



OFFERED FOR SALE

GARRISON FAMILY RETREAT

A Timberland and Recreational Investment Opportunity

101.3 (+/-) Acres • Sharp County, Arkansas

OFFERED BY



AGRICULTURE | RECREATION | TIMBERLAND

Traditional Brokerage + Sealed Bids + Consulting

LICENSED IN ARKANSAS, LOUISIANA, MISSISSIPPI, TEXAS AND TENNESSEE



DISCLOSURE STATEMENT

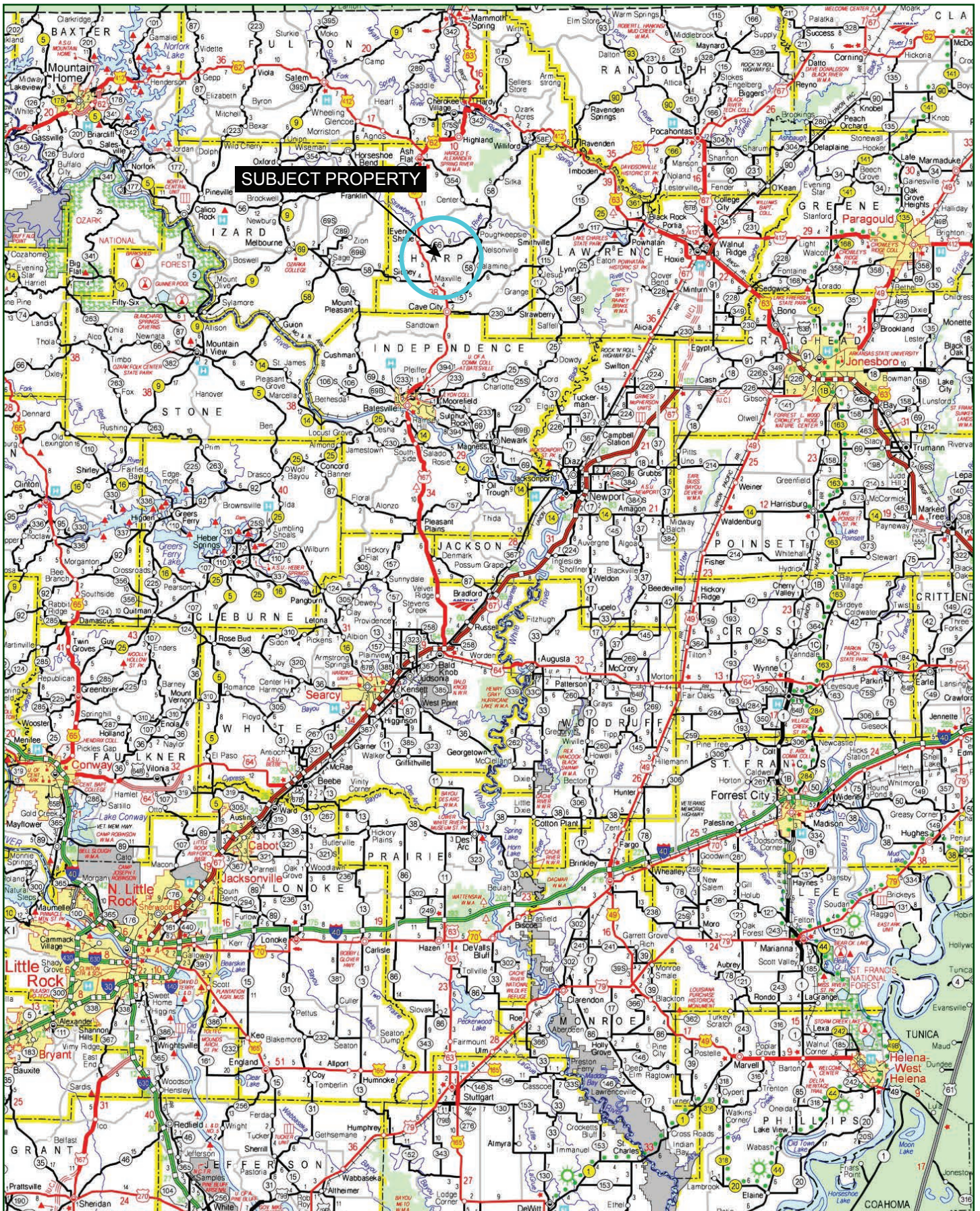
Lile Real Estate, Inc. is the listing agency for the owner of the property described within this offering brochure.

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 Garrison Family Retreat offers 101.3 +/- acres consisting of uneven aged hardwoods interspersed with pine trees and cedar trees, located in Sharp County, Arkansas. The property features a small cabin and parking shed on the south line with electricity available at the cabin. Access is provided via a gated entrance on the west side of Silver Springs Road. Deer hunting opportunities exist on the property. For more information about the Garrison Family Retreat, or to schedule a property tour, contact Gardner Lile (mobile: 501-658-9275) of Lile Real Estate, Inc.

Location: Evening Shade, Arkansas; Sharp County

Mileage Chart

Cave City, AR	10 miles
Batesville, AR	24 miles
Walnut Ridge, AR	45 miles

Acreage: 101.3 +/- acres

Access: Gated entrance on Silver Springs Road

Real Estate Taxes:	Parcel Number	Acreage	Est. Real Estate Tax
	001-04763-000	85.0	\$123.18
	001-04776-000	16.0	\$17.40
	001-04774-001	0.3	\$0.42
	Total	101.3	\$141.00

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

Recreation: Deer hunting opportunities exist on the property.

Offering Price: \$217,795.00

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

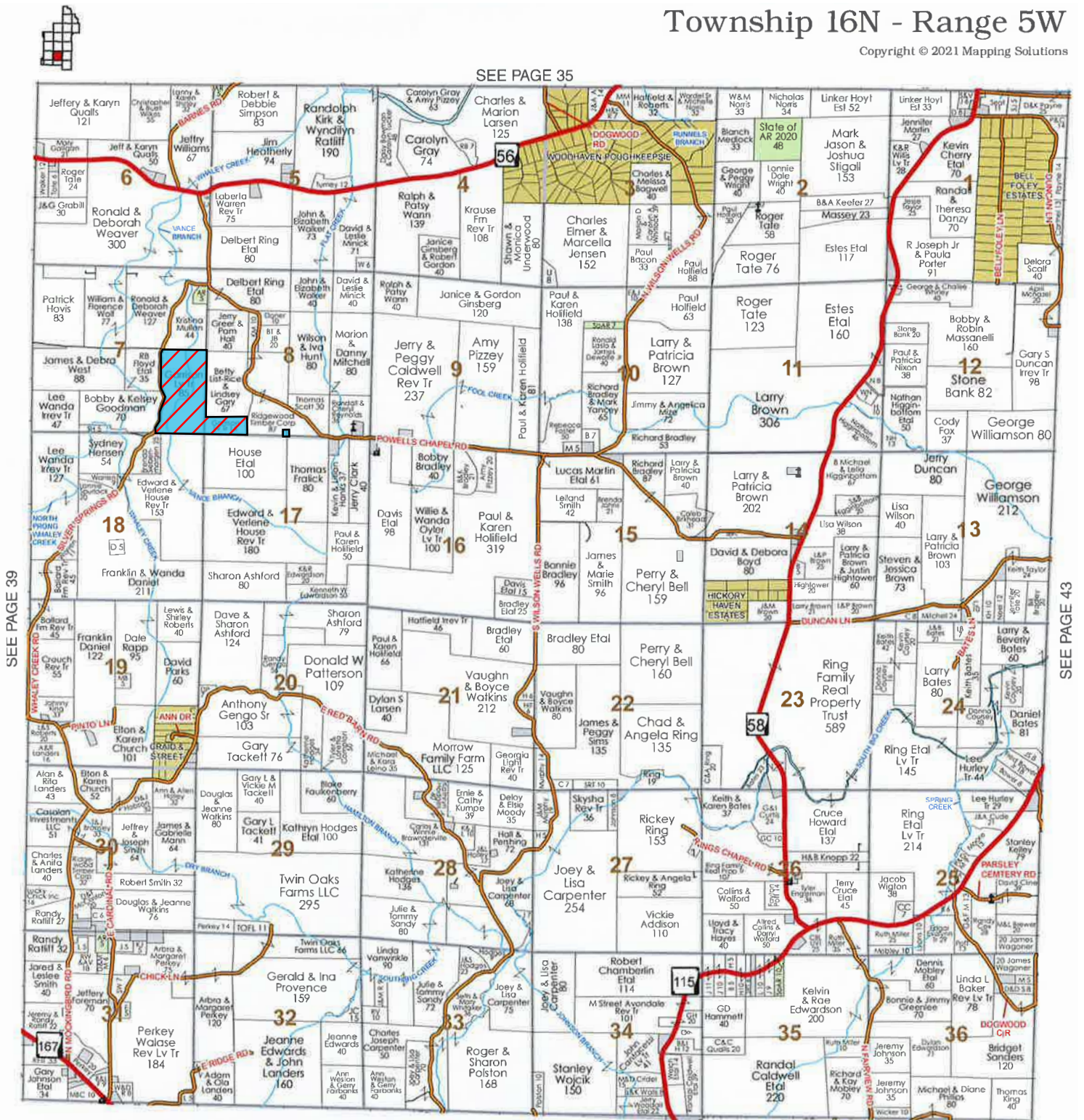
OWNERSHIP MAP

Township 16N - Range 5W

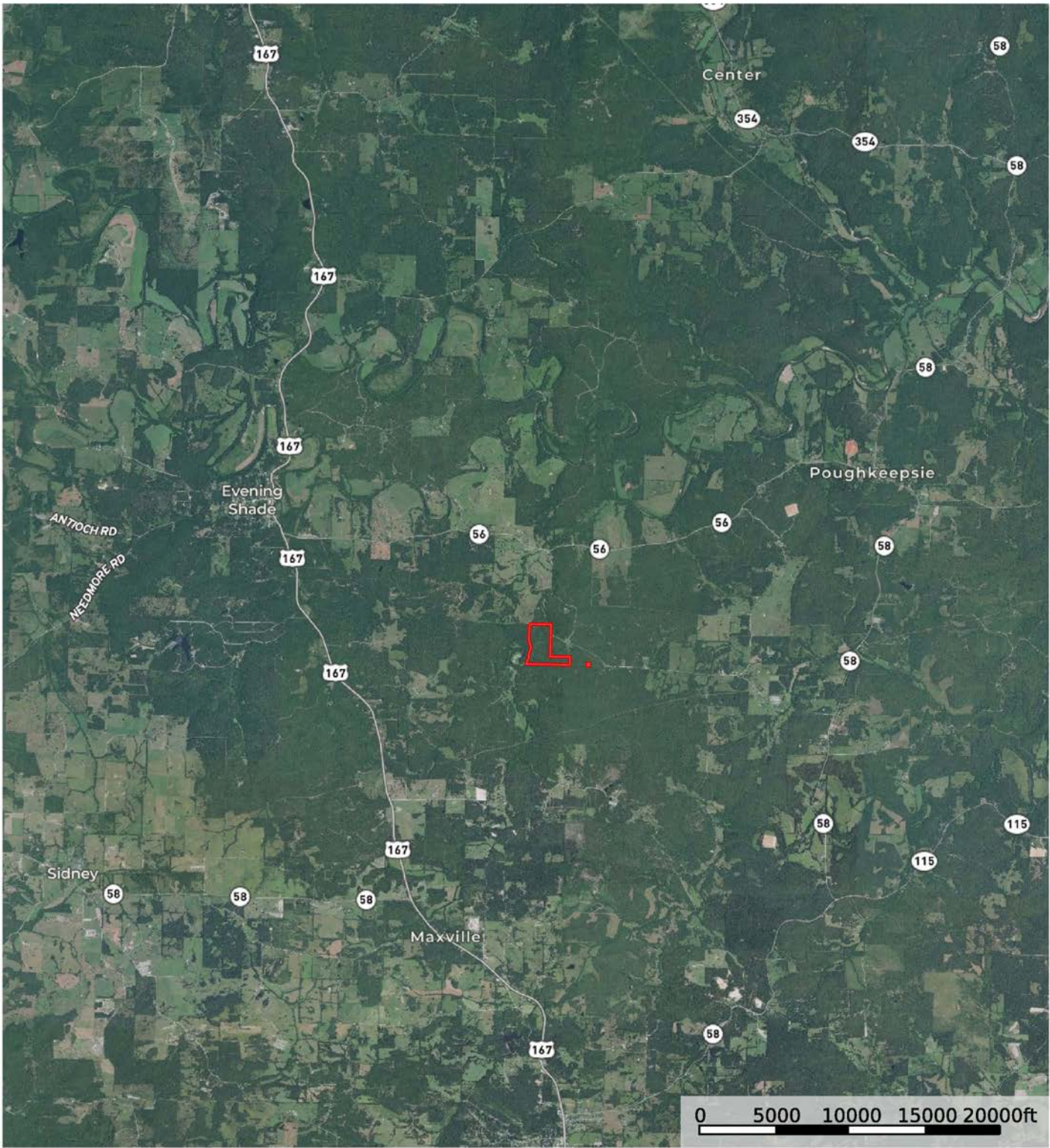
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AERIAL MAP I

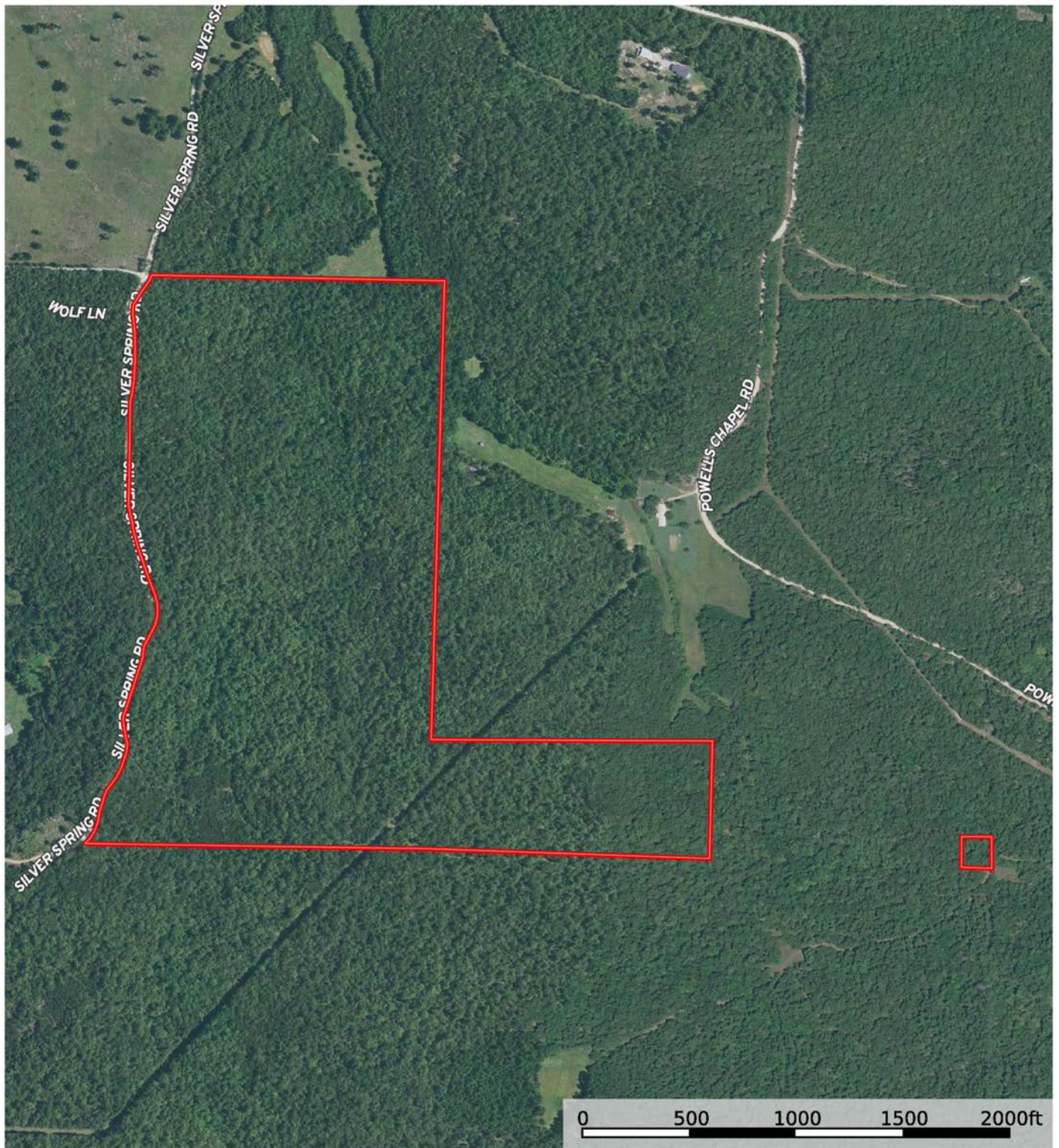


 Boundary

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

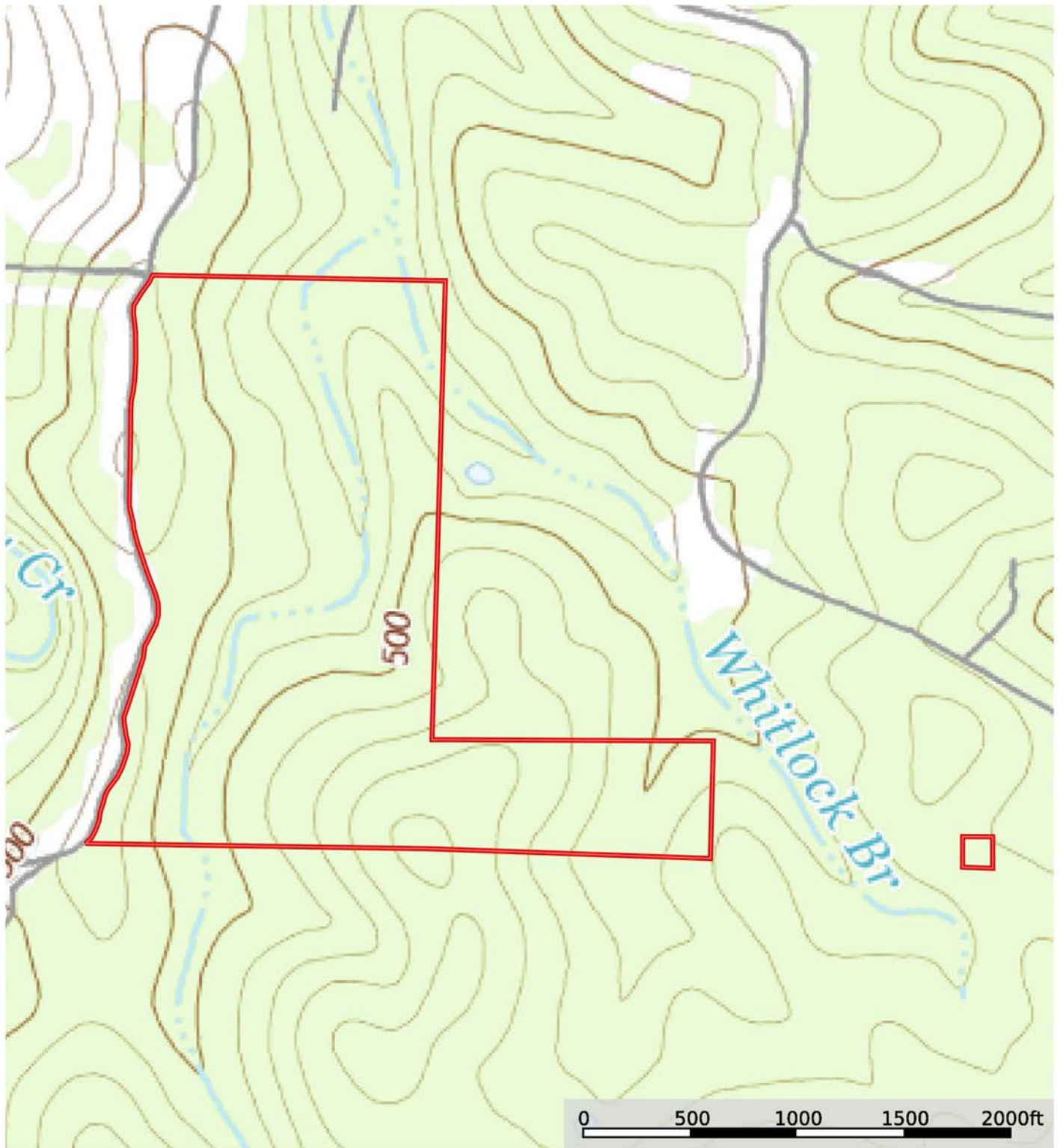


 Boundary

Sindy Cruthis


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TOPOGRAPHY MAP

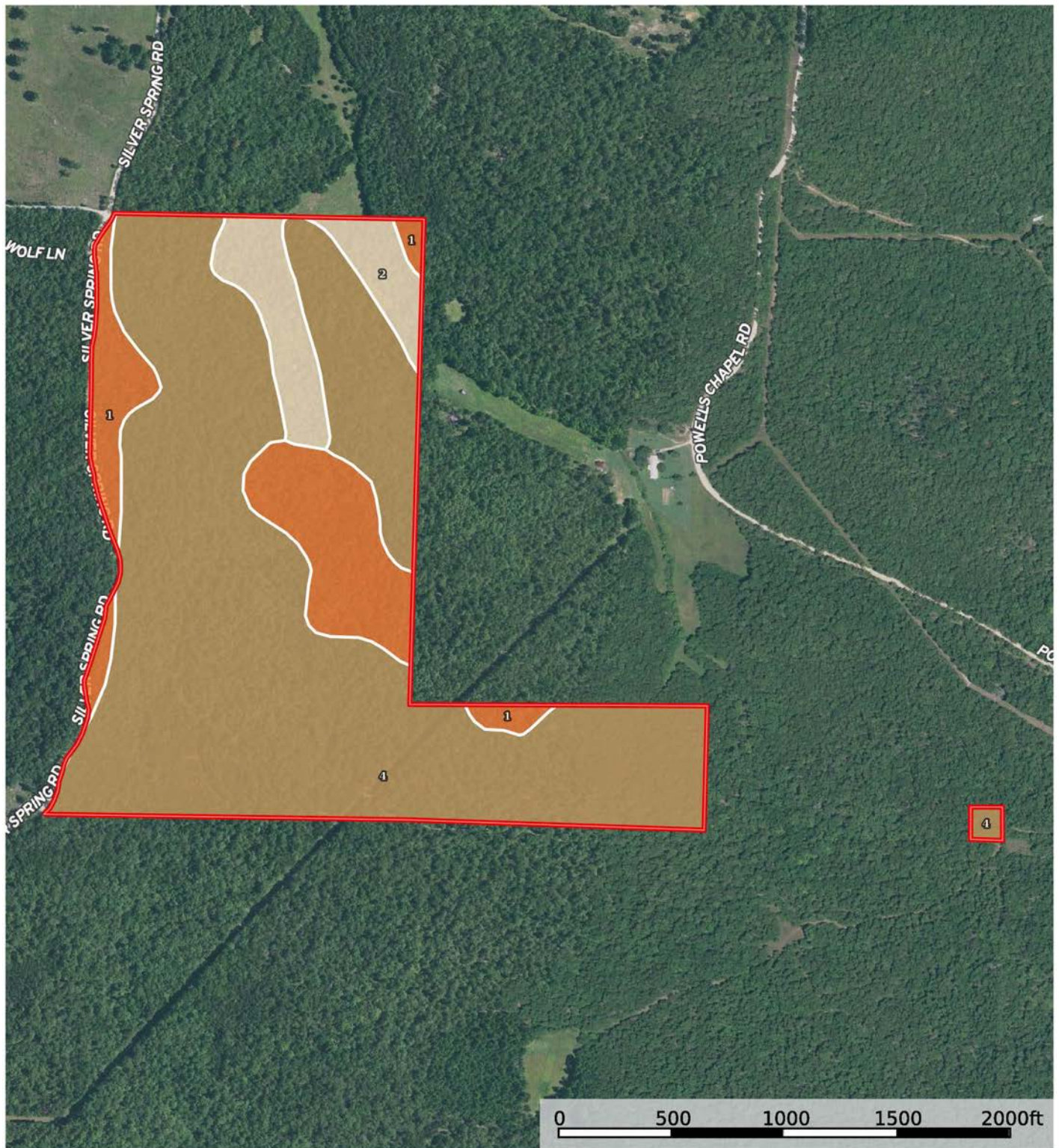


 Boundary

Sindy Cruthis


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SOIL MAP



 Boundary

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SOIL MAP KEY

SOIL CODE	SOIL DESCRIPTION	ACRES	%	NCCPI	CAP
4	Boden stony fine sandy loam, 8 to 20 percent slopes	80.05	76.72	-	6s
1	Arkana-Moko complex, 3 to 12 percent slopes	15.7	15.05	-	4e
2	Boden fine sandy loam, 3 to 8 percent slopes	8.59	8.23	-	3e
TOTALS		104.34(*)	100%	-	5.45

(*) Total acres may differ in the second decimal compared to the sum of each acreage soil. This is due to a round error because we only show the acres of each soil with two decimal.

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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