



OFFERED FOR SALE

## **HICKORY PLAINS FARM**

*An agricultural and recreational investment opportunity.*

160.0 <sup>(+/-)</sup> total acres • Prairie County, Arkansas

OFFERED BY



A G R I C U L T U R E   R E C R E A T I O N   T I M B E R L A N D  
T R A D I T I O N A L   B R O K E R A G E   +   S E A L E D   B I D S   +   C O N S U L T I N G

LICENSED IN ARKANSAS, LOUISIANA, MISSISSIPPI, TENNESSEE, AND TEXAS



**DISCLOSURE STATEMENT**

Lile Real Estate, Inc. is the listing agency for the owner of the property described within this offering brochure.

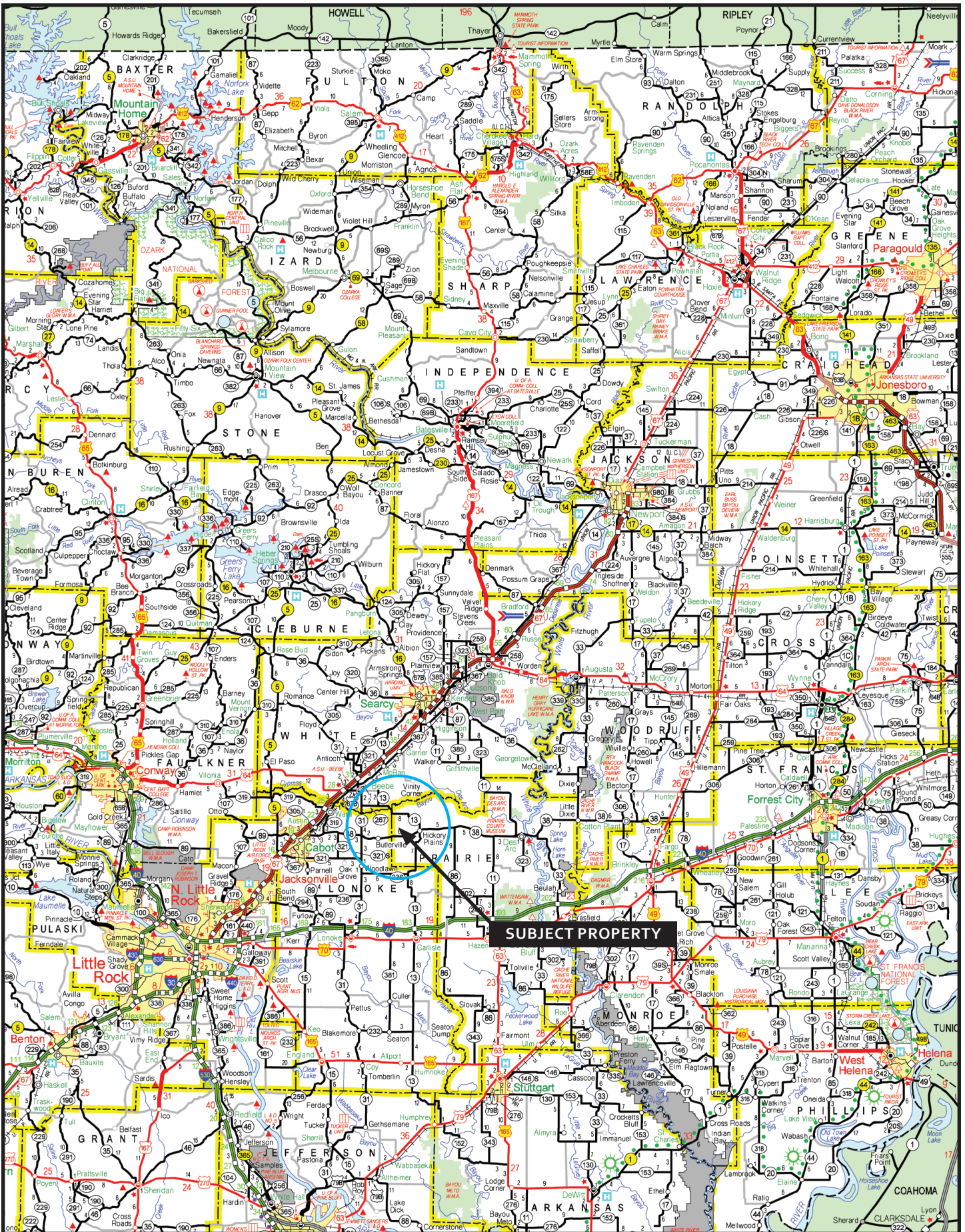
A representative of Lile Real Estate, Inc. must be present to conduct a showing. The management of Lile Real Estate, Inc. respectfully requests that interested parties contact us in advance to schedule a proper showing and do not attempt to tour or trespass the property on their own. Thank you for your cooperation.

Some images shown within this offering brochure are used for representative purposes and may not have been taken on location at the subject property.

This offering is subject to errors, omissions, change or withdrawal without notice. All information provided herein is intended as a general guideline and has been provided by sources deemed reliable, but the accuracy of which we cannot guarantee.



# VICINITY MAP



## **PROPERTY SUMMARY**

**Description:** The Hickory Plains Farm consists of 160.0 (+/-) acres located four (4) miles west of the town of Hickory Plains, Arkansas in Prairie County. The property has historically been utilized as a hay and cattle operation. Cypress Bayou WMA is located roughly six (6) miles west of the land. The land is surrounded by mature CRP pine timber providing good deer hunting, and turkey occasionally frequent the property. There are two (2) lakes both offering good fishing for bass, crappie, and bream. There is an old driveway, lined with big pecan trees, which would make for a beautiful drive to a homesite. Access is via Arkansas Highway 38 or 13 directly from Briley Road. There is a mobile home on the property, which would make for a nice hunting camp. The perimeter is fenced with barb-wire and there is some cross-fencing. The property is positioned for continuation of the cattle and hay operation, a hobby farm/get-a-way place, or a nice homesite development. The property is offered for sale for \$480,000.00 (\$3,000.00 per acre) and would make the ideal get-a-way place for weekend relaxation and outdoor recreation. Please contact Jeryl Jones (mobile: 870-672-1365) or Gardner Lile (mobile: 501-658-9275) of Lile Real Estate, Inc. to schedule a property tour or for additional information.

**Location:** Hickory Plains, Arkansas; Prairie County; Northeast Region of AR  
*Mileage Chart*

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Beebe, AR	10 miles
Cabot, AR	16 miles
Des Arc, AR	17 miles
Lonoke, AR	20 miles
Searcy, AR	27 miles
Little Rock, AR	40 miles

**Access:** Access is off Arkansas Highway 38 or 13, and directly from Briley Road.

**Acreage:** 160.0 (+/-) Total Acres  
*Acreage Breakdown*

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135.0 (+/-) acres (84%) in fields and pasture
12.0 (+/-) acres (8%) in lakes (2 lakes)
11.0 (+/-) acres (7%) in trees
2.0 (+/-) acres (1%) in improvement site

**Improvements:** Mobile home  
Fencing  
    - The property boundary is fenced with cross fencing  
Utilities  
    - Electricity  
    - Telephone  
    - Water  
    - Private septic tank used for sewer

<b>Real Estate Taxes:</b>	<i>County</i>	<i>Parcel ID</i>	<i>Acres</i>	<i>Amount (estimated)</i>
	Prairie	001-06713-000	80.0	\$137.00
	Prairie	001-06714-000	80.0	\$210.00
	Totals:		160.0	\$347.00

**Mineral Rights:** Any mineral rights owned by the Seller shall convey in the property sale, without reservation.

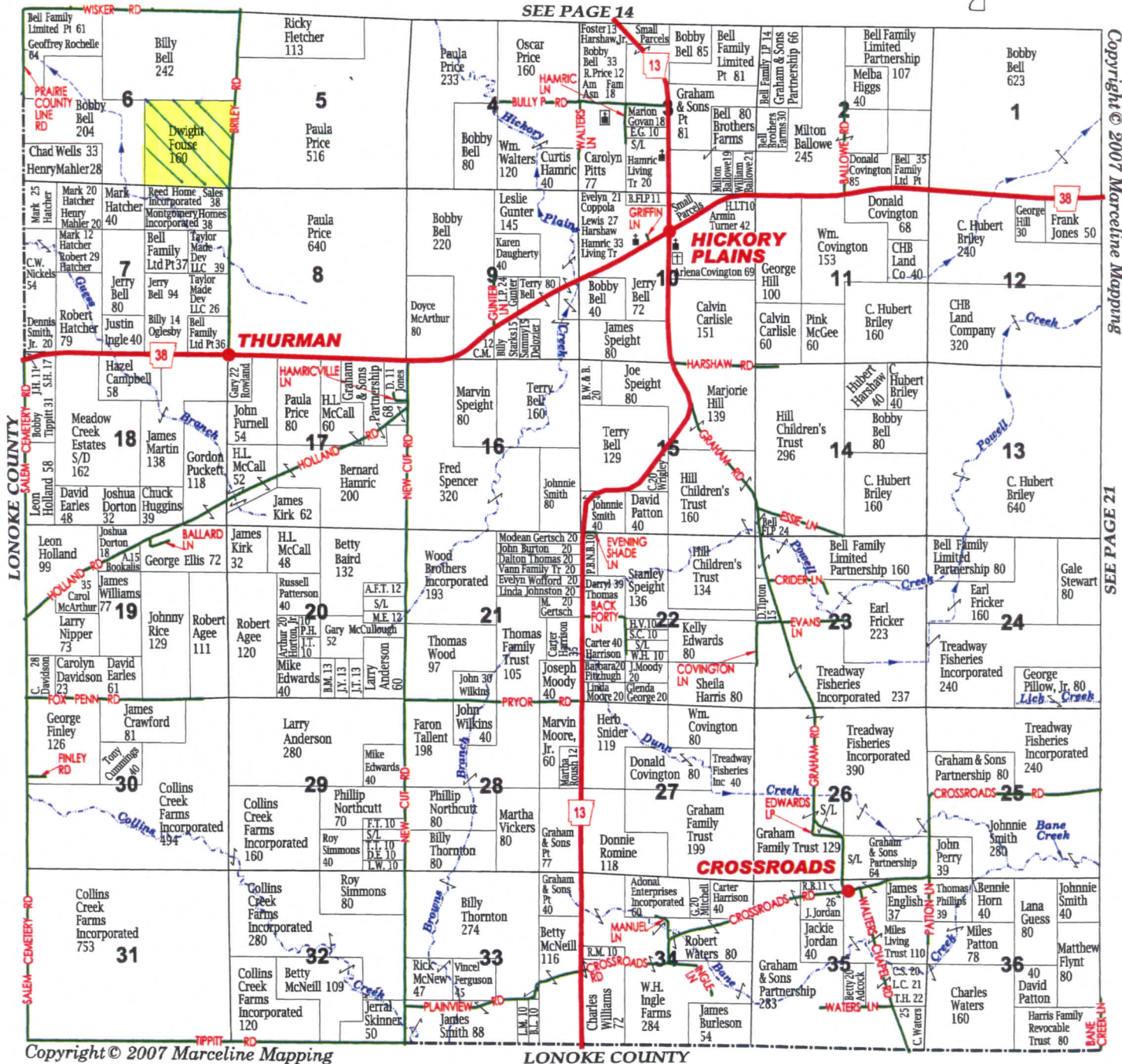


**Recreation:** The land is surrounded by mature CRP pine timber providing good deer hunting and turkey occasionally frequent the property. There are two (2) lakes both offering good fishing for bass, crappie, and bream.

**Offering Price:** \$480,000.00 (\$3,000.00 per acre)

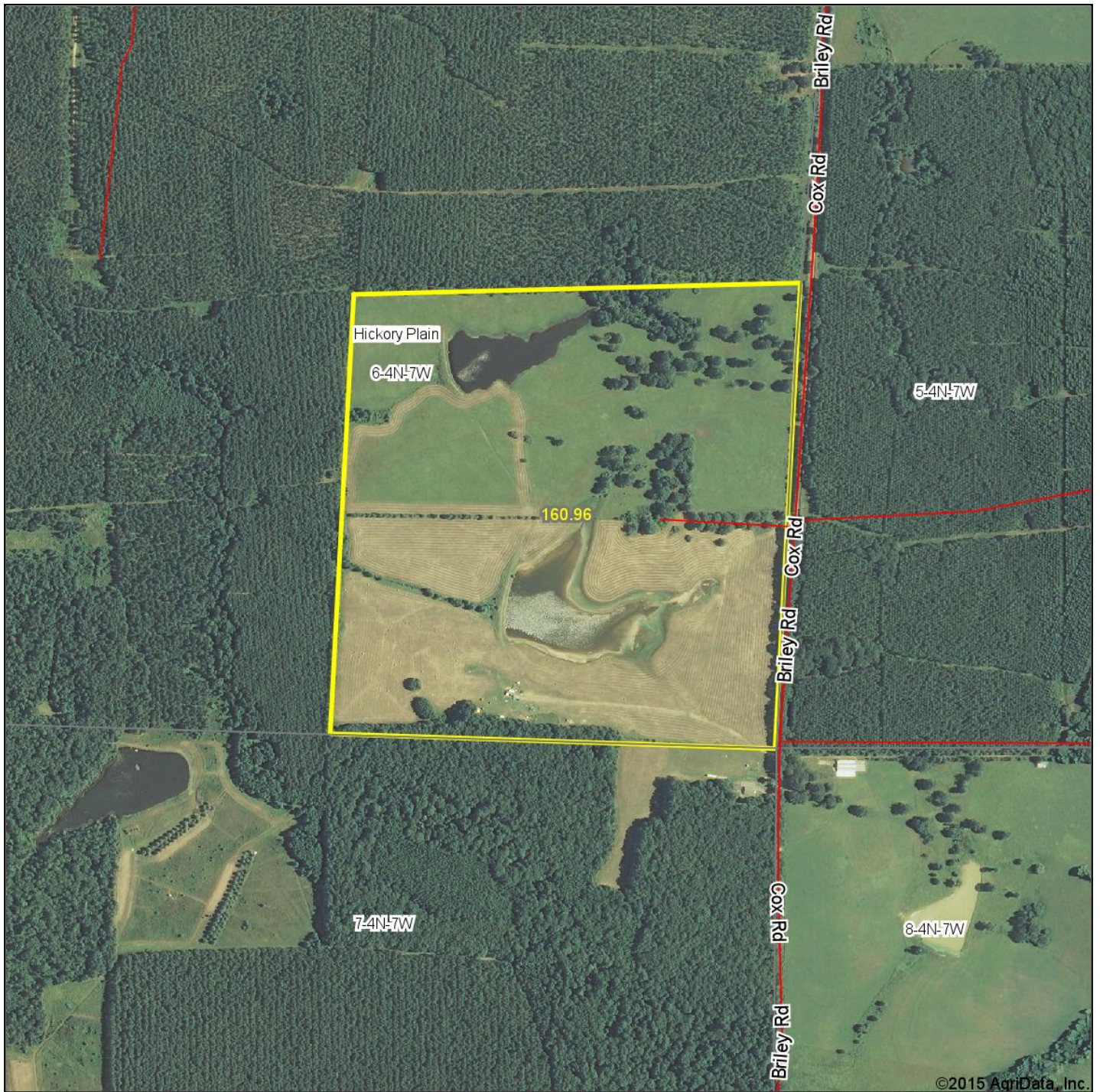
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## TOWNSHIP 4N • RANGE 7W





## Aerial Map



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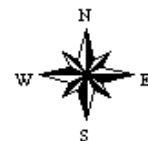
Maps Provided By:

**surety**  
CUSTOMIZED ONLINE MAPPING  
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**6-4N-7W**  
**Prairie County**  
**Arkansas**

map center: 34° 59' 49.31, 91° 47' 10.48

scale: 10529

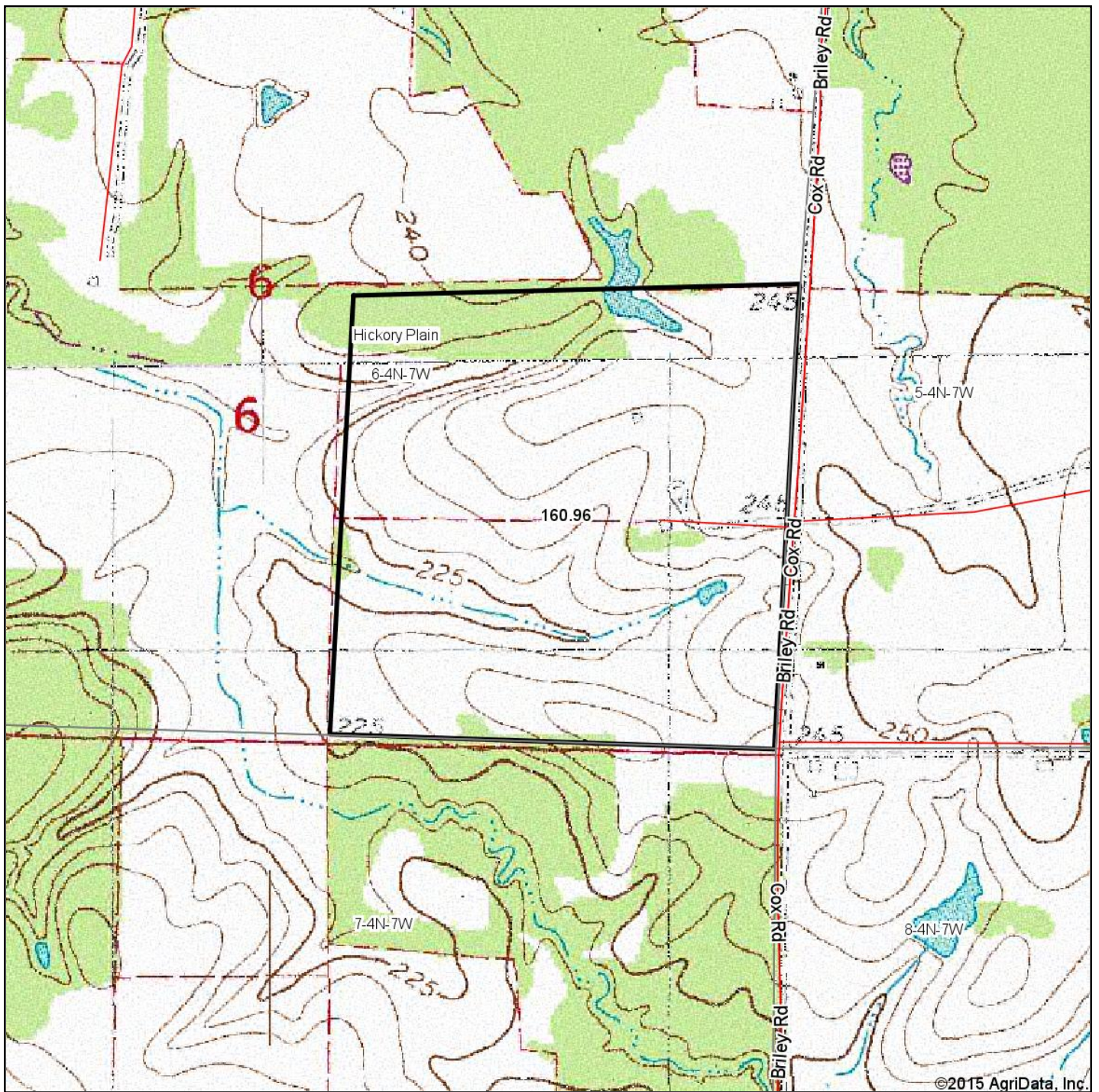


3/15/2015

Aerial photography provided by Aerial Photography Field Office.



# Topography Map



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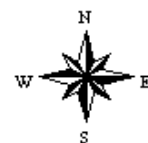


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**6-4N-7W**  
**Prairie County**  
**Arkansas**

map center: 34° 59' 49.31, 91° 47' 10.48

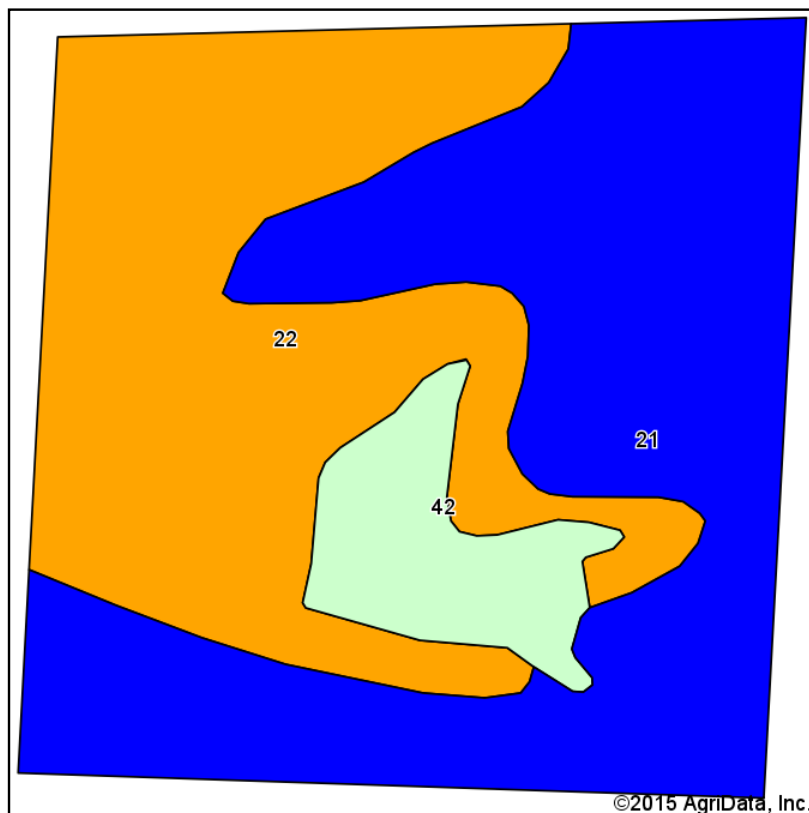
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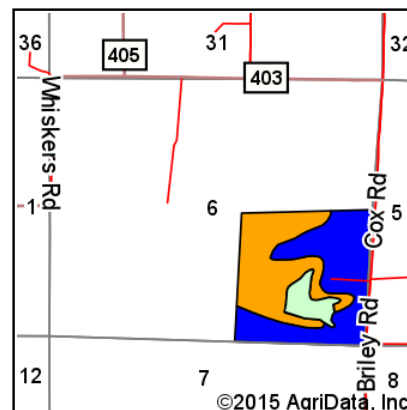
3/15/2015



## Soil Map



Soils data provided by USDA and NRCS.



State: **Arkansas**  
 County: **Prairie**  
 Location: **6-4N-7W**  
 Township: **Hickory Plain**  
 Acres: **160.96**  
 Date: **3/15/2015**



Maps Provided By:



**surety**  
 CUSTOMIZED ONLINE MAPPING  
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Area Symbol: AR680, Soil Area Version: 12

Code	Soil Description	Acres	Percent of field	Non-Irr Class Legend	Non-Irr Class	Rice Irrigated	Grain sorghum	Soybeans
21	Immanuel silt loam, 1 to 3 percent slopes	79.64	49.5%		Ile			
22	Immanuel silt loam, 3 to 8 percent slopes	67.54	42.0%		IIle	6	4	2
42	Water	13.78	8.6%					
<b>Weighted Average</b>						<b>2.5</b>	<b>1.7</b>	<b>0.8</b>

Area Symbol: AR680, Soil Area Version: 12

Soils data provided by USDA and NRCS.





















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