



OFFERED FOR SALE

OZARK MOUNTAIN RETREAT

A recreational investment opportunity.

10 (+/-) total acres with 858 (+/-) square foot cabin • Searcy 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

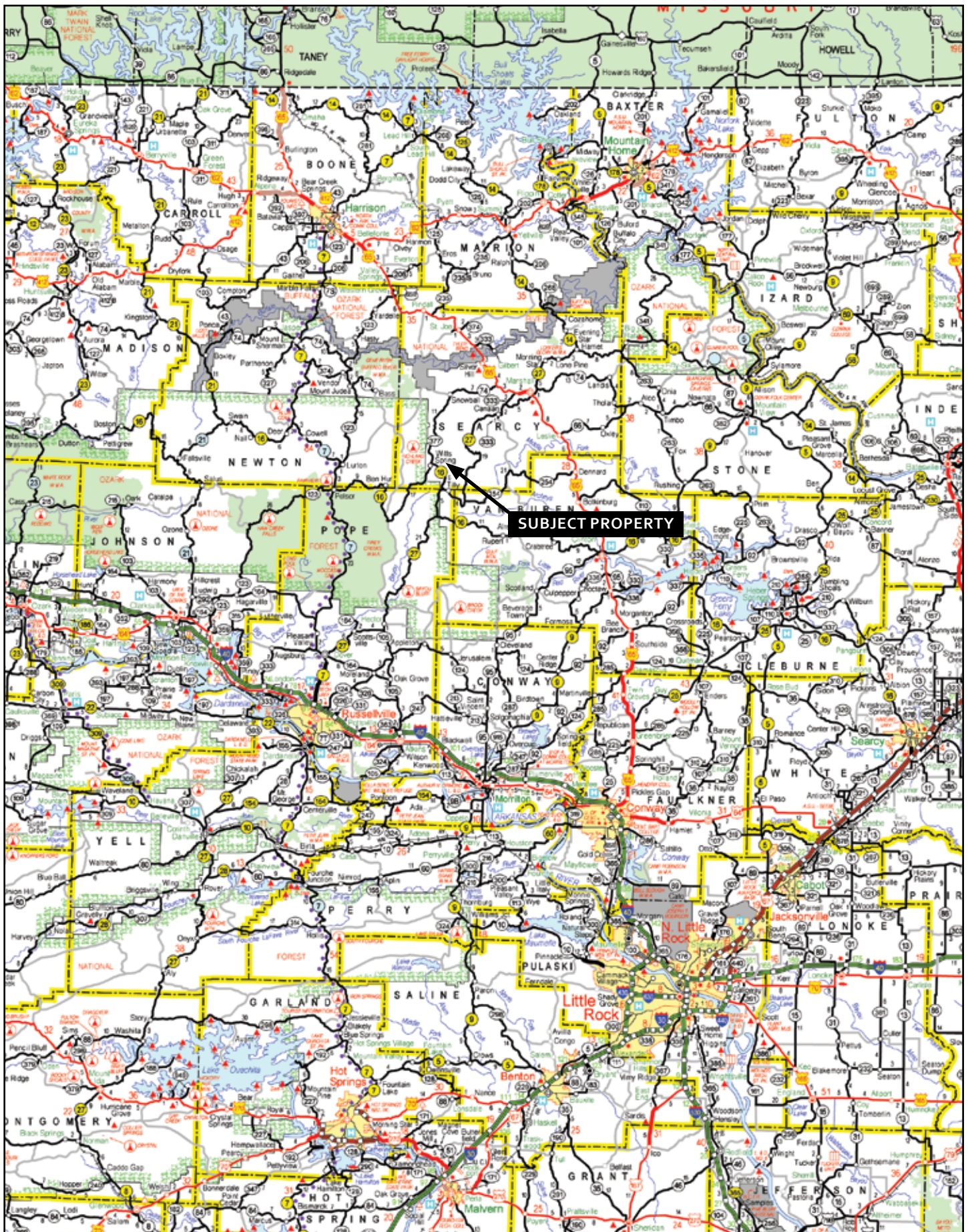
Lile Real Estate, Inc. is the listing agency for the owner of the property described within this offering brochure.

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 a “turn-key”, 858 ^(+/-) square foot cabin on 10 ^(+/-) wooded acres located in Searcy County, Arkansas, in the heart of the Ozark Mountains. The cabin and grounds are in great condition and the property has been well maintained and is very secluded with expansive wilderness surrounding the location. This is the perfect outdoor, getaway place for family and friends or the establishment of a hunting club. This is a quintessential, old-fashioned, mountain cabin providing the perfect base camp for accessing state and federal lands, which offer exceptional wild turkey and deer hunting. In addition, there are other outdoor, recreational opportunities that exist within the area from fishing, floating and hiking to wildlife watching, photography or just getting away from it all. The property has an established wildlife food plot with watering pond, and bow hunting for deer is available on site. Black bear are common and local residents claim that elk, introduced to the region by the Arkansas Game and Fish Commission several years ago, are beginning to move into the area. The Buffalo National River, which is America’s first national river, maintained by the United States Parks Service, provides some of the most scenic canoe floating in the county and is located within 28 miles of the property. There is great potential for expanding the existing cabin structure for further development. A caretaker is also available to perform property oversight and maintenance. Adjoining this property is a similar property and cabin, which is also offered for sale by the owner of this property.

Location: Searcy County; North Central Region of Arkansas

Mileage Chart

| | |
|------------------|-----------|
| Witt Springs, AR | 4 miles |
| Marshall, AR | 27 miles |
| Clinton, AR | 45 miles |
| Atkins, AR | 50 miles |
| Russellville, AR | 54 miles |
| Harrison, AR | 59 miles |
| Fayetteville, AR | 125 miles |
| Little Rock, AR | 112 miles |

Access: Access is via Arkansas Highway 16 and graveled county roads

Acreage: 10 ^(+/-) Total Acres

Acreage Breakdown

- 7 ^(+/-) acres (70%) in mixed hardwood timber
- 3 ^(+/-) acres (30%) in cabin site, wildlife pond and food plot

Features: Cabin provides a view overlooking wildlife food plot and pond
Property is level to provide for additional building and development
Locals claim the property rests on the third highest point in Arkansas
Ozark National Forest (over 1 million acres) within 6 miles (estimated)
Buffalo National River (over 30,000 acres | 140 miles of river)
28 miles (estimated)

Arkansas Game & Fish Wildlife Management Areas within the area

- Buffalo National River WMA
- Gene Rush WMA
- Howard Hensley Searcy County WMA
- Loafer's Glory WMA
- Ozark National Forest WMA
- Sylamore WMA

Improvements: 858 ^(+/-) total square foot cabin and 8' x 10' attached storage room
Two levels (1 bedroom and 1 living room)

- Upper level provides sleeping space and balcony
- Lower level provides living space and front porch

Electricity (provided by Petit Jean Electric Cooperative - \$20.00 ^(+/-) per month average expense)
Water is not available, however a well could be put in place
Structure is well insulated
Heating by water-filled baseboard heaters
Ample storage for provisions and equipment
Nice and comfortable outhouse
Exterior built of treated solid oak
Roof is asphalt shingles (condition is good)
Two deer stands, wildlife food plot, pond, and wildlife feeder on site
Rock fire pit

Recreation: Excellent deer (bow hunting available on site), turkey, squirrel, and bear hunting via state and federal lands that are within close proximity
Unlimited outdoor opportunities abound on the property and within close proximity, which include: hiking, camping, floating/kayaking, swimming, fishing, ATV riding, horseback riding, mountain biking, wildlife watching, photography, relaxing, picnicking, and family retreats
Property would also make the perfect writers cabin

Inclusions: All fixtures, furniture, appliances, equipment, and other items are included in the purchase to make the property a "turn-key" and "move-in" ready package
Only family personal items (itemization provided upon request) are excluded

Caretaker: Caretaker in place for maintaining and overseeing the well-being of the property and caretaker has an interest in continuing services to new owner

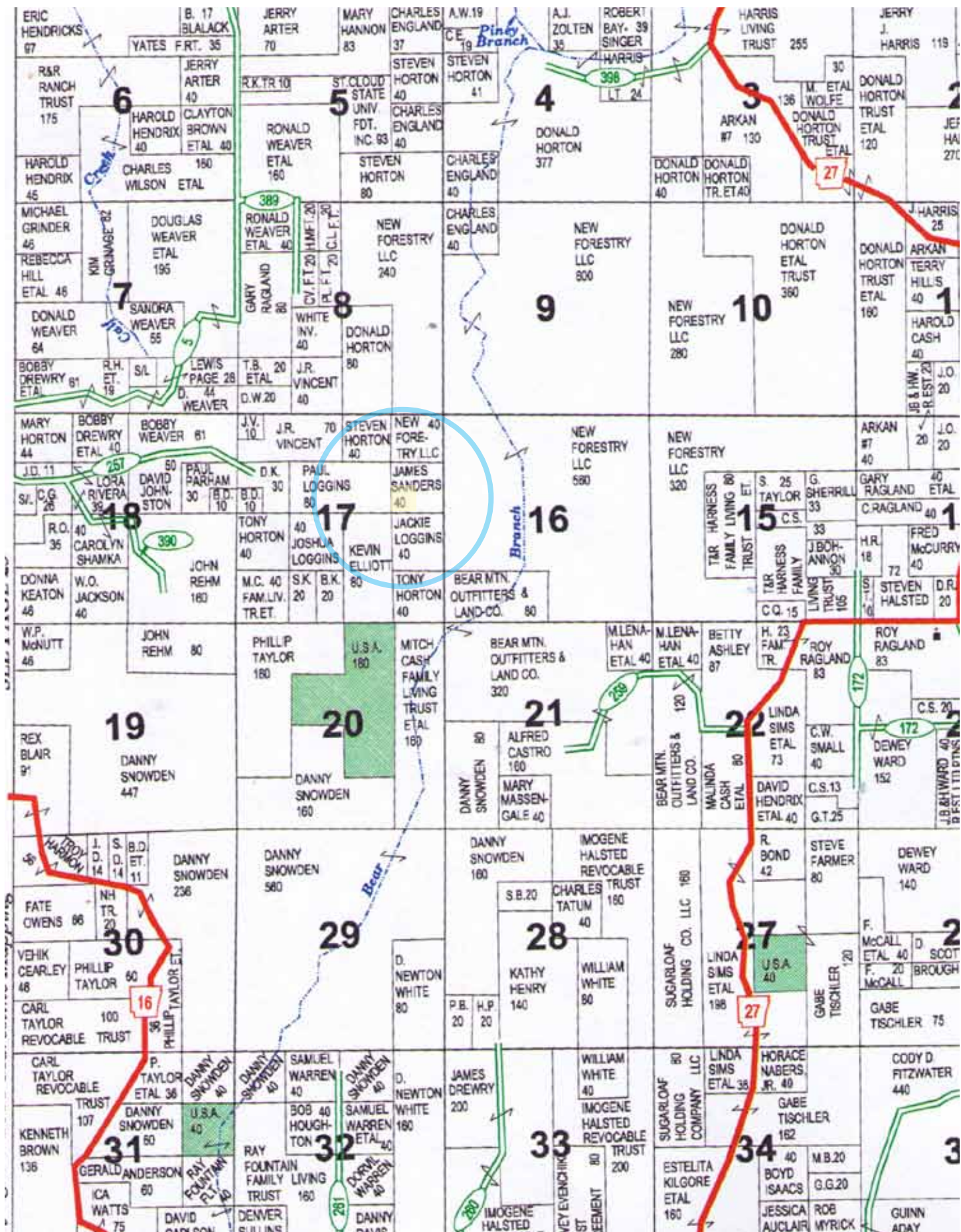
Wtr/Min Rights: No mineral rights shall transfer to Buyer (all oil, gas, and mineral rights are held by the previous owners)

Real Estate Taxes: Parcel Number: 001-06031-004 | \$119.92 (2011)

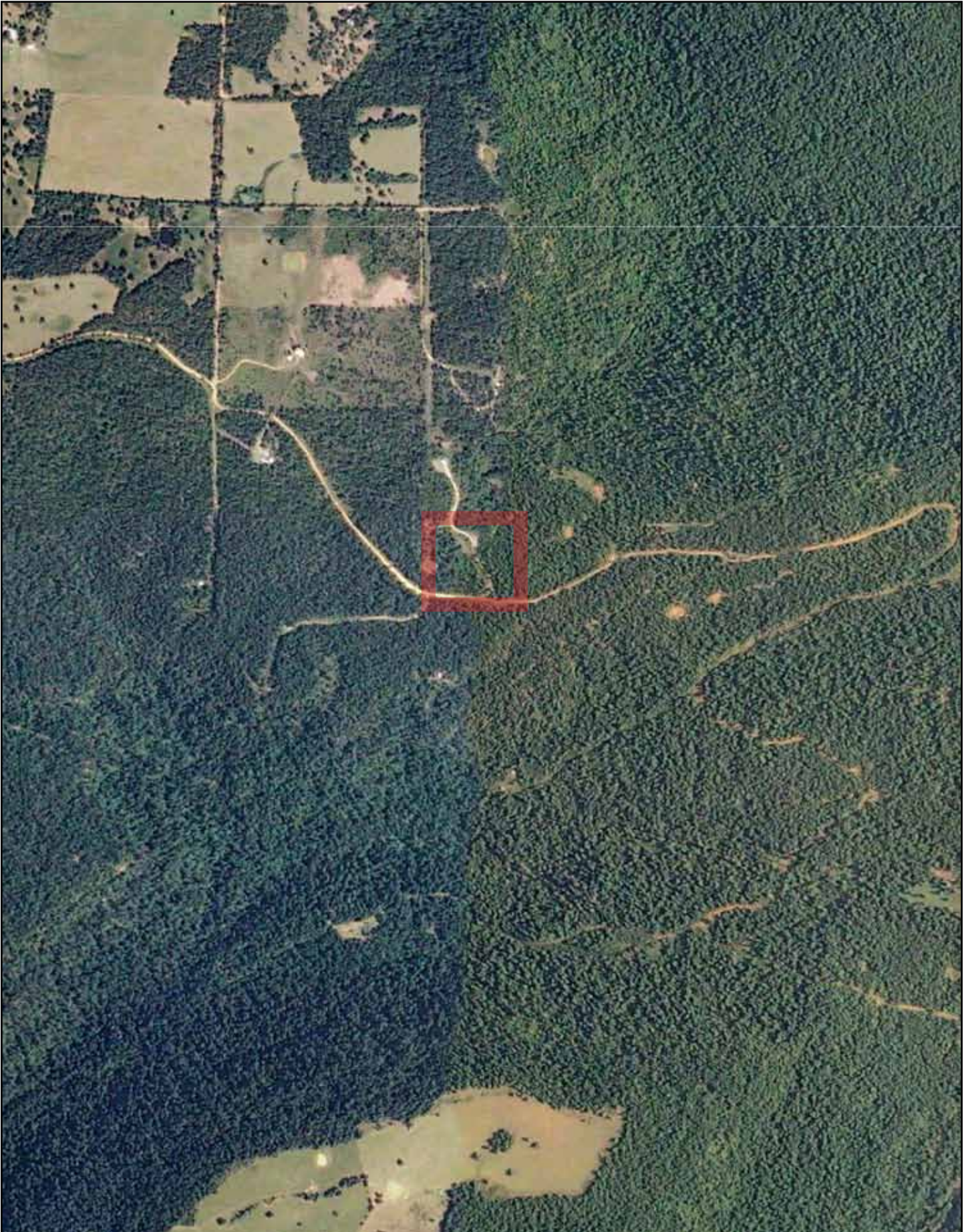
Offering Price: \$89,900.00

Contact: Any questions concerning this offering or to schedule a property tour should be directed to Scott Perry (mobile: 501-352-7740 | office: 501-374-3411) of Lile Real Estate, Inc.

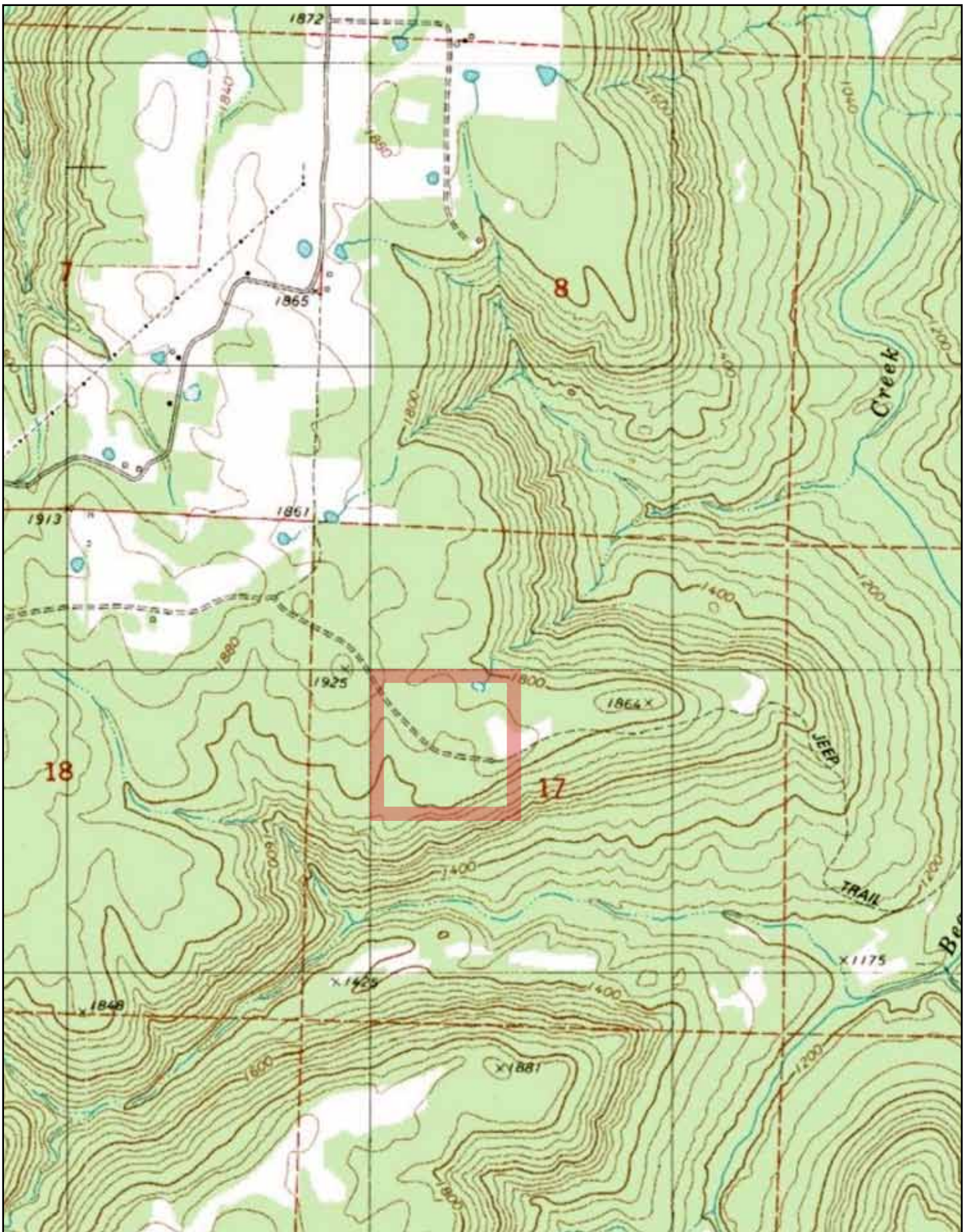
PLAT MAP



AERIAL VIEW



TOPOGRAPHICAL MAP



















NOTES



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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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