



SEVEN DEVILS 80

A Recreational and Timberland Investment Opportunity

80± Total Acres | \$265,000.00

Drew County, Arkansas



AGRICULTURE | RECREATION | TIMBERLAND

Traditional Brokerage + Sealed Bids + Consulting

LICENSED IN ARKANSAS, LOUISIANA, MISSISSIPPI, AND TENNESSEE



SEVEN DEVILS 80

QUICK FACTS

Acreage

80± total acres

Location

Drew County, Arkansas

Timber Stocking

Pine plantation

Recreation

Deer and turkey hunting opportunities exist

Access

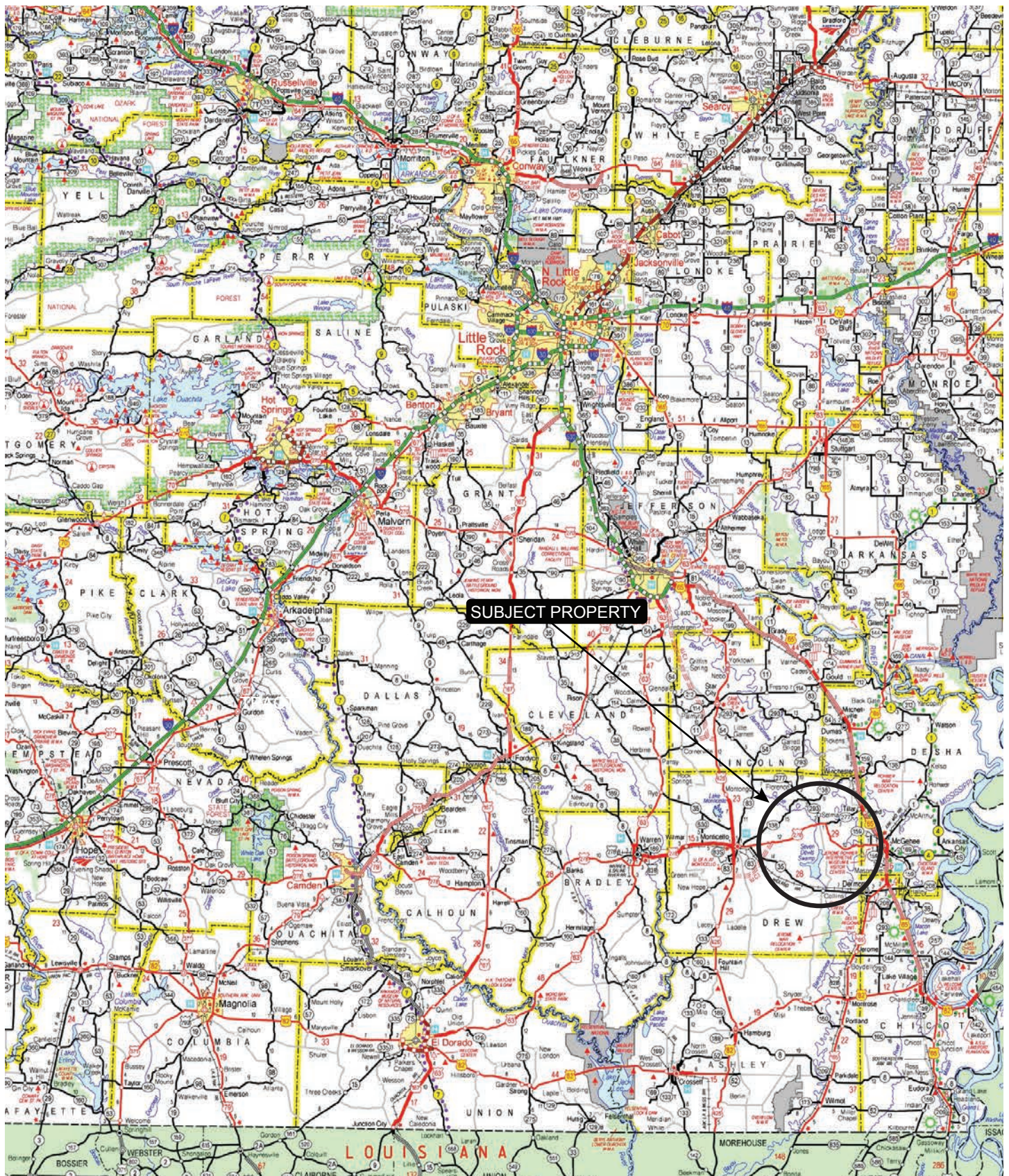
Lindsey Lane, a county maintained road

Offering Price

\$265,000.00



VICINITY MAP



PROPERTY DESCRIPTION

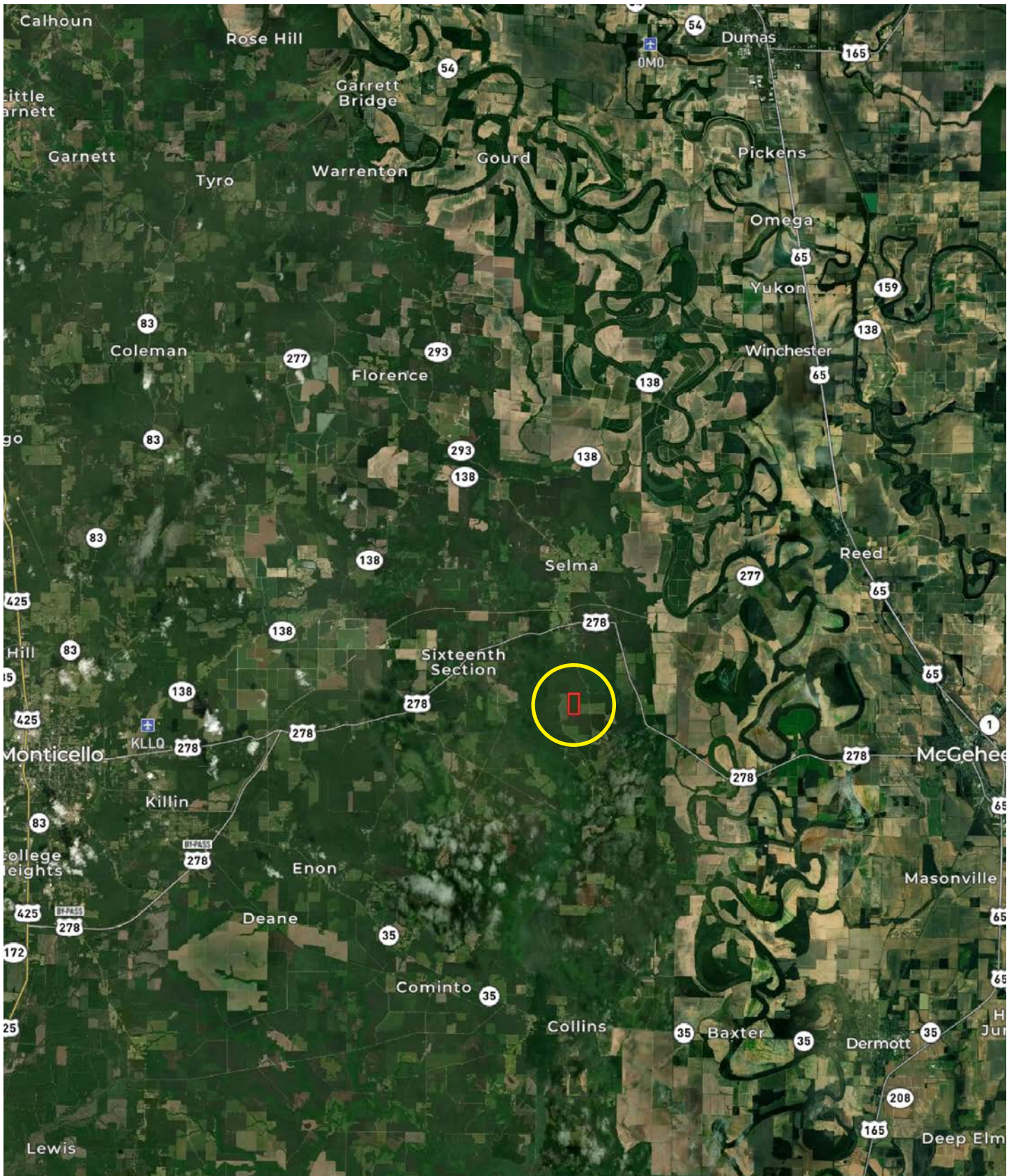
SEVEN DEVILS 80

The Seven Devils 80 consists of 80± acres located in Drew County, Arkansas. The property is located south of the community of Selma and offers a good timberland and recreational investment opportunity. The timber stocking

is pine plantation. The highest elevation line is 180' which offers great drainage and a dynamic terrain transition. Recreational hunting opportunities consist of whitetail deer and turkey hunting.



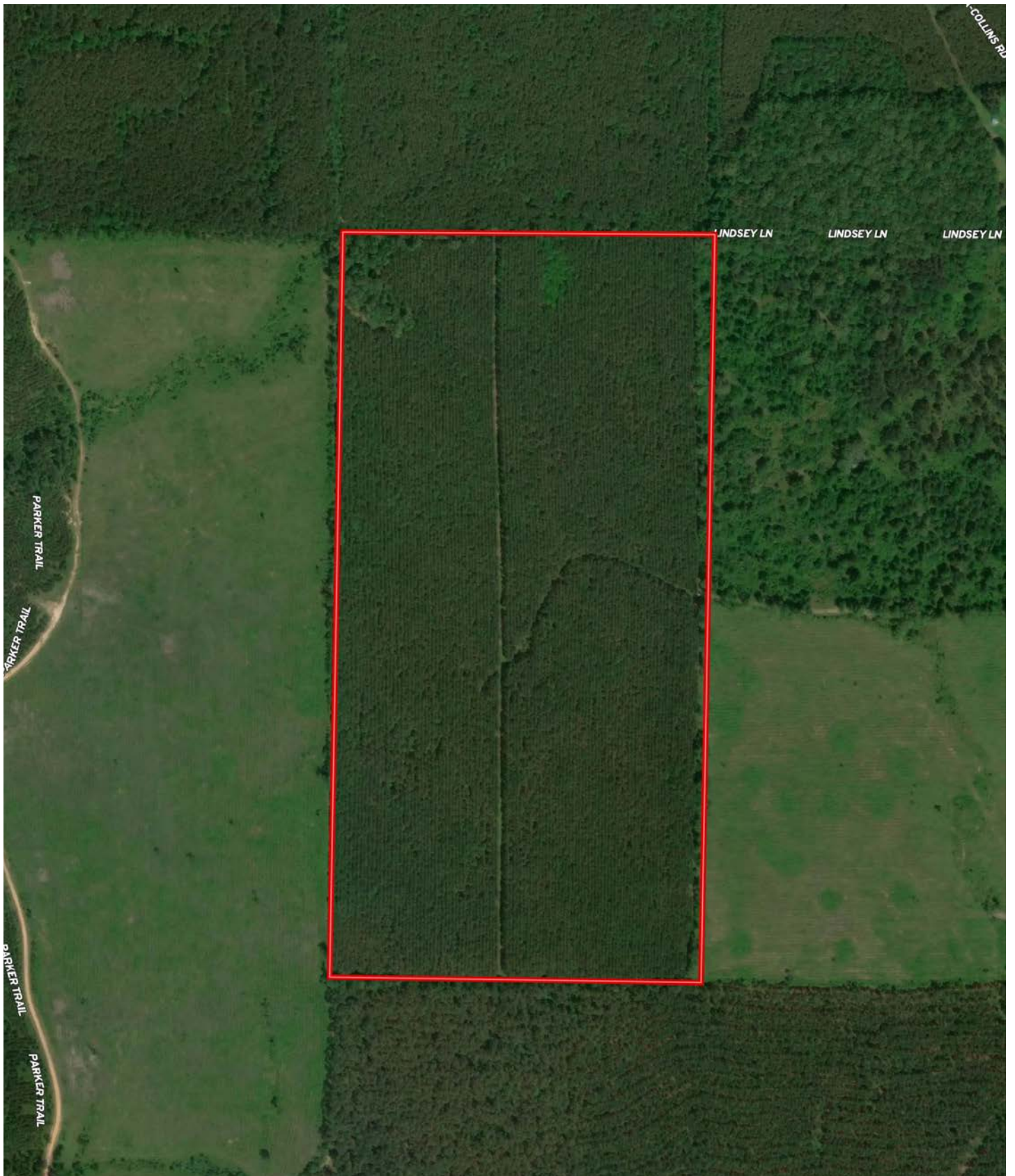
LOCATION MAP





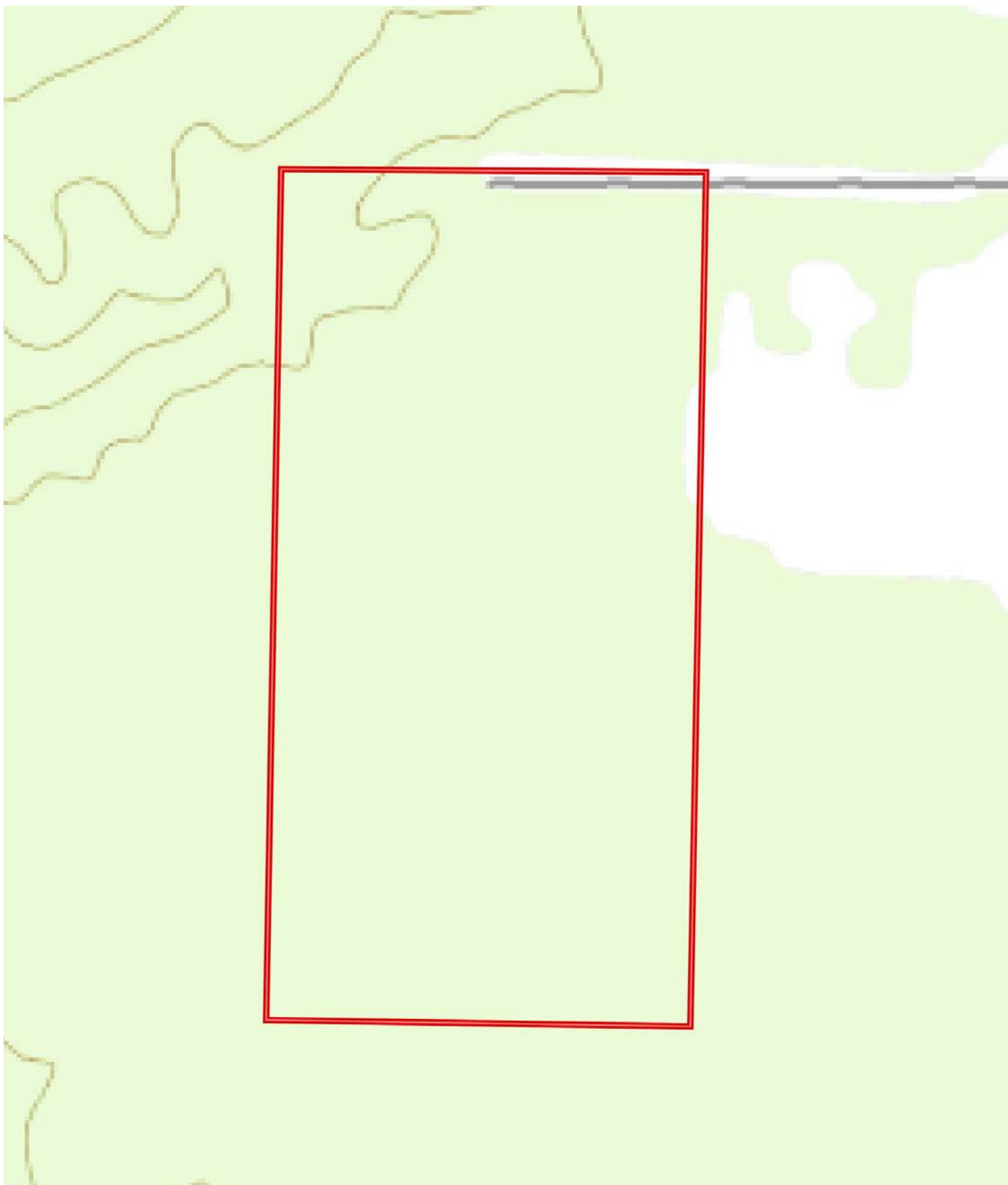


AERIAL MAP





TOPOGRAPHY MAP



SOIL MAP



SOIL MAP KEY

SOIL CODE	SOIL DESCRIPTION	ACRES	%	CPI	NCCPI	CAP
Hb	Henry silt loam	37.95	46.78	0	64	3w
GaB	Grenada silt loam, 1 to 3 percent slopes	37.34	46.02	0	52	2e
GaC	Grenada silt loam, 3 to 8 percent slopes	5.21	6.42	0	57	3e
TA	Tichnor and Arkabutla soils, frequently flooded	0.63	0.78	0	51	5w
TOTALS		81.13(*)	100%	-	57.93	2.56

(*) 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

LOCATION & ACCESS

Selma, Drew County, Arkansas
Southeastern Region of Arkansas

Mileage Chart

McGehee, AR	14 Miles
Monticello, AR	16 Miles
Lake Village, AR	37 Miles
Hamburg, AR	44 Miles

The property is easily accessible via Lindsey Lane, a county maintained road.



RESOURCES & PRICE

Mineral Rights

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

Real Estate Taxes

\$108.12 (estimated)

Offering Price

\$265,000.00

To learn more about the Seven Devils 80 or to schedule a property tour, contact Brandon Stafford of Lile Real Estate, Inc.

Brandon Stafford

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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.

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For more information or to
schedule a property tour, contact:



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