



JOHN MACK 40

A Recreational and Timberland Investment Opportunity

40± Total Acres | \$48,000.00

Calhoun County, Arkansas



AGRICULTURE | RECREATION | TIMBERLAND

Traditional Brokerage + Sealed Bids + Consulting

LICENSED IN ARKANSAS, LOUISIANA, MISSISSIPPI, AND TENNESSEE



SOUTHEAST CALHOUN 40

JOHN MACK 40

Acreage

40± total acres

Location

Calhoun County, Arkansas

Recreation

Deer, turkey, and small game hunting

Access

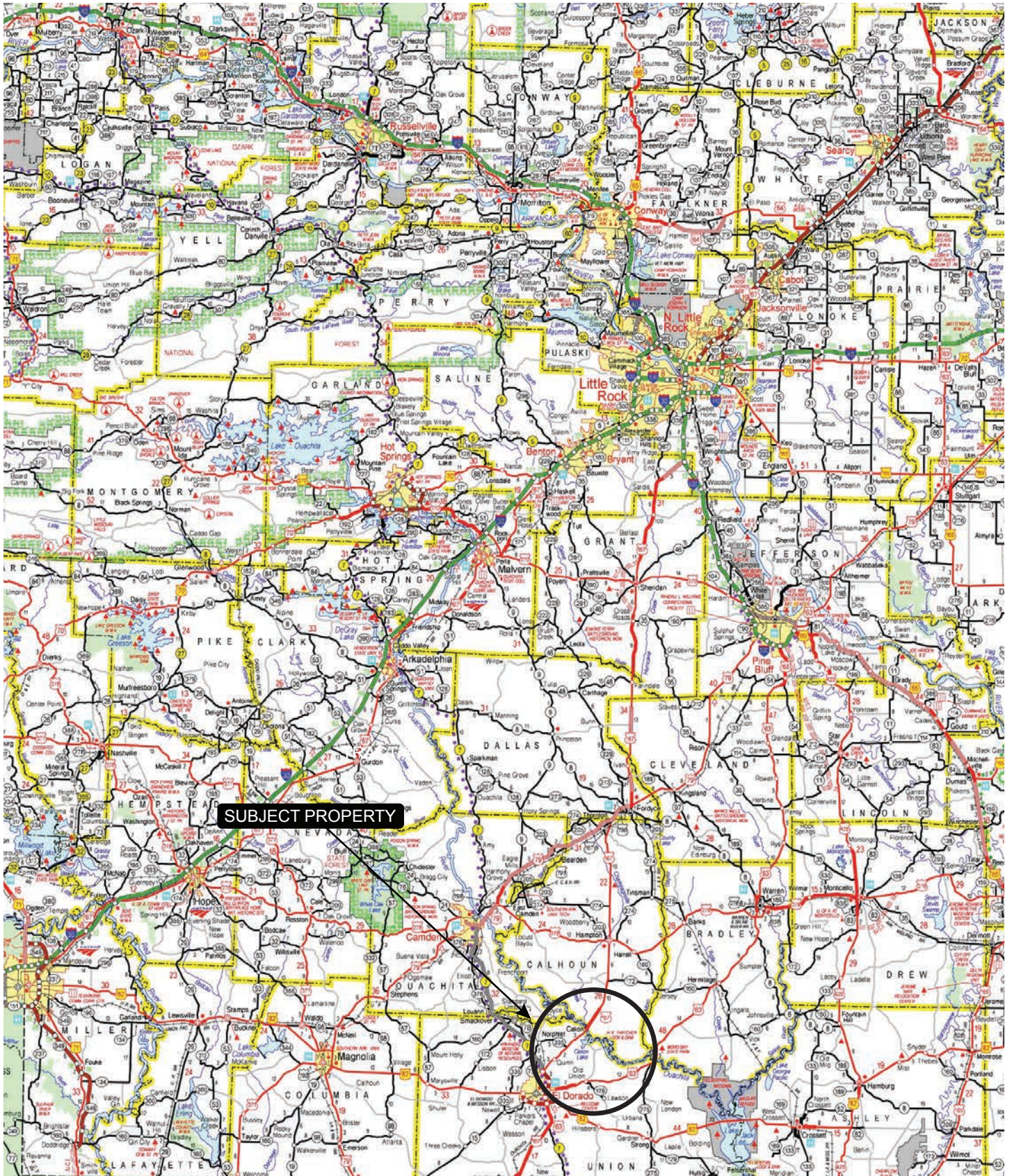
No deeded access

Offering Price

\$48,000.00



VICINITY MAP



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PROPERTY DESCRIPTION

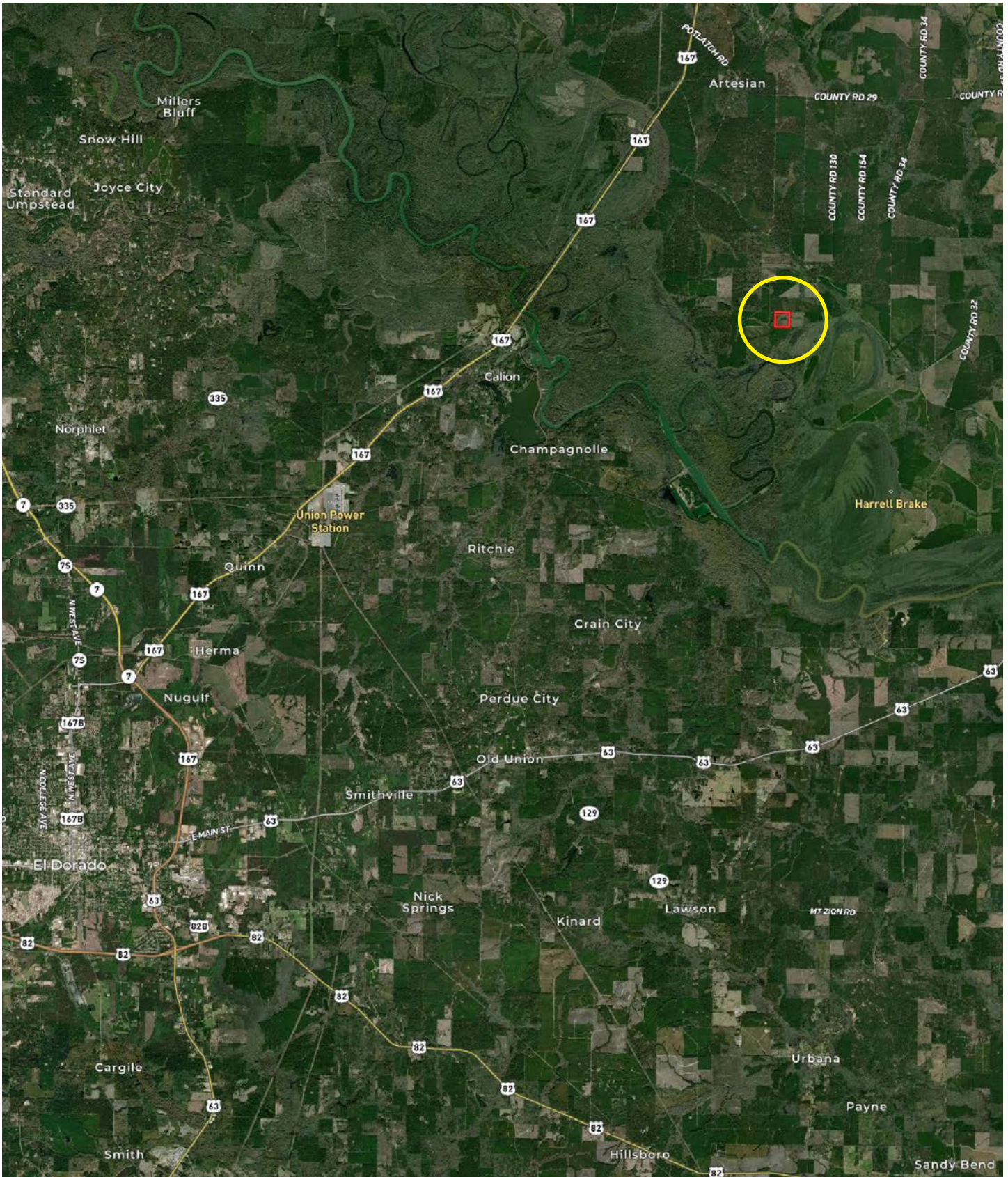
JOHN MACK 40

John Mack 40± is located in Calhoun County, Arkansas approximately X miles northeast of El Dorado. Of the 40± acres, 38± acres had a rotation harvest completed several years ago. Since the harvest, the 38 acres have grown back with natural pine and hardwood regeneration. The two acres that were not

harvested still consist of mature pine and are located in the center of the property. Recreational opportunities consist of deer, turkey, and small game hunting opportunities.



LOCATION MAP



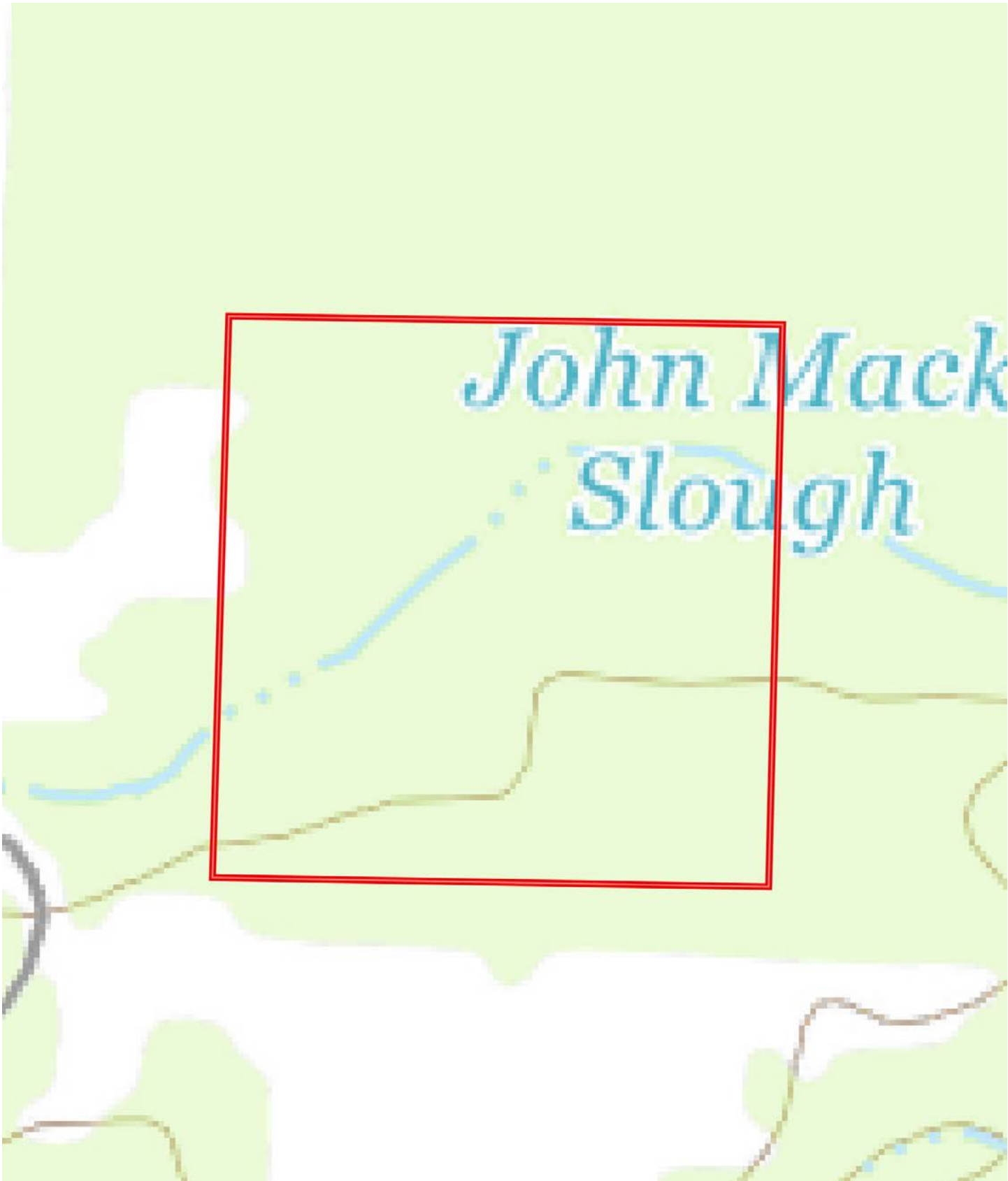
AERIAL MAP







TOPOGRAPHY MAP



SOIL MAP



SOIL MAP KEY

SOIL CODE	SOIL DESCRIPTION	ACRES	%	CPI	NCCPI	CAP
14	Ruston fine sandy loam, 1 to 3 percent slopes	17.75	46.25	0	77	2e
5	Guyton silt loam, 0 to 1 percent slopes, frequently flooded	11.75	30.61	0	44	5w
7	Pheba silt loam, 0 to 2 percent slopes	7.57	19.72	0	60	3w
1	Amy silt loam, 0 to 1 percent slopes, frequently flooded	1.31	3.41	0	40	5w
TOTALS		38.38(*)	100%	-	62.28	3.22

(*) 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

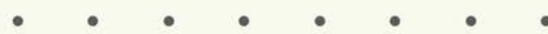
Increased Limitations and Hazards

Decreased Adaptability and Freedom of Choice Users

Land, Capability



'Wild Life'



Forestry



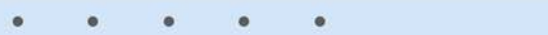
Limited



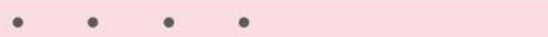
Moderate



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

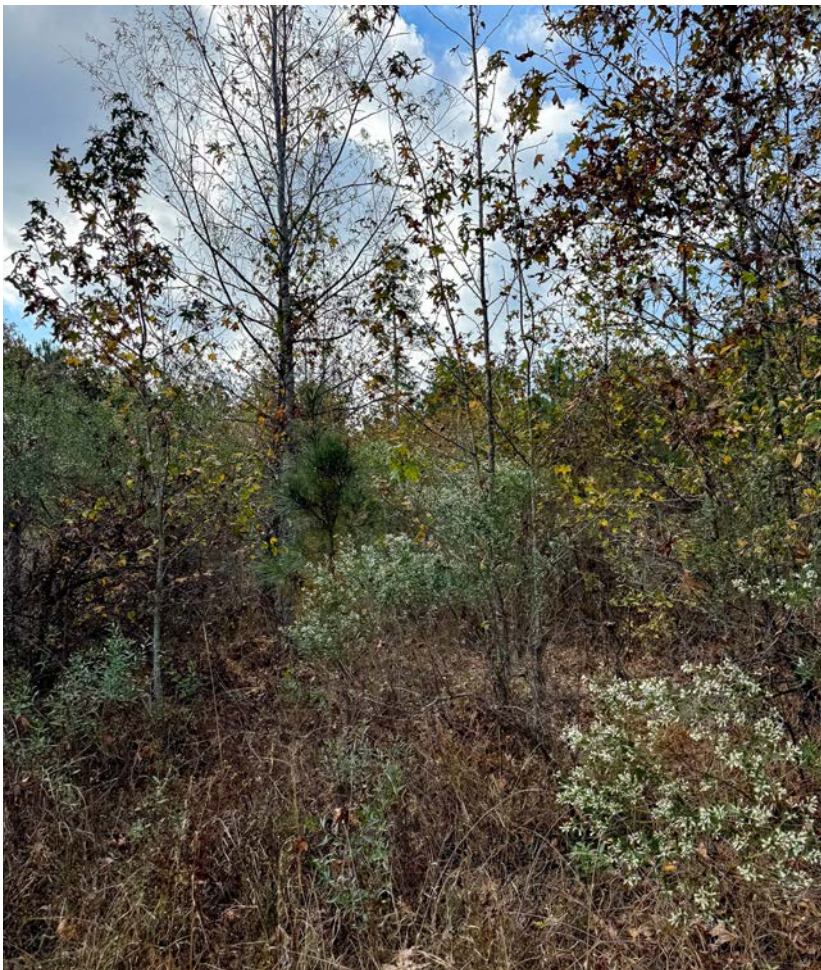
LOCATION & ACCESS

Calhoun County, Arkansas
Southern Region of Arkansas

Mileage Chart

El Dorado, AR	14 Miles
Hampton, AR	16 Miles
Camden, AR	33 Miles
Magnolia, AR	50 Miles
Crossett, AR	50 Miles

There is no deeded access to the property.



RESOURCES & PRICE

Mineral Rights

All mineral rights owned by the Seller, if any, shall not transfer to the Buyer.

Real Estate Tax

\$48.95

Offering Price

\$48,000.00

To learn more about John Mack 40 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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