



OFFERED FOR SALE

# BIG OAK 292

A Recreational and Timberland Investment Opportunity

292± Acres • Hempstead County, Arkansas

OFFERED BY



**AGRICULTURE | RECREATION | TIMBERLAND**

Traditional Brokerage + Sealed Bids + Consulting

LICENSED IN ARKANSAS, LOUISIANA, MISSISSIPPI, AND TENNESSEE



### **DISCLOSURE STATEMENT**

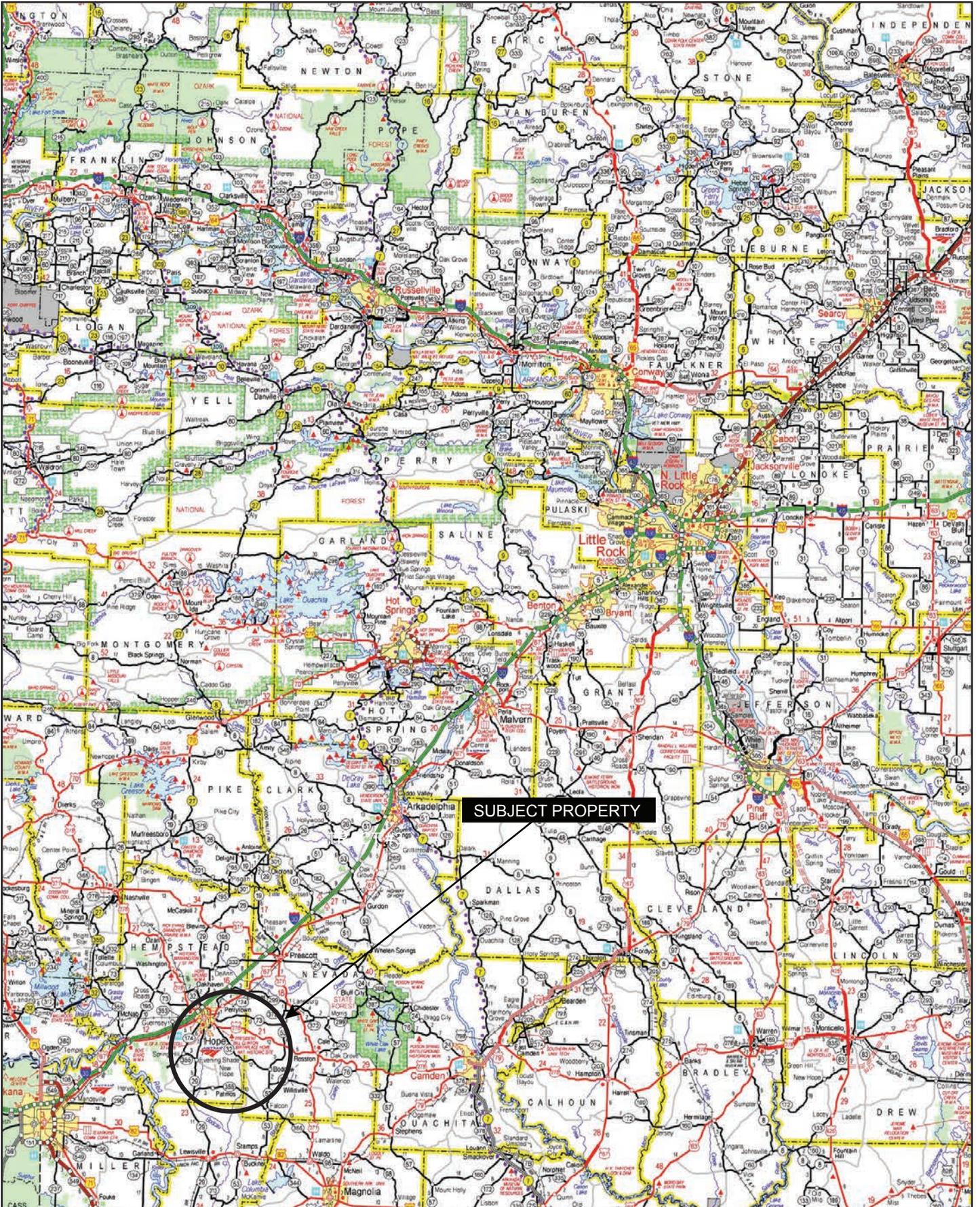
Lile Real Estate, Inc. is the listing agency for the owner of the property described within this offering brochure.

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.

# VICINITY MAP



## PROPERTY SUMMARY

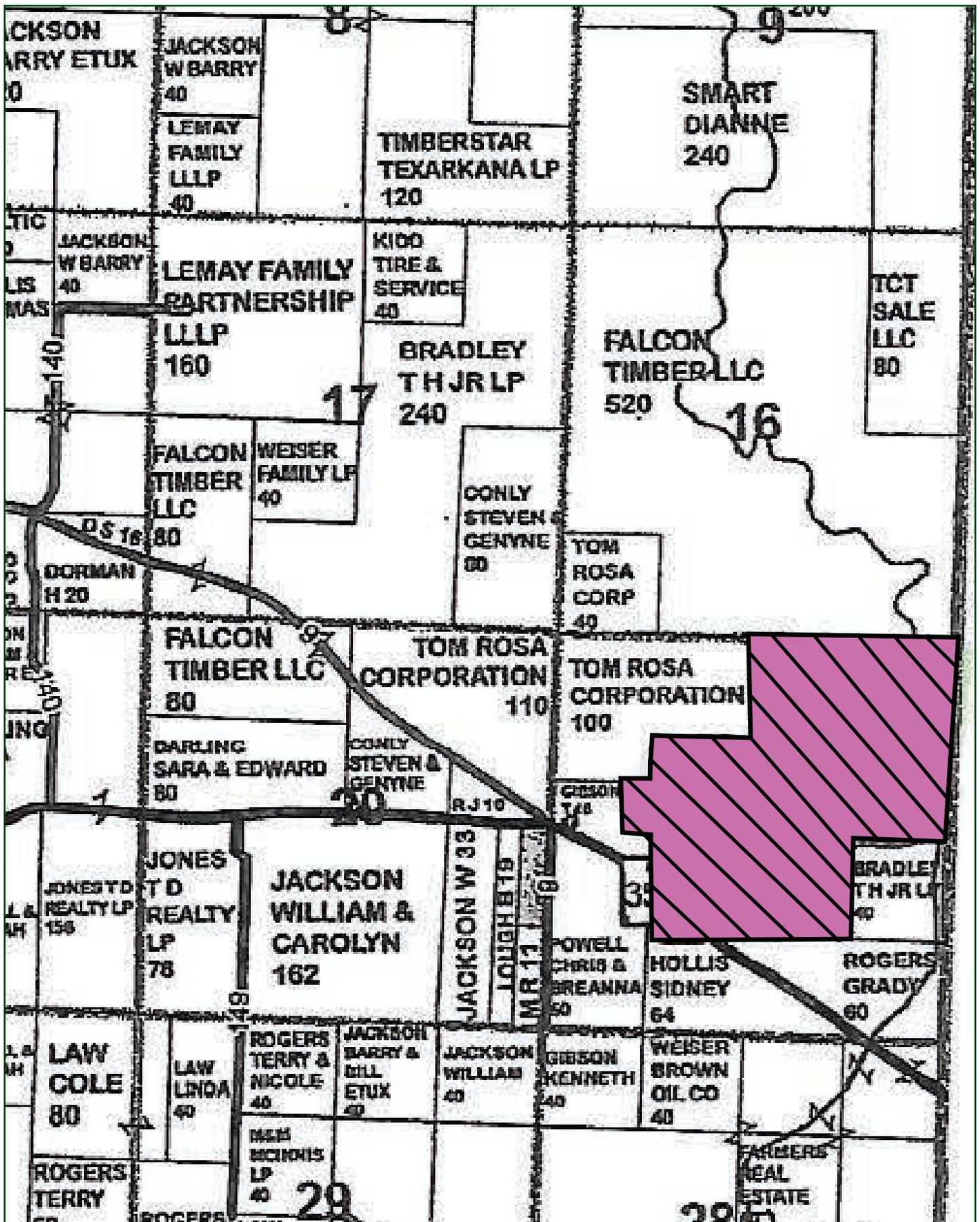
<b>Description:</b>	<p>Big Oak 292 offers a good timberland investment opportunity located in Hempstead County, near Hope, Arkansas. The tract consists of 292 acres with 172± acres of mature hardwood timber that is predominately oak logs, 80± acres of pine sawtimber, 40± acres of mature pine hardwood mix timber. In addition to the timberland investment, the property offers a year-round recreational opportunity. Hunting options include deer, turkey, and small game hunting. Additionally, Bodcau Creek runs through the property and offers fishing opportunities.</p> <p>Big Oak 292 is a beautiful tract of land and offers a rare opportunity to acquire a large tract that provides both a timberland and a year-round recreational investment opportunity.</p>												
<b>Location:</b>	Hope, Arkansas; Hempstead County; Southwestern Region of Arkansas												
	<p>Mileage Chart</p> <hr/> <table><tr><td>Hope, AR</td><td>18 Miles</td></tr><tr><td>Texarkana, AR</td><td>49 Miles</td></tr><tr><td>Ashdown, AR</td><td>61 Miles</td></tr><tr><td>El Dorado, AR</td><td>64 Miles</td></tr><tr><td>Shreveport, LA</td><td>80 Miles</td></tr><tr><td>Little Rock, AR</td><td>125 Miles</td></tr></table>	Hope, AR	18 Miles	Texarkana, AR	49 Miles	Ashdown, AR	61 Miles	El Dorado, AR	64 Miles	Shreveport, LA	80 Miles	Little Rock, AR	125 Miles
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<b>Acreage:</b>	292± total acres												
<b>Access:</b>	Highway frontage on Arkansas State Highway 355												
<b>Recreation:</b>	Hunting opportunities include deer, turkey, and small game.												
<b>Real Estate Taxes:</b>	\$325.00 (estimated)												
<b>Mineral Rights:</b>	All mineral rights owned by the Seller, if any, shall not transfer to the Buyer.												
<b>Offering Price:</b>	\$1,170,000.00												

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

**Matt Stone**  
870-818-0750 (m) | [mstone@lilerealestate.com](mailto:mstone@lilerealestate.com)

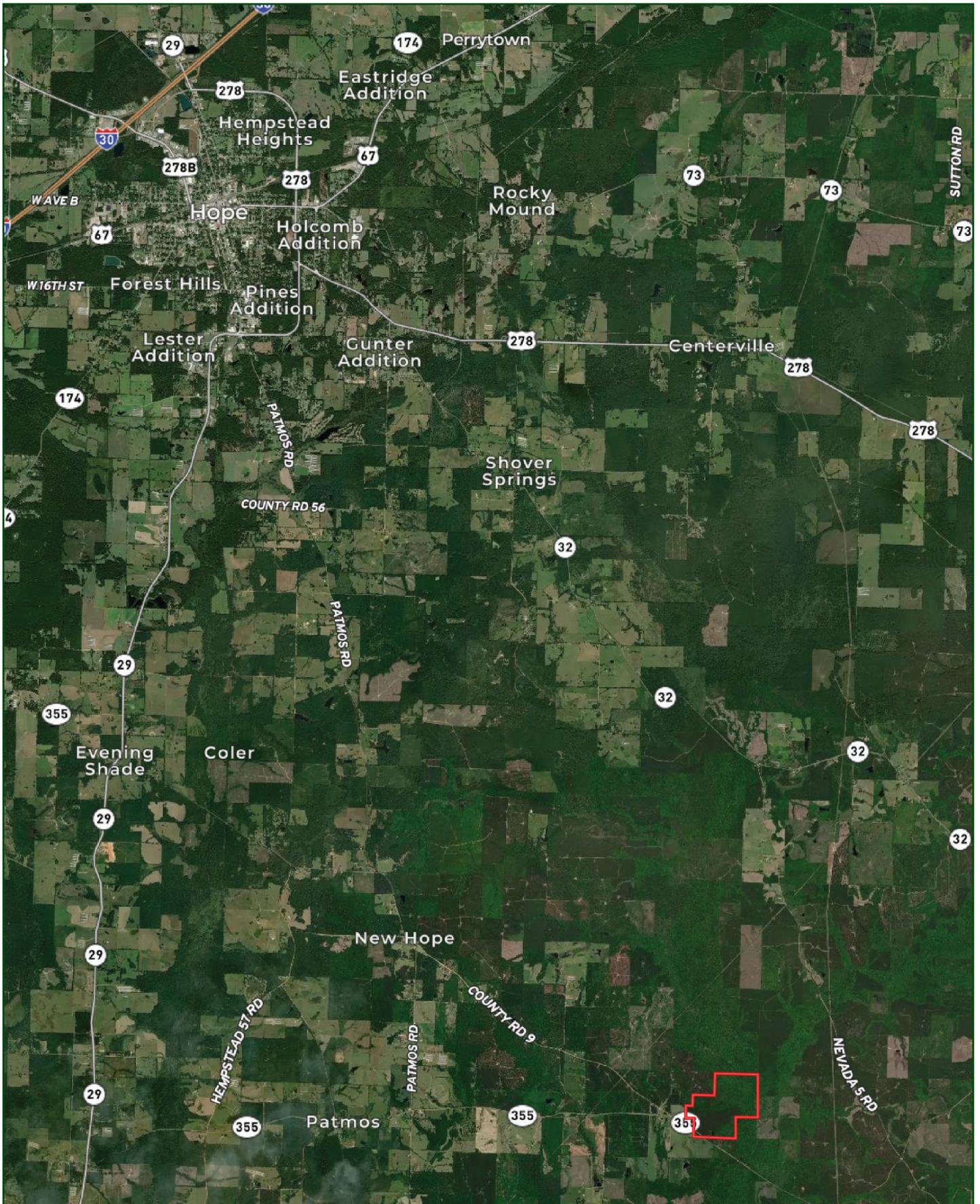
**David Stone**  
(870-818-0751 (m) | [dstone@lilerealestate.com](mailto:dstone@lilerealestate.com)

OWNERSHIP MAP

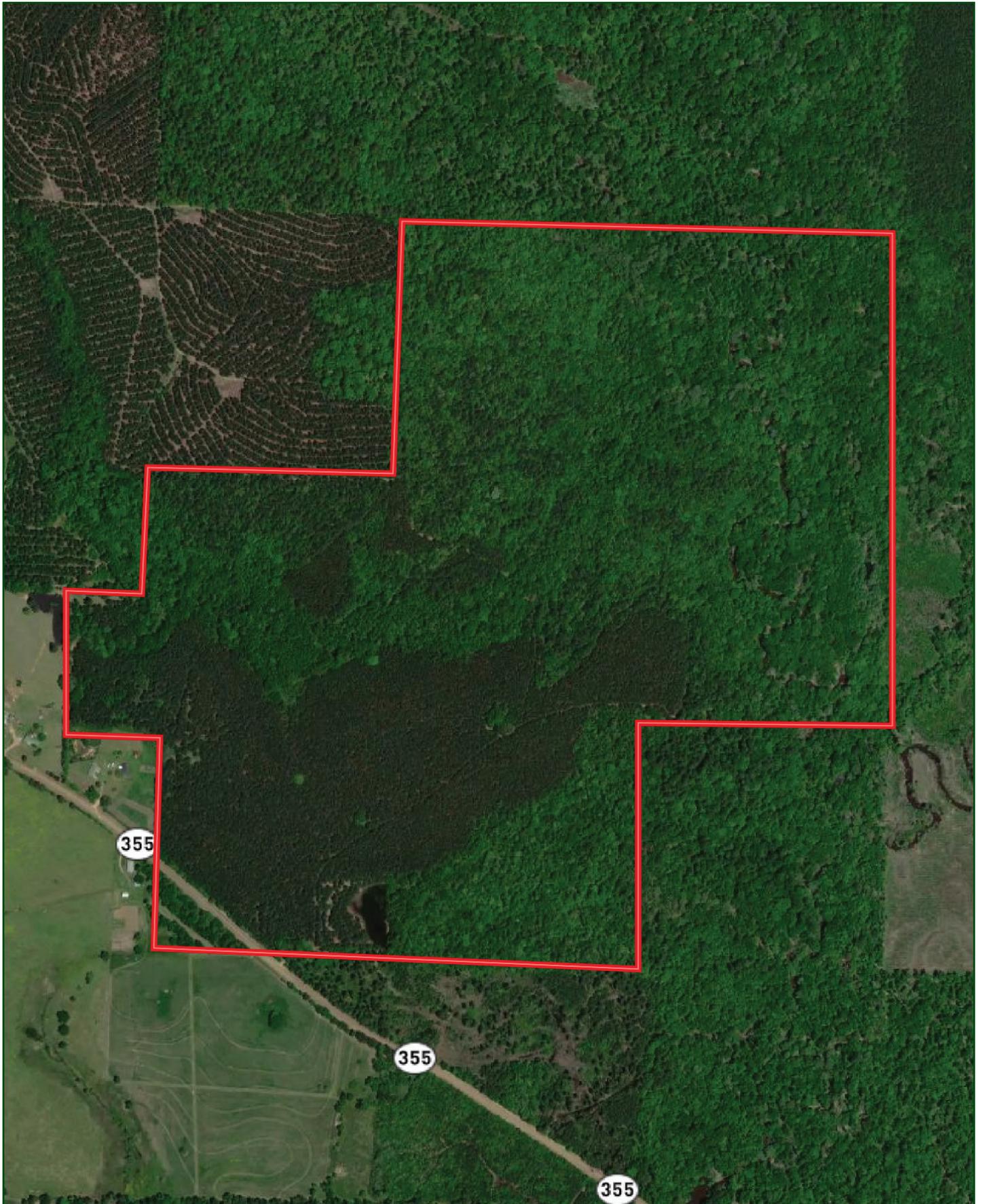




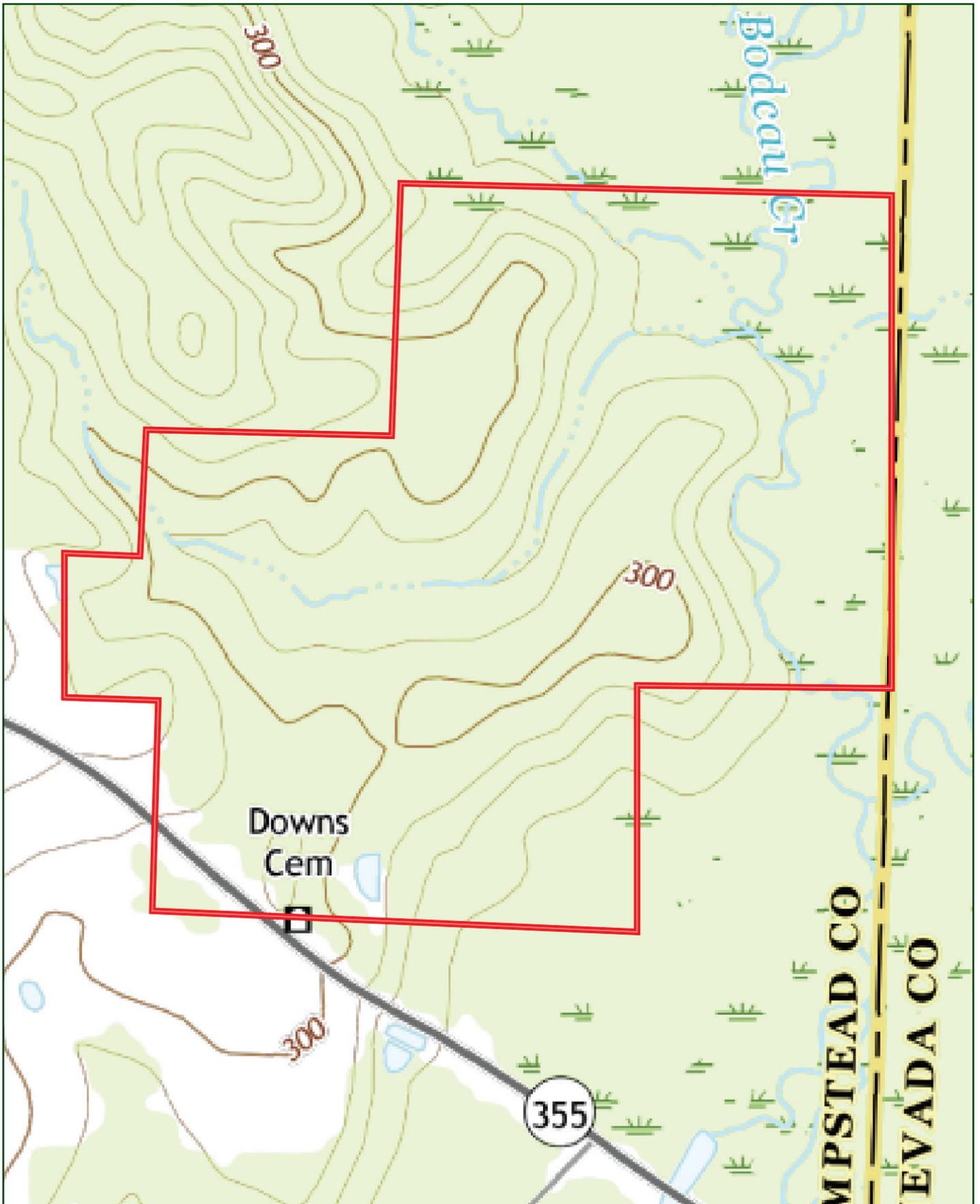
# AERIAL MAP



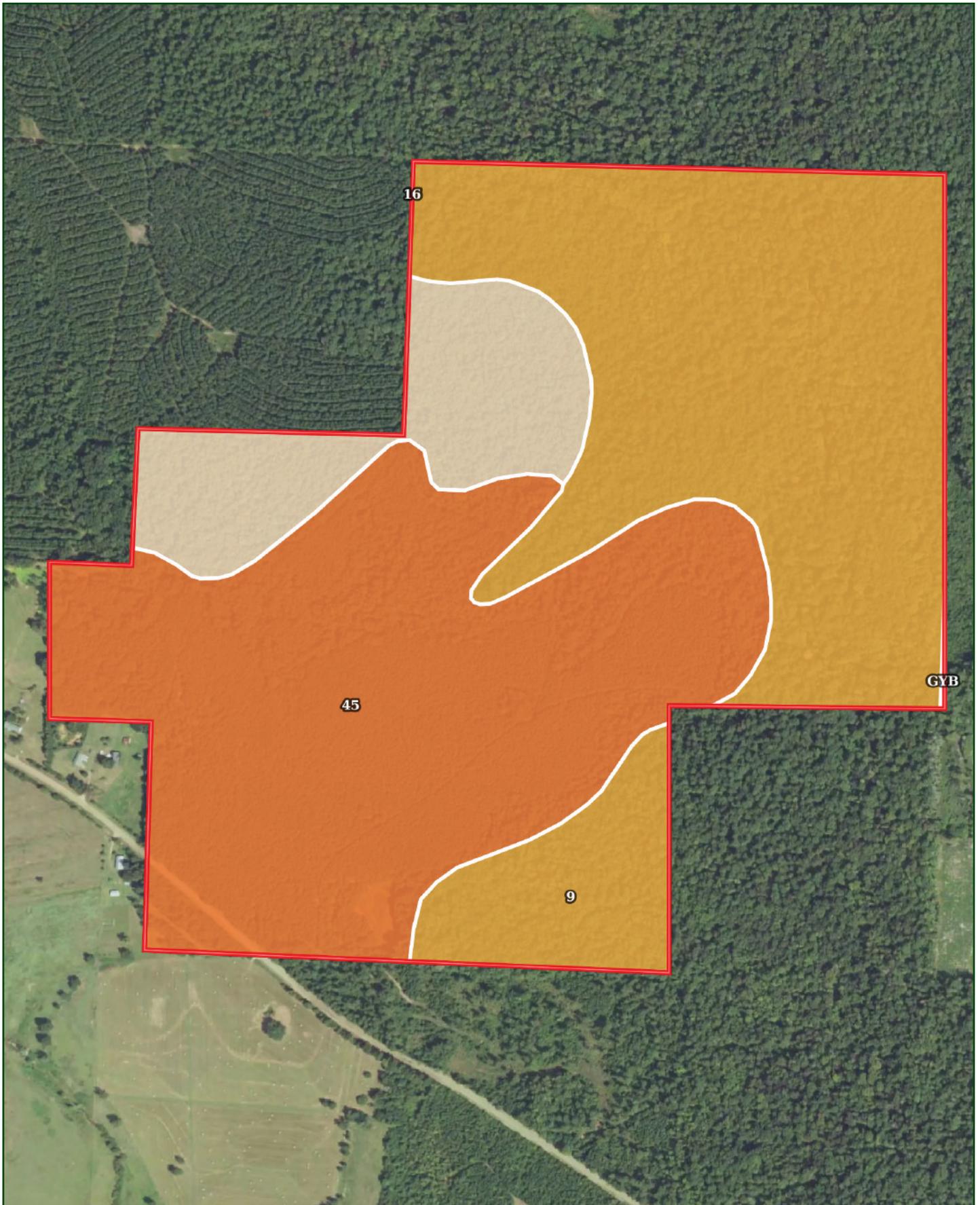
AERIAL MAP



TOPOGRAPHY MAP



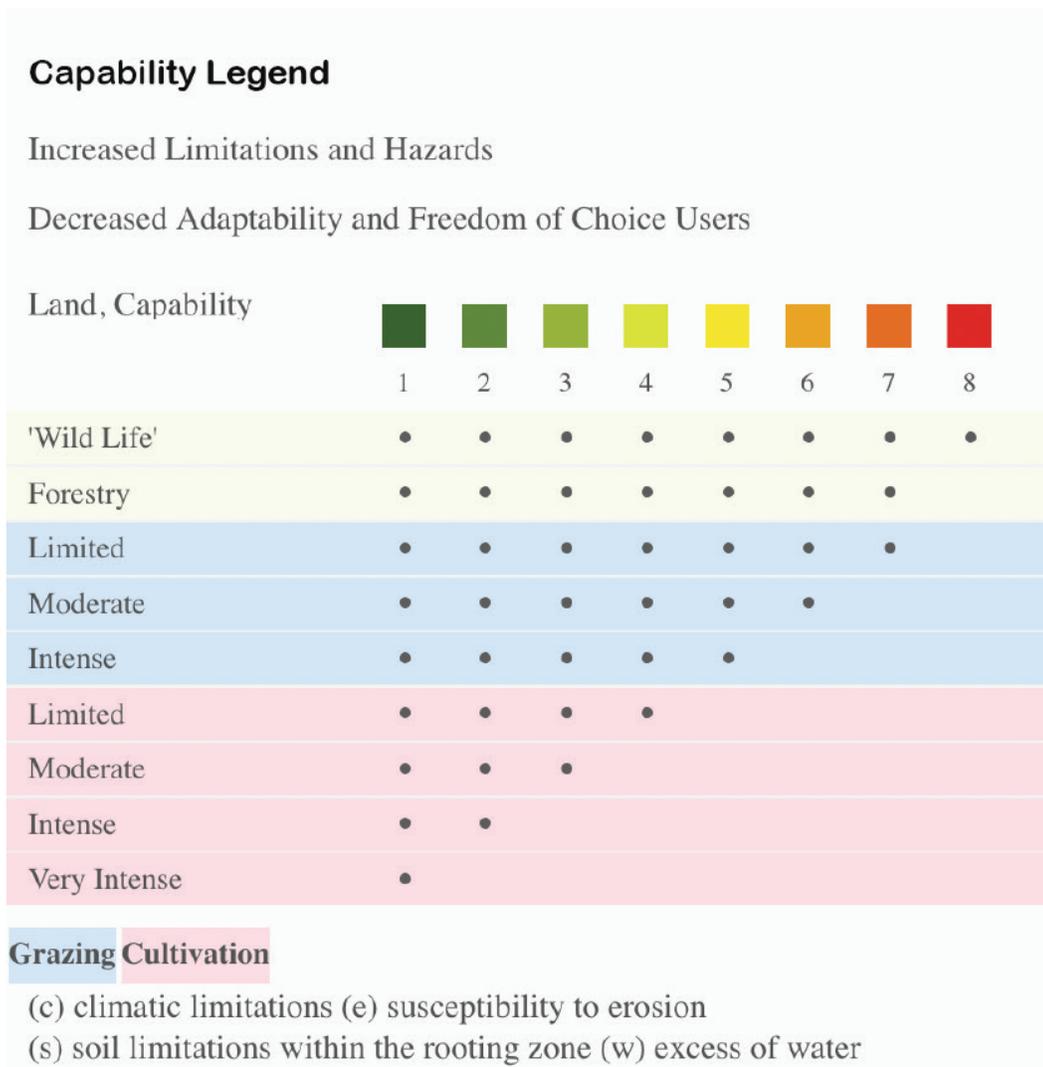
# SOIL MAP



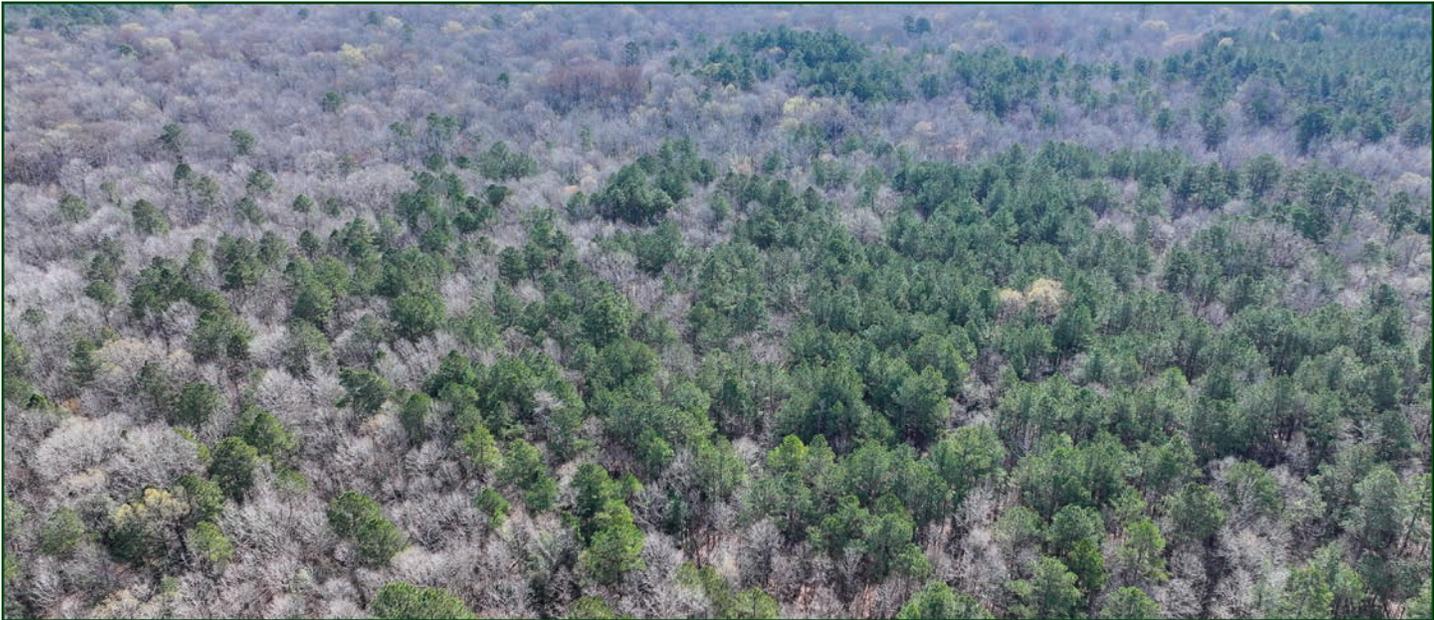
## SOIL MAP KEY

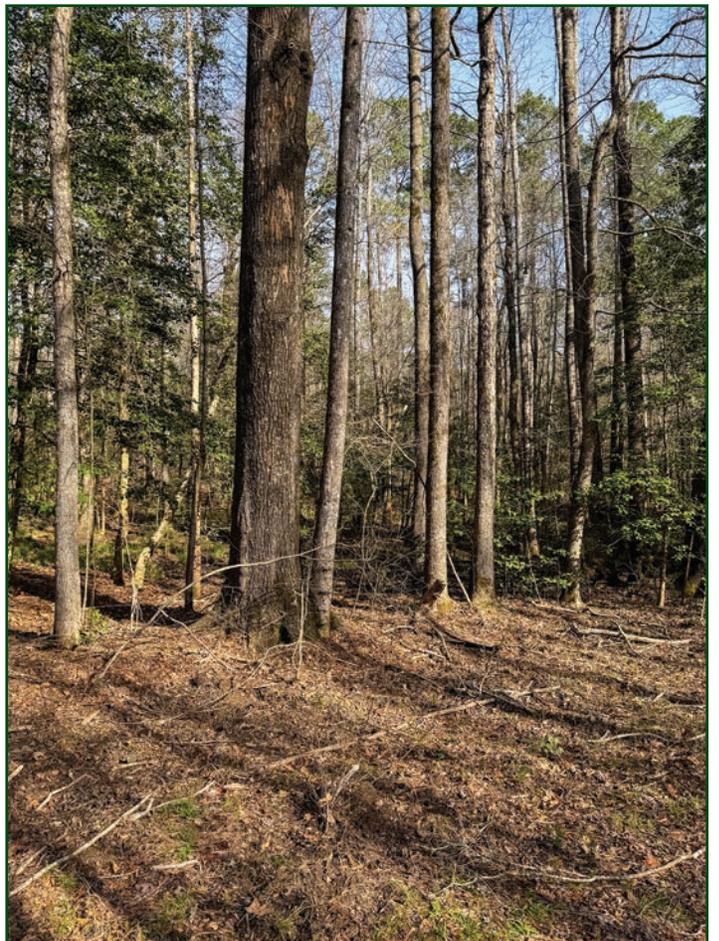
SOIL CODE	SOIL DESCRIPTION	ACRES	%	CPI	NCCPI	CAP
45	Smithdale fine sandy loam, 3 to 8 percent slopes	128.7 7	44.15	0	62	3e
9	Guyton silt loam, occasionally flooded	128.7 2	44.13	0	57	4w
16	Kirvin fine sandy loam, 3 to 8 percent slopes	34.01	11.66	0	70	4e
GyB	Guyton silt loam, 0 to 2 percent slopes, frequently flooded	0.17	0.06	0	45	5w
TOTALS		291.6 7(*)	100%	-	60.72	3.56

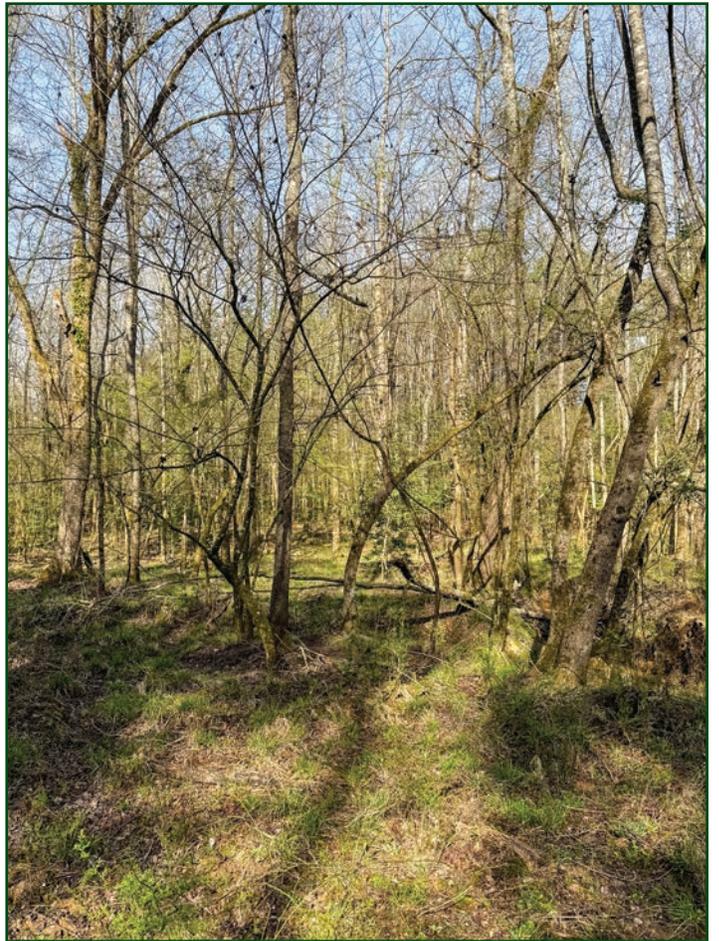
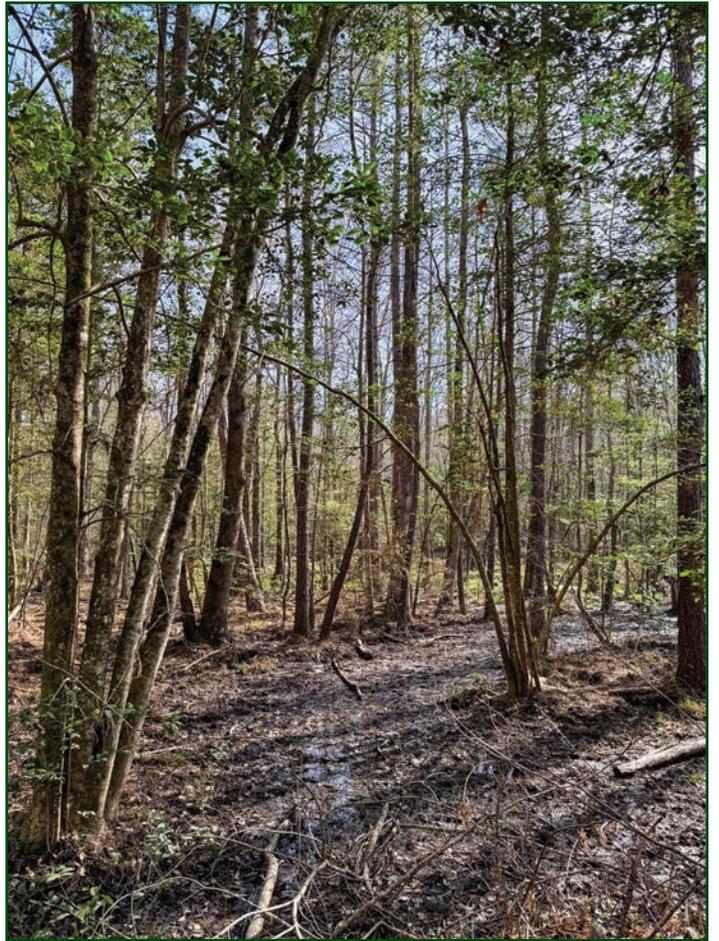
(\*) Total acres may differ in the second decimal compared to the sum of each acreage soil. This is due to a round error because we only show the acres of each soil with two decimal.

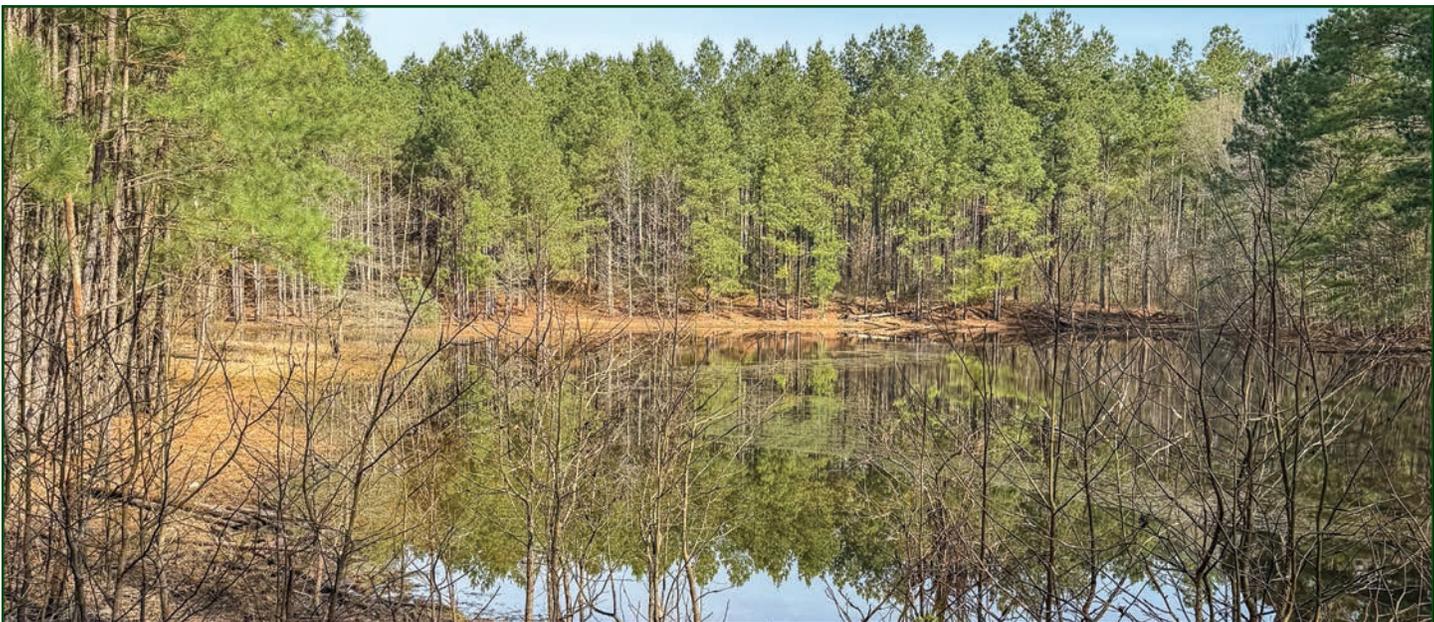
















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