



OFFERED FOR SALE

STONE MOUNTAIN HEIGHTS

A Recreational, Timberland, and Development Investment Opportunity

1,320.0 (+/-) Acres • Faulkner County, Arkansas

OFFERED BY



AGRICULTURE | RECREATION | TIMBERLAND

Traditional Brokerage + Sealed Bids + Consulting

LICENSED IN ARKANSAS, LOUISIANA, MISSISSIPPI, TEXAS AND TENNESSEE

**DISCLOSURE STATEMENT**

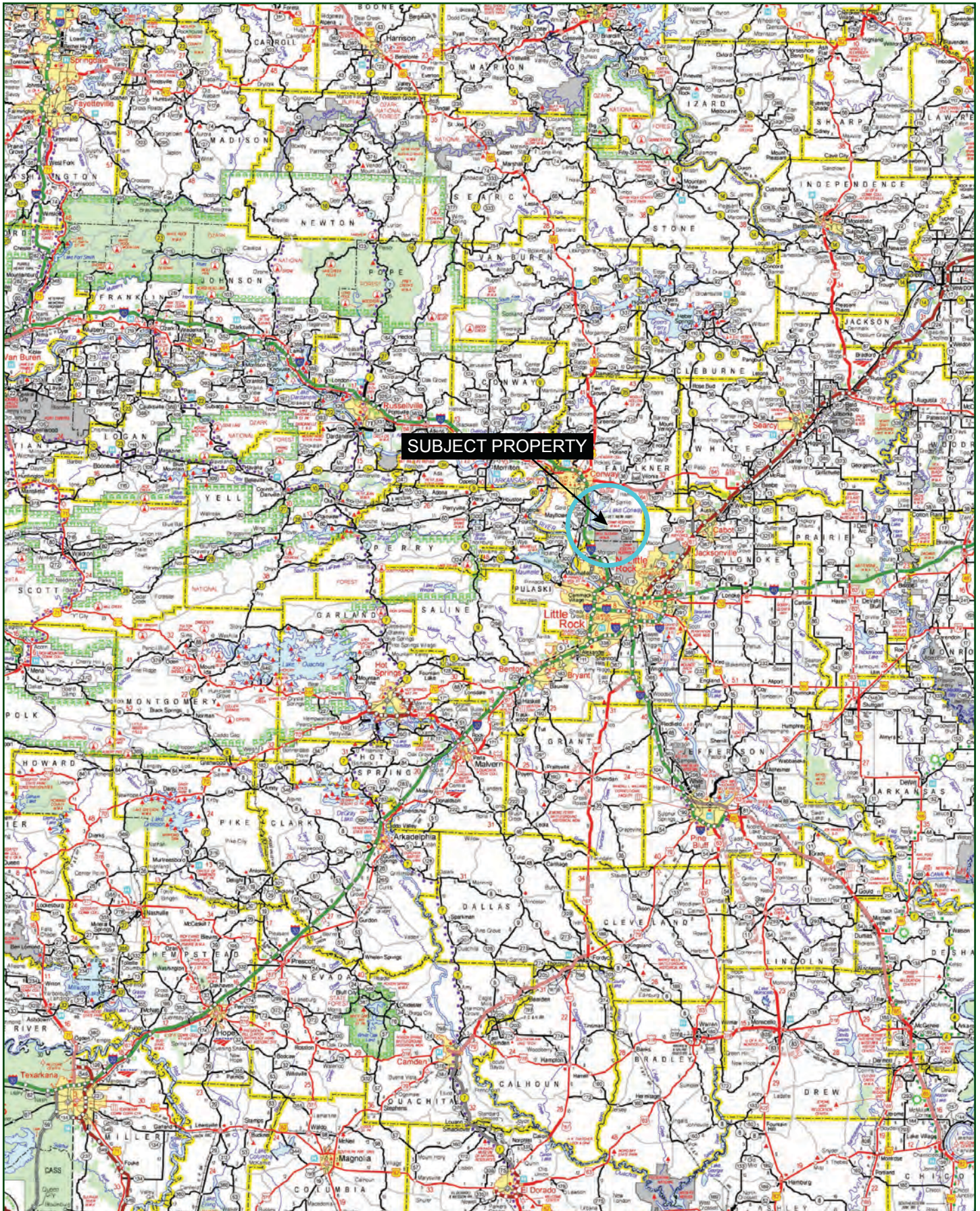
Lile Real Estate, Inc. is the listing agency for the owner of the property described within this offering brochure.

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:

Stone Mountain Heights consists of 1,320.0 (+/-) total contiguous acres, all of which is hardwood timber (upland oak/hickory forest). The property offers uncommon recreational, timberland, and development investment opportunities. The land borders the Camp Robinson Wildlife Management Area and is located in Faulkner County, Arkansas, just east of the community of Mayflower (between Conway and Little Rock). The land offers beautiful mountain top views, and its proximity to metropolitan areas lends the property to the development of a retreat, hunting club, or future residential development. The property provides good turkey and deer hunting, and Lake Conway is located just west of the land, providing great fishing.

This unique property is offered for sale for \$2,904,000.00 (\$2,200.00 per acre). Any questions concerning this offering, or to schedule a property tour should be directed to Gar Lile of Lile Real Estate, Inc. (office: 501-374-3411).

Location:

Mayflower, Arkansas; Faulkner County; Central Region of Arkansas

Mileage Chart

Little Rock, AR	27 miles
Conway, AR	20 miles

Acreage:

1,320.0 +/- total acres

Access:

The property is accessed directly with frontage on Clinton, Grand Trunk, Moran, and Stone Mountain Roads. There is an additional access point provided via an easement off of Grand Trunk Road. A good interior road system is in place for hunting, ATV riding, mountain biking, or hiking.

Real Estate Taxes:

\$1,909.68 (source: Faulkner County Assessor)

Parcel Number	Acres	S-T-R	Estimated Taxes
001-02727-000	4.19	05-04N-12W	\$0.00
001-02854-001	77.20	18-04N-12W	\$98.00
001-02854-002	40.00	18-04N-12W	\$51.00
001-02756-002	117.00	08-04N-12W	\$163.00
001-02753-002	73.55	07-04N-12W	\$99.00
001-02753-003	154.17	07-04N-12W	\$208.00
001-02753-004	80.00	07-04N-12W	\$108.00
001-02753-005	133.00	07-04N-12W	\$180.00
429-00002-000	2.15	06-04N-12W	\$0.00
429-00003-000	2.92	06-04N-12W	\$0.00
001-06678-000	560.00	12-04N-13W	\$737.00
001-06681-002	160.00	13-04N-13W	\$207.00
001-06681-003	19.63	13-04N-13W	\$25.00
Total	1,423.81		\$1,876.00

PROPERTY SUMMARY

Recreation:	Good deer and turkey hunting is found on the property. Adjoining the property to the west and south is the 4,029.0 (+/-) acre Camp Robinson Wildlife Management Area. Lake Conway is located in very close proximity offering excellent fishing opportunities.
Mineral Rights:	All mineral rights owned by the Seller, if any, shall transfer to the Buyer.
Offering Price:	\$2,904,000.00 (\$2,200.00 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.

AERIAL MAP I

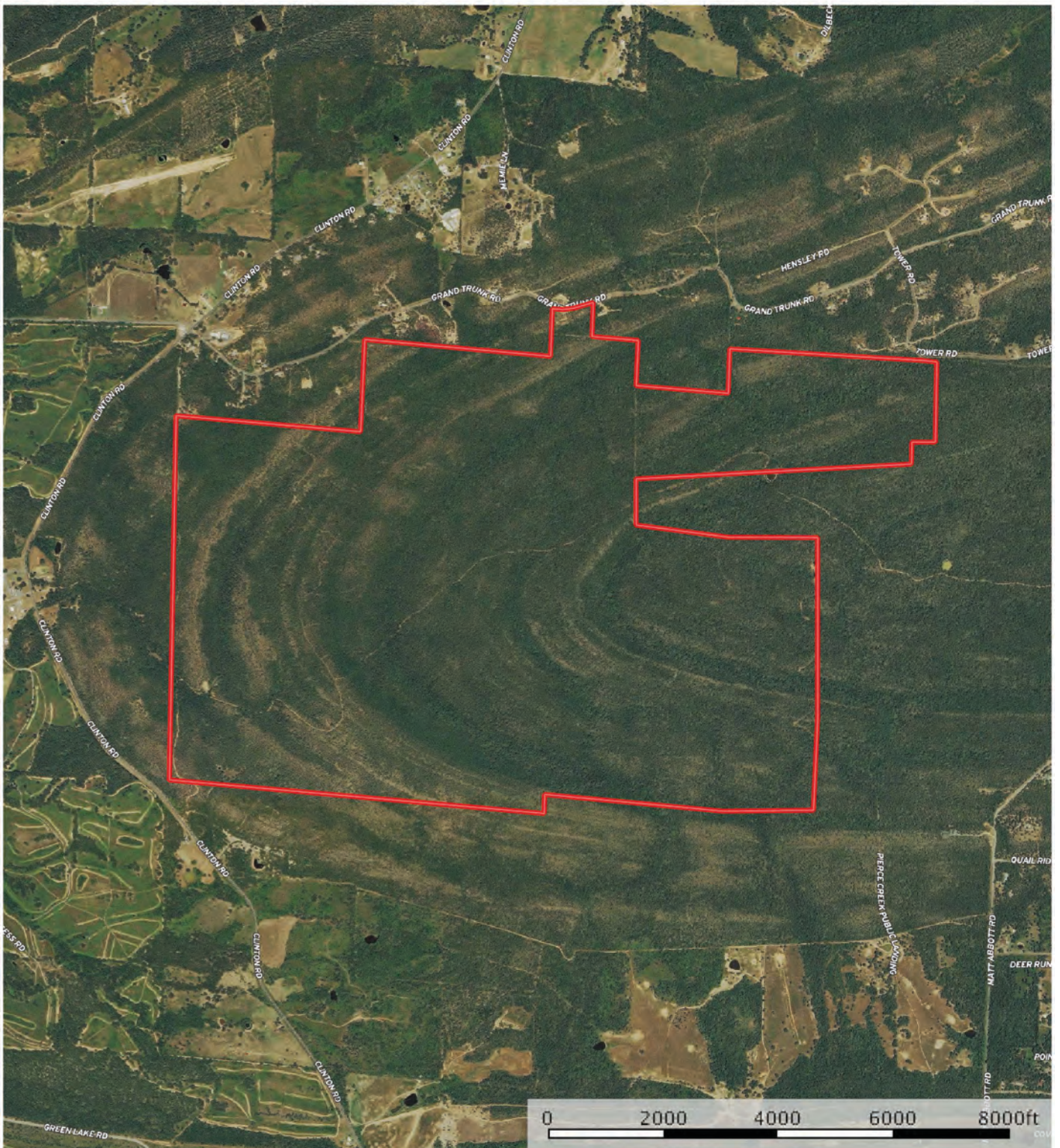


 Boundary

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

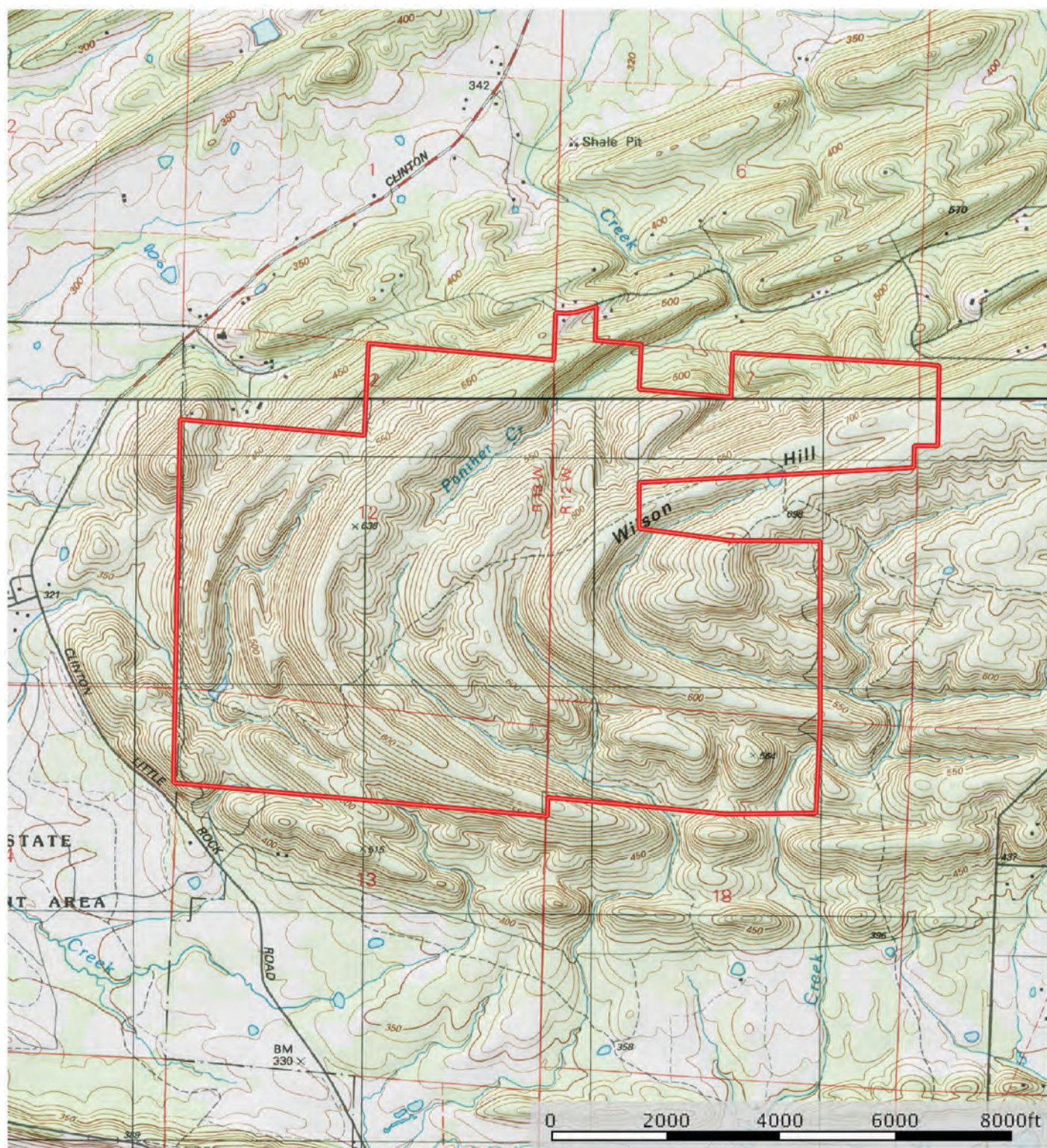


 Boundary

Sindy Cruthis

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TOPOGRAPHY MAP



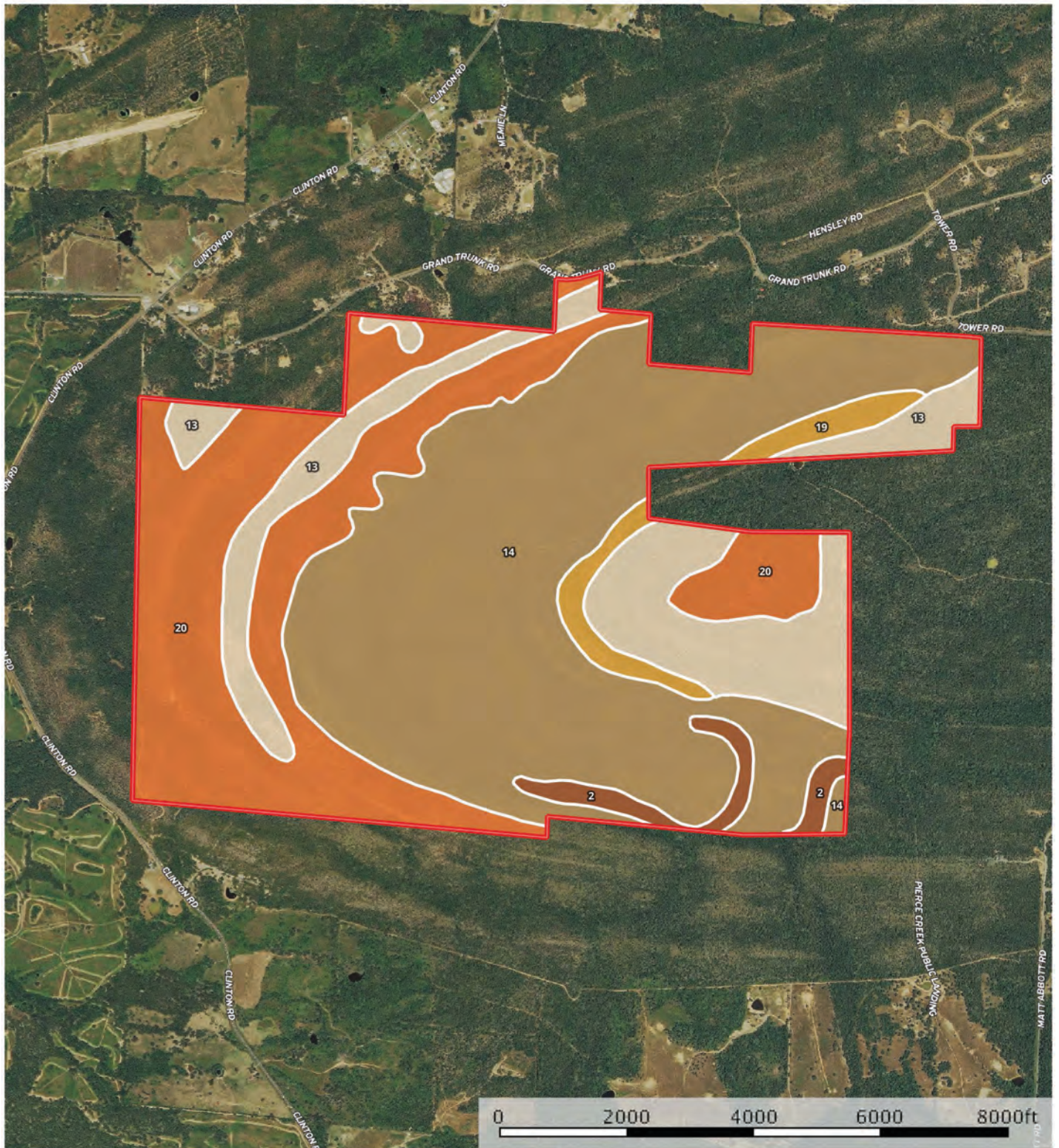
 Boundary

Sindy Cruthis



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SOIL MAP



Boundary

Sindy Cruthis

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SOIL MAP KEY

SOIL CODE	SOIL DESCRIPTION	ACRES	%	CAP
14	Linker-Mountainburg association, 12 to 40 percent slopes, rocky	626.1	48.06	7e
20	Mountainburg very stony fine sandy loam, 12 to 40 percent slopes	380.3	29.19	7s
13	Linker-Mountainburg association, 8 to 12 percent slopes	223.3	17.14	4e
19	Mountainburg very stony fine sandy loam, 8 to 12 percent slopes	42.6	3.27	6s
2	Amy soils, frequently flooded	30.6	2.35	5w
TOTALS		1302.9	100%	6.41

Capability Legend

Increased Limitations and Hazards

Decreased Adaptability and Freedom of Choice Users

Land, Capability

								
	1	2	3	4	5	6	7	8
'Wild Life'	•	•	•	•	•	•	•	•
Forestry	•	•	•	•	•	•	•	
Limited	•	•	•	•	•	•	•	
Moderate	•	•	•	•	•	•		
Intense	•	•	•	•	•			
Limited	•	•	•	•				
Moderate	•	•	•					
Intense	•	•						
Very Intense	•							

Grazing Cultivation

(c) climatic limitations (e) susceptibility to erosion

(s) soil limitations within the rooting zone (w) excess of water







NOTES

[illegible]



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