



OFFERED FOR SALE

## **WAGE TIMBERLAND**

*A Timberland Investment Opportunity*

100 (+/-) Total Acres • Calhoun County, Arkansas

OFFERED BY



A G R I C U L T U R E   R E C R E A T I O N   T I M B E R L A N D  
T R A D I T I O N A L   B R O K E R A G E   +   S E A L E D   B I D S   +   C O N S U L T I N G

L I C E N S E D   I N   A R K A N S A S ,   L O U I S I A N A ,   M I S S I S S I P P I ,   T E N N E S S E E   A N D   T E X A S



**DISCLOSURE STATEMENT**

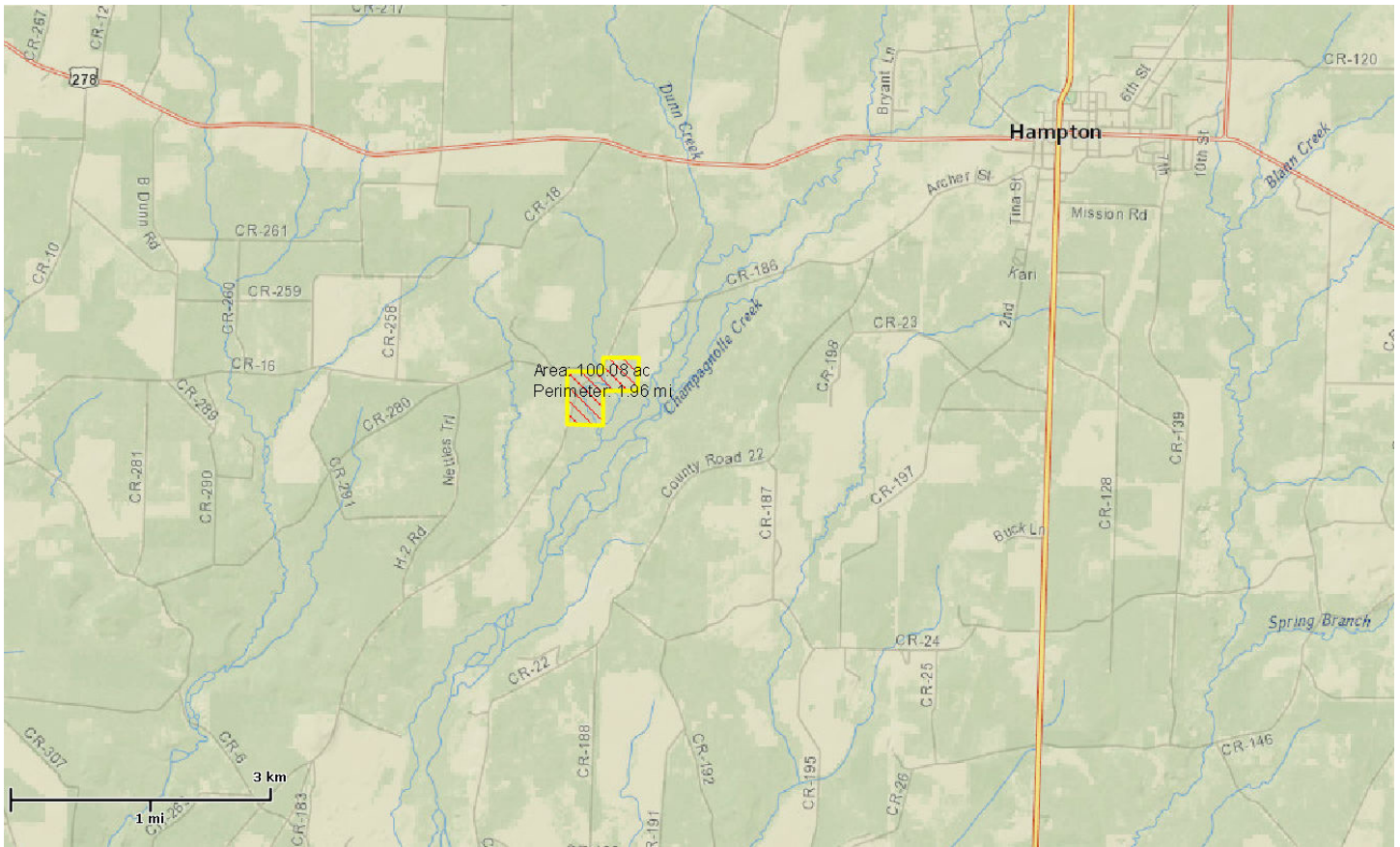
Lile Real Estate, Inc. is the listing agency for the owner of the property described within this offering brochure.

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>	Offered for sale is 100 acres of rural south Arkansas timberland, located approximately 4 miles southwest of the City of Hampton, Arkansas. Located in Calhoun County, the area provides deer, turkey, and feral hog hunting opportunities. This property provides the opportunity to own a recreational retreat, or a great site for a home / hobby farm with city water and paved access. Approximately 33 acres are planted in plantation pines that are approximately 16 years old. Much of the rest of the property was re-planted in pine in 2012. Successional pine and hardwood regeneration has occurred here, providing excellent habitat for both large and small game hunting. The timber has been proficiently managed for nearly two decades by a professional timber management service. Dunn Creek bisects the property with a hardwood bottom providing mast and travel corridors for game. The property is being offered by Lile Real Estate, Inc. for \$2200.00 per acre or \$220,000.00.								
<b>Location:</b>	-92.52763 \ 33.50985  <table><tr><td colspan="2">Mileage Chart</td></tr><tr><td>El Dorado, AR</td><td>29 Miles</td></tr><tr><td>Pine Bluff, AR</td><td>63 Miles</td></tr><tr><td>Little Rock, AR</td><td>91 Miles</td></tr></table>	Mileage Chart		El Dorado, AR	29 Miles	Pine Bluff, AR	63 Miles	Little Rock, AR	91 Miles
Mileage Chart									
El Dorado, AR	29 Miles								
Pine Bluff, AR	63 Miles								
Little Rock, AR	91 Miles								
<b>Access:</b>	Via U.S. Highway 278 west of Hampton, and paved Calhoun County Road 19 (Little Bay Road).								
<b>Utilities:</b>	Electricity bisects the property down Calhoun County Road 19. Hampton city water is also available along County Road 19.								
<b>Recreation:</b>	Deer are abundant on the property, along with feral hogs, and wild turkey. It also has excellent small game habitat.								
<b>Real Estate Taxes:</b>	\$170.00 (Estimated)								
<b>Mineral Rights:</b>	All mineral rights owned by the Seller, if any, shall transfer to the Buyer.								
<b>Offering Price:</b>	\$220,000.00								
<b>Contact:</b>	Any questions concerning this offering, or to schedule a property tour should be directed to Brandon Stafford or Jeryl Jones of Lile Real Estate, Inc. at 501-374-3411.								

## REAL ESTATE TAXES

Parcel: 100-05439-001

### Calhoun County Report

ID: 6677

As of: 9/13/2016

#### Property Owner

**Name:** WAGE, OLIN

**Mailing Address:** 30 SAINT JOHNS PLACE  
LITTLE ROCK, AR 72207

**Type:** (RV) Res. Vacant

**Tax Dist:** (10) Hampton

**Size (Acres):** 20.000

**Extended Legal:** S 1/2 SW SE

#### Property Information

**Physical Address:**

**Subdivision:**

**Block / Lot:** -- / --

**S-T-R:** 10-14-14

#### Market and Assessed Values:

	Estimated Market Value	Full Assessed (20% Mkt Value)	Taxable Value
<b>Land:</b>	\$3,900	\$780	\$780
<b>Building:</b>	0	0	0
<b>Total:</b>	\$3,900	\$780	\$780

#### Taxes:

<b>Estimated Taxes:</b>	\$35
<b>Homestead Credit:</b>	\$0

Note: Tax amounts are estimates only. Contact the county tax collector for exact amounts.

#### Land:

Land Use	Size	Units
Timber (8)	0.2	Acres
Timber (4)	18.48	Acres
Timber (12)	1.32	Acres

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Subject to terms and conditions.

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## REAL ESTATE TAXES

Parcel: 100-05440-000

### Calhoun County Report

ID: 6678

As of: 9/13/2016

#### Property Owner

**Name:** WAGE, ROBERT OLIN & MARGERY  
B

**Mailing Address:** 30 SAINT JOHNS PLACE  
LITTLE ROCK, AR 72207

**Type:** (RV) Res. Vacant

**Tax Dist:** (10) Hampton

**Size (Acres):** 33.000

**Extended Legal:** PT SE SE

#### Property Information

**Physical Address:**

**Subdivision:**

**Block / Lot:** -- / --

**S-T-R:** 10-14-14

#### Market and Assessed Values:

#### Taxes:

	Estimated Market Value	Full Assessed (20% Mkt Value)	Taxable Value
<b>Land:</b>	\$6,000	\$1,200	\$1,200
<b>Building:</b>	0	0	0
<b>Total:</b>	\$6,000	\$1,200	\$1,200

<b>Estimated Taxes:</b>	\$54
<b>Homestead Credit:</b>	\$0

Note: Tax amounts are estimates only. Contact the county tax collector for exact amounts.

#### Land:

Land Use	Size	Units
Timber (8)	4.11	Acres
Timber (4)	10.83	Acres
Timber (12)	18.06	Acres

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## REAL ESTATE TAXES

Parcel: 100-05440-001

### Calhoun County Report

ID: 6679

As of: 9/13/2016

#### Property Owner

**Name:** WAGE, OLIN

**Mailing Address:** 30 SAINT JOHNS PLACE  
LITTLE ROCK, AR 72207

**Type:** (RV) Res. Vacant

**Tax Dist:** (10) Hampton

**Size (Acres):** 7.000

**Extended Legal:** PT SE SE

#### Property Information

**Physical Address:**

**Subdivision:**

**Block / Lot:** -- / --

**S-T-R:** 10-14-14

#### Market and Assessed Values:

	Estimated Market Value	Full Assessed (20% Mkt Value)	Taxable Value
<b>Land:</b>	\$1,100	\$220	\$220
<b>Building:</b>	0	0	0
<b>Total:</b>	\$1,100	\$220	\$220

#### Taxes:

<b>Estimated Taxes:</b>	\$10
<b>Homestead Credit:</b>	\$0

Note: Tax amounts are estimates only. Contact the county tax collector for exact amounts.

#### Land:

Land Use	Size	Units
Timber (12)	1.7	Acres
Timber (4)	3.11	Acres
Timber (8)	2.19	Acres

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## REAL ESTATE TAXES

Parcel: 100-05513-000

### Calhoun County Report

ID: 6766  
As of: 9/13/2016

#### Property Owner

**Name:** WAGE, OLIN

**Mailing Address:** 30 SAINT JOHNS PLACE  
LITTLE ROCK, AR 72207

**Type:** (RV) Res. Vacant

**Tax Dist:** (10) Hampton

**Size (Acres):** 33.000

**Extended Legal:** PT NW NE

#### Property Information

**Physical Address:**

**Subdivision:**

**Block / Lot:** -- / --

**S-T-R:** 15-14-14

#### Market and Assessed Values:

#### Taxes:

	Estimated Market Value	Full Assessed (20% Mkt Value)	Taxable Value	Estimated Taxes:	\$58
<b>Land:</b>	\$6,450	\$1,290	\$1,290	<b>Homestead Credit:</b>	\$0
<b>Building:</b>	0	0	0	<small>Note: Tax amounts are estimates only. Contact the county tax collector for exact amounts.</small>	
<b>Total:</b>	\$6,450	\$1,290	\$1,290		

#### Land:

Land Use	Size	Units
Timber (12)	4.76	Acres
Timber (4)	28.24	Acres

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## REAL ESTATE TAXES

Parcel: 100-05513-001

### Calhoun County Report

ID: 6767  
As of: 9/13/2016

#### Property Owner

**Name:** WAGE, OLIN

**Mailing Address:** 30 SAINT JOHNS PLACE  
LITTLE ROCK, AR 72207

**Type:** (RV) Res. Vacant

**Tax Dist:** (10) Hampton

**Size (Acres):** 7.000

**Extended Legal:** PT NW NE

#### Property Information

**Physical Address:**

**Subdivision:**

**Block / Lot:** -- / --

**S-T-R:** 15-14-14

#### Market and Assessed Values:

#### Taxes:

	Estimated Market Value	Full Assessed (20% Mkt Value)	Taxable Value
<b>Land:</b>	\$1,400	\$280	\$280
<b>Building:</b>	0	0	0
<b>Total:</b>	\$1,400	\$280	\$280

<b>Estimated Taxes:</b>	\$13
<b>Homestead Credit:</b>	\$0

Note: Tax amounts are estimates only. Contact the county tax collector for exact amounts.

#### Land:

Land Use	Size	Units
Timber (12)	1.71	Acres
Timber (4)	5.29	Acres

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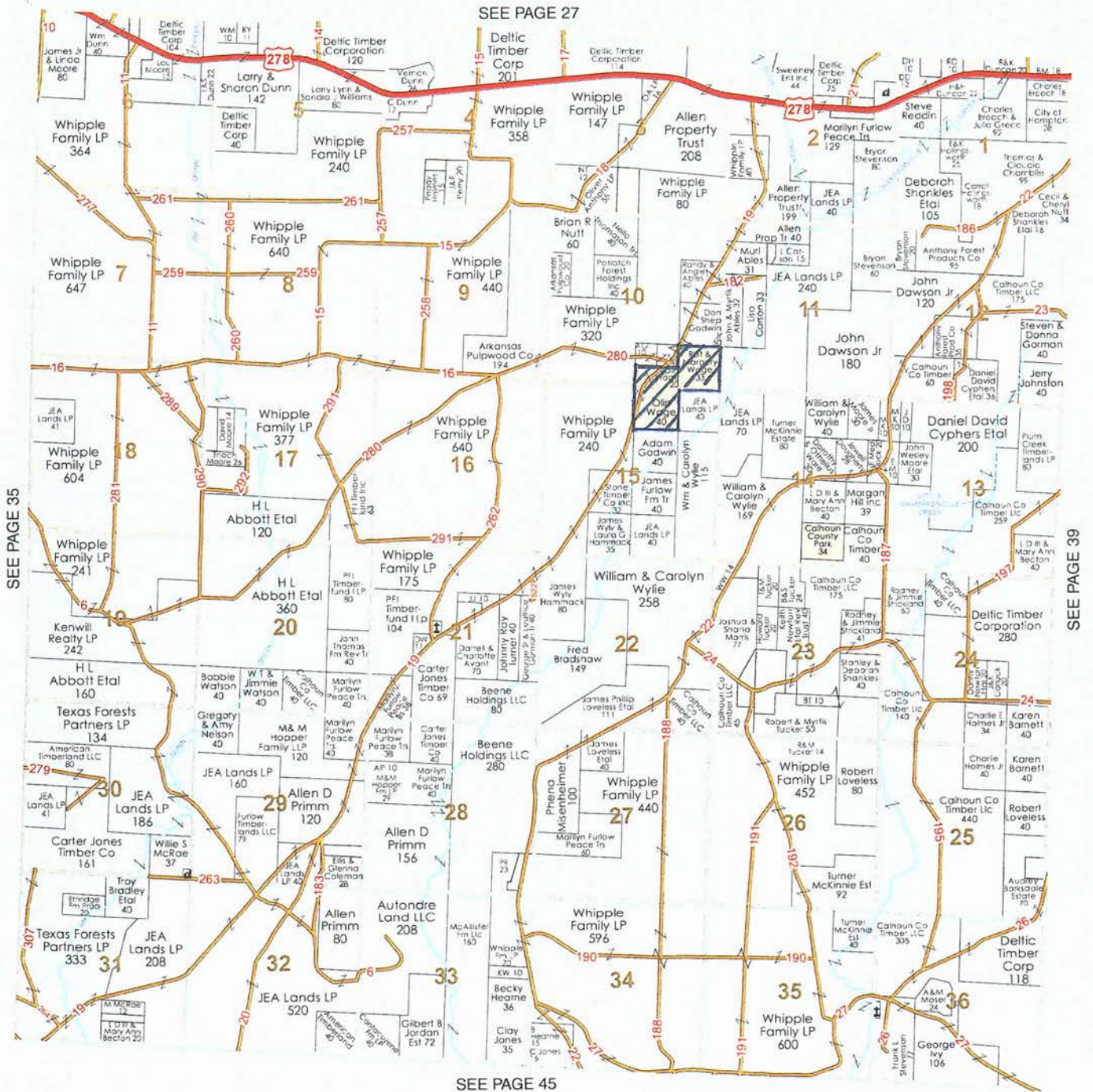
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# OWNERSHIP MAP

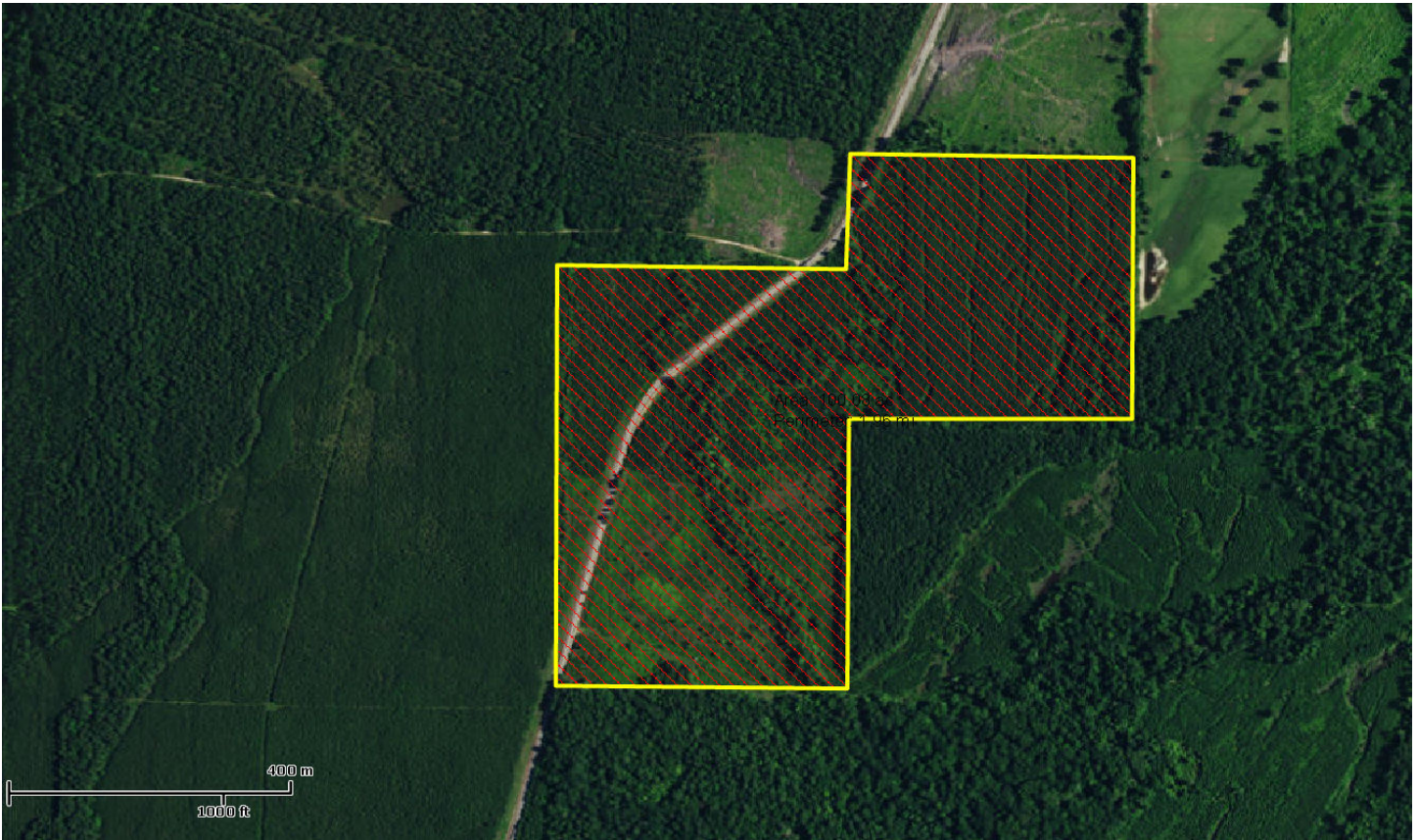
## Township 14S - Range 14W

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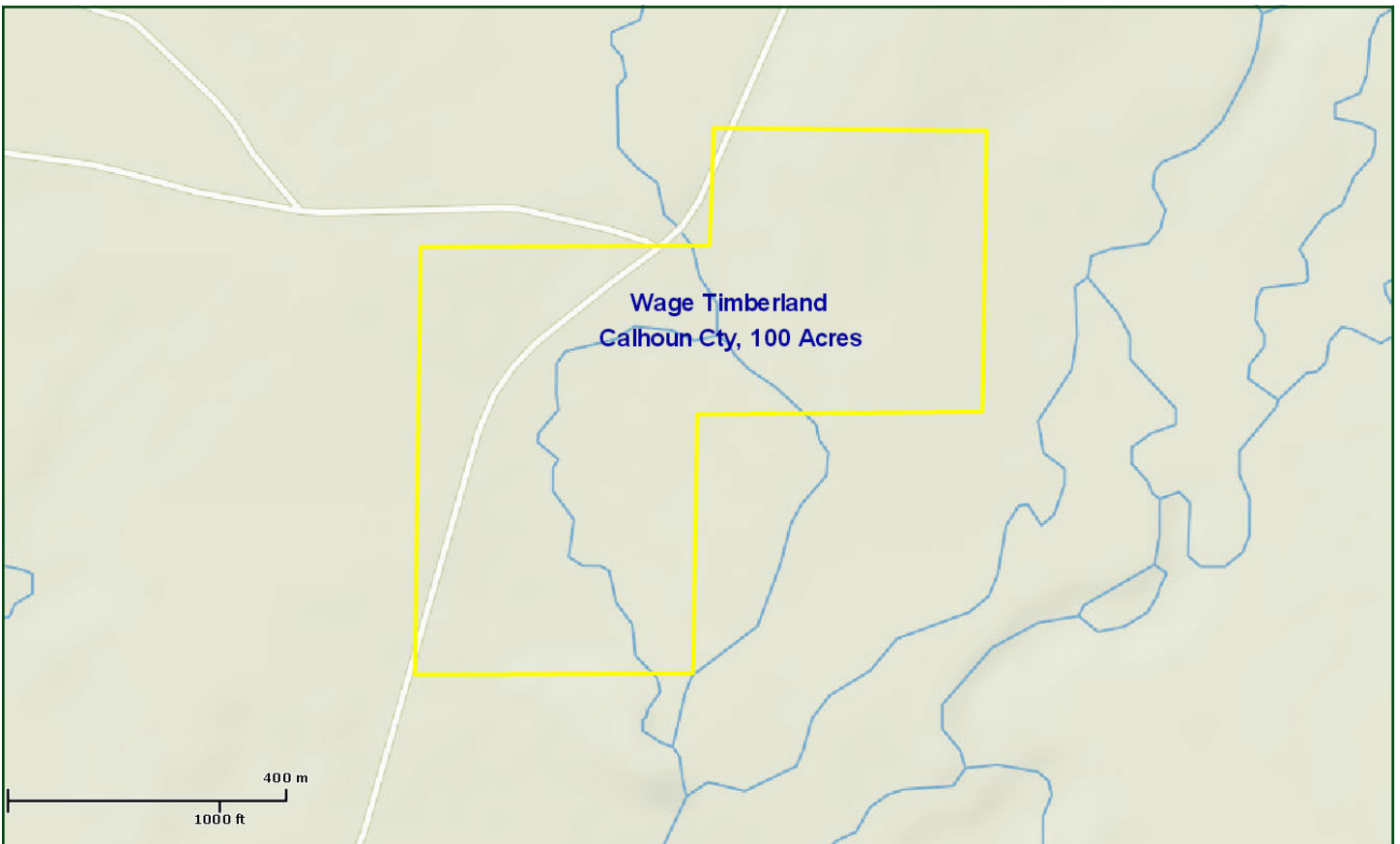
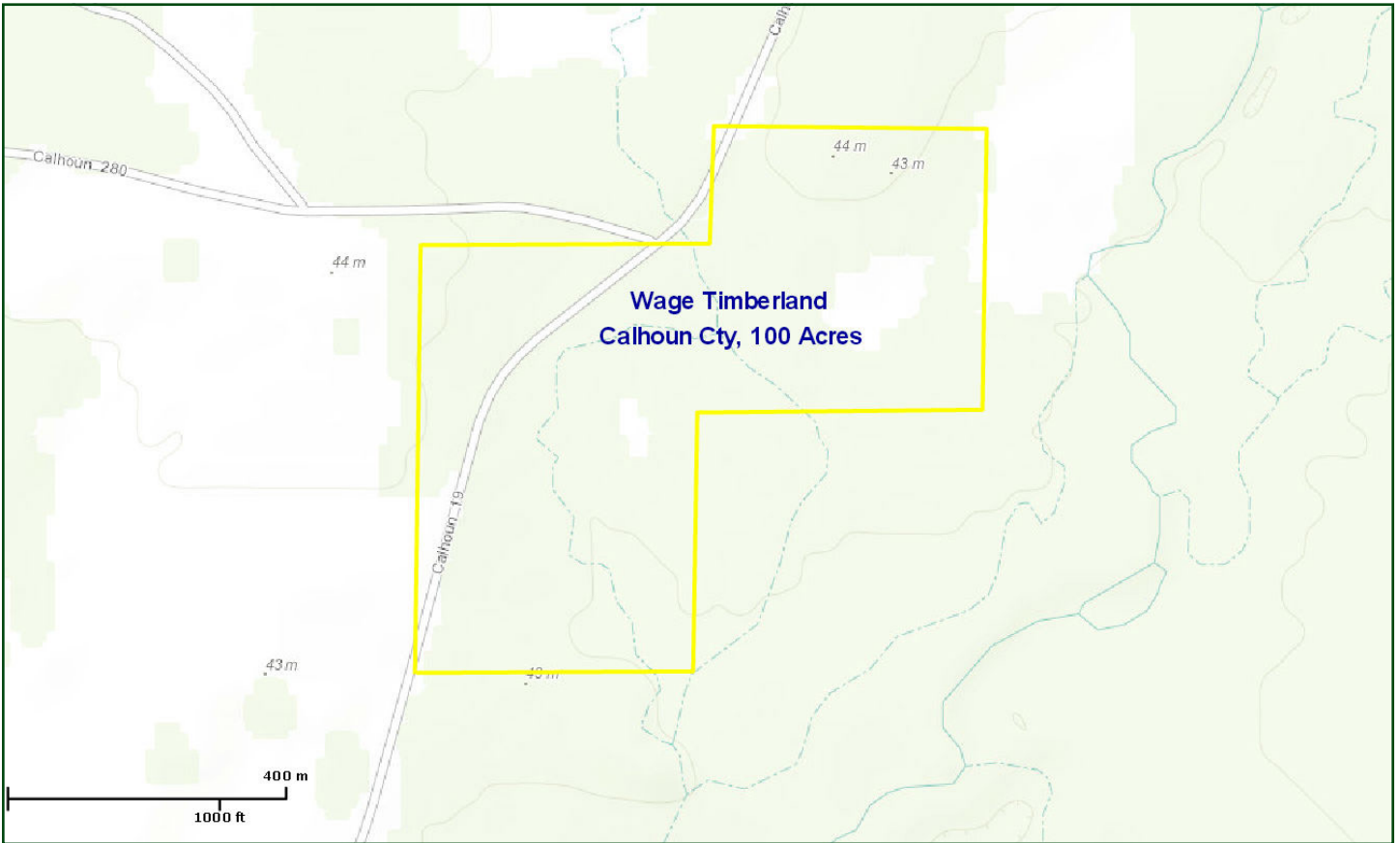




## AERIAL MAP



# TOPOGRAPHY MAP



















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**A G R I C U L T U R E   R E C R E A T I O N   T I M B E R L A N D**  
**T R A D I T I O N A L   B R O K E R A G E   +   S E A L E D   B I D S   +   C O N S U L T I N G**

**L I C E N S E D   I N   A R K A N S A S ,   L O U I S I A N A ,   M I S S I S S I P P I ,   T E N N E S S E E   A N D   T E X A S**