



OFFERED FOR SALE

WHITE COUNTY HOMESTEAD RETREAT

A Private Hunting Lodge and Recreational Investment Opportunity

22.43 (+/-) Acres • White County, Arkansas

OFFERED BY



AGRICULTURE | RECREATION | TIMBERLAND

Traditional Brokerage + Sealed Bids + Consulting

LICENSED IN ARKANSAS, LOUISIANA, MISSISSIPPI AND TENNESSEE



DISCLOSURE STATEMENT

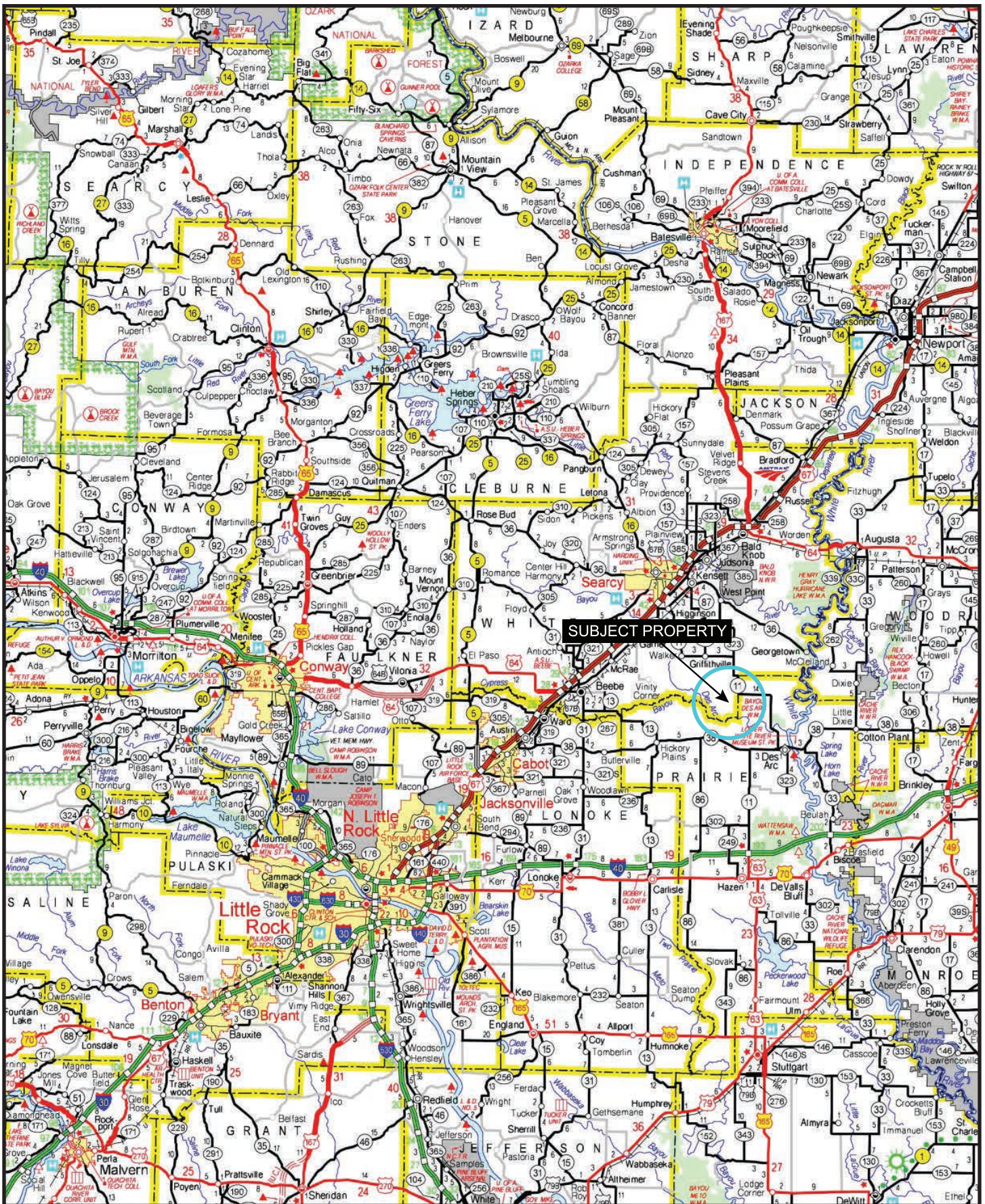
Lile Real Estate, Inc. is the listing agency for the owner of the property described within this offering brochure.

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:

Opulence doesn't begin to describe the lavishness of this Southeastern White County abode. It was built to be a first-class family hunting lodge, but could be a fantastic permanent home as well. Situated on 22+ acres and a paved county road, it is within easy driving distance to both Searcy and Des Arc. Amenities include an airstrip, a fishing reservoir with a covered dock, a fabulous man-cave, separate shop or garage, a rifle range, and an enormous party patio with a rock fireplace and cooking/serving area.

The main house is a 3,780 SF, two-story manor with four bedrooms and 3 baths, a spacious living and dining room, a splendid kitchen, and an extravagant but practical boot room. It also boasts a screened in back porch with a hot tub on the back deck. A plantation-style front porch spans the length of the home. Comfortable and relaxing are the only way to describe it.

The 1,600 SF man-cave is a great place to relax and cook out after the morning hunt. A full bar and full kitchen make entertaining convenient and easy when it's time to watch the Razorback game on the big-screen, or on poker night. Out the back door is a trellis-covered patio with huge outdoor fireplace, next to the outside dining area. It is an entertainer's dream. It also has a four-person bunk room and a full bath. The 900 SF shop boasts two large storage bays with plenty of room for trucks, boats, ATVs, and lawn equipment. Nothing was overlooked during the design stages of this retreat home.

Outside, you'll find the two-acre lake with a covered boat dock, which has been professionally managed, and is teeming with F1 hybrid largemouth bass, crappie, bluegill and catfish. The lake has it's own 6" submersible well to make sure that it never gets low. The 1,600 foot grass airstrip also doubles as a 500+ yard rifle range with a covered shooting house.

Whether you're looking for a weekend retreat where you can spend time hunting and fishing with your buddies, or looking for a luxurious permanent home, this place can fill the order.

Location:

Jasmine Community, Southeast White County, Arkansas

Mileage Chart

Des Arc, AR	11 miles
Searcy, AR	21 miles
Brinkley, AR	37 miles
Little Rock, AR	66 miles

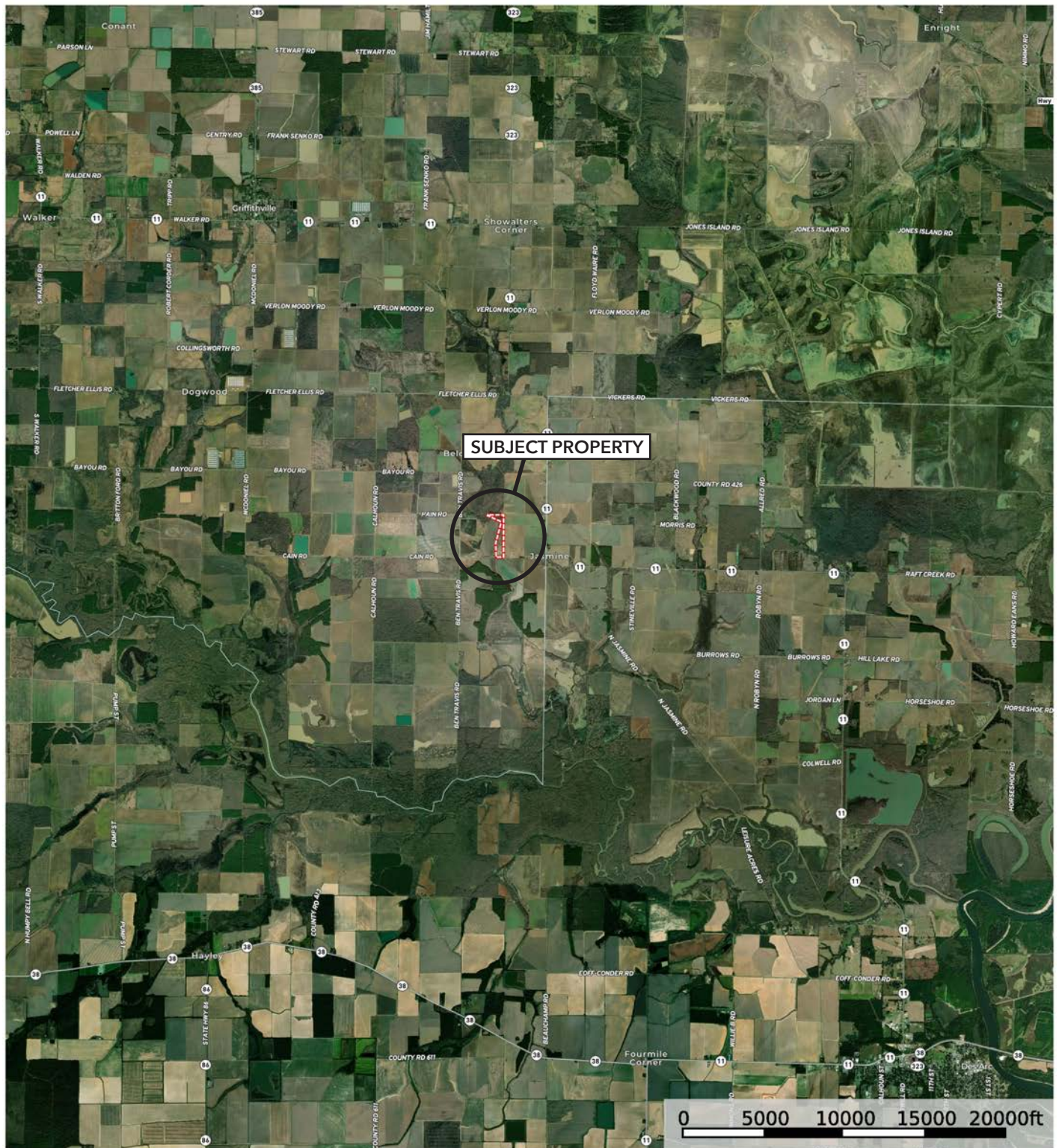
Acreage:

22.43 +/- acres

PROPERTY SUMMARY

Improvements:	3,780 SF living space, 4 bedroom/3 bath main house with fireplace 1,600 SF "man-cave" with full bar, kitchen, bath and bedroom. 900 SF shop and garage 1,600 SF grass airstrip Paved circular driveway and parking area 2 acre lake with covered boat dock Enormous rock patio and outdoor fireplace Screened-in back porch, deck with hot tub
Recreation:	Located in the heart of some of the world's best duck hunting near the confluence of the White River, and Bayou Des Arc. It is centrally located near Raft Creek Wildlife Management Area (WMA), Hurricane WMA, Bayou Des Arc WMA, and Wattensaw WMA. Minutes away from great public fishing at the White River, Lake Des Arc, and only 40 minutes to trout fishing on the Little Red River. That makes this offering the all-around sportsman's dream lodge.
Mineral Rights:	All mineral rights owned by the Seller, if any, shall transfer to the Buyer.
Offering Price:	\$875,000.00
Contact:	Any questions concerning this offering, or to schedule a property tour should be directed to Jeryl Jones (mobile: 870-672-1365) or Gar Lile (mobile: 501-920-7015) of Lile Real Estate, Inc.

LOCATION MAP



 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



TOPOGRAPHY MAP



SOIL MAP



Boundary

SOIL MAP KEY

SOIL CODE	SOIL DESCRIPTION	ACRES	%	CPI	NCCPI	CAP
12	Gore silt loam, 1 to 3 percent slopes	21.14	82.93	0	60	4e
36	Tichnor silt loam, 0 to 1 percent slopes, frequently flooded	4.34	17.03	0	52	4w
TOTALS		25.49(*)	100%	-	58.61	4.0

(*) 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

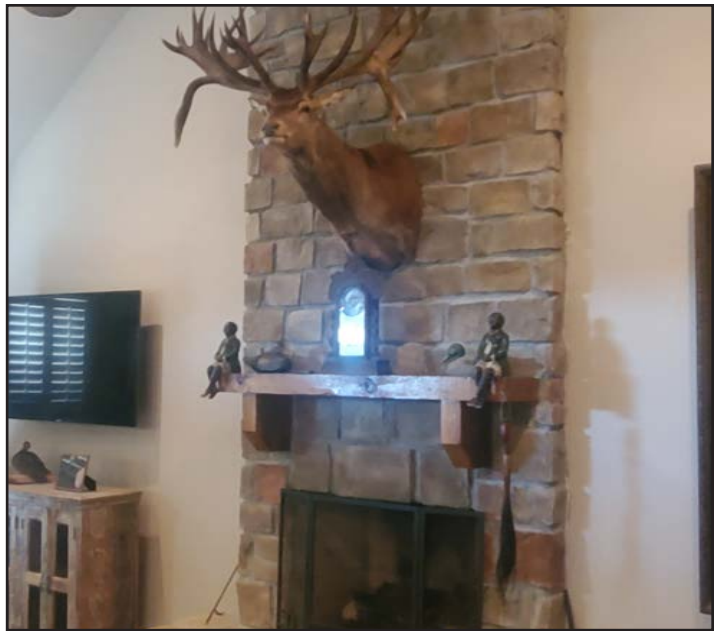


















401 Autumn Road | Little Rock, AR 72211
501.374.3411 (office) | 501.421.0031 (fax)

info@lilerealestate.com | www.lilerealestate.com



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