



OFFERED FOR SALE

CHERRY RIDGE

A Recreational and Residential Investment Opportunity

180 (+/-) 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

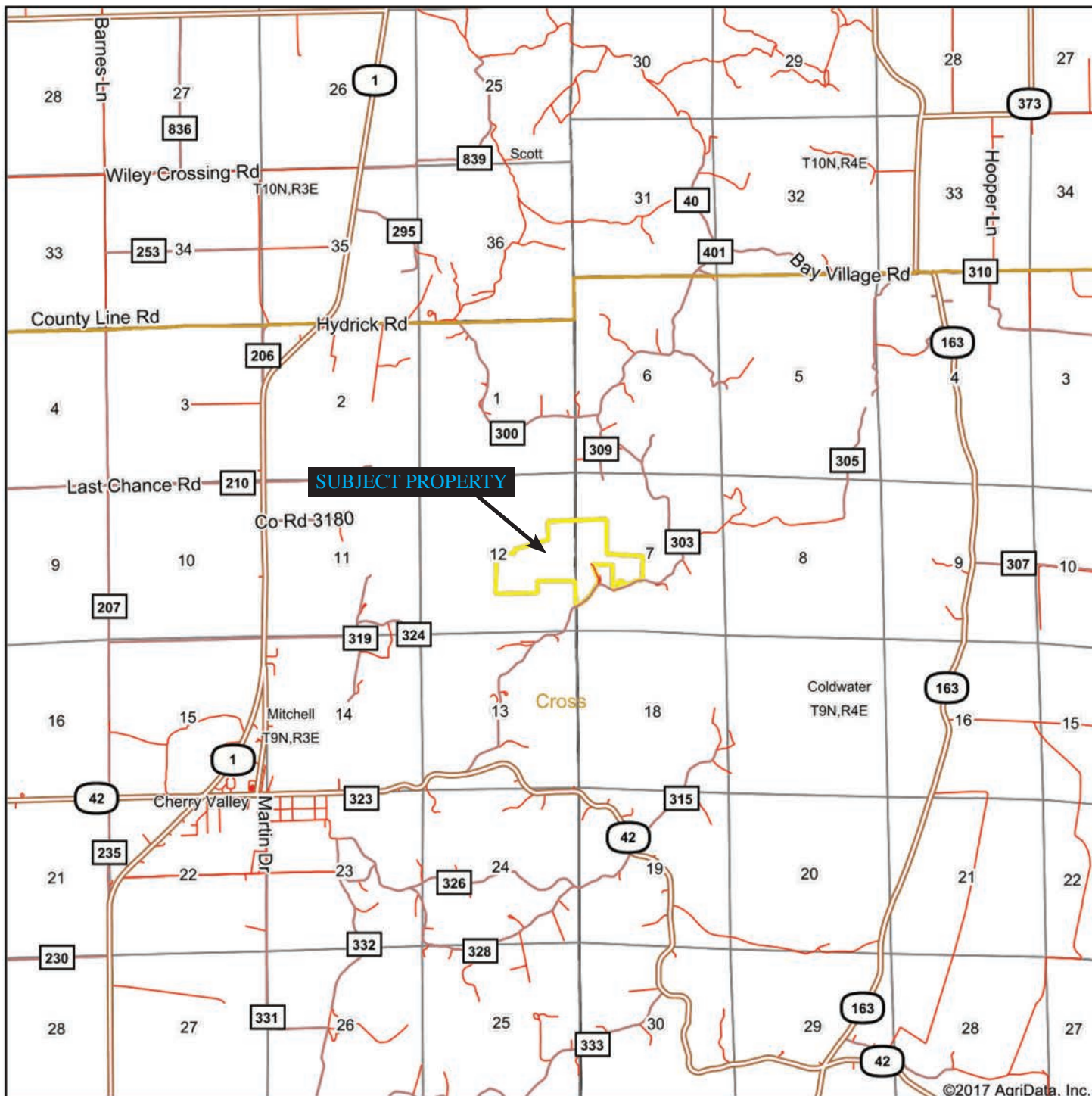
Lile Real Estate, Inc. is the listing agency for the owner of the property described within this offering brochure.

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 on 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.

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VICINITY MAP I



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map center: 35° 25' 27.37, -90° 43' 9.46

0ft 5266ft 10531ft

Maps Provided By:



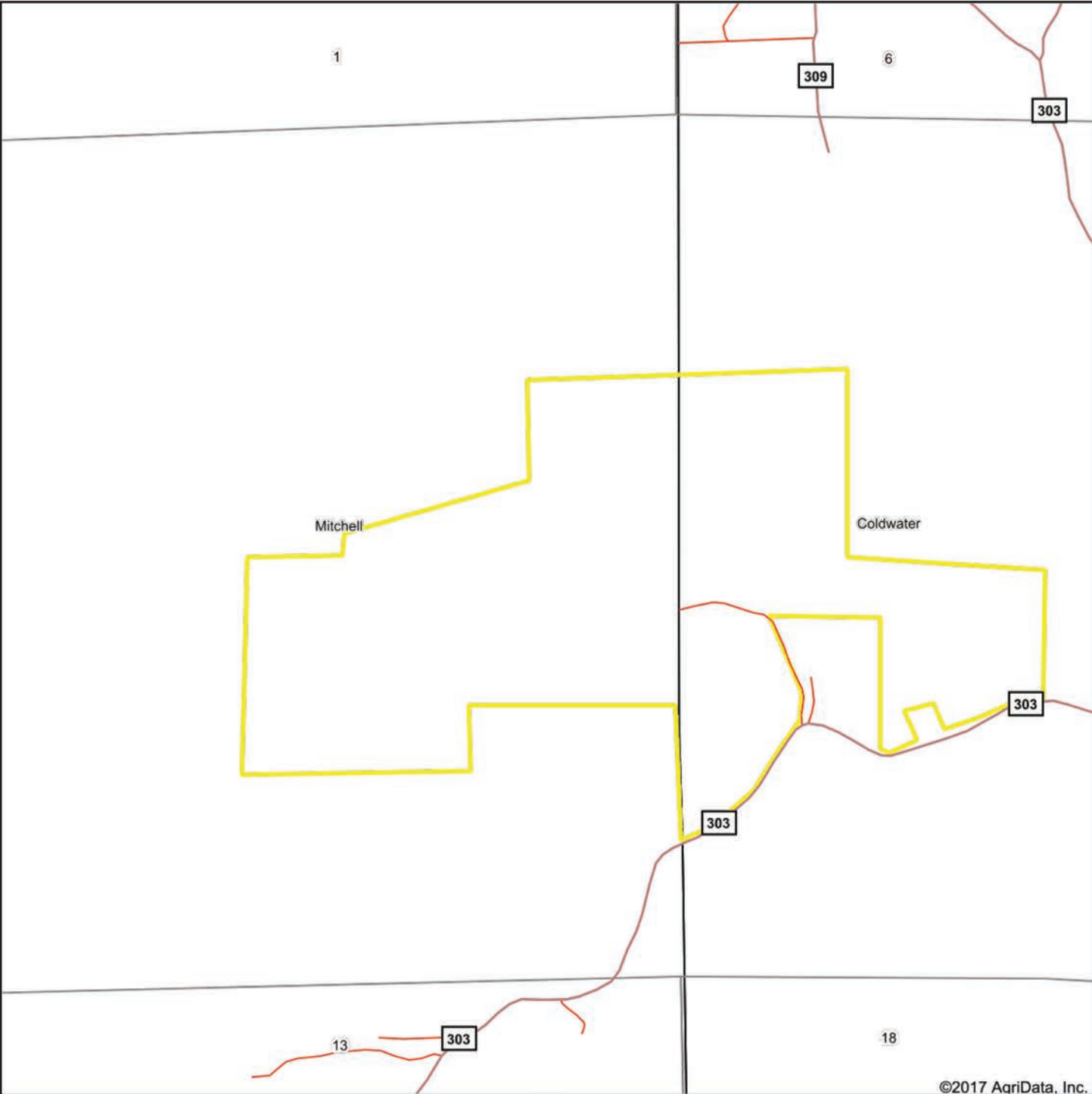
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10/31/2017

VICINITY MAP II



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map center: 35° 25' 27.43, -90° 43' 9.59



10/31/2017

Maps Provided By:
 **surety**
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PROPERTY SUMMARY

Description:

Offered for sale is 180 (+/-) acres situated on Crowley's Ridge in Cross County, Arkansas. Locally, this property is known as Cherry Ridge adopting the name of both the city and ecoregion in which it resides.

Crowley's Ridge ("the Ridge") is the only portion of the Bluff Hills ecoregion in Arkansas. It is a non continuous series of slopes surrounded by the lower, flatter Mississippi Alluvial Plain. The Ridge has elevations of up to 500 feet and is of adequate height to have wind-blown silt during the Pleistocene Epoch. It was formed by the aggregation of loess and the subsequent erosion by streams. This area could potentially develop into somewhat of a marshland with extended rainfall. Dry creek streams occur on the lower slopes and in basal areas where Tertiary sands and gravels, that were never removed by the Mississippi River, are exposed. Soils are generally well-drained; they are generally more loamy than those found in the surrounding Northern Pleistocene Valley Trains and St. Francis Lowlands.

The property is located south of Harrisburg, Arkansas and offers adequate yet limited access via Arkansas Highway 303. Of the roughly 180 acres, close to 83 acres is covered in hardwood timber. The remaining estimated 100 acres is rolling pastures, with a couple acres utilized for the residence. The features of the terrain provide an excellent habitat for wildlife, specifically wild turkey and deer. The surrounding agricultural crops offer a highly nutritious and stable source of food for wildlife, which has helped produce some of the largest deer harvested in Cross County.

Cherry Ridge is perfect for peacefully raising a family, however this property could also be utilized as a deer and turkey hunting lodge or a home away from home. The residence is built for a single family consisting of 3 Bedrooms and 3 Full Bathrooms, an office in the garage, plus spacious communal areas. A 16 x 24 shop detached from the home provides excellent work space. Last, but not least, an inviting pond is situated on the property to cool off in the summer or simply enjoy the great outdoors while catching dinner.

This property is offered for sale at an asking price of \$399,000.00. Contact Hunter Ziegler at 901-351-5296 or 901-260-4580 to schedule a tour or to request additional information.

Location:

Cherry Valley, Arkansas; Northeast Region of Arkansas

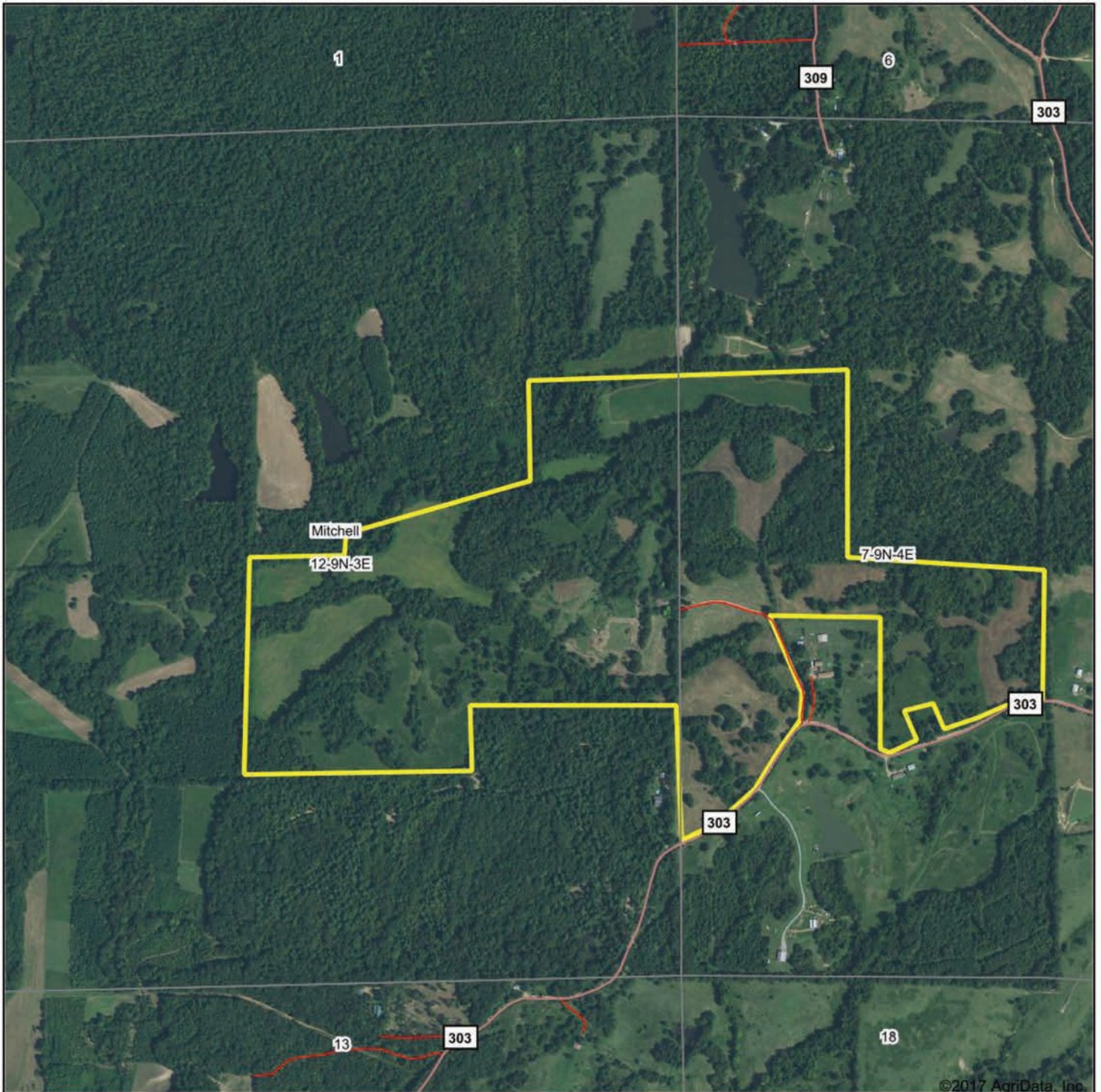
Mileage Chart

Harrisburg, AR - 15 miles (20 minutes)
Jonesboro, AR - 35.8 miles (48 minutes)
Forest City, AR - 32.9 miles (44 minutes)
Memphis, TN - 56.6 miles (65 minutes)
Tunica, MS - 93.3 miles (105 minutes)

PROPERTY SUMMARY

Access:	Arkansas Highway 303
Acreage:	180 (+/-) Total Acres
Total Estimated Taxes:	\$520 Annual
Recreation:	Excellent deer and turkey hunting, and general outdoor activities.
Offering Price:	\$399,000.00
Contact:	Any questions concerning this offering or to schedule a property tour should be directed to Hunter Ziegler at 901-351-5296 or 901-260-4580 of Lile Real Estate, Inc.

AERIAL MAP



Maps Provided By:



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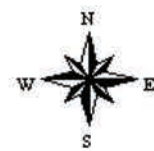
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map center: 35° 25' 27.43, -90° 43' 9.59

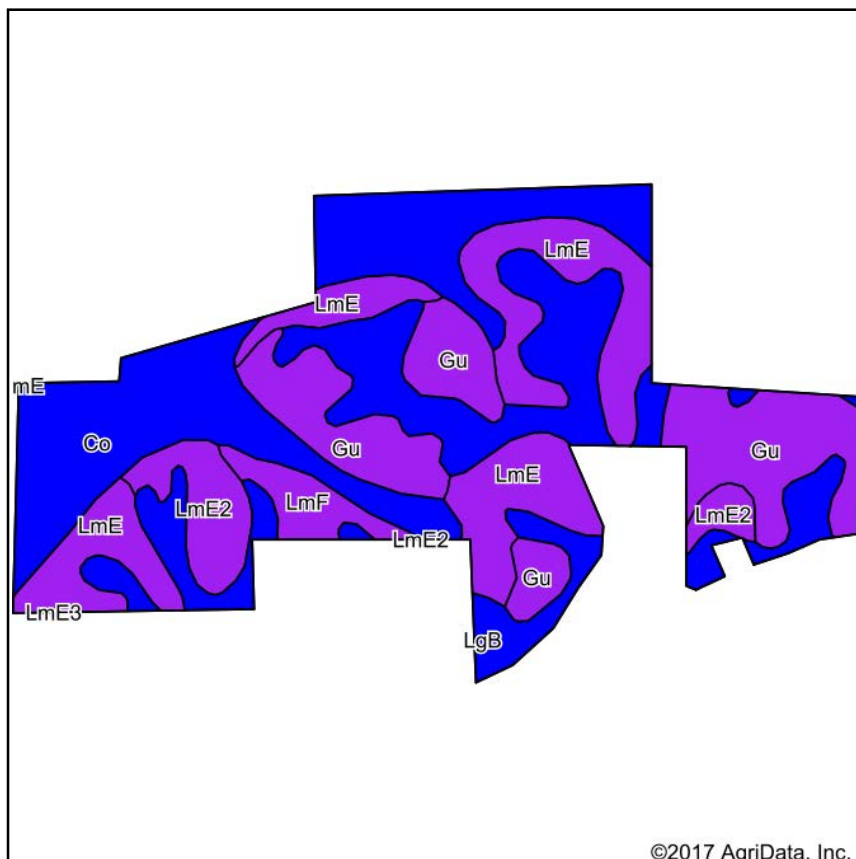
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12-9N-3E
Cross County
Arkansas

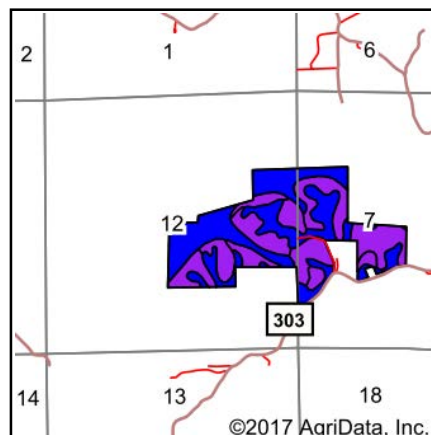


10/31/2017

SOIL MAP



Soils data provided by USDA and NRCS.



State: **Arkansas**
 County: **Cross**
 Location: **12-9N-3E**
 Township: **Mitchell**

Date: **10/31/2017**

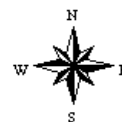


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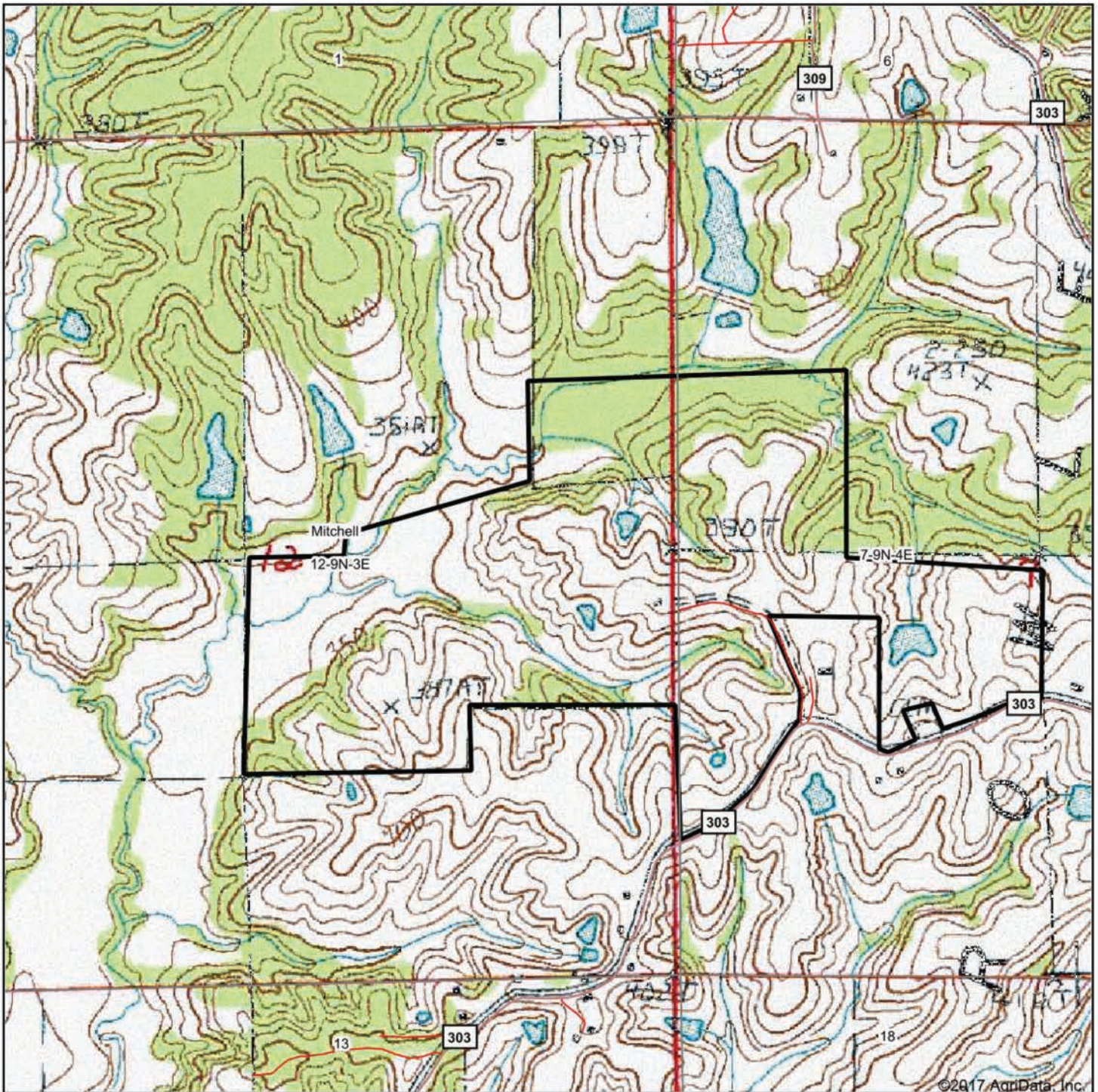
Area Symbol: AR037, Soil Area Version: 16

Code	Soil Description	Acres	Percent of field	Non-Irr Class Legend	Non-Irr Class *c	Common bermudagrass	Corn	Cotton lint	Improved bermudagrass	Pasture	Soybeans	Tall fescue	Wheat
Co	Collins silt loam	47.26	26.2%		Ilw		110	800	12		40	10	45
LgB	Loring silt loam, 1 to 3 percent slopes, west	42.05	23.3%		Ile	8	95		9.5		30	8	40
LmE	Loring and Memphis silt loams, 12 to 20 percent slopes	38.84	21.5%		Vle					6			
Gu	Gullied land	36.53	20.2%		Vlle								
LmE2	Loring and Memphis silt loams, 12 to 20 percent slopes, eroded	10.30	5.7%		Vle					6			
LmF	Loring and Memphis silt loams, 20 to 45 percent slopes	5.43	3.0%		Vlle					6			
Weighted Average						1.9	51	209.6	5.4	1.8	17.5	4.5	21.1

*c: Using Capabilities Class Dominant Condition Aggregation Method

Soils data provided by USDA and NRCS.

TOPOGRAPHY MAP



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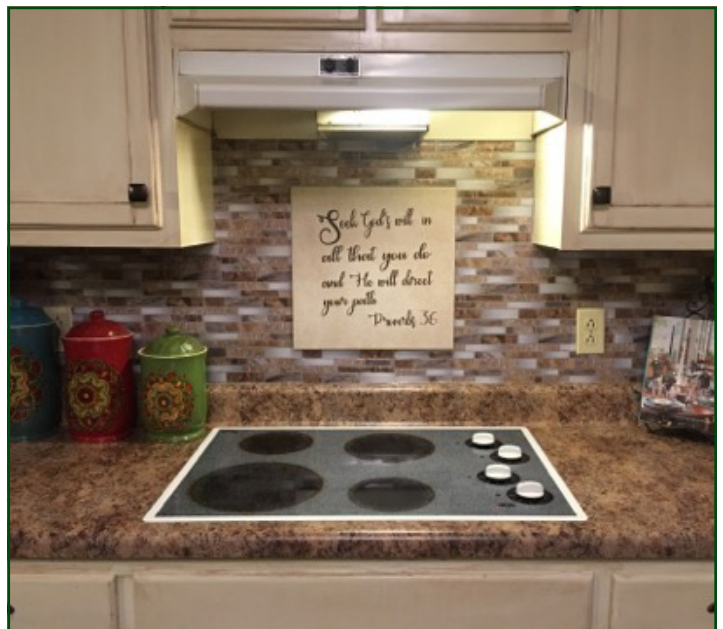
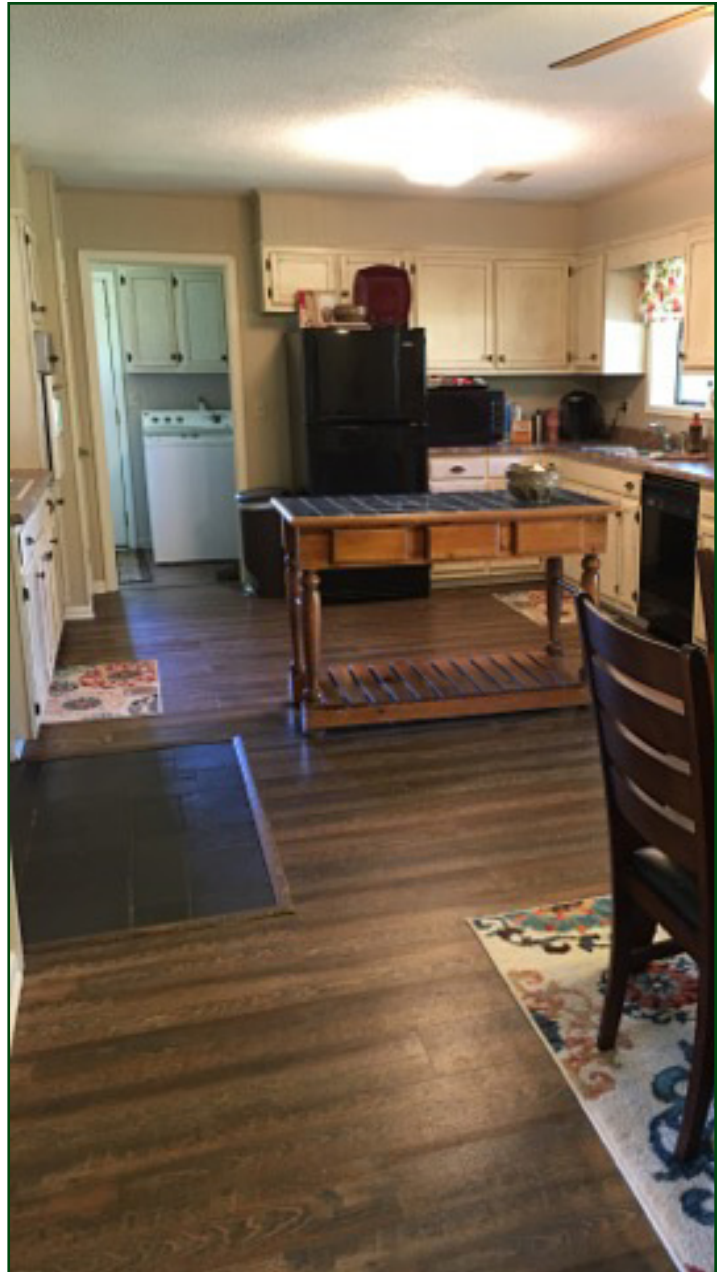
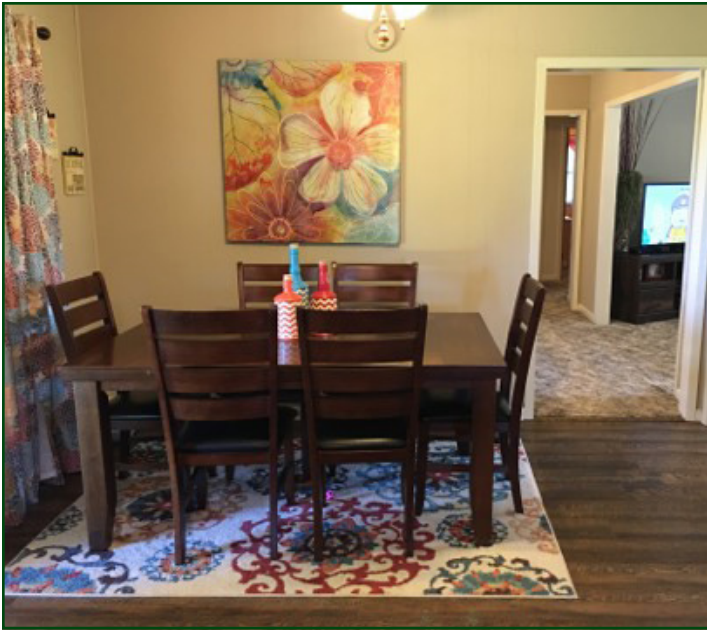
map center: 35° 25' 27.43, -90° 43' 9.59

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12-9N-3E
Cross County
Arkansas



10/31/2017







NOTES

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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