



OFFERED FOR SALE

PATTON MOUNTAIN

A timberland, development, and recreational investment opportunity.

805 (+/-) total acres • Pulaski 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

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



DISCLOSURE STATEMENT

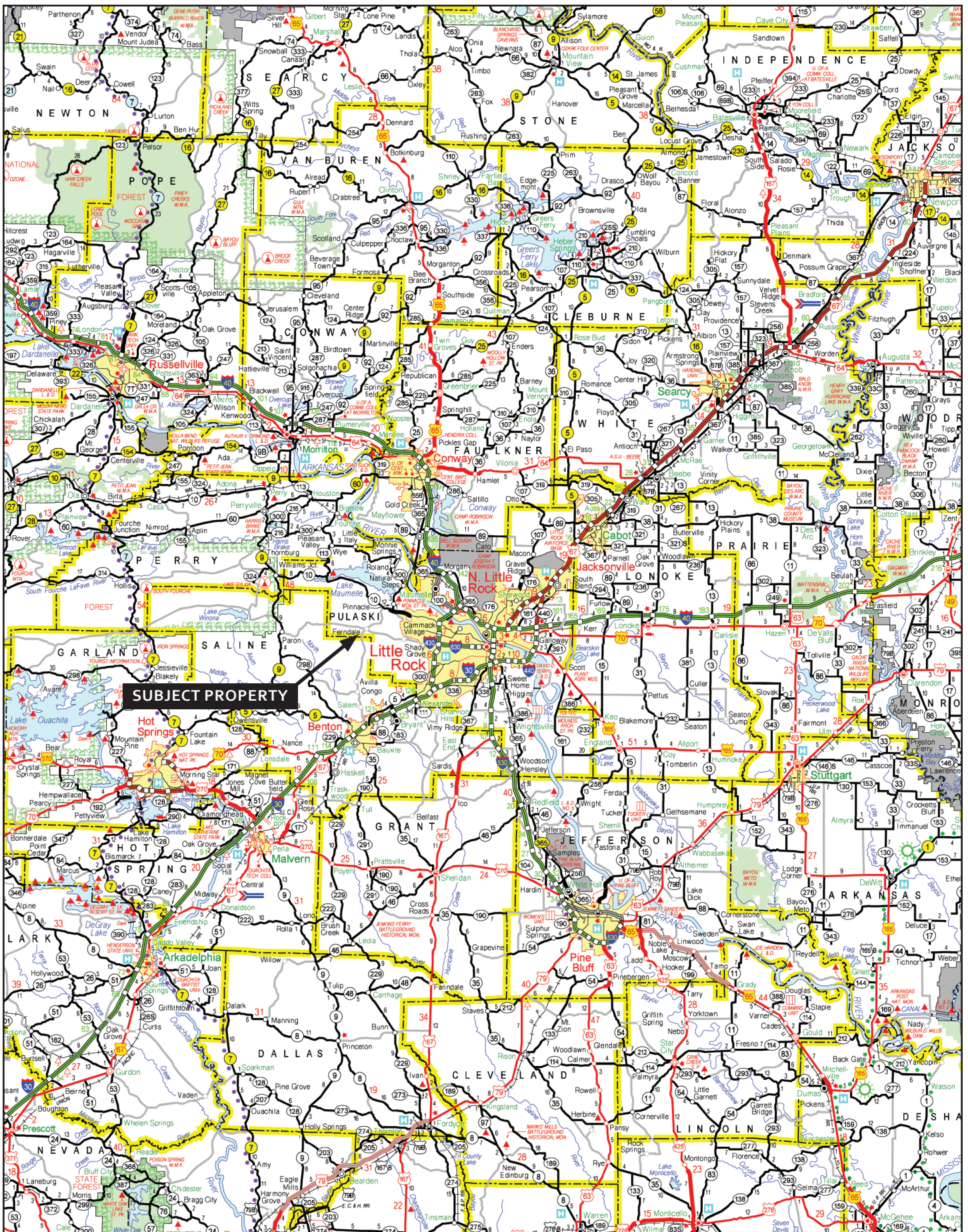
Lile Real Estate, Inc. is the listing agency for the owner of the property described within this offering brochure.

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 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

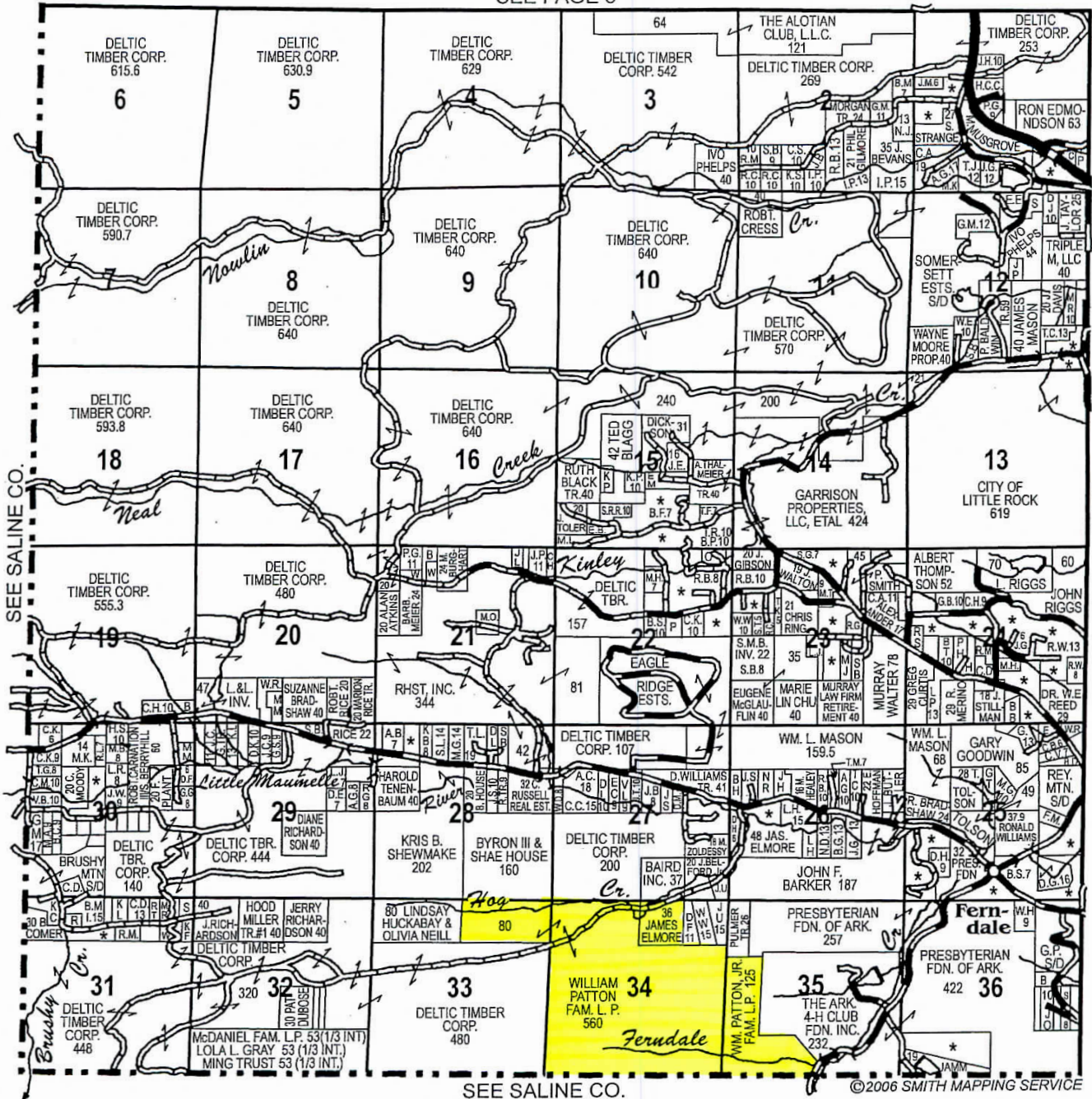
Description:	Patton Mountain is located in west Pulaski County, Arkansas and consists of 805 ^(+/-) acres of timberland. The property lends itself well as a timberland and residential development opportunity with the benefit of recreational hunting. The timber is an excellent stand of mature, uneven age mixed hardwoods and pine, which historically has been well maintained and professionally managed. The property has been well maintained with a good system of interior roads. The topography is somewhat mountainous with several pinnacles in the 700 to 725 foot elevations. There are beautiful views, numerous spring fed creeks, a tributary to the Little Maumelle River, Hog Creek, which bisects in the northern reaches of the property. Turkey and deer are plentiful providing a great recreational hunting opportunity. One of the more successful hunting leases in Central Arkansas (7,000 ^(+/-) acres) adjoins the property to the west.	
Location:	Ferndale, Arkansas; Pulaski County; Central Region of Arkansas <i>Mileage Chart</i> <hr/> Little Rock, AR 27 miles	
Access:	Excellent access via Kanis and Congo Road.	
Acreage:	805 ^(+/-) Total Acres	
Recreation:	Excellent deer and turkey hunting is found on the property. Adjoining the property to the west is one of the larger (7,000 ^(+/-) acres) and more successful hunting leases in the Central Arkansas region.	
Wtr/Min Rights:	Any and all water and mineral rights owned by the Seller shall convey.	
Real Estate Taxes:	\$1,532.00 (estimated)	
Offering Price:	\$5,635,000.00 (\$7,000.00 per acre)	
Contact:	Any questions concerning this offering or to schedule a property tour should be directed to Gar Lile (mobile: 501-920-7015) of Lile Real Estate, Inc.	

PLAT MAP

TOWNSHIP 2 NORTH RANGE 15 WEST

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SEE PAGE 5



SEE PAGE 12

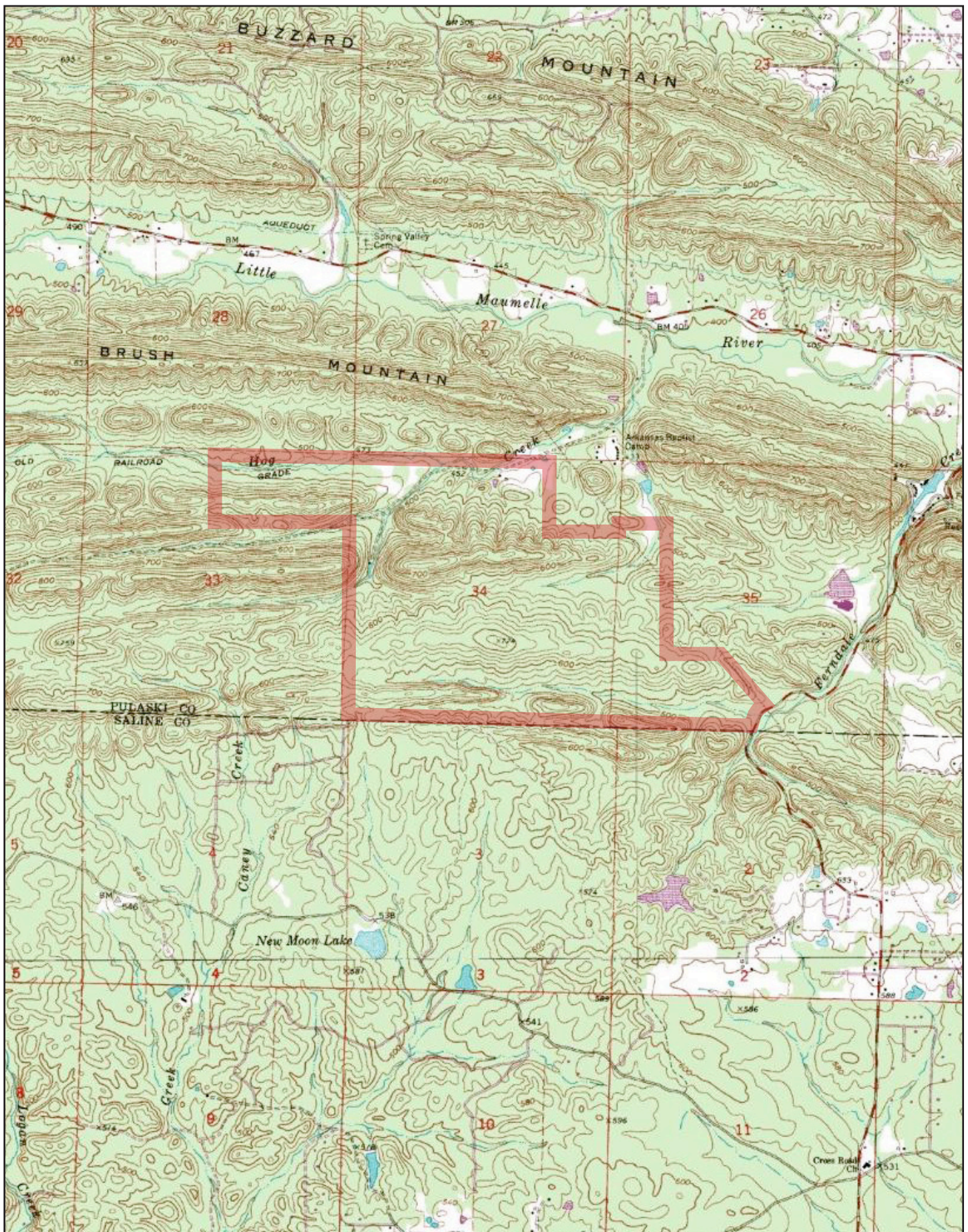
SEE SALINE CO.

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AERIAL VIEW



TOPOGRAPHICAL MAP





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