



**TIMBER AND HUNTING TRACT CLOSE TO MALVERN
MALVERN, ARKANSAS
HOT SPRING COUNTY, AR
240+/- ACRES**

Presented by



Marc Holmes – Principal Broker

115 Ferncrest Dr., Little Rock, Arkansas 72223
(501) 269-6963 (cell) (501) 438-9757 (office)
email: marc@holmes-realestate.com

Timber and Hunting Tract Close to Malvern

PROPERTY SUMMARY

Overview: This 240+/- acres is approximately 5 miles east of Malvern, AR, accessed via Gifford Tram Rd. There are 190+/- acres of marketable timber, consisting mostly of pines and a few hardwoods. The remaining 50+/- acres consists of a dead timber slough caused by a beaver dam. This area could easily be converted into a large fishing reservoir by building onto the existing beaver dam.

Per seller, the current timber value is approximately \$223,080 or \$967/acre. Call today if you're looking for a fishing and deer hunting escape. Broker-owned.

Location: Approximately 30 miles southwest of Little Rock and 5 miles east of Malvern, in Hot Spring Co., AR.

Land Area: 240+/- total acres
190+/- acres of mature pines with some hardwoods
50+/- acres in Big Creek bottoms

Taxes: Estimated real estate taxes were \$475.01 for 2020.

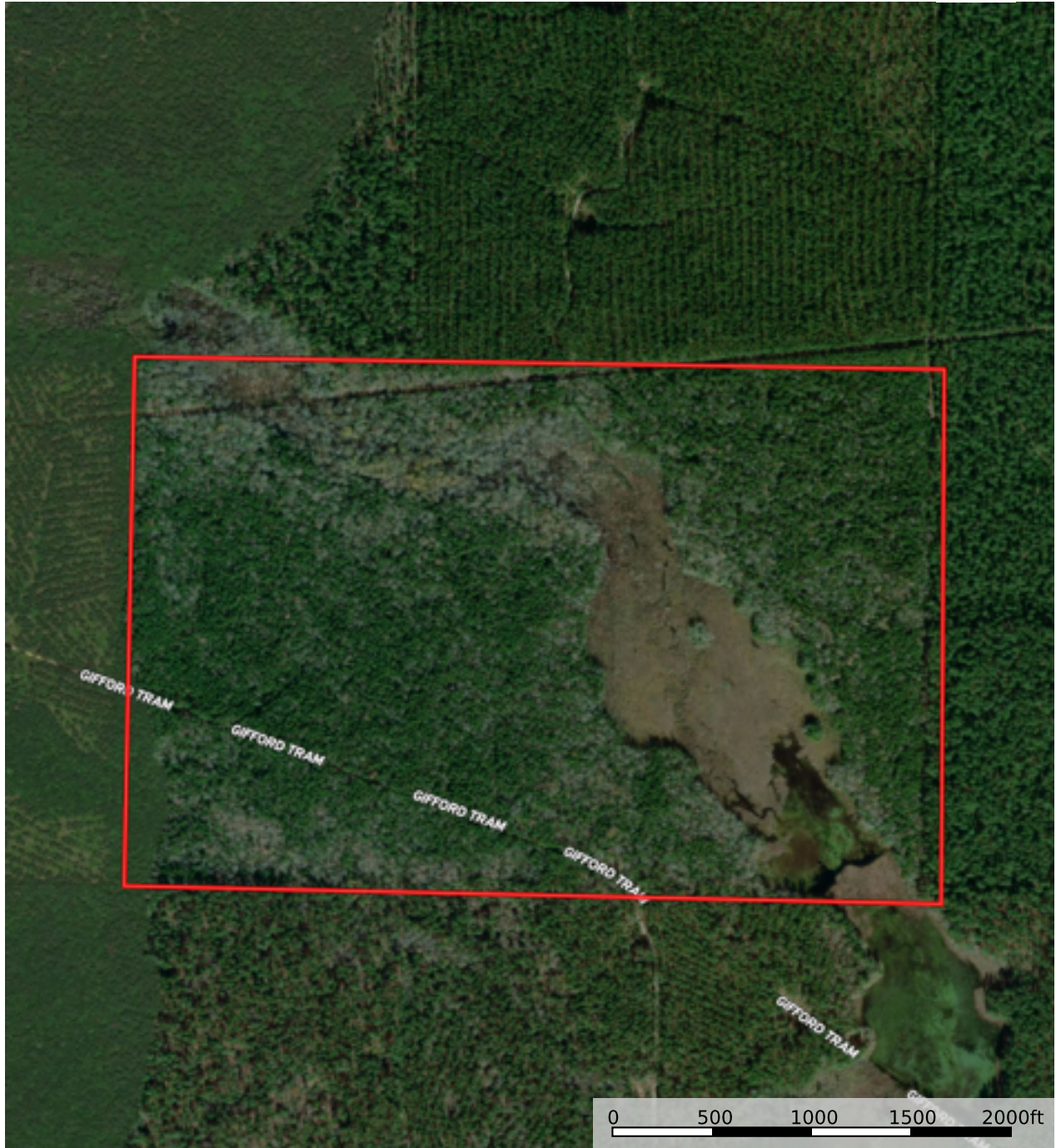
Offering Price: The offering price for this property is \$420,000.

Disclaimer Statement

Any/all information provided by Holmes Real Estate is intended for reference only and it's accuracy is not guaranteed. This listing is subject to errors, omissions or change without notice.

Aerial Map

Timber & Hunting Tract Close to Malvern
Hot Spring County, Arkansas, 240 AC +/-



 Boundary



The information contained herein was obtained from sources deemed to be reliable. MapRight Services makes no warranties or guarantees as to the completeness or accuracy thereof.

Aerial Map

Timber & Hunting Tract Close to Malvern
Hot Spring County, Arkansas, 240 AC +/-



Boundary

The information contained herein was obtained from sources deemed to be reliable. MapRight Services makes no warranties or guarantees as to the completeness or accuracy thereof.

SOIL MAP

Timber & Hunting Tract Close to Malvern
Hot Spring County, Arkansas, 240 AC +/-



Boundary

The information contained herein was obtained from sources deemed to be reliable. MapRight Services makes no warranties or guarantees as to the completeness or accuracy thereof.

SOIL MAP (CONTINUED)

Boundary 250.97 ac

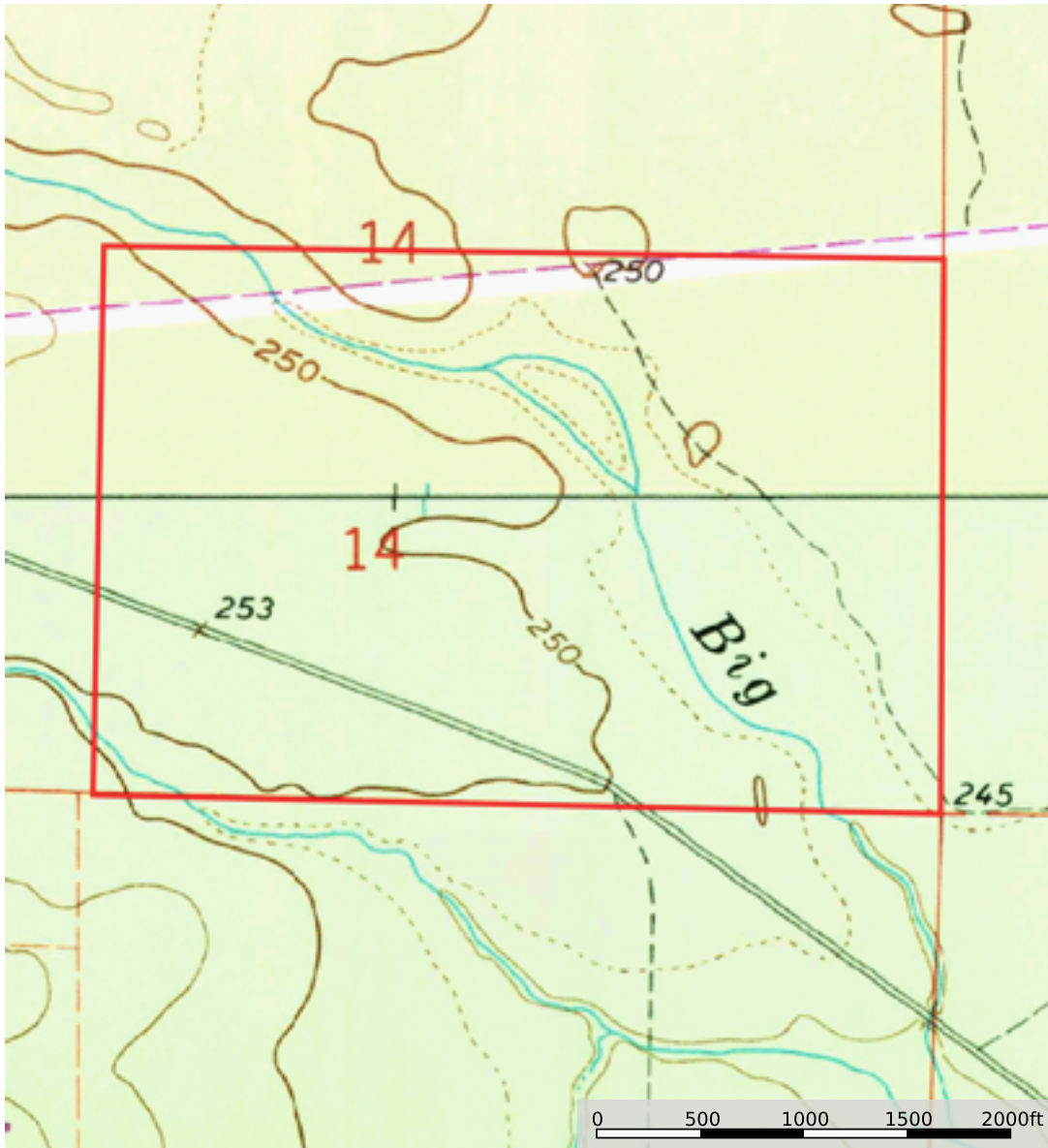
SOIL CODE	SOIL DESCRIPTION	ACRES	%	CPI	NCCPI	CAP
79	Stough fine sandy loam, 0 to 2 percent slopes	100.94	40.22	0	63	2w
78	Smithton very fine sandy loam, 0 to 1 percent slopes	78.24	31.17	0	67	3w
50	Ozan fine sandy loam, occasionally flooded	59.91	23.87	0	70	4w
26	Harleston fine sandy loam, 1 to 3 percent slopes	11.88	4.73	0	74	2e
TOTALS		250.99(*)	100%	-	66.43	2.79

(*) 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.



Topography Map

Timber & Hunting Tract Close to Malvern
Hot Spring County, Arkansas, 240 AC +/-



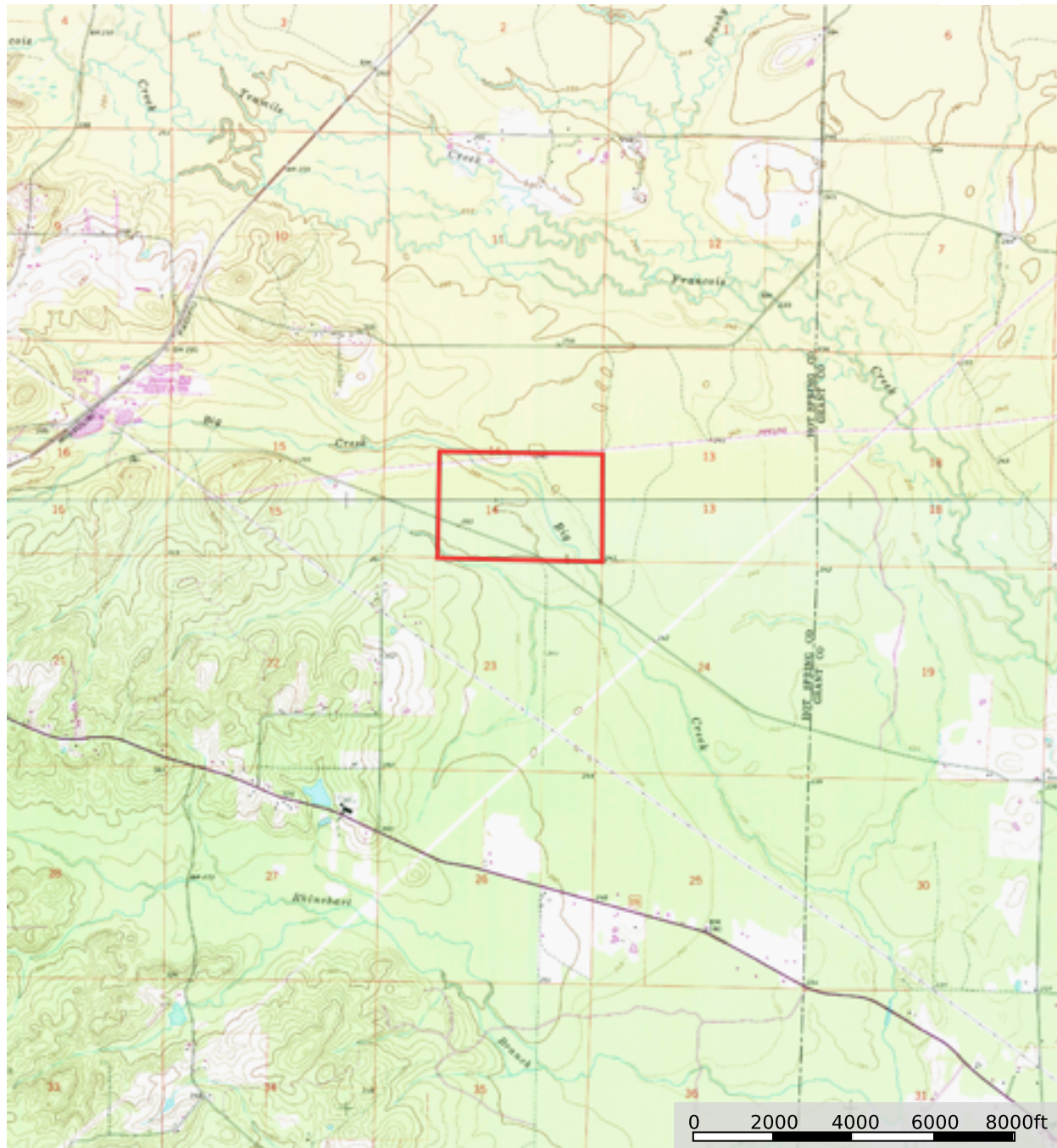
Boundary


The information contained herein was obtained from sources deemed to be reliable. MapRight Services makes no warranties or guarantees as to the completeness or accuracy thereof.

Topography Map

Timber & Hunting Tract Close to Malvern

Hot Spring County, Arkansas, 240 AC +/-

 Boundary

 The information contained herein was obtained from sources deemed to be reliable.
MapRight Services makes no warranties or guarantees as to the completeness or accuracy thereof.

Pictures



Pictures



Pictures



COMMENTS & NOTES



The information contained herein is from sources Holmes Real Estate considers reliable, however does not guarantee the accuracy, completeness or sufficiency of this information. Holmes Real Estate does not assume, and hereby expressly disclaims any responsibility for the future operating and investment results of the property. Buyers are encouraged to inspect the property themselves and consult such experts to verify the accuracy of all information within this brochure. This offering is subject to prior sale and it may be withdrawn from the market without advance notice.