



40 Acres Hwy 141 Boydsville, AR

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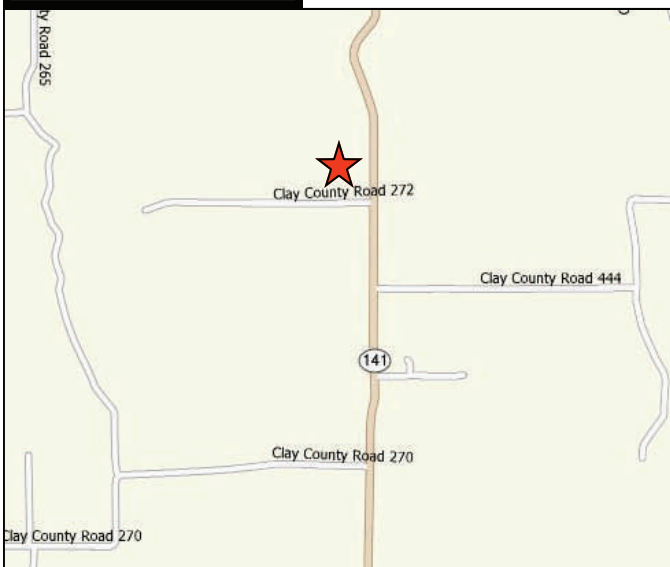
(870) 236-1114 Fax

Hwy 141 Boydsville, AR

40 Acres



Location:



Features and Amenities:

- 40 Acres M/L
- 2 Ponds
- Barn
- Fenced
- Rolling Hills and Timber
- \$1,895.00/Acre



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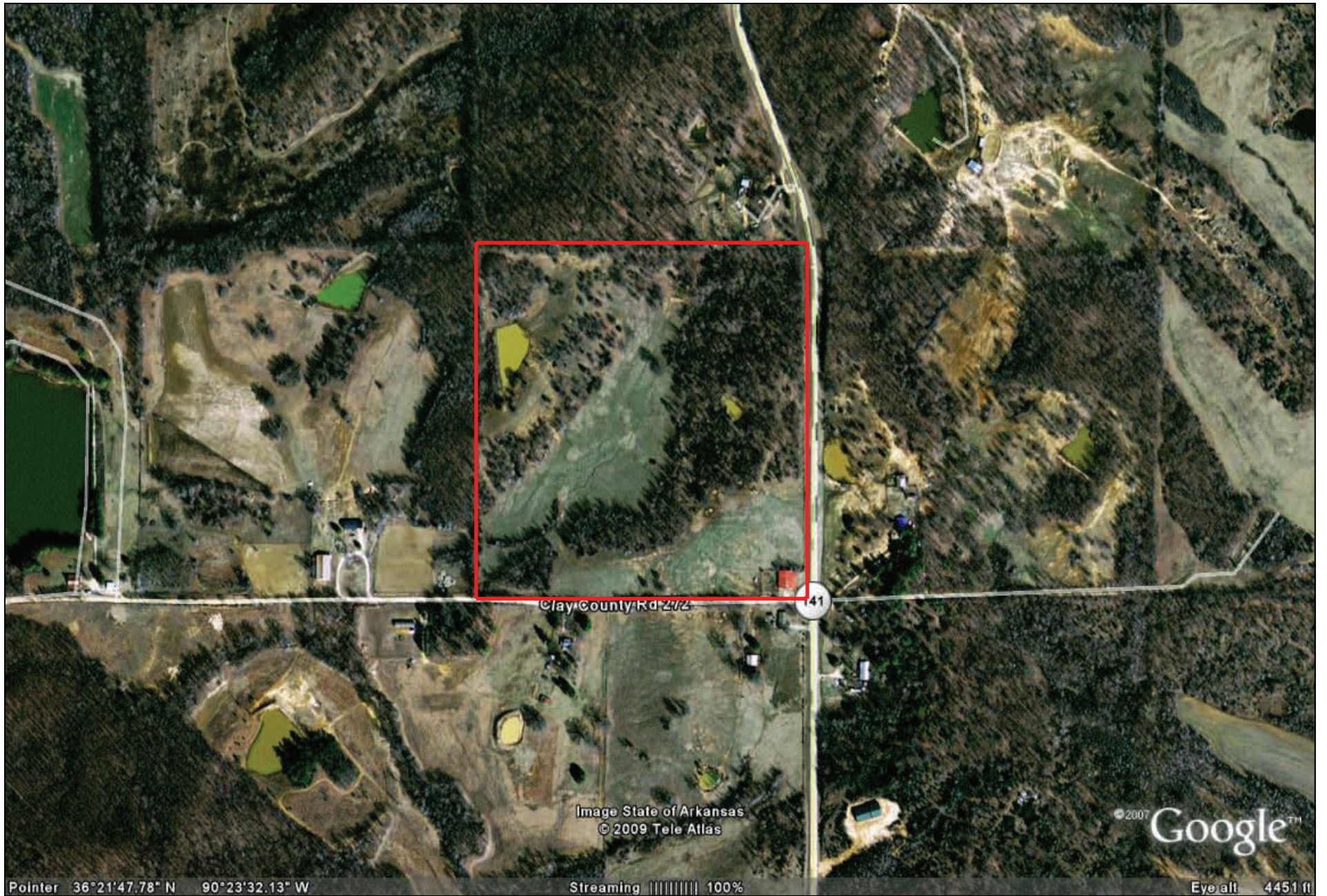
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For more information on this property and all of our available properties, go to www.gazawayrealty.com

Disclaimer: The information presented herein, while not guaranteed, was obtained from sources we believe to be reliable.

40 Acres





Clay County Rd 272

141

Image State of Arkansas
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Pointer 36°21'47.78" N 90°23'32.13" W

Streaming ||||| 100%

Eye alt 4451 ft



Site Type: Radius	Clay County Arkansas, United States Radius: 3.0 mile	Clay County Arkansas, United States Radius: 5.0 mile	Clay County Arkansas, United States Radius: 10 mile
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2008 Population

Total Population	131	628	7,832
Male Population	50.0%	50.6%	48.7%
Female Population	50.0%	49.4%	51.3%
Median Age	42.2	41.5	40.7

2008 Income

Median HH Income	\$29,275	\$34,245	\$30,806
Per Capita Income	\$15,513	\$16,020	\$17,544
Average HH Income	\$38,887	\$39,611	\$42,002

2008 Households

Total Households	48	246	3,296
Average Household Size	2.73	2.55	2.35
1990-2000 Annual Rate	0%	0.16%	-0.03%

2008 Housing

Owner Occupied Housing Units	65.6%	63.0%	62.8%
Renter Occupied Housing Units	13.1%	11.5%	17.8%
Vacant Housing Units	21.3%	25.5%	19.3%

Population

1990 Population	143	683	8,443
2000 Population	138	668	8,265
2008 Population	131	628	7,832
2013 Population	126	604	7,629
1990-2000 Annual Rate	-0.36%	-0.22%	-0.21%
2000-2008 Annual Rate	-0.63%	-0.75%	-0.65%
2008-2013 Annual Rate	-0.78%	-0.78%	-0.52%

In the identified market area, the current year population is 7,832. In 2000, the Census count in the market area was 8,265. The rate of change since 2000 was -0.65 percent annually. The five-year projection for the population in the market area is 7,629, representing a change of -0.52 percent annually from 2008 to 2013. Currently, the population is 48.7 percent male and 51.3 percent female.

Households

1990 Households	50	255	3,460
2000 Households	50	259	3,451
2008 Households	48	246	3,296
2013 Households	46	238	3,216
1990-2000 Annual Rate	0%	0.16%	-0.03%
2000-2008 Annual Rate	-0.49%	-0.62%	-0.56%
2008-2013 Annual Rate	-0.85%	-0.66%	-0.49%

The household count in this market area has changed from 3,451 in 2000 to 3,296 in the current year, a change of -0.56 percent annually. The five-year projection of households is 3,216, a change of -0.49 percent annually from the current year total. Average household size is currently 2.35, compared to 2.37 in the year 2000. The number of families in the current year is 2,237 in the market area.

Housing

Currently, 62.8 percent of the 4,086 housing units in the market area are owner occupied; 17.8 percent, renter occupied; and 19.3 percent are vacant. In 2000, there were 3,963 housing units— 67.1 percent owner occupied, 20.1 percent renter occupied and 12.8 percent vacant. The rate of change in housing units since 2000 is 0.37 percent. Median home value in the market area is \$52,974, compared to a median home value of \$192,285 for the U.S. In five years, median home value is projected to change by 1.44 percent annually to \$56,900. From 2000 to the current year, median home value changed by 4.2 percent annually.

Source: U.S. Bureau of the Census, 2000 Census of Population and Housing. ESRI forecasts for 2008 and 2013. ESRI converted 1990 Census data into 2000 geography.



Site Type: Radius	Clay County Arkansas, United States Radius: 3.0 mile	Clay County Arkansas, United States Radius: 5.0 mile	Clay County Arkansas, United States Radius: 10 mile
Median Household Income			
1990 Median HH Income	\$17,250	\$17,560	\$16,967
2000 Median HH Income	\$26,499	\$26,965	\$24,250
2008 Median HH Income	\$29,275	\$34,245	\$30,806
2013 Median HH Income	\$37,362	\$38,646	\$35,699
1990-2000 Annual Rate	4.39%	4.38%	3.64%
2000-2008 Annual Rate	1.22%	2.94%	2.94%
2008-2013 Annual Rate	5%	2.45%	2.99%
Per Capita Income			
1990 Per Capita Income	\$8,201	\$8,486	\$8,795
2000 Per Capita Income	\$11,573	\$12,413	\$13,876
2008 Per Capita Income	\$15,513	\$16,020	\$17,544
2013 Per Capita Income	\$17,785	\$18,230	\$20,162
1990-2000 Annual Rate	3.5%	3.88%	4.67%
2000-2008 Annual Rate	3.61%	3.14%	2.88%
2008-2013 Annual Rate	2.77%	2.62%	2.82%
Average Household Income			
1990 Average Household Income	\$21,596	\$23,445	\$21,769
2000 Average Household Income	\$29,813	\$32,080	\$33,347
2008 Average HH Income	\$38,887	\$39,611	\$42,002
2013 Average HH Income	\$43,821	\$45,169	\$48,165
1990-2000 Annual Rate	3.28%	3.19%	4.36%
2000-2008 Annual Rate	3.27%	2.59%	2.84%
2008-2013 Annual Rate	2.42%	2.66%	2.78%

Households by Income

Current median household income is \$30,806 in the market area, compared to \$53,154 for all U.S. households. Median household income is projected to be \$35,699 in five years. In 2000, median household income was \$24,250, compared to \$16,967 in 1990.

Current average household income is \$42,002 in this market area, compared to \$73,126 for all U.S. households. Average household income is projected to be \$48,165 in five years. In 2000, average household income was \$33,347, compared to \$21,769 in 1990.

Current per capita income is \$17,544 in the market area, compared to the U.S. per capita income of \$27,916. The per capita income is projected to be \$20,162 in five years. In 2000, the per capita income was \$13,876, compared to \$8,795 in 1990.

Population by Employment

Total Businesses	0	11	353
Total Employees	0	77	2,452

Currently, 89.6 percent of the civilian labor force in the identified market area is employed and 10.4 percent are unemployed. In comparison, 93.4 percent of the U.S. civilian labor force is employed, and 6.6 percent are unemployed. In five years the rate of employment in the market area will be 90.5 percent of the civilian labor force, and unemployment will be 9.5 percent. The percentage of the U.S. civilian labor force that will be employed in five years is 93.9 percent, and 6.1 percent will be unemployed. In 2000, 57.4 percent of the population aged 16 years or older in the market area participated in the labor force, and 0.0 percent were in the Armed Forces.

In the current year, the occupational distribution of the employed population is:

- 41.9 percent in white collar jobs (compared to 60.2 percent of U.S. employment)
- 13.7 percent in service jobs (compared to 16.5 percent of U.S. employment)
- 44.4 percent in blue collar jobs (compared to 23.3 percent of U.S. employment)

In 2000, 82.5 percent of the market area population drove alone to work, and 2.7 percent worked at home. The average travel time to work in 2000 was 20.9 minutes in the market area, compared to the U.S. average of 25.5 minutes.

Population by Education

In 2008, the educational attainment of the population aged 25 years or older in the market area was distributed as follows:

- 33.0 percent had not earned a high school diploma (16.4 percent in the U.S.)
- 42.4 percent were high school graduates only (29.6 percent in the U.S.)
- 3.3 percent had completed an Associate degree (7.2 percent in the U.S.)
- 5.1 percent had a Bachelor's degree (17.0 percent in the U.S.)
- 2.2 percent had earned a Master's/Professional/Doctorate Degree (9.7 percent in the U.S.)