



OFFERED FOR SALE

LEOLA HISTORICAL HOMESTEAD

A Year-Round Recreational Property & Residence

166 (+/-) Total Acres • Grant and Dallas Counties, Arkansas

OFFERED BY



AGRICULTURE | RECREATION | TIMBERLAND

Traditional Brokerage + Sealed Bids + Consulting

LICENSED IN ARKANSAS, LOUISIANA, MISSISSIPPI, TEXAS AND TENNESSEE

**DISCLOSURE STATEMENT**

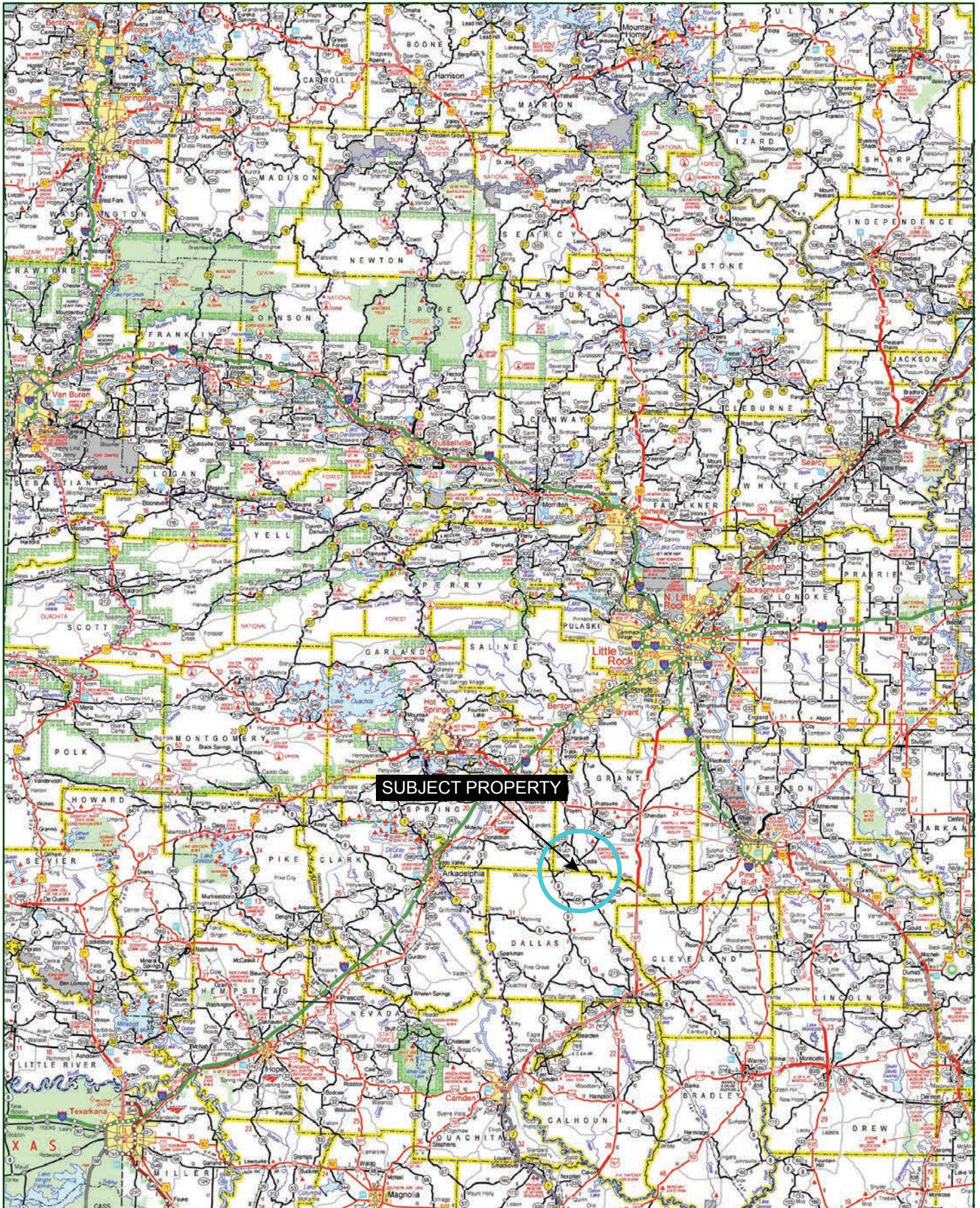
Lile Real Estate, Inc. is the listing agency for the owner of the property described within this offering brochure.

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



PROPERTY SUMMARY

Description:

This property, just outside the City of Leola, is truly a diamond located in the midst of the timber land of South Central Arkansas' Gulf Coastal Plain. Located on the border of Grant and Dallas Counties, it consists of 166 acres, more or less, of improved pasture land, with plenty of amenities. It offers multiple recreational opportunities, as well as an income producing option. A unique home or lodge in a one-of-a-kind setting accentuates this property. On top of all that, it also surrounds a historically renowned Civil War Site, associated with the Battle of Jenkin's Ferry, one of Arkansas' most recognized Civil War conflicts. Although it is less than a couple of miles from town, no neighboring homes or farms are visible from anywhere on this property.

The property is fenced and cross-fenced, and has been long run as a profitable cattle/hay operation. Recreational opportunities also abound with this property and surrounding timber company land. Horseback riding opportunities are virtually endless. It teems with deer and turkeys. Three stock ponds are on the property, which have been well-managed, and offer fantastic fishing for bass, bream, crappie and catfish. The sellers presently hold a hunting lease on over 1,200 acres of surrounding timber company ground, which could possibly be retained by a buyer, if so desired.

The home or lodge is a truly unique gem, as well. It is a modern home, but built in the style of an old-fashioned dog-trot home of years gone by. It has complete living quarters on both sides, divided by an open congregating area between the two. You can close this area off with sliding doors in inclement weather, or leave them open to catch the evening breeze. The home is less than two years old, and features an aluminum roof. It sits on the bank of one of the property's three large ponds. There is also a new barn located on the property, and a couple of other small out-buildings. It makes a perfect place for a family with horses, such as the current owners.

A distinctive addition to this property is the site of a Civil War battlefield hospital used during the Battle of Jenkin's Ferry. It is recognized with a large bronze monument, erected by the Department of Arkansas Heritage, and the Arkansas Civil War Sesquicentennial Commission. The site, however, is not open to the public, nor has it ever been excavated or dug.

This year-round recreational tract, or country homestead is offered for \$650,000.00. To find out more about this one-of-a-kind property, or to schedule a property tour, contact Jeryl Jones (mobile: 870-672-1365) of Lile Real Estate, Inc (office: 501-374-3411).

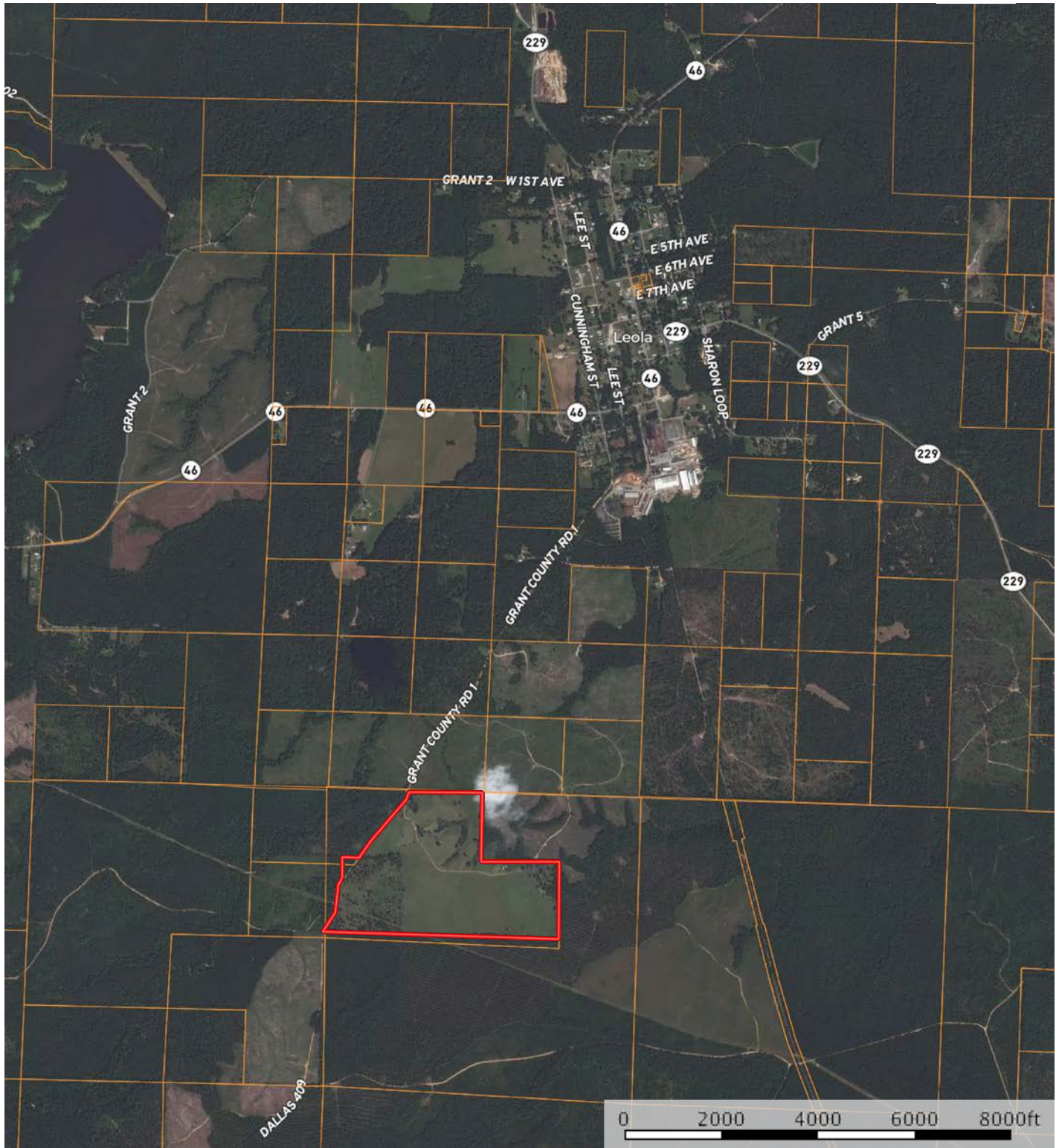
PROPERTY SUMMARY


Location:	Two miles south of Leola, Arkansas. On the Grant and Dallas County border, in the South Central Region of Arkansas.										
	<table><tr><td colspan="2">Mileage Chart</td></tr><tr><td>Leola</td><td>1.2 miles</td></tr><tr><td>Sheridan</td><td>16 miles</td></tr><tr><td>Little Rock</td><td>49 miles</td></tr><tr><td>Benton</td><td>33 miles</td></tr></table>	Mileage Chart		Leola	1.2 miles	Sheridan	16 miles	Little Rock	49 miles	Benton	33 miles
Mileage Chart											
Leola	1.2 miles										
Sheridan	16 miles										
Little Rock	49 miles										
Benton	33 miles										
Acreage:	166 +/- total acres										
Improvements:	2,800 square foot dog-trot style home, less than two (2) years old. 40 x 60' pole barn, for hay or livestock Fenced and cross-fenced Three large stock ponds with proven extensive fishing opportunities										
Access:	Grant County Road # 1, Southwest from Leola, Approximately 1.2 miles										
Real Estate Taxes:	\$432.39 annually (est.)										
Mineral Rights:	All mineral rights owned by the Seller, if any, shall transfer to the Buyer.										
Recreation:	Excellent deer and turkey hunting opportunities exist, as well as fishing for bass, bream, crappie, and catfish in the three stock ponds.										
Offering Price:	\$650,000.00										
Contact:	Any questions concerning this offering, or to schedule a property tour should be directed to Jeryl Jones (mobile: 870-672-1365) of Lile Real Estate, Inc (office: 501-374-3411).										

AERIAL MAP I


Beeson 1

Arkansas, AC +/-



 Boundary

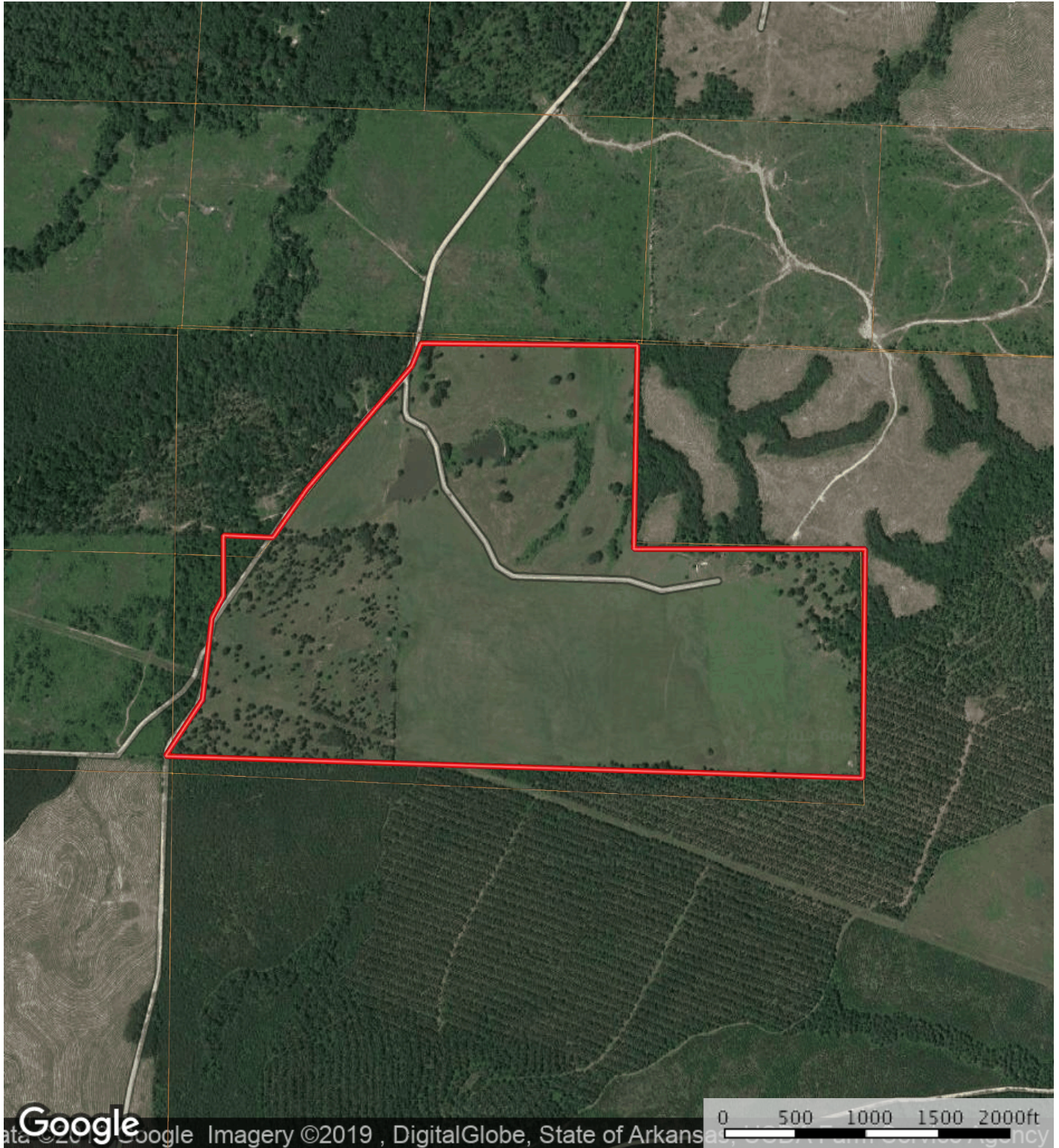
Sindy Cruthis


 The information contained herein was obtained from sources deemed to be reliable. MapRight Services makes no warranties or guarantees as to the completeness or accuracy thereof.

AERIAL MAP II


Beeson 1

Arkansas, AC +/-



 Boundary

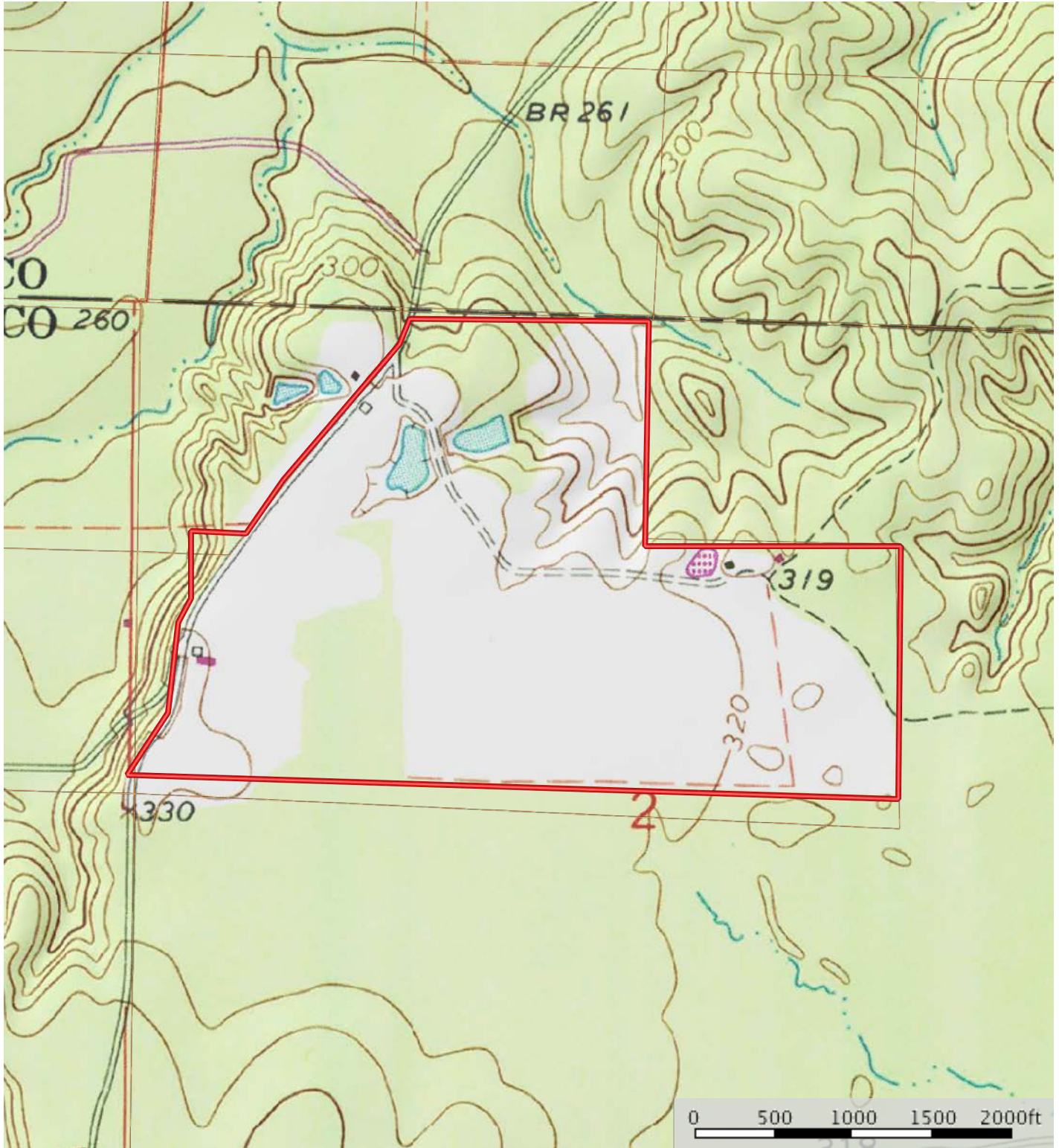
Sindy Cruthis


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TOPOGRAPHY MAP


Beeson 1

Arkansas, AC +/-



 Boundary

Sindy Cruthis

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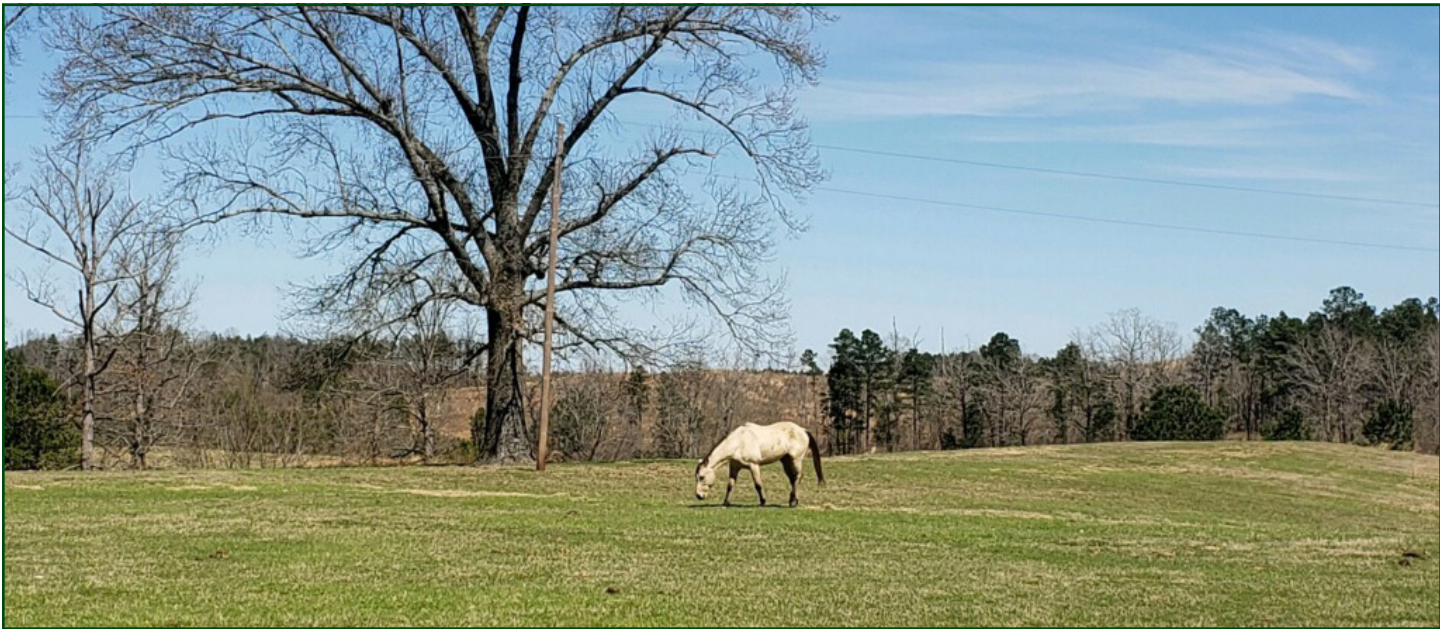




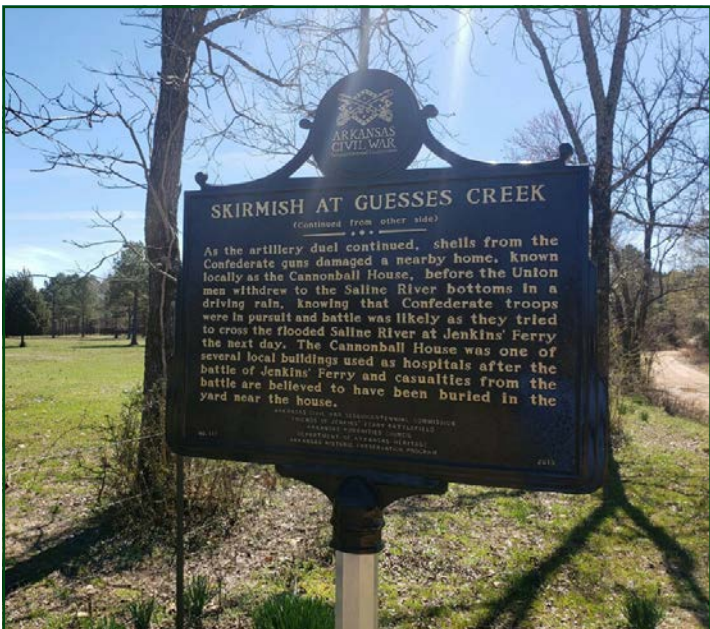












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