



JETT 80

A Recreational and Timberland Investment Opportunity

80± Total Acres | \$265,000.00

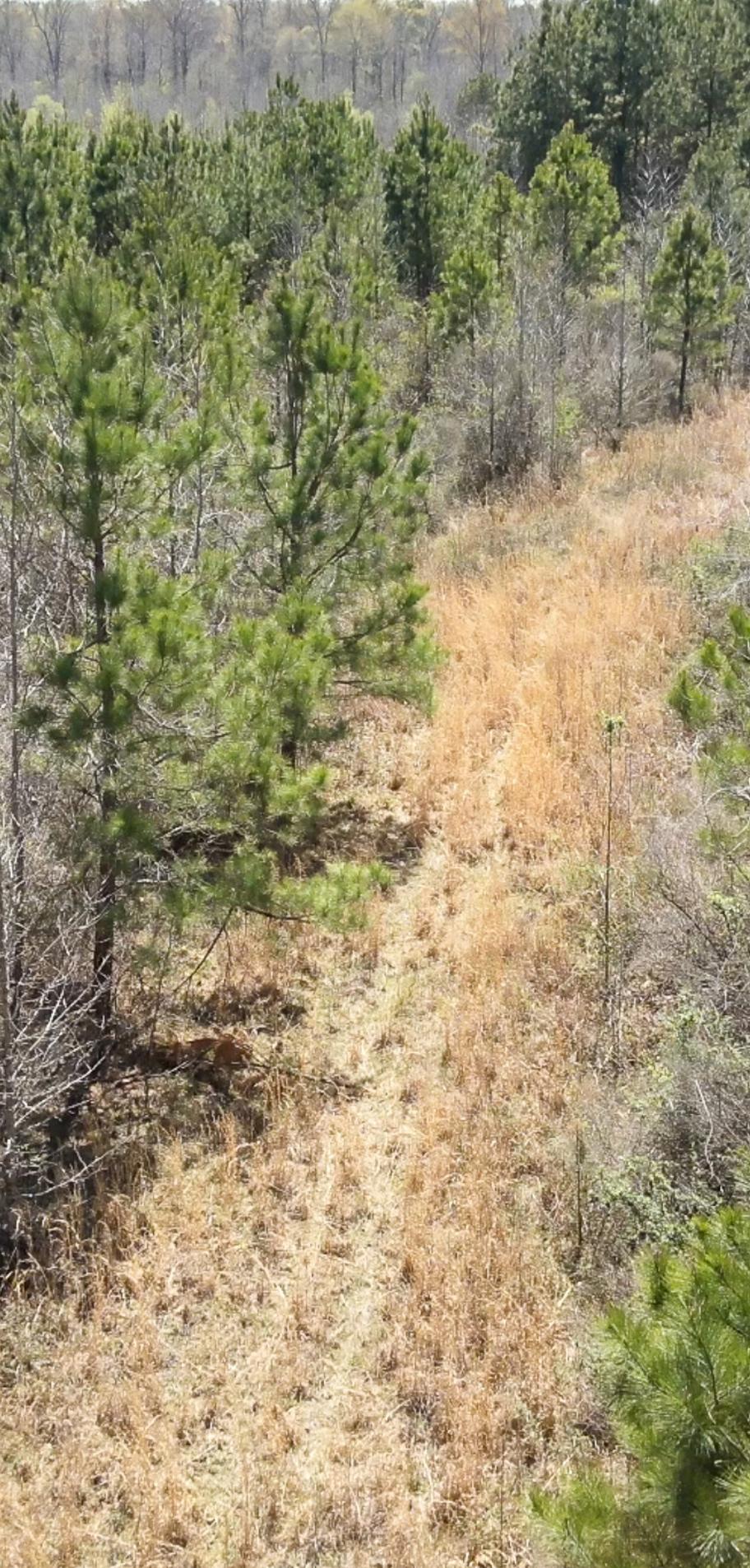
Drew County, Arkansas



AGRICULTURE | RECREATION | TIMBERLAND

Traditional Brokerage + Sealed Bids + Consulting

LICENSED IN ARKANSAS, LOUISIANA, MISSISSIPPI, AND TENNESSEE



JETT 80

QUICK FACTS

Acreage

80± total acres

Location

Drew County, Arkansas

Recreation

Whitetail deer and turkey hunting opportunities

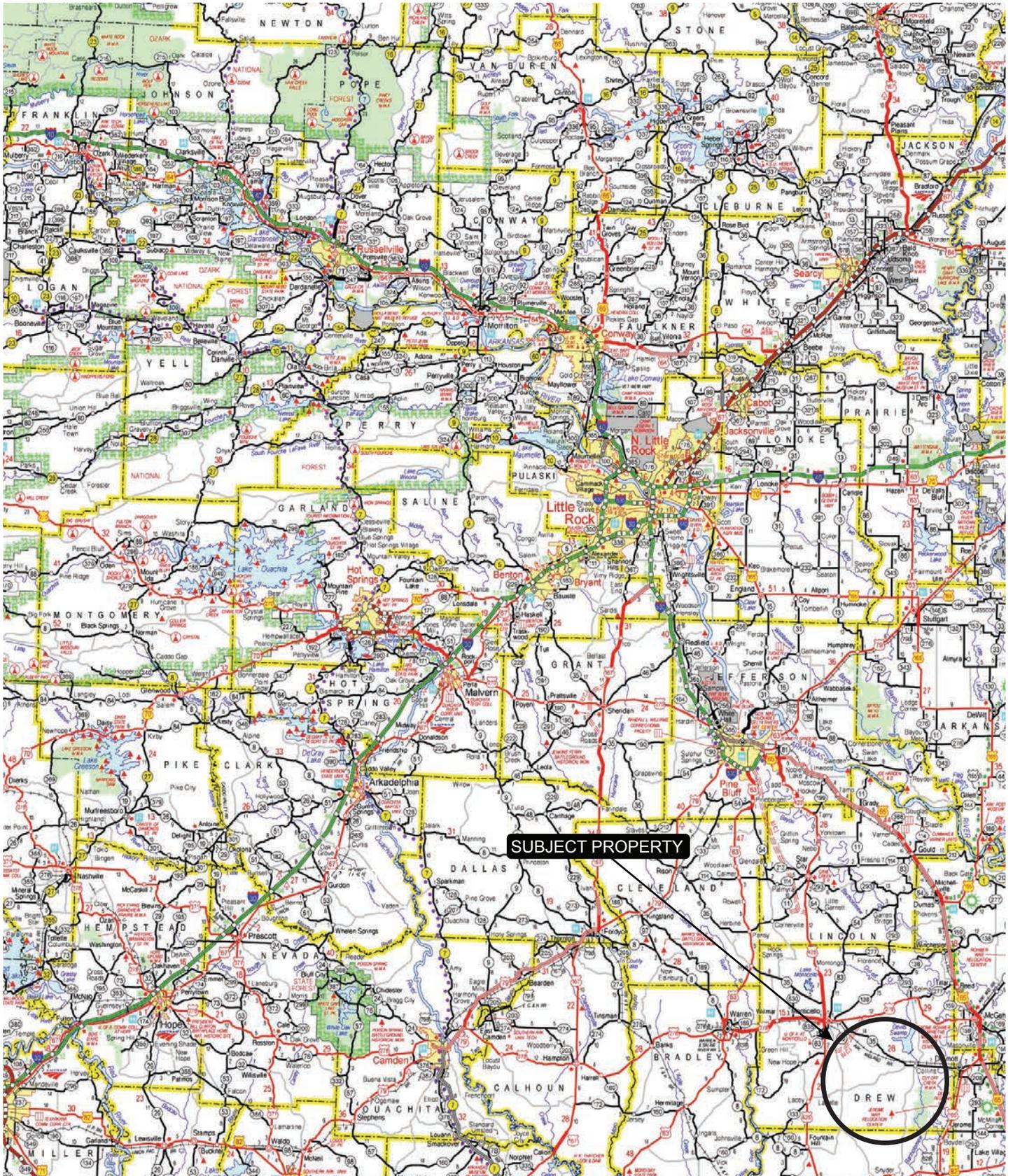
Access

Courtney Trail, a county road

Offering Price

\$265,000.00

VICINITY MAP



PROPERTY DESCRIPTION

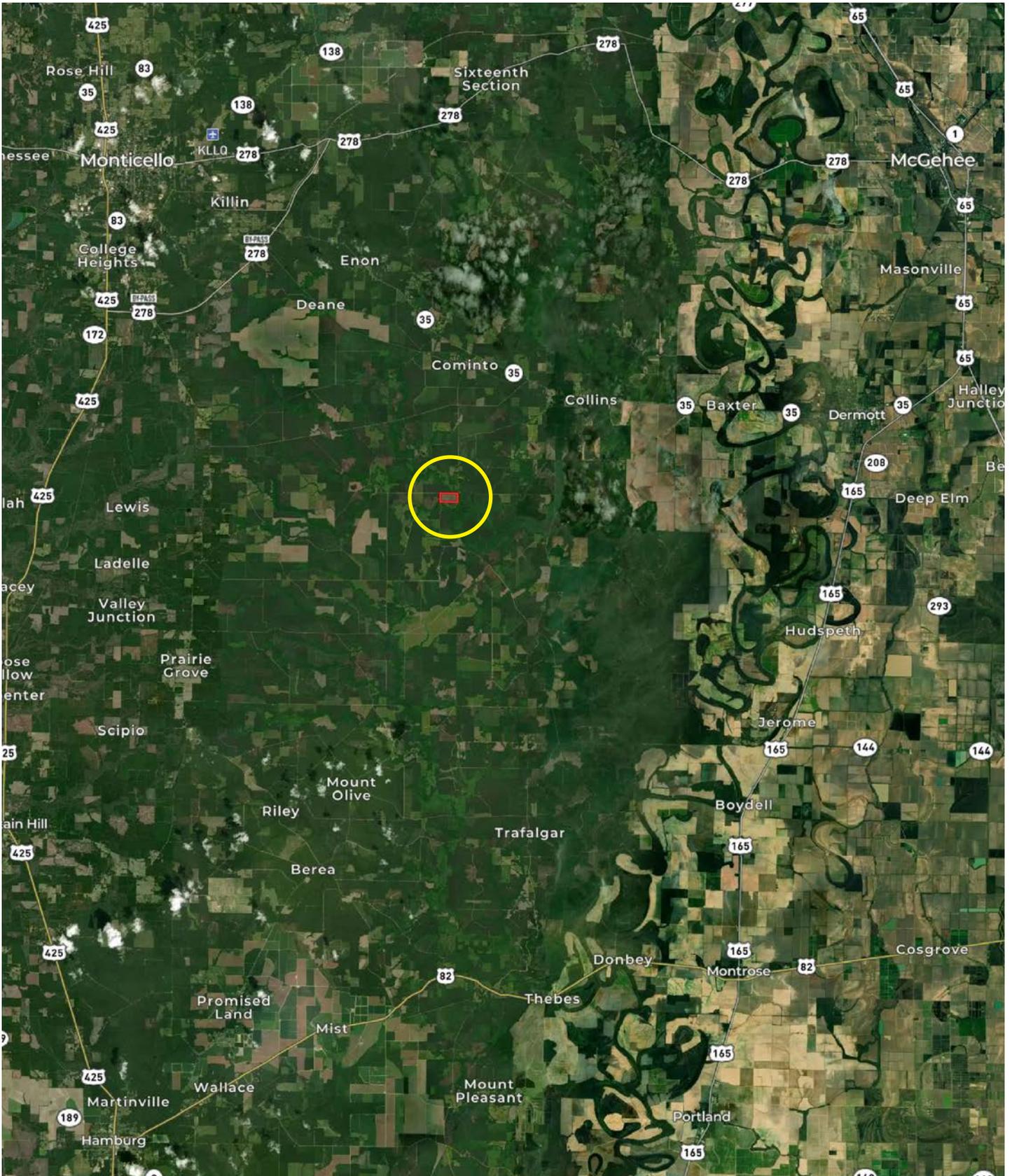
JETT 80

Jett 80 is located just south of the community of Collins, in Drew County, Arkansas. The property is made up of 80± acres offering a quality timberland investment opportunity. The timber stocking is mixed pine and hardwood with a

small creek bottom, Lick Creek, that is refreshed from the Wolf Creek watershed. Access is provided via Courtney Trail, a Drew County Road. Recreational opportunities include whitetail deer and turkey hunting.



LOCATION MAP





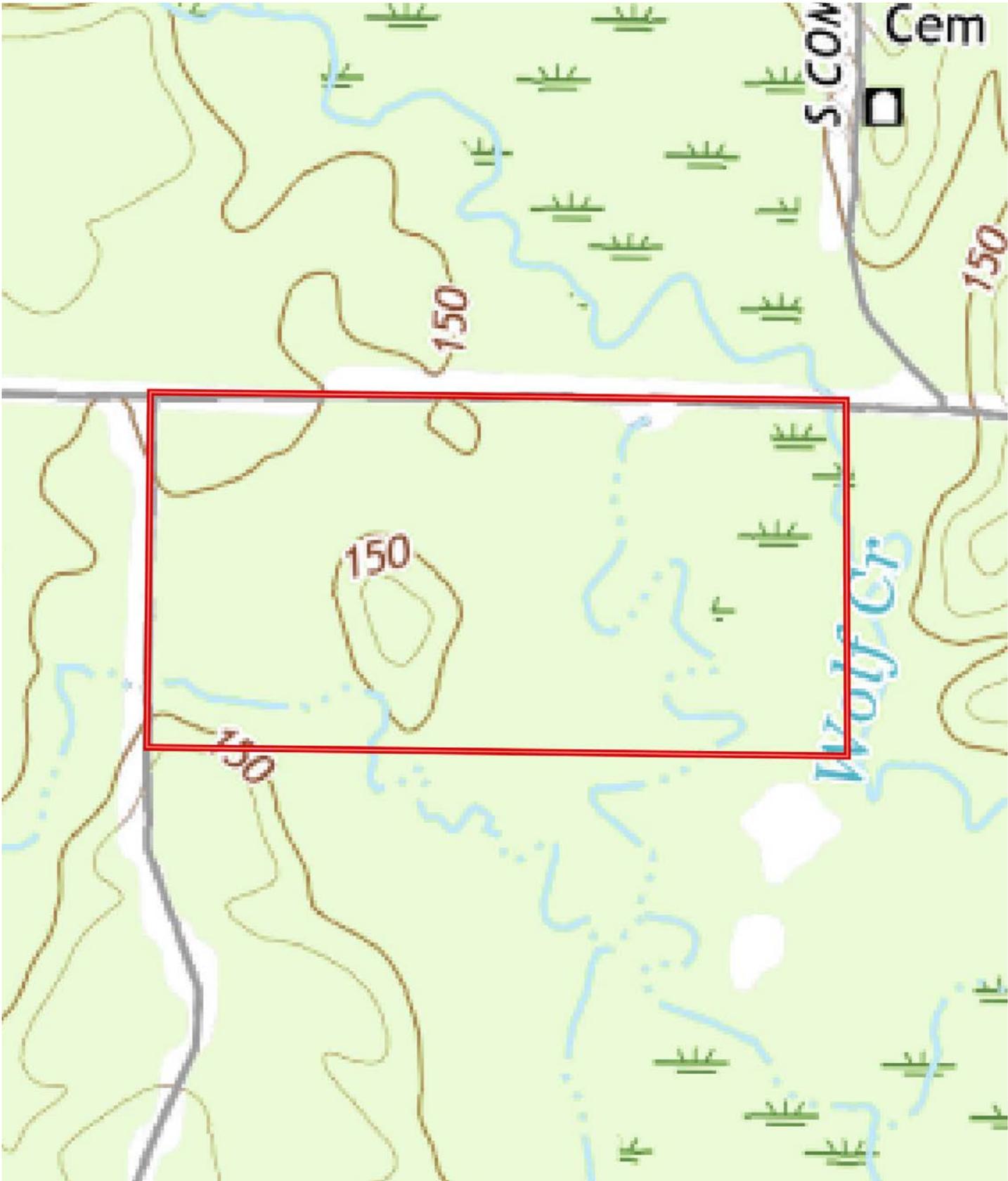


AERIAL MAP





TOPOGRAPHY MAP



SOIL MAP



SOIL MAP KEY

SOIL CODE	SOIL DESCRIPTION	ACRES	%	CPI	NCCPI	CAP
TA	Tichnor and Arkabutla soils, frequently flooded	38.78	50.23	0	51	5w
CoA	Calloway silt loam, 0 to 1 percent slopes	14.23	18.43	0	58	2w
GaA	Grenada silt loam, 0 to 1 percent slopes	11.31	14.65	0	64	2w
GaC	Grenada silt loam, 3 to 8 percent slopes	7.87	10.19	0	57	3e
CoB	Calloway silt loam, 1 to 3 percent slopes	3.75	4.86	0	63	2e
GSC	Grenada association, undulating	1.26	1.63	0	64	2e
TOTALS		77.2(*)	100%	-	55.6	3.61

(*) 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



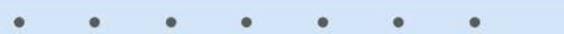
'Wild Life'



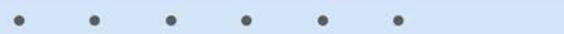
Forestry



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

LOCATION & ACCESS

Collins, Drew County, Arkansas
Southeastern Region of Arkansas

Mileage Chart

Monticello, AR	47 Miles
McGehee, AR	22 Miles
Hamburg, AR	24 Miles
Greenville, MS	48 Miles
Little Rock, AR	105 Miles

Access is provided via Courtney Trail, a Drew County Road.



RESOURCES & PRICE

Mineral Rights

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

Real Estate Taxes

\$88.96 (estimated)

Offering Price

\$265,000.00

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

Brandon Stafford

501-416-9748 (m)

bstafford@lilerealestate.com



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.

CONNECTING LAND BUYERS AND SELLERS SINCE 1993.

Lile Real Estate is a dedicated team of professionals with an in-depth understanding and a network of qualified buyers within the Mid-South and across the country. For over 30 years, we've connected land sellers with buyers in Arkansas, Louisiana, Mississippi, and Tennessee. In the last five years alone, we surpassed **\$500 million in sales**. You can be a part of that success story.



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



BRANDON STAFFORD

501.416.9748 (m)
bstafford@lilerealestate.com

Scan for
more info





1 Allied Drive, Suite 2220
Little Rock, Arkansas 72202

WWW.LILEREALSTATE.COM



501.374.3411 (Office)
501.421.0031 (Fax)

INFO@LILEREALSTATE.COM