



OFFERED FOR SALE

## **CIRCLE S RANCH**

*A working ranch and recreational investment opportunity.*

1,379.0 (+/-) total acres • Clark 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.

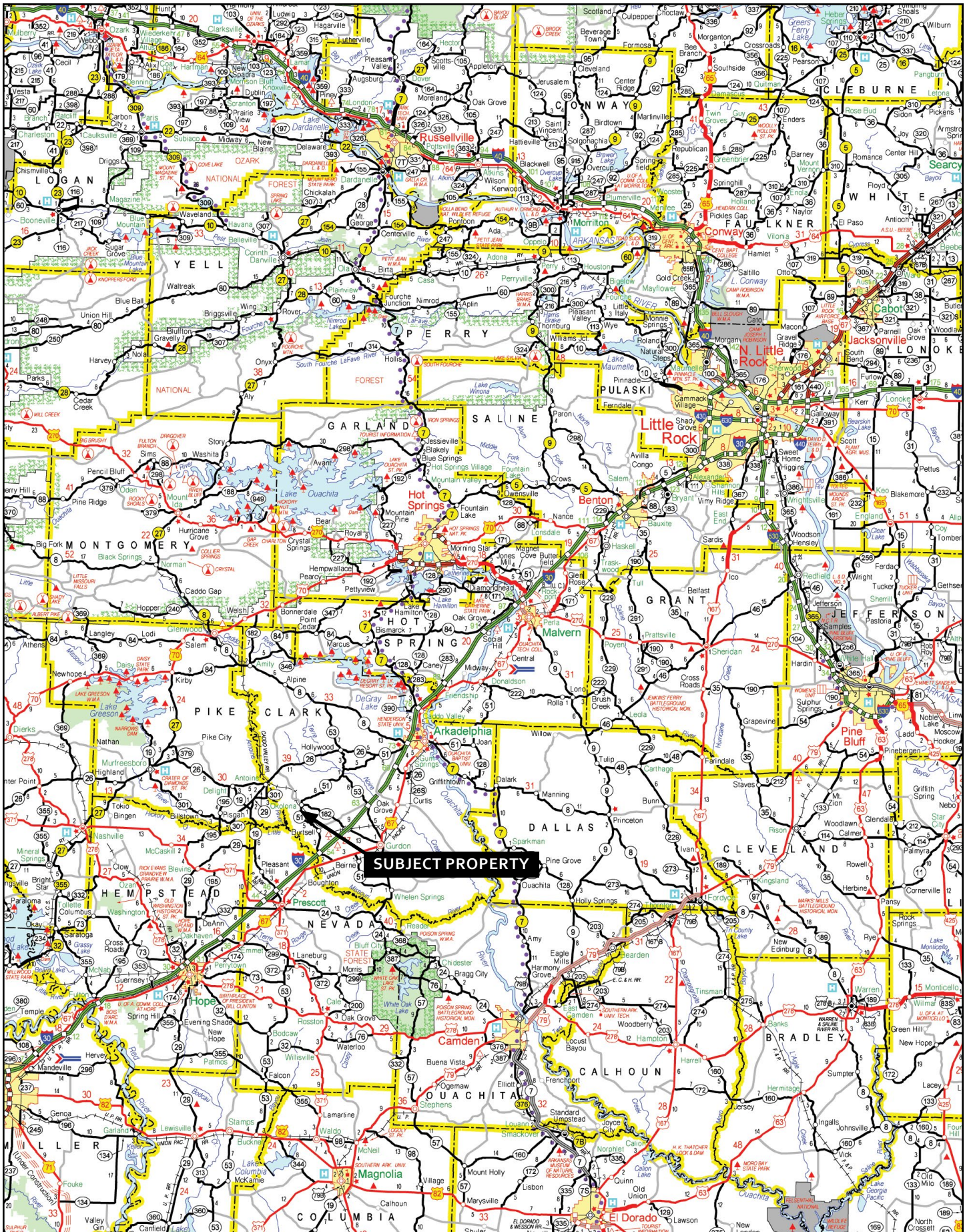
A representative of Lile Real Estate, Inc. must be present to conduct a showing. The management of Lile Real Estate, Inc. respectfully requests that interested parties contact us in advance to schedule a proper showing and do not attempt to tour or trespass on the property on their own. Thank you for 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





## **PROPERTY SUMMARY**

### **Description:**

Circle S Ranch is one of Arkansas's premier working ranch/country estates offering gorgeous timbered and green pasture vistas overlooking four (4) lakes and one (1) stocked pond. This property is currently a working cattle ranch with four (4) cattle pastures and one (1) five-acre horse paddock. The land consists of 1,379<sup>(+/-)</sup> contiguous acres and is located in southwest Clark County, Arkansas near the community of Okolona.

The lakes cover approximately 100<sup>(+/-)</sup> acres offering world-class fishing, swimming, and all types of recreational water sports. The property has an abundant population of deer and turkey offering excellent hunting opportunities. Equestrian enthusiasts will find this property to be ideal for stabling horses and endless riding opportunities. The property is secluded and quiet with beautiful, maintained pastures and woodlands. There are over nine (9) miles of private, grass-bordered, gravel roads that meander through the property. The Antonine River defines the western boundary of the property.

The largest lake is 52<sup>(+/-)</sup> acres consisting of clear, deep water. A 10<sup>(+/-)</sup> acre lake near the horse pasture and barn is surrounded by large shade trees and pasture. There is a 28<sup>(+/-)</sup> acre lake that has a peninsula reaching into the center of the lake where a beautiful cottage is built. This lake has four (4) aerators that keep the water fresh. One (1) 18<sup>(+/-)</sup> acre, tree-lined lake is located in the northwest area of the property. All the lakes fill naturally and have concrete boat ramps and well-built swimming/fishing docks, which are accessed by wide walkways that extend over the water. The lake banks near the docks are protected by concrete retaining walls. Hardened spillways are installed to drain excess rainfall and to keep the lake levels stable.

The physical structures on the property are impressive and compliment the land. There are three (3) houses, a large insulated shop with attached equipment shed, and a metal insulated horse barn with a metal pole-working pen nearby.

This unique and beautiful, four-season property is exclusively offered for sale by Lile Real Estate, Inc. for \$4,300,000.00. Any questions concerning this offering or to schedule a property tour should be directed to Gar Lile (mb: 501-920-7015 | hq: 501-374-3411) of Lile Real Estate, Inc.

### **Location:**

Okolona, Arkansas; Clark County; Southwest Region of Arkansas

#### **Mileage Chart**

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Arkadelphia, AR	25 miles
Hot Springs, AR	57 miles
Texarkana, AR	70 miles
Little Rock, AR	90 miles
Shreveport, LA	133 miles
Dallas, TX	239 miles

### **Access:**

Access is excellent via U.S. Interstate 30, Arkansas Highway 51, and Hale Road (county maintained), which leads to a gated, private, gravel road emerging at the primary home. Interior property roads are in superb condition and provide unencumbered travel throughout the property.

### **Acreage:**

1,379.0<sup>(+/-)</sup> Total Acres

### **Utilities:**

Municipal water (provider: Okolona Water System)  
Electric - systems are buried under ground (provider: South Central Electric)  
Septic systems



## **Improvements:**

### Primary Home

The Primary Home is a 3,200<sup>(+/-)</sup> square foot structure with three (3) bedrooms and three (3) baths built in 1999. The structure rests on a hill overlooking the largest lake on the property. There is a gated, paved, semi-circular driveway providing an attractive entryway. A 10' wide wrap around porch extends 12' on the lake side and a 48' by 38' deck faces the lake. There is a wrought iron spiral staircase leading up to a 140<sup>(+/-)</sup> square foot viewing room that is heated and cooled. A carport is attached and a covered walk extends to a side door into the home. The foundation is concrete (block and filled) with a natural rock exterior. The house is all electric with crown molding throughout the interior and wood Pella® windows accented by plantation shutters. The tiled floors are embedded with heated pipes and the main living area features a large, rock fireplace that soars to the vaulted ceiling interspersed spot lighting and fans. A large modern kitchen joins the living area with large floor to ceiling windows offering stunning views of the landscape.

### Lake Cottage

Positioned on a secluded, shade tree peninsula and overlooking the 28<sup>(+/-)</sup> acre lake is a 1,680<sup>(+/-)</sup> square foot cottage, which is very cozy and has a beautiful view of the lake. The cottage offers two (2) master size bedrooms and one (1) full bathroom. Travel to the cottage is on a well-laid, gravel roadbed that winds through the woods and hills. The frame is steel beam construction with a vaulted pine ceilings, ceramic tiled floors, solid core doors, with Pella® doors and windows all around. There is a bold, rock fireplace and mantel in the living area and a wood-burning fireplace in the master bedroom. The second bedroom shares a large bathroom with the master bedroom. The master bedroom suite offers spectacular views of the surrounding lake. The kitchen area is tucked into the living area wall. A five-foot wide porch wraps around the structure and there are two (2) docks (one on each side) with walk ways and a concrete retaining wall wraps the point of the peninsula bank.

### Family Lodge

The Family Lodge is nestled among trees on the opposite side of the big lake from the Primary Home. The lodge is approximately 2,040<sup>(+/-)</sup> square feet featuring two (2) bedrooms, two (2) full bathrooms. The Family Lodge is designed to comfortably accommodate a large number of guests. There is a big, wood-burning fireplace and a 12' wrap around porch.

### Main Shop

Situated on a large space down a hill and away from the structures is a 3,000<sup>(+/-)</sup> square foot (50' x 60') shop with a 10,200<sup>(+/-)</sup> square foot (170' x 60') attached, fully lit, equipment shed. The structure has an office/meeting room, a full kitchen with all electric appliances, a full bath, and three (3) large roll up doors. There is a commercial icemaker and a mezzanine with lockers in the shop area. The shop is heated and is piped throughout with compressed air.

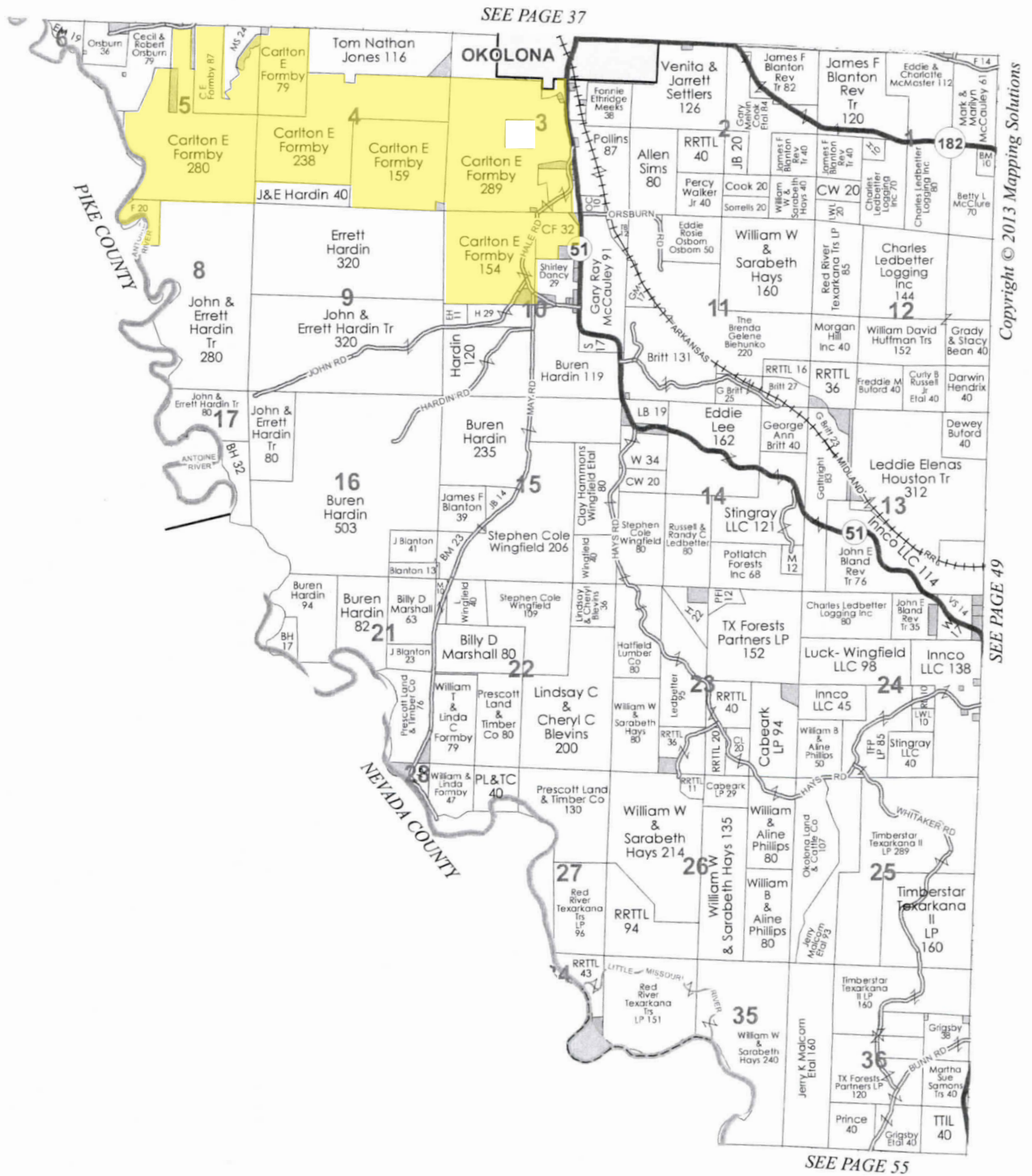
### Horse Barn

The Horse Barn is positioned roughly 80' from the shop and is 3,000<sup>(+/-)</sup> square foot (30' x 100') with a 20' by 100' roofed lean-to extension on one side. It has a 12' wide drive through with an electric roll up door. The floor is concrete in the middle with unfinished dirt stall spaces on each side. The interior is fully insulated and has a suspended gas heater. Additionally, there is a metal pipe working pen connected to the barn.

<b>Inholding:</b>	There is a 10 <sup>(+/-)</sup> acre private inholding within the boundaries of the property.
<b>Easements:</b>	There is an easement for ingress and egress for accessing the private inholding and a utility easement for the Okolona Water System.
<b>Recreation:</b>	Excellent year-round recreational opportunities offering fishing, unlimited water sports, equestrian activities, ATV riding, and hunting for deer and turkey.
<b>Real Estate Taxes:</b>	\$9,149.00
<b>Mineral Rights:</b>	All owned by Seller (if any) shall transfer to Buyer without reservation.
<b>Offering Price:</b>	\$4,300,000.00
<b>Contact:</b>	Any questions concerning this offering or to schedule a property tour should be directed to Gar Lile of Lile Real Estate, Inc. (mobile: 501-920-7015   office: 501-374-3411)

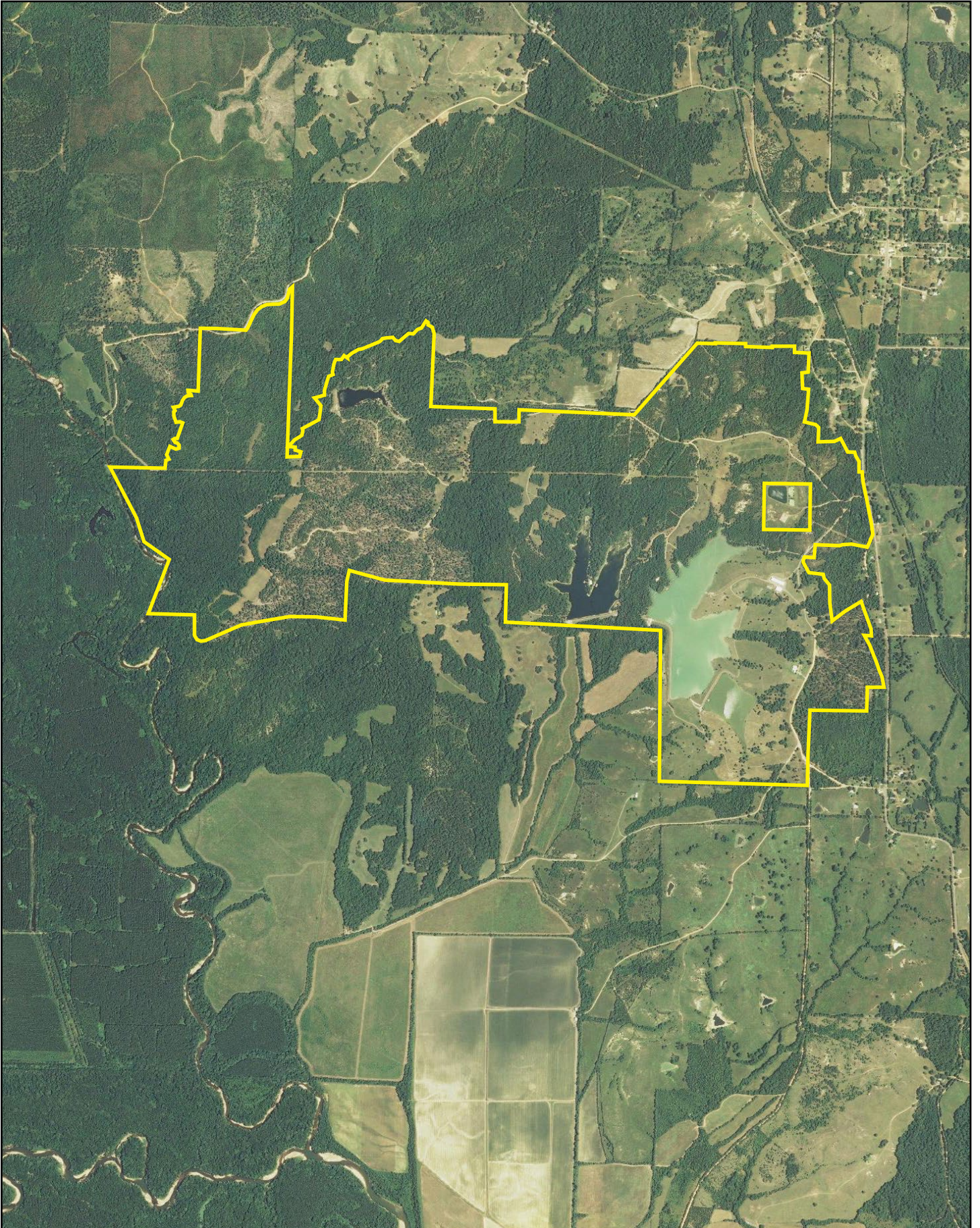


## TOWNSHIP 9S • RANGE 22W



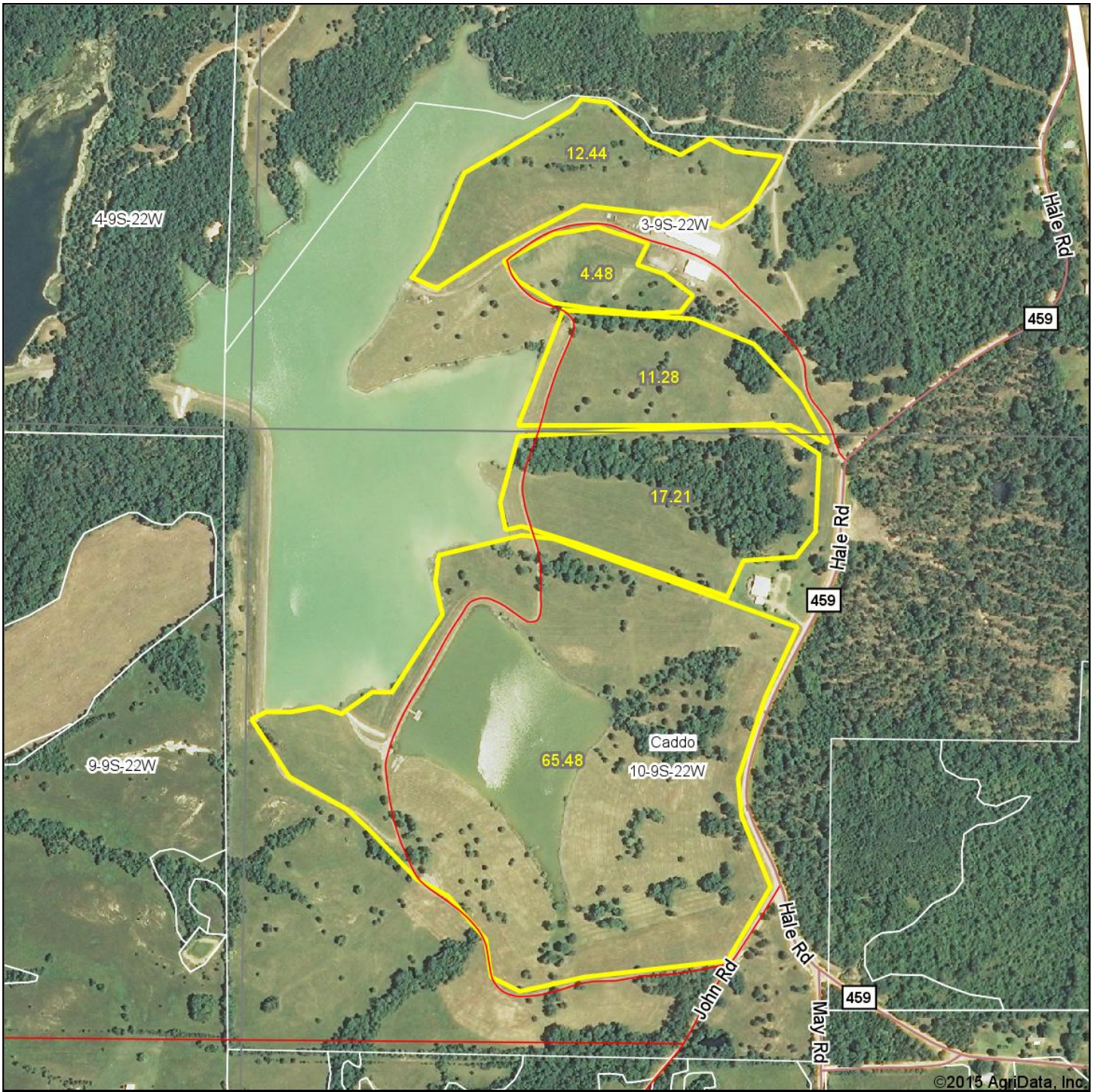


# AERIAL MAP





# PASTURE FENCING BORDERS



Maps Provided By:



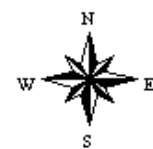
**surety**  
CUSTOMIZED ONLINE MAPPING

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map center: 33° 58' 55.7, 93° 20' 46

0ft 679ft 1358ft

**10-9S-22W**  
**Clark County**  
**Arkansas**

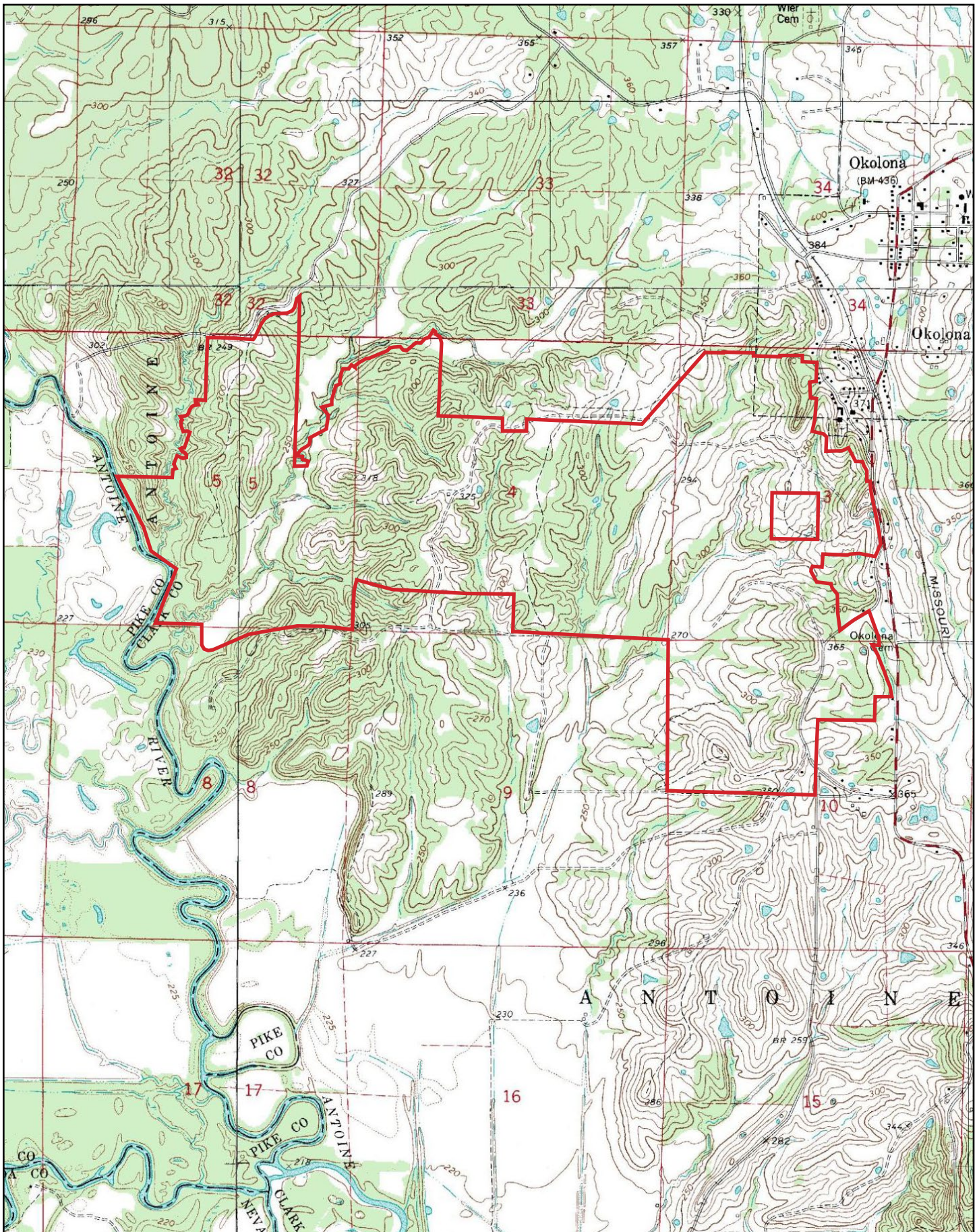


11/30/2015

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



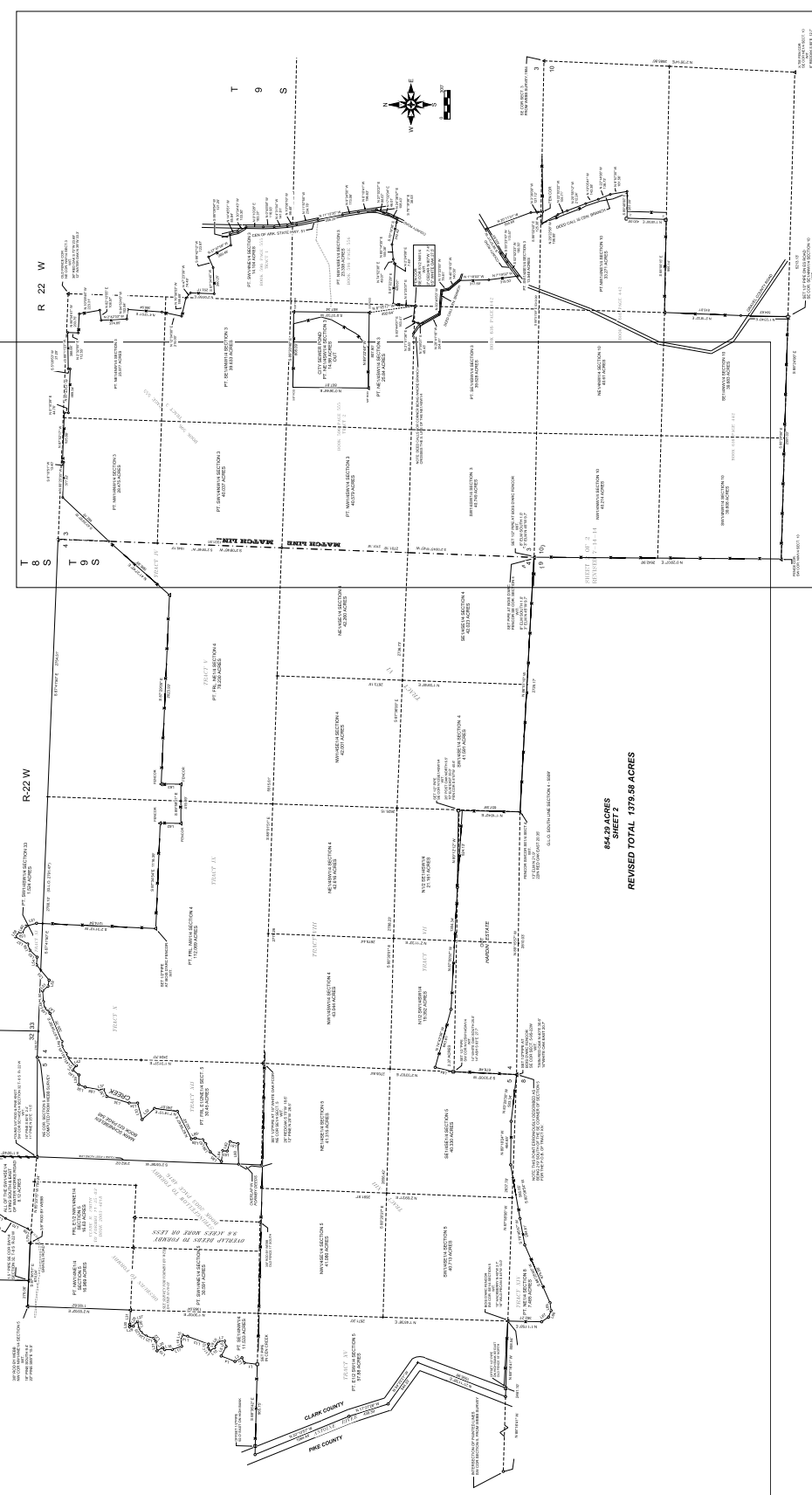
# TOPOGRAPHIC MAP





PRELIMINARY COPY

SECTION 33  
SECTION 32  
SECTION 31  
SECTION 30  
SECTION 29  
SECTION 28  
SECTION 27  
SECTION 26  
SECTION 25  
SECTION 24  
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SECTION 4  
SECTION 3  
SECTION 2  
SECTION 1



PLAT OF SURVEY FOR C.E. "BUDDY" FORMBY  
PART OF SECTIONS 32 & 33, T-9 S R-22 W  
CLARK COUNTY, ARKANSAS  
TOTAL 1,379.57 ACRES

NOTES: 1. ALL RIGHTS RESERVED BY THE SURVEYOR. 2. ALL RIGHTS RESERVED BY THE SURVEYOR. 3. ALL RIGHTS RESERVED BY THE SURVEYOR. 4. ALL RIGHTS RESERVED BY THE SURVEYOR. 5. ALL RIGHTS RESERVED BY THE SURVEYOR. 6. ALL RIGHTS RESERVED BY THE SURVEYOR. 7. ALL RIGHTS RESERVED BY THE SURVEYOR. 8. ALL RIGHTS RESERVED BY THE SURVEYOR. 9. ALL RIGHTS RESERVED BY THE SURVEYOR. 10. ALL RIGHTS RESERVED BY THE SURVEYOR. 11. ALL RIGHTS RESERVED BY THE SURVEYOR. 12. ALL RIGHTS RESERVED BY THE SURVEYOR. 13. ALL RIGHTS RESERVED BY THE SURVEYOR. 14. ALL RIGHTS RESERVED BY THE SURVEYOR. 15. ALL RIGHTS RESERVED BY THE SURVEYOR. 16. ALL RIGHTS RESERVED BY THE SURVEYOR. 17. ALL RIGHTS RESERVED BY THE SURVEYOR. 18. ALL RIGHTS RESERVED BY THE SURVEYOR. 19. ALL RIGHTS RESERVED BY THE SURVEYOR. 20. ALL RIGHTS RESERVED BY THE SURVEYOR. 21. ALL RIGHTS RESERVED BY THE SURVEYOR. 22. ALL RIGHTS RESERVED BY THE SURVEYOR. 23. ALL RIGHTS RESERVED BY THE SURVEYOR. 24. ALL RIGHTS RESERVED BY THE SURVEYOR. 25. ALL RIGHTS RESERVED BY THE SURVEYOR. 26. ALL RIGHTS RESERVED BY THE SURVEYOR. 27. ALL RIGHTS RESERVED BY THE SURVEYOR. 28. ALL RIGHTS RESERVED BY THE SURVEYOR. 29. ALL RIGHTS RESERVED BY THE SURVEYOR. 30. ALL RIGHTS RESERVED BY THE SURVEYOR. 31. ALL RIGHTS RESERVED BY THE SURVEYOR. 32. ALL RIGHTS RESERVED BY THE SURVEYOR. 33. ALL RIGHTS RESERVED BY THE SURVEYOR. 34. ALL RIGHTS RESERVED BY THE SURVEYOR. 35. ALL RIGHTS RESERVED BY THE SURVEYOR. 36. ALL RIGHTS RESERVED BY THE SURVEYOR. 37. ALL RIGHTS RESERVED BY THE SURVEYOR. 38. ALL RIGHTS RESERVED BY THE SURVEYOR. 39. ALL RIGHTS RESERVED BY THE SURVEYOR. 40. ALL RIGHTS RESERVED BY THE SURVEYOR. 41. ALL RIGHTS RESERVED BY THE SURVEYOR. 42. ALL RIGHTS RESERVED BY THE SURVEYOR. 43. ALL RIGHTS RESERVED BY THE SURVEYOR. 44. ALL RIGHTS RESERVED BY THE SURVEYOR. 45. ALL RIGHTS RESERVED BY THE SURVEYOR. 46. ALL RIGHTS RESERVED BY THE SURVEYOR. 47. ALL RIGHTS RESERVED BY THE SURVEYOR. 48. ALL RIGHTS RESERVED BY THE SURVEYOR. 49. ALL RIGHTS RESERVED BY THE SURVEYOR. 50. ALL RIGHTS RESERVED BY THE SURVEYOR. 51. ALL RIGHTS RESERVED BY THE SURVEYOR. 52. ALL RIGHTS RESERVED BY THE SURVEYOR. 53. ALL RIGHTS RESERVED BY THE SURVEYOR. 54. ALL RIGHTS RESERVED BY THE SURVEYOR. 55. ALL RIGHTS RESERVED BY THE SURVEYOR. 56. ALL RIGHTS RESERVED BY THE SURVEYOR. 57. ALL RIGHTS RESERVED BY THE SURVEYOR. 58. ALL RIGHTS RESERVED BY THE SURVEYOR. 59. ALL RIGHTS RESERVED BY THE SURVEYOR. 60. ALL RIGHTS RESERVED BY THE SURVEYOR. 61. ALL RIGHTS RESERVED BY THE SURVEYOR. 62. ALL RIGHTS RESERVED BY THE SURVEYOR. 63. ALL RIGHTS RESERVED BY THE SURVEYOR. 64. ALL RIGHTS RESERVED BY THE SURVEYOR. 65. ALL RIGHTS RESERVED BY THE SURVEYOR. 66. ALL RIGHTS RESERVED BY THE SURVEYOR. 67. ALL RIGHTS RESERVED BY THE SURVEYOR. 68. ALL RIGHTS RESERVED BY THE SURVEYOR. 69. ALL RIGHTS RESERVED BY THE SURVEYOR. 70. ALL RIGHTS RESERVED BY THE SURVEYOR. 71. ALL RIGHTS RESERVED BY THE SURVEYOR. 72. ALL RIGHTS RESERVED BY THE SURVEYOR. 73. ALL RIGHTS RESERVED BY THE SURVEYOR. 74. ALL RIGHTS RESERVED BY THE SURVEYOR. 75. ALL RIGHTS RESERVED BY THE SURVEYOR. 76. ALL RIGHTS RESERVED BY THE SURVEYOR. 77. ALL RIGHTS RESERVED BY THE SURVEYOR. 78. ALL RIGHTS RESERVED BY THE SURVEYOR. 79. ALL RIGHTS RESERVED BY THE SURVEYOR. 80. ALL RIGHTS RESERVED BY THE SURVEYOR. 81. ALL RIGHTS RESERVED BY THE SURVEYOR. 82. ALL RIGHTS RESERVED BY THE SURVEYOR. 83. ALL RIGHTS RESERVED BY THE SURVEYOR. 84. ALL RIGHTS RESERVED BY THE SURVEYOR. 85. ALL RIGHTS RESERVED BY THE SURVEYOR. 86. ALL RIGHTS RESERVED BY THE SURVEYOR. 87. ALL RIGHTS RESERVED BY THE SURVEYOR. 88. ALL RIGHTS RESERVED BY THE SURVEYOR. 89. ALL RIGHTS RESERVED BY THE SURVEYOR. 90. ALL RIGHTS RESERVED BY THE SURVEYOR. 91. ALL RIGHTS RESERVED BY THE SURVEYOR. 92. ALL RIGHTS RESERVED BY THE SURVEYOR. 93. ALL RIGHTS RESERVED BY THE SURVEYOR. 94. ALL RIGHTS RESERVED BY THE SURVEYOR. 95. ALL RIGHTS RESERVED BY THE SURVEYOR. 96. ALL RIGHTS RESERVED BY THE SURVEYOR. 97. ALL RIGHTS RESERVED BY THE SURVEYOR. 98. ALL RIGHTS RESERVED BY THE SURVEYOR. 99. ALL RIGHTS RESERVED BY THE SURVEYOR. 100. ALL RIGHTS RESERVED BY THE SURVEYOR.

LEGEND  
A. BOUNDARY LINE  
B. EASEMENT  
C. RIGHT-OF-WAY  
D. FLOODPLAIN  
E. WETLANDS  
F. OTHER

84.39 ACRES  
SHEET 2  
REVISED TOTAL 1,379.58 ACRES























































































































































## NOTES

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