



OFFERED FOR SALE

POINT PETER MOUNTAIN TRACT 1

A Recreational Investment Opportunity

Retreat to the Boston Mountains, Buffalo River and Richland Creek.

31.23 (+/-) Acres • Searcy County, Arkansas

OFFERED BY



AGRICULTURE | RECREATION | TIMBERLAND

Traditional Brokerage + Sealed Bids + Consulting

LICENSED IN ARKANSAS, LOUISIANA, MISSISSIPPI AND TENNESSEE



DISCLOSURE STATEMENT

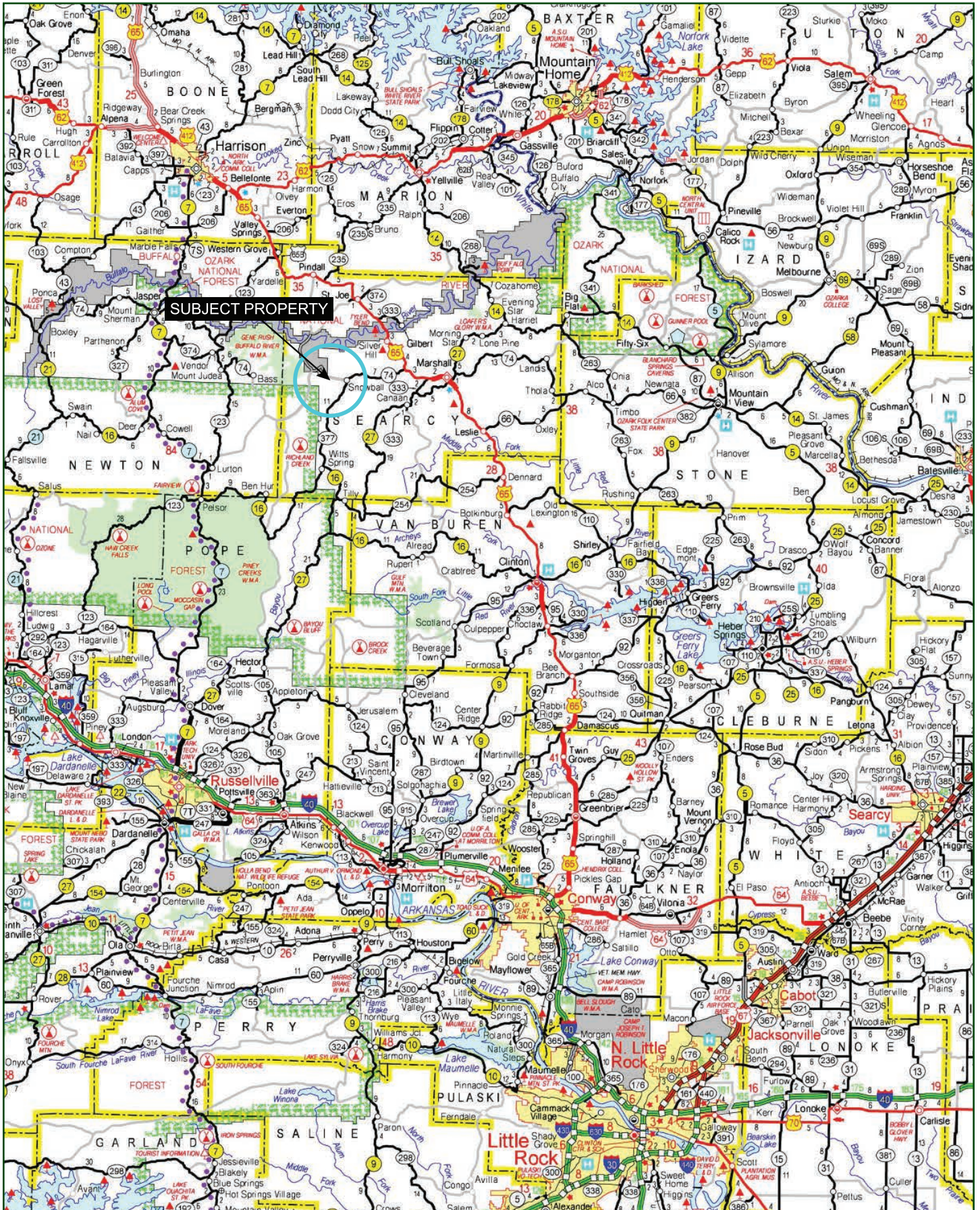
Lile Real Estate, Inc. is the listing agency for the owner of the property described within this offering brochure.

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:

Located in the heart of the Boston Mountains, Point Peter Mountain Tract #1 consists of 31.23 +/- acres offering a good recreational and timberland investment opportunity located in Searcy County, Arkansas just 4 miles west of the community of Snowball. The property has access from a private gated road that is just off Point Peter Mountain Road. The southwest portion of the property rests on a bluff offering incredible views to the north and east, and would be a perfect spot to build a cabin on the highest peaks in Searcy County.

The property borders the Buffalo River National Park, and provides year-round use from hunting to hiking. Richland Creek is just west of the property and offers floating and fishing opportunities. The Richland Creek valley is widely known for elk hunting as well. The Gene Rush Wildlife Management Area is located just to the west of the property, and Richland Creek Wilderness Area is located to the south; both offer additional hunting. Further recreational opportunities including floating and fishing are offered by the Buffalo River, which is located just north of the property. This tract offers the unique opportunity to build a private cabin on acreage that offers hunting, but also is located in close proximity to numerous public recreational opportunities.

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

Location:

Snowball, Arkansas; Searcy County, Northern Central Region of Arkansas

Mileage Chart

Marshall	16 miles
Harrison	46 miles
Conway	83 miles
Little Rock	114 miles
Fayetteville	121 miles

Acreage:

31.23 +/- total acres

** New survey will determine final acreage, boundaries, and legal description.*

Access:

The property has private gated access via an improved road that is off of Point Peter Mountain Road.

Utilities:

Electricity is being extended to the property. Septic system can be installed and drilling a well will be the best source of water.

Mineral Rights:

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

PROPERTY SUMMARY

Recreation:	Deer, turkey, and squirrel hunting opportunities exist on the property.
Offering Price:	\$87,000.00 (\$2,800.00 per surveyed acre)
Contact:	Any questions concerning this offering, or to schedule a property tour should be directed to Gardner Lile (mobile: 501-658-9275) or Gar Lile (mobile: 501-920-7015) of Lile Real Estate, Inc.

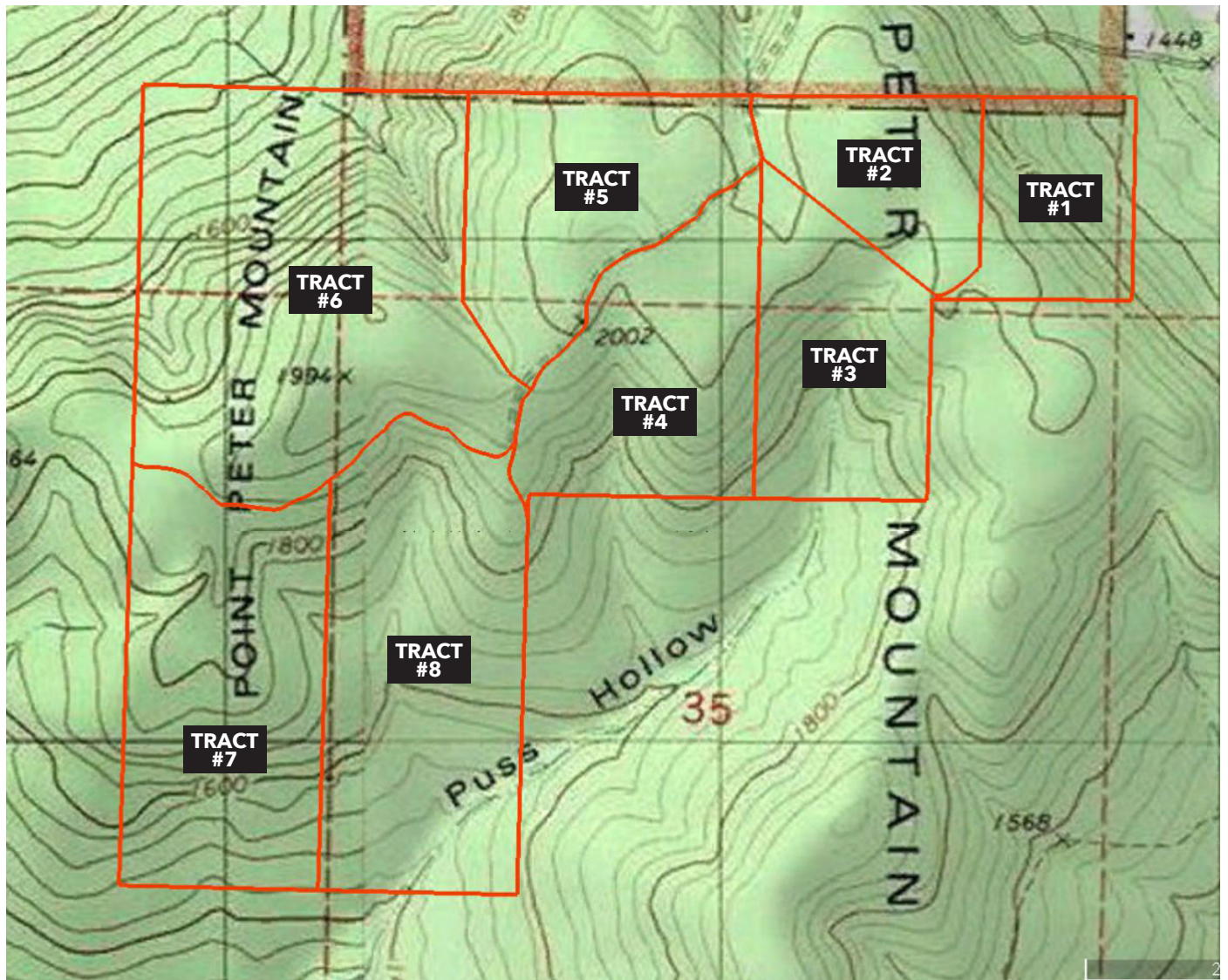
* Please note that the listing brokers own the property.

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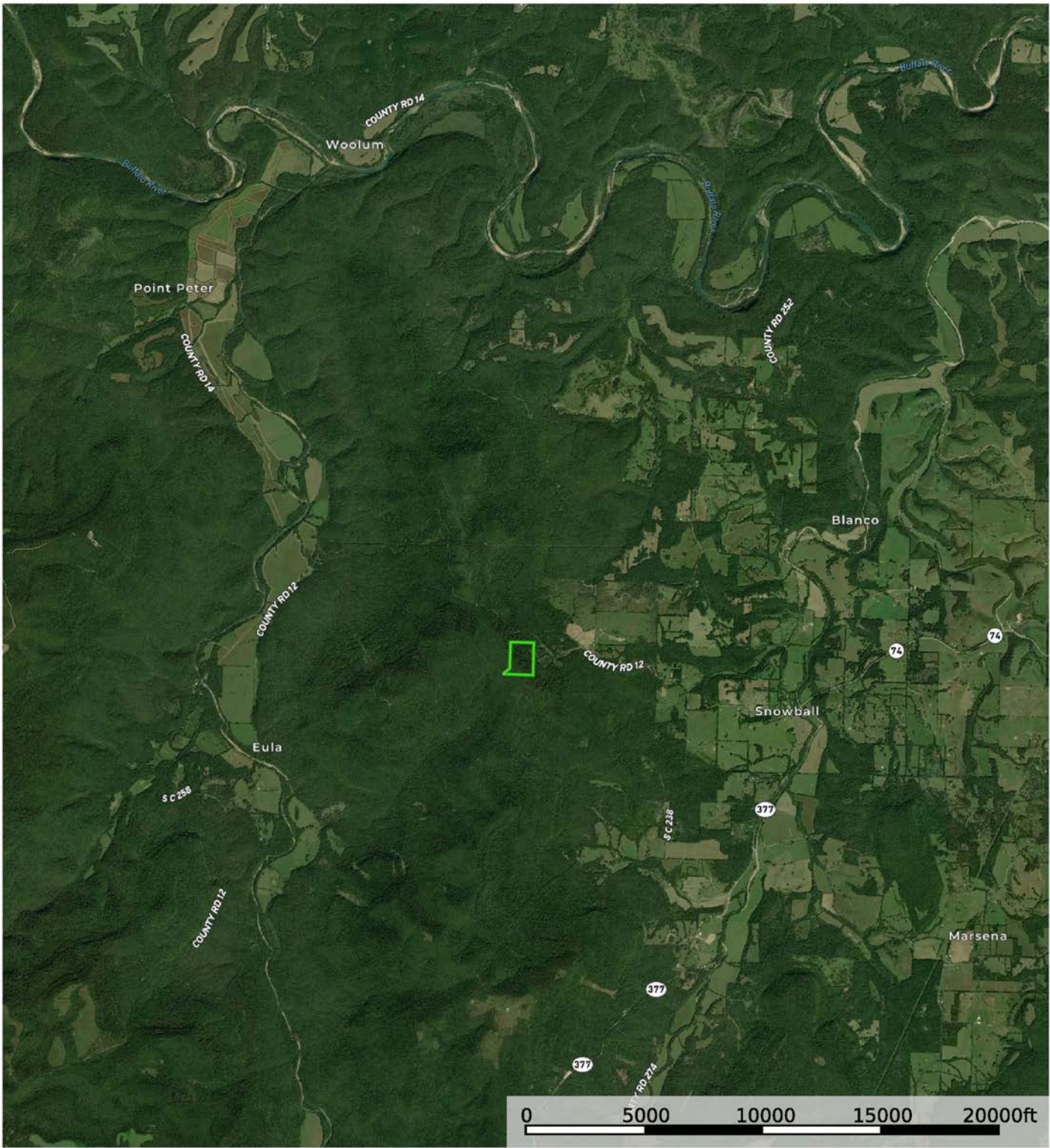


* This tract is part of a larger parcel offered in multiple tracts. The entire parcel is shown above.

POINT PETER MOUNTAIN TRACT DIVISIONS




AERIAL MAP I

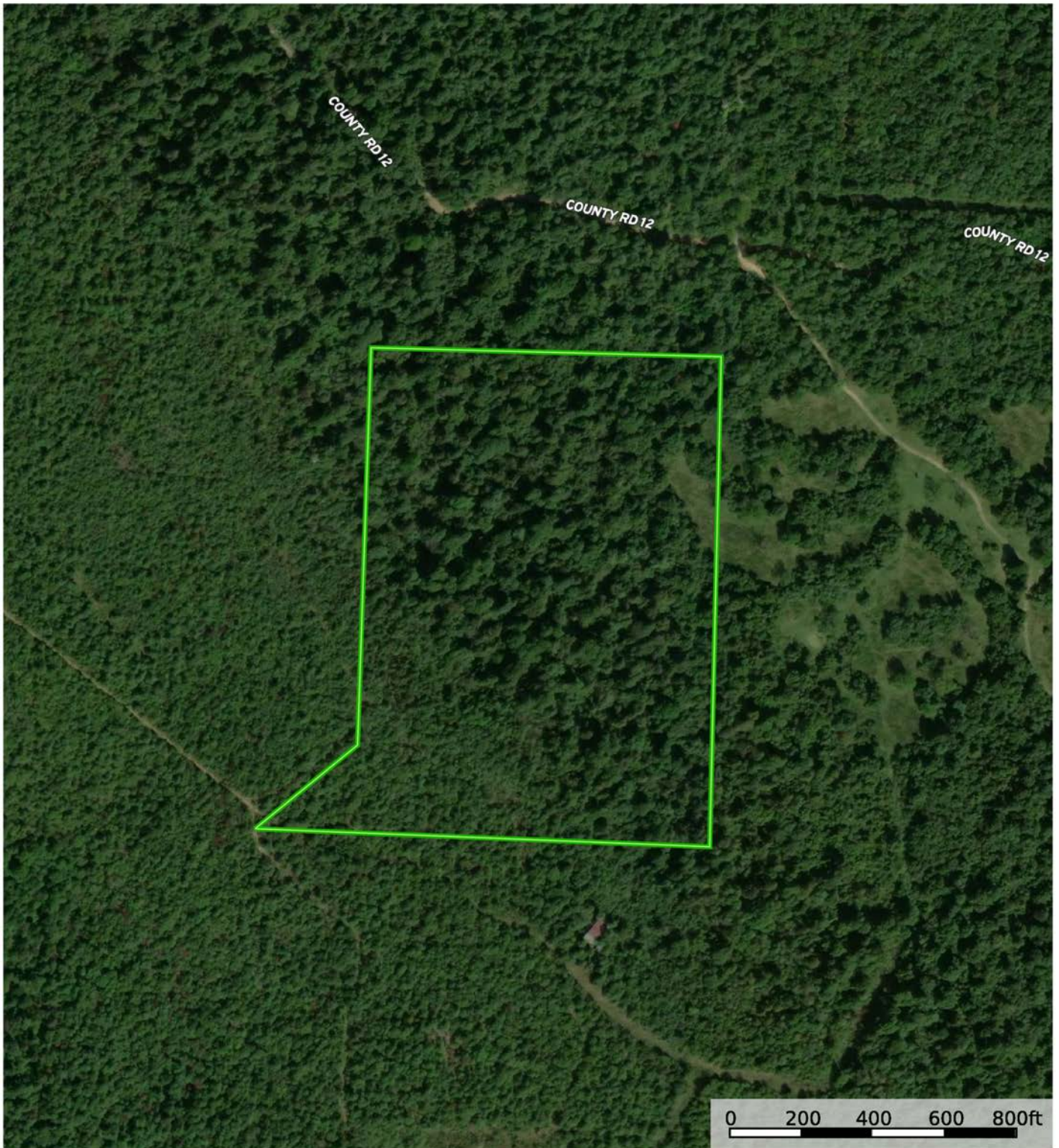


 Boundary 1

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

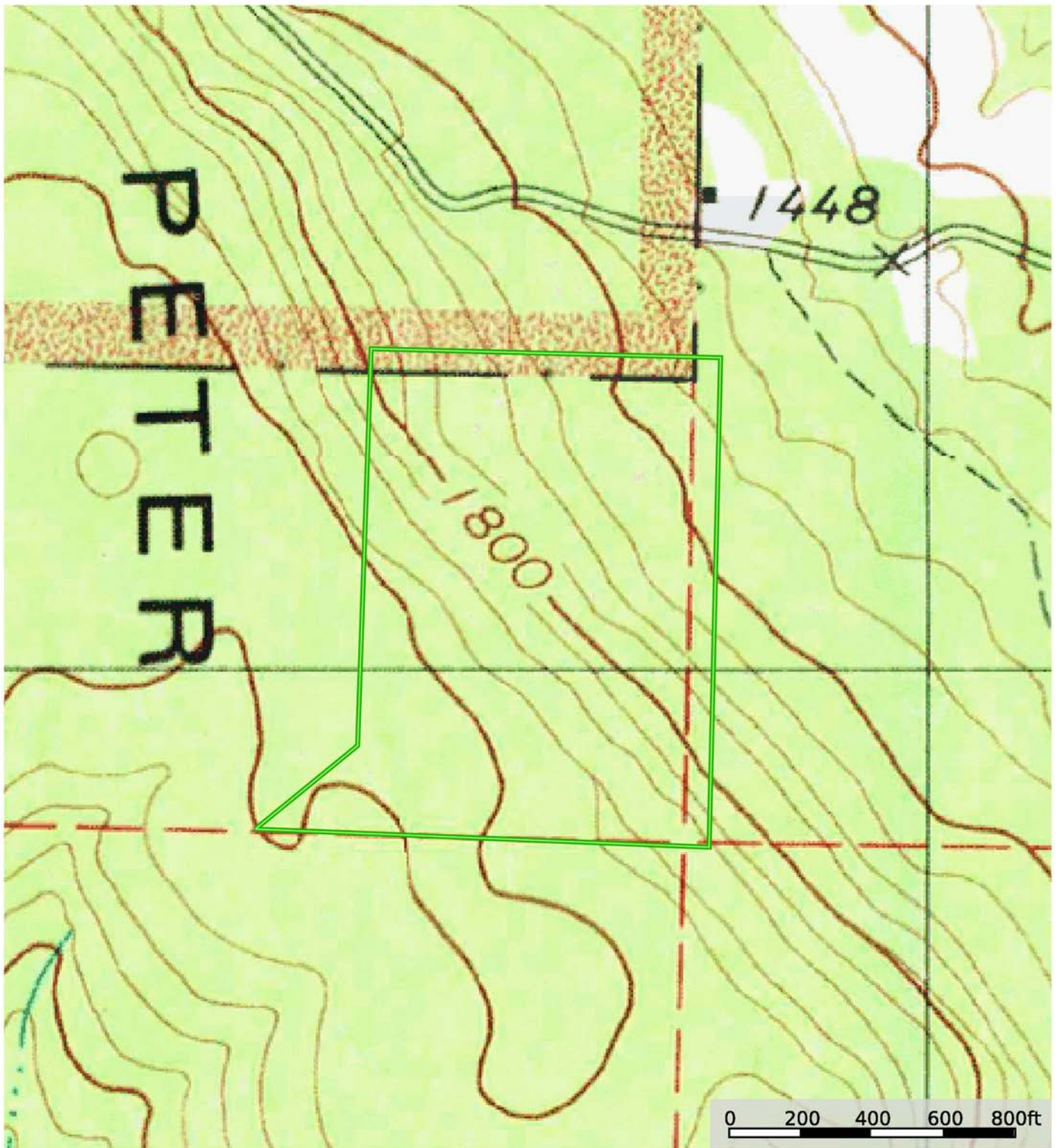


 Boundary 1

Sindy Cruthis


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TOPOGRAPHY MAP



 Boundary 1

Sindy Cruthis


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SOIL MAP



 Boundary 1

Sindy Cruthis

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SOIL MAP KEY

SOIL CODE	SOIL DESCRIPTION	ACRES	%	CPI	NCCPI	CAP
50G	Nella-Steprock-Mountainburg complex, 40 to 60 percent slopes	19.82	62.41	0	11	7s
45C	Nauvoo fine sandy loam, 2 to 7 percent slopes	6.07	19.11	0	68	2e
48CD	Nella stony loam, 3 to 15 percent slopes	5.87	18.48	0	63	6s
TOTALS		31.76(*)	100%	-	31.5	5.86

(*) 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

BUFFALO NATIONAL RIVER



Photo Source: <http://buffaloriverfun.com>

The Buffalo National River became the first national river in the United States in 1972. It is one of the few remaining free-flowing, undammed rivers in the lower 48 states. The Buffalo National River encompasses 135 miles of the 150-mile river. The Buffalo River begins in the Boston Mountains and flows through Newton, Searcy, and Marion Counties before flowing into the White River in Baxter County. It offers year-round recreational activities, scenic views, and a diverse ecosystem.

The Buffalo National River and Park is one of Arkansas' leading tourist destinations, averaging more than 800,000 visitors per year. The river offers water activities including fishing and floating, while the park offers camping, designated horseback riding trails, and more than 100 miles of hiking trails. The river has more than fifty recorded species of fish, including smallmouth bass and catfish. The park is home to animals such as beavers, raccoons, deer, elk, and black bear. The park also features the longest known cave in Arkansas, Fitton Cave. The park has 3 congressionally designated wilderness areas and four historic districts on the National Register. In June of 2019, the Buffalo National River was designated Arkansas' first International Dark Sky Park.

Source:

Buffalo National River | Encyclopedia of Arkansas
<https://encyclopediaofarkansas.net/entries/buffalo-national-river-7/>

GENE RUSH WILDLIFE MANAGEMENT AREA



The Gene Rush Wildlife Management Area (WMA) consists of 20,085 mountainous acres positioned between the Ozark National Forest and the Buffalo National River. The terrain is a mix of second-growth forests, mostly oak-hickory which is typical for the Ozarks, as well as some pine stands and mixed pine-hardwoods. Three major creeks – Big Creek, Cave Creek, and Lick Creek – flow through the area's rugged terrain.

Major improvements on the WMA have been made by the Arkansas Game and Fish Commission with regard to wildlife habitat. The aggressive wildlife management strategy includes forest management, construction of waterholes, development and management of permanent openings, planned timber harvests, and controlled burning. There are numerous wildlife openings and food plots, which are heavily used by elk. In addition to elk, the property is also managed for bear, deer and turkey hunting. In 2007, the Sonny Varnell Richland Valley Elk Conservation Area was added to the Gene Rush WMA.

Sources:

Wildlife Management Areas | Encyclopedia of Arkansas

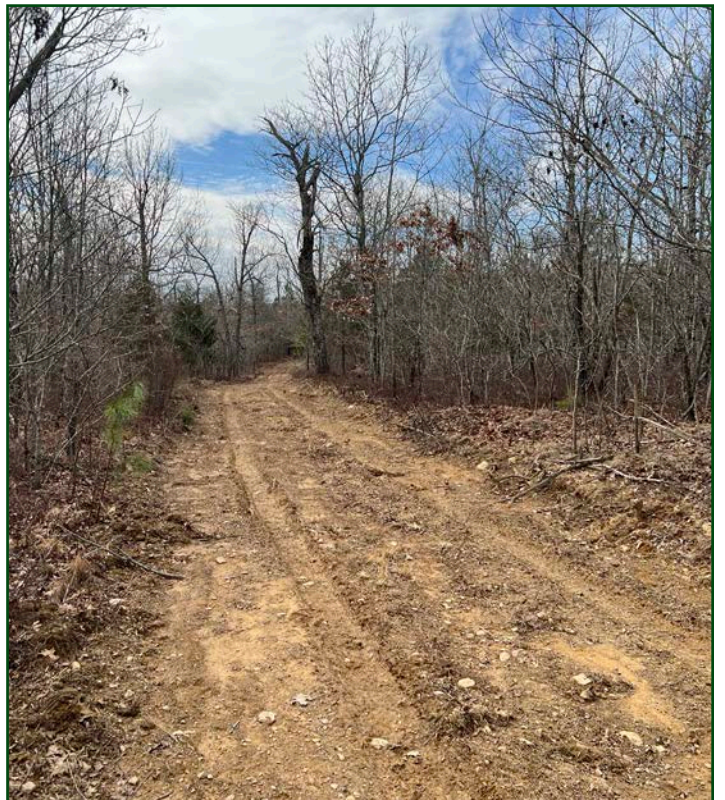
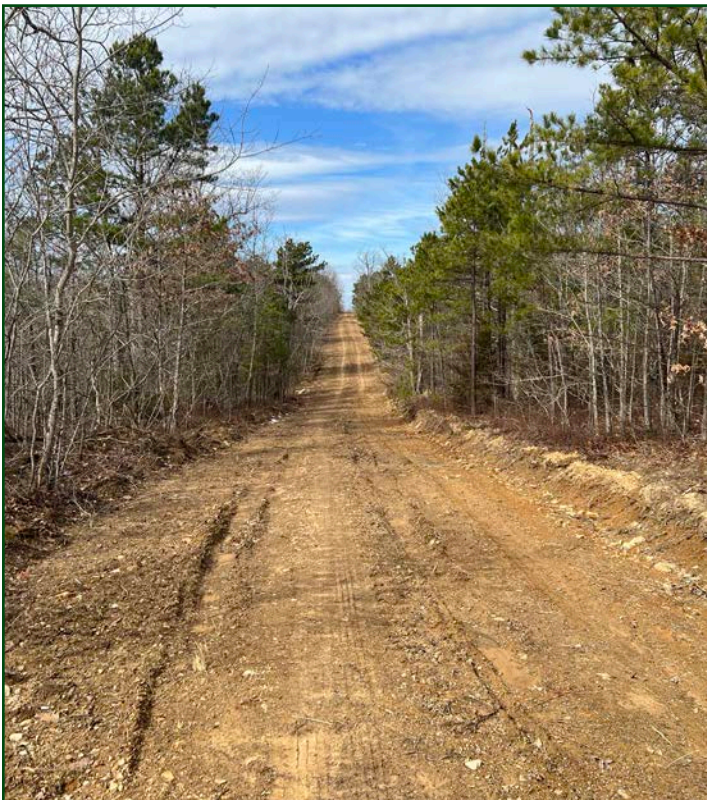
<https://encyclopediaofarkansas.net/entries/wildlife-management-areas-3505/>

Gene Rush Wildlife Management Area | Arkansas Land Conservation Assistance Action Network

<https://www.arkansaslandcan.org/local-resources/Gene-Rush-Wildlife-Management-Area/23984>







NOTES

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