



OFFERED FOR SALE

LEIS CREEK RANCH

A Recreational Investment Opportunity

236.64 (+/-) Total Acres • Saline 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

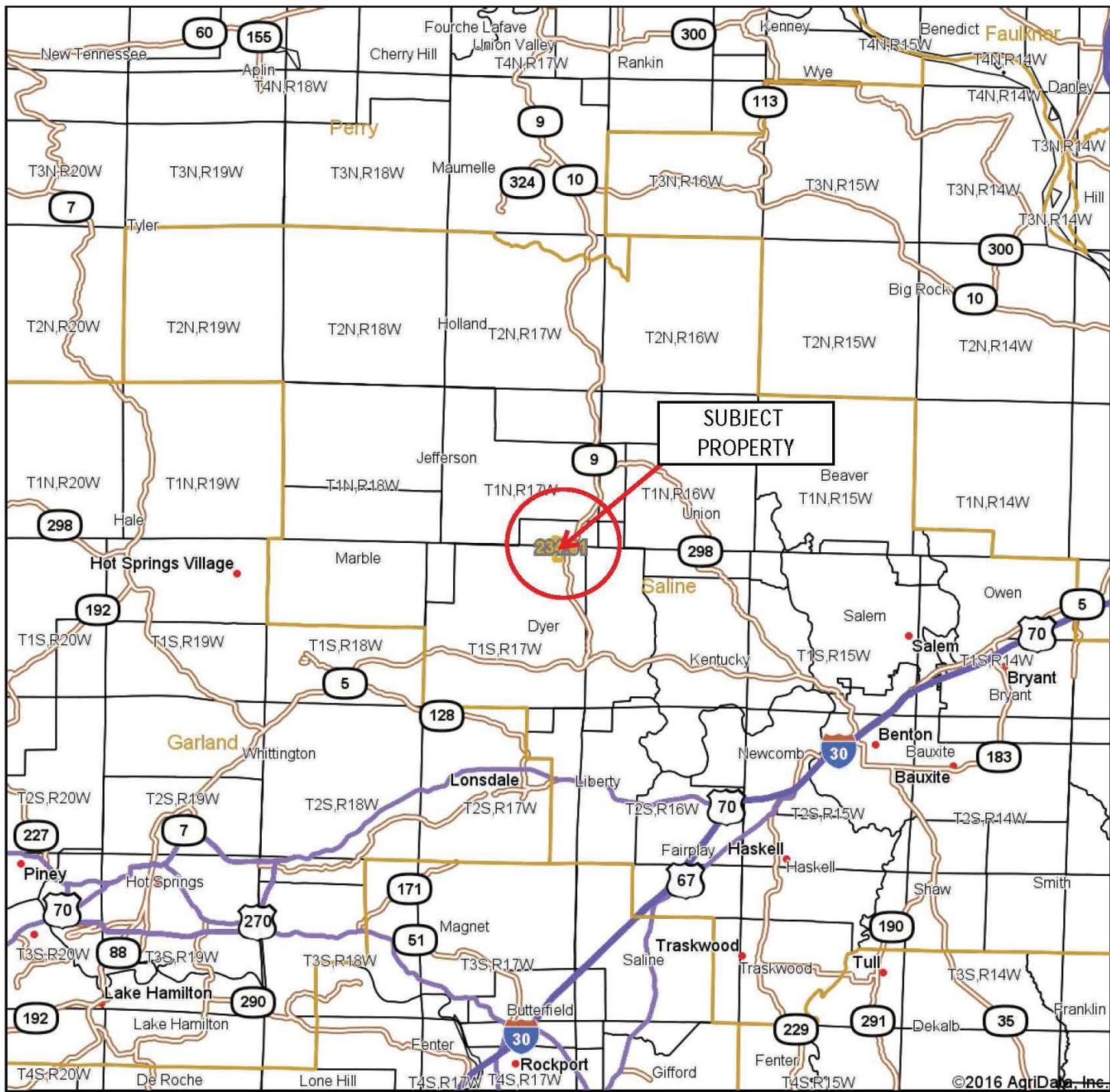
Lile Real Estate, Inc. is the listing agency for the owner of the property described within this offering brochure.

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 I



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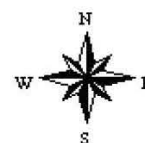


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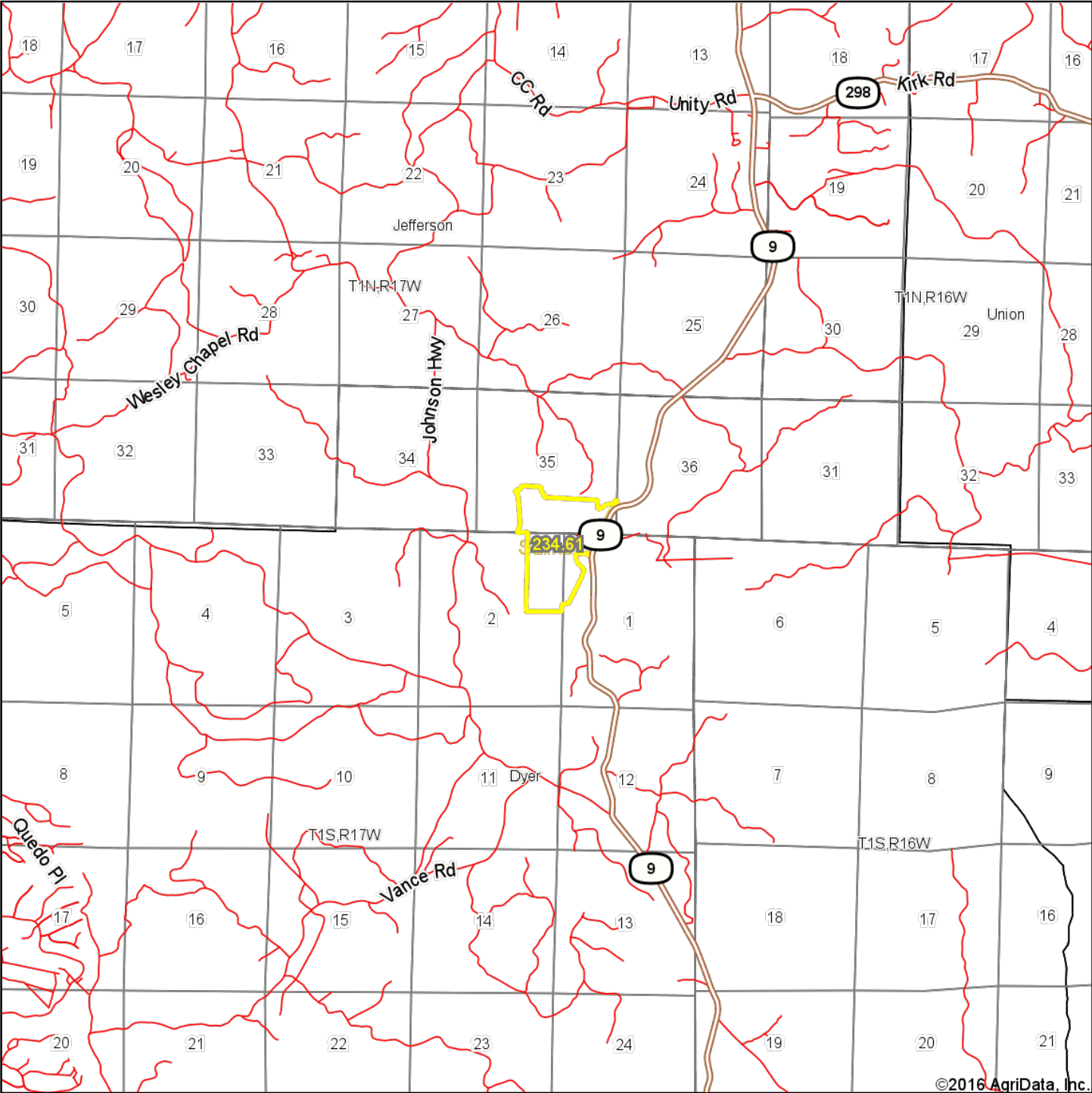
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0mi 5.9mi 11.9mi



9/19/2016

VICINITY MAP II



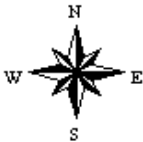
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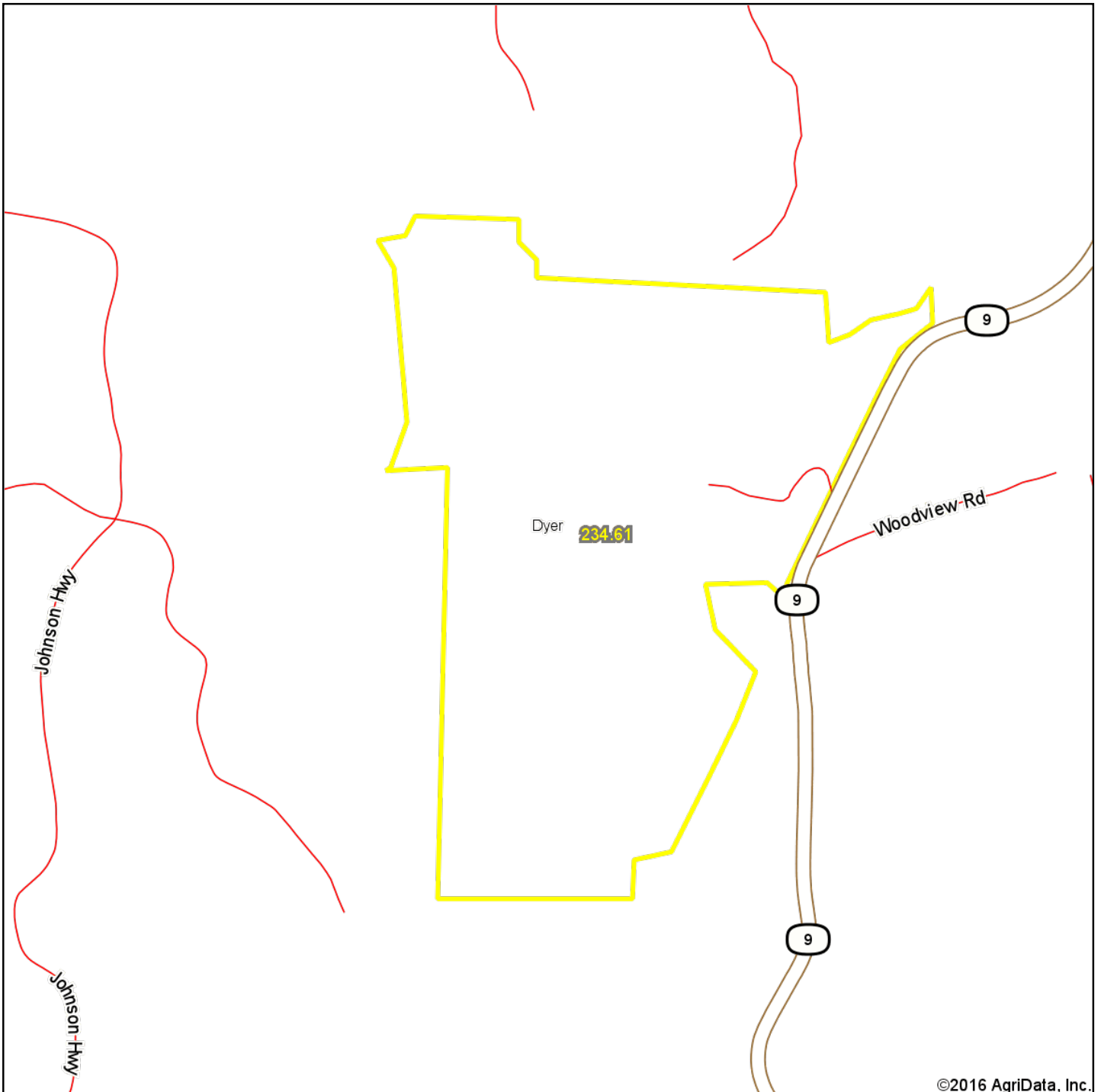
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VICINITY MAP III



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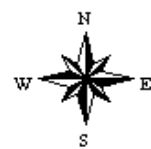
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map center: 34° 40' 44.98, -92° 47' 13.88

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PROPERTY SUMMARY

Description:	This is a rare opportunity to acquire a working cattle ranch located along Highway 9 within easy driving distance of Little Rock, Arkansas. The property features frontage along Leis Creek and the Alum Fork Saline River. Wildlife is plentiful within the property's boundaries with excellent deer and turkey hunting, and the fishing along the Alum Fork of the Saline River has gained national notoriety. The property has numerous improvements along with being fenced and cross-fenced. This property would make an excellent weekend retreat or full-time cattle operation.												
Acreage:	236.64 Total Surveyed Acres (Survey included herein.)												
Location:	Saline County; South Central Region of Arkansas												
	<table><tr><th colspan="2">Mileage Chart</th></tr><tr><td>Paron, AR</td><td>8 Miles</td></tr><tr><td>Benton, AR</td><td>25 Miles</td></tr><tr><td>Ferndale, AR</td><td>26 Miles</td></tr><tr><td>Little Rock, AR</td><td>35 Miles</td></tr><tr><td>Hot Springs, AR</td><td>37 Miles</td></tr></table>	Mileage Chart		Paron, AR	8 Miles	Benton, AR	25 Miles	Ferndale, AR	26 Miles	Little Rock, AR	35 Miles	Hot Springs, AR	37 Miles
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Paron, AR	8 Miles												
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Hot Springs, AR	37 Miles												
Access:	Highway 9 Frontage; Great interior road system.												
Improvements:	Metal Shop (Red Iron) 30' x 50' with a 16' lean-to. Cabin (Red Iron) 30' x 30' enclosed with a 16' x 30' wooden front porch. Fenced and cross-fenced. Cattle panels / loading shoots. Electric entrance gate.												
Utilities:	Rural Water Association Electricity Southwestern Bell Telephone												
Recreation:	Excellent deer and turkey hunting opportunities exist on the property, coupled with fishing in the stocked ponds and the Saline River.												
Real Estate Taxes:	\$791.36 (Est. 2016)												
Mineral Rights:	All mineral rights owned by the Seller, if any, shall transfer to the Buyer.												
Offering Price:	\$780,000.00												
Contact:	Any questions concerning this offering, or to schedule a property tour should be directed to Gar Lile or Brandon Stafford of Lile Real Estate, Inc. at 501-374-3411.												

The Saline River



Photo from: The Nature Conservancy

<http://www.nature.org/ourinitiatives/regions/northamerica/unitedstates/arkansas/placesweprotect/the-saline-river.xml>

The 202-mile long Saline River originates in the Ouachita Mountains and converges with the Ouachita River at the Felsenthal National Wildlife Refuge in Union County. The river is formed by four forks, the South Fork, the Middle Fork, the Alum Fork, and the North Fork, which all converge near Riverside in Saline County. The Saline is the last free-flowing river in the Ouachita basin, and three of its four forks are designated by the State of Arkansas as Extraordinary Resource Waterbodies (ERWs) meaning there are laws in place to preserve and protect them from actions such as damming and gravel mining that could be detrimental to the river.

The Saline River is known for its incredible water clarity and habitat quality. The river runs through dense forests which are home to many species of wildlife, and the river itself is home to a large variety of fish species, including different types of bass, crappie, catfish, and bluegills, among many others. The river has a gravel bottom and is relatively free of development. In addition to excellent fishing, the river provides wilderness floating, swimming, picknicking, and beautiful scenery.

The Saline River also has a history-rich background. There have been artifacts and relics found along the river from the Caddo tribe, and the Hughes mound located between Benton and Hot Springs is one of the largest burial grounds along the river. In addition to Native American history, the southern part of the river is associated with a rich French history, as many French natives settled along the banks of the Saline River in the late 1700s. This accounts for many of the French names found along the river. In the late 1800s and very early 1900s, there were 54 documented steamboats that traveled on the Saline River, transporting cotton, staves, and timber down the river each winter and spring.

Sources:

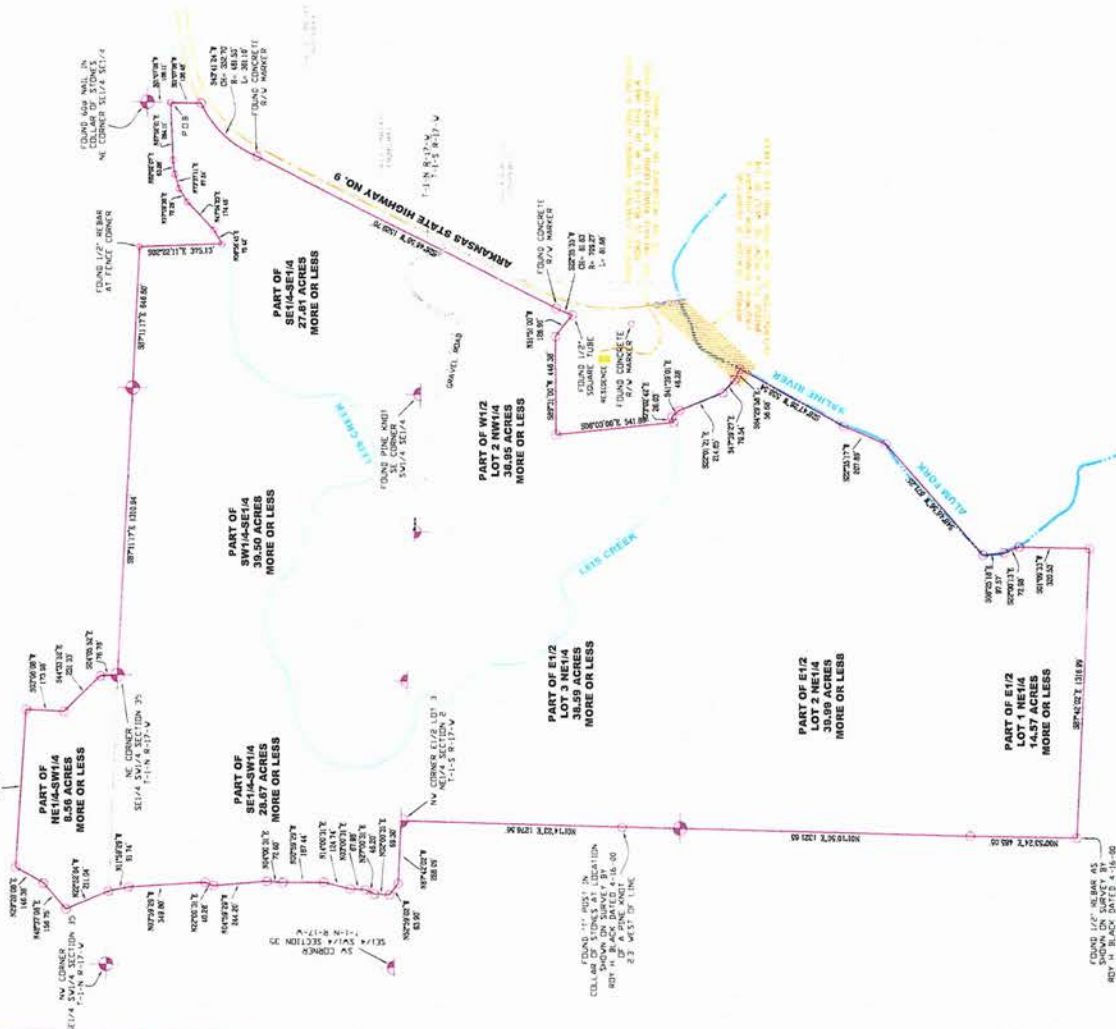
Encyclopedia of Arkansas: Saline River | <http://www.encyclopediaofarkansas.net/encyclopedia/entry-detail.aspx?entryID=2649>

Wikipedia: Saline River (Ouachita River) | [https://en.wikipedia.org/wiki/Saline_River_\(Ouachita_River\)](https://en.wikipedia.org/wiki/Saline_River_(Ouachita_River))

The Nature Conservancy: Arkansas - The Extraordinary Saline River | <http://www.nature.org/ourinitiatives/regions/northamerica/unitedstates/arkansas/placesweprotect/the-saline-river.xml>



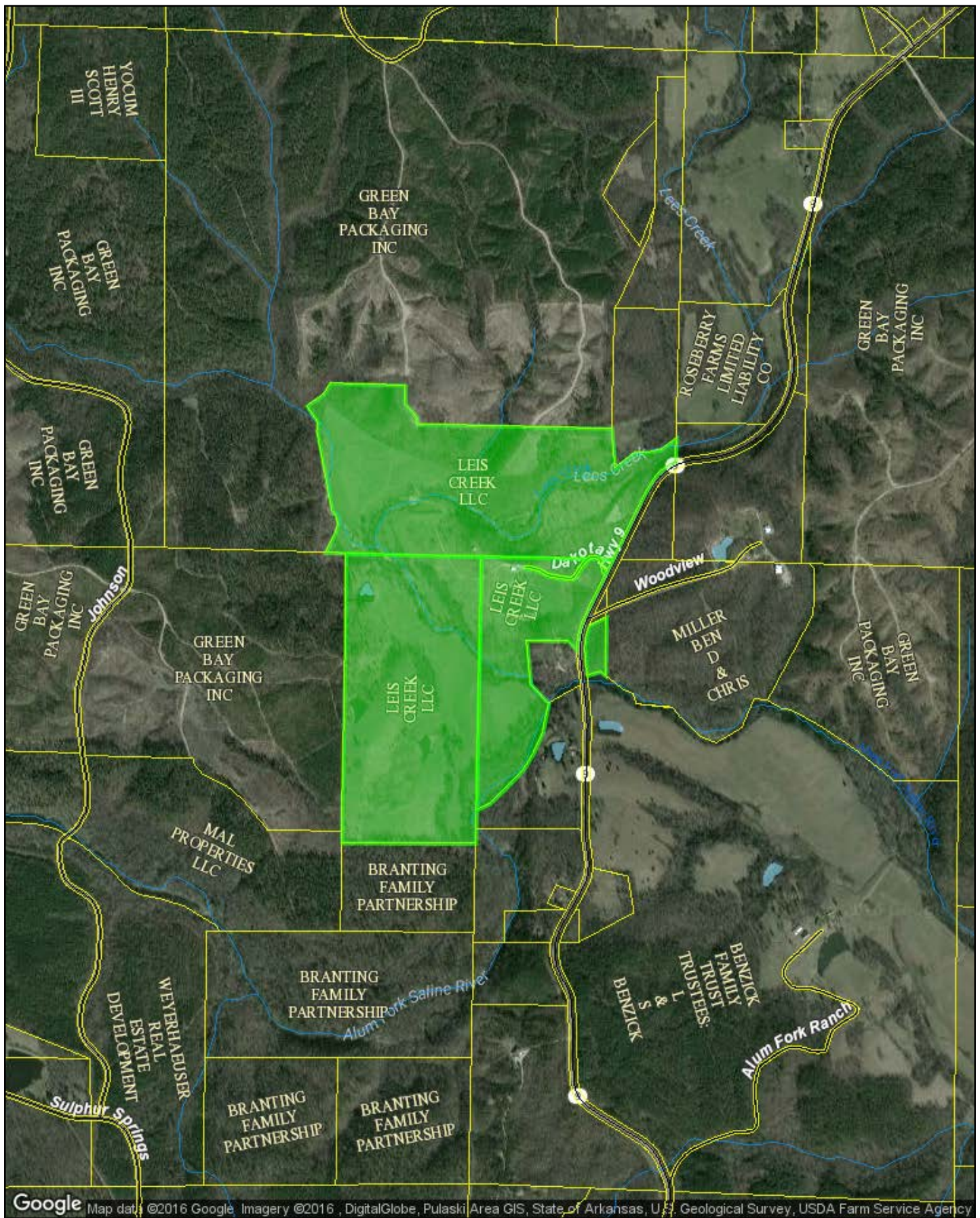
POWER POLE _____
LIGHT POLE _____
SIGN _____
WATER VALVE METER _____
SANITARY SEWER MAN-HOLE _____
TELEPHONE PEDestal _____
FIRE HYDRANT _____
GAS METER _____
SATELLITE DISH _____
URINAL/GRATE _____
BASIC CAR PARKING _____
BASELINE POINTS _____
CONC _____
GUN WIRE _____
ANCHOR _____
BEGINNING _____
C.B. _____

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PROPERTY SURVEY
SECTIONS 35, 36, 1 AND 2
T-1-N-R-17-W AND T-1-S-R-17-W
SALINE COUNTY, ARKANSAS



1 inch = 1232 feet

Created By DataScoutPro on 9/19/2016 12:59:53 PM  via DataScout OneMap


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Real Property Results

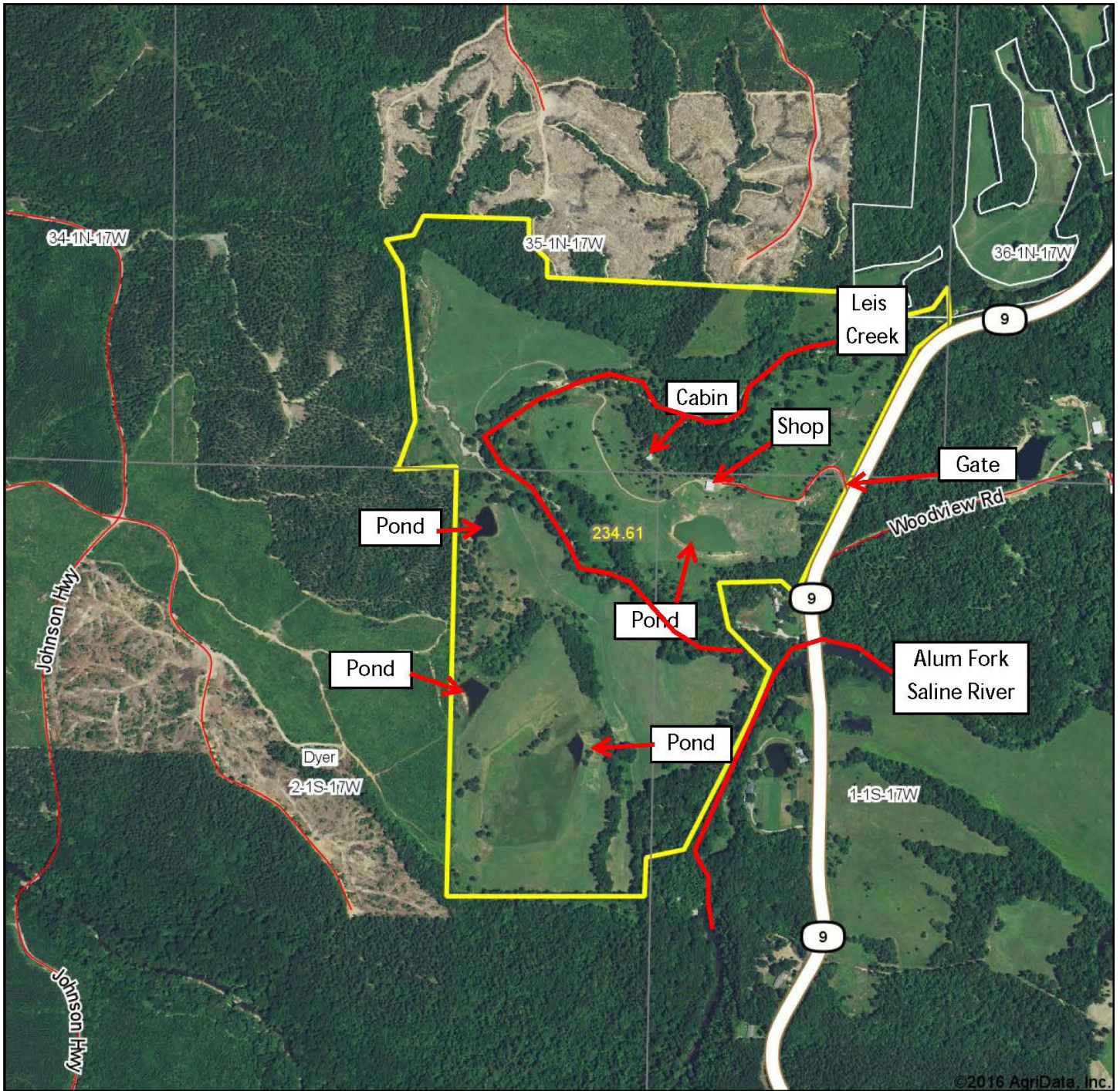
Saline County, AR Results (3)

Last Updated: 9/13/2016

Criteria: Last Name = Leis Creek

Parcel: 001-13139-000	RPID: 23416	Type: (AI) Agri Improved
Owner: LEIS CREEK LLC	S-T-R: 35-01N-17W	
Address: N/A	Acres: 104.550	
Mail Address: 44 TROTTER LANE LITTLE ROCK, AR 72223	Subdivision: N/A	
Legal: PT SWSE & PT SESW & PT NESW 2012-40855	City: N/A	
Parcel: 001-13153-000	RPID: 23441	Type: (AV) Agri Use/Vacant
Owner: LEIS CREEK LLC	S-T-R: 01-01S-17W	
Address: DAKOTA LN	Acres: 42.440	
Mail Address: 44 TROTTER LANE LITTLE ROCK, AR 72223	Subdivision: N/A	
Legal: PT LOT 2 FRL NW 2012-40855	City: N/A	
Parcel: 001-13160-000	RPID: 23450	Type: (AV) Agri Use/Vacant
Owner: LEIS CREEK LLC	S-T-R: 02-01S-17W	
Address: N/A	Acres: 89.120	
Mail Address: 44 TROTTER LANE LITTLE ROCK, AR 72223	Subdivision: N/A	
Legal: PT FRL NE 2012-40855	City: N/A	

IMPROVEMENT MAP



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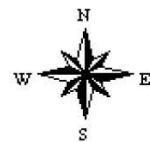
Maps Provided By:



map center: 34° 40' 44.98, -92° 47' 13.88

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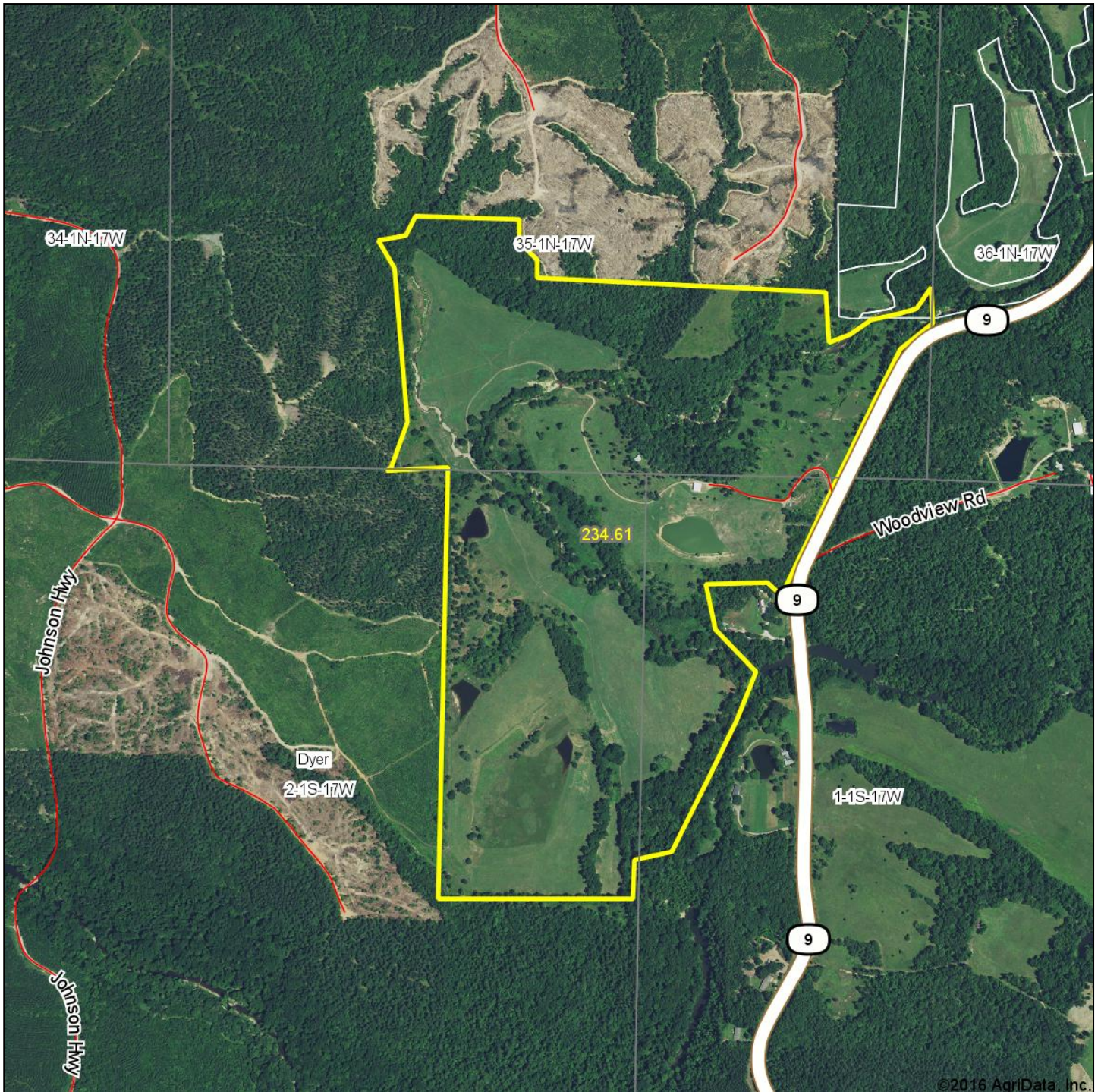
2-1S-17W
Saline County
Arkansas



9/19/2016

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

AERIAL MAP



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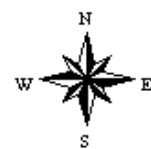
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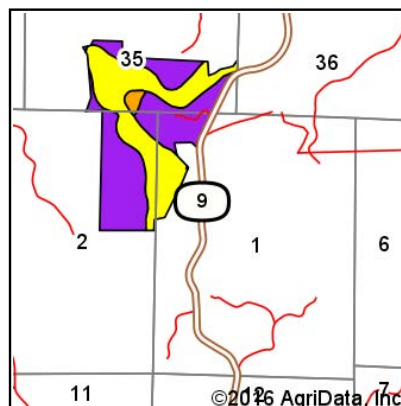
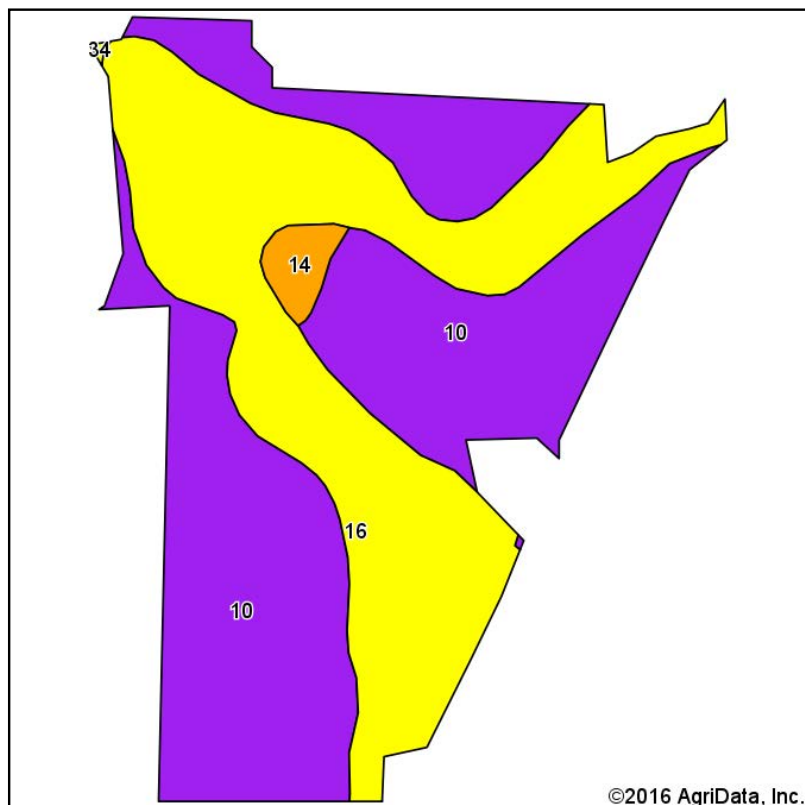
2-1S-17W
Saline County
Arkansas



9/19/2016

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

SOIL MAP



State: **Arkansas**
 County: **Saline**
 Location: **2-1S-17W**
 Township: **Dyer**
 Acres: **234.61**
 Date: **9/19/2016**



Maps Provided By:



Soils data provided by USDA and NRCS.

Area Symbol: AR125, Soil Area Version: 12

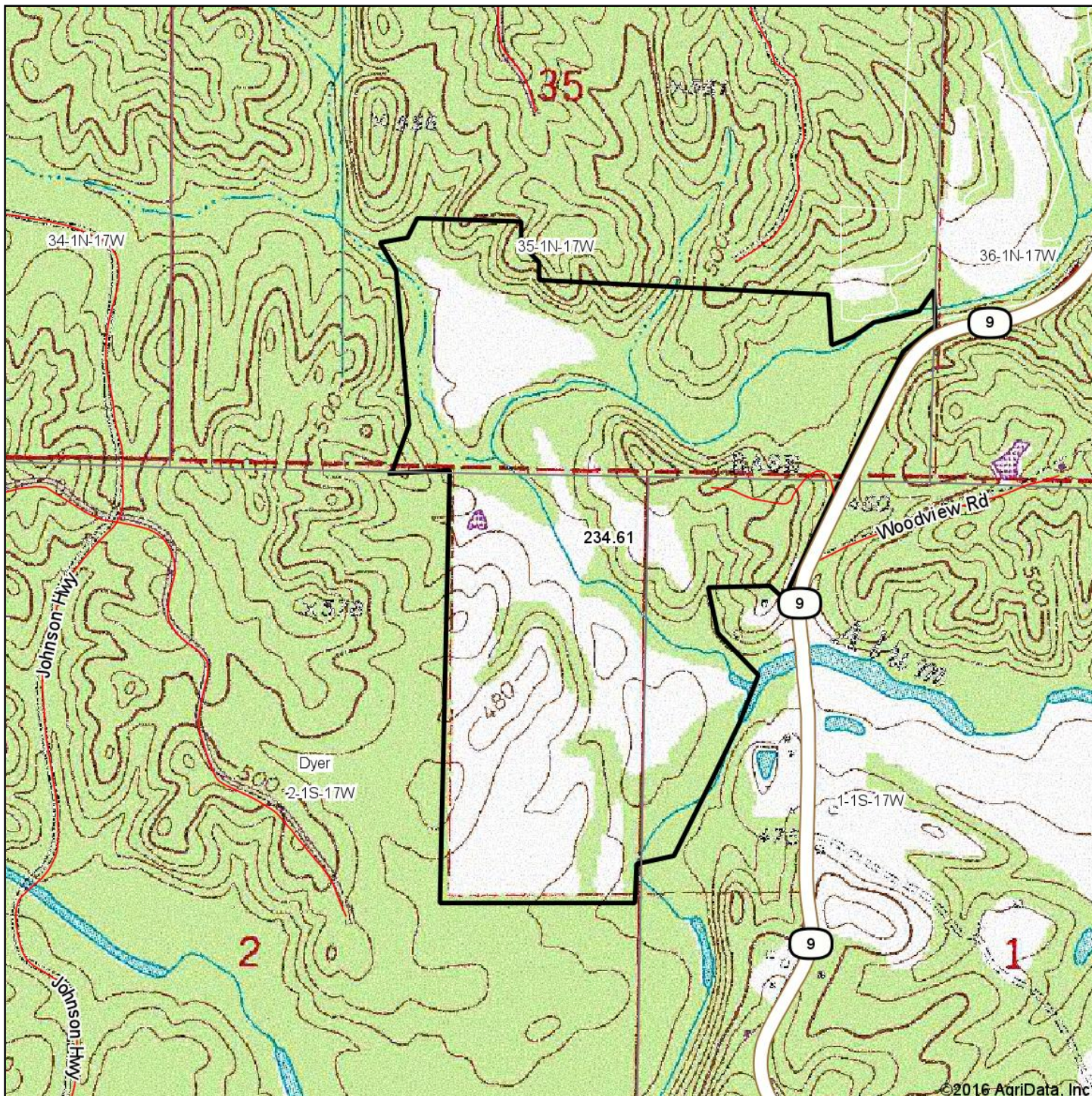
Cod e	Soil Description	Acres	Percent of field	Non-Irr Class Legend	Non-Irr Clas s *c	Alfalf a hay	Bahiagrass	Common bermudagrass	Cor n	Cotton lint	Grain sorghum	Improved bermudagrass	Pasture	Soybeans	Tall fescue	Tobacco	Whe t
10	Carnasaw-Townley association, steep	128.61	54.8%		Vlle												
16	Ouachita silt loam, frequently flooded	101.58	43.3%		IVw		7	7				9		30			
14	Leadvale silt loam, 3 to 8 percent slopes	4.26	1.8%		IIle	2.1			70	675			5.5	30		1800	!
34	Zafra-Leadvale complex, 3 to 8 percent slopes	0.16	0.1%		IVe						35	5			4		
Weighted Average						*-	3	3	1.3	12.3	*-	3.9	0.1	13.5	*-	32.7	0

Area Symbol: AR125, Soil Area Version: 12

*c: Using Capabilities Class Dominant Condition Aggregation Method

Soils data provided by USDA and NRCS.

TOPOGRAPHY MAP



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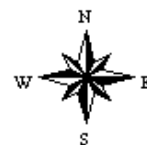


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0ft 1060ft 2119ft

2-1S-17W
Saline County
Arkansas



9/19/2016

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









NOTES



LILE REAL ESTATE, INC.

Arkansas - Corporate Office

401 Autumn Road

Little Rock, AR 72211

501.374.3411 501.374.0609 (fax)

Tennessee - Regional Office

5521 Murray Avenue, Suite 110

Memphis, TN 38119

901.260.4580 901.260.4582 (fax)

info@lilerealestate.com

www.lilerealestate.com

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

L I C E N S E D I N A R K A N S A S , L O U I S I A N A , M I S S I S S I P P I , T E N N E S S E E A N D T E X A S