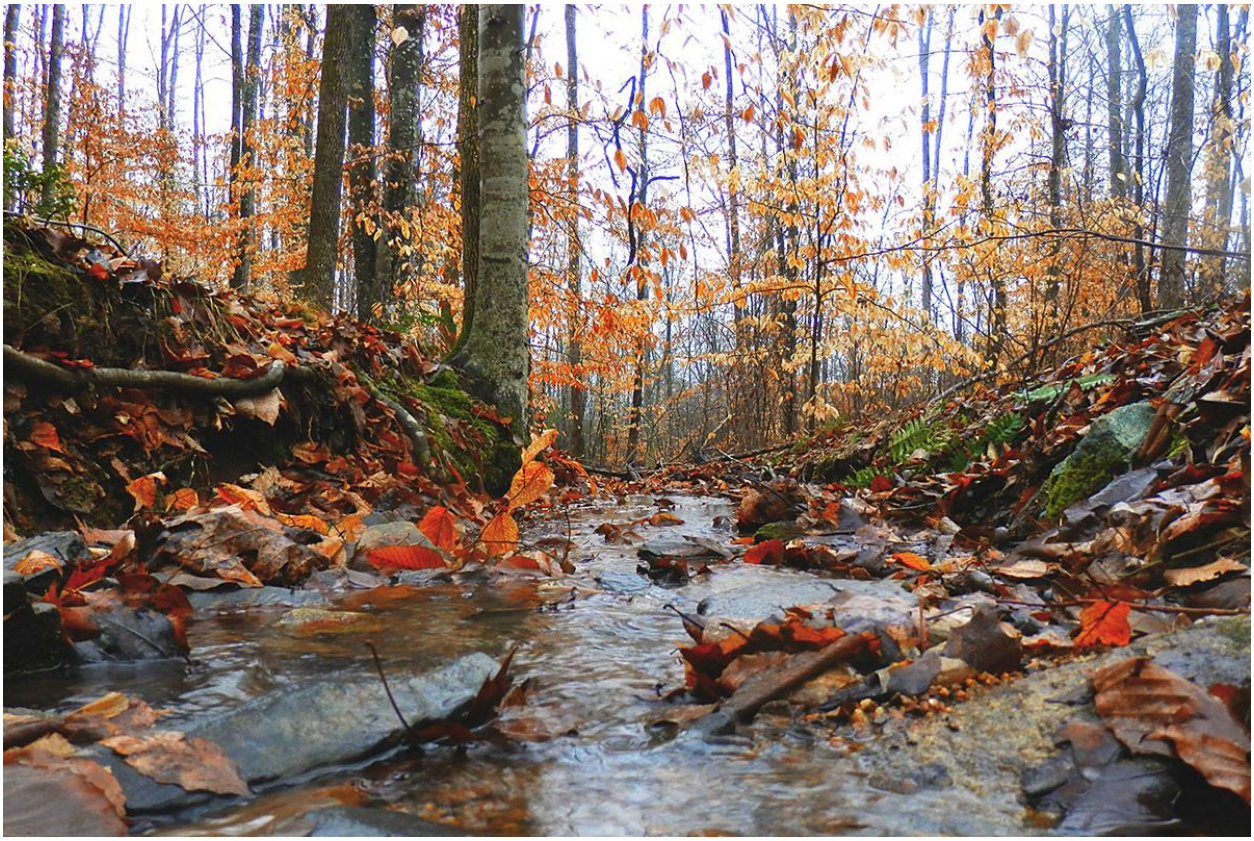

LITTLE MAUMELLE RIVER 35

The perfect property to build your Future Home – on the Little Maumelle River

35 (+/-) total acres • Pulaski County, Arkansas

Acreage documented by Survey Completed in 2017 – White Daters Surveying

INFORMATION PRESENTED BY:

Wellons Land & Timber Co.
INVESTING IN THE FUTURE

Ben J Wellons
Wellons Land & Timber Real Estate
POST OFFICE BOX 191, Little Rock, AR 72135-0191
Office: 501.482.LAND Mobile: 501.607.2293
E: Ben@WellonsLand.com
W: www.WellonsLand.com

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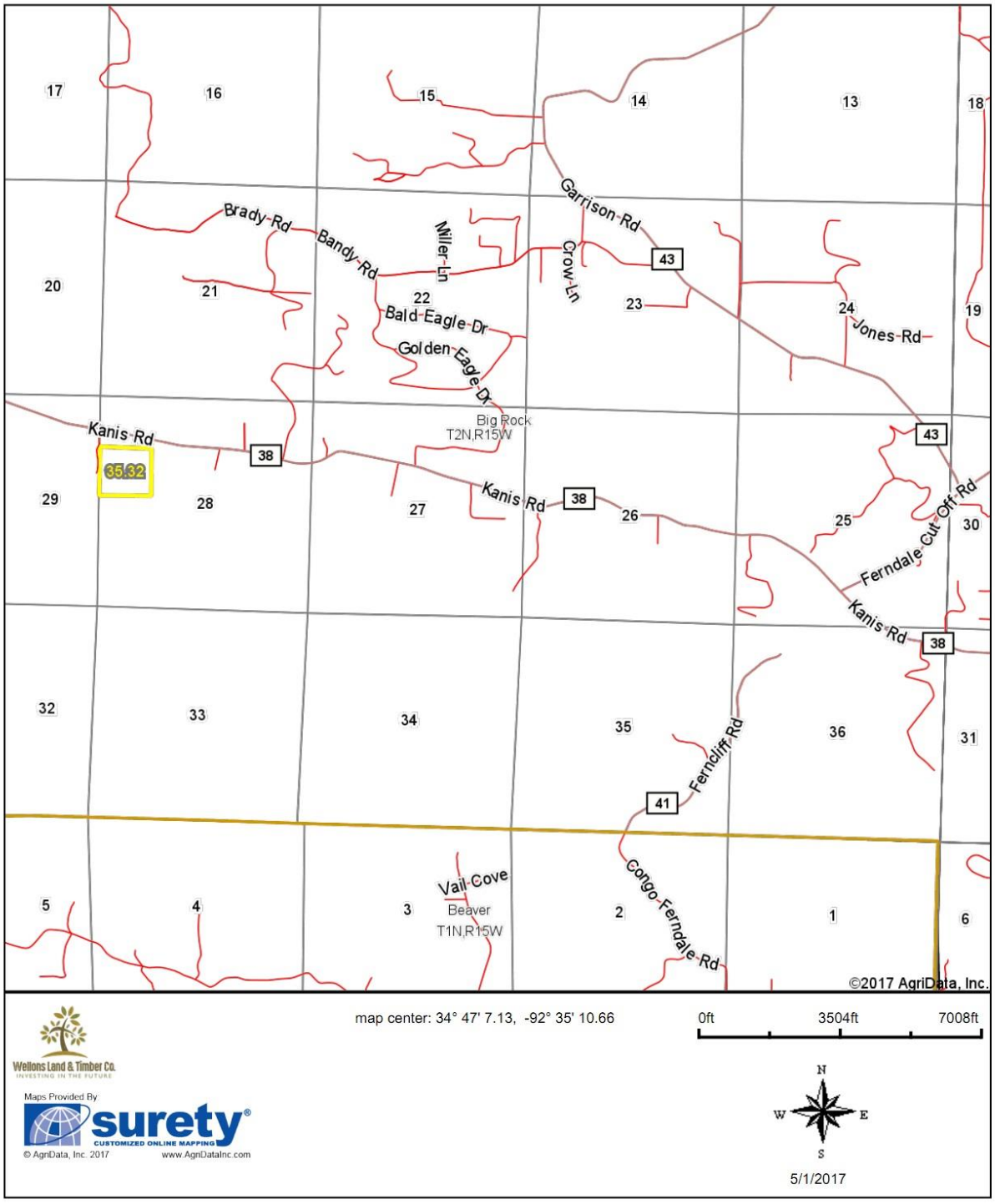
OverView Map



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5/1/2017

LITTLE MAUMELLE RIVER 35
PULASKI COUNTY 35 +/- ACRES

PROPERTY SUMMARY

"A pristine property with the beautiful Little Maumelle Creek running throughout"

Overview:

The Little Maumelle River tract is a beautiful 35 acres set along the south side of Kanis Road in the community of Ferndale. This west Pulaski County property is home site ready and has a perfect combination of flat level ground as well as rolling hills. Only 3.5 miles from the Ferndale Intersection this property gives you the opportunity to live in the county but also comes with the convenience of being close to town. The north half of the property is mostly flat and then gradual rolling hills create breathtaking views along the south side of the property overlooking the creek and the property. This property is a must see and one of the best home site property's in the area. For a property tour or for more information, please contact Ben Wellons at 501.607.2293. Wellons Land & Timber Real Estate is the representing firm of the seller.

Location:

The Little Maumelle property is located in Pulaski County, Arkansas and is just 3.5 miles south of West if the Ferndale Cutoff/Kanis Road intersection.

- 10 miles to Walmart (hwy 10 & Chenal pkwy)
- 10.5 miles to Kroger (on Chenal Parkway)

Property Highlights:

- Flat terrain perfect for horses, pasture, building, or other
- Gentle rolling hills provide beautiful views and potential home site
- Little Maumelle River (Slaty Branch) is a year round tributary
- Easy access off Kanis Road and/or Grimmett Lane (road off kanis)
- Power is available on the property
- Private setting creating one of the most beautiful home site properties in the area
- Ready to build your dream home and/or horse barn
- Beautiful views with the serenity of the Little Maumelle River
- Abundant Wildlife
- Private and exclusive property

Notable in the Area:

- Arkansas 4H Center
- Ferncliff Camp & Conference Center
- Lakes Maumelle & Winona
- Ouachita National Forest
- Nearly unlimited horseback riding, bike riding, walking trails

Water & Power Delivery/Management:

- Entergy Power service is accessible on property
- Well Water (well water is the only source of water currently available for the area)

Mineral Rights:

- Any/All owned Mineral Rights are negotiable

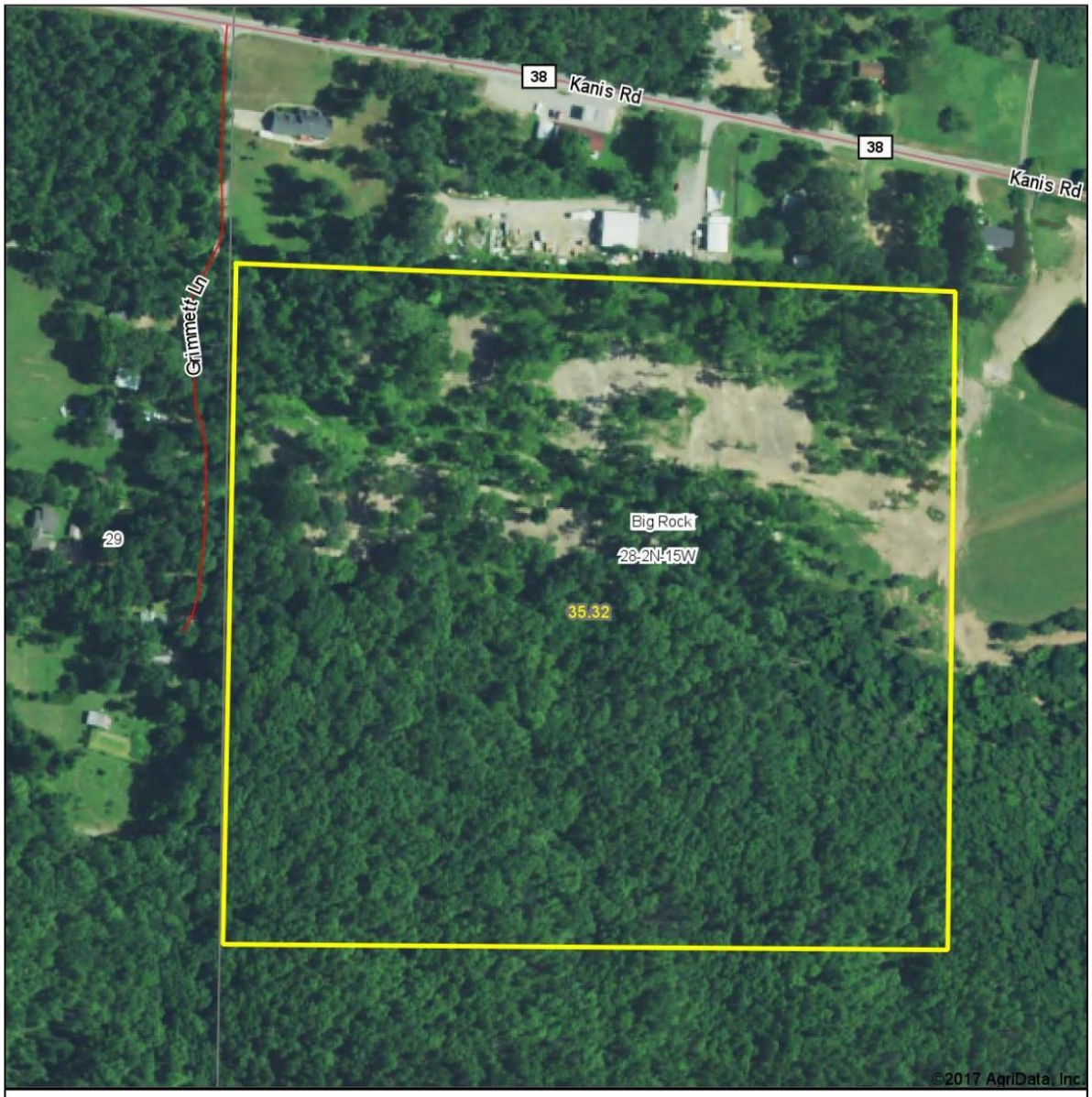
Offering Price:

The offering price for the +/- 35 acres is $822,500.00.

Contact:

Wellons Land & Timber Real Estate is the representing firm of the Seller. For more information or to schedule a private tour of this property, please contact Ben Wellons at 501.607.2293 (mobile), 501.482.LAND (office), or via email Ben@WellonsLand.com. A Wellons Land & Timber Real Estate representative must be present for all showings.

Aerial Map



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map center: 34° 47' 15.13, -92° 37' 2.46

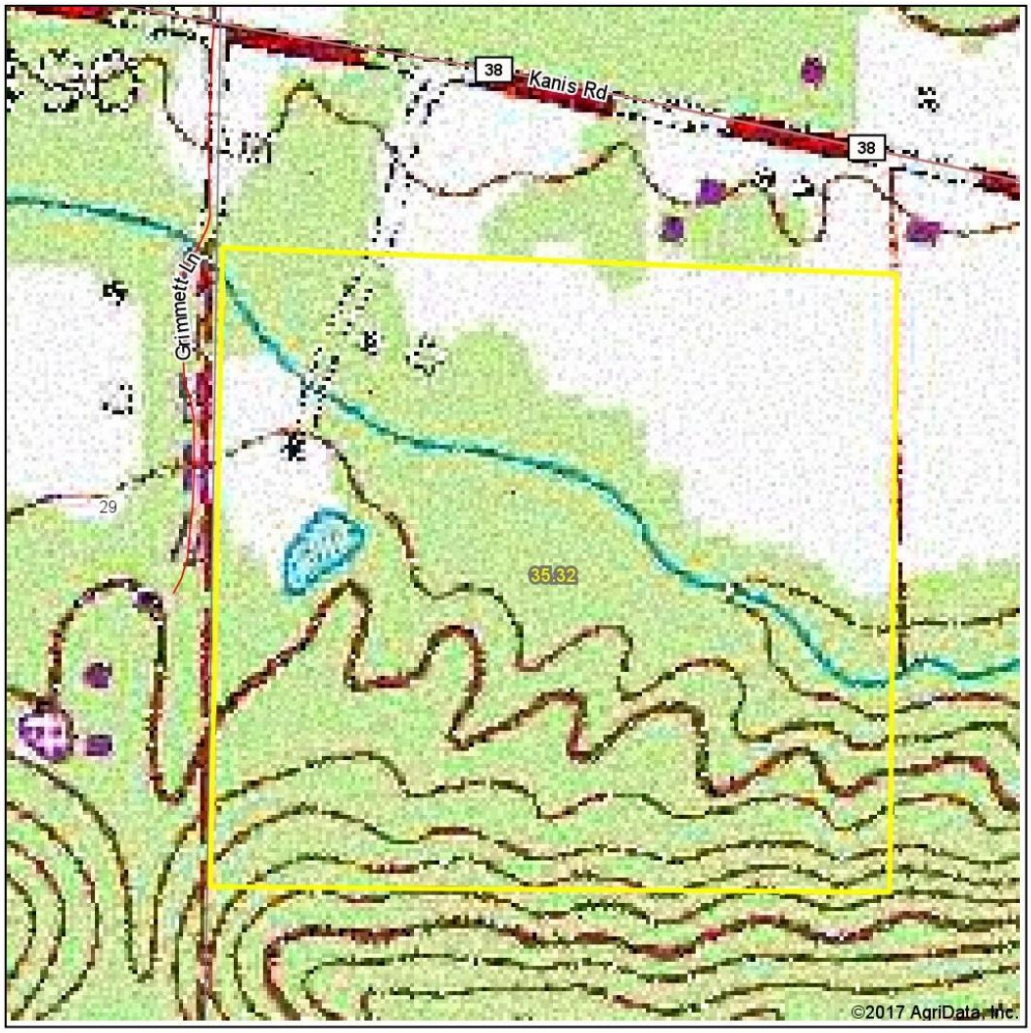
0ft 276ft 551ft

28-2N-15W
Pulaski County
Arkansas

N
W E
S

5/1/2017

TOPOGRAPHY MAP



County: Pulaski, Arkansas
Sec/Twp/Range: 28-2N-15W
Map Center: 34° 47' 15.13, -92° 37' 2.46

Scale:
0ft 241ft 482ft

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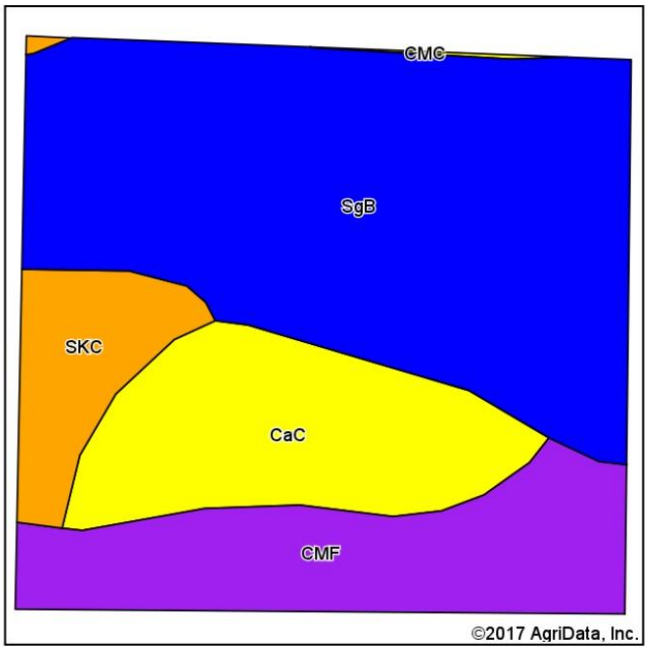
SOIL MAP



Soils data provided by USDA and NRCS.

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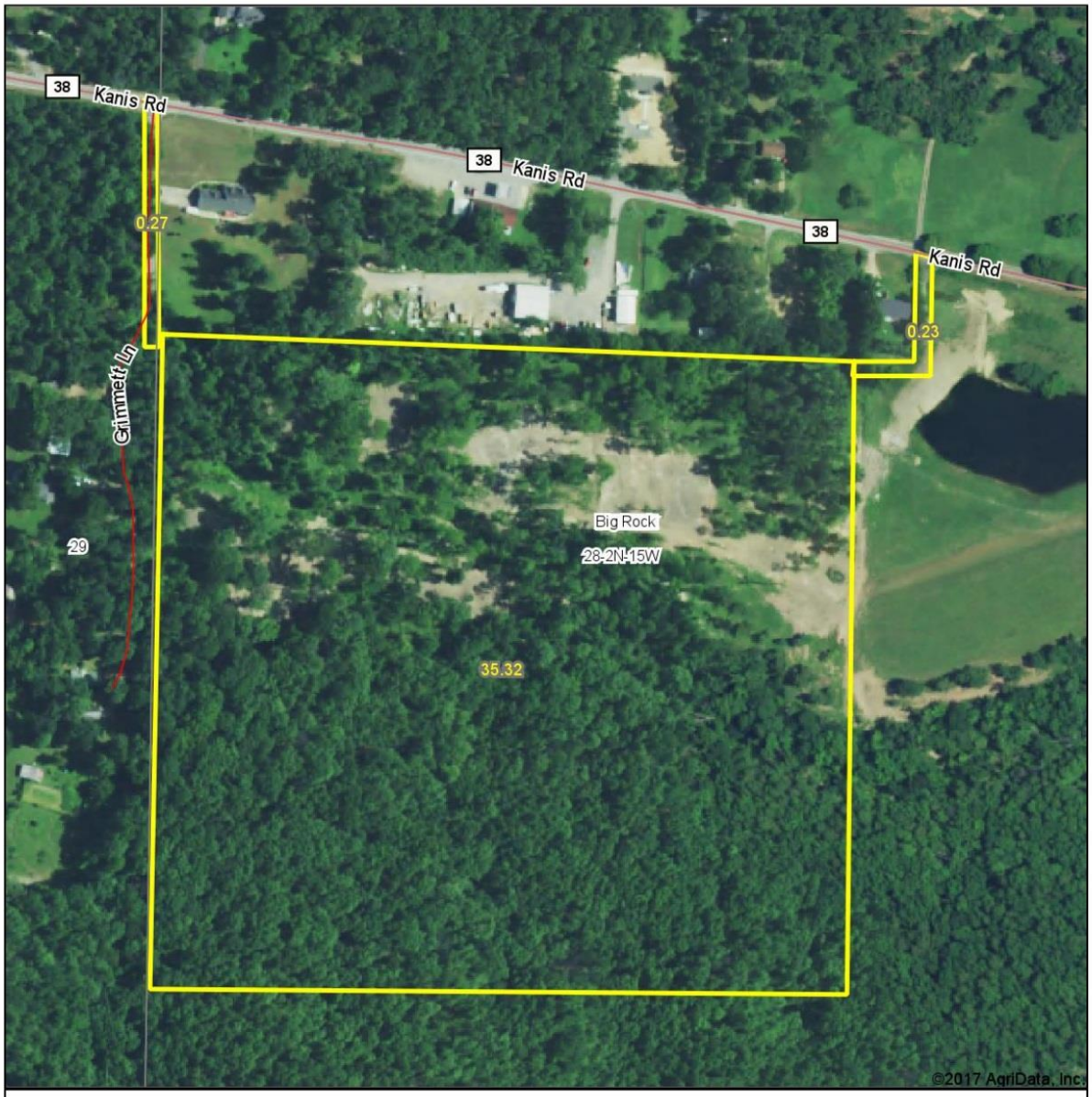
Area Symbol: AR119, Soil Area Version: 13

Code	Soil Description	Acres	Percent of field	Non-Irr Class Legend	Non-Irr Class *c	Common bermudagrass	Soybeans	Tall fescue	Wheat
SgB	Sallisaw gravelly silt loam, 1 to 3 percent slopes	18.79	53.2%		IIe	6.5	25	5	30
CMF	Carnasaw-Mountainburg association, steep	6.90	19.5%		VIIe				
CaC	Carnasaw gravelly silt loam, 3 to 8 percent slopes	6.72	19.0%		IVe	5		5	20
SKC	Sallisaw-Leadvale association, undulating	2.85	8.1%		IIIe	6	20	6	28
CMC	Carnasaw-Mountainburg association, undulating	0.06	0.2%		IVe	4.5		4.5	
					Weighted Average	**4.9**	**14.9**	**4.1**	**22**

*c: Using Capabilities Class Dominant Condition Aggregation Method

Soils data provided by USDA and NRCS.

Aerial Map



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map center: 34° 47' 16.23, -92° 37' 0.56

0ft 289ft 577ft

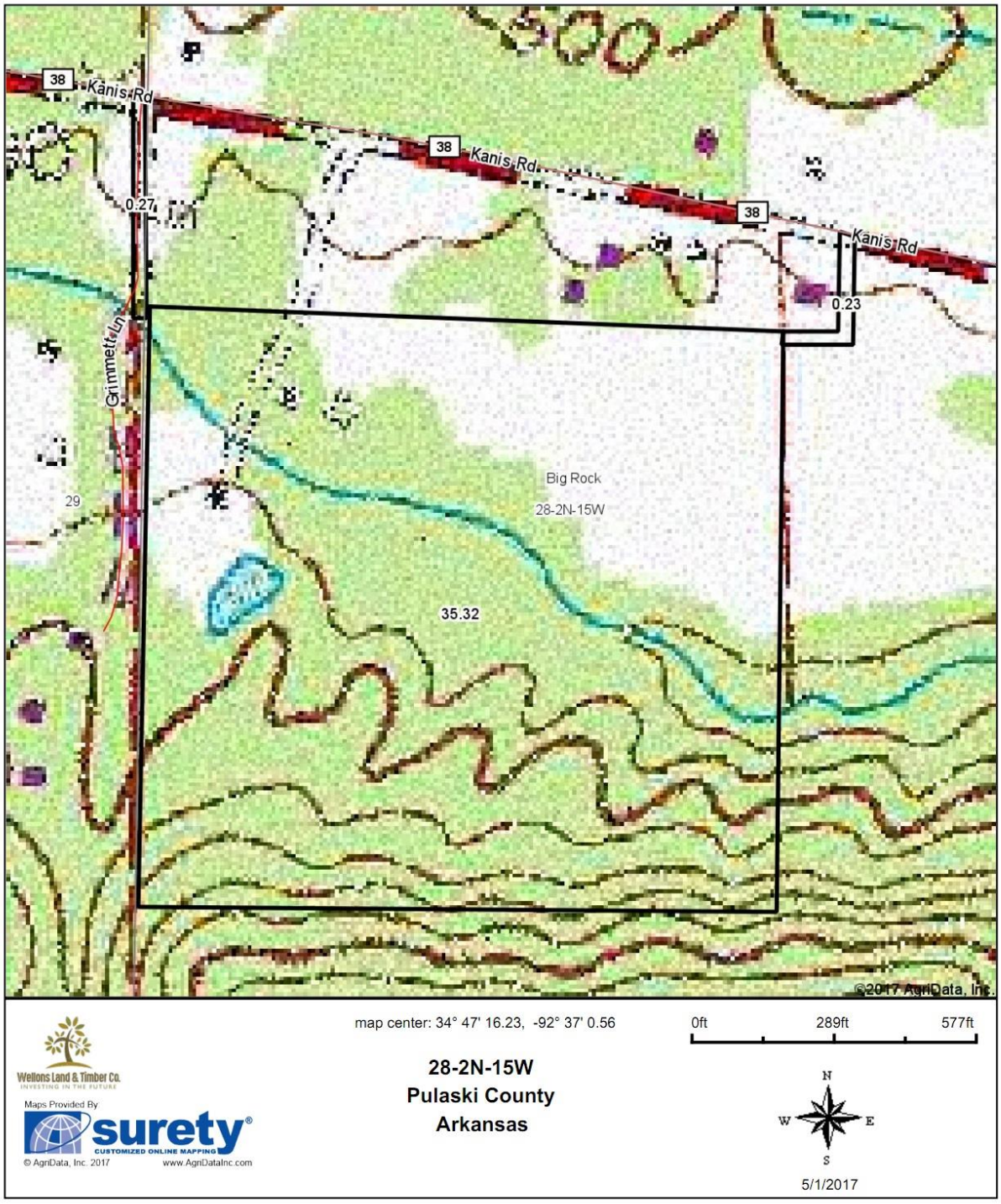
28-2N-15W
Pulaski County
Arkansas

N
W E
S

5/1/2017

Note: this map represents the public & private access points to this property but does not include the additional acreage represented on these access areas. It is only for illustration purposes.

Topography Map



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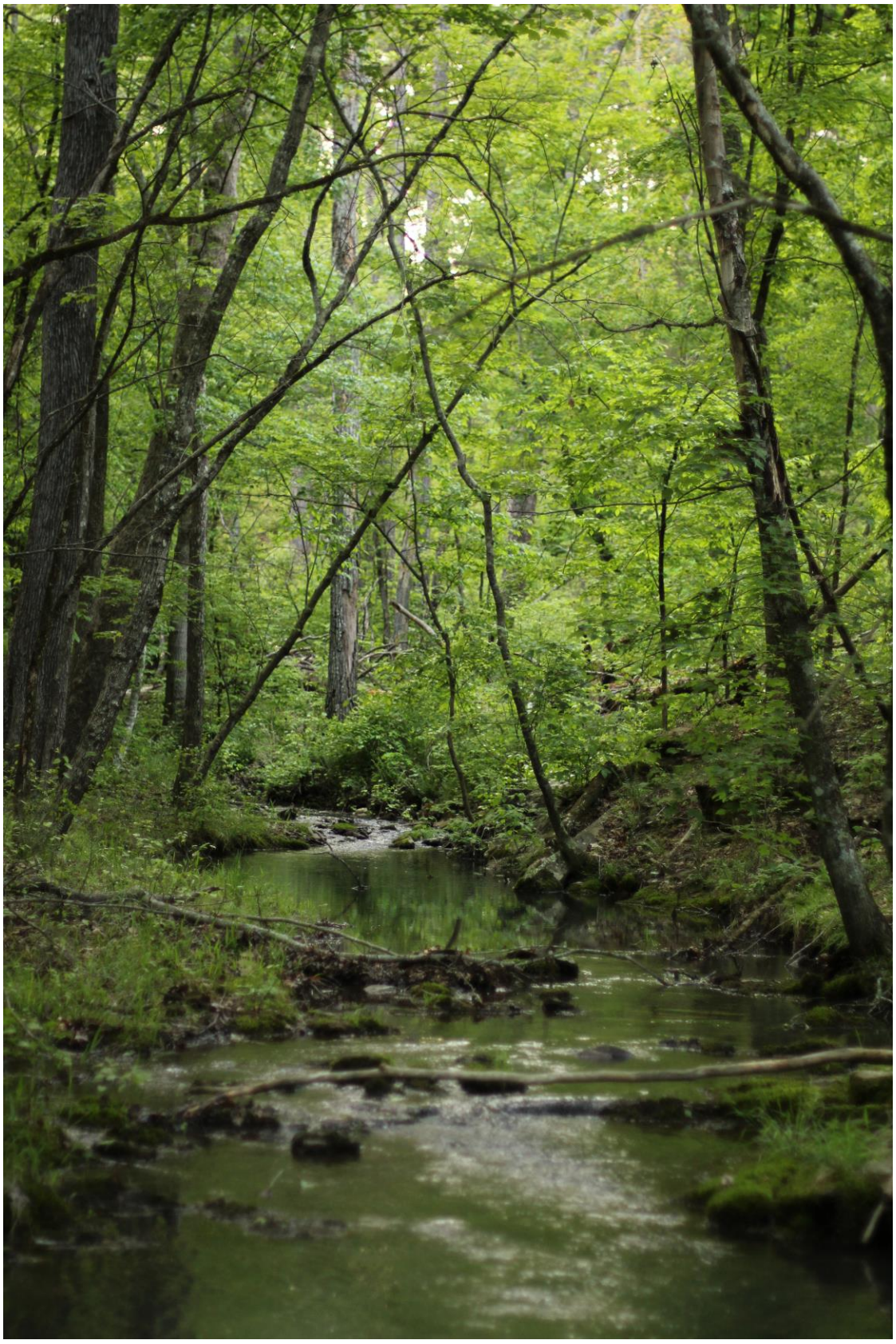
PICTURES



NOTES

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Investing in the Future

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