

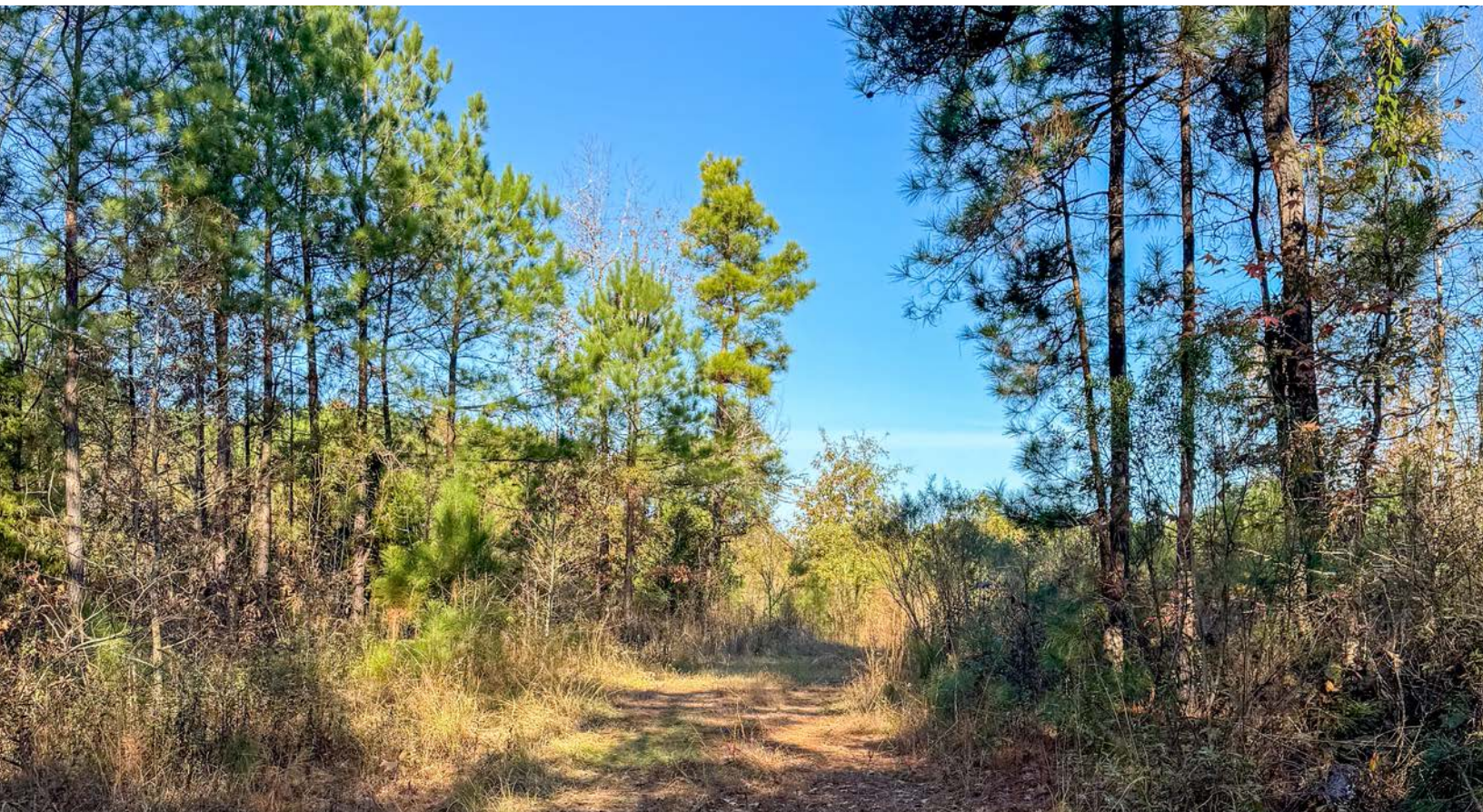


PARKERS CHAPEL 20

A Recreational and Timberland Investment Opportunity

20.00± Total Acres | \$100,000.00

Union County, Arkansas



AGRICULTURE | RECREATION | TIMBERLAND

Traditional Brokerage + Sealed Bids + Consulting

LICENSED IN ARKANSAS, LOUISIANA, MISSISSIPPI, AND TENNESSEE



PARKERS CHAPEL 20

QUICK FACTS

Acreage

20.00± total acres

Location

Foster Hill, Union County,
Arkansas

Recreation

Deer, turkey, and small game
hunting opportunities exist
on the property.

Access

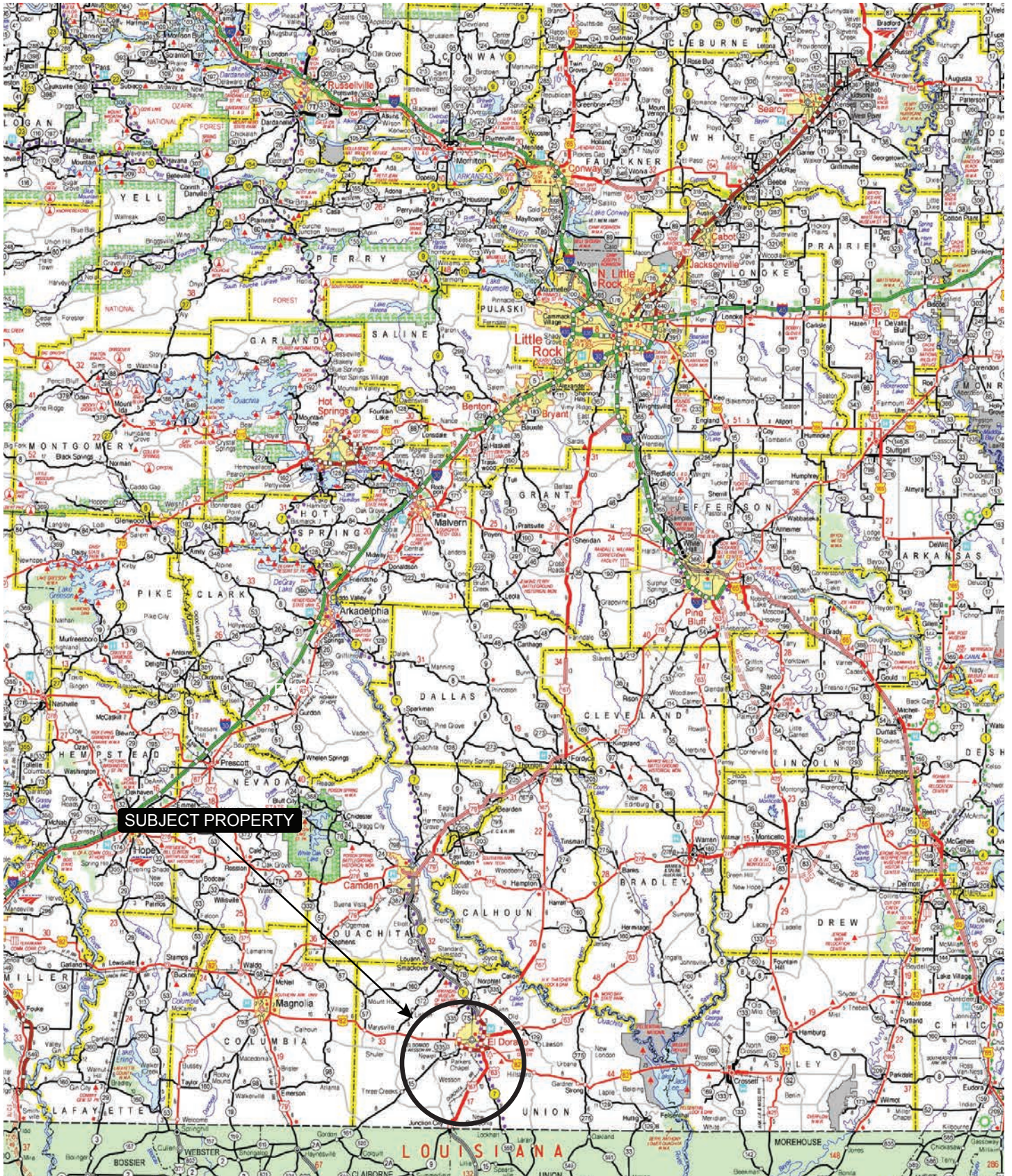
Frontage on Glenn Road

Offering Price

\$100,000.00



VICINITY MAP



SUBJECT PROPERTY

PROPERTY DESCRIPTION

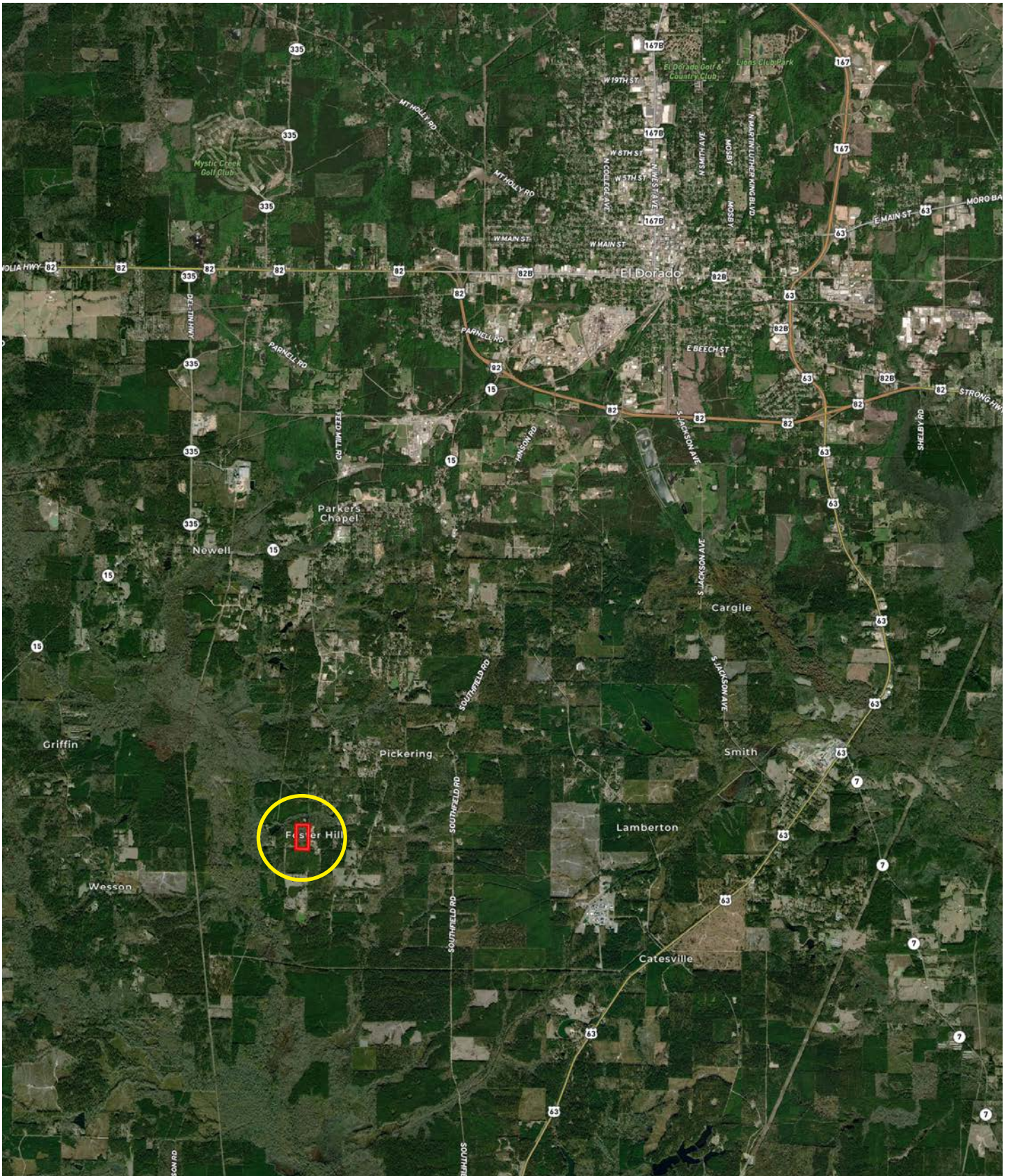
PARKERS CHAPEL 20

Parkers Chapel 20 is located in southern Union County, Arkansas in Foster Hill. The property consists of 20± acres and was planted with white oak seedlings in 2019 and the trees are maturing well so far. Recre-

ational opportunities on include deer, turkey, and small game hunting. Additionally, the property would make an excellent homesite to build on and it is also located in the Parkers Chapel School District.



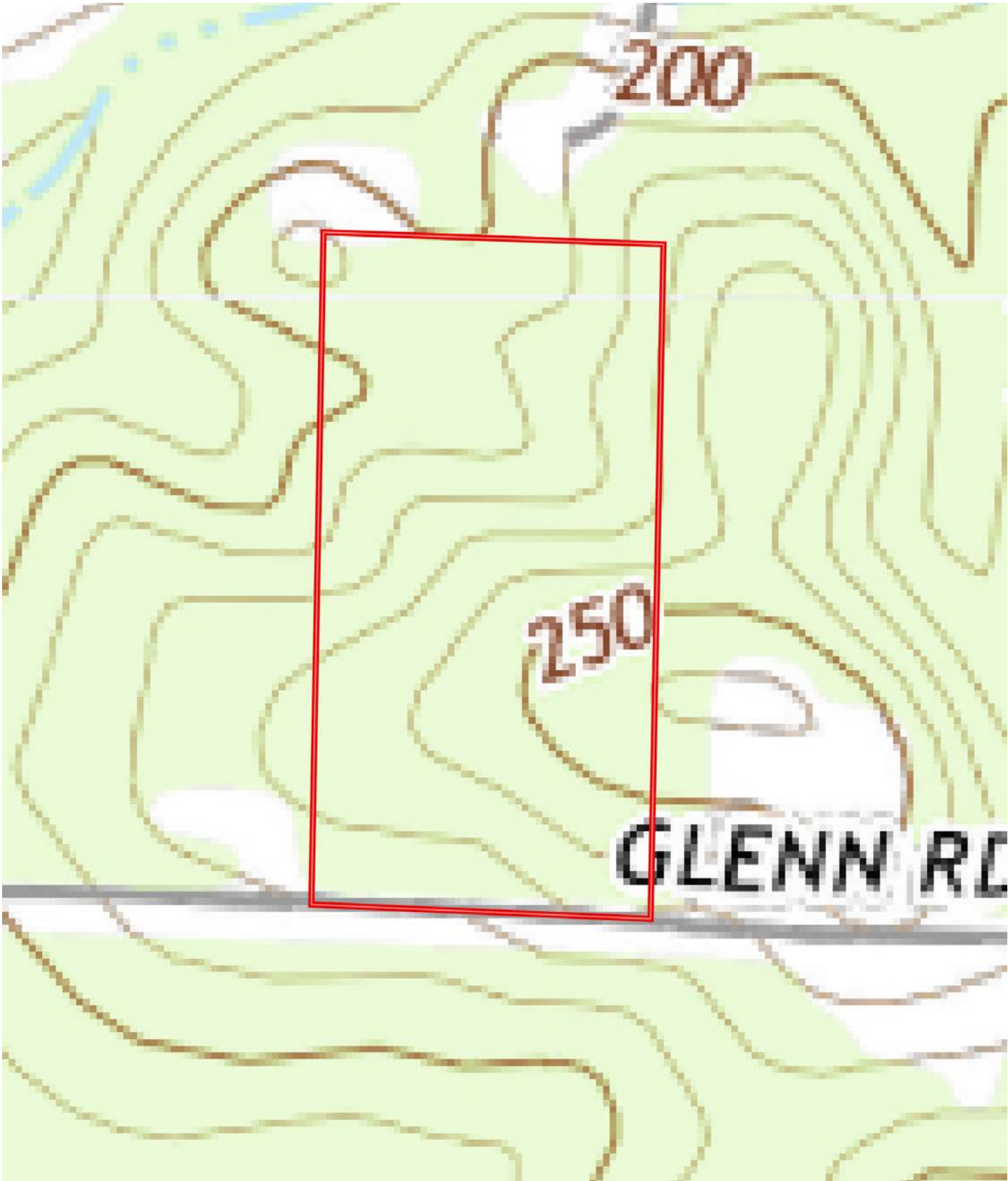
LOCATION MAP



AERIAL MAP



TOPOGRAPHY MAP



SOIL MAP



SOIL MAP KEY

SOIL CODE	SOIL DESCRIPTION	ACRES	%	CPI	NCCPI	CAP
WsC	Warnock-Smithdale complex, 1 to 7 percent slopes	10.26	51.51	0	79	3e
SaE	Sacul fine sandy loam, 15 to 35 percent slopes	8.79	44.13	0	16	7e
SaC	Sacul fine sandy loam, 1 to 8 percent slopes	0.87	4.37	0	81	4e
TOTALS		19.92(*)	100%	-	51.29	4.81

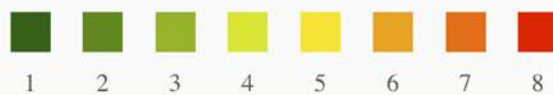
(*) Total acres may differ in the second decimal compared to the sum of each acreage soil. This is due to a round error because we only show the acres of each soil with two decimal.

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

LOCATION & ACCESS

Foster Hill, Union County, Arkansas
Southern Region of Arkansas

Mileage Chart

El Dorado, AR	5 Miles
Strong, AR	23 Miles
Magnolia, AR	34 Miles
Camden, AR	36 Miles
Crossett, AR	50 Miles
Texarkana, AR	87 Miles

There is road frontage along Glenn Road, a Union County maintained road.



RESOURCES & PRICE

Mineral Rights

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

Real Estate Taxes

\$83.00 (estimated)

Offering Price

\$100,000.00

To learn more about Parkers Chapel 20 or to schedule a property tour, contact Matt Stone or David Stone of Lile Real Estate, Inc.

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David Stone

870-818-0750 (m)

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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.

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.

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

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