



OFFERED FOR SALE

SUNSET ACRES

A Recreational Investment Opportunity

153.0 (+/-) Total Acres • Conway County, Arkansas

* The land owner may consider tract divisions.

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

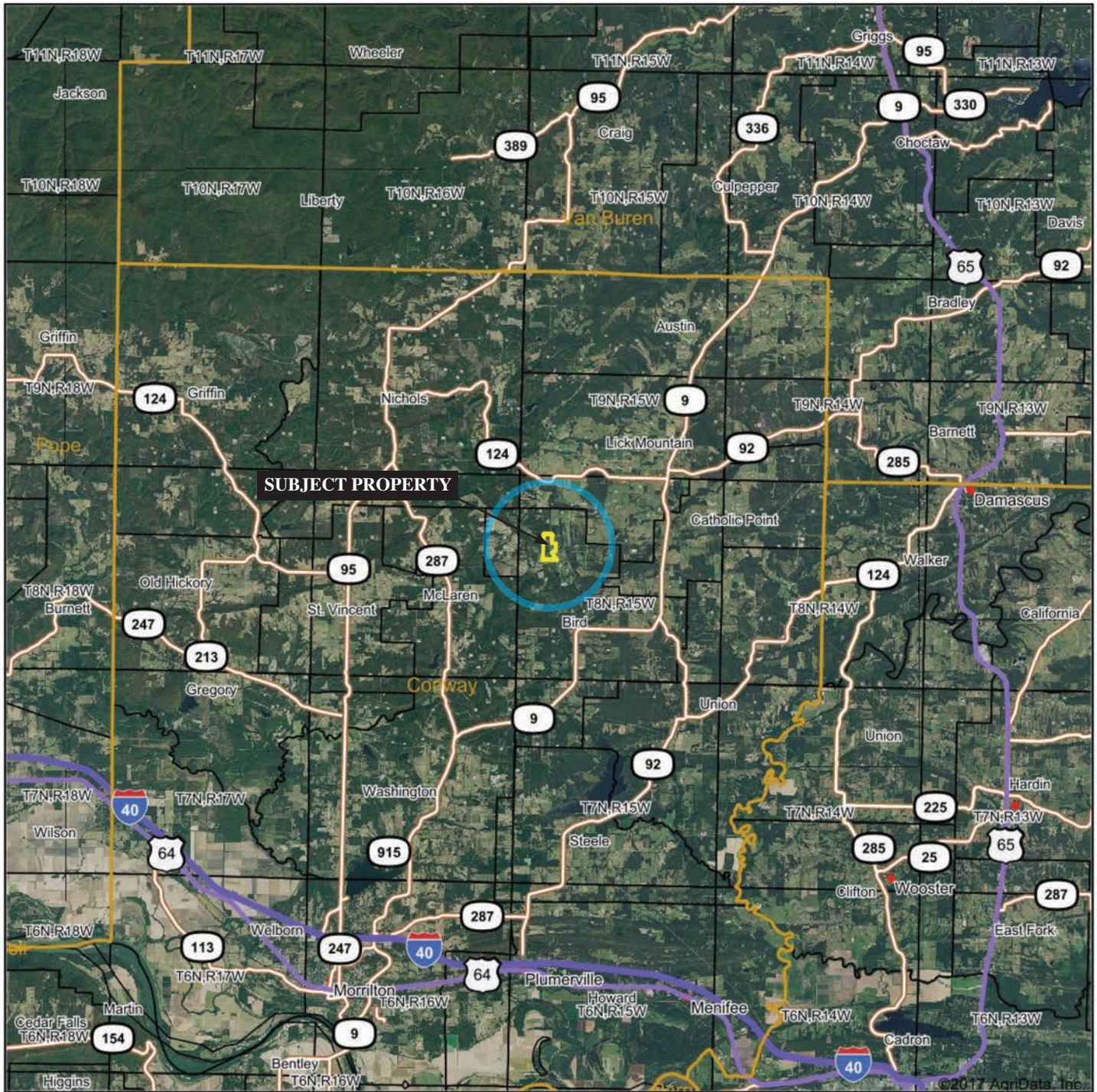
Lile Real Estate, Inc. is the listing agency for the owner of the property described within this offering brochure.

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.

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



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LILE
REAL ESTATE
INCORPORATED

Maps Provided By:



surety[®]
CUSTOMIZED ONLINE MAPPING

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map center: 35° 20' 26.19, -92° 37' 31.64

0mi	4.6mi	9.2mi
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18-8N-15W
Conway County
Arkansas



11/8/2017

Field borders provided by Farm Service Agency as of 5/21/2008.

PROPERTY SUMMARY

Description: Sunset Acres is a recreational tract of land offering 153 (+/-) total acres consisting of open areas, thickets, miscellaneous species of uneven age timber, and several ponds. South of Middleton Road and the western half of the property on the north have several pasture areas that could be converted to food plots enhancing the existing wildlife habitat. The eastern side of the property is more densely covered in trees and provides good bedding areas for deer. All the boundaries are protected by barb-wire fencing, except for a 13 (+/-) acre parcel east of the Middleton Cemetery. There is a mobile home located on the southern portion of the property that would make a great camp, as well as a barn to store farm and hunting equipment. The property is located in Conway County, Arkansas southwest of the community of Center Ridge, Arkansas.

This tract is being offered for \$351,900.00 (\$2,300 per acre). For more information, or to schedule a property tour please contact Gar Lile, or Gardner Lile of Lile Real Estate, Inc. at 501-374-3411.

* The land owner may consider tract divisions.

Location: Conway County, Arkansas; North Central Region of Arkansas

Mileage Chart

Morrilton	19 miles
Clinton	24 miles
Conway	35 miles
Little Rock	66 miles

Access: Excellent access via Middleton Road or Sunnyside Road. The property offers a good system of interior roads making the property easy to navigate.

Acreage: 153.0 (+/-) total acres

Utilities: Municipal water, electricity, and septic

Recreation: The property offers deer and turkey hunting opportunities.

Improvements: 1,568 (+/-) square foot mobile home complemented by a storage building/barn. The 3 bedroom/2 bath mobile home could serve as a hunting camp or weekend getaway.

Real Estate Taxes:	Parcel Number	S-T-R	Acreage	Est. Taxes
	001-02689-000	7-8N-15W	40.00	\$46.00
	001-02900-000	17-8N-15W	20.00	\$23.00
	001-02907-000	17-8N-15W	13.00	\$28.00
	001-02915-000	18-8N-15W	40.00	\$47.00
	001-02917-000	18-8N-15W	39.26	\$326.00
	001-02917-001	18-8N-15W	0.74	\$1.00
	Total		153.00	\$471.00

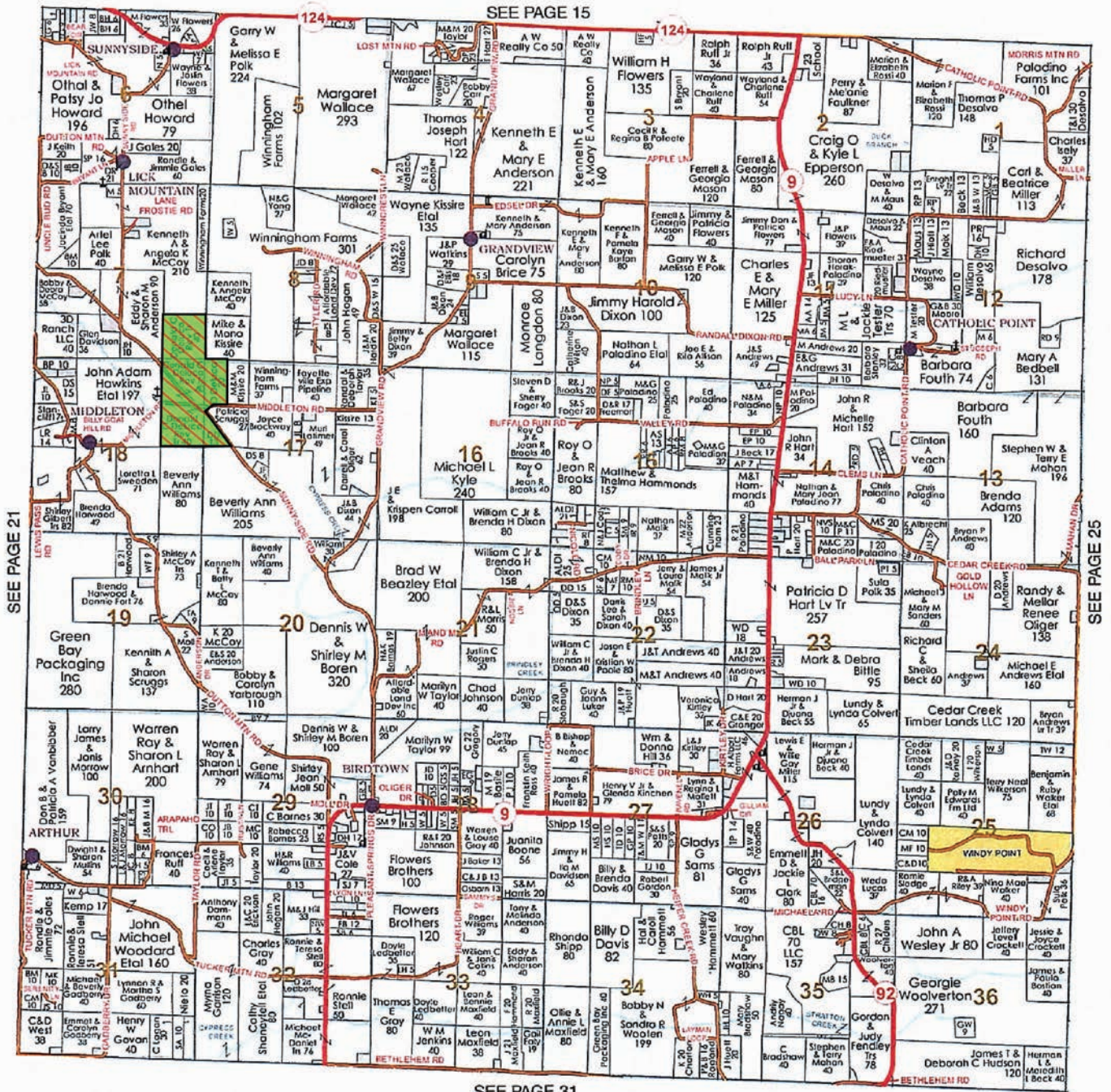
PROPERTY SUMMARY

- Mineral Rights:** No mineral search has been completed, but Seller will convey any and all mineral rights they own without warranty and without reservation.
- Offering Price:** \$351,900.00 (\$2,300.00 per acre)
- Contact:** Any questions concerning this offering, or to schedule a property tour should be directed to Gar Lile, or Gardner Lile (office: 501-374-3411) of Lile Real Estate, Inc.

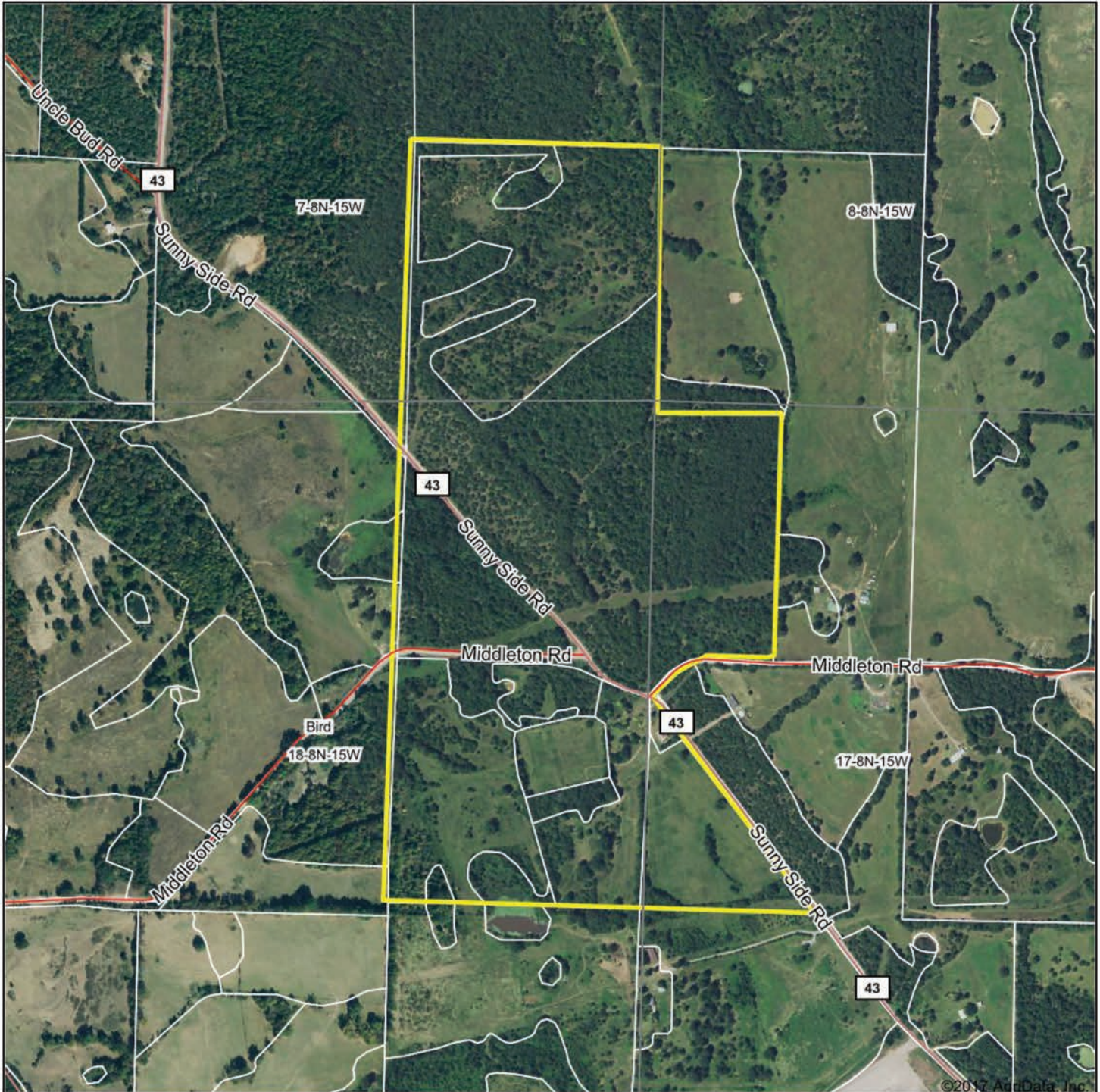
PLAT MAP

Township 8N - Range 15W

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AERIAL MAP



Maps Provided By:



map center: 35° 20' 27.42, -92° 37' 34.55

0ft 814ft 1627ft

18-8N-15W
Conway County
Arkansas



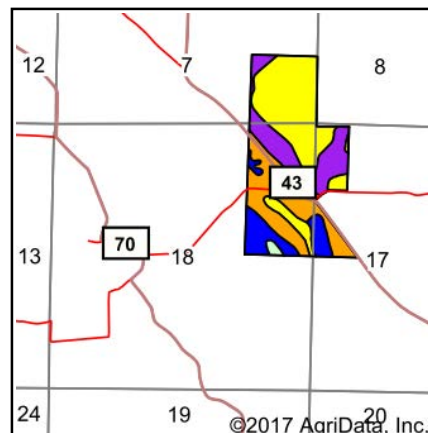
11/8/2017

Field borders provided by Farm Service Agency as of 5/21/2008.

SOIL MAP



Soils data provided by USDA and NRCS.



State: **Arkansas**
 County: **Conway**
 Location: **18-8N-15W**
 Township: **Bird**

Date: **11/8/2017**



Maps Provided By:



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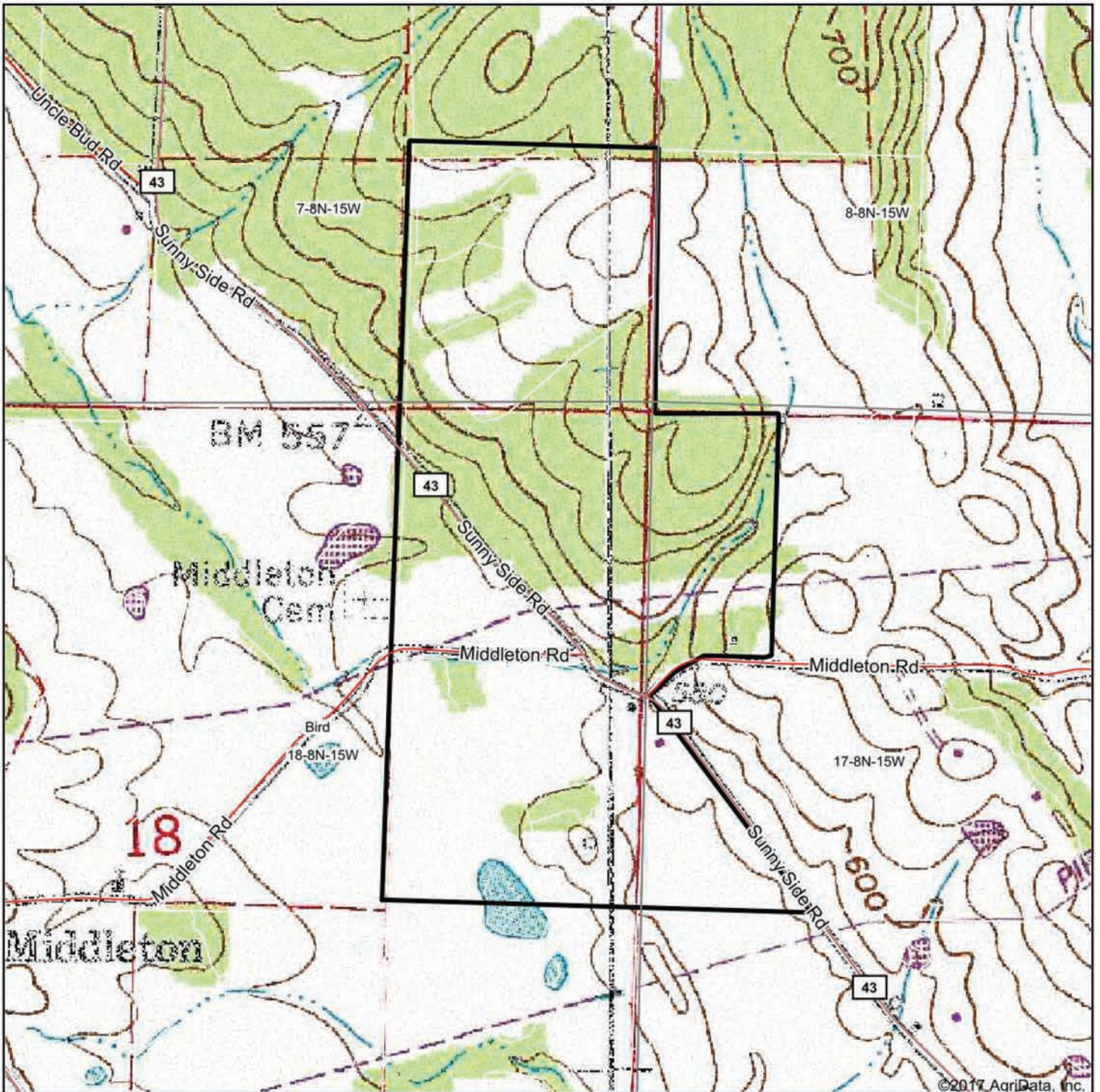


Area Symbol: AR029, Soil Area Version: 15

Code	Soil Description	Acres	Percent of field	Non-Irr Class Legend	Non-Irr Class *c	Common bermudagrass	Improved bermudagrass	Soybeans	Wheat	Tall fescue	Bahiagrass	Corn
17	Linker fine sandy loam, 8 to 12 percent slopes	61.56	40.1%		IVe	5			21	4		
16	Linker fine sandy loam, 3 to 8 percent slopes	40.91	26.6%		IIle	6	6	17	22	5	1	42
23	Mountainburg gravelly fine sandy loam, 8 to 12 percent slopes	30.62	19.9%		VIe	4			2	3		
13	Leadvale silt loam, 1 to 3 percent slopes	19.10	12.4%		Ile	6	7	25	34	5		
38	Water	1.51	1.0%									
Weighted Average						5.1	2.5	7.6	18.9	4.2	0.3	11.2

*c: Using Capabilities Class Dominant Condition Aggregation Method

TOPOGRAPHY MAP



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map center: 35° 20' 27.42, -92° 37' 34.55

0ft 814ft 1627ft

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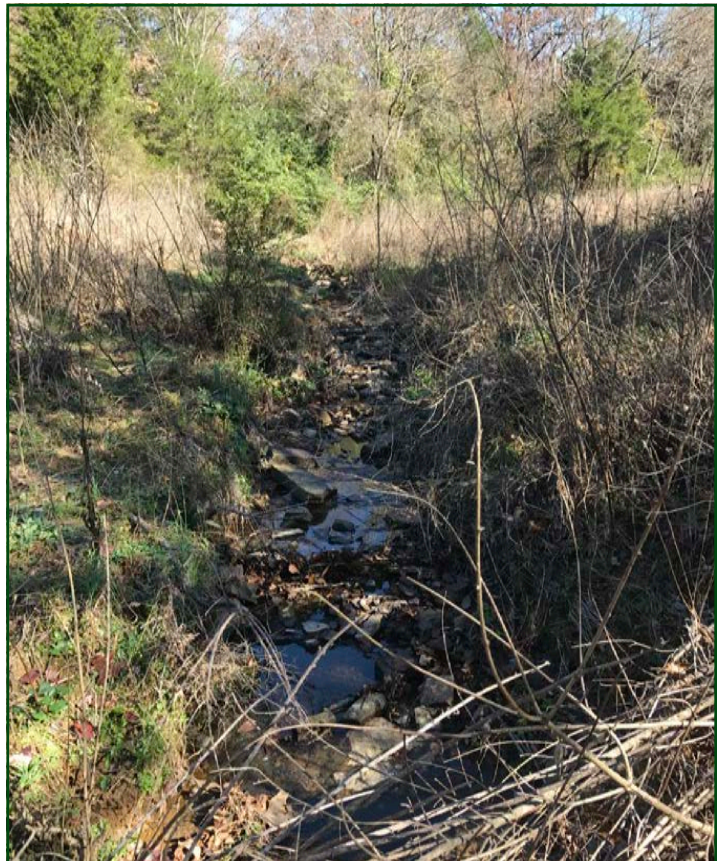












NOTES



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LICENSED IN ARKANSAS, LOUISIANA, MISSISSIPPI, TENNESSEE AND TEXAS