

LAND FOR SALE

82 +/- Acres

Cleburne County, Arkansas



OFFERED BY:

G **GLAUB**
FARM
MANAGEMENT

MANAGEMENT • REAL ESTATE • LAND AUCTIONS
APPRAISALS • CONSULTING • INVESTMENTS

For Additional Information Contact:

Glaub Farm Management, LLC

Sam King, Ted Glaub, or Jeffrey Hignight

1702 Stone, Suite C

Jonesboro, AR 72401

Office: (870) 972-6996

Fax: (870) 931-5985

Email: sam@glaubfm.com

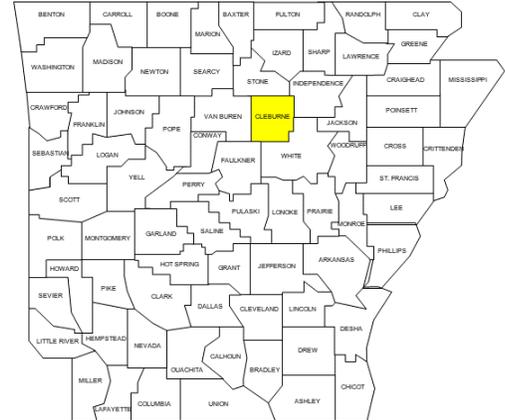
Website: www.GlaubFM.com

Serving Landowners in Arkansas, Mississippi, Missouri, and Tennessee

Banner Loop Property Summary

Property Overview:

Arkansas wooded land for sale in Cleburne County comprised of 82 +/- acres near Concord, AR 23 miles SW of Batesville. The property is 26.3 miles NE of Heber Springs, 85.8 miles West of Jonesboro, 94.1 miles North of Little Rock, and 136 miles NW of Memphis. This property has gravel road frontage and utilities at the road. A dirt and gravel road extends through the length of the property providing access to the back of the property from a 4x4 truck or atv.



This property is the perfect mix of off-grid and remote, while also being less than 10 minutes from local convenience and grocery stores. This property would be ideal for a remote cabin with quick access to the lake or hunting property. The property has Fayetteville shale underneath, and all mineral rights will sell with the property. Recent logging on the property has thinned out mature trees over roughly 20". The remainders from the logging extraction have created wonderful habitats for wildlife and game cameras placed on the property revealed a healthy population of deer on the property including at least one 10-point buck. The properties are adjoined by woods with multiple water sources on the property. Two seasonal creeks cross the road on the property and feed into a low-lying area.

Inspections: Contact Sam King at Glaub Farm Management, LLC to inspect the property.

Acreage: 82 +/- Taxed acres

Lease: Property is not currently under any leases.

Oil, Gas & Mineral: All rights owned will transfer.

Online Map: [Click Here](#)

Video: [Click Here](#)

Asking Price: \$169,000

GENERAL LOCATION MAP



map center: 35° 26' 4.61, -91° 11' 4.83

0mi 22.2mi 44.4mi

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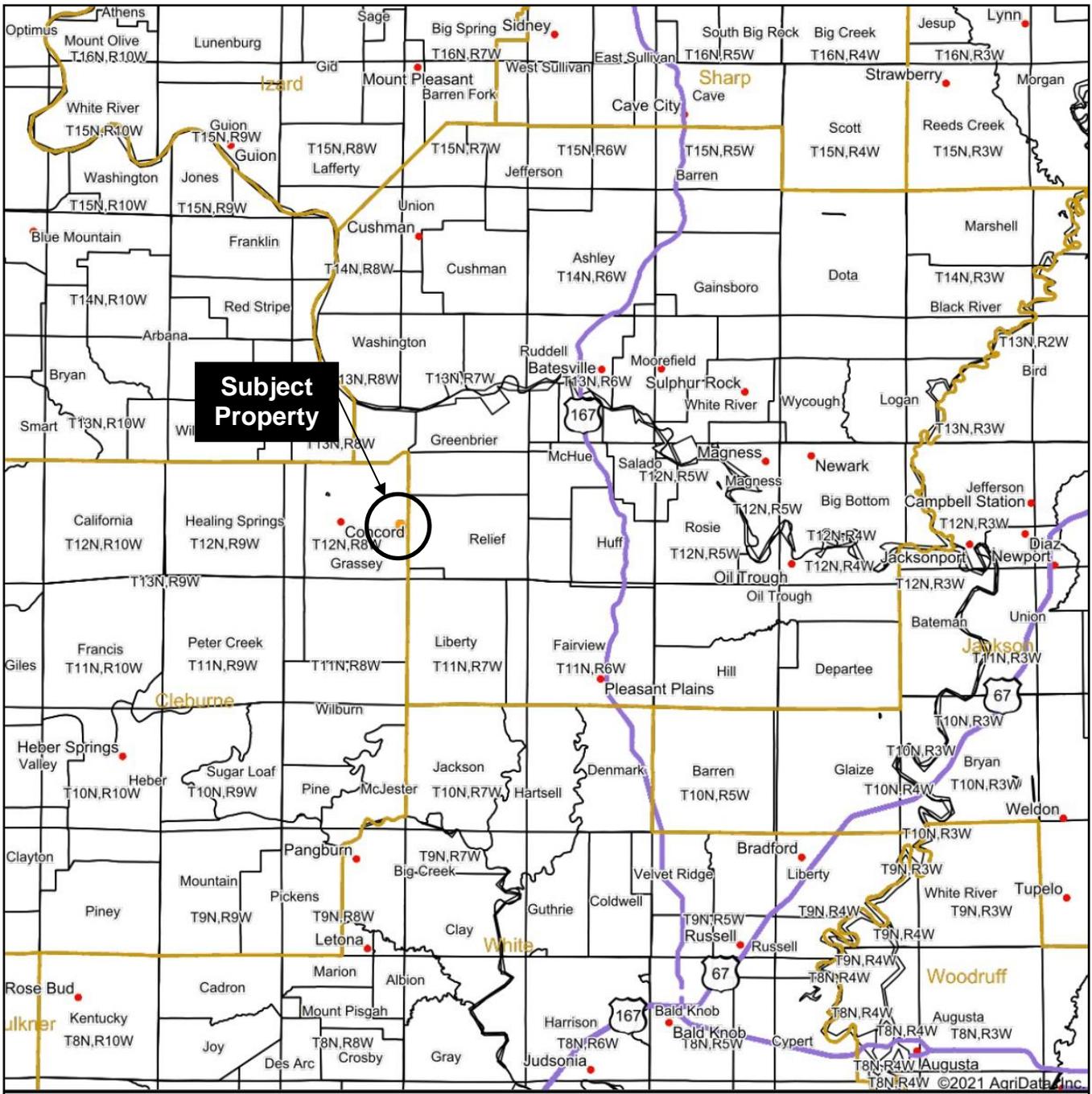
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Maps Provided By
surety
CUSTOMIZED ONLINE MAPPING

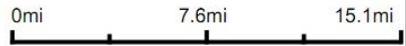
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12/2/2021

REGIONAL MAP



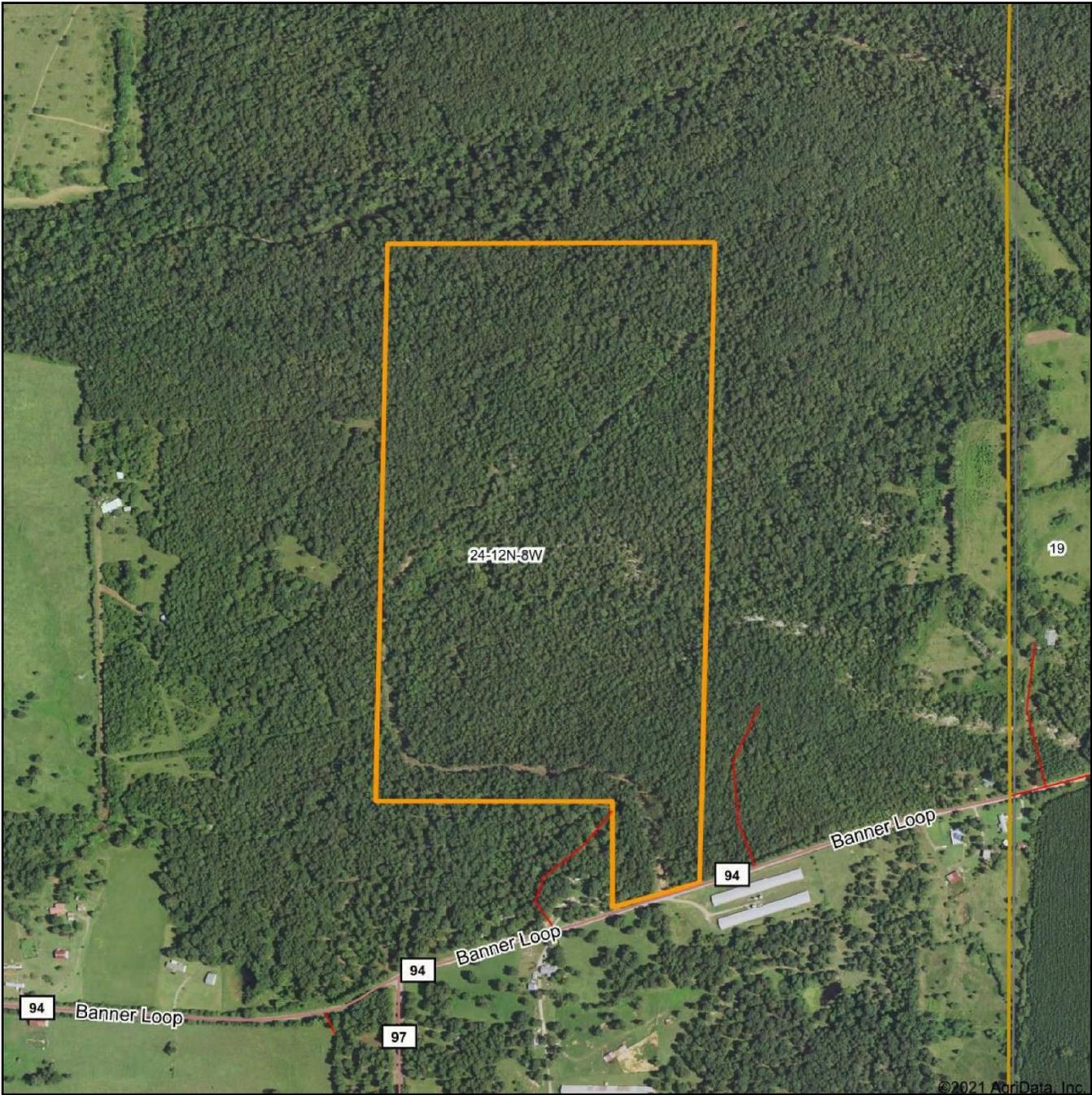
map center: 35° 38' 39.11, -91° 40' 11.76



12/2/2021



Aerial Map



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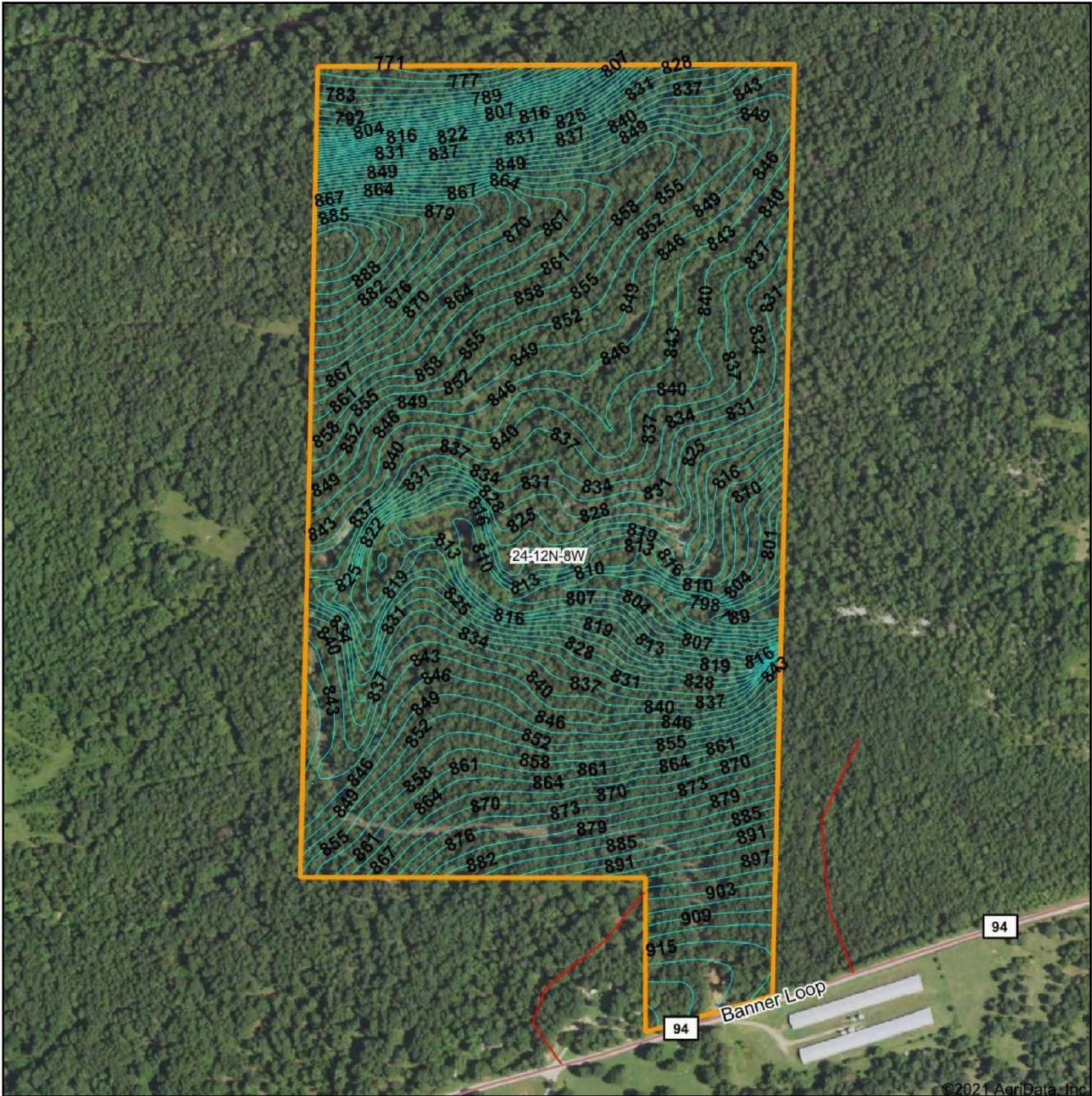
Map Center: 35° 39' 32.15, -91° 47' 51.42



24-12N-8W
Cleburne County
Arkansas



Topographic Map



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Source: USGS 10 meter dem
 Interval(ft): 3.0
 Min: 775.8
 Max: 923.5
 Range: 147.7
 Average: 847.1
 Standard Deviation: 27.66 ft

0ft 466ft 932ft

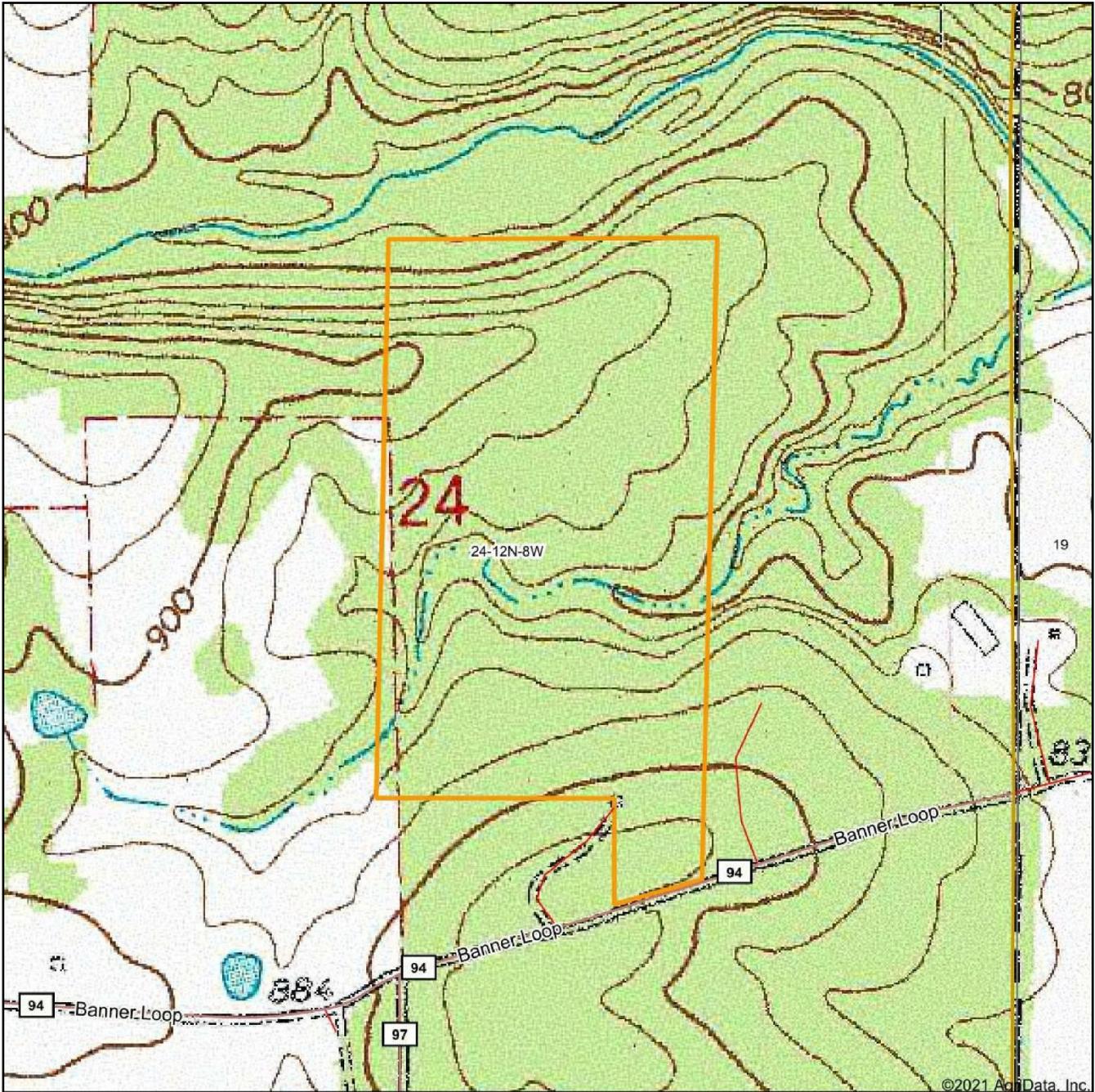


11/24/2021

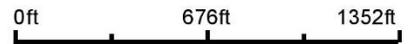
24-12N-8W
Cleburne County
Arkansas

Map Center: 35° 39' 32.15, -91° 47' 51.42

Area Topography Map



map center: 35° 39' 32.15, -91° 47' 51.42



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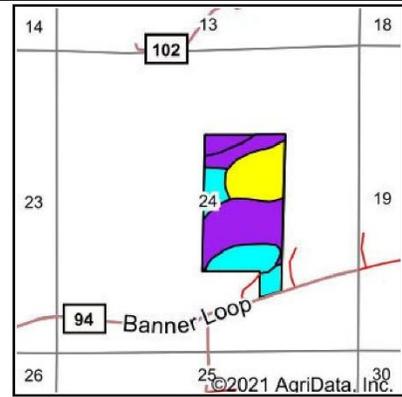
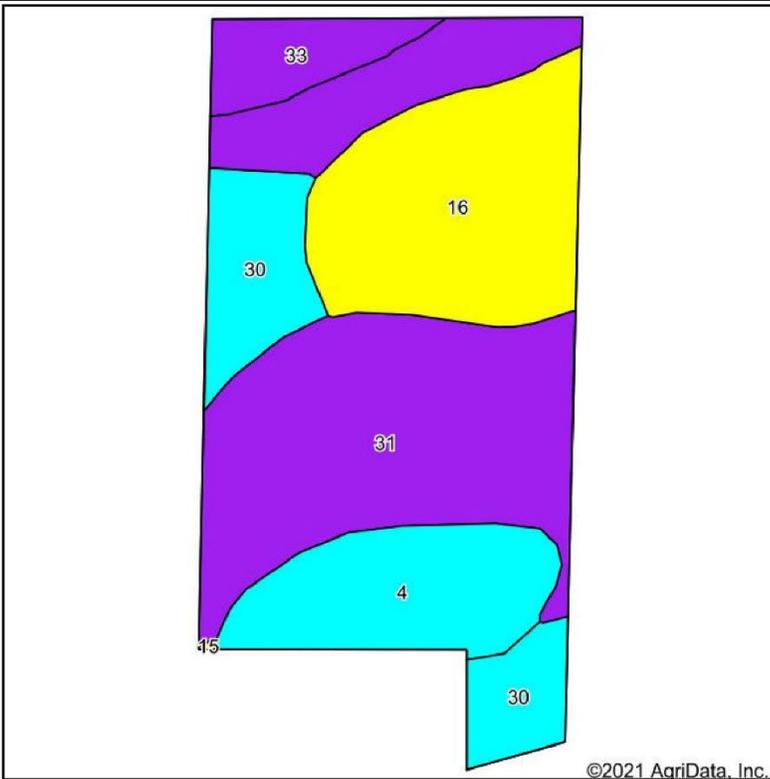
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24-12N-8W
Cleburne County
Arkansas



11/24/2021

Soils Map



State: **Arkansas**
 County: **Cleburne**
 Location: **24-12N-8W**
 Township: **Grassey**
 Acres: **82.06**
 Date: **11/24/2021**



Maps Provided By:



Soils data provided by USDA and NRCS.

Area Symbol: AR023, Soil Area Version: 5

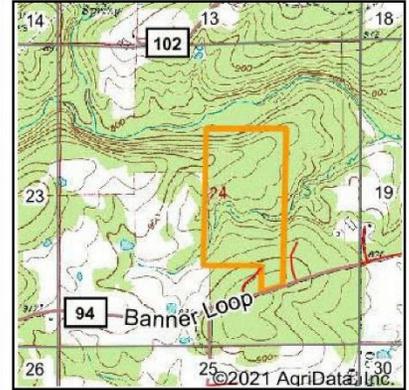
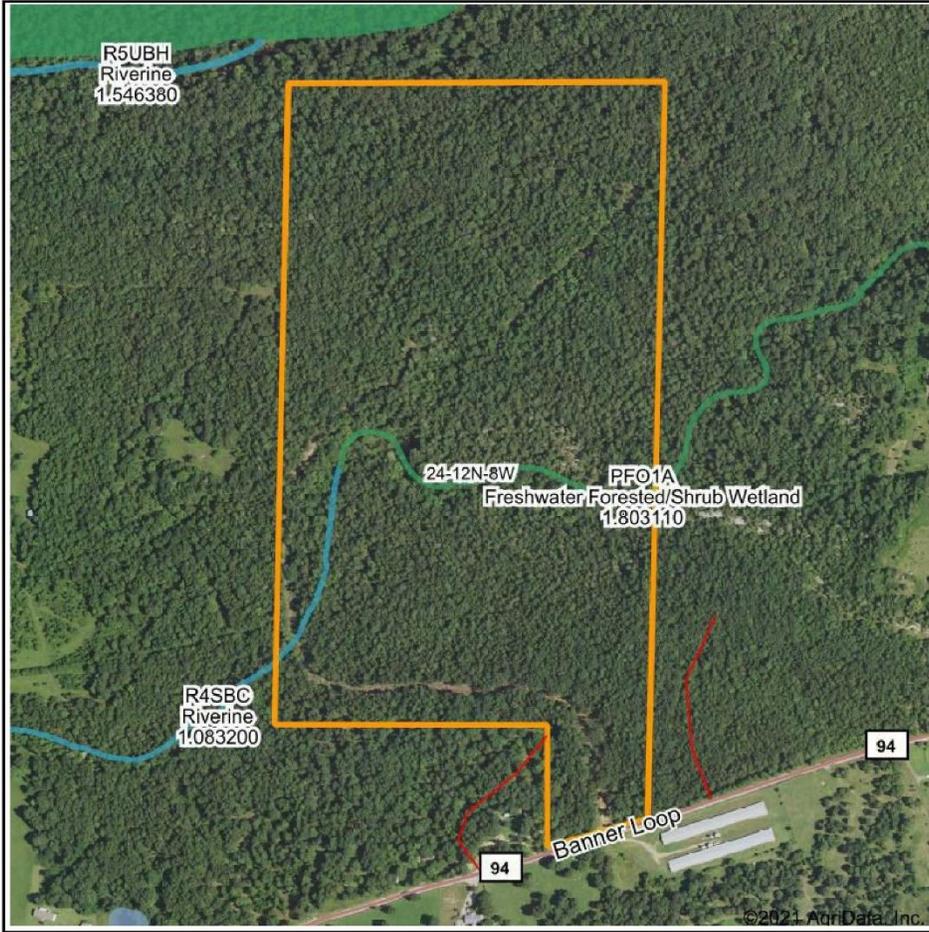
Code	Soil Description	Acres	Percent of field	Non-Irr Class Legend	Non-Irr Class *c	*n NCCPI Overall
31	Steprock-Mountainburg complex, 8 to 20 percent slopes	35.57	43.3%		VIIs	26
16	Linker gravelly fine sandy loam, 3 to 8 percent slopes	19.42	23.7%		IIle	36
4	Enders gravelly fine sandy loam, 3 to 8 percent slopes	11.86	14.5%		IVe	51
30	Steprock-Mountainburg complex, 3 to 8 percent slopes	10.55	12.9%		IVe	29
33	Steprock-Nella-Mountainburg complex, 20 to 40 percent slopes	4.66	5.7%		VIIe	9
Weighted Average					4.80	*n 31.4

*n: The aggregation method is "Weighted Average using all components"

*c: Using Capabilities Class Dominant Condition Aggregation Method

Soils data provided by USDA and NRCS.

Wetlands Map



State: **Arkansas**
 Location: **24-12N-8W**
 County: **Cleburne**
 Township: **Grassey**
 Date: **11/24/2021**



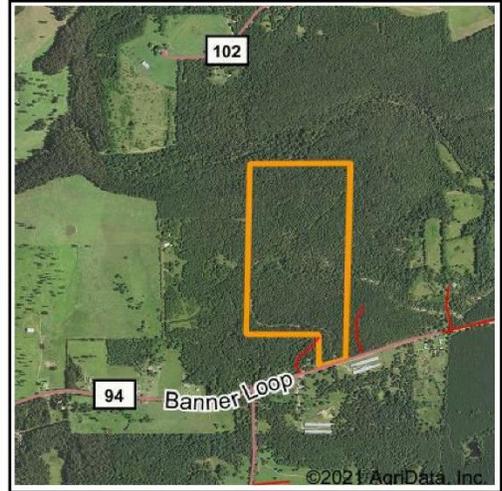
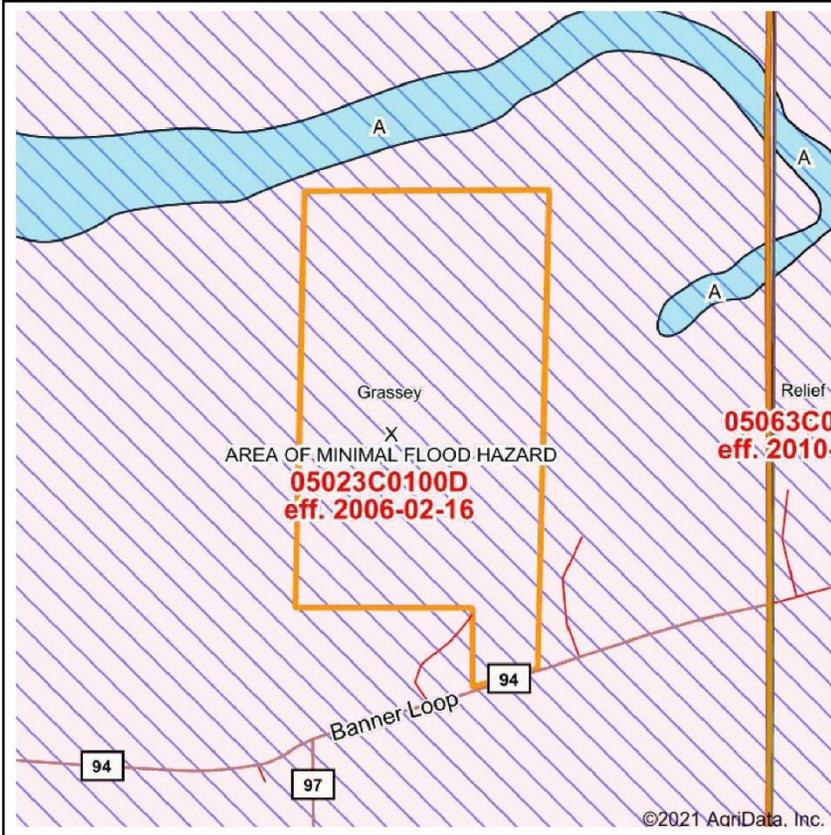
Maps Provided By:



0ft 722ft 1443ft

Classification Code	Type	Acres
PFO1A	Freshwater Forested/Shrub Wetland	0.64
R4SBC	Riverine	0.36
Total Acres		1.00

FEMA Map



Map Center: 35° 39' 32.15, -91° 47' 51.42
 State: AR Acres: 82.06
 County: Cleburne Date: 11/24/2021
 Location: 24-12N-8W
 Township: Grassey



Maps Provided By:



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Name	Number	County	NFIP Participation	Acres	Percent
CLEBURNE COUNTY	050424	Cleburne	Regular	82.06	100%
Total				82.06	100%
Map Change	Date	Case No.	Acres	Percent	
No			0	0%	
Zone	SubType	Description	Acres	Percent	
X	AREA OF MINIMAL FLOOD HAZARD	Outside 500-year Floodplain	82.06	100%	
Total			82.06	100%	
Panel	Effective Date	Acres	Percent		
05023C0100D	2/16/2006	82.06	100%		
Total		82.06	100%		

Flood related information provided by FEMA

PICTURES



