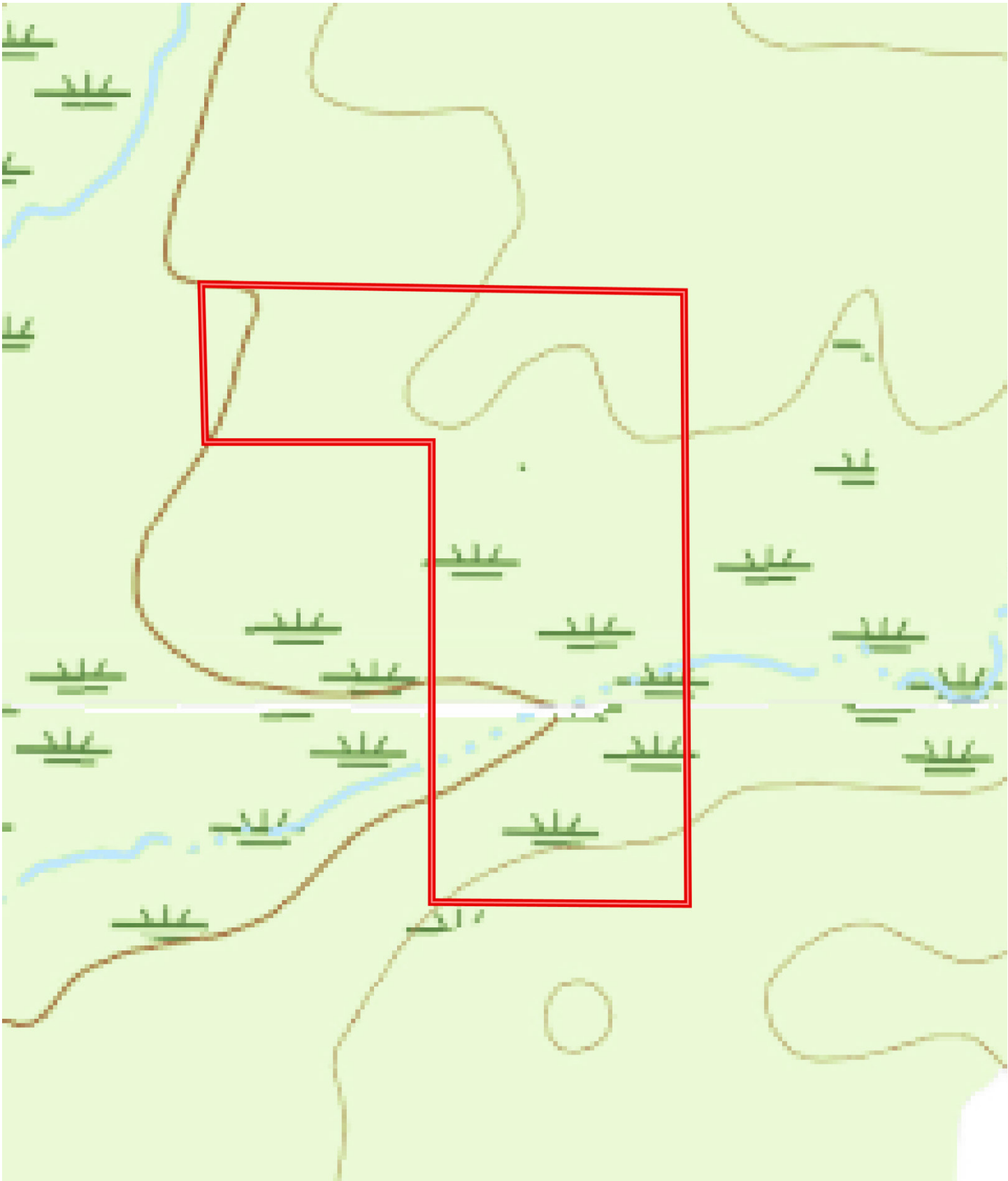


AERIAL MAP





TOPOGRAPHY MAP



SOIL MAP



SOIL MAP KEY

SOIL CODE	SOIL DESCRIPTION	ACRES	%	CPI	NCCPI	CAP
Oa	Ouachita silt loam, 0 to 1 percent slopes, frequently flooded	14.63	41.08	0	64	5w
SvB	Savannah fine sandy loam, 1 to 3 percent slopes	8.15	22.89	0	61	2e
Ph	Pheba silt loam, 0 to 2 percent slopes	6.17	17.33	0	60	3w
TpB	Tippah silt loam, 1 to 3 percent slopes	5.82	16.34	0	81	2e
ScC2	Sacul soils, 3 to 8 percent slopes, eroded	0.83	2.33	0	72	4e
TOTALS		35.6(*)	100%	-	65.57	3.45

(*) 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.



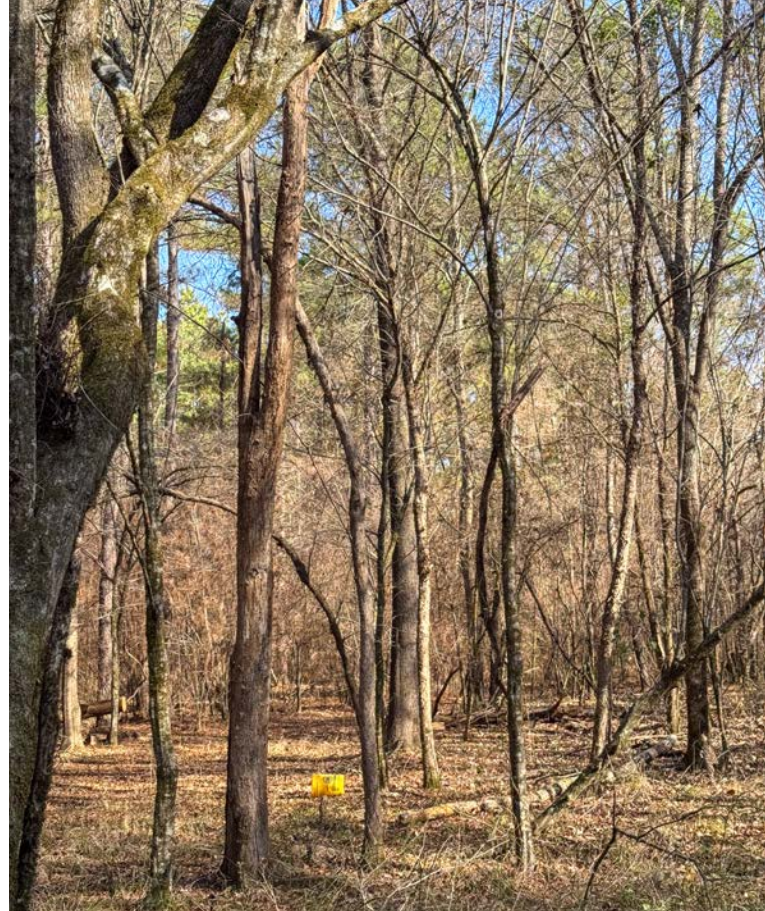
LOCATION & ACCESS

Rock Springs, Drew County, Arkansas
Southern Region of Arkansas

Mileage Chart

Monticello, AR	14 Miles
Star City, AR	17 Miles
Fordyce, AR	39 Miles
Pine Bluff, AR	40 Miles
McGehee, AR	44 Miles

There is deeded access from Rock Springs
County Road.



RESOURCES & PRICE

Mineral Rights

All mineral rights owned by the Seller, if any, shall transfer to the Buyer.

Real Estate Taxes

\$39.00 (estimated)

Offering Price

\$63,756.00

To learn more about Rock Springs 35 or to schedule a property tour, contact Matt Stone or David Stone of Lile Real Estate, Inc.

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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.

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For more information or to
schedule a property tour, contact:

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