



OFFERED FOR SALE

HURRICANE CREEK RANCH

An recreational investment opportunity.

402.0 (+/-) total acres • Grant 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

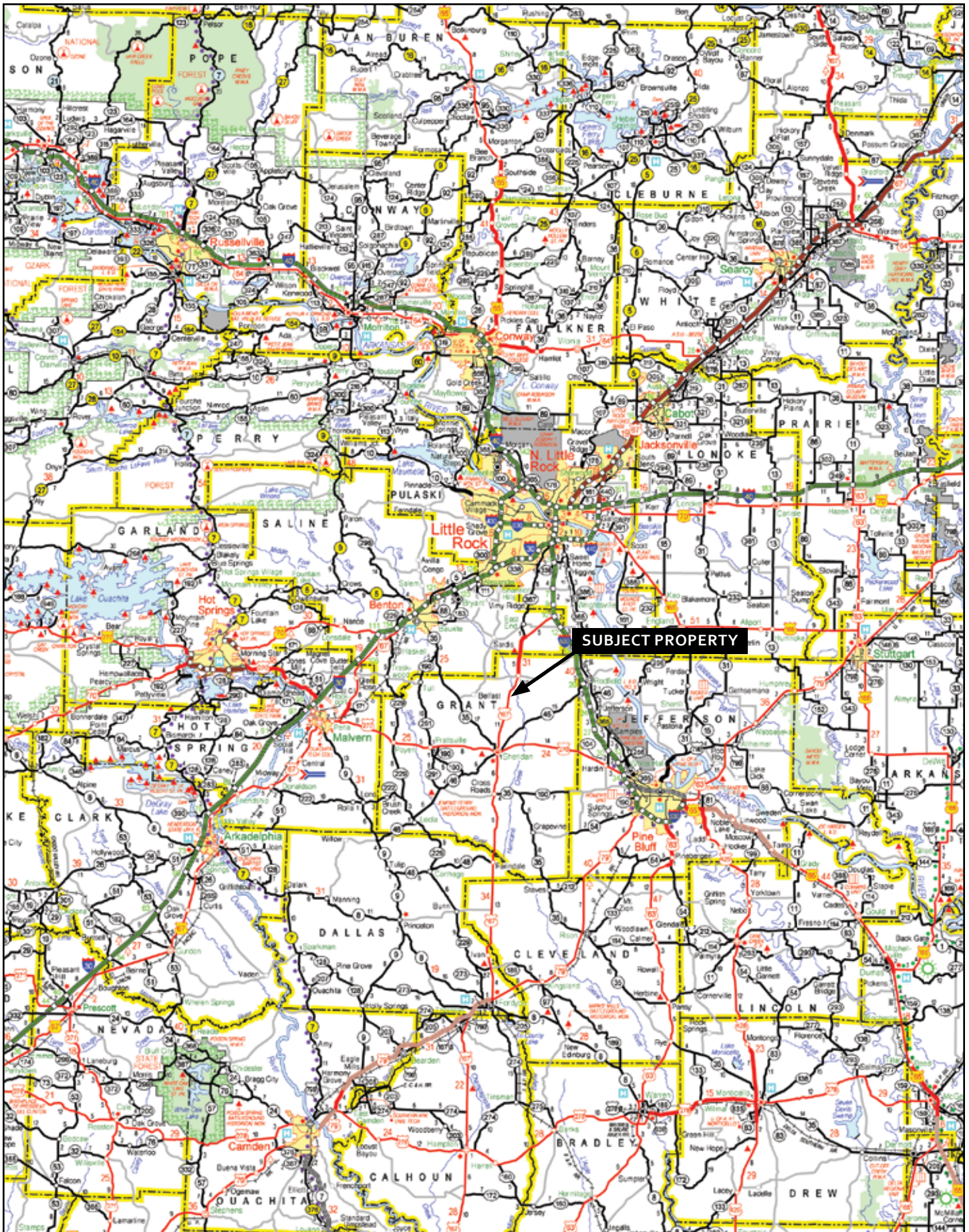
Lile Real Estate, Inc. is the listing agency for the owner of the property described within this offering brochure.

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: Hurricane Creek Ranch consists of 402^(+/-) contiguous acres located in Grant County, Arkansas twenty minutes from the city of Little Rock. The property is designed as a cattle and hay operation with an estimated livestock capacity of 150 to 200 head. The land has solid fenced boundaries, cross fences, and features corrals, a barn, a shop, an equipment shed, and a caretakers residence. There is an executive residence with a beautiful view of the property from a hill. Access is excellent via U.S. Highway 167 and a private concrete road leading to the main residence. There are unlimited recreational opportunities for deer and turkey hunting as well as fishing. Some of the property has the potential to be enrolled in the Conservation Reserve Program (pasture lands program), which would only enhance the property for wildlife and provide added income to the landowner. Equestrians will also find this property well suited for horses and riding. The topography consists of bottomland and rolling hills comprised of pasture, timber, spring fed creeks, and a 4^(+/-) acre pond stocked with fish. This property is the ideal place for letting your kids and dogs run, enjoying the outdoors, and continuing the livestock and hay operation if so desired. Any questions concerning this offering or to schedule a property tour should be directed to Gardner Lile (mobile: 501-658-9275) or Brandon Stafford (mobile: 501-416-9748) of Lile Real Estate, Inc. (office: 501-374-3411).

Location: Sheridan, Arkansas; Grant County; Central Region of Arkansas

Mileage Chart

Sheridan, AR	8 miles
Little Rock, AR	25 miles
Pine Bluff, AR	34 miles

Access: Access is excellent via U.S. Highway 167 and a private, gated road.

Acreage: 402.0^(+/-) Total Acres

Acreage Breakdown

283.0^(+/-) acres (70%) in hay fields and pasture land
100.0^(+/-) acres (25%) in timber
15.0^(+/-) acres (4%) in improvement sites
4.0^(+/-) acres (1%) in pond

Improvements: 2,304^(+/-) square foot executive residence

- Single level, brick and cedar construction
- Three (3) primary bedrooms
- Two (2) bathrooms
- Kitchen with built-in appliances and solid wood cabinets
- Living room with brick wood-burning fireplace
- Utility room
- Central heat and air under one packaged electric unit
- 2,304^(+/-) square foot screened in porch
- Two (2) vehicle carport and Two (2) vehicle garage
- 375^(+/-) square foot guest apartment with utility room
- Fruit producing trees are located around the structure

1,292^(+/-) square foot caretaker residence

- Single level, brick construction
- Three (3) bedrooms
- One (1) bathroom
- One (1) vehicle carport
- Central heat and air under one packaged electric unit
- Kitchen with built-in appliances and solid wood cabinets

6,360^(+/-) square foot shop building
- Metal and steel trusses constructed on a 6" concrete slab
- Blown insulation
- 18' average wall height
- 1 bathroom
3,000^(+/-) square foot horse barn (75' x 40')
- Constructed on a 6" concrete slab
- Breezeway of barn has a concrete slab
3,375^(+/-) square foot horse barn (45' x 75')
- Constructed of metal pole members with wood trusses and metal roof
8,000^(+/-) square foot hay/equipment shed (80' x 100')
- Constructed of iron trusses and metal roof
Levee established for water control (inhibits overflow from Hurricane Creek)
Fenced and cross fenced
- 1,840^(+/-) linear feet of pipe fencing
- 24,552^(+/-) linear feet of four-strand barb wire fencing
- 2,500^(+/-) linear feet of post cedar fencing

Utilities: Municipal water, electric, gas, sewer, and telephone services.

Mineral Rights: Any mineral rights owned by the Seller shall convey in the property sale, without reservation.

Real Estate Taxes: \$3,256.00 (estimated)

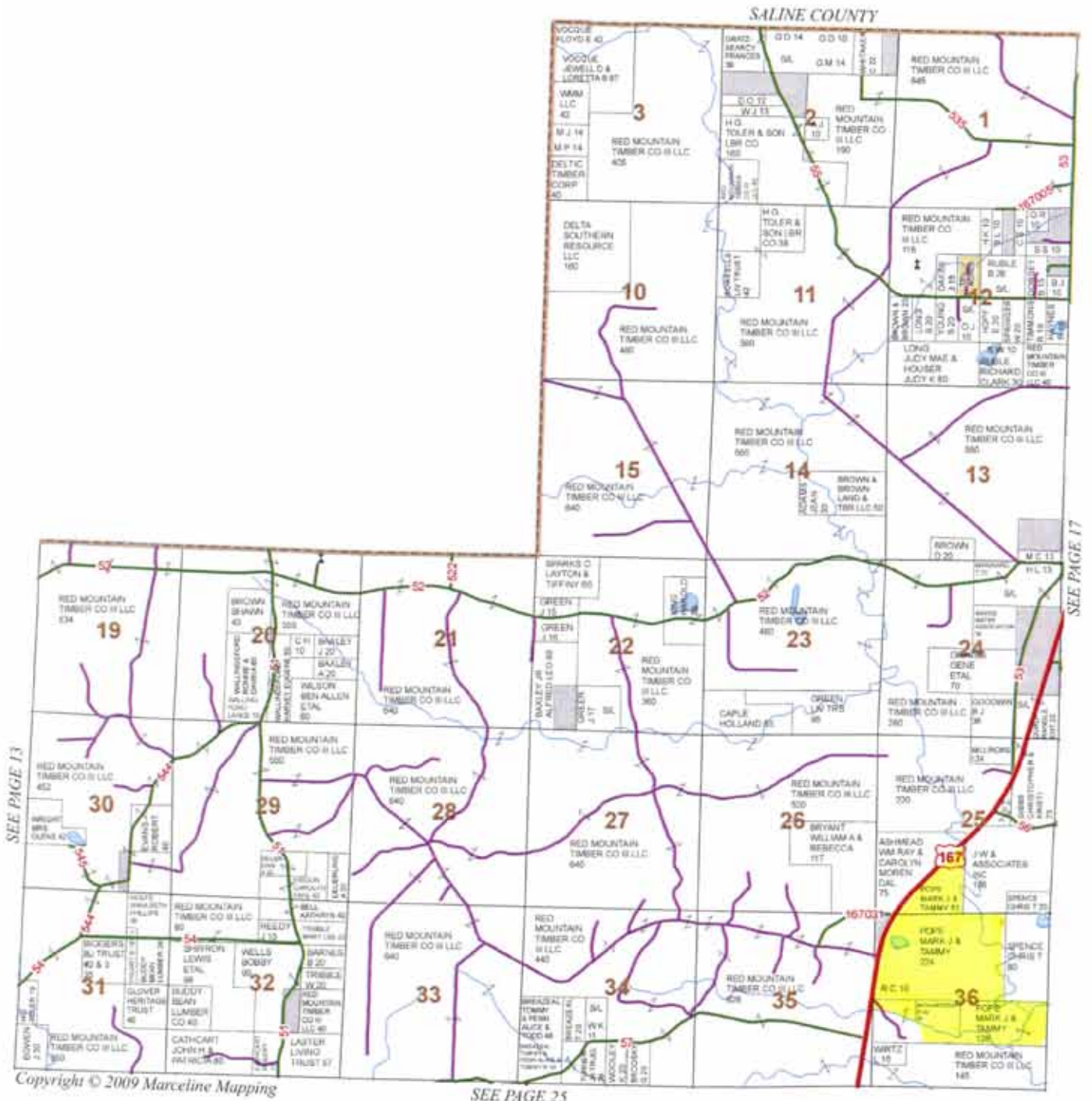
Recreation: Excellent deer and turkey hunting with stocked pond fishing. Potential to enhance the wildlife resources on the property through the Conservation Reserve Program. The property is well suited for equestrian sports.

Offering Price: \$1,400,000.00

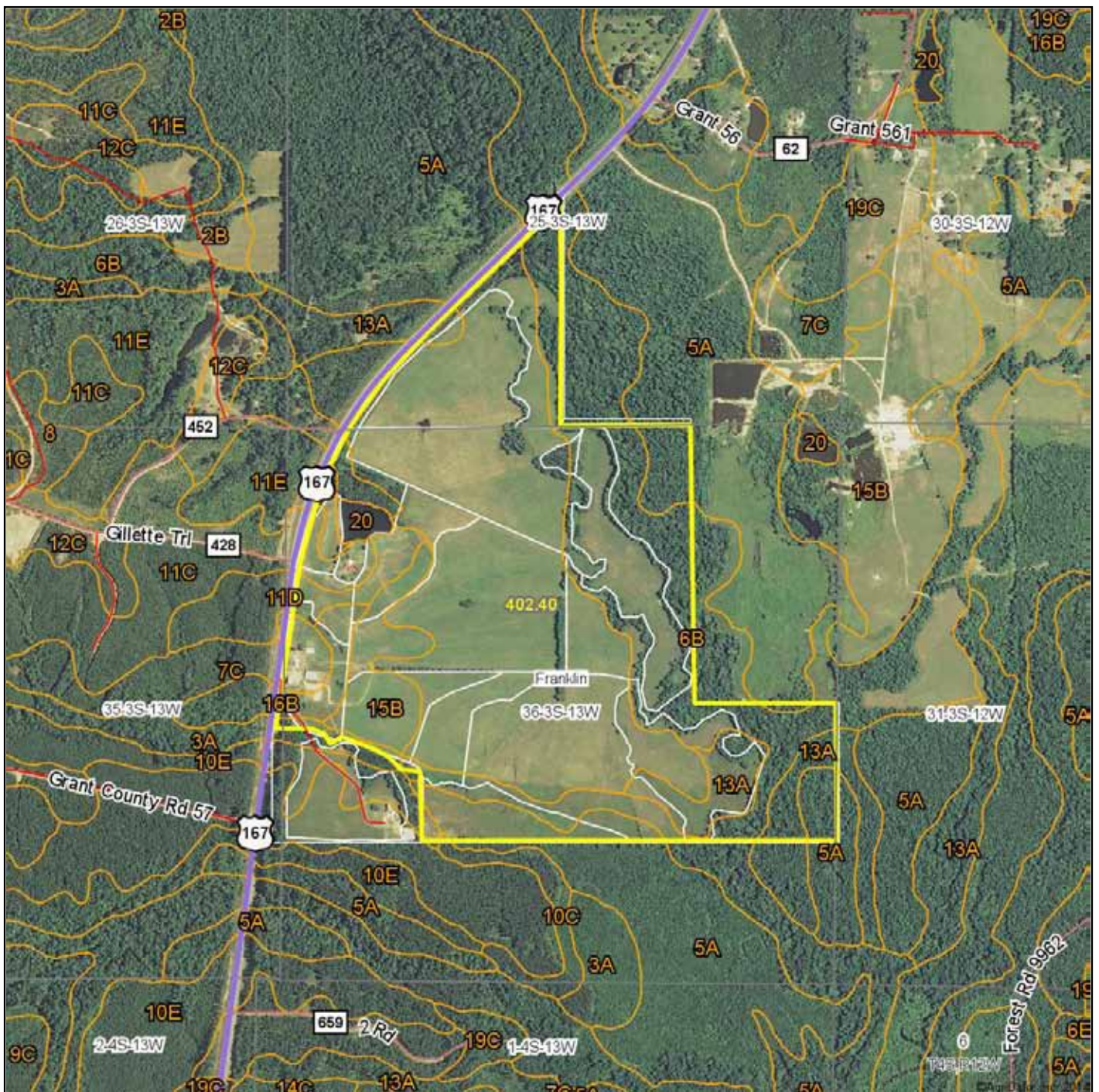
Contact: Any questions concerning this offering or to schedule a property tour should be directed to Gardner Lile (mobile: 501-658-9275) or Brandon Stafford (mobile: 501-416-9748) of Lile Real Estate, Inc. (office: 501-374-3411).

PLAT MAP

TOWNSHIP 3S • RANGE 13W



Aerial Map



Maps Provided By:

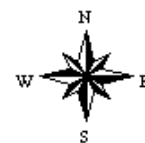


surety[®]
CUSTOMIZED ONLINE MAPPING
Inc. 2014 www.AgrIDataInc.com

36-3S-13W
Grant County
Arkansas

map center: 34° 25' 9.34, 92° 21' 45.3

scale: 16920



6/30/2014

Field borders provided by Farm Service Agency as of 5/21/2008. Aerial photography provided by Aerial Photography Field Office.

Topography Map



Maps Provided By:

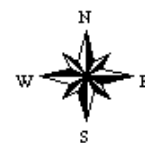


surety
CUSTOMIZED ONLINE MAPPING
© AgriData, Inc. 2014 www.AgridataInc.com

36-3S-13W
Grant County
Arkansas

map center: 34° 25' 9.34, 92° 21' 45.3

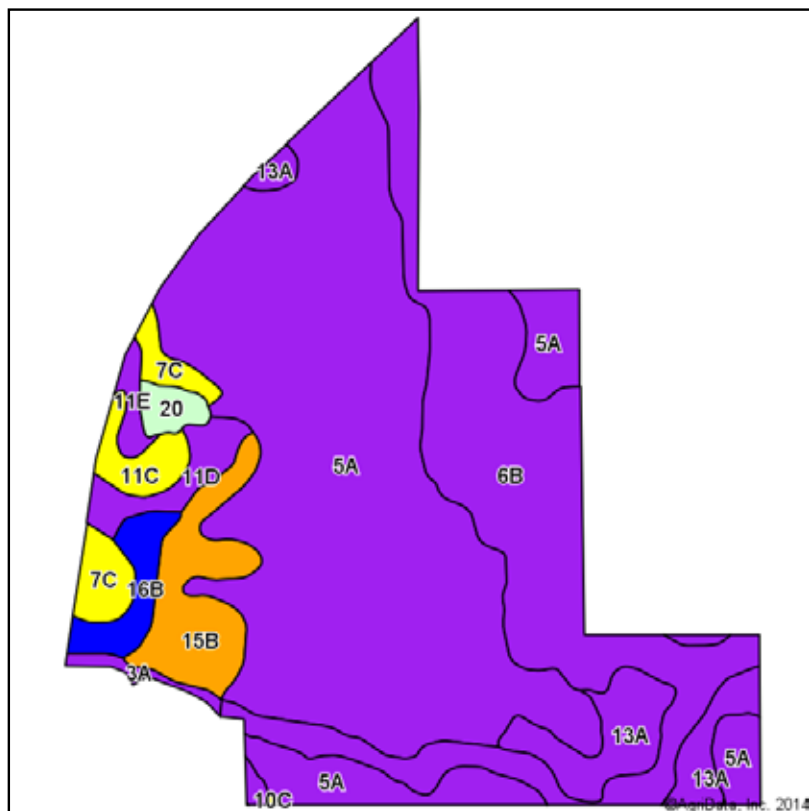
scale: 16920



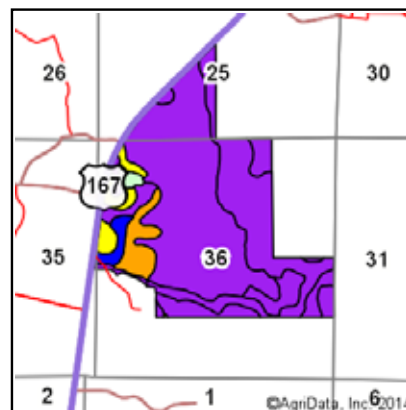
6/30/2014

Field borders provided by Farm Service Agency as of 5/21/2008. Aerial photography provided by Aerial Photography Field Office.

Soil Map



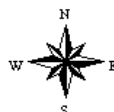
Soils data provided by USDA and NRCS.



State: **Arkansas**
 County: **Grant**
 Location: **36-3S-13W**
 Township: **Franklin**
 Acres: **402.4**
 Date: **6/30/2014**



Maps Provided By:



Area Symbol: AR053. Soil Area Version: 11

Code	Soil Description	Acres	Percent of field	Non-Irr Class Legend	Non-Irr Class	Bahiagrass	Common bermudagrass	Improved bermudagrass	Tall fescue
5A	Guyton silt loam, 0 to 1 percent slopes, frequently flooded	220.52	54.8%		Vw		4		
6B	Ouachita silt loam, 0 to 2 percent slopes, frequently flooded	94.33	23.4%		Vw	7	7		9
13A	Sardis silt loam, 0 to 1 percent slopes, frequently flooded	22.91	5.7%		Vw	6	7		9 8
15B	Smithton fine sandy loam, 0 to 2 percent slopes	21.12	5.2%		IIIw	7.5	7		8 7
7C	Pikeville fine sandy loam, 1 to 8 percent slopes	9.74	2.4%		IVe	7.5	5.5		7.5
11D	Sacul gravelly fine sandy loam, 8 to 15 percent slopes	8.53	2.1%		VIe	6.5	5.5		7
16B	Stough fine sandy loam, 1 to 3 percent slopes	8.28	2.1%		IIw	8			8 8
11C	Sacul gravelly fine sandy loam, 1 to 8 percent slopes	6.55	1.6%		IVe	7.5	6.5		7.5
20	Water	3.84	1.0%						
11E	Sacul gravelly fine sandy loam, 15 to 35 percent slopes	3.14	0.8%		VIe	6.5	5.5		7
3A	Bibb fine sandy loam, 0 to 1 percent slopes, frequently flooded	2.36	0.6%		Vw		5		5 8
10E	Sacul fine sandy loam, 15 to 35 percent slopes	0.96	0.2%		VIIe	6.5	5.5		7
10C	Sacul fine sandy loam, 1 to 8 percent slopes	0.12	0.0%		IVe	7.5	6.5		7.5
Weighted Average						3.1	5		3.8 1

Area Symbol: AR053, Soil Area Version: 11

Field borders provided by Farm Service Agency as of 5/21/2008. Aerial photography provided by Aerial Photography Field Office.













NOTES

[illegible]



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

LICENSED IN ARKANSAS, LOUISIANA, MISSISSIPPI, TENNESSEE AND TEXAS