

PRICE IMPROVEMENT!



OFFERED FOR SALE

SILVICRAFT HAMBURG

A Timberland and Recreational Investment Opportunity

200± Acres • Ashley County, Arkansas

OFFERED BY



AGRICULTURE | RECREATION | TIMBERLAND

Traditional Brokerage + Sealed Bids + Consulting

LICENSED IN ARKANSAS, LOUISIANA, MISSISSIPPI, AND TENNESSEE



DISCLOSURE STATEMENT

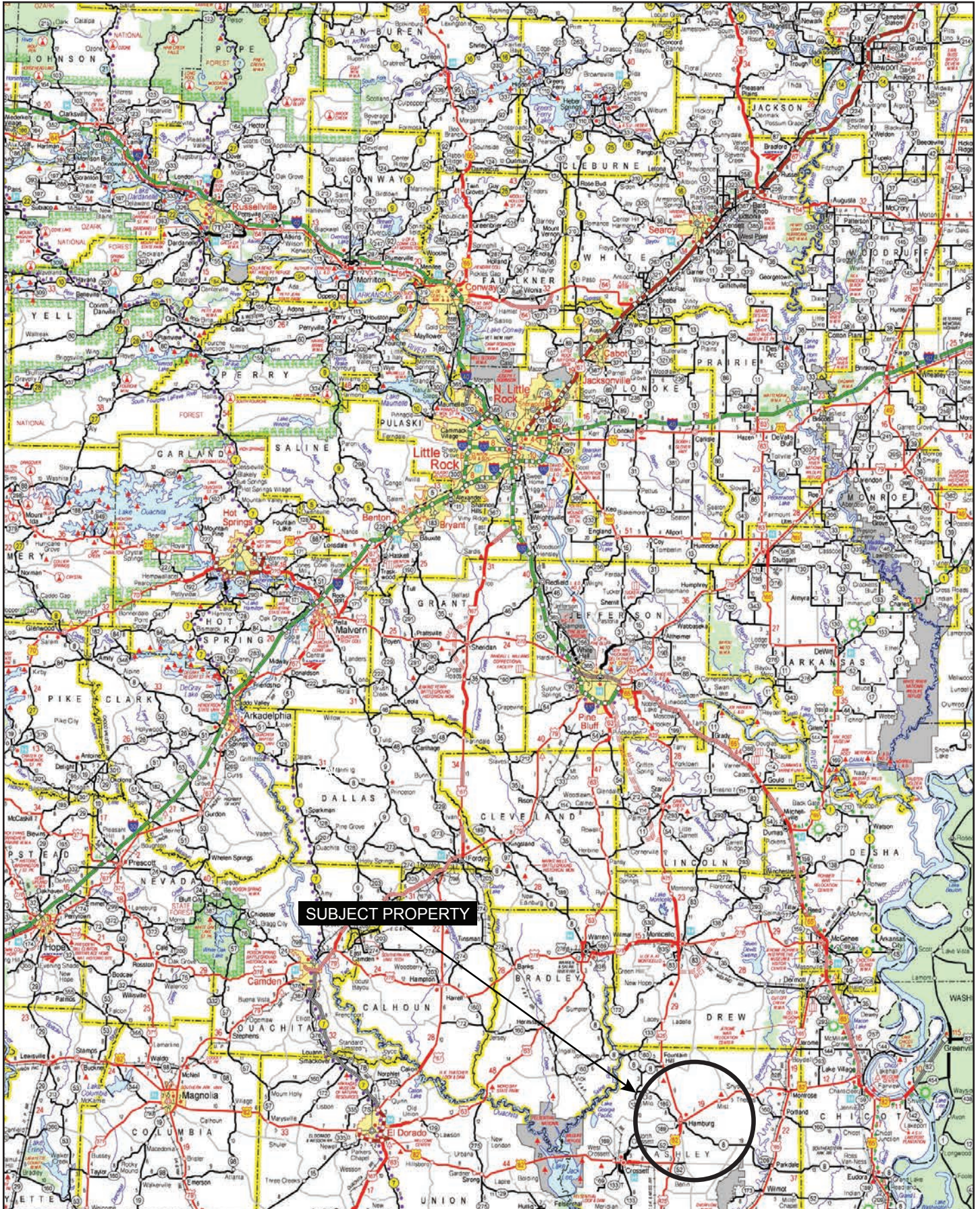
Lile Real Estate, Inc. is the listing agency for the owner of the property described within this offering brochure.

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



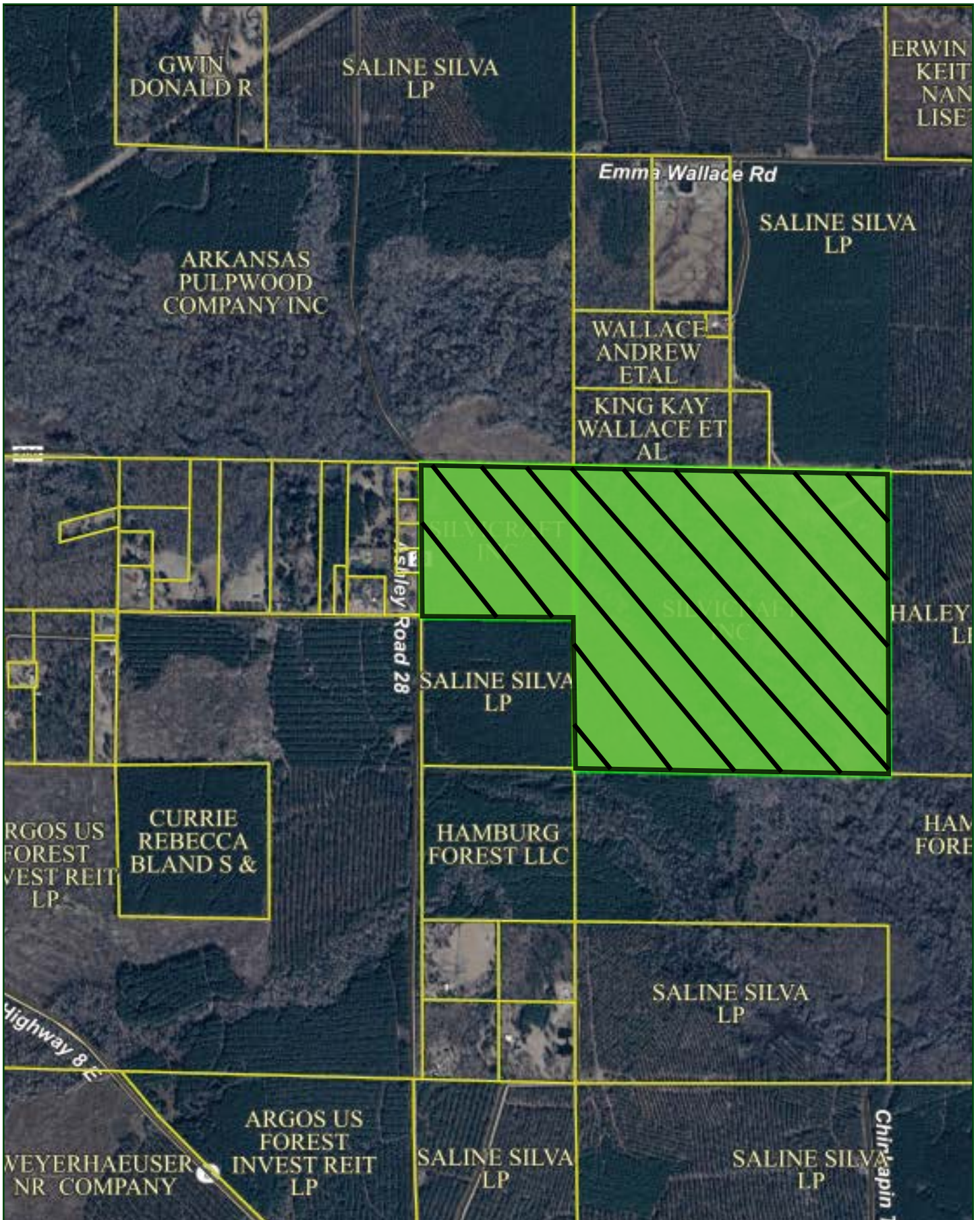
PROPERTY SUMMARY

- Description:** The Silvicraft Hamburg tract is 200± acres located in Ashley County, just three (3) miles east of the town of Hamburg and south of Chemin-A-Haunt Creek. This property consists of 75± acres of pines that were harvested and replanted three (3) years ago, and 60± acres that were harvested and replanted one (1) year ago. The remainder of the property is composed of mixed hardwoods of various ages. The property is an excellent long term timberland investment and provides exceptional recreation opportunities in an area that is well known for hunting success. Access is via Ashley County Road 28, which also offers water and electricity service.
- Location:** Hamburg, Arkansas; Ashley County; Southeastern Region of Arkansas
- Mileage Chart
- | | |
|------------------|-----------|
| Lake Village, AR | 31 Miles |
| Monticello, AR | 32 Miles |
| Little Rock, AR | 121 Miles |
- Acreage:** ± total acres
- Access:** Access is via Ashley County Road 28 on the west side of the property
- Recreation:** Deer and turkey hunting as well as other small game opportunities exist on the property.
- Real Estate Taxes:** \$206 (estimated)
- Mineral Rights:** All mineral rights owned by the Seller, if any, shall transfer to the Buyer.
- Offering Price:** \$275,000.00 (originally \$350,000.00)

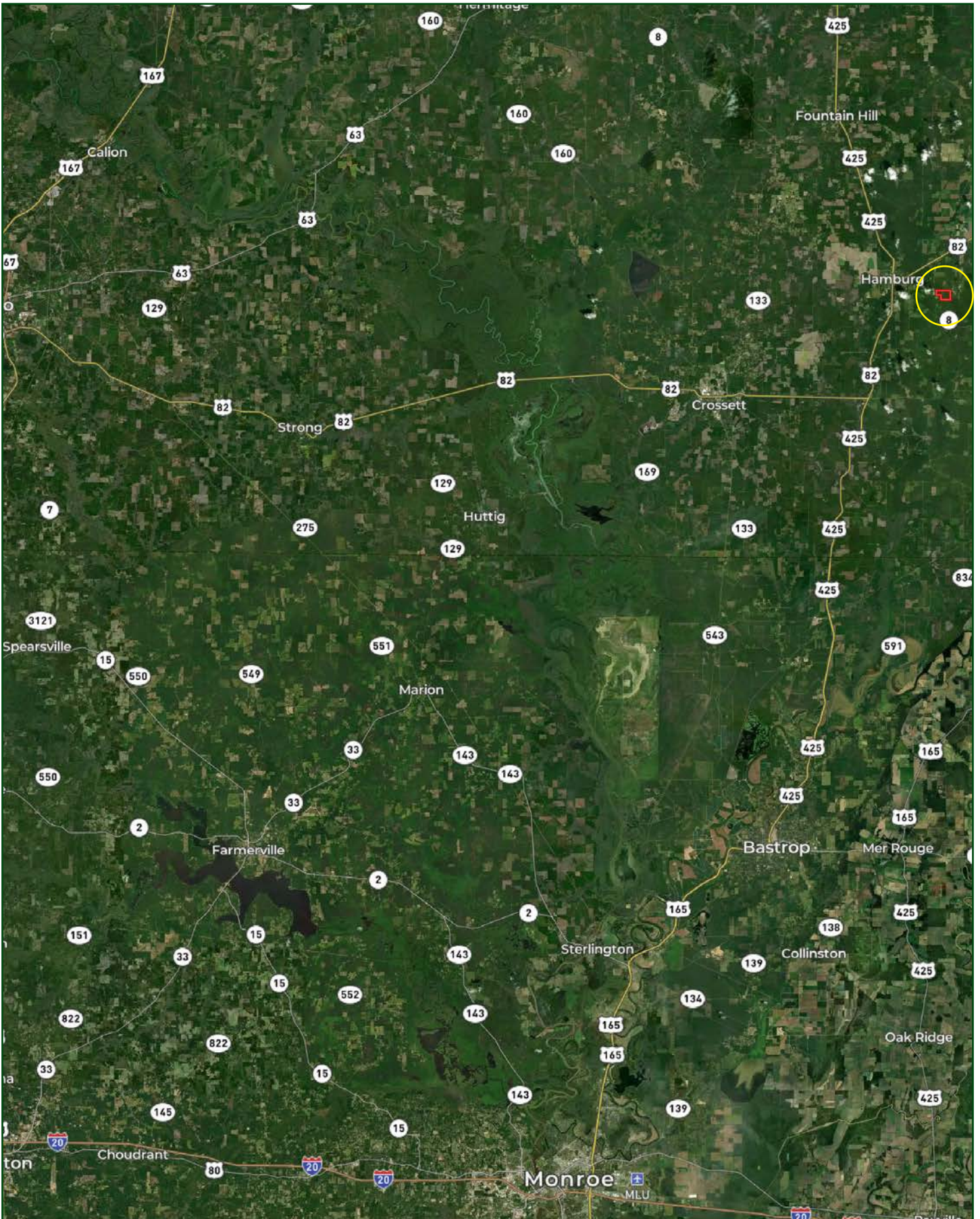
Questions concerning this offering or to schedule a property tour should be directed to Brandon Stafford of Lile Real Estate, Inc.

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

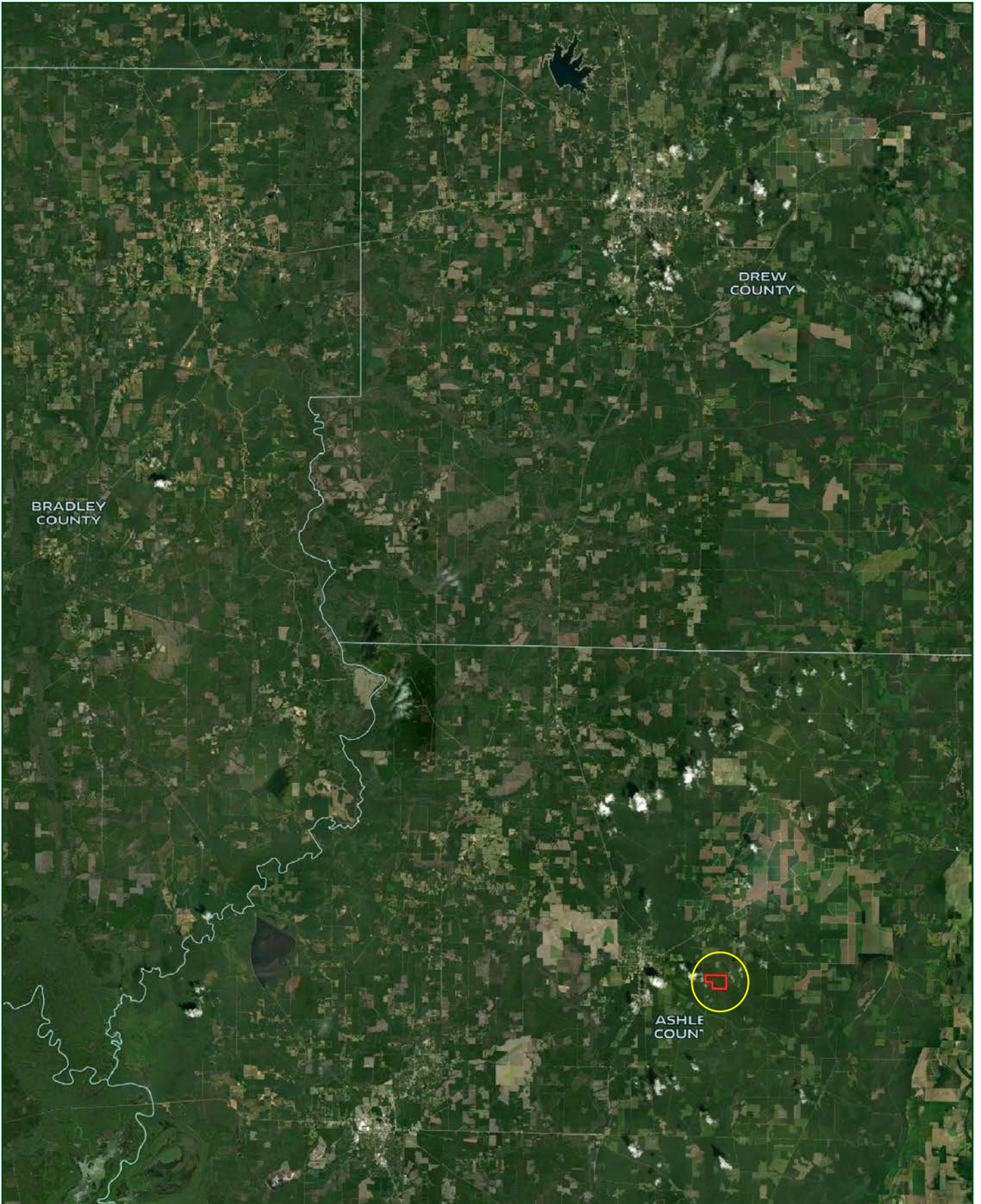
OWNERSHIP MAP



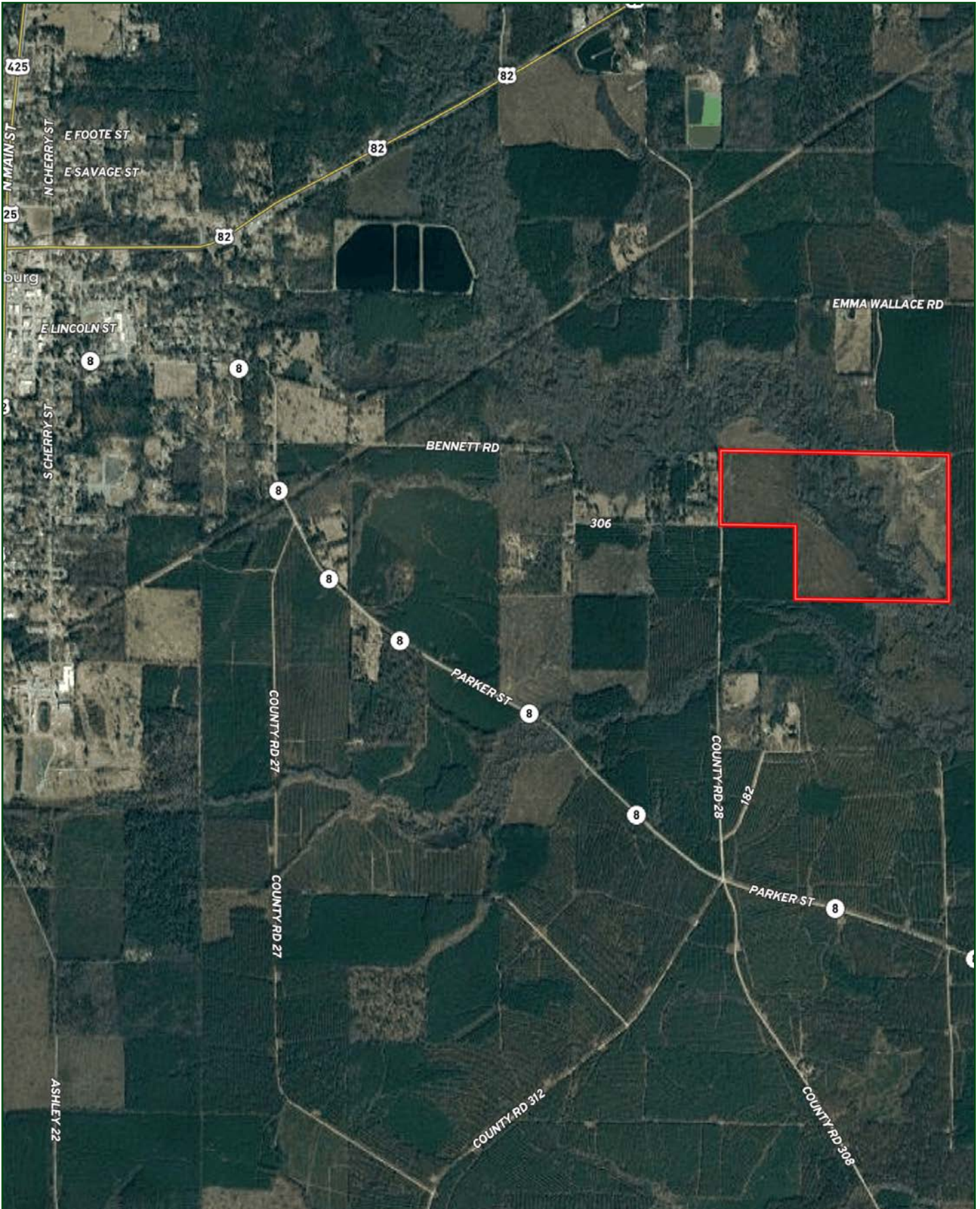
LOCATION MAP



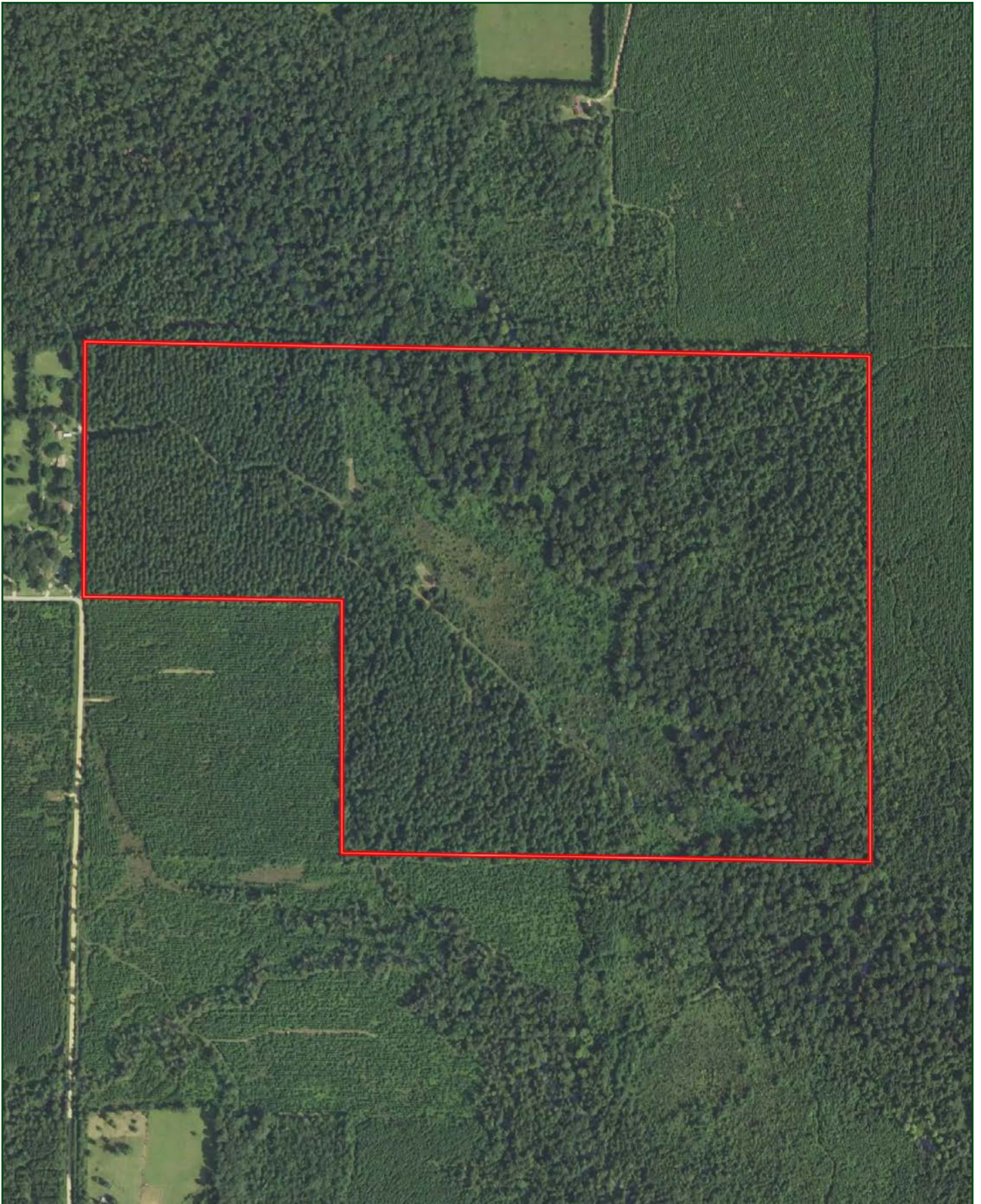
COUNTY MAP



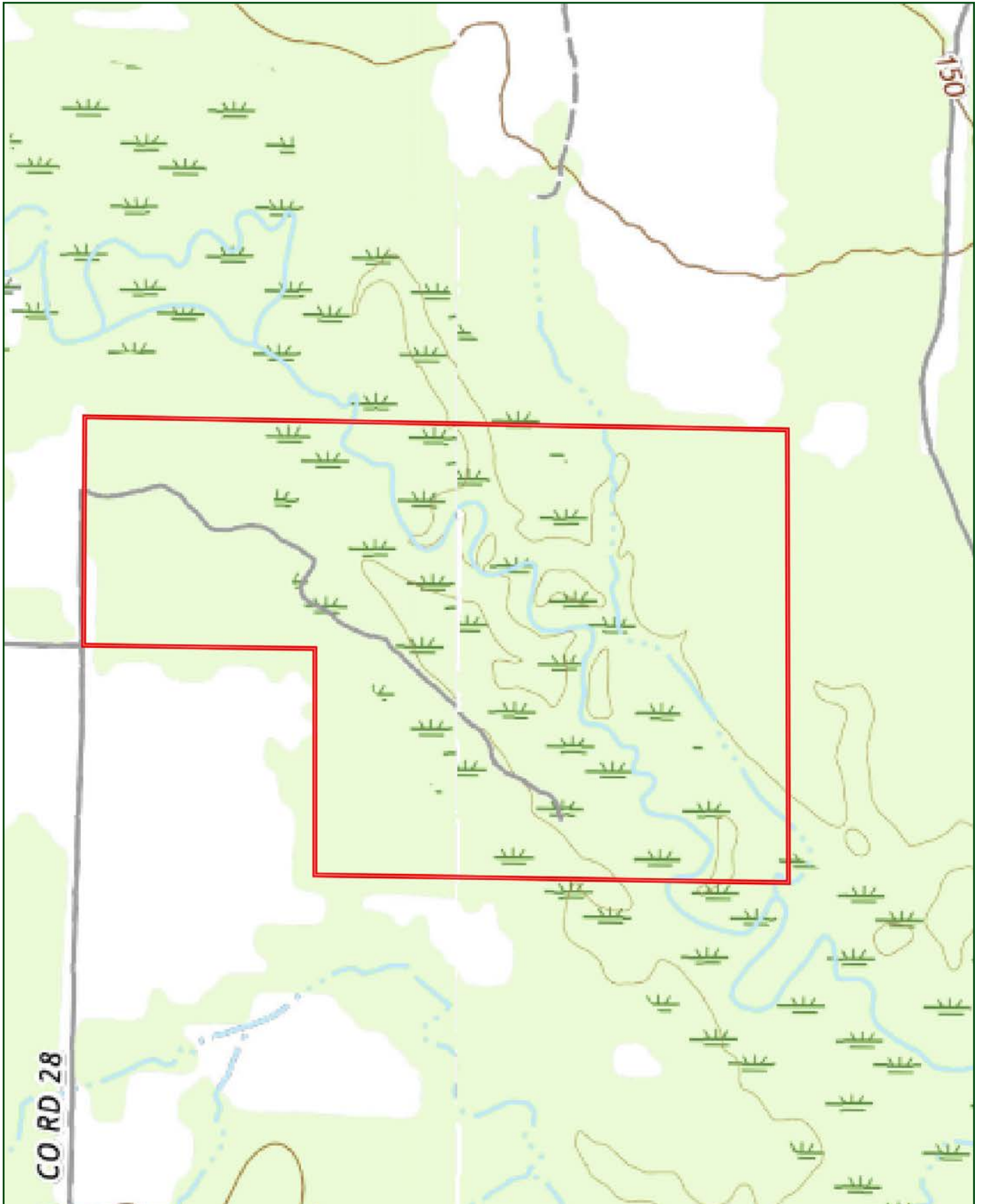
AERIAL MAP



AERIAL MAP



TOPOGRAPHY MAP



SOIL MAP



SOIL MAP KEY

SOIL CODE	SOIL DESCRIPTION	ACRES	%	CPI	NCCPI	CAP
2	Arkabutla silt loam, 0 to 1 percent slopes, frequently flooded	83.22	41.44	0	67	2w
10	Grenada silt loam, 1 to 3 percent slopes	49.2	24.5	0	52	2e
16	Henry silt loam, 0 to 1 percent slopes	41.06	20.45	0	60	3w
5	Calloway silt loam, 0 to 1 percent slopes	27.35	13.62	0	58	2w
TOTALS		200.8 3(*)	100%	-	60.67	2.2

(*) 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

								
	1	2	3	4	5	6	7	8

'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









401 Autumn Road | Little Rock, AR 72211
501.374.3411 (office) | 501.421.0031 (fax)

info@lilerealestate.com | www.lilerealestate.com



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