

OFFERED FOR SALE

BRUSHY CREEK

A recreational investment opportunity

256.0 (+/-) total acres • Cross 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

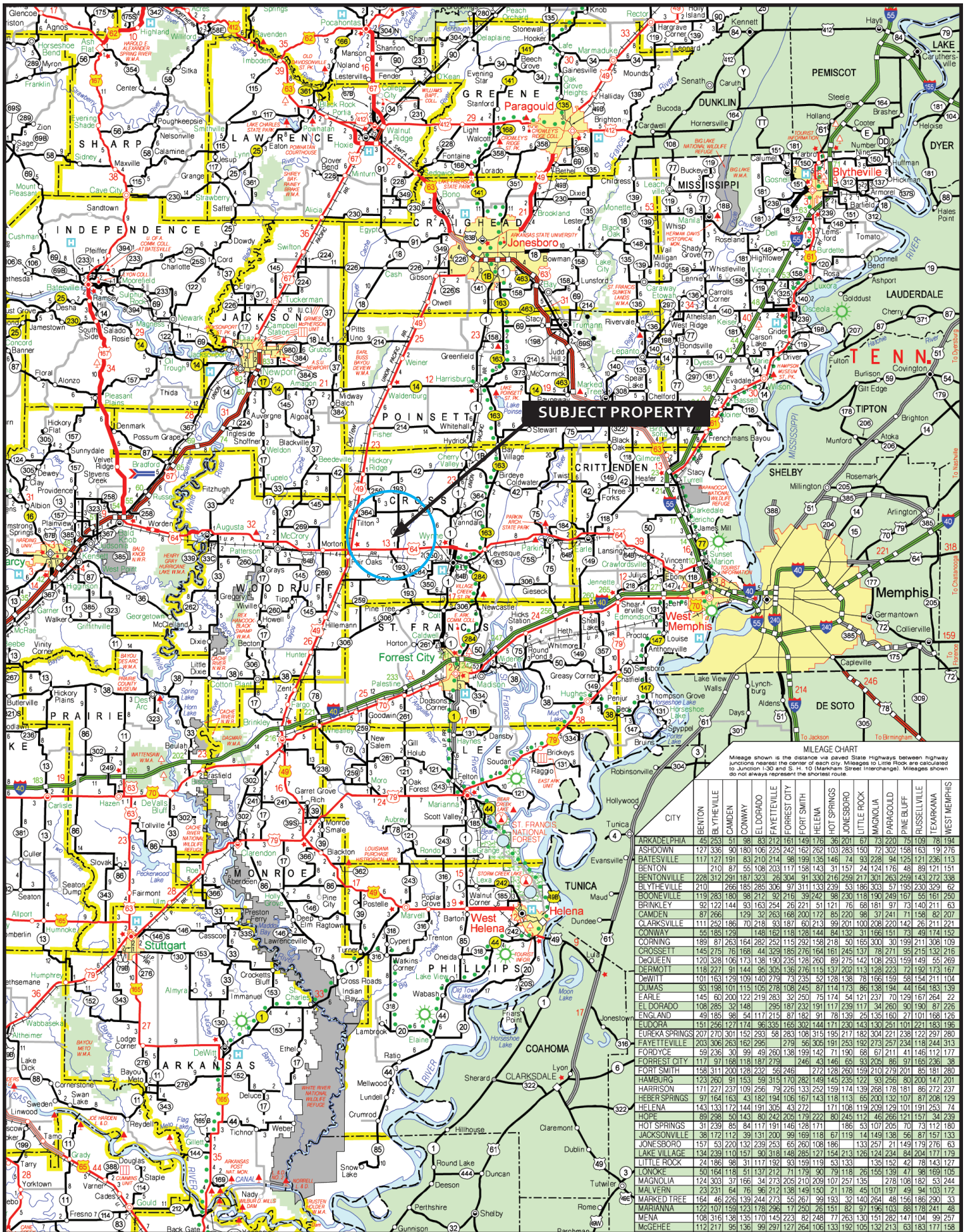
Lile Real Estate, Inc. is the listing agency for the owner of the property described within this offering brochure.

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: Brushy Creek consists of 256 ^(+/-) acres located in Cross County, northeast of Fair Oaks, Arkansas. The property has been utilized successfully as a duck, deer, and small game hunting club since 1982. The land is located in a popular waterfowl flyway offering green-timber and button-willow/smart weed habitat for hunting. There is a small camp house, storage buidling, and private boat launch on Brushy Creek, which runs though the land and established duck hunting holes with blinds are in place. Contact Hunter Ziegler at 901-351-5296 or 901-260-4580 to schedule a tour or for additional information.

Location: Fair Oaks, Arkansas; Cross County; Northeast Region of Arkansas

Mileage Chart

Fair Oaks, AR	6 miles
Wynne, AR	15 miles
Forest City, AR	26 miles
Memphis, AR	70 miles
Little Rock, AR	97 miles

Acreage: 256.0 ^(+/-) total acres

Mineral Rights: All mineral rights owned by the Seller (if any) shall convey to Buyer.

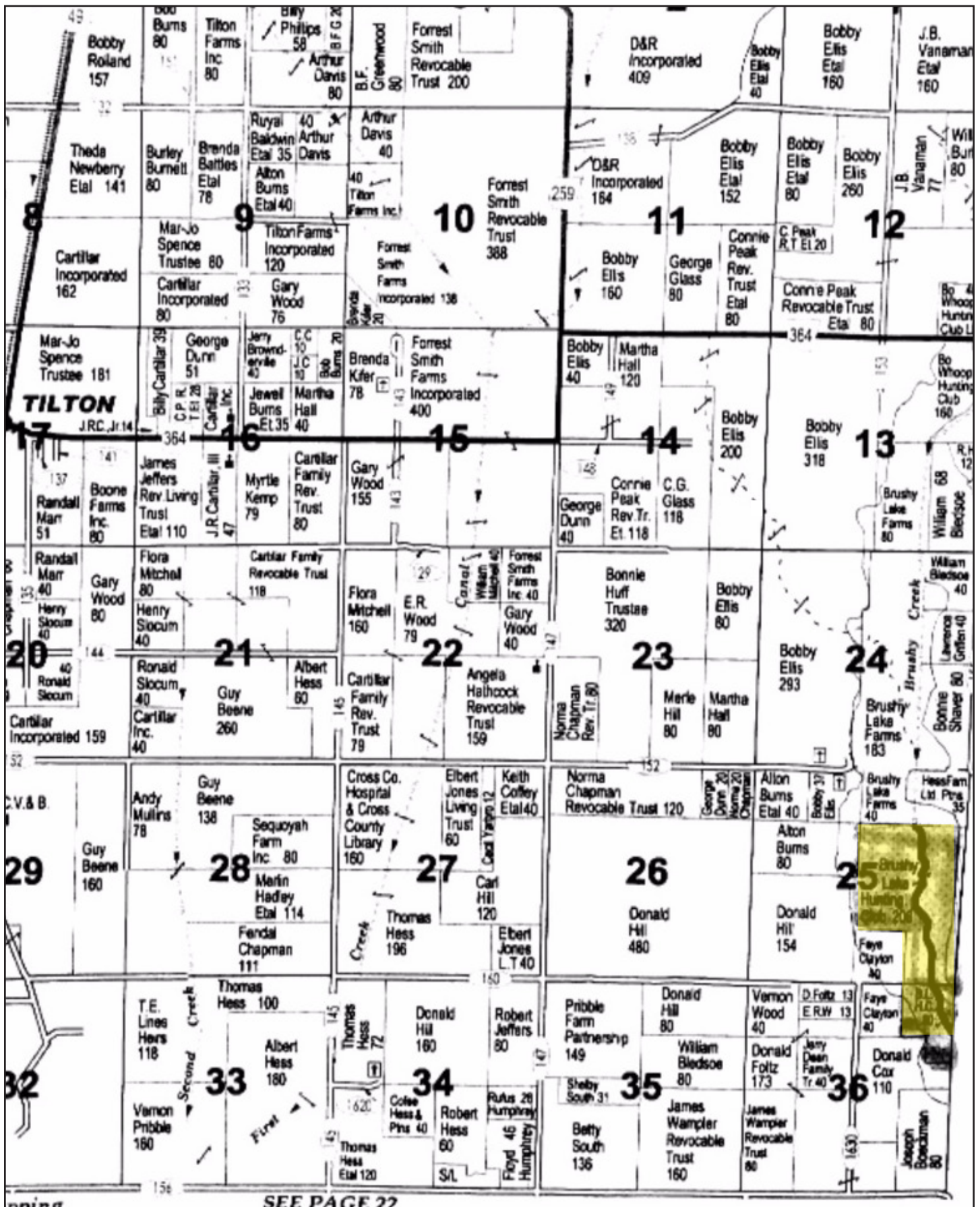
Improvements: Camp house
Equipment storage building
Private boat launch
Duck hunting holes
Duck blinds

Recreation: The property could be developed to provide opportunities for duck, deer, and small game hunting.

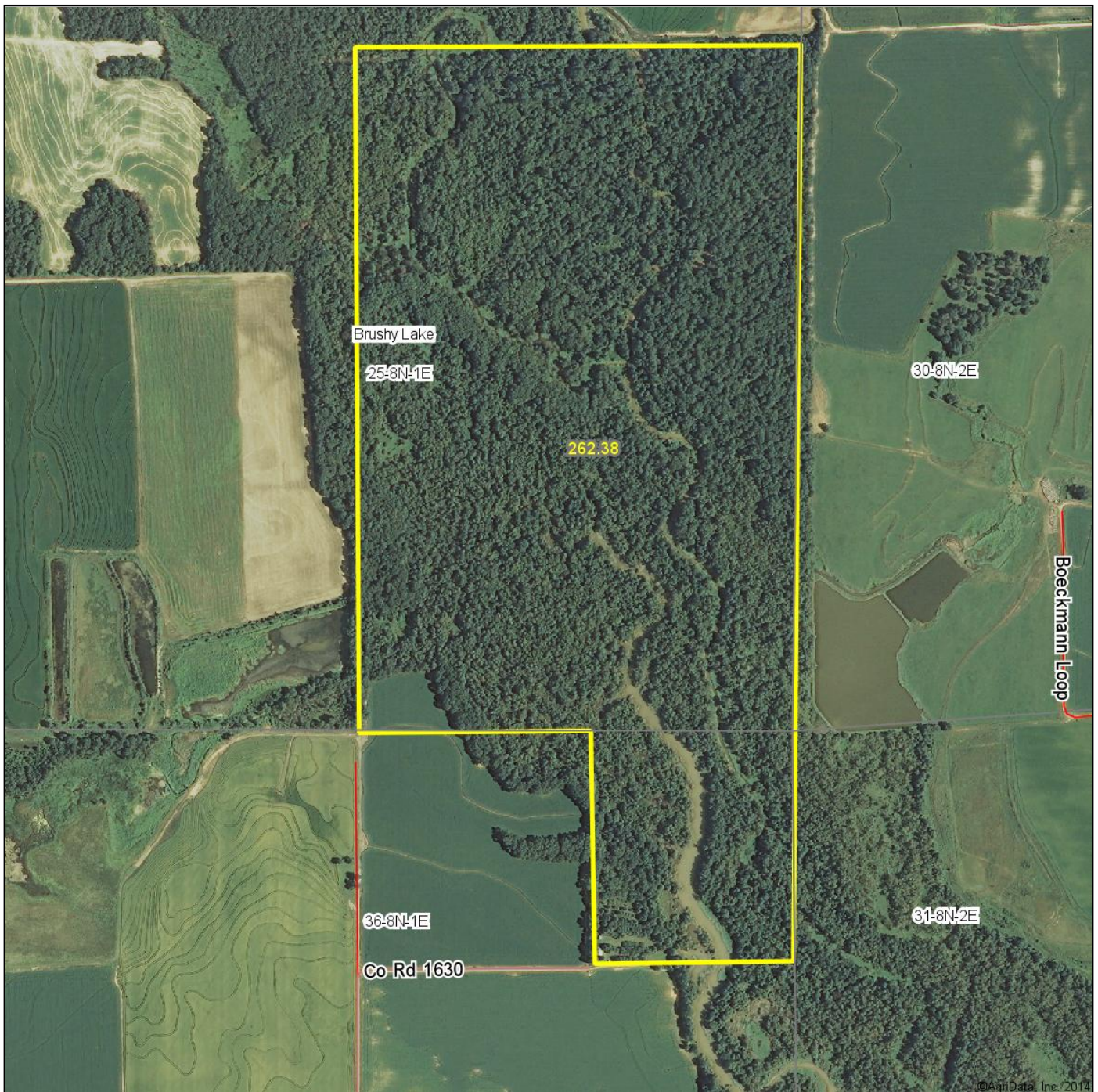
Offering Price: Please contact us.

Contact: Any questions concerning this offering or to schedule a property tour should be directed to Hunter Ziegler (901-351-5296 or 901-260-4580) of Lile Real Estate, Inc.

PLAT MAP



Aerial Map



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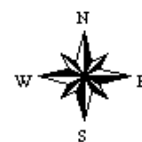


Maps Provided By:



25-8N-1E
Cross County
Arkansas

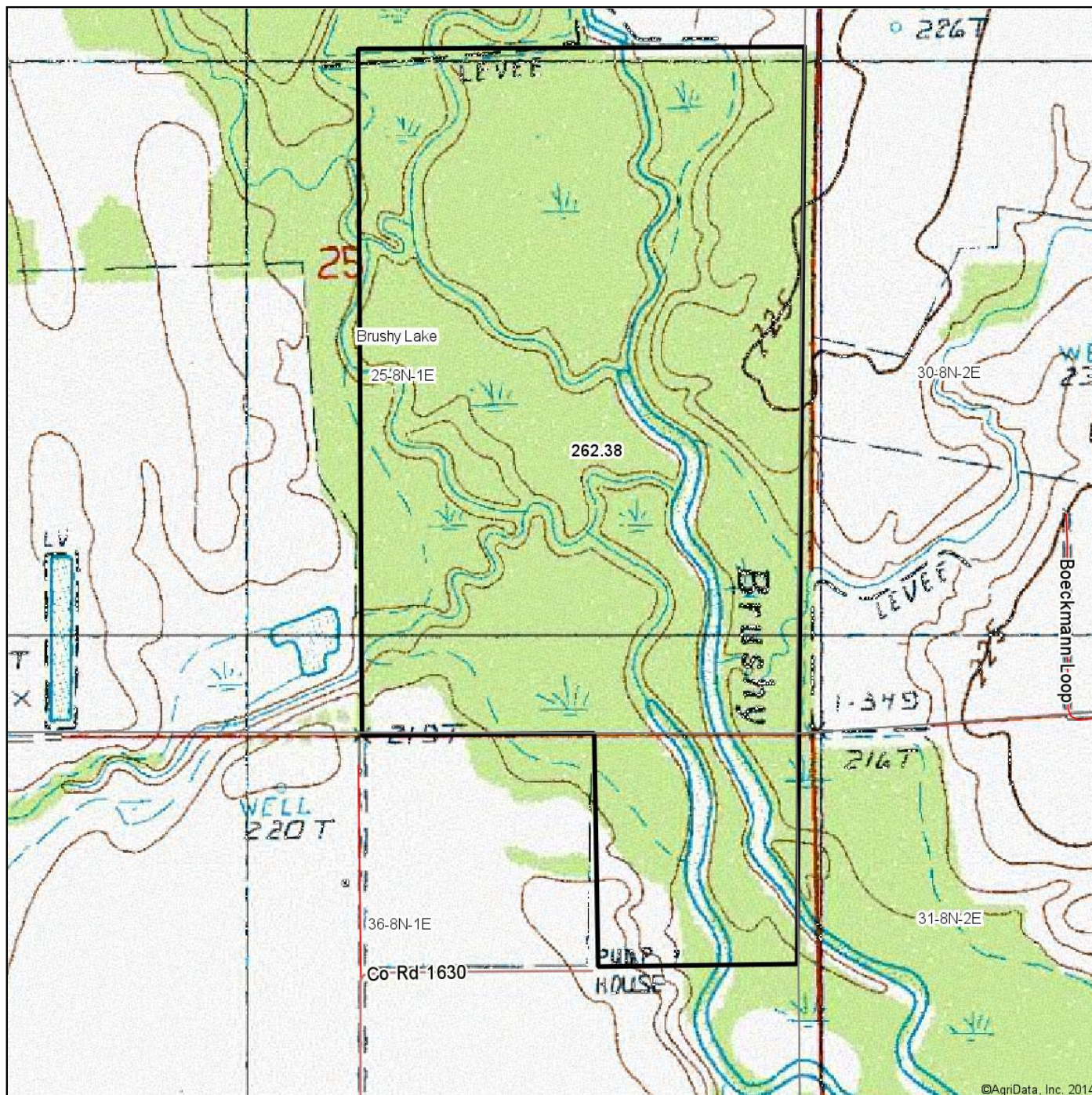
map center: 35° 16' 58.14, 90° 56' 17.39
scale: 10235



10/4/2014

Field borders provided by Farm Service Agency as of 5/21/2008. Aerial photography provided by Aerial Photography Field Office.

Topography Map



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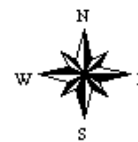


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NOTES

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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

L I C E N S E D I N A R K A N S A S , L O U I S I A N A , M I S S I S S I P P I , T E N N E S S E E A N D T E X A S