



TWO COUNTY 123

A Recreational and Timberland Investment Opportunity

123± Total Acres | \$295,000.00

Clark and Dallas County, Arkansas



AGRICULTURE | RECREATION | TIMBERLAND

Traditional Brokerage + Sealed Bids + Consulting

LICENSED IN ARKANSAS, LOUISIANA, MISSISSIPPI, AND TENNESSEE



Two County 123

QUICK FACTS

Acreage

123± total acres

Location

Clark and Dallas County, Arkansas

Timber Stocking

- Mature pine sawtimber
- Natural pine pulpwood
- Young natural regeneration

Recreation

Deer, turkey, and small game hunting

Access

Frontage along Dallas County Road 240 and East County Line Road

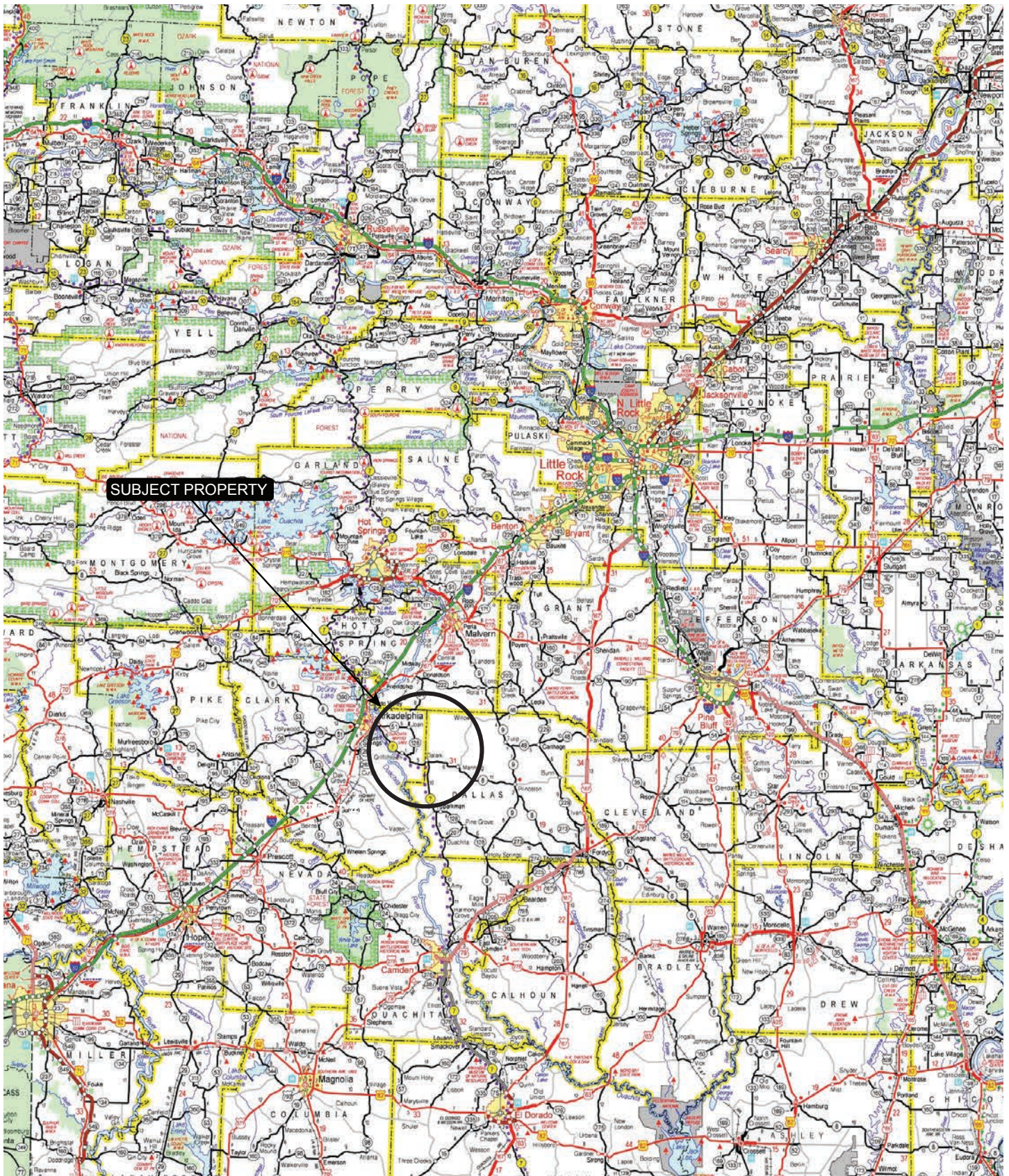
Offering Price

\$295,000.00





VICINITY MAP



PROPERTY DESCRIPTION

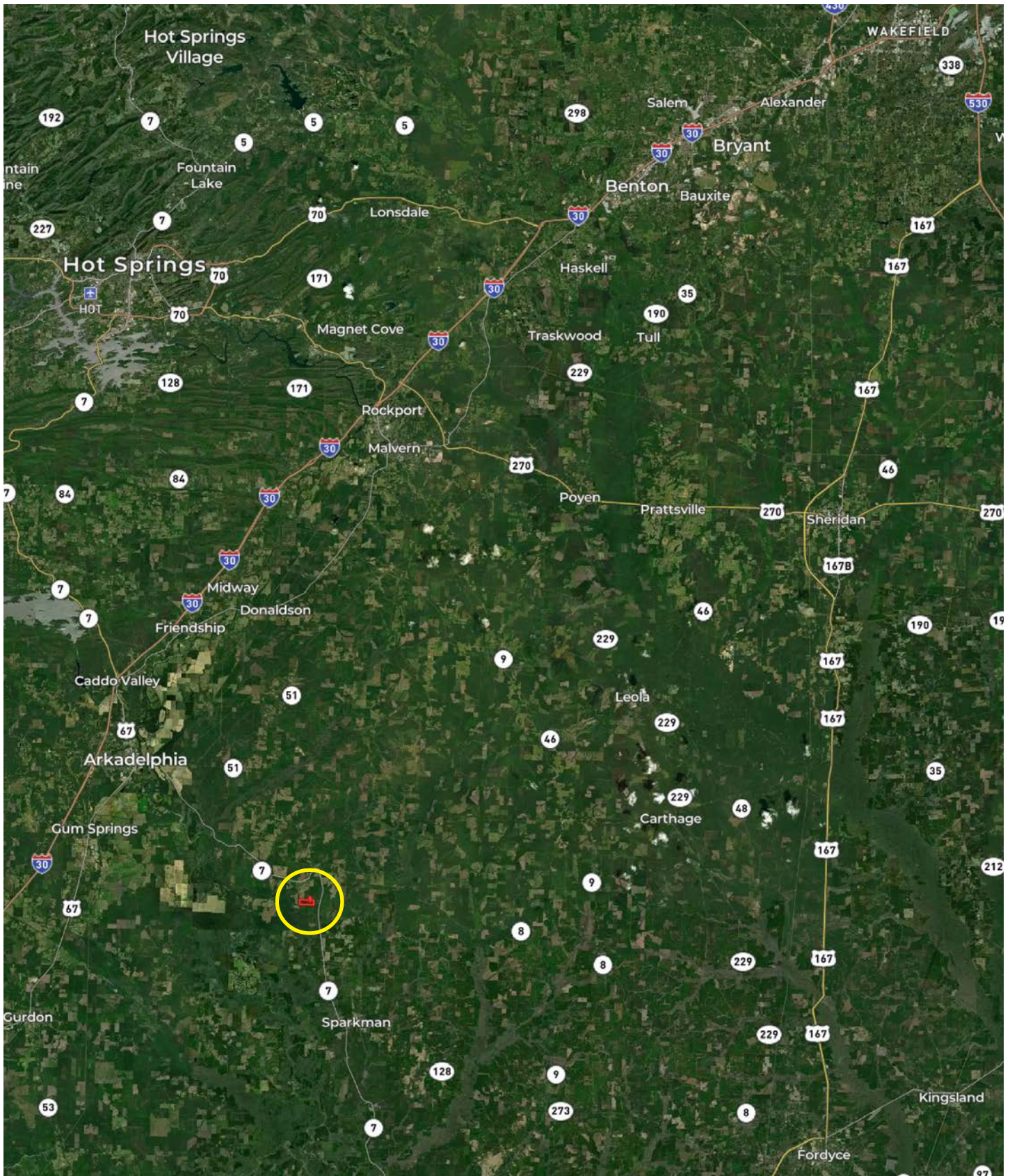
TWO COUNTY 123

Two County 123 offers a good timberland and recreational investment opportunity consisting of 123± contiguous acres. The tract is located in both Clark County and Dallas County, with 80± acres lying in Clark County and the remainder in Dallas County. Access is considered excellent with frontage along both Dallas County Road 240 and Easy County Line Road. There are approxi-

mately 68± acres of mature pine sawtimber, 47± acres of natural pine pulpwood that is ready to be thinned, and 8± acres of young natural regeneration. Recreational hunting opportunities include deer, turkey and small game hunting. Additionally there is a creek that traverses the property.

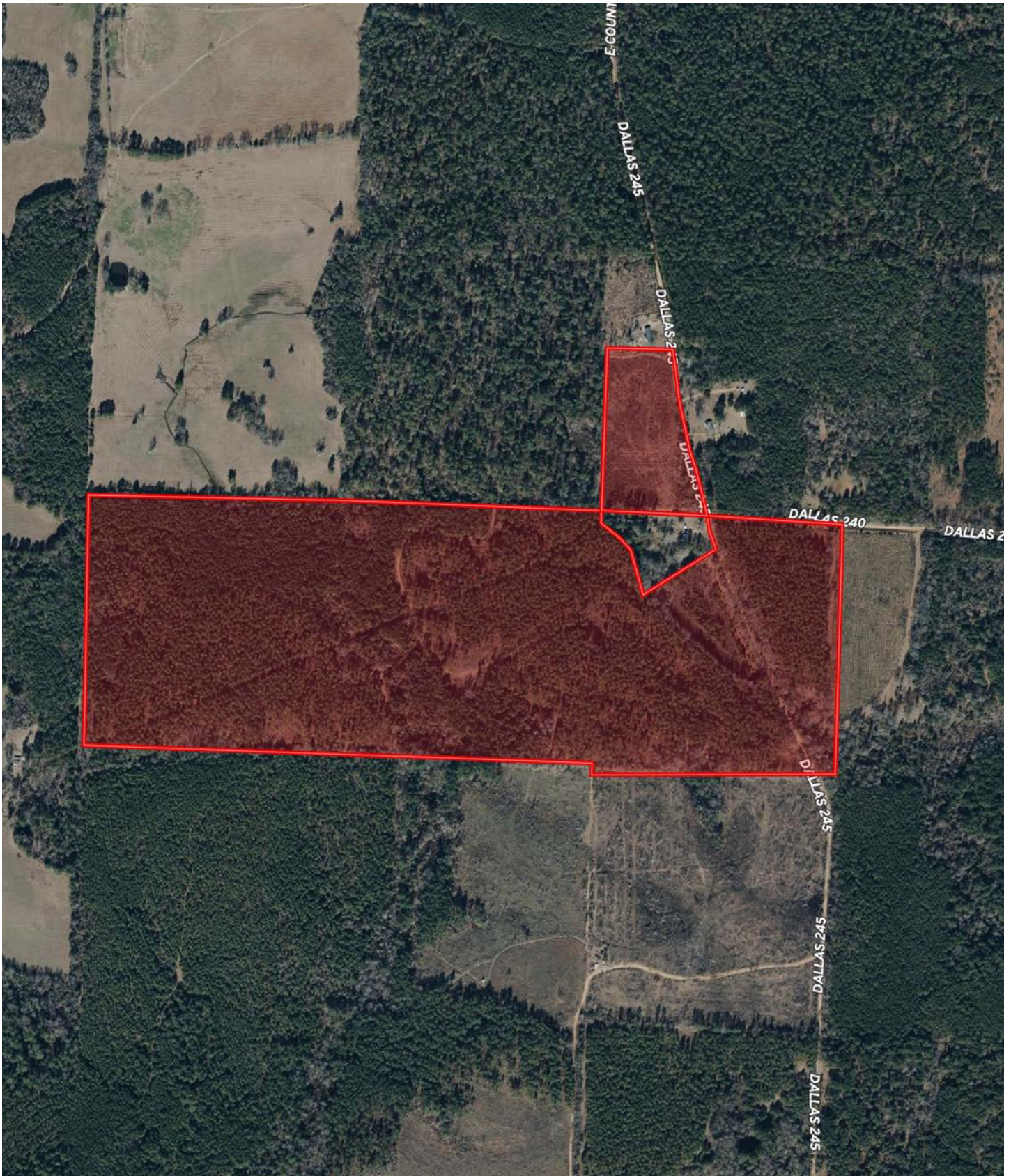


LOCATION MAP

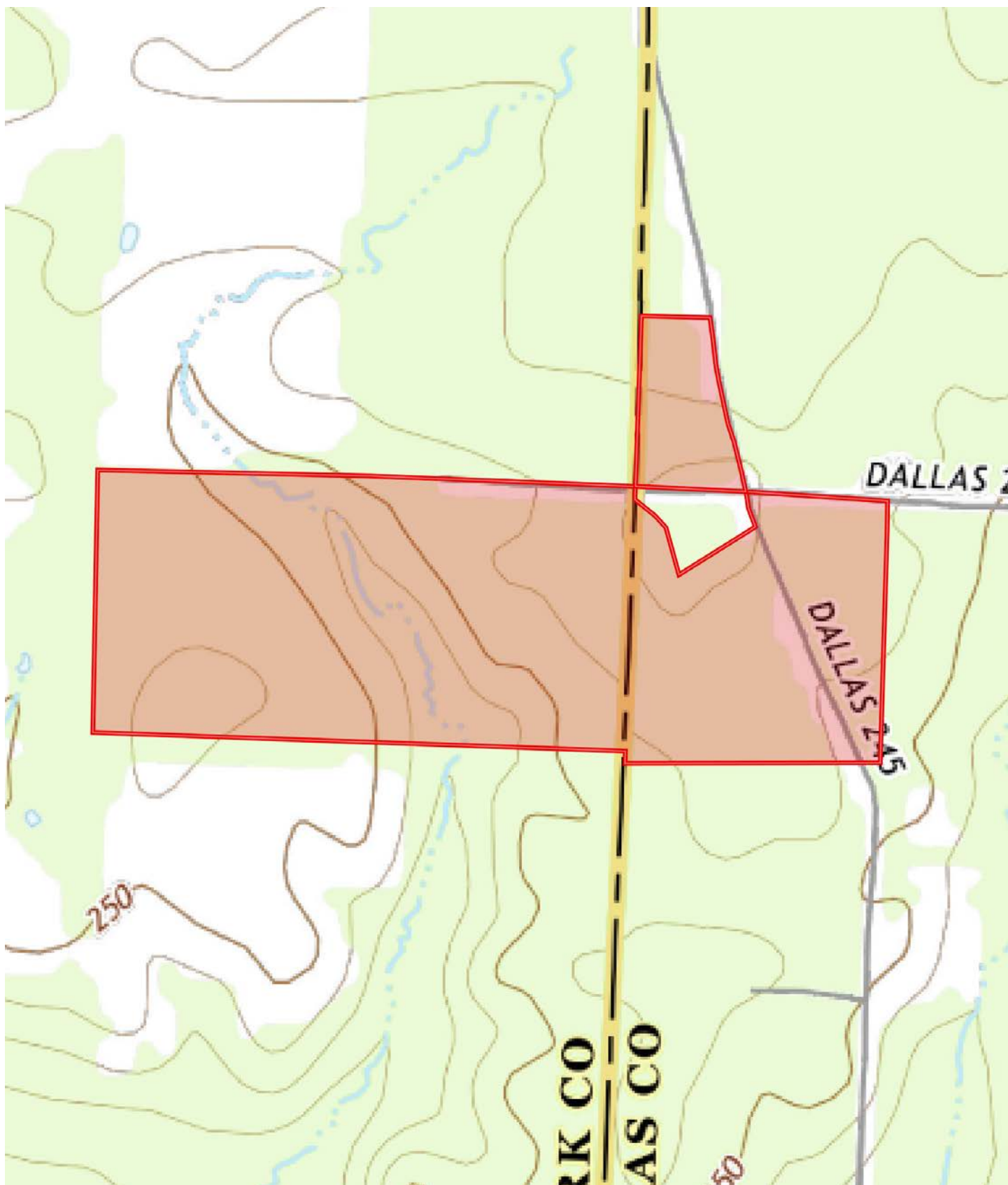




AERIAL MAP



TOPOGRAPHY MAP



LOCATION & ACCESS

Clark and Dallas County, Arkansas
Southwestern Region of Arkansas

Mileage Chart

Arkadelphia, AR	13 Miles
Camden, AR	35 Miles
Fordyce, AR	36 Miles
Sheridan, AR	51 Miles
El Dorado, AR	68 Miles
Texarkana, AR	90 Miles

There is frontage along Dallas County Road 240
and East County Line Road.







RESOURCES & PRICE

Mineral Rights

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

Real Estate Taxes

\$213.62 (estimated)

Offering Price

\$295,000.00

To learn more about the property or to schedule a property tour, contact Matt Stone or David Stone of Lile Real Estate, Inc.

Matt Stone

870-818-0750 (m)

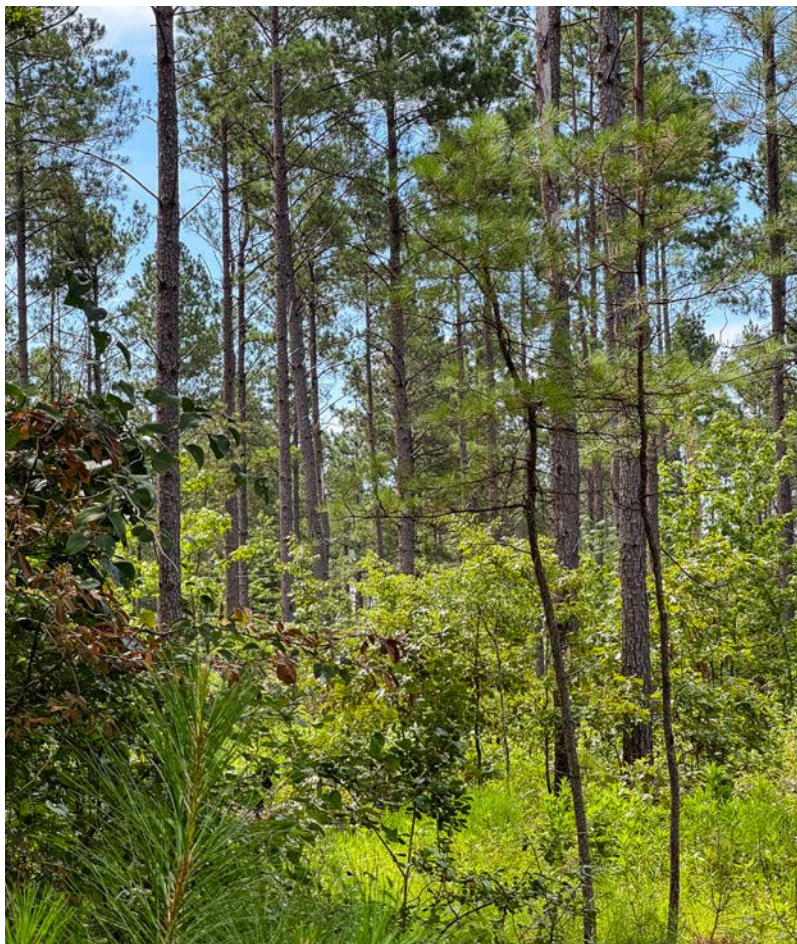
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DISCLOSURE STATEMENT: Lile Real Estate, Inc. is the listing agency for the owner of the property described within this offering brochure. A representative of Lile Real Estate, Inc. must be present to conduct a showing.

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.

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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.



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

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