



OFFERED FOR SALE

SPANISH MOSS BRAKE

A Recreational and Timberland Investment Opportunity

330± 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.

This is a detailed map of the Arkansas region, showing county boundaries, major roads, and cities. A black circle highlights a specific area in the southern part of the state, near the Texas border, labeled "SUBJECT PROPERTY". The map includes various geographical features such as rivers, lakes, and forests. Major cities like Little Rock, Fayetteville, and Springfield are visible. The map also shows the borders of neighboring states: Oklahoma to the west, Texas to the south, and Louisiana to the east. A legend in the bottom left corner provides information about Arkansas scenic byways and national scenic drives.

ARKANSAS SCENIC BYWAYS

Scenic 7
From the Louisiana line, B4 -45
way 21
way 64 to the Newton Co. line, C3
way 309
to City to Havana, C2 - D3
estate 500
Bouff, Fe
to Mountaintop Scenic Loop
estate 540 and U.S. 71, Alma to Fayetteville, B2 - C2
Northwest Scenic Byway System
way 10, Ola to Oklahoma State Line, D1-D3
23, U.S. 71 in Logan Co. Line & within Booneville, D2
way 71, Homa to Interstate 540, D1-E2

NATIONAL SCENIC DRIVES

Arkansas Scenic Drive
way 88, E1
to Perkins National Scenic Byway

PROPERTY SUMMARY

Description: Spanish Moss Brake offers an excellent recreational and timberland investment opportunity located in Lafayette County, Arkansas. In total, the offering consists of 330± acres comprised of upland hardwoods, pines, and a beautiful cypress / tupelo gum brake covered in Spanish moss. The pine plantation makes up the majority of the property at 215± acres, with the remaining being the 70± acre brake and 45± acres of mature upland hardwoods. Additionally, the pine plantation is approximately 20 years old and has never been thinned.

Recreational opportunities exist on the property and primarily consist of deer, turkey, and small game hunting, with the potential for duck hunting in the brake. The current ownership leases the hunting out, and the stand and feeders seen in the photos are owned by the hunting lessee.

Spanish Moss Brake is a beautiful tract of land that offers an excellent investment opportunity and getaway. The tract is secluded yet readily accessible, with deeded access from Arkansas State Highway 360.

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

Mileage Chart

Lewisville, AR	17 Miles
Magnolia, AR	34 Miles
Hope, AR	41 Miles
Texarkana, AR	46 Miles
Shreveport, LA	53 Miles
Haughton, LA	64 Miles
El Dorado, AR	69 Miles
Ruston, LA	97 Miles
Little Rock, AR	154 Miles
Dallas, TX	227 Miles

Acreage: 330± total acres

Access: There is deeded access from Arkansas State Highway 360 down a woods road to the northeast corner of the tract.

Recreation: Deer, turkey, and small game hunting. The 70± acre brake located on the western portion of the property offers duck hunting potential.

Real Estate Taxes: \$571.64 (estimated)

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

PROPERTY SUMMARY

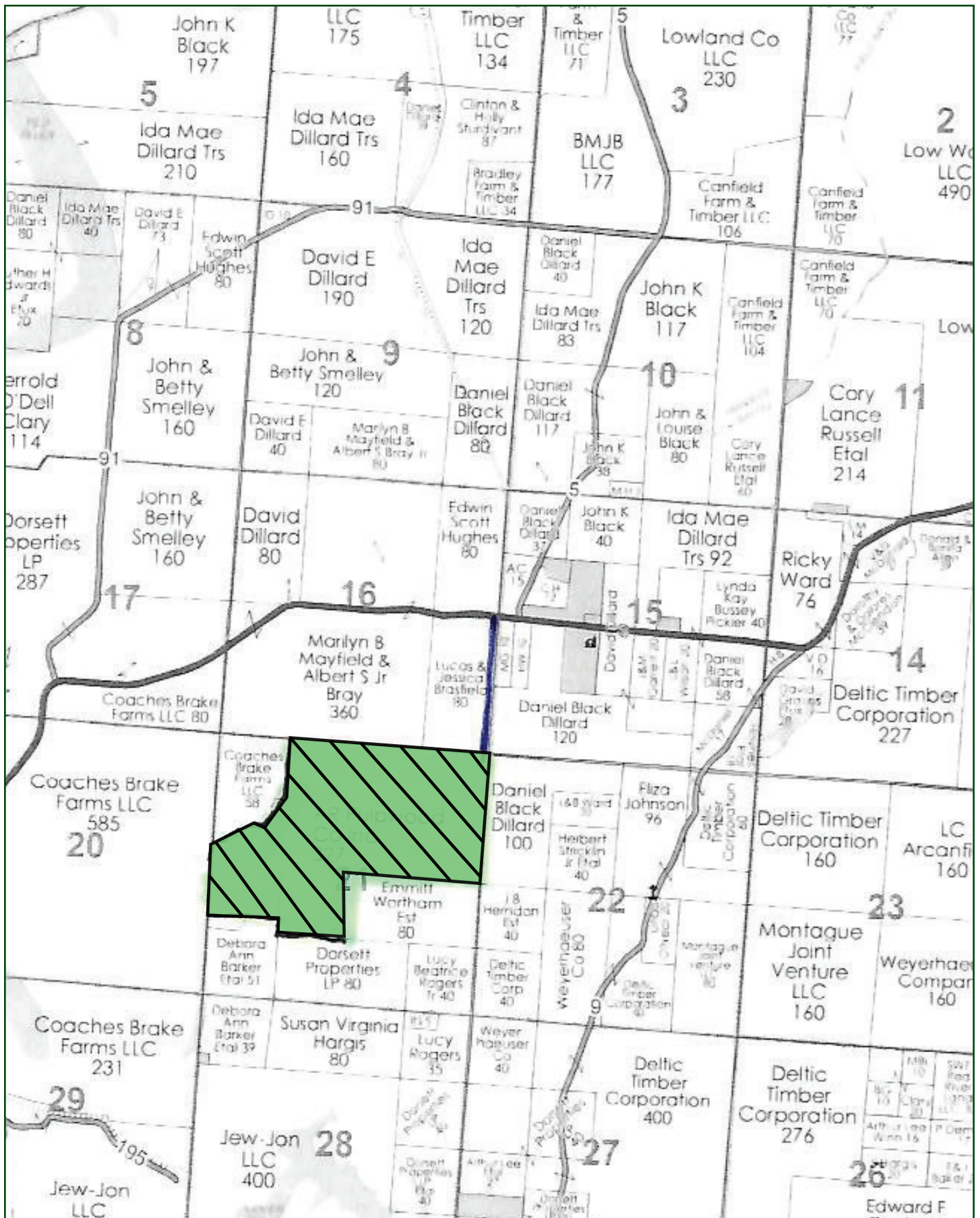
Offering Price: \$1,280,000.00

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

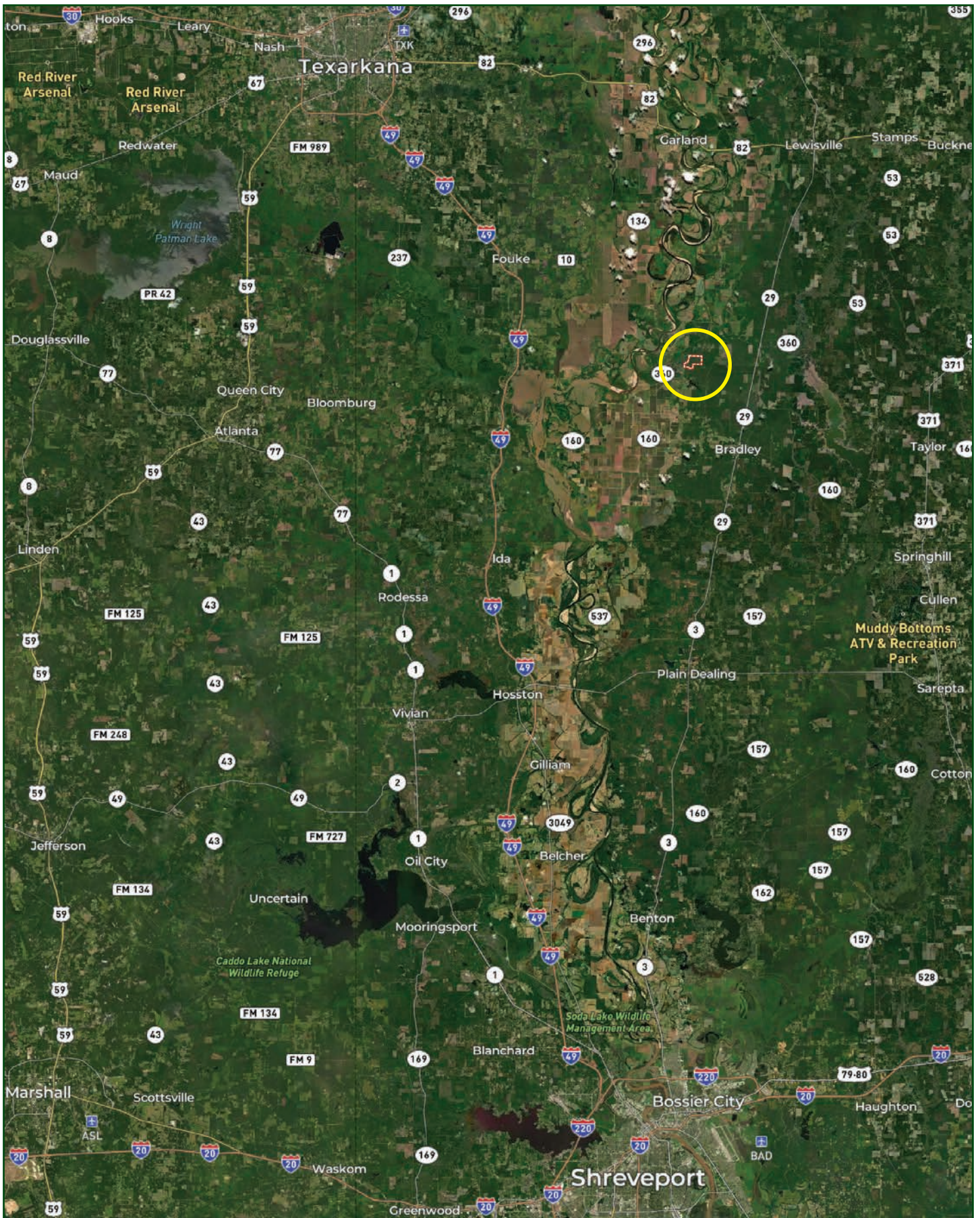
Matt Stone
870-818-0750 (m) | mstone@lilerealestate.com

David Stone
(870-818-0751 (m) | dstone@lilerealestate.com

OWNERSHIP MAP



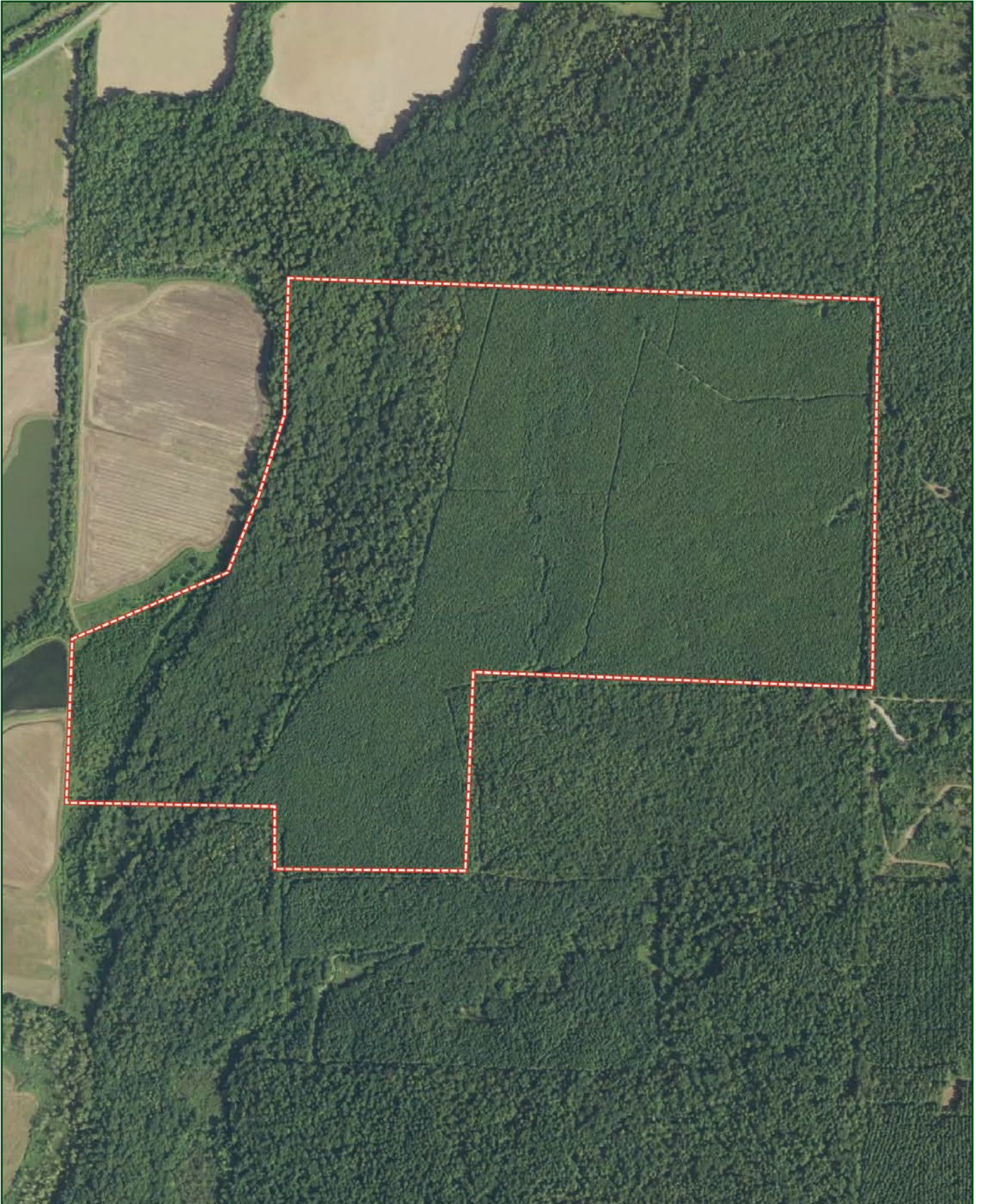
LOCATION MAP



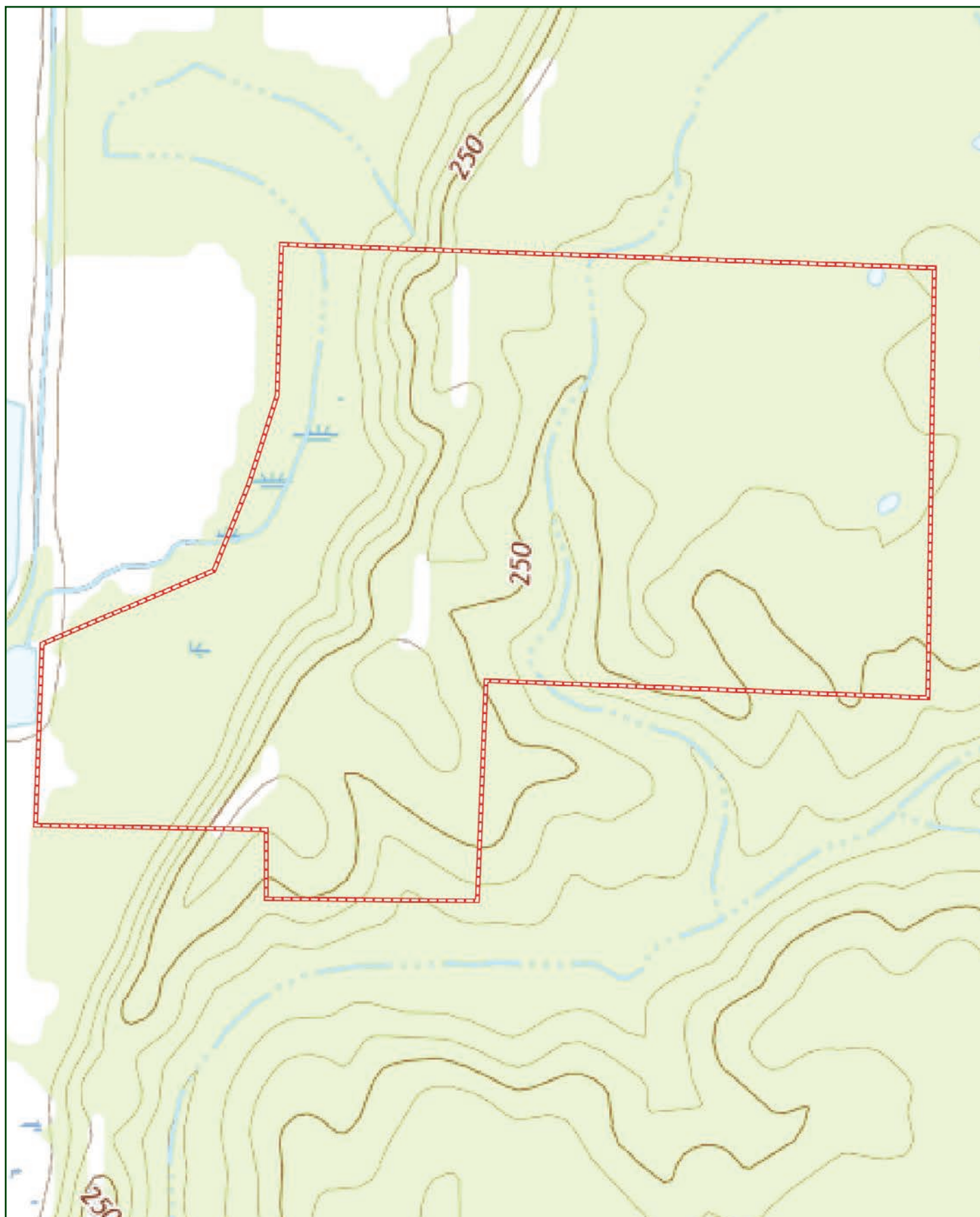
AERIAL MAP



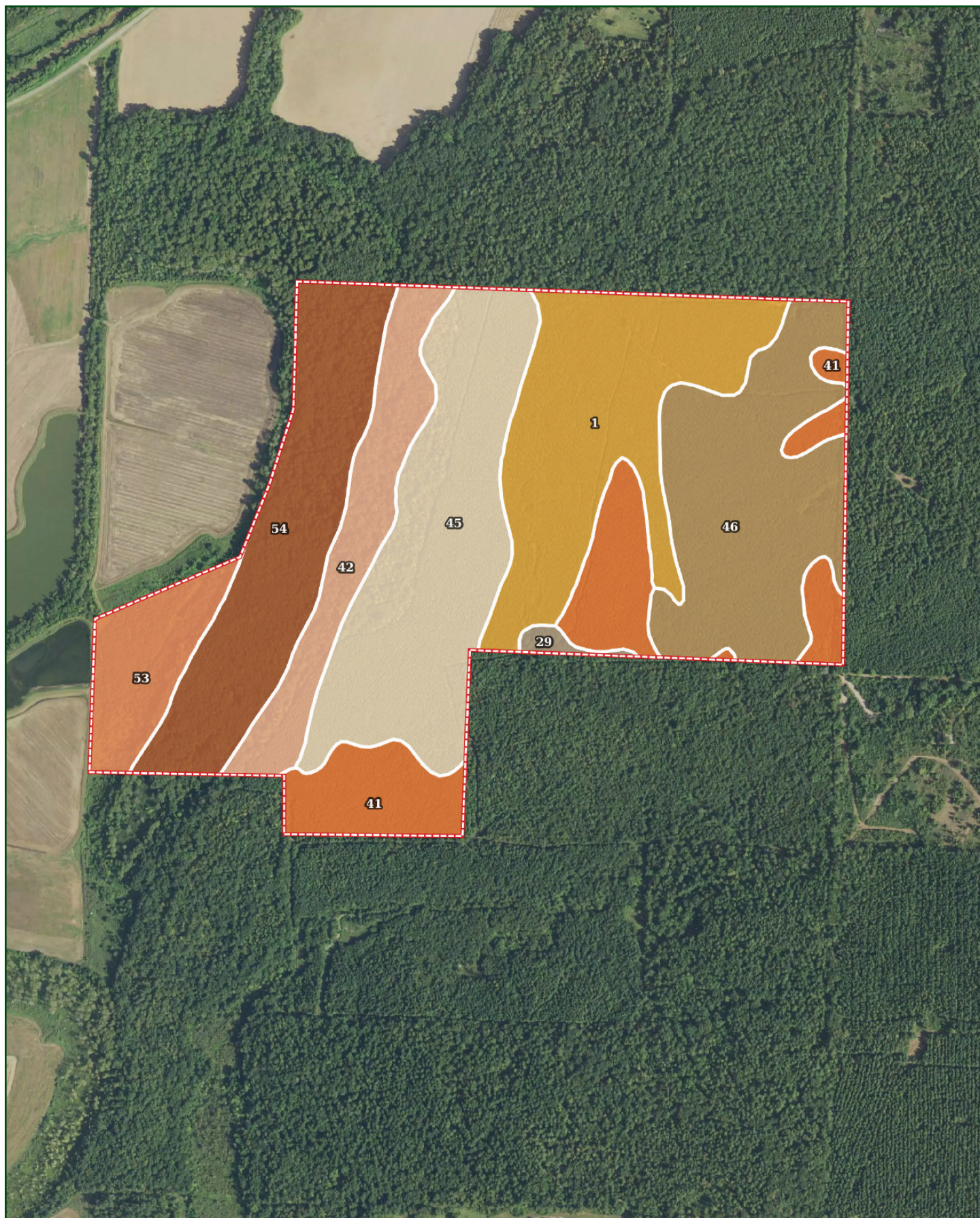
AERIAL MAP



TOPOGRAPHY MAP



SOIL MAP



SOIL MAP KEY

SOIL CODE	SOIL DESCRIPTION	ACRES	%	CPI	NCCPI	CAP
45	Muskogee silt loam, 1 to 3 percent slopes	66.57	20.52	0	72	2e
1	Dorcheat silt loam, 0 to 2 percent slopes	60.46	18.64	0	61	3w
46	Muskogee silt loam, 3 to 8 percent slopes	58.7	18.1	0	71	3e
54	Bossier clay, 0 to 1 percent slopes, frequently flooded	51.6	15.91	0	27	5w
41	McKamie silt loam, 2 to 5 percent slopes	38.3	11.81	0	65	4e
42	McKamie silt loam, 5 to 20 percent slopes	28	8.63	0	61	6e
53	Bossier clay, 0 to 1 percent slopes	18.91	5.83	0	40	3w
29	Guyton silt loam, 0 to 1 percent slopes, frequently flooded	1.82	0.56	0	44	5w
TOTALS		324.36(*)	100%	-	58.81	3.5

(*) 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



'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

















401 Autumn Road | Little Rock, AR 72211
501.374.3411 (office) | 501.421.0031 (fax)

info@lilerealestate.com | www.lilerealestate.com



AGRICULTURE | RECREATION | TIMBERLAND

Traditional Brokerage + Sealed Bids + Consulting

LICENSED IN ARKANSAS, LOUISIANA, MISSISSIPPI, AND TENNESSEE