



OFFERED FOR SALE

JENNIE ROAD 30

A Rural Land Investment Opportunity

30 (+/-) Acres • Chicot County, Arkansas

OFFERED BY



AGRICULTURE | RECREATION | TIMBERLAND

Traditional Brokerage + Sealed Bids + Consulting

LICENSED IN ARKANSAS, LOUISIANA, MISSISSIPPI, TEXAS AND TENNESSEE



DISCLOSURE STATEMENT

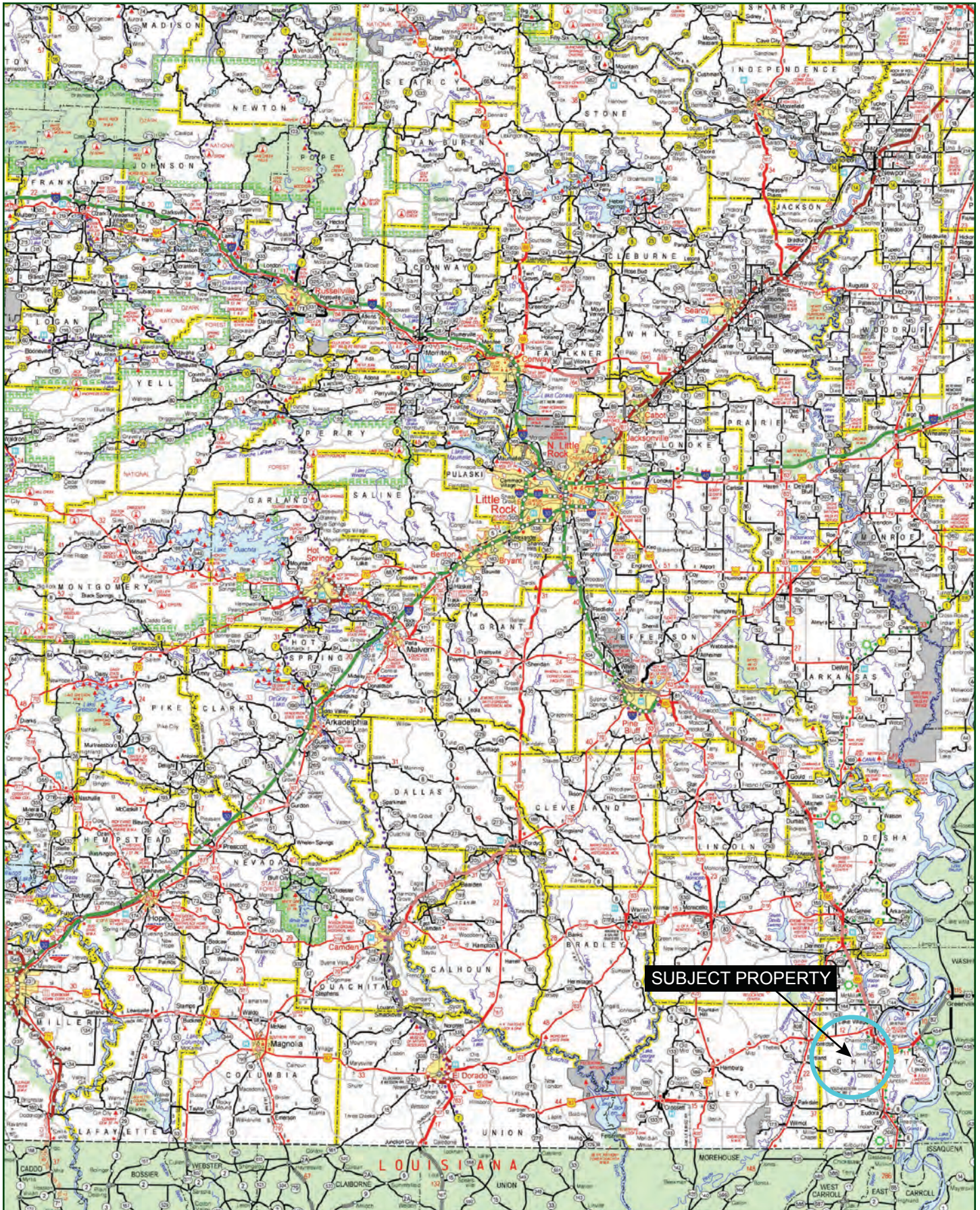
Lile Real Estate, Inc. is the listing agency for the owner of the property described within this offering brochure.

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.

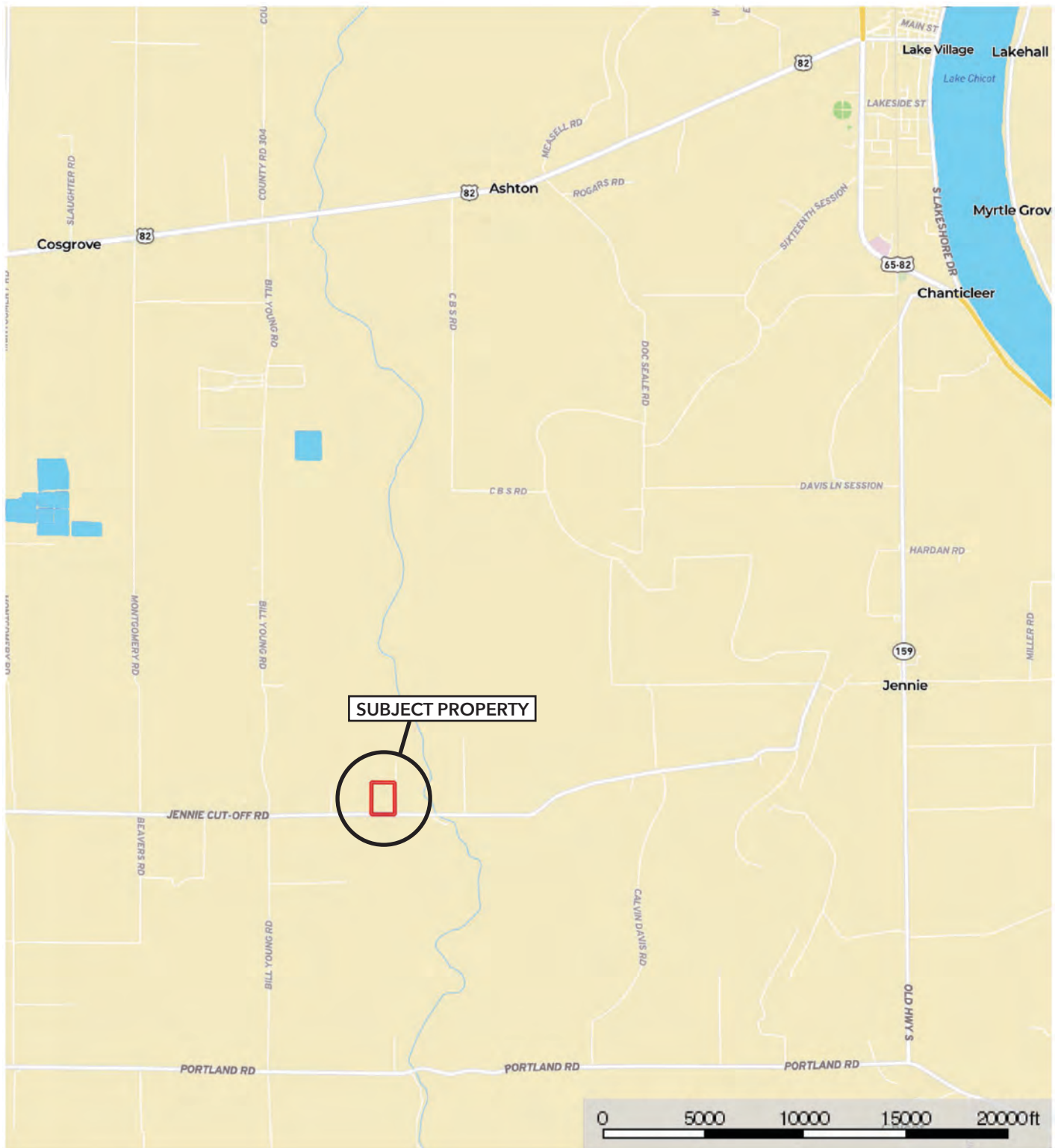
VICINITY MAP



PROPERTY SUMMARY

Description:	The "Jennie Road 30 " offering consists of 30 total acres of which 29 acres are timbered. The natural stocking is mixed species, mixed age hardwood. Access is considered excellent with frontage along the southern boundary of this parcel on Jennie Road (Chicot County Road 22) with electricity and municipal rural water being available. This would be a great opportunity to acquire a rural homesite or location to build a hunting lodge/retreat.
Location:	Chicot County, Arkansas
Acreage:	30 (+/-) acres (Source: Chicot County Tax Assessor)
Access:	Jennie Road (Chicot County Road 22)
Parcel Number:	010-05357-000
Utilities:	Rural water and electricity
Offering Price:	\$63,000.00 (\$2,100.00 per acre)
Contact:	Any questions concerning this offering, or to schedule a property tour should be directed to Brandon Stafford (mobile: 501-416-9748) of Lile Real Estate, Inc.

LOCATION MAP

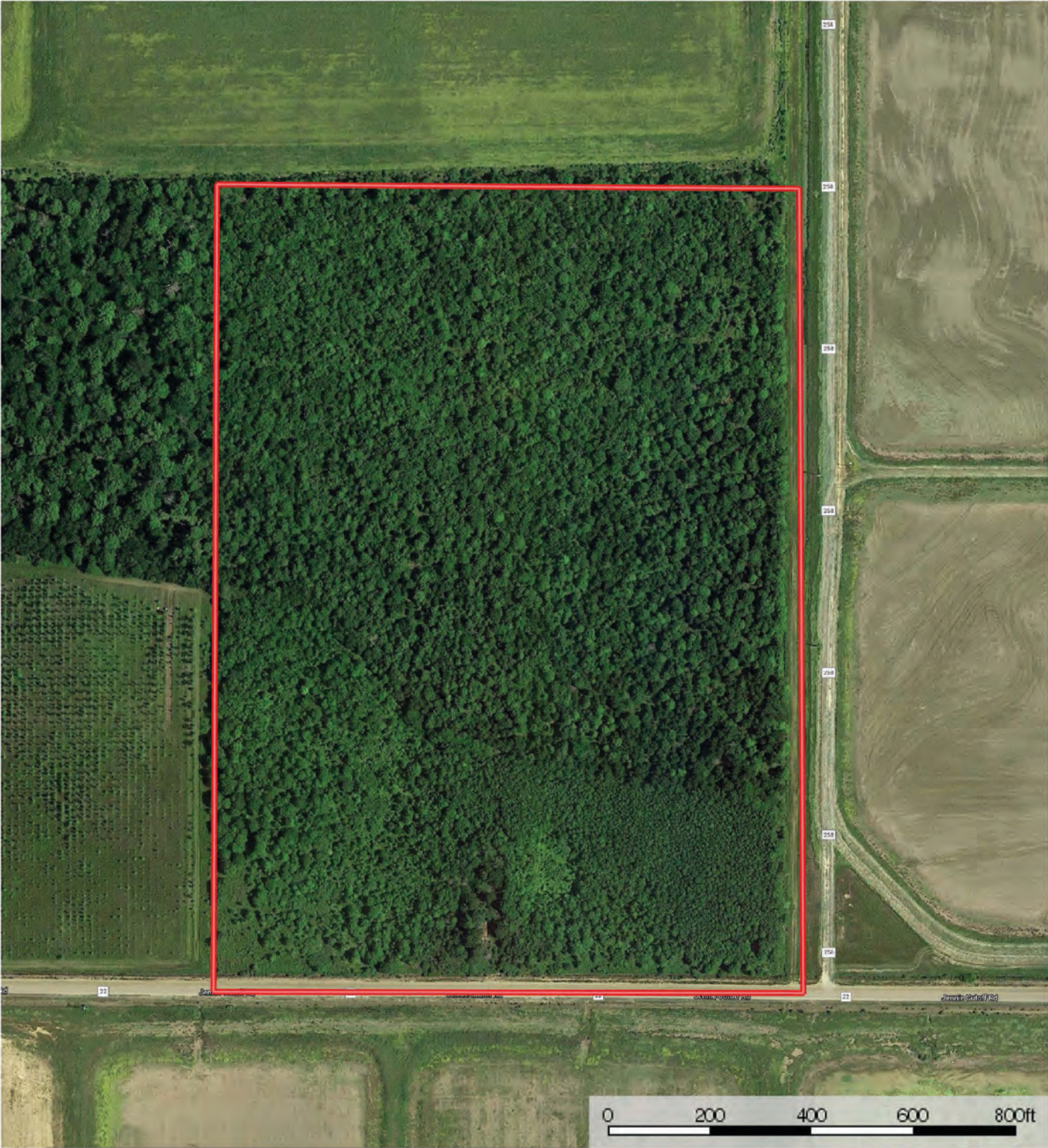


 Boundary

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



 Boundary

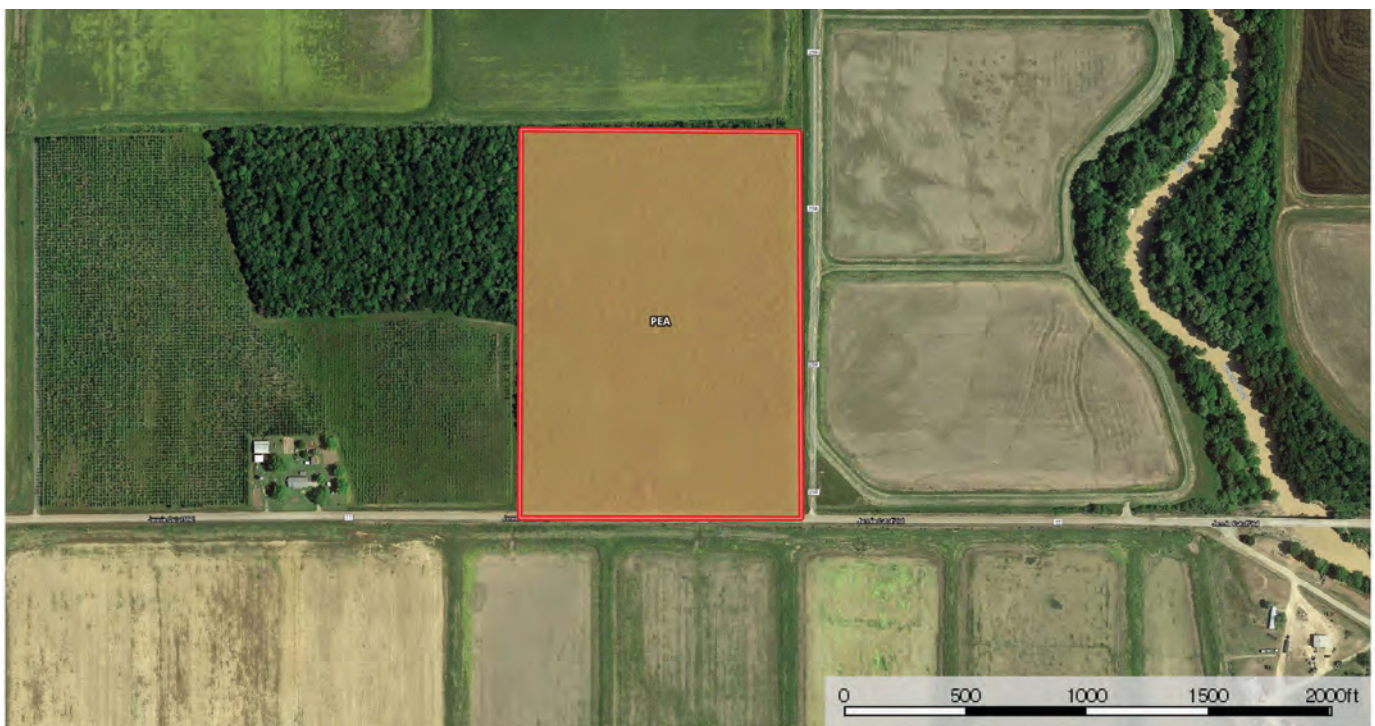
Sindy Cruthis

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TOPOGRAPHY MAP



SOIL MAP



SOIL CODE	SOIL DESCRIPTION	ACRES	%	CAP
PeA	Perry clay, 0 to 1 percent slopes	29.5	100.0	3w
TOTALS		29.5	100%	3.0





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