



OFFERED FOR SALE

MULBERRY RIVER RESERVE

A Timberland and Recreational Investment Opportunity

225 (+/-) Total Acres • Franklin County, Arkansas

OFFERED BY



A G R I C U L T U R E R E C R E A T I O N T I M B E R L A N D
T R A D I T I O N A L B R O K E R A G E + S E A L E D B I D S + C O N S U L T I N G

LICENSED IN ARKANSAS, LOUISIANA, MISSISSIPPI, TENNESSEE AND TEXAS



DISCLOSURE STATEMENT

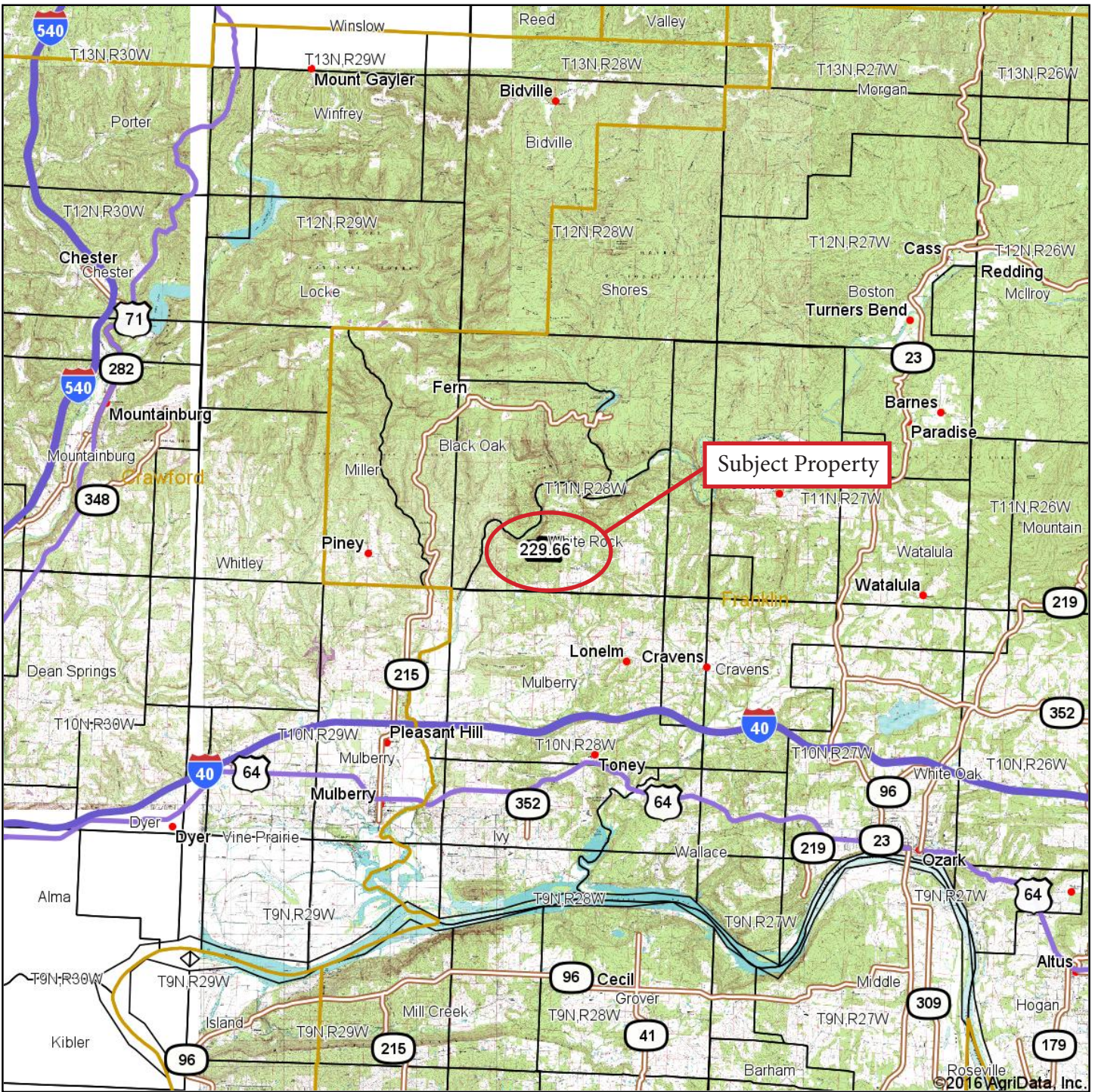
Lile Real Estate, Inc. is the listing agency for the owner of the property described within this offering brochure.

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.

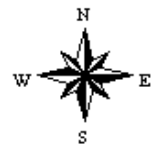
VICINITY MAP



map center: 35° 35' 17.15, -93° 59' 0.65

A horizontal number line is shown with tick marks at every integer from 0 to 10. Above the line, the following labels are placed: "0mi" at the 0 mark, "3.6mi" at the 3.6 mark, and "7.3mi" at the 7.3 mark.

28-11N-28W
Franklin County
Arkansas



8/23/2016



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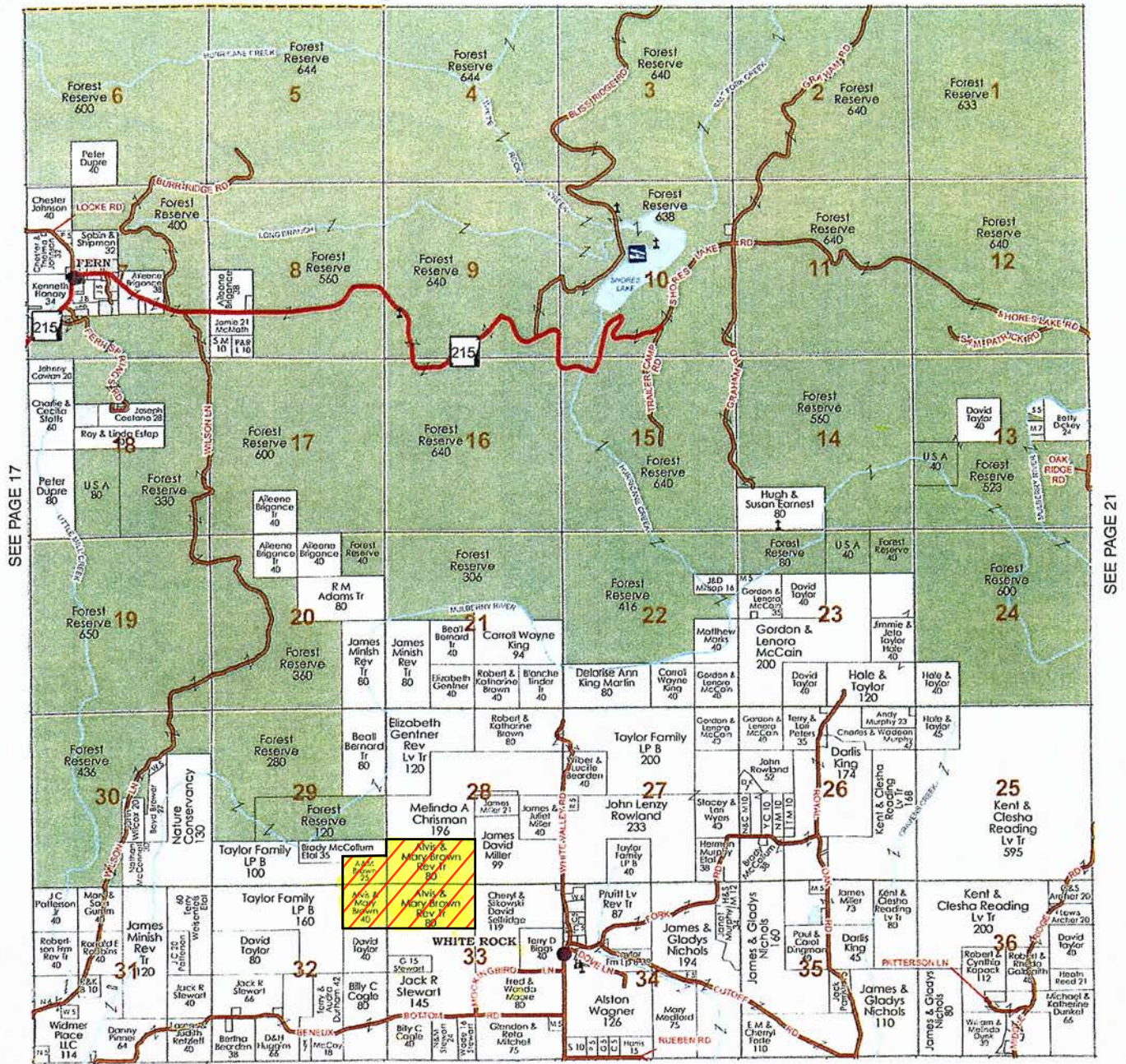
Field borders provided by Farm Service Agency as of 5/21/2008.

PROPERTY SUMMARY

Description:	The Mulberry River Reserve consists of 225.00 +/- total acres in one (1) contiguous tract, located in Franklin County, Arkansas northwest of the town of Ozark. The land mix consists of mixed species hardwoods with a rolling mountainous terrain. There is a day camp area on the northwestern corner that provides spectacular views of the Mulberry River Valley. The property is accessed via an easement from the east. There is a gate on the eastern border of the property. The property has one good interior road that runs west to east through the northern portion of the property. The Mulberry Reserve offers deer, turkey, and bear hunting opportunities.		
Location:	<div>Mileage Chart</div> <div><div>Fort Smith</div><div>33 miles</div></div> <div><div>Russellville</div><div>60 miles</div></div> <div><div>Fayetteville</div><div>65 miles</div></div>		
Access:	Legal access is via easement through the adjoining ownership to the east.		
Real Estate Taxes:	<div>Parcel Number</div> <div>001-06785-000</div> <div>001-06802-000</div> <div>001-06835-000</div> <div>001-06857-000</div> <div>Total</div>	<div>Acreage</div> <div>80.00</div> <div>25.00</div> <div>40.00</div> <div>80.00</div> <div>225.00</div>	<div>Est. Real Estate Tax</div> <div>\$88.00</div> <div>\$31.00</div> <div>\$46.00</div> <div>\$87.00</div> <div>\$252.00</div>
Mineral Rights:	Seller desires to retain all mineral rights, subject to negotiation.		
Recreation:	The property provides recreational opportunities for deer, turkey, and bear hunting.		
Improvements:	There is an old storage barn located at the day camp site.		
Offering Price:	\$360,000.00 (\$1,600.00 per acre)		
Contact:	For questions concerning this offering or to schedule a property tour, contact Gar Lile or Gardner Lile of Lile Real Estate, Inc. at 501-374-3411.		

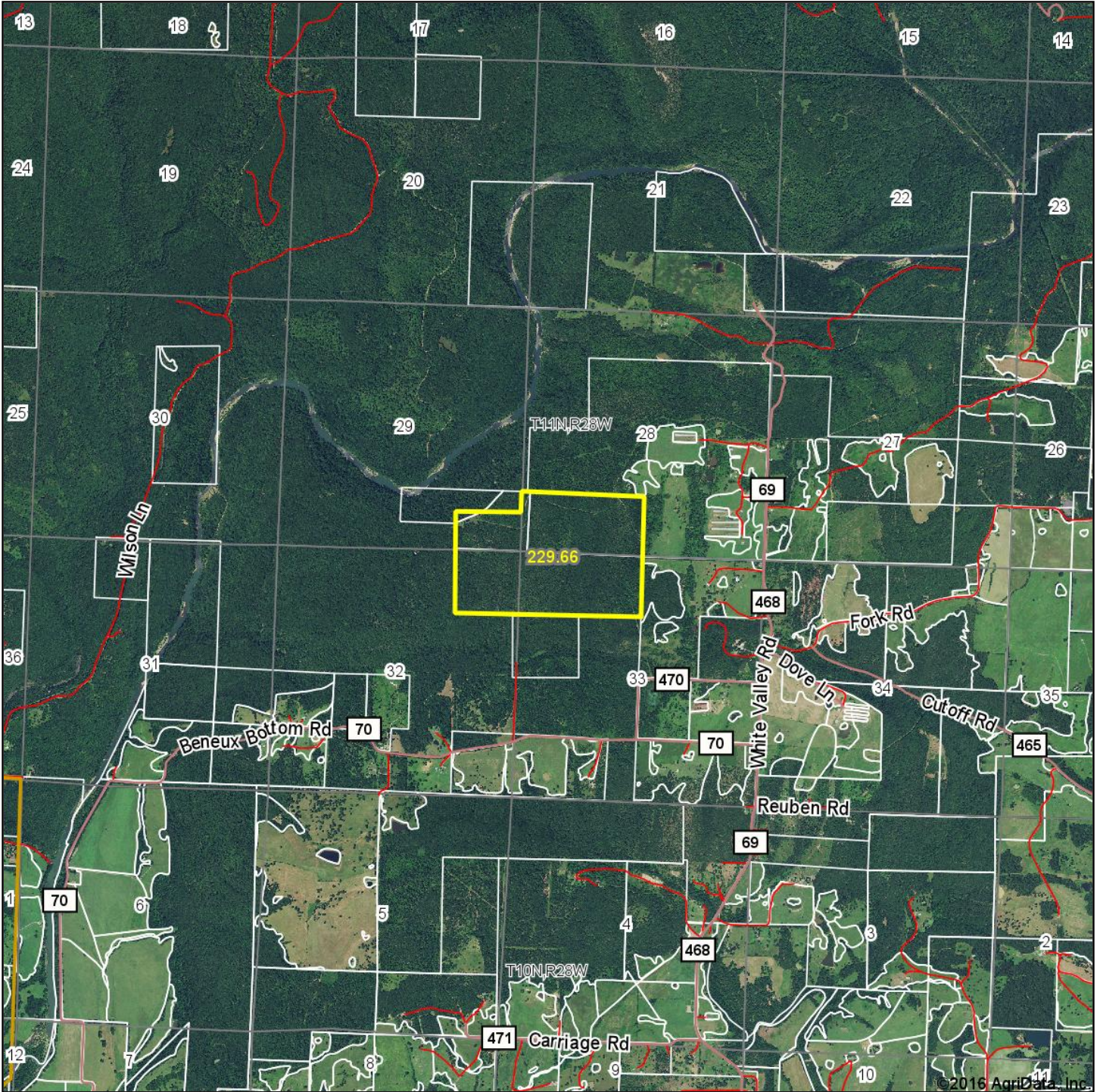
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AERIAL MAP I



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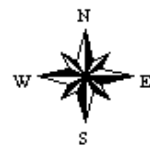
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map center: 35° 35' 17.79, -93° 59' 5.76

0ft	3363ft	6726ft
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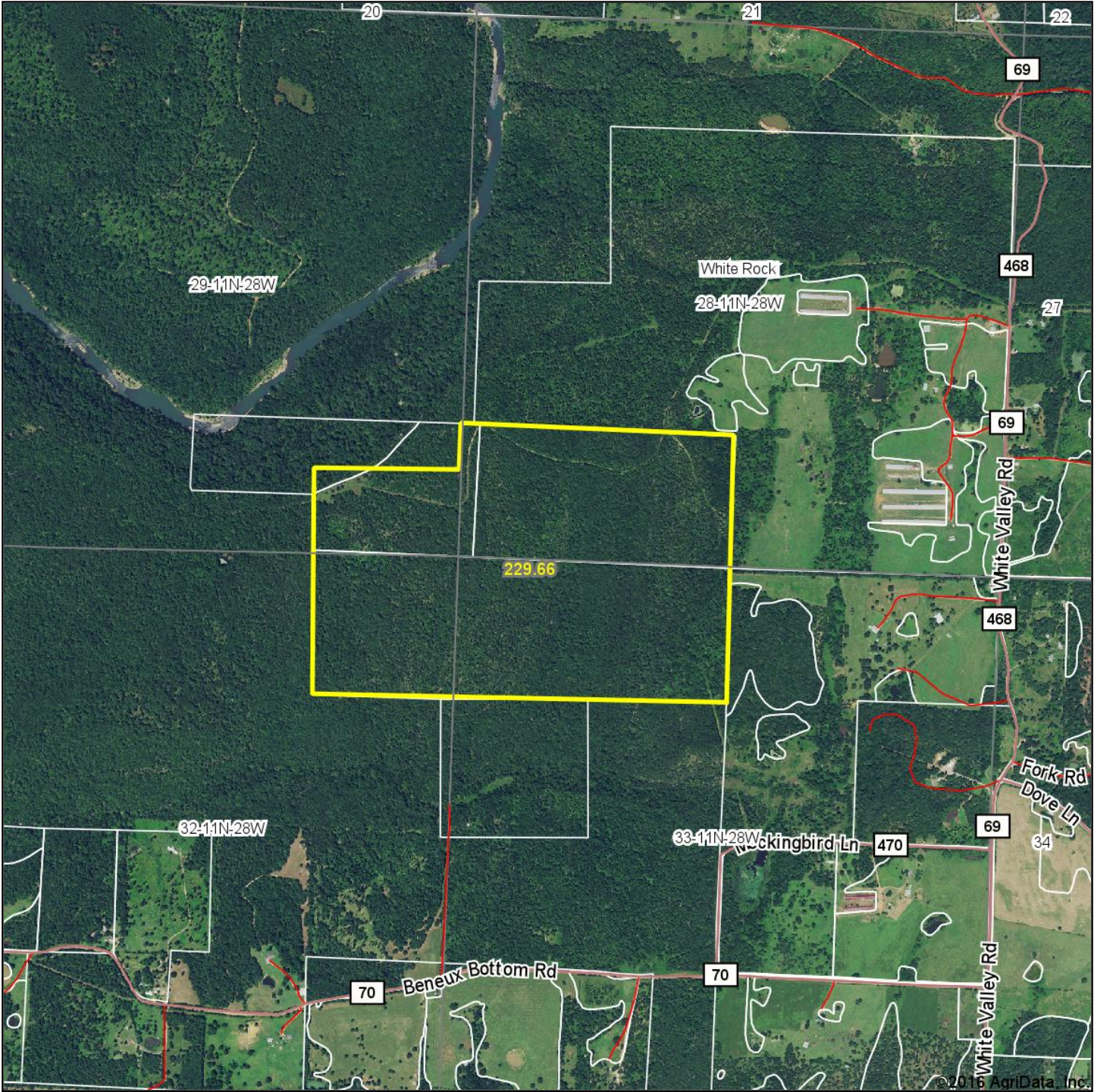
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Field borders provided by Farm Service Agency as of 5/21/2008.

AERIAL MAP II



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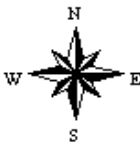


Maps Provided By:
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map center: 35° 35' 17.86, -93° 59' 2.49

0ft 1509ft 3018ft

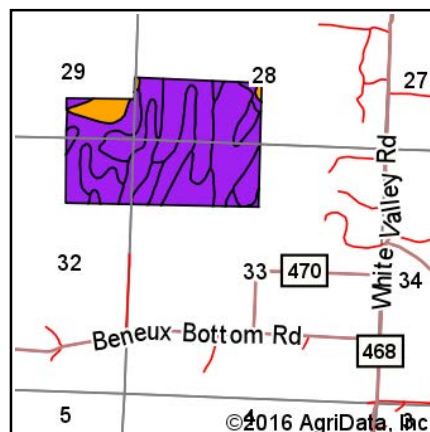
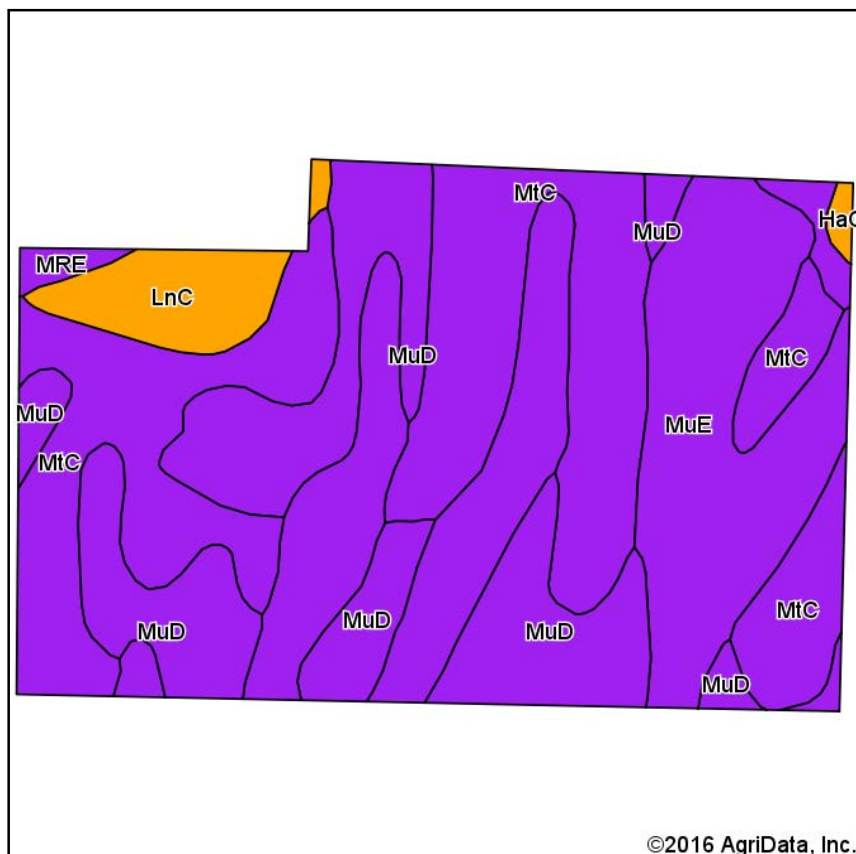
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SOIL MAP



State: **Arkansas**
 County: **Franklin**
 Location: **28-11N-28W**
 Township: **White Rock**
 Acres: **229.66**
 Date: **8/23/2016**



Maps Provided By:



Soils data provided by USDA and NRCS.

Area Symbol: AR047, Soil Area Version: 11

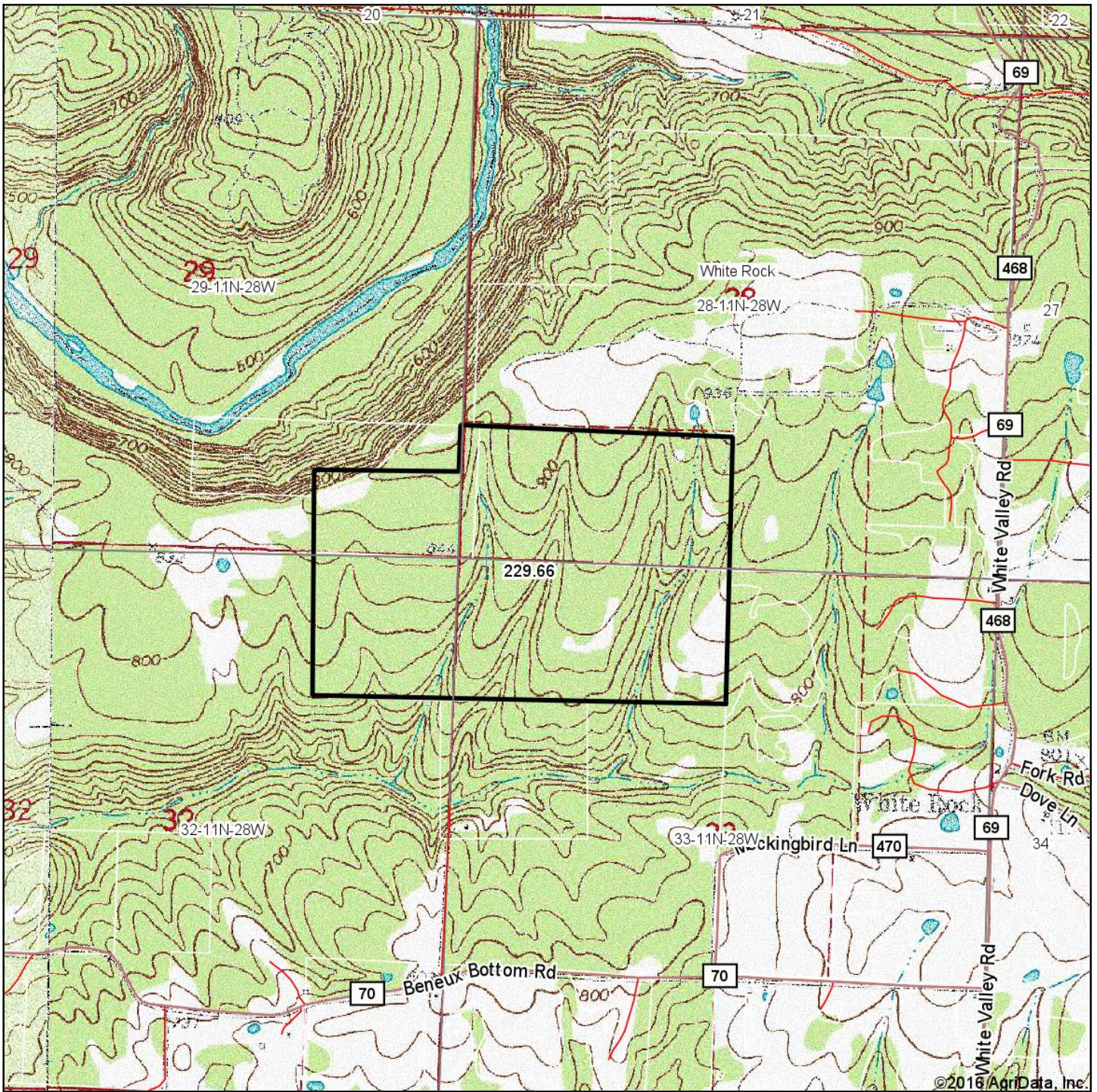
Code	Soil Description	Acres	Percent of field	Non-Irr Class Legend	Non-Irr Class *c	Corn	Cotton lint	Grass hay	Grass clover	Improved bermudagrass	Oat s	Soybeans
MtC	Mountainburg gravelly fine sandy loam, 3 to 8 percent slopes	84.26	36.7%		Vle							
MuE	Mountainburg stony fine sandy loam, 12 to 40 percent slopes, rocky	71.45	31.1%		Vlls							
MuD	Mountainburg stony fine sandy loam, 1 to 12 percent slopes, rocky	60.42	26.3%		Vis							
LnC	Linker fine sandy loam, 3 to 8 percent slopes	11.00	4.8%		Ille							
MRE	Mountainburg-Rock outcrop complex, 20 to 65 percent slopes	1.65	0.7%		Vlls							
HaC	Hartsells fine sandy loam, 3 to 8 percent slopes	0.88	0.4%		Ille	85	900	4.5	8	8	75	35
Weighted Average						0.3	3.4	*-	*-	*-	0.3	0.1

Area Symbol: AR047, Soil Area Version: 11

*c: Using Capabilities Class Dominant Condition Aggregation Method

Soils data provided by USDA and NRCS.

TOPOGRAPHY MAP



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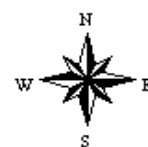
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map center: 35° 35' 17.86, -93° 59' 2.49

0ft 1509ft 3018ft

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