



OFFERED FOR SALE

LONSDALE TIMBERLAND

A Recreational & Timberland Investment Opportunity

75 (+/-) Acres • Garland County, Arkansas

OFFERED BY



AGRICULTURE | RECREATION | TIMBERLAND

Traditional Brokerage + Sealed Bids + Consulting

LICENSED IN ARKANSAS, LOUISIANA, MISSISSIPPI, TEXAS AND TENNESSEE



DISCLOSURE STATEMENT

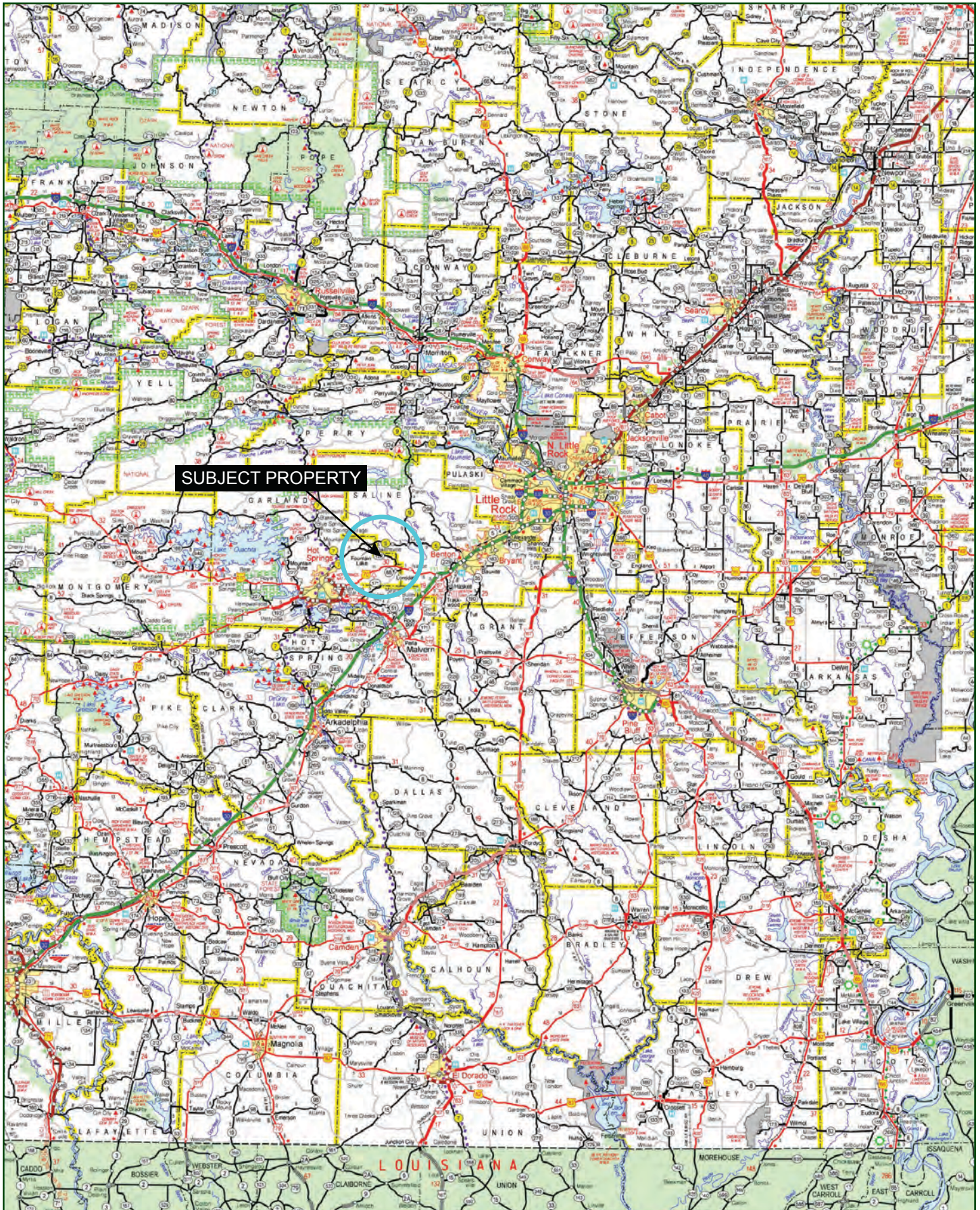
Lile Real Estate, Inc. is the listing agency for the owner of the property described within this offering brochure.

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 Lonsdale Timberland tract consists of 75 +/- acres offering a good recreational and timberland investment opportunity located in Garland County, Arkansas, just three and a half miles north of the community of Lonsdale. The property consists of young pine plantation, planted in 2018, that is bisected by a creek on the southern portion of the property. The property offers a great timberland investment and also provides recreational opportunities for deer hunting, trail riding, and just a spot to get away from the city.

Another neat feature of this property is that it rests just north of the Arkansas State Highway 70 corridor which is the main connection between central Arkansas and Hot Springs. This area has become more developed with residential development as central Arkansas and Hot Springs grow. We believe this tract would make a great spot for a full time residence, or lend itself towards a full residential development in the future. The property has a good internal road system, and is accessed from Arkansas State Highway 128.

Any questions concerning this offering, or to schedule a property tour should be directed to Gar Lile (mobile: 501-920-7015) or Gardner Lile (mobile: 501-658-9275) of Lile Real Estate, Inc. (office: 501-374-3411).

Location:

Lonsdale, Arkansas; Garland County; Eastern Central Region of Arkansas

Mileage Chart

Benton	17 miles
Hot Springs	18 miles
Malvern	24 miles
Little Rock	41 miles

Acreage:

75 +/- acres

Access:

Access is via Arkansas State Highway 128.

Real Estate Taxes:

\$102.00 (Estimated)

Recreation:

Deer hunting opportunities exist on the property.

Mineral Rights:

All mineral rights owned by the Seller, if any, shall transfer to the Buyer.

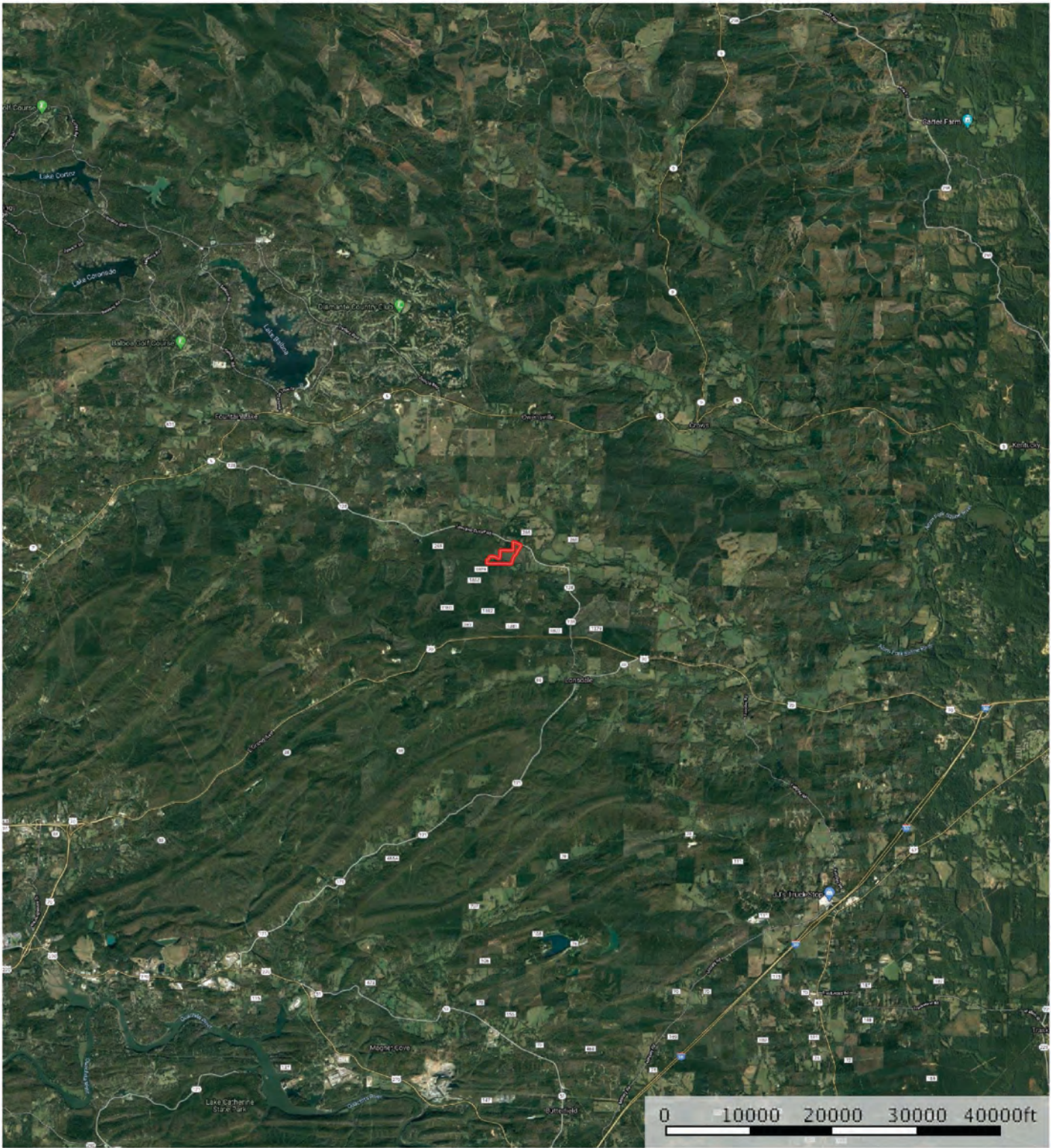
Offering Price:

\$165,000.00 (\$2,200.00 per surveyed acre)

Contact:

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AERIAL MAP I

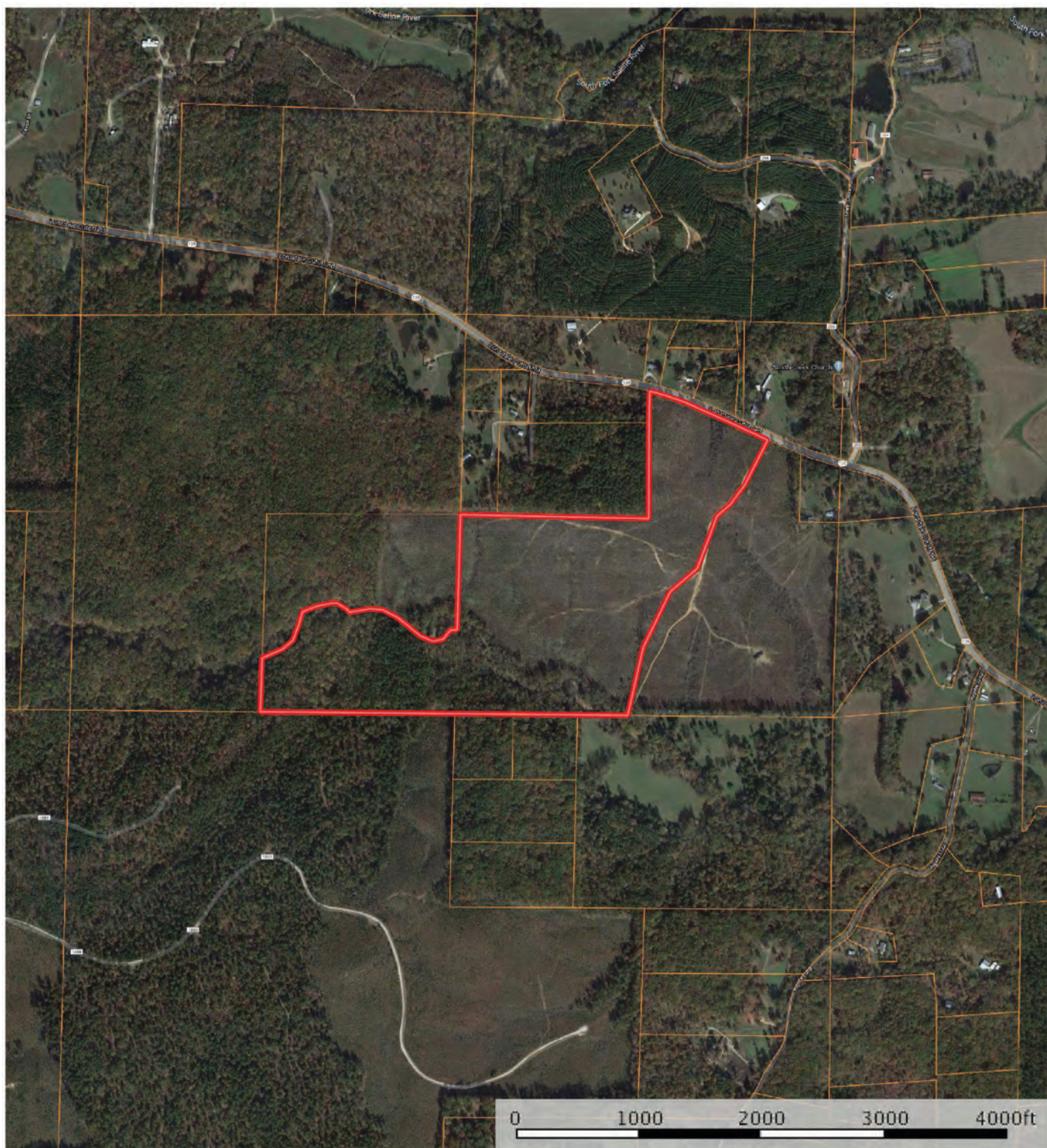


Boundary

Sindy Cruthis

The information contained herein was obtained from sources deemed to be reliable. MapRight Services makes no warranties or guarantees as to the completeness or accuracy thereof.

AERIAL MAP II



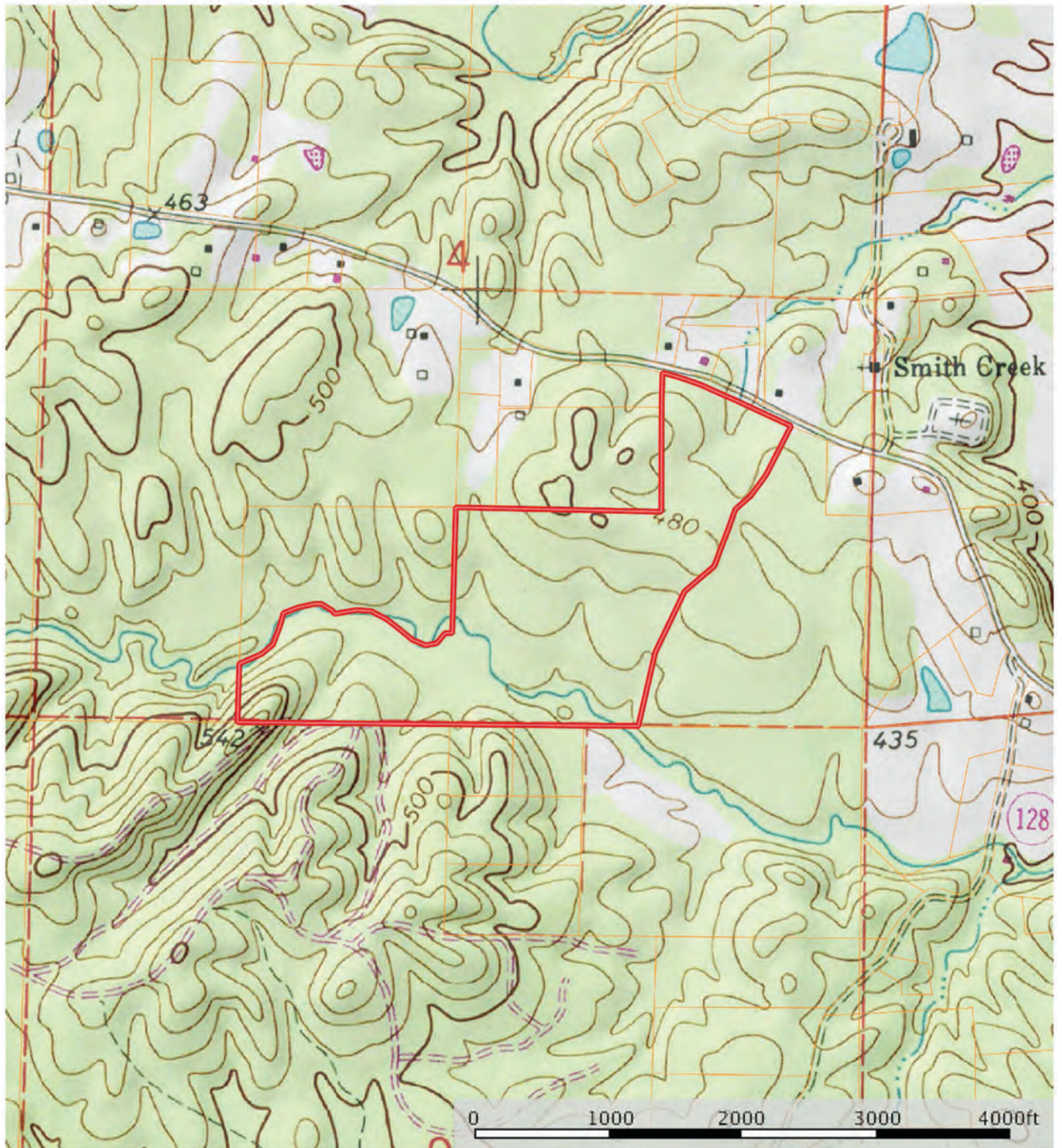
 Boundary

Sindy Cruthis



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TOPOGRAPHY MAP

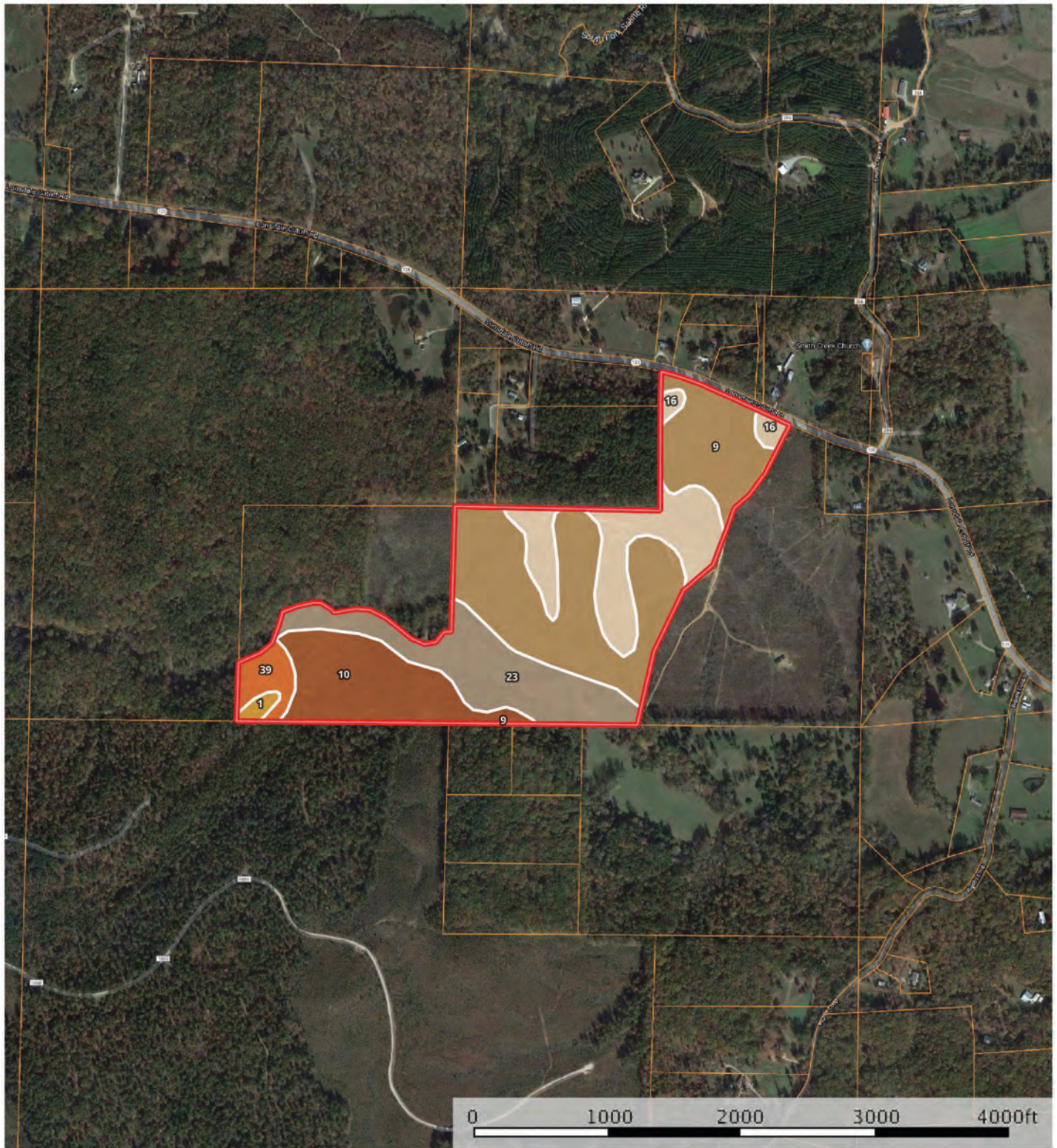


Boundary

Sindy Cruthis

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SOIL MAP



 Boundary

Sindy Cruthis

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SOIL MAP KEY

SOIL CODE	SOIL DESCRIPTION	ACRES	%	CAP
9	Bismarck-Carnasaw complex, 8 to 20 percent slopes	30.4	42.15	6e
39	Yanush-Avant complex, 40 to 60 percent slopes	2.6	3.63	7e
16	Carnasaw gravelly silt loam, 3 to 8 percent slopes	12.7	17.55	4e
1	Avant very gravelly silt loam, 3 to 15 percent slopes	0.6	0.9	6s
10	Bismarck-Carnasaw complex, 20 to 40 percent slopes	12.1	16.84	7e
23	Ceda gravelly loam, 0 to 3 percent slopes, frequently flooded	13.6	18.93	7w
TOTALS		72.1	100%	6.04

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









NOTES

[illegible]



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