



SOUTHERN LAND COMPANY TN, LLC

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Farmland and Timberland

50 +/- ACRES Home & Timberland PHILLIPS COUNTY, ARKANSAS

LOCATION: Highway 318 S of Marvell, Arkansas, one mile from Big Creek, and 5 miles from White River Refuge.

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ACREAGE: 50.17 deeded acres

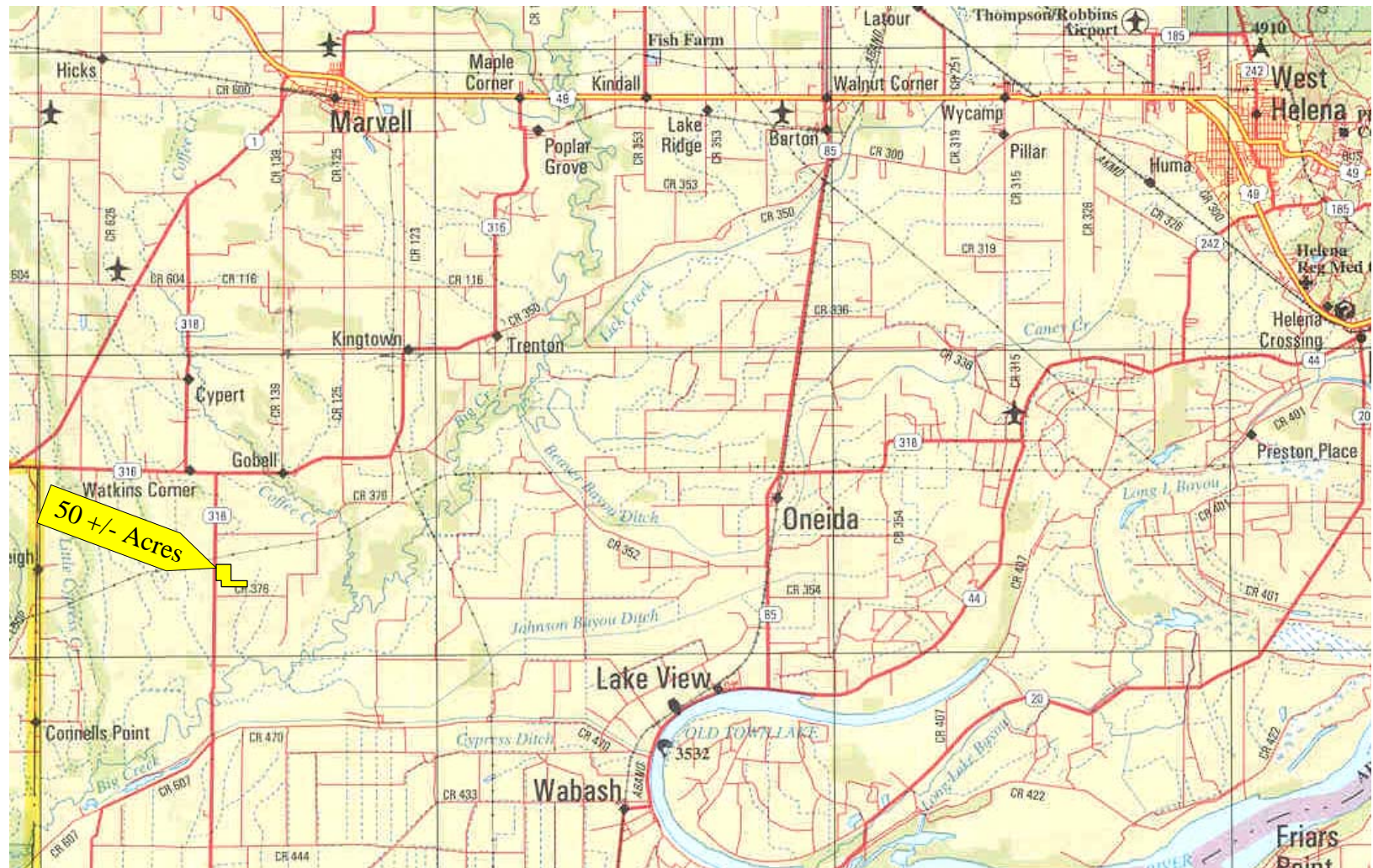
TIMBER: 25.9 acres crop planted pine, 18-21 in. diameter

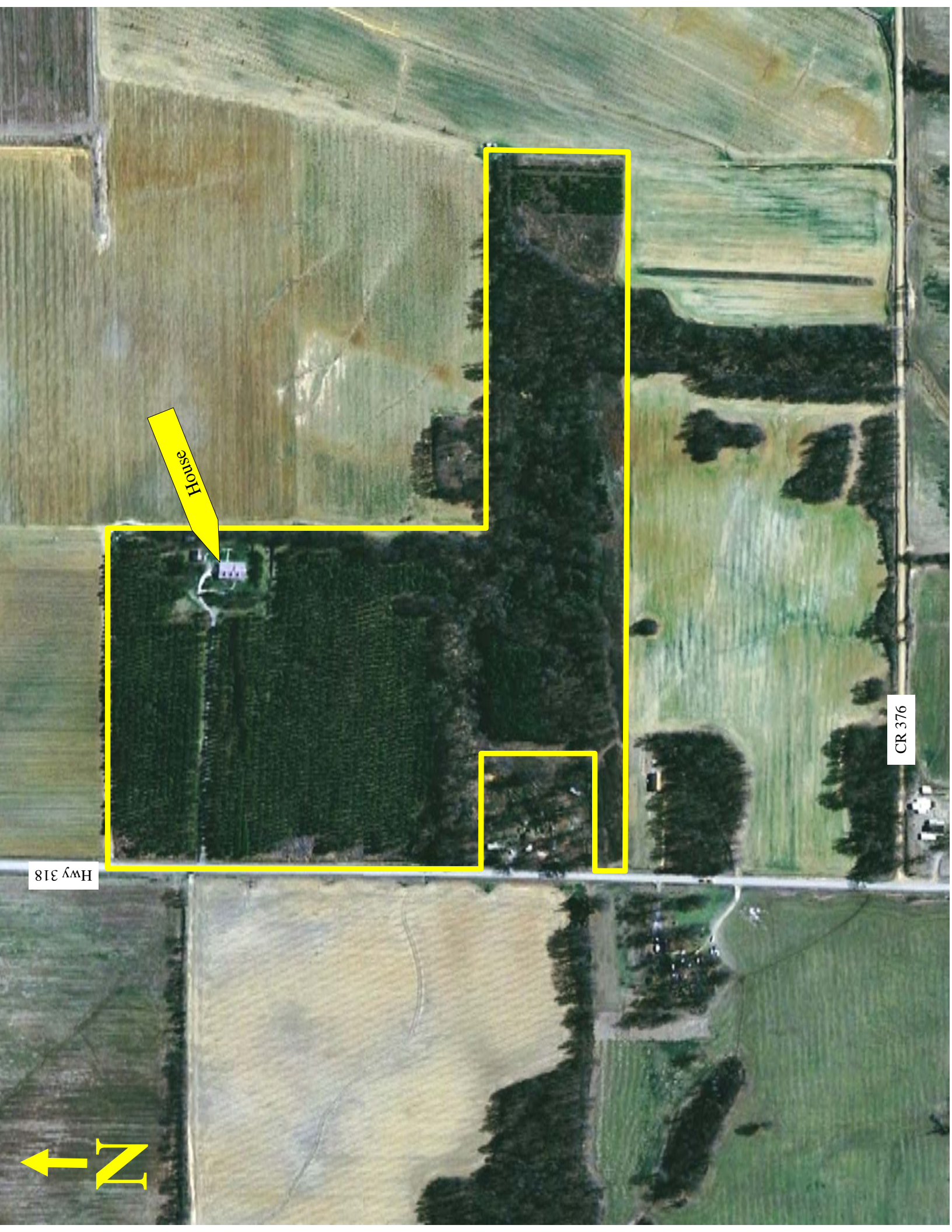
SOIL TYPE: Loring silt loam

IMPROVEMENTS: 3000 square feet founded brick home, 15 yr old, with Central H/A, 2 car auto door garage with adjacent utility room, mud and shower room, large kitchen with 2 ovens and prep table, 2 wood burning stoves with outside feed. 4 bedroom, 2 baths, 1000 gal concrete septic tank, city water, 2 water tanks, insulation package, power vents, mulch pits, 20x30 shop building with cleaning table and skinning pole, porches, and lots of concrete.

SPECIAL FEATURES: Comfort in the country for family or hunting group close to the White River Wildlife Refuge and Big Creek's famous duck season. Harvestable timber with highly rentable farmland left.

PURCHASE PRICE: \$275,000.00





House

Hwy 318

CR 376

