



OFFERED FOR SALE

POWER LINE 43

A Recreational and Timberland Investment Opportunity

43± Acres • Lafayette County, Arkansas

OFFERED BY



AGRICULTURE | RECREATION | TIMBERLAND

Traditional Brokerage + Sealed Bids + Consulting

LICENSED IN ARKANSAS, LOUISIANA, MISSISSIPPI, AND TENNESSEE



DISCLOSURE STATEMENT

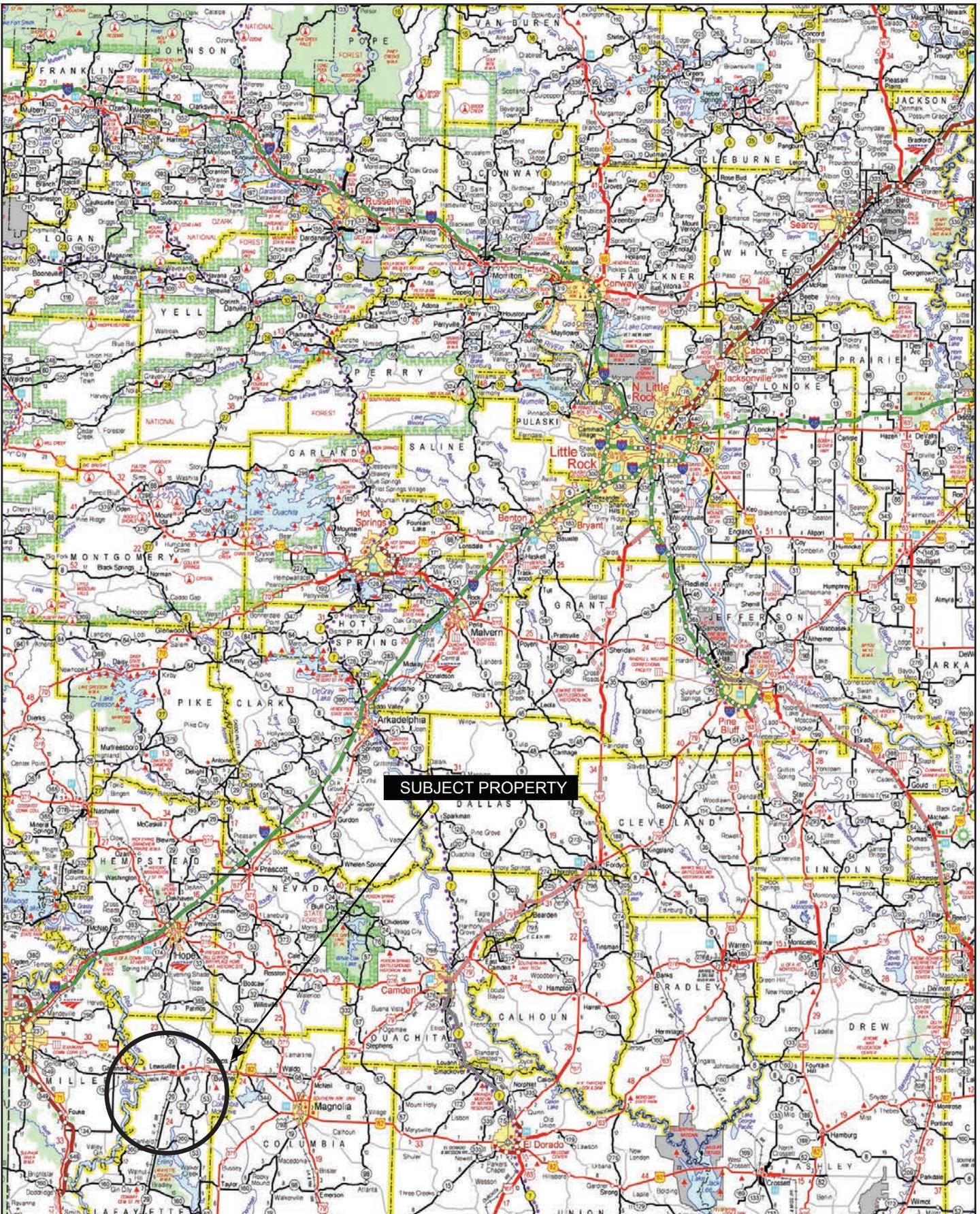
Lile Real Estate, Inc. is the listing agency for the owner of the property described within this offering brochure.

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: Power Line 43 is located in Lafayette County, Arkansas near the community of Lewisville. The offering totals 43± acres split amongst two tracts, with the primary tract being 37.99± acres and the second tract 5.09± acres. Each tract had a rotation harvest completed on them in 2018, after which the land was bedded, sprayed, and replanted with pine seedlings. The pine plantation was replanted approximately five (5) years ago and has established a successful stand. The pines will continue to mature and grow in the coming years.

In addition to the timberland opportunity, both tracts provide deer, turkey, and small game hunting opportunities.

Location: Lewisville, Arkansas; Lafayette County; Southwestern Region of Arkansas

Mileage Chart

Magnolia, AR	25 Miles
Hope, AR	25 Miles
Texarkana, AR	32 Miles
Camden, AR	53 Miles
El Dorado, AR	59 Miles
Homer, LA	61 Miles
Shreveport, LA	66 Miles

Acreage: 43.08±

Access: There is no deeded access to the tract.

Recreation: Hunting opportunities include deer, turkey, and small game.

Real Estate Taxes: \$54.60 (estimated)

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

Offering Price: \$72,900.00

Questions concerning this offering or to schedule a property tour should be directed to Matt Stone or David Stone of Lile Real Estate, Inc.

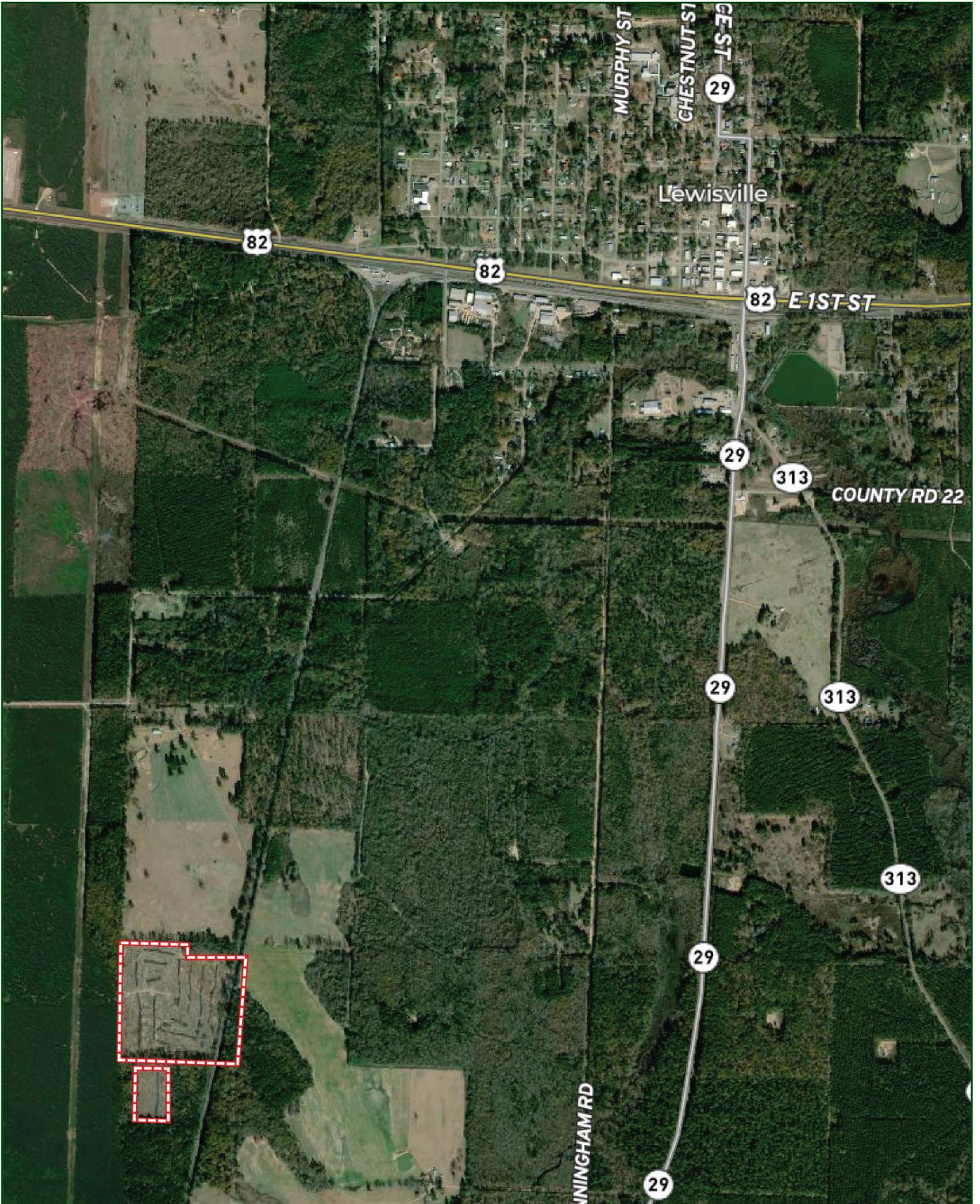
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LOCATION MAP



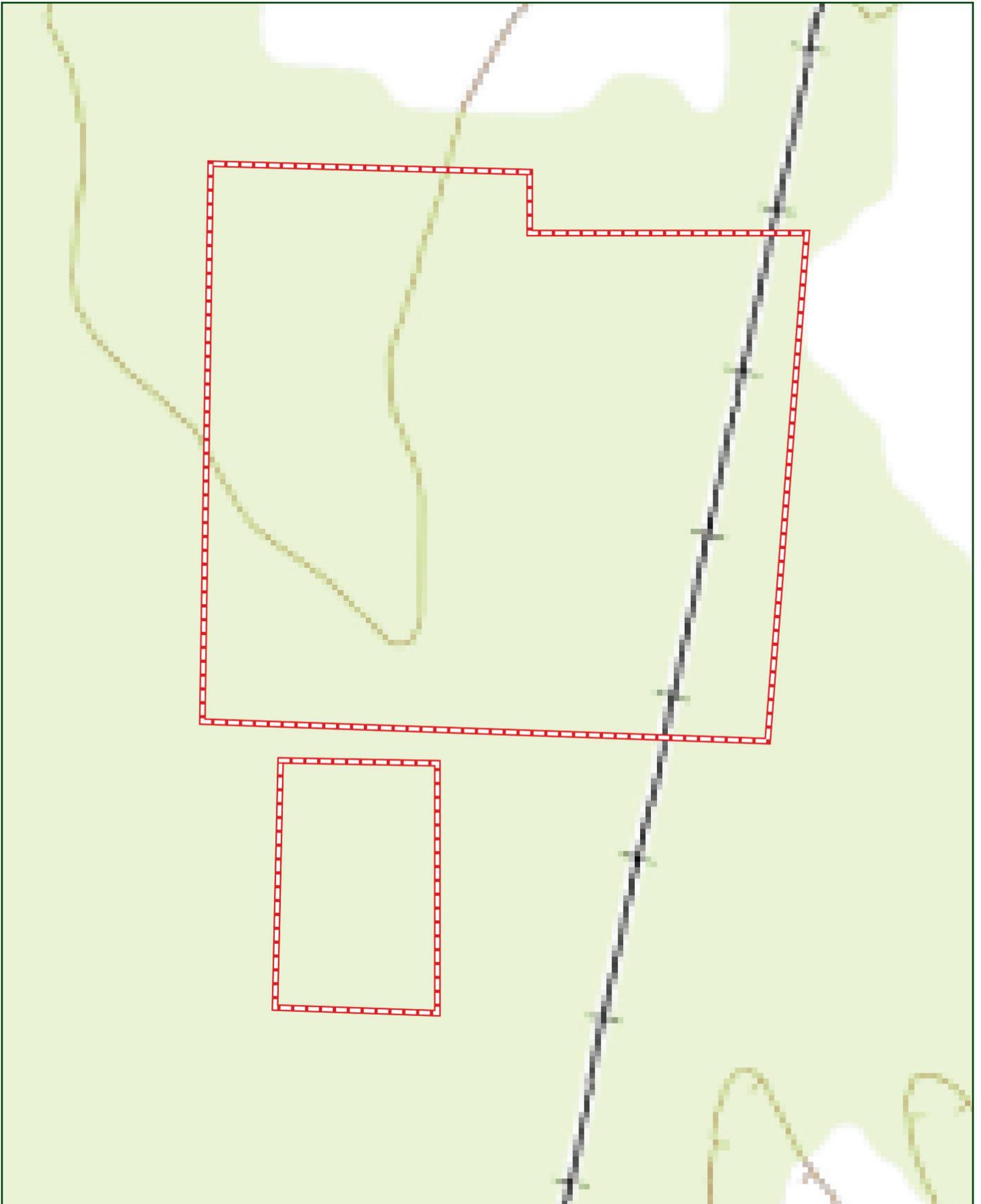
AERIAL MAP



AERIAL MAP



TOPOGRAPHY MAP



SOIL MAP

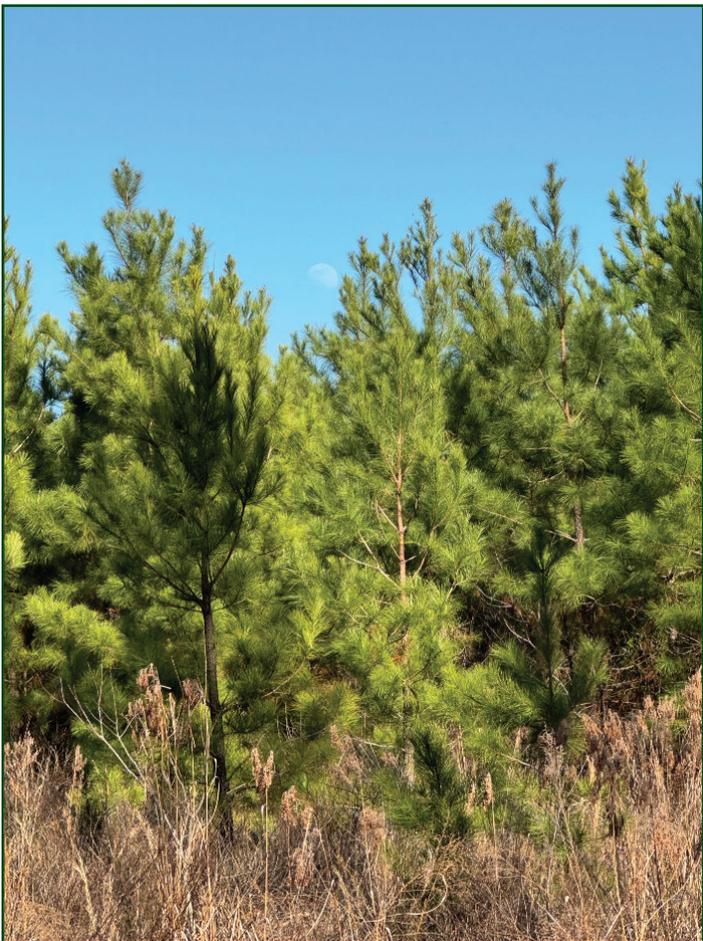


SOIL MAP KEY

SOIL CODE	SOIL DESCRIPTION	ACRES	%	CPI	NCCPI	CAP
82	Wrightsville silt loam, 0 to 1 percent slopes	35.75	80.75	0	57	3w
80	Woden fine sandy loam, 1 to 3 percent slopes	8.52	19.25	0	77	2e
TOTALS		44.27(*)	100%	-	60.85	2.81

(*) 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								





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