



OFFERED FOR SALE

MCMASTERS RIDGE

A recreational and mineral investment opportunity.

97^(+/-) total acres • Poinsett 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

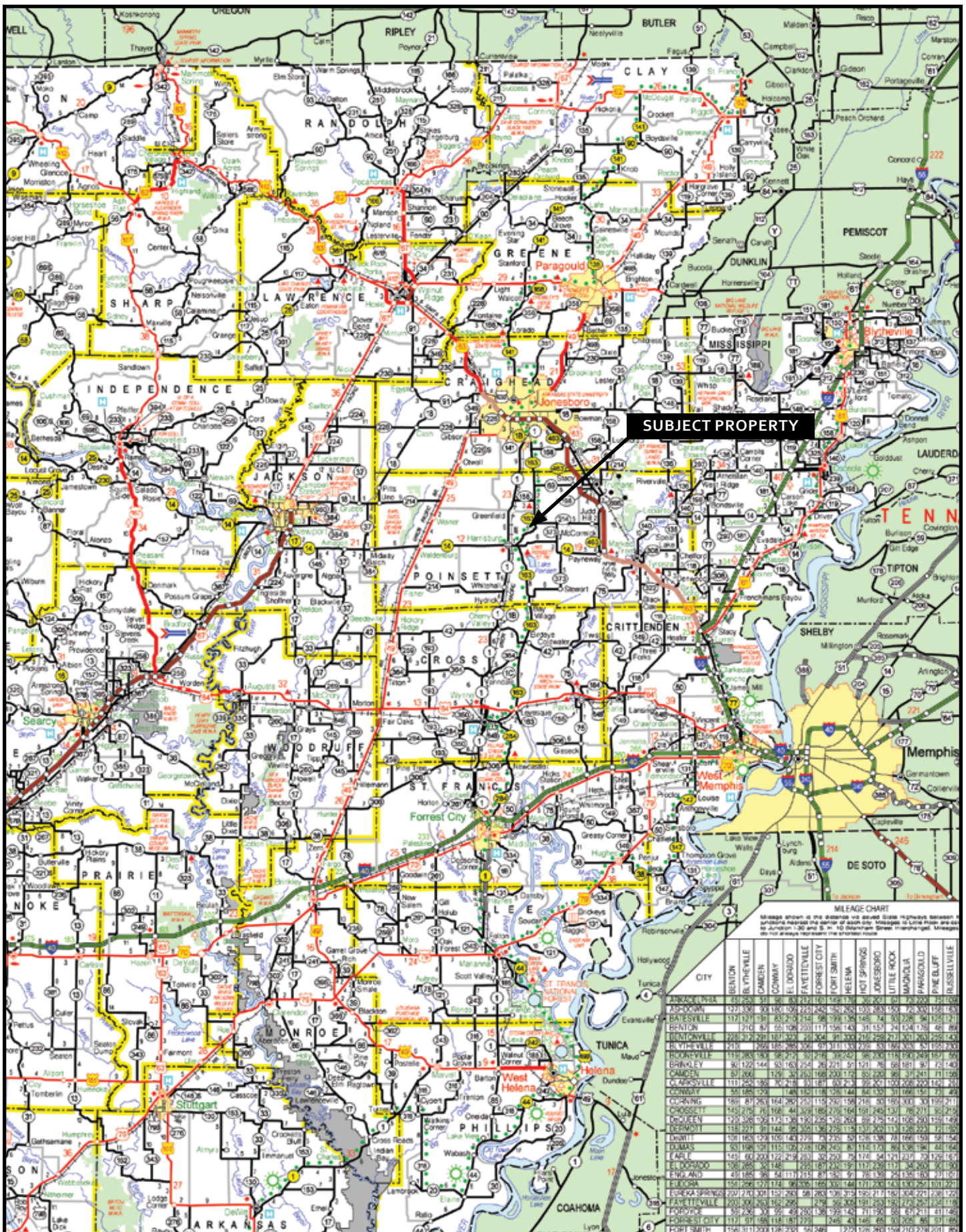
Lile Real Estate, Inc. is the listing agency for the owner of the property described within this offering brochure.

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

Description:

Offered for sale is 97 ^(+/-) acres situated on Crowley's Ridge in Poinsett County, Arkansas known as McMaster's Ridge.

Crowley's Ridge ("the Ridge") is the only portion of the Bluff Hills ecoregion in Arkansas, it is a disjunct series of loess-capped hills surrounded by the lower, flatter Mississippi Alluvial Plain. The Ridge has elevations of up to 500 feet and is of sufficient height to have trapped wind-blown silt during the Pleistocene Epoch. It was formed by the aggregation of loess and the subsequent erosion by streams. The loess is subject to vertical sloughing when wet. Spring-fed streams and seep areas occur on the lower slopes and in basal areas where Tertiary sands and gravels, that were never removed by the Mississippi River, are exposed. Soils are generally well-drained; they are generally more loamy than those found in the surrounding Northern Pleistocene Valley Trains and St. Francis Lowlands.

The property is located northwest of Harrisburg, Arkansas and offers excellent access via Arkansas Highway 163, Raceway Road, and an interior road network. The land is mostly a mixture of hardwood timber with some pine and offers dispersed open fields. The geographical features provide an excellent habitat for wildlife specifically wild turkey and deer. The surrounding agricultural crops offer a highly nutritious and stable source of food for wildlife, which has helped produce some of the largest deer harvested in Poinsett County.

McMaster's Ridge offers excellent recreational opportunities to the deer and turkey hunting sportsman, and some of the best duck hunting in Arkansas can be found in the agricultural lands east and west of the property.

The property has been utilized for recreational hunting and a gravel mining operation, which presents an income earning opportunity to the future owner. Two (2) easements are reserved to two (2) adjoining land owners providing ingress and egress to and from their properties. 100% of the mineral rights owned by the Seller shall convey to the Buyer and three (3) sides of the property is fenced.

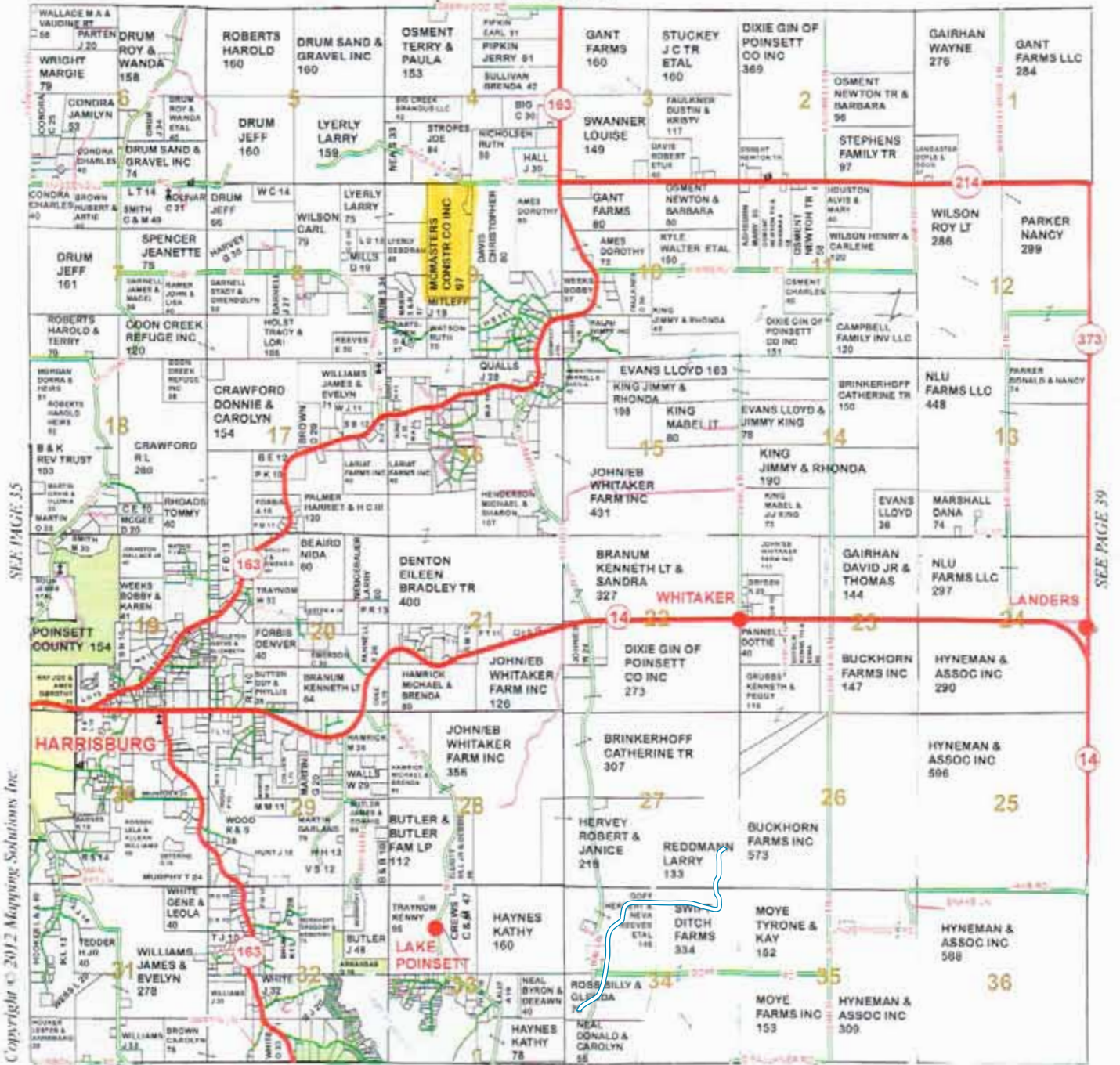
This unique property is offered for sale at an asking price of \$210,000.00. Contact Hunter Ziegler at 901-351-5296 or 901-260-4580 to schedule a tour or for additional information.

Location:	Harrisburg, Arkansas; Northeast Region of Arkansas	
	<i>Mileage Chart</i>	
	Harrisburg, AR	6 miles
	Marked Tree, AR	19 miles
	Jonesboro, AR	22 miles
	Wynne, AR	32 miles
	Forest City, AR	48 miles
	Memphis, TN	57 miles
Access:	Arkansas Highway 163, Raceway Road, and an interior road network.	
Acreage:	97 ^(+/-) Total Acres	
Real Estate Taxes:	\$140.46	
Mineral Rights:	100% of the mineral rights owned by the Seller shall convey to the Buyer.	
Mining:	The current owner operates a successful gravel mining operation on the property, which could provide an income generating opportunity to a future owner if continued.	
Easement:	Two (2) easements are reserved to two (2) adjoining land owners providing ingress and egress to and from their properties.	
Recreation:	Excellent deer and turkey hunting, and general outdoor activities.	
Offering Price:	\$210,000.00	
Contact:	Any questions concerning this offering or to schedule a property tour should be directed to Hunter Ziegler at 901-351-5296 or 901-260-4580 of Lile Real Estate, Inc.	

PLAT MAP

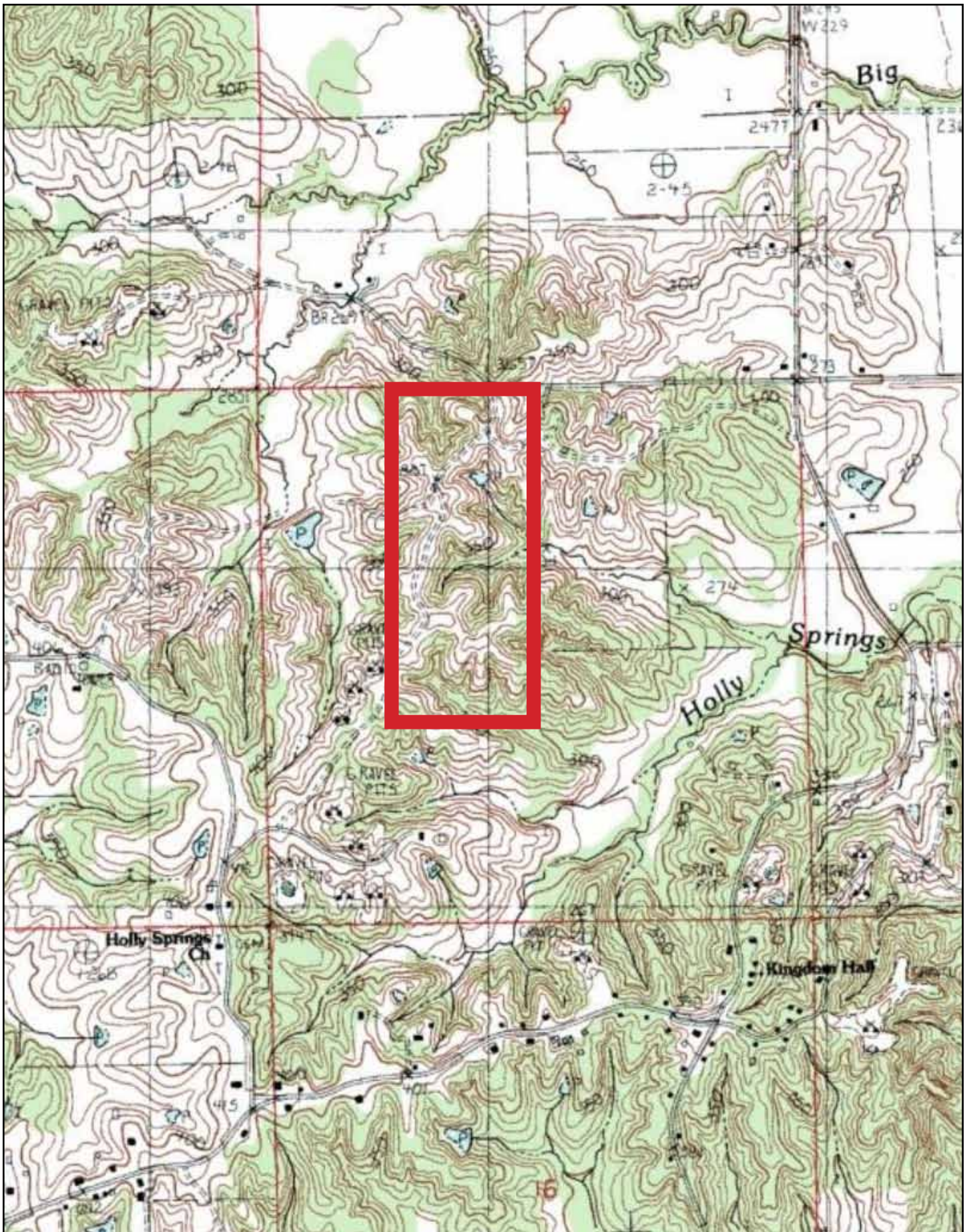
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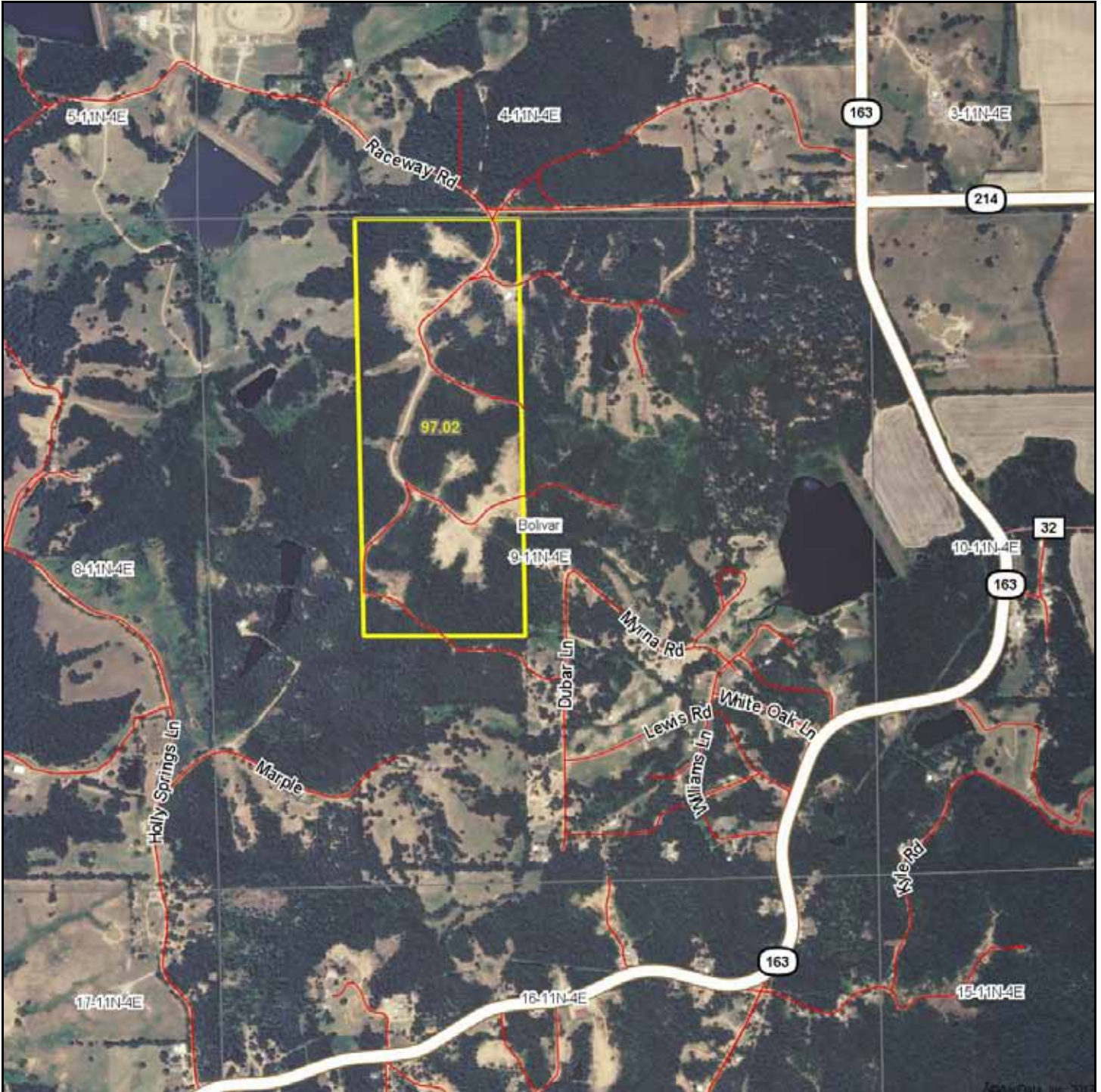


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TOPOGRAPHICAL MAP

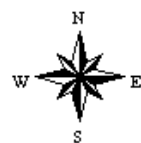


Aerial Map



map center: 35° 35' 55.32, 90° 40' 9.32

scale: 13055



10/16/2013



Maps provided by:



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9-11N-4E
Poinsett County
Arkansas

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

AERIAL MAP - AREA VIEW

















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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

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 A N D T E N N E S S E E