



OFFERED FOR SALE

LOBO LANDING RESORT

An Orvis® endorsed fishing resort and land investment opportunity.

On the Little Red River • Cleburne 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 AND TENNESSEE



DISCLOSURE STATEMENT

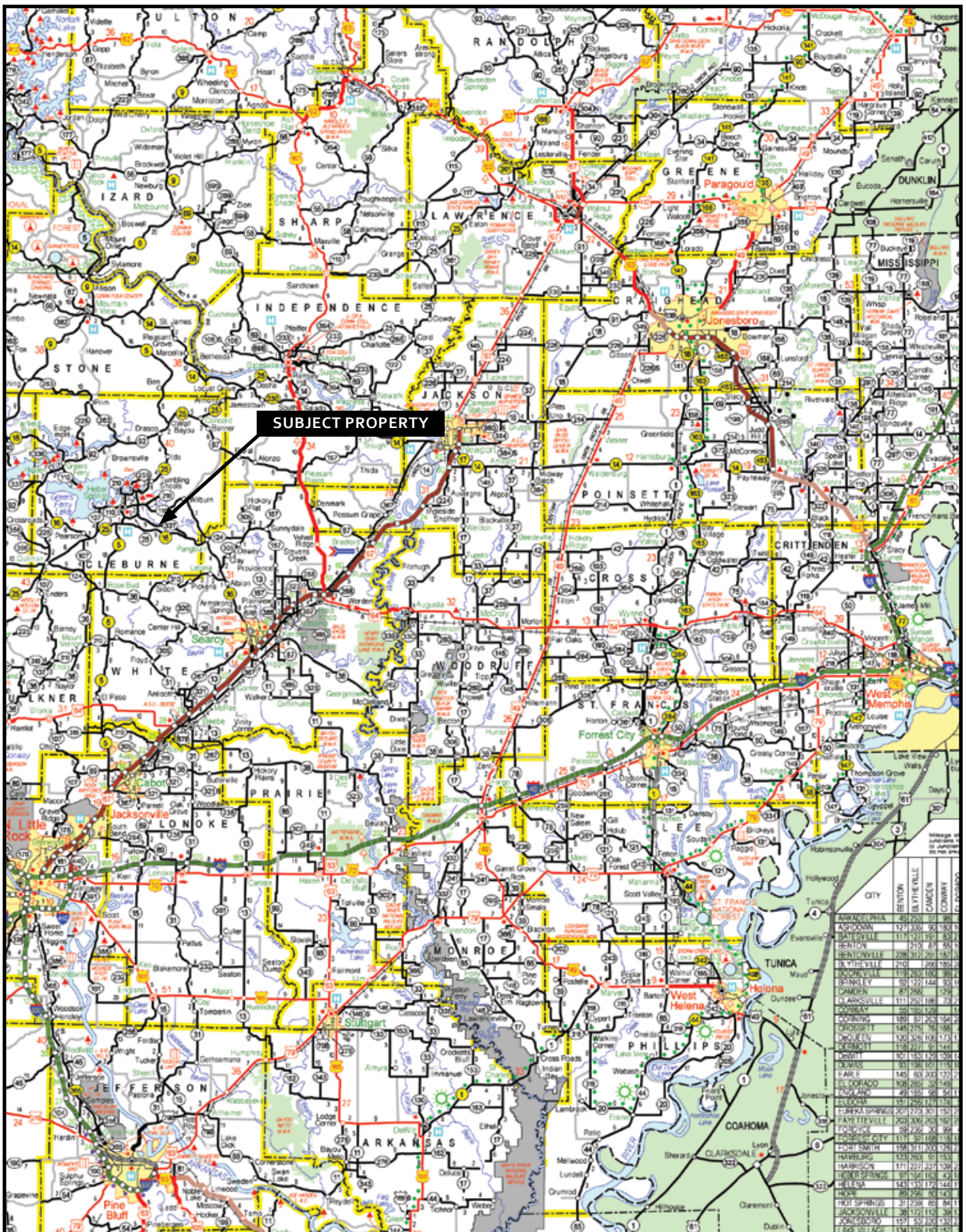
Lile Real Estate, Inc. is the listing agency for the owner of the property described within this offering brochure.

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 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 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

This is an opportunity to acquire a high-end fishing destination on one the country's premier tail-water trout fisheries. The property and business operation is uniquely positioned on the southern shore of the Little Red River, 10 miles from Heber Springs, Arkansas. Situated on 22 acres, the resort offers a rustic, yet accommodating getaway for an incoming owner who wishes to continue the guest lodge and marina operation, or to simply enjoy it as a private retreat with family and friends. With over \$2 million in recent renovations, great lengths have been made to preserve the resort's character and traditions that many have enjoyed in the past, while adding comfortable amenities for all to enjoy in the future. Each original riverfront log cabin has been outfitted with new furnishings, emulating the traditional Montana fishing lodge. The new cabins along the river are a blend of "fishing lodge meets the modern world", appointed with whirlpool baths, full height vaulted ceilings and riverfront covered porches. Anglers and families will enjoy the new boat dock with 24 boat slips, covered walkways and a fishing deck. Noted as one of the most popular fishing and floating streams in Arkansas, the Little Red River offers 30 miles of world-class trout fishing waters from the base of Greers Ferry Dam near the town of Heber Springs to the confluence with the White River, east of Searcy, Arkansas. The foremost reason for its popularity is plain and simple - the trout.

Whether relaxing in front of a toasty fire while reading a book, tying new flies by the river, or exchanging fish stories with friends, there are adventures awaiting. This property and operation invites one to step off the beaten path and indulge in the unsurpassed trout-laden fishing waters while recognizing the seclusion and solitude not offered at larger resorts.

This property has excellent access and fronts Arkansas Highway 337. The operation is the only Orvis® Endorsed Fly-Fishing lodge and outfitter in Arkansas. A Buyer will be purchasing real property, improvements, and other assets. The resort is a turn-key, fully functioning business generating revenue via many revenue streams. The operation serves individuals and corporate clients and maintains an established and repeat customer base. All furnishings, decor, boats, motors, and maintenance equipment, and other items and equipment necessary to the business operation shall convey with the sale (a full list shall be provided to a serious prospect). Mineral rights do not convey in the sale.

The resort is an ideal destination for sportsmen and women from the surrounding area, region, and country. The property and business operation lends itself well for new business development and there are several angles how a new owner may utilize the property as a business investment or personal use.

Financial data will only be provided to a serious and qualified prospective Buyer and a confidentiality agreement is required prior to the release of any financial information. A list of all assets to be conveyed shall be provided.

This unique property is offered for sale at an asking price of \$2,750,000.00. Serious prospects please contact Scott Perry at 501-352-7740 or 501-374-3411 to schedule a tour or for additional information.

Location:	<p>Heber Springs, Arkansas; Cleburne County, Arkansas; North Central Arkansas</p> <p><u>Mileage Chart</u></p> <hr/> <table> <tr> <td>Heber Springs, AR</td><td>8 miles</td></tr> <tr> <td>Searcy, AR</td><td>30 miles</td></tr> <tr> <td>Little Rock, AR</td><td>63 miles</td></tr> <tr> <td>Memphis, AR</td><td>100 miles</td></tr> </table>	Heber Springs, AR	8 miles	Searcy, AR	30 miles	Little Rock, AR	63 miles	Memphis, AR	100 miles
Heber Springs, AR	8 miles								
Searcy, AR	30 miles								
Little Rock, AR	63 miles								
Memphis, AR	100 miles								
Access:	Excellent access via Arkansas Highway 337 (Libby Road) and an interior road network.								
Address:	<p>3525 Libby Road</p> <p>Heber Springs, AR 72543</p>								
Acreage:	22 (+/-) Total Acres								
Features and Improvements:	<p>Roughly 1,000 feet of river frontage</p> <p>Arkansas Highway 337 frontage</p> <p>\$2 million has been spent in recent renovations</p> <p>13 cabins (11 new river front cabins and several restored cabins)</p> <p>2 bunk houses with swimming pool</p> <p>New covered boat dock (24 boat stalls)</p> <p>Marina offering tackle, snacks, and food grill with river view dinning area</p> <p>Office and equipment storage and shop</p> <p>Complete website and Facebook page</p> <p>Client database</p>								
Equipment:	All neccessary equipment needed for current operation shall convey to the Buyer. This includes, but not limited to: boats, outboard motors, restaurant equipment, supplies, grounds keeping equipment, furnishing, TVs, appliances, decor, and many other assets. A list shall be provided to a serious prospective Buyer outlining all conveyances.								
Easement:	An easement reservation exists, which is grated to the Arkansas Game & Fish Commission for public access to a boat launch ramp on the Little Red River, which is owned by the State of Arkansas.								
Mineral Rights:	100% of the mineral rights if owned by the Seller shall convey to the Buyer.								
Recreation:	World class trout fishing and floating on the Little Red River. Other ammenities in the area include fishing and boating on Greers Ferry Lake, golfing, excellent turkey hunting, and general outdoor activities.								
Financial Data:	Financial information regarding recent appraisal and key data related to the business operation will be shared with only a serious and qualified prospective Buyer. It will be neccessary to sign a confidentiality agreement prior to the release of any financial data.								
Offering Price:	\$2,475,000.00 (below appraised value)								
Contact:	Any questions concerning this offering or to schedule a property tour should be directed to Scott Perry at 501-352-7740 or 501-374-3411 to schedule a tour or for additional information.								

THE LITTLE RED RIVER

One of the most popular fishing and floating streams in Arkansas, the lower Little Red River flows from the base of Greers Ferry Dam near the town of Heber Springs to eventually merge with the White River at the Hurricane Lake Wildlife Management Area just east of Searcy, Arkansas. The chief reason for its popularity is its status as one of Arkansas's blue ribbon trout streams - thousands and thousands of trout are stocked in the stream on a regular basis. Good scenery and convenient access also work in the river's favor.

SECTION DESCRIBED: From Greers Ferry Dam to Ramsey Public Access, a distance of approximately 29 miles.

Characteristics

The Little Red River is generally a good year-round float. The condition of the river is dependent upon generation periods of the powerhouse at the dam. It becomes very swift and dangerous in spots when water is released, but after generation ceases, the Little Red reverts to a peaceful Ozark mountain stream with long, gentle pools and numerous shoals.

The first few miles of river below Greers Ferry Lake are strewn with boulders, making a challenging float for canoers, but a difficult one for crafts larger than a johnboat. Beyond this stretch, there is a long pool of deep water. Farther downstream, an island hinders river travel. The usual approach is to veer left at the island, which will take floaters into one of the largest Little Red River trout fishing holes. Approximately one-and-one-half miles downstream, a series of shoals impedes travel of large boats when water levels are low. Beyond this shoal area, canoes are the best choice for shallow areas and a series of bends. Next is a three-mile-long deep hole, followed by a narrowing of the river into another long shoal. These shoals give way to deep pools above Pangburn, then the river's pace picks up with a series of rapids upstream of the low water bridge north of town. Beyond the rapids, the river widens as it flows through another series of shoals. The last access point, Ramsey Access, is a few miles downstream. Total distance from the dam to the last access is 29 miles. Trout waters end a few miles beyond the Ramsey area at Arkansas 305.

Access Points

A U.S. Army Corps of Engineers public ramp on the north bank, located next to the Federal Fish Hatchery, is the easiest access to the upper portion of the river. Other public access points on the middle and lower stretches of the river, maintained by the Arkansas Game and Fish Commission, include Barnett (Winkley Bridge), Lobo (adjacent to Lobo Landing Trout Dock), Dripping Springs, and Ramsey. Four commercial boat docks also offer launch ramps.

Seasons

Water conditions on the Little Red don't vary so much by season as they do by day of the week. On weekdays, when power demand is usually at its greatest, water is frequently released around mid-morning. Demand for electricity drops over the weekends, and so do water levels. When the river reading is low, expect to wade and drag boats over the shoals.

Scenery

The scenery is outstanding, easily good enough to offset one of those rare occasions when the fish aren't biting. As it cuts through beautiful Ozark foothills, the Little Red provides excellent year-round viewing.

Fishing

County map for details), while the traditional take-out is an old iron bridge near the stream's confluence with the Little Red. To get to the iron bridge, go north on Arkansas 110 from Pangburn, then

turn east on a county road about three-quarters of a mile beyond the Little Red River bridge. Highlights of the float include deep pools, class I/II rapids, towering bluffs, and--believe it or not--cypress trees and knees.

Floaters will also find several interesting attractions in the area. One is the Greers Ferry Visitors Information Center, an impressive structure housing a museum, a U.S. Army Corps of Engineers display, and an exciting audiovisual presentation of the region's history. Two nearby trails, Mossy Bluff and Buckeye (handicapped accessible), provide lofty views and interpretive stops along the way. In addition, visitors can tour Greers Ferry Dam and the National Fish Hatchery, located just downstream from the dam.

The Little Red is among the real blue-ribbon trout streams of America and takes her place alongside the White as one of the best in the South. Hundreds of thousands of rainbow trout are stocked here annually, and periodic releases of brown trout have produced an excellent fishery for that species as well.

The secret to Little Red River trout fishing is light tackle and small lures. Ultralight spinning rigs and two- to four-pound line are popular. Most trout are taken on bait, rather than artificials, simply because more anglers use it. Whole kernel corn, redworms, nightcrawlers, waxworms, salmon eggs, and even Velveeta cheese all take their share.

Favorite artificials for Little Red trout fishing include marabou jigs, small spinners and spoons, and crayfish- and minnow-imitation crank-baits. But one of the most productive techniques involves a curious marriage between bait and artificials. This rig consists of a small, clear bobber rigged about four or five feet above a brown feather jig, on the barb of which is impaled a small white waxworm. The rig is cumbersome to cast, but that's acceptable since the proper fishing technique is to work the lure in as slowly as possible.

During highwater, driftfishing with the current is favored. Bait is cast upstream and allowed to bump the bottom as it drags behind the boat. On low water, stillfishing deep holes, weedbeds, and timber from an anchored boat is preferred. The Little Red is also one of Arkansas's most popular flyfishing streams, and the many shoals exposed during low water periods offer ideal locations to hook a hefty trout on a variety of fly patterns. Arkansas's trout season never closes, but many of the larger fish are taken from October through February.

Although Little Red River trout fishing gets most of the publicity on the Little Red, anglers shouldn't overlook opportunities for taking other species as well. The river has healthy populations of chain pickerel, spotted and smallmouth bass, green and longear sunfish, rock bass and bluegills.

Services Available

A network of resorts, private campgrounds, restaurants, bait shops, and Little Red River trout fishing guide services has been established to serve the recreating public. In addition, the nearby city of Heber Springs serves as a trade center for the surrounding area. Public camping spots are located on Greers Ferry Lake.

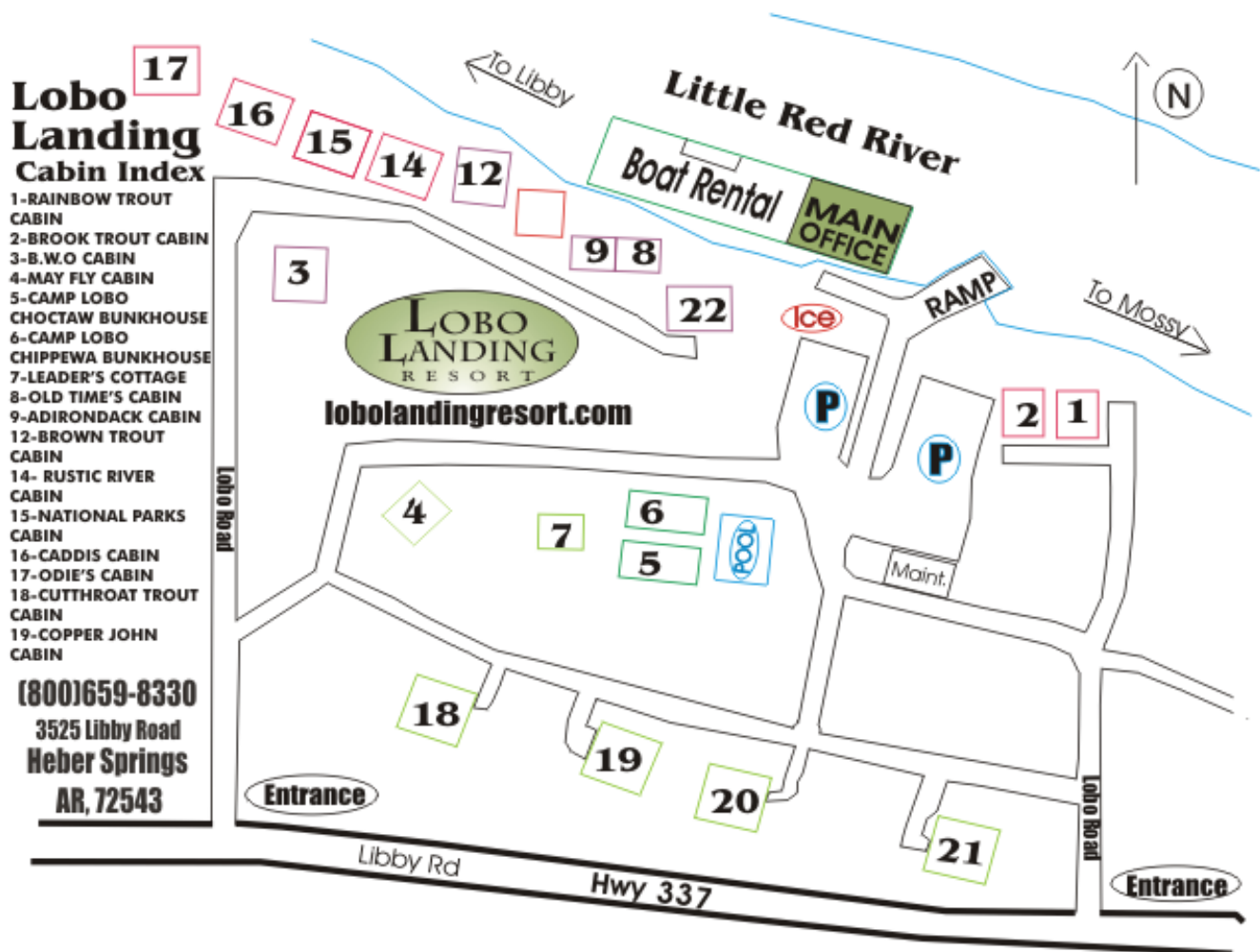
Other Information

In the spring, the forks of the Little Red are floatable above Greers Ferry Lake, and the best of the lot is probably the Middle Fork. Flowing between the towns of Leslie and Shirley, the Middle Fork cuts a 30-mile path through some of the state's most rugged terrain. The river boasts a sharp fall creating a series of rapids that can be treacherous during periods of heavy rainfall. Only experienced canoeists

should attempt this float when water levels are high. Another of the tributaries, the South Fork, flows for 13 miles between Scotland and Clinton, and is not a bad fishing stream.

Canoeists interested in getting on new water might also check out Big Creek, one of the Little Red's major tributaries. Several put-in points are located on county roads east of Wilburn (see a Cleburne County map for details), while the traditional take-out is an old iron bridge near the stream's confluence with the Little Red. To get to the iron bridge, go north on Arkansas 110 from Pangburn, then turn east on a county road about three-quarters of a mile beyond the Little Red River bridge. Highlights of the float include deep pools, class I/II rapids, towering bluffs, and--believe it or not--cypress trees and knees.

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TOWNSHIP 10N • RANGE 9W

AERIAL MAP



LOBO LANDING RESORT INFORMATION CARD



Welcome to the Lobo Landing Resort, one of Arkansas' most well-known fishing locations catering to the trout fishing enthusiast. Lobo Landing Resort is uniquely positioned on the south shore of the Little Red River, just 10 miles from Heber Springs, Arkansas.

Situated on 22 acres, Lobo Landing Resort offers a rustic, yet accommodating getaway for our guests.

Accommodations

There is nothing better than experiencing the great outdoors. Yet, after a long day of outdoors, there is nothing better than experiencing the great indoors. "Roughing it in style" perhaps best describes your stay at the newly renovated Lobo Landing Resort. The Resort is an ideal setting if you want to get away from it all and do some real fishing with genuine people.



Amenities

- *Guided Fishing Trips
- *Boat Rental
- *Restaurant (Seasonal)
- *Bait Shop
- *Fishing Pier
- *Swimming Pool (Seasonal)

LODGING

Guest Qtrs	Cabin Description	Winter Rates 12/1-2/28	Summer Rates 3/1-11/30
National Parks Cabin	2 Bedroom riverfront	\$130/Night	\$210/Night
Odie's Cabin	2 Bedroom riverfront	\$130/Night	\$210/Night
Caddis Cabin	2 Bedroom riverfront	\$130/Night	\$210/Night
Brown Trout Cabin	2 Bedroom riverfront	\$130/Night	\$210/Night
Old Times Cabin Duplex	2 Bedroom riverfront	\$100/Night	\$165/Night
Adirondack Cabin Duplex	2 Bedroom riverfront	\$100/Night	\$165/Night
Choctaw Bunkhouse	Poolside Bunkhouse with Large Kitchen, 2 Baths. Great unit for large groups	\$250/Night \$10 per guest after 4 guests	\$300/Night \$10 per guest after 4 guests
Chippewa Bunkhouse	Poolside Bunkhouse with Large Kitchen, 2 Baths. Great unit for large groups	\$250/Night \$10 per guest after 4 guests	\$300/Night \$10 per guest after 4 guests
Leaders Cottage	1 Bedroom off river	\$75/Night	\$95/Night
Rainbow Trout Cabin	3 Bedroom riverfront	\$150.00/Night	\$250.00/Night
Brook Trout Cabin	2 bedroom riverfront	\$130.00/Night	\$210.00/Night
B.W.O Cabin	2 bedroom off river	\$110/Night	\$165/Night
Cutthroat Trout Cabin	3 bedroom, 2 bath off river	\$120/Night	\$200/Night
Copper John	3 Bedroom, 2 bath off river	\$120/Night	\$200/Night
River Valley Cabin	3 Bedroom, 2 bath off river	\$120/Night	\$200/Night
Little Red River Cabin	3 Bedroom, 2 bath off river	\$120/Night	\$200/Night
May Fly Cabin	2 Bedroom off river	\$110/Night	\$165/Night
Rustic River Cabin	1 bedroom riverfront	\$110/Night	\$125/Night
Ranger's River Retreat Cabin	2 bedroom riverfront	\$130/Night	\$210/Night

Please call for Peak weekend rates from 6/01-9/01

Weekend-Two night minimum stay

Holidays-Three night minimum stay

Based on two person occupancy

\$10.00 Fee for each additional guest

Rates do not include applicable taxes

****NO PETS****

Please check our website for current specials

LOBO LANDING RESORT

3525 Libby Road
Heber Springs, AR 72543
501-362-5802
1-800-659-8330
lobolandingresort.com







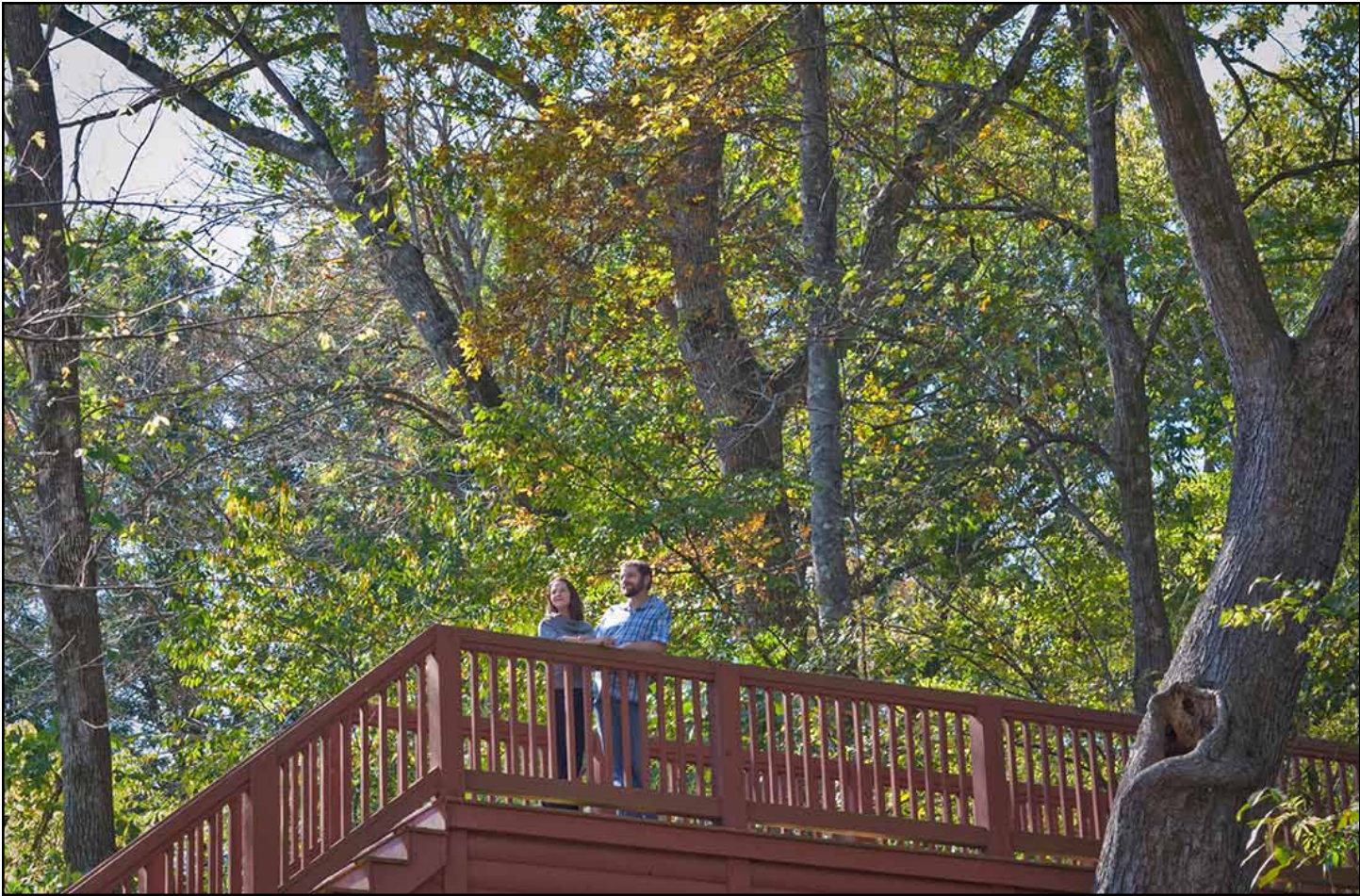




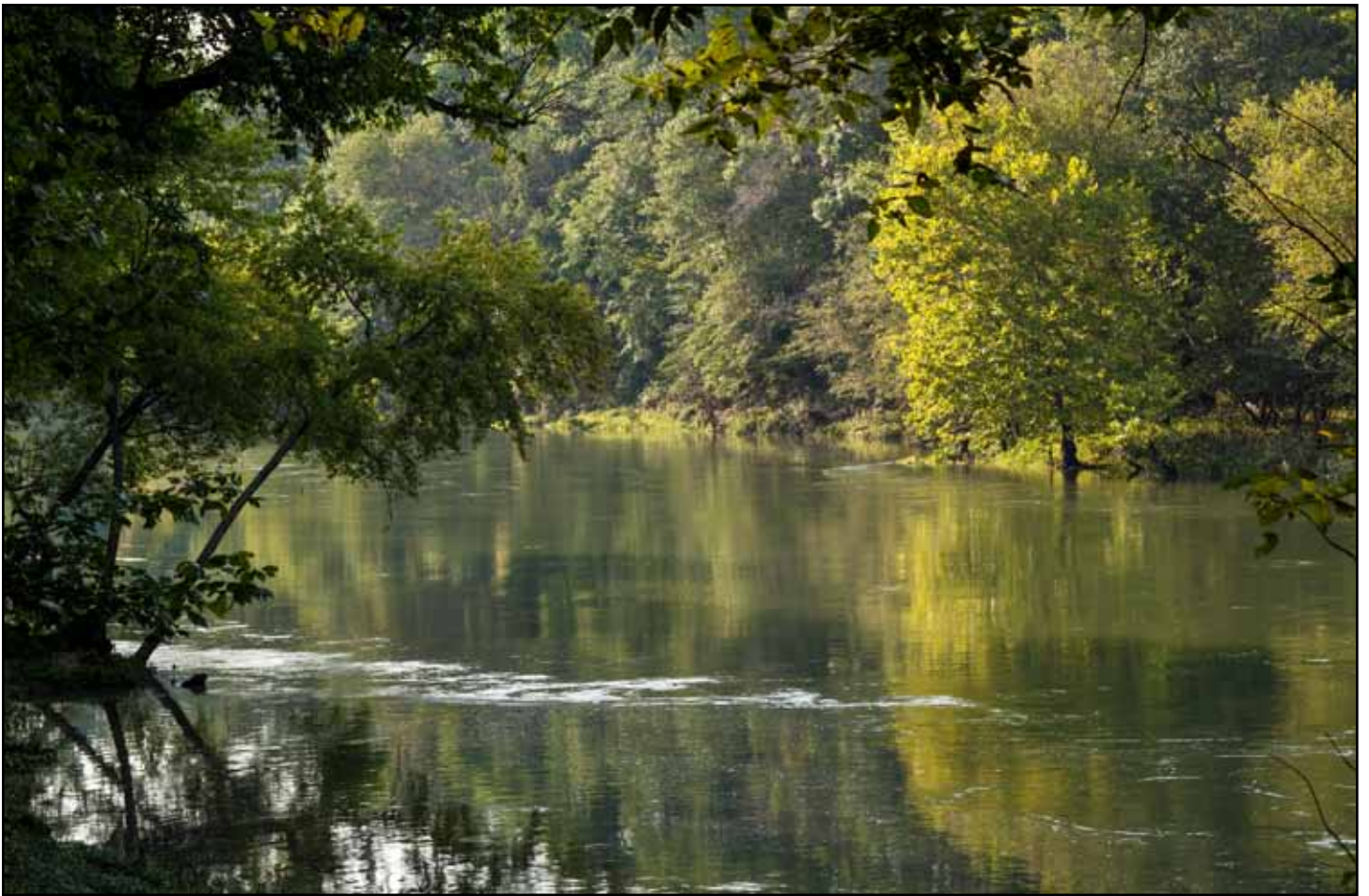




















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A G R I C U L T U R E R E C R E A T I O N T I M B E R L A N D
T R A D I T I O N A L B R O K E R A G E + S E A L E D B I D S + C O N S U L T I N G

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