



OFFERED FOR SALE

LAND'S END RETREAT

A Recreational Investment Opportunity

1,168 (+/-) Acres • Pulaski County, Arkansas

OFFERED BY



AGRICULTURE | RECREATION | TIMBERLAND

Traditional Brokerage + Sealed Bids + Consulting

LICENSED IN ARKANSAS, LOUISIANA, MISSISSIPPI, TEXAS AND TENNESSEE



DISCLOSURE STATEMENT

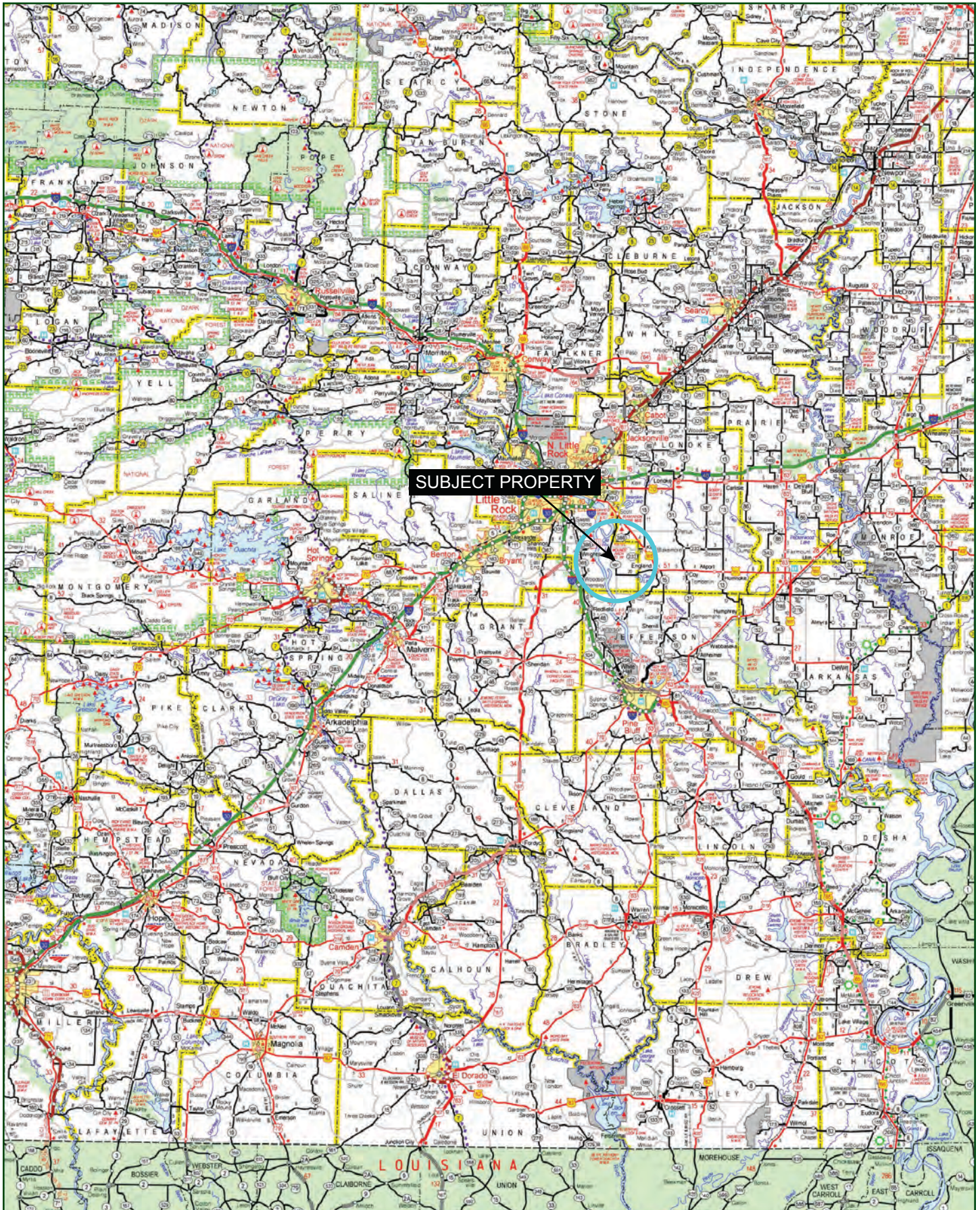
Lile Real Estate, Inc. is the listing agency for the owner of the property described within this offering brochure.

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:

The Land's End Retreat provides an excellent recreational investment opportunity with very close proximity to the Little Rock metropolitan area. The property consists of 1,168 acres, more or less, located in Pulaski County, just south of Scott along Arkansas State Highway 161. There are approximately 1,057 acres enrolled in the Wetland Reserve Program that was enrolled in 2006. Great deer hunting opportunities exist on the property in addition to excellent waterfowl hunting in Plum Bayou and the moist soil units. The areas within Plum Bayou provide varying habitat from cypress trees and buck brush to open water providing great diversity for waterfowl. There is an eight inch diesel turbine well located on the "center" road that enables the main moist soil units to be artificially flooded. There are numerous highly improved food plots that are all connected by a groomed internal road system. The eastern portion of the property that has acreage within Plum Bayou provides fishing opportunities as well.

There is also a beautiful 48 acre pecan orchard that rests along the highway that provides a great potential site for a large hunting lodge or multiple member cabin sites. There is already a nice single level brick home that is 1,726 square feet, has 3 bedrooms / 2 full bathrooms, and is perfect for your property manager / caretaker. To store all of your hunting equipment there is a 1,768 square foot former cotton gin building with a large roll up door.

This year-round recreational property is being offered as a whole for \$2,920,000.00. To find out more about the Land's End Retreat, or to schedule a property tour please contact Gar Lile (mobile: 501-920-7015) or Gardner Lile (mobile: 501-658-9275) of Lile Real Estate, Inc. (office: 501-374-3411)

Location:

Scott, Arkansas; Pulaski County; Eastern Central Region of Arkansas

Mileage Chart

England, AR	12 Miles
Little Rock, AR	24 Miles
Stuttgart, AR	38 Miles

Acreage:

1,168 +/- acres

Improvements:

1,726 square foot 3 bedroom with 2 full bathrooms
- Double garage
- Utility room

1,768 square foot former cotton gin building that provides great storage

Access:

Arkansas State Highway 161 and Wayne Road

PROPERTY SUMMARY

Real Estate Taxes:

Parcel Number	Acreage	Est. Real Estate Tax
15R0280000202	6.16	\$276.00
15R0280000500	44.85	\$132.00
15R0280001000	40.00	\$120.00
15R0330000100	297.50	\$2,216.00
15R0330000200	320.00	\$1,953.00
16R0040000100	35.10	\$55.00
16R0040000200	13.00	\$64.00
16R0040000300	40.00	\$250.00
16R0040000900	28.00	\$41.00
16R0050000100	52.48	\$277.00
16R0050001103	76.89	\$632.00
16R0050001102	1.83	\$53.00
16R0050001101	1.38	\$963.00
15R0320000400	100.53	\$732.00
15R0320000100	81.00	\$808.00
Total	1138.72	\$8,572.00

Mineral Rights:

All mineral rights owned by the Seller, if any, shall transfer to the Buyer.

Recreation:

Excellent deer and duck hunting opportunities exist on the property in addition to fishing in Plum Bayou.

Offering Price:

\$2,920,000.00 (\$2,500.00 per surveyed acre)

Contact:

Any questions concerning this offering, or to schedule a property tour should be directed to Gar Lile (mobile: 501-920-7015) or Gardner Lile (mobile: 501-658-9275) of Lile Real Estate, Inc.

This is a detailed plat map of Lonoke County, Missouri. The map shows a grid of land parcels, each labeled with a number and the name of the owner. The parcels are numbered 1 through 36, with some numbers appearing in multiple locations. The owners listed include Bear Farms LP, Camco Realty Inc, Hi-Ho Land Co, Moris Irrevocable Trust, Cobb S C, Cobb Brothers & Company, and many others. The map also shows various roads, including Highway 161, Highway 20, and several local roads like Wamboo, Wamboo Lateral, and Wamboo Corner. There are several colored overlays: a large green area in the center, a blue area in the lower left, and a red area in the lower right. The map is bordered by Lonoke County to the north, east, and south, and by other counties to the west.

 Non-WRP

AERIAL MAP I

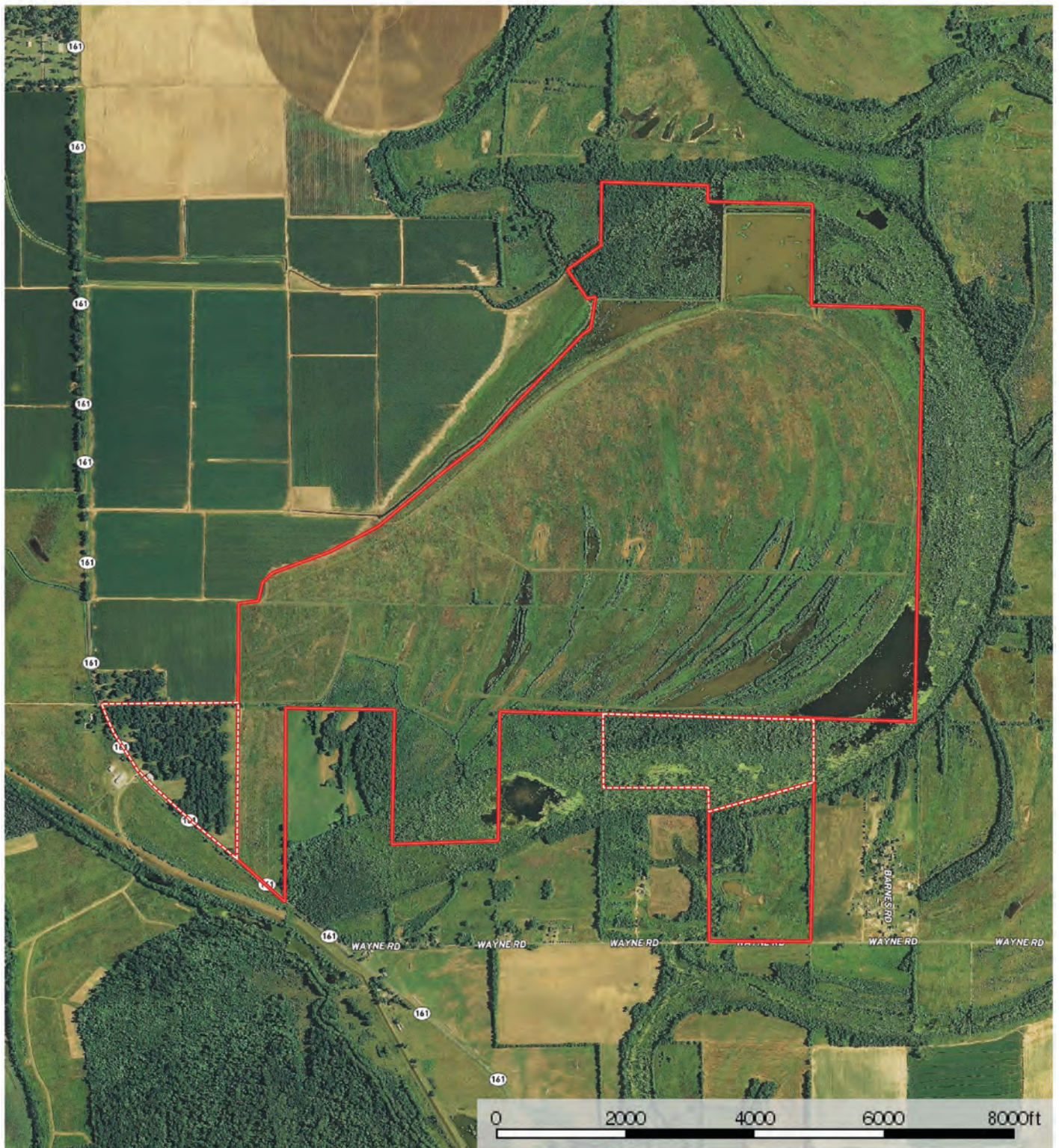


WRP Non-WRP

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

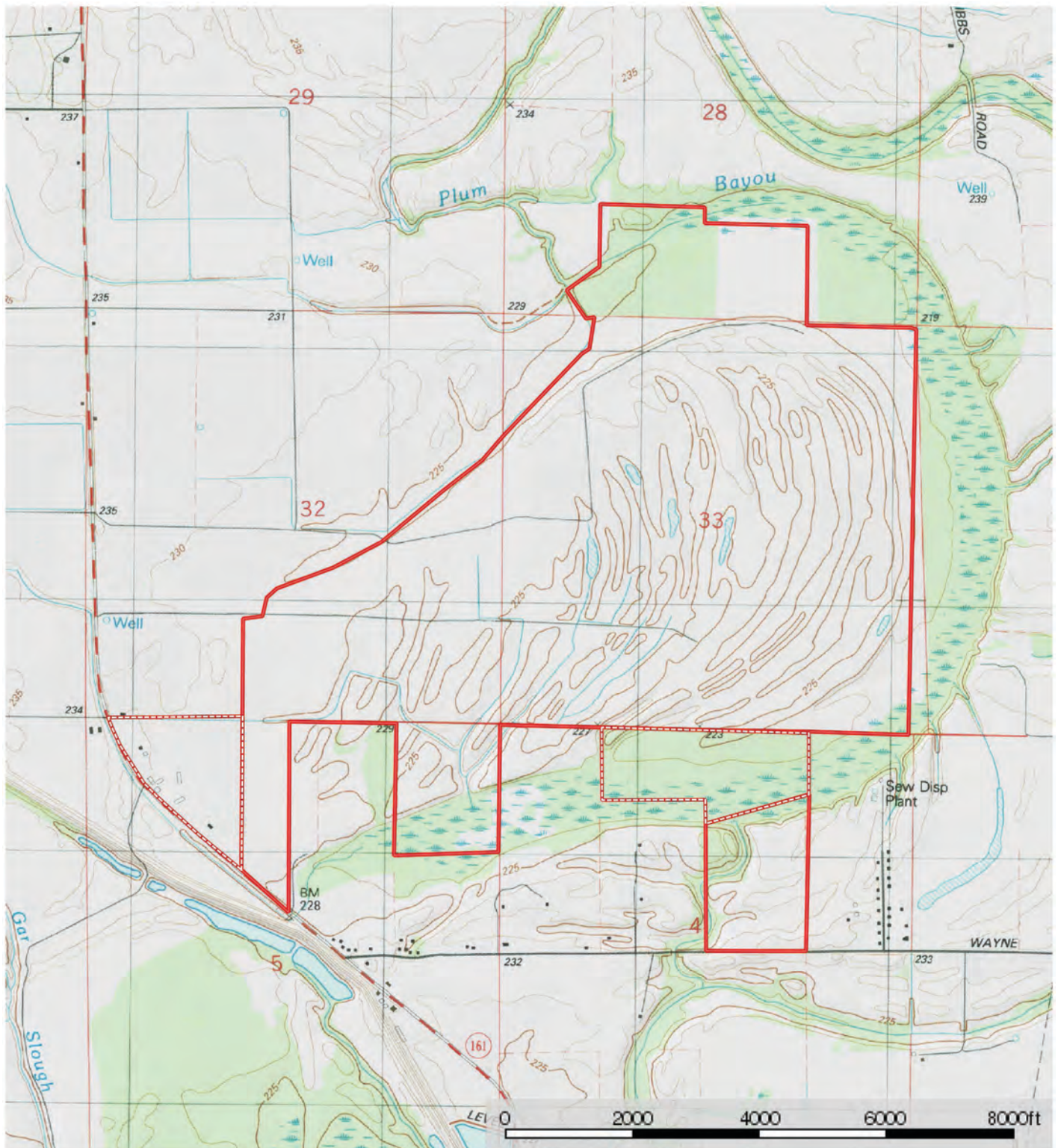


WRP Non-WRP

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.

TOPOGRAPHY MAP

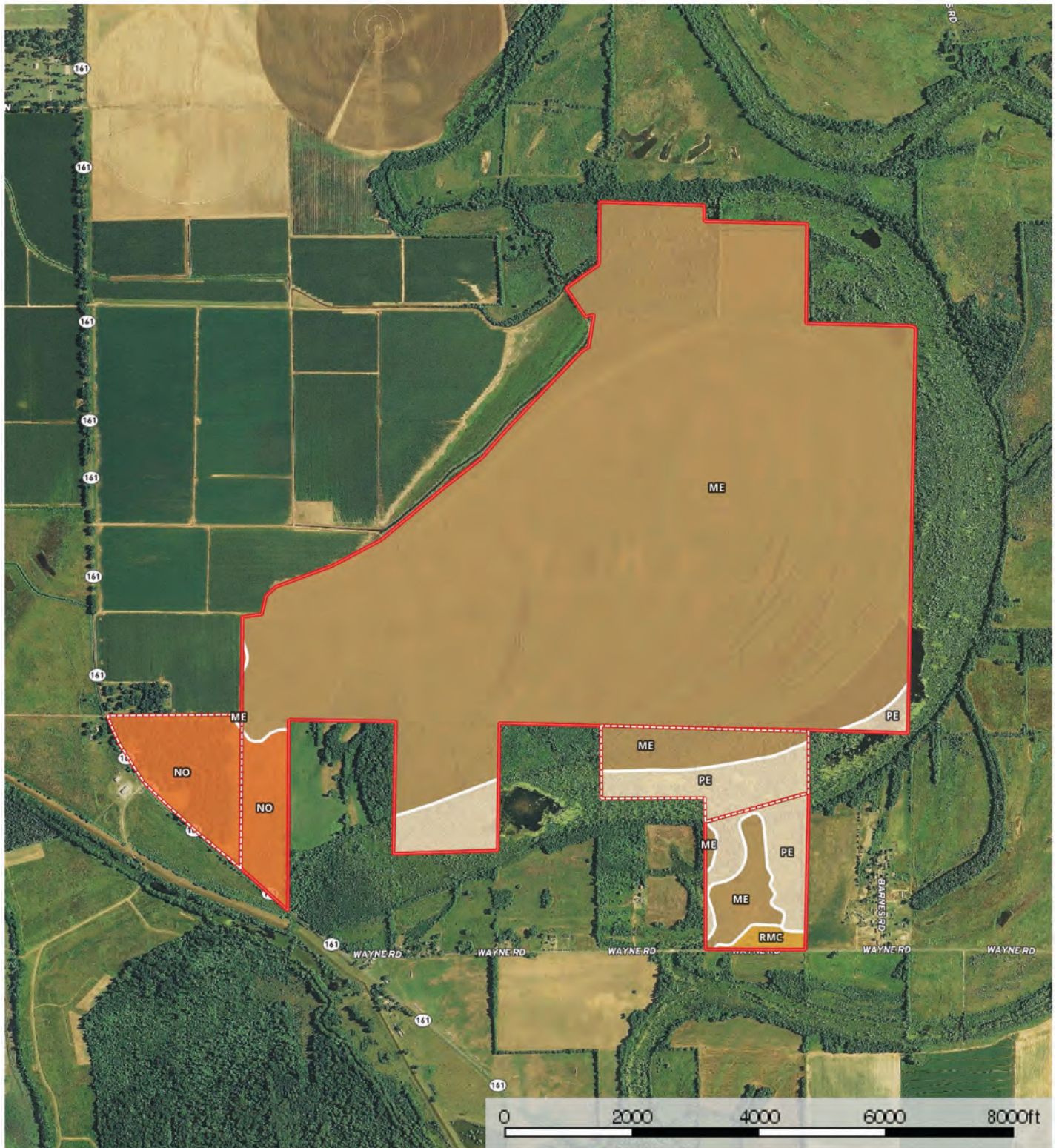


WRP Non-WRP

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.

SOIL MAP



WRP Non-WRP

SOIL MAP KEY




SOIL CODE	SOIL DESCRIPTION	ACRES	%	CAP
Me	Moreland silty clay	980.6	85.27	3w
No	Norwood silty clay loam	76.1	6.62	1
Pe	Perry clay, 0 to 1 percent slopes, rarely flooded	87.2	7.59	3w
RmC	Rilla silt loam, 3 to 5 percent slopes	6.0	0.52	2e
TOTALS		1150.0	100%	2.86

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]



401 Autumn Road | Little Rock, AR 72211
501.374.3411 (office) | 501.421.0031 (fax)

info@lilerealestate.com | www.lilerealestate.com



AGRICULTURE | RECREATION | TIMBERLAND

Traditional Brokerage + Sealed Bids + Consulting

LICENSED IN ARKANSAS, LOUISIANA, MISSISSIPPI, TEXAS AND TENNESSEE