



PRICE IMPROVEMENT!

OFFERED FOR SALE

DOLLAR HILL TIMBERLAND

A Timberland Investment Opportunity

81.54± Surveyed Acres • Drew County, Arkansas

OFFERED BY



AGRICULTURE | RECREATION | TIMBERLAND

Traditional Brokerage + Sealed Bids + Consulting

LICENSED IN ARKANSAS, LOUISIANA, MISSISSIPPI, AND TENNESSEE

WILLE

REAL ESTATE

DISCLOSURE STATEMENT

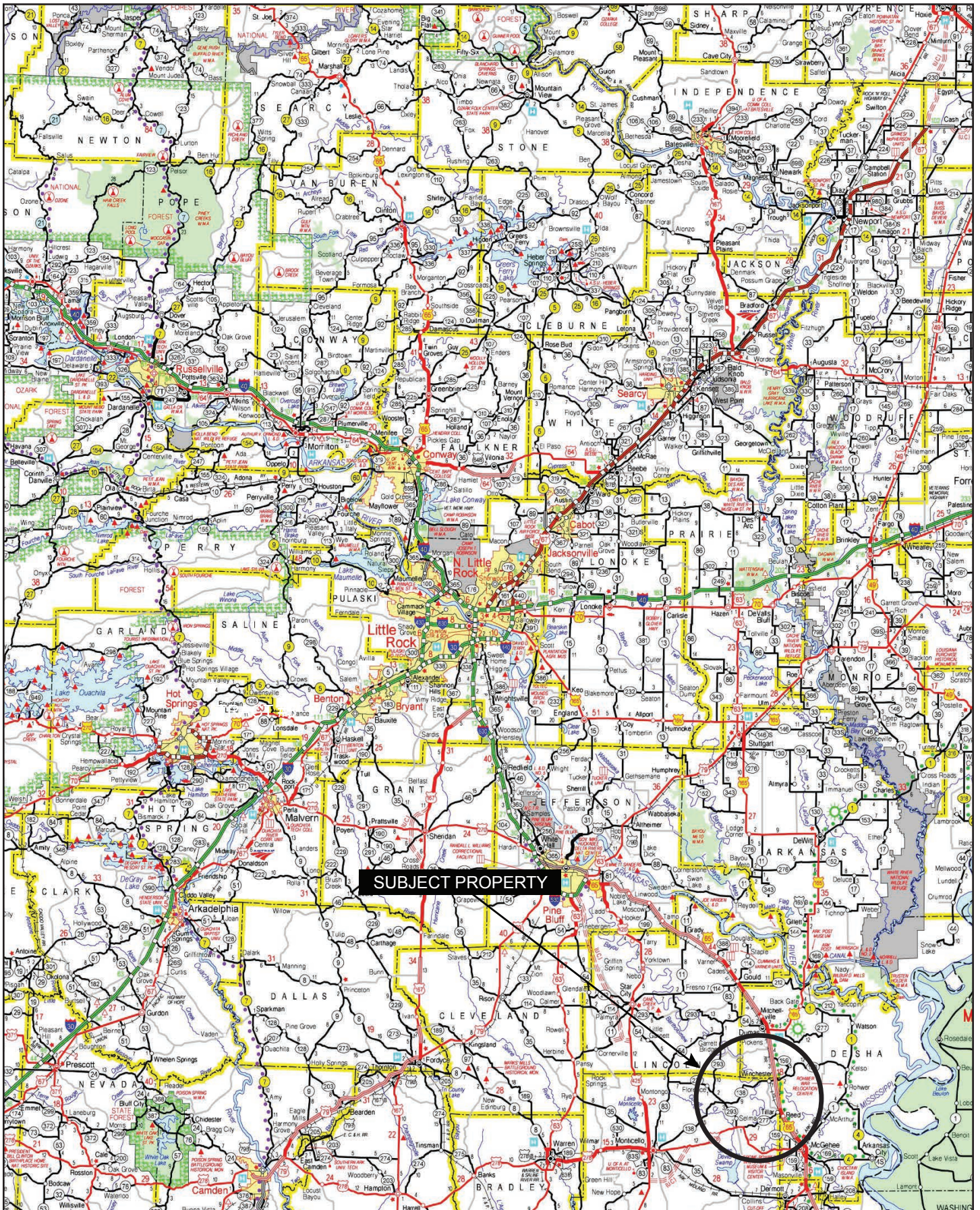
Notwithstanding any preprinted language to the contrary, this opinion is not an appraisal of the market value of the property. If an appraisal is desired, the services of a licensed or certified appraiser must be obtained. Pursuant to Ark. Code. Ann. § 17-42-110(d), a broker price opinion or market analysis 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 timeframe or act as a representation or guarantee that the property will be sold within such timeframe.

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:	Dollar Hill Timberland is located on the eastern edge of Drew County, Arkansas. The property consists of 81.54± surveyed acres and is comprised of mixed age, mixed species hardwoods. Access is considered great via U.S. Highway 278. Recreational opportunities include deer and turkey hunting. The southwestern corner is on the 164' elevation line and is a perfect spot to build a home. Dollar Hill Timberland is a unique opportunity to acquire a parcel that offers both a recreational and timberland investment opportunity.
Location:	Drew County; Eastern Region of Arkansas
	<u>Mileage Chart</u>
	McGehee, AR 9.7 Miles
	Monticello, AR 18.7 Miles
	Greenville, AR 51 Miles
	Pine Bluff, AR 57 Miles
Acreage:	81.54± surveyed acres (survey can be found on the next page)
Access:	U.S. Highway 278 Frontage
Recreation:	Recreational opportunities include deer and turkey hunting.
Real Estate Taxes:	\$111.10 (estimated)
Mineral Rights:	All mineral rights owned by the Seller, if any, shall transfer to the Buyer.
Timber Rights:	All timber rights owned by the Seller, if any, shall transfer to the Buyer.
Offering Price:	\$300,000.00

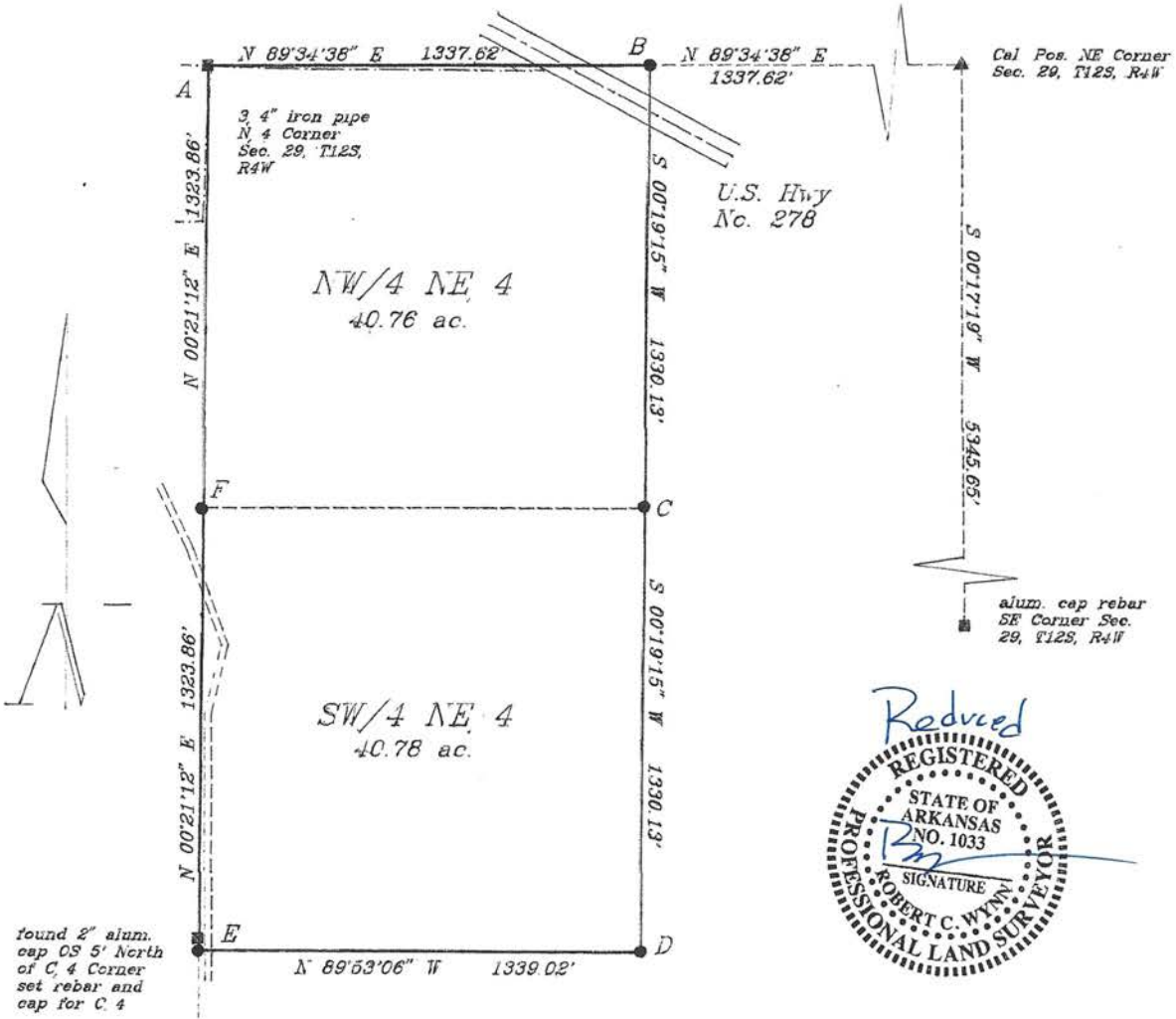
To learn more about Dollar Hill Timberland or to schedule a property tour, contact Brandon Stafford of Lile Real Estate, Inc.

Brandon Stafford
501-416-9748 (mobile) | bstafford@lilerealestate.com

SURVEY PLAT

CORNER WITNESS

A	20" Elm N 73 W 36.8'	31" R.O. S 13 E 23.6'	29" Locust S 35 E 12.4'	D	19" Wat.O. N 48 W 11.6'	27" Wat.O. West 5.7'	19" P.C. S 7 W 22.4'
B	9" Pine West 24.2'	9" Wat.O. South 27.0'	7" Elm N 25 E 14.8'	E	Frkd W.O. N 68 W 31.7'	33" R.O. N 27 E 21.4'	18" Pine N 55 E 40.2'
C	8" Wat.C. West 9.0'	9" Elm S 42 W 11.2'	8" Wat.O. S 14 E 22.4'	F	32" R.O. S 8 E 19.5'	16" R.O. N 54 E 13.7'	12" Cherry N 32 W 6.2'



NW/4 NE 4
40.76 ac.

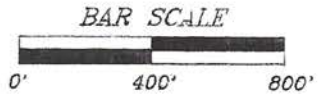
SW/4 NE 4
40.78 ac.

LEGEND

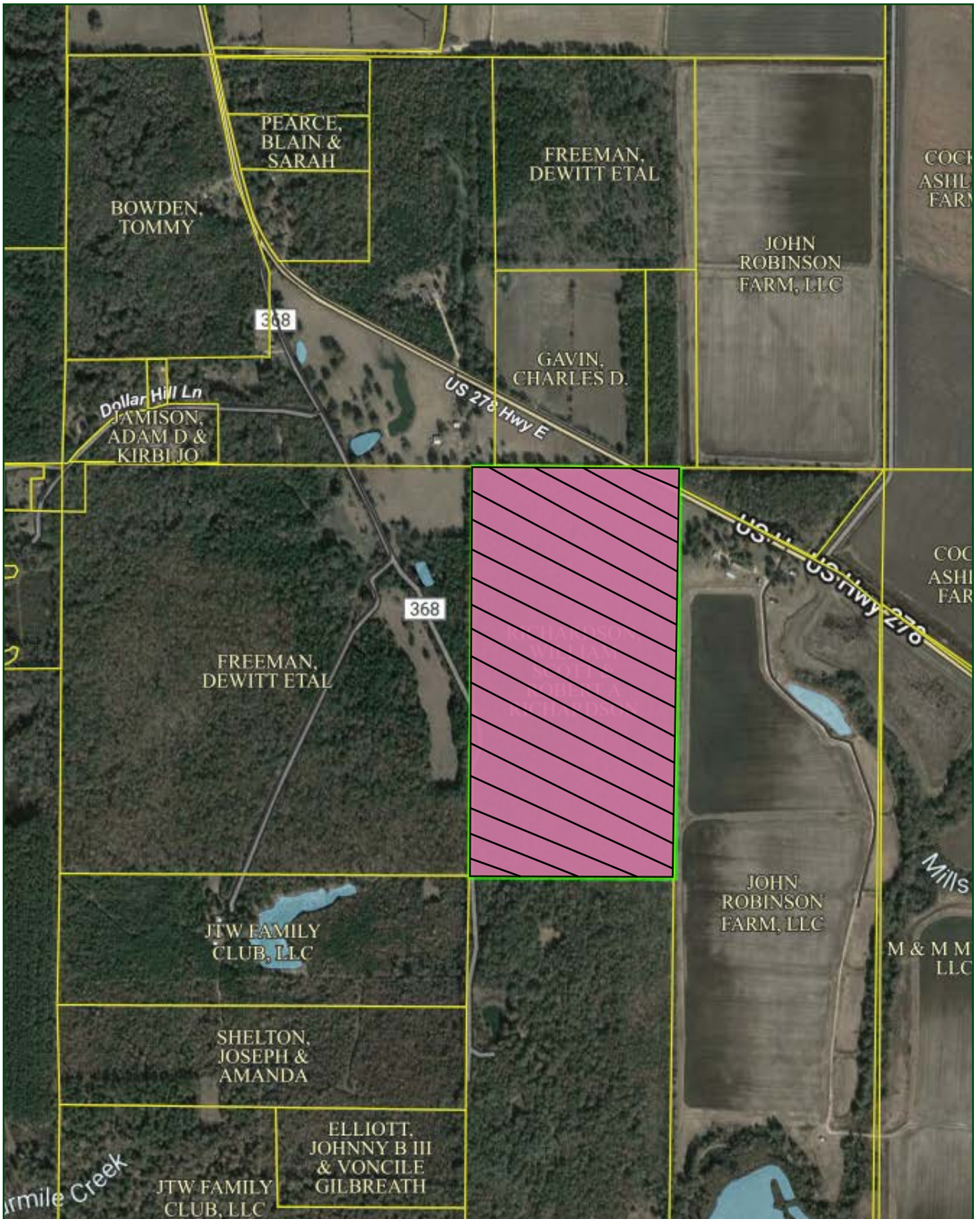
- Monument set ●
- Monument found ■
- Calculated corner ▲

NOTE: All monuments set are 1/2" rebars and caps.

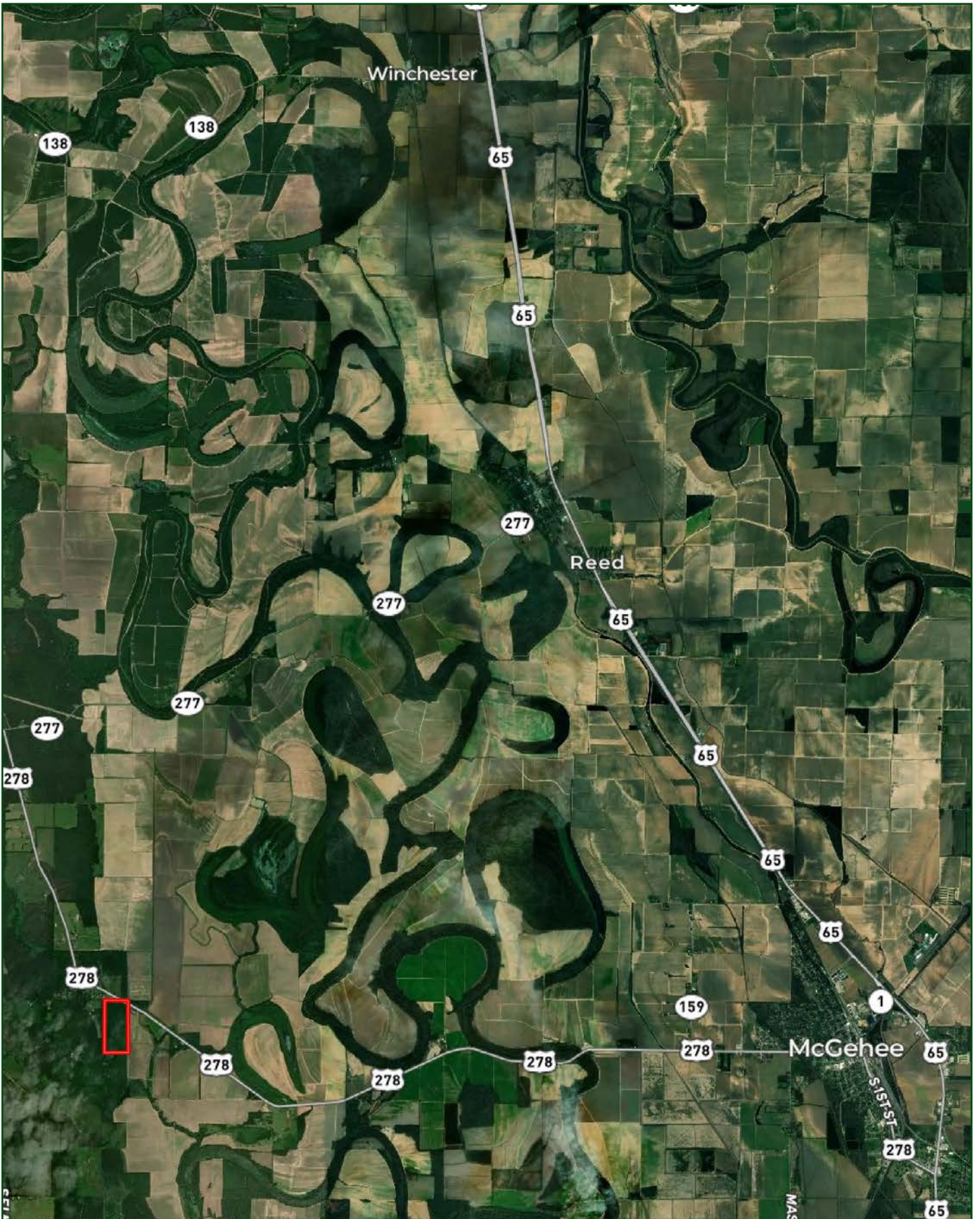
Basis for Bearings is a plat by J. Martin in Sec. 22.



OWNERSHIP MAP



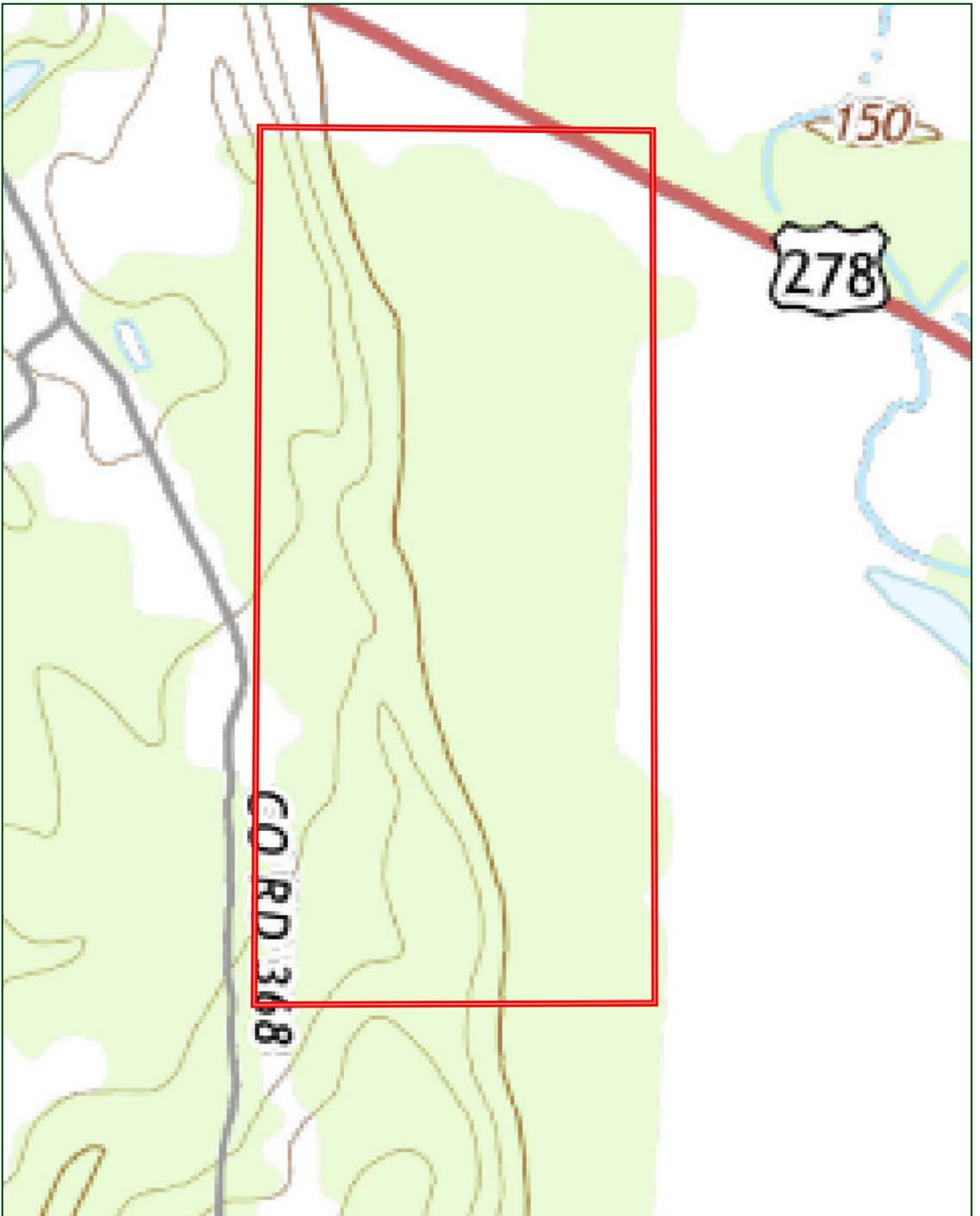
LOCATION MAP



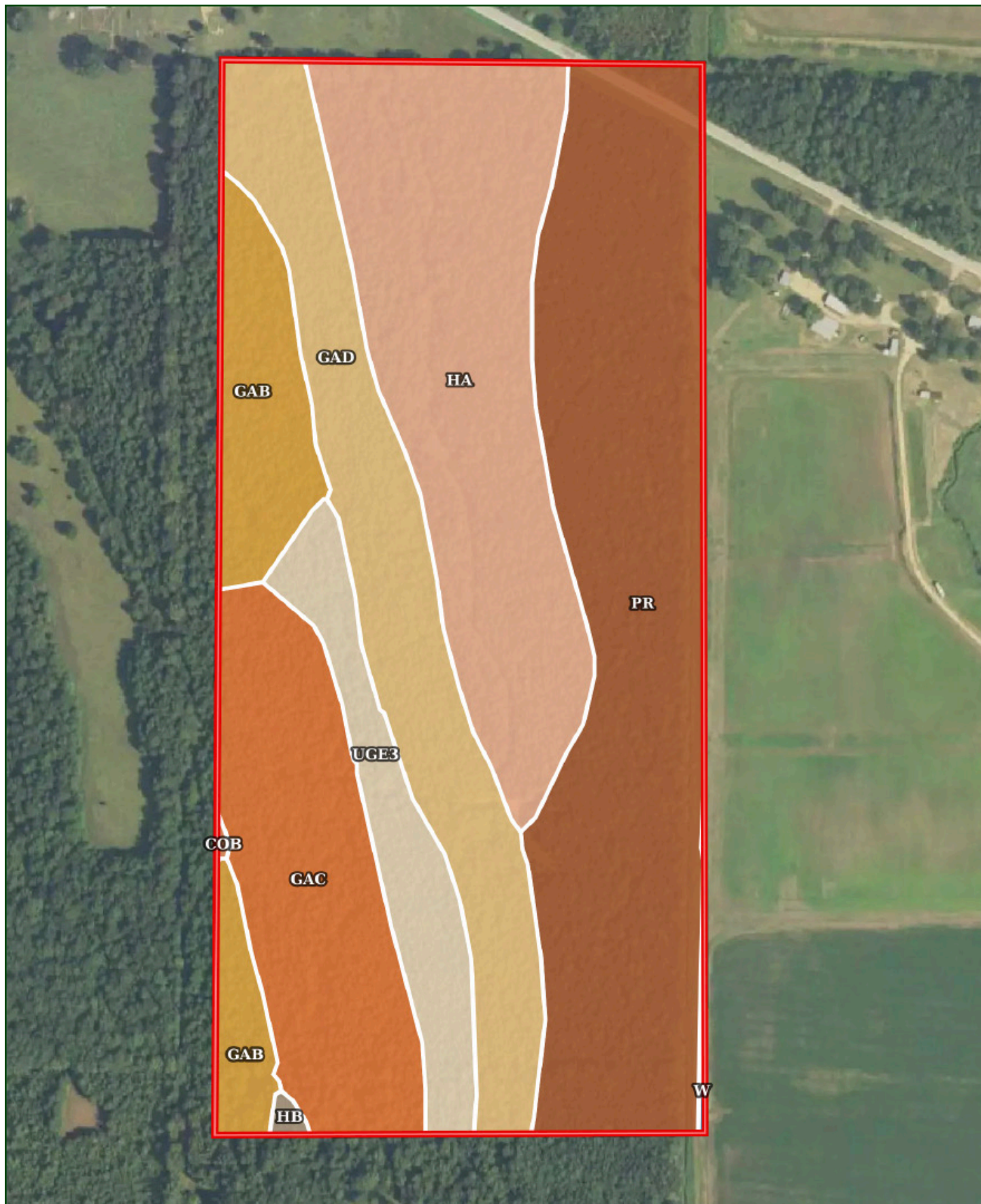
AERIAL MAP



TOPOGRAPHY MAP



SOIL MAP



SOIL MAP KEY

SOIL CODE	SOIL DESCRIPTION	ACRES	%	CPI	NCCPI	CAP
Pr	Portland clay, 0 to 1 percent slopes	26.01	31.22	0	56	3w
Ha	Hebert silt loam, 0 to 1 percent slopes	19.12	22.95	0	86	2w
GaD	Grenada silt loam, 8 to 12 percent slopes	13.62	16.35	0	62	4e
GaC	Grenada silt loam, 3 to 8 percent slopes	11.65	13.98	0	58	3e
GaB	Grenada silt loam, 1 to 3 percent slopes	6.82	8.19	0	52	2e
UgE3	Udorthents and Grenada soils, 8 to 20 percent slopes, severely eroded (loring)	5.63	6.76	0	16	7e
W	Water	0.22	0.26	0	-	8
Hb	Henry silt loam	0.19	0.23	0	64	3w
CoB	Calloway silt loam, 1 to 3 percent slopes	0.06	0.07	0	63	2e
TOTALS		83.32(*)	100%	-	60.99	3.13

(*) 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



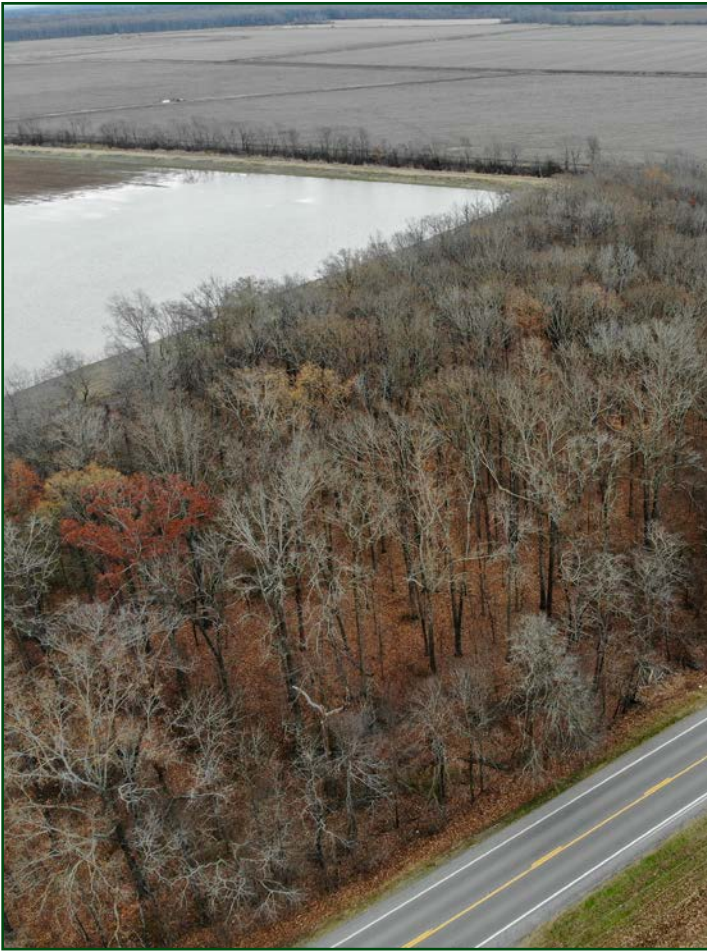
'Wild Life'	•	•	•	•	•	•	•	•
Forestry	•	•	•	•	•	•	•	
Limited	•	•	•	•	•	•	•	
Moderate	•	•	•	•	•	•		
Intense	•	•	•	•	•			
Limited	•	•	•	•				
Moderate	•	•	•					
Intense	•	•						
Very Intense	•							

Grazing Cultivation

(c) climatic limitations (e) susceptibility to erosion
 (s) soil limitations within the rooting zone (w) excess of water









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