



**Fountains  
Land**  
AN F&W COMPANY

## **WILLETT ROAD TIMBERLAND**

**A heavily stocked loblolly pine stand with numerous roads running through the tract located just outside of Lisbon in Union Co., Arkansas.**



***40 Acres  
Lisbon, Union County, Arkansas***

**Price: \$100,000**

## LOCATION

Willett Road Timberland is located in a mostly flat to gently rolling area within a heavily forested region.

The tract is just outside Lisbon, Arkansas, a small community on the west side of Union County. You will enjoy the quaint rural residents with few neighbors.

Approximately 10 miles to the east is MAD, the Murphy Arts District, offering creative outlets to explore music, dance, theater, art, and food. Just two hours away to the north is Little Rock, the capital of Arkansas. Shreveport is just under two hours to the southwest, and Texarkana is an hour and a half to the west.



This tract offers the buyer immediate thinning harvest opportunities.

## ACCESS

A paved road that serves as the east boundary provides access to Willett Road Timberland. The paved road offers access to utilities.

## SITE DESCRIPTION

Willett Road Timberland consists of mostly loblolly pine trees with a paved road on the east boundary. A fire went through part of the tract, killing some of the pine, and it has come back as mostly hardwood species. Look no further if you are looking for a great timberland, recreation, or residential tract.

## TIMBER

Fully stocked with loblolly pine trees, this tract offers immediate thinning harvest opportunities. The tract was final harvested around 2006 and was left to natural regenerate.

## TAXES & TITLE

Rachel Batson Arrington owns Willett Road Timberland. The deed is recorded in the Union County Courthouse in book 02, page 5655. The seller is retaining mineral rights.

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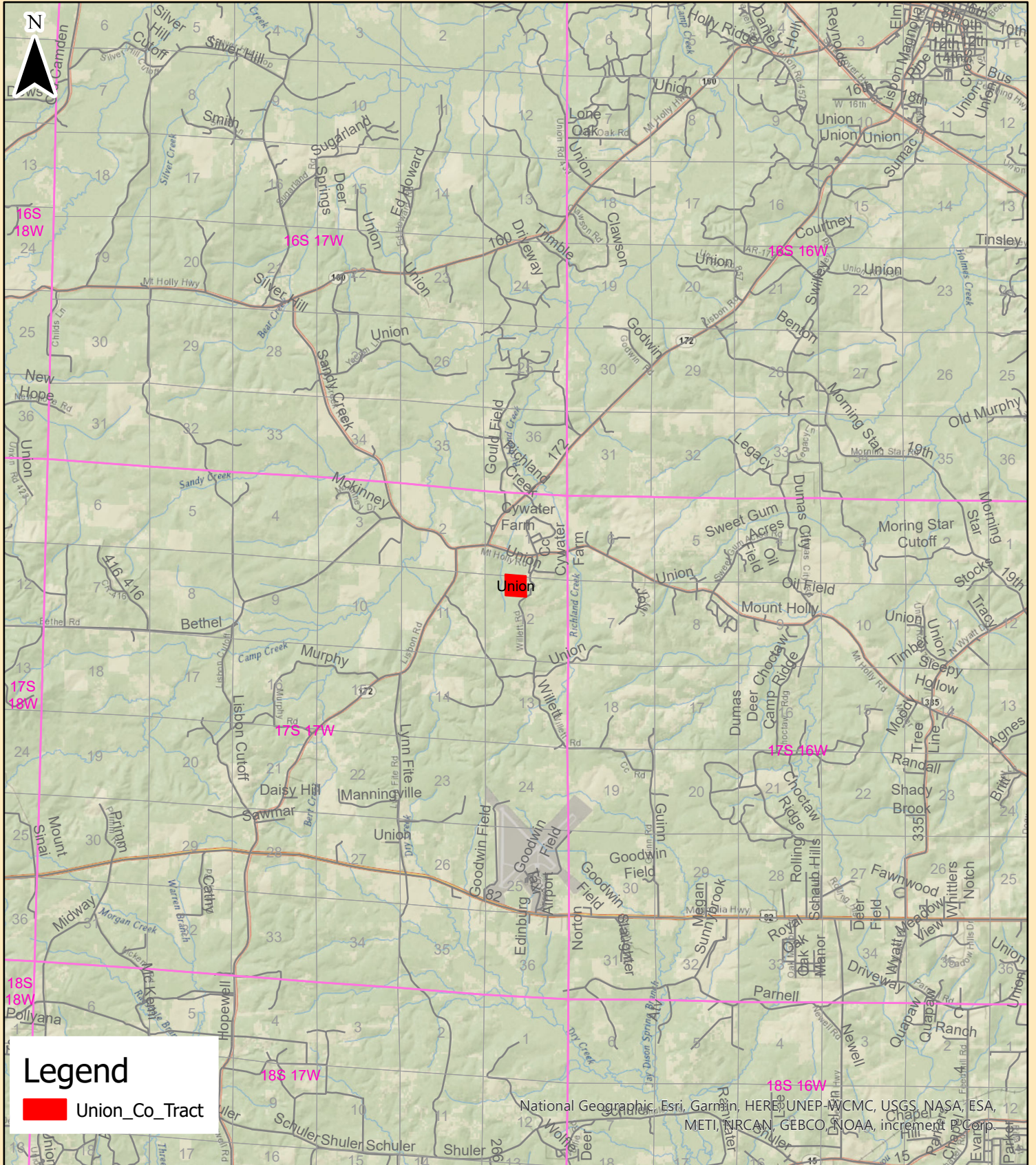
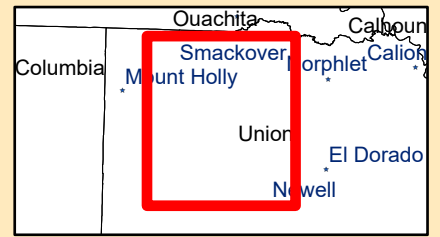
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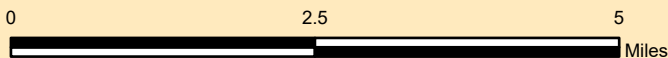
**Willett Road Timberland**  
**+/- 40 acres**  
**Union County, AR**  
**Sec. 12, T17S, R17W**



**Legend**

 Union\_Co\_Tract

National Geographic, Esri, Garmin, HERE, UNEP-WCMC, USGS, NASA, ESA, METI, NRCAN, GEBCO, NOAA, increment P Corp.



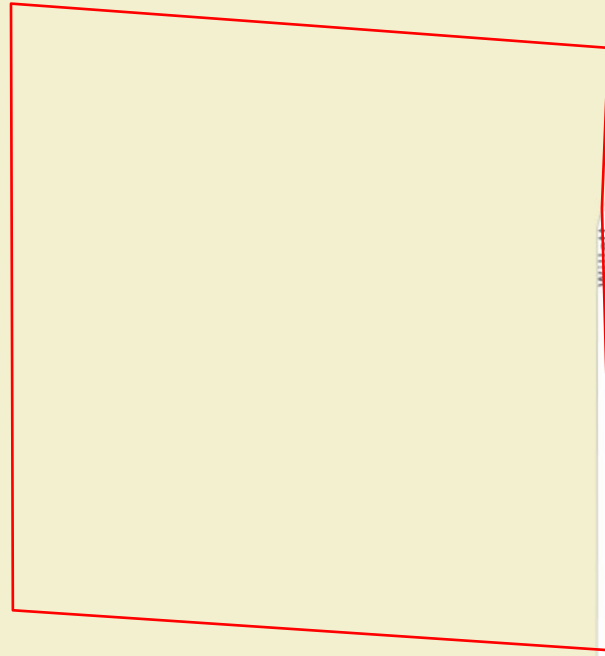
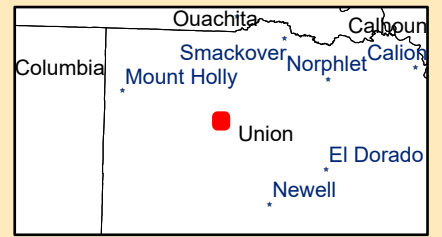
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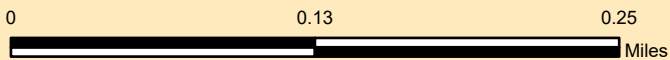
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Esri, HERE, Garmin, GeoTechnologies, Inc., NGA, USGS



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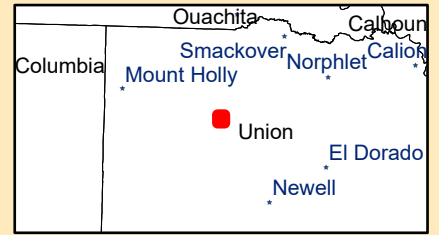
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### Willett Road Timberland

+/- 40 acres

Union County, AR

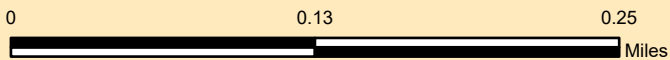
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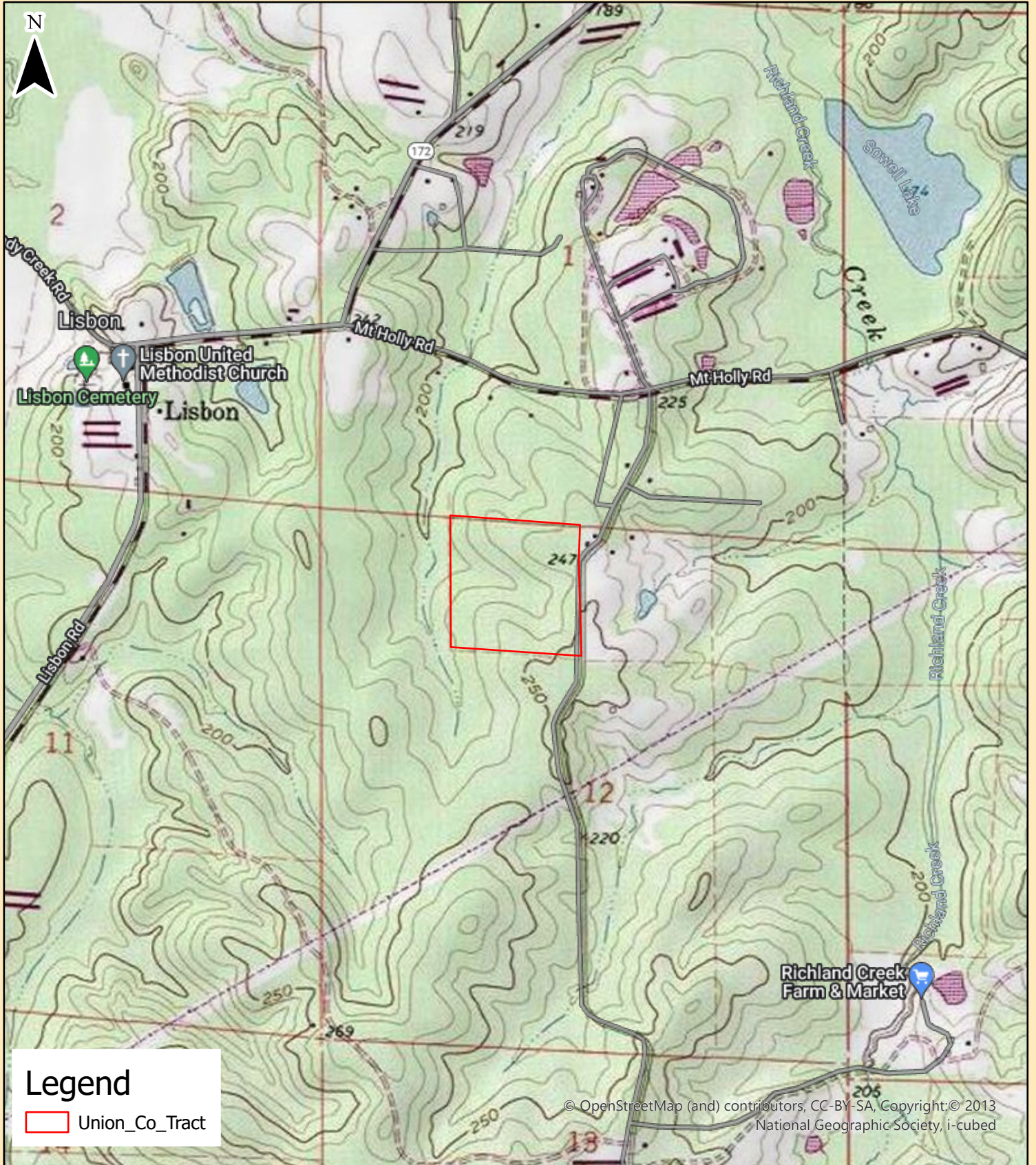
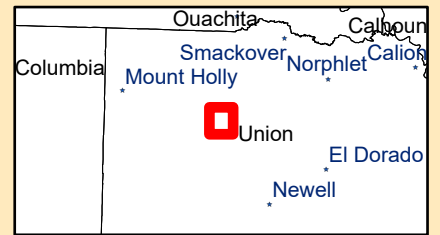
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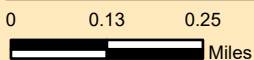
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