



OFFERED FOR SALE

GREENTOP

A recreational investment opportunity.

2,000 (+/-) sqft. hunting lodge and 619.43 (+/-) total acres • Adair County, Oklahoma

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

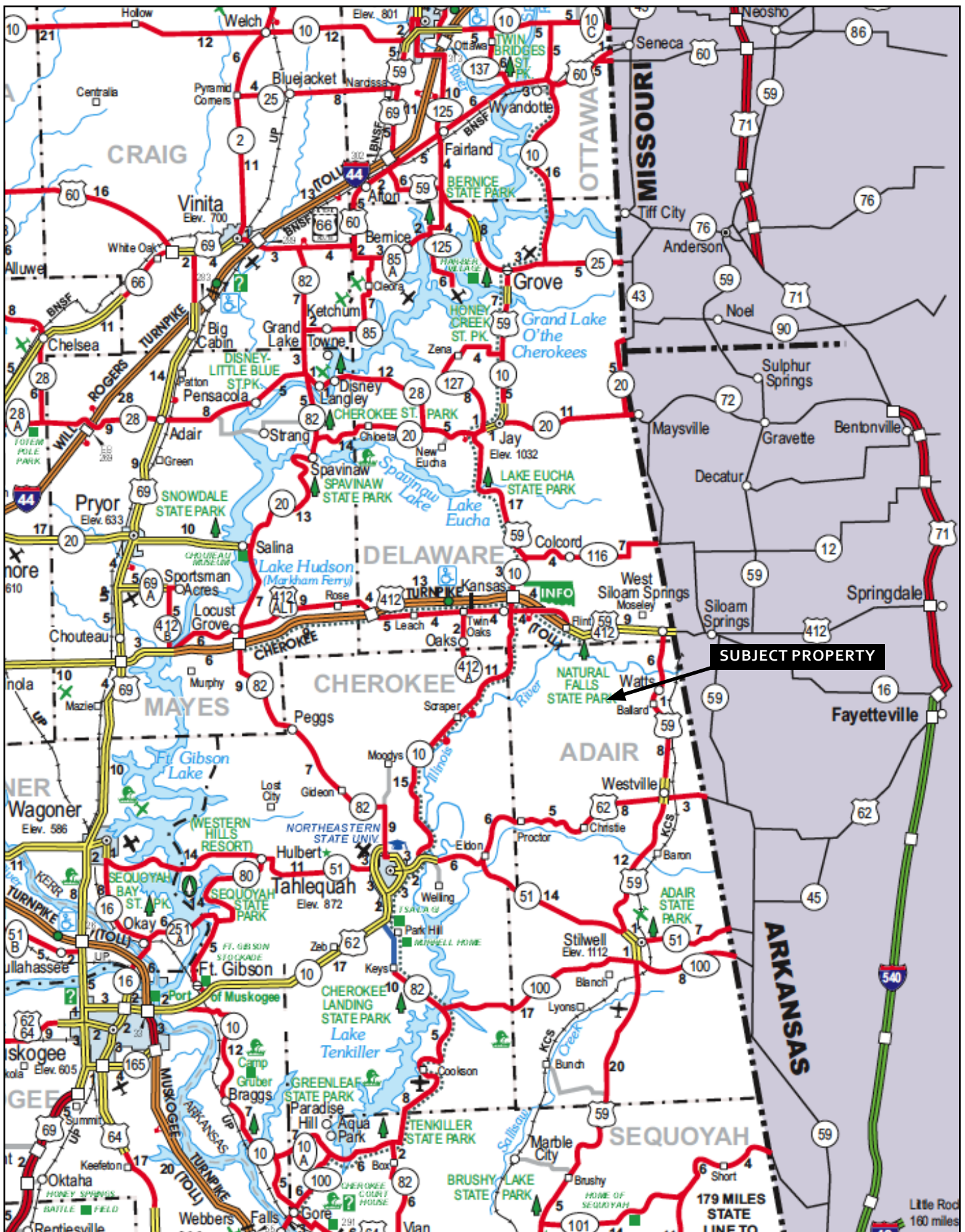
Lile Real Estate, Inc. is the listing agency for the owner of the property described within this offering brochure.

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

Location: Chewey, Oklahoma; Adair County; Northeast Region of Oklahoma

Mileage Chart

Siloam Springs, AR	20 miles
Tahlequah, OK	39 miles
Fayetteville, AR	38 miles
Fort Smith, AR	65 miles
Tulsa, OK	86 miles

Access: Oklahoma Highway 59, Adair County roads, and interior road system

Address: CR E0650, Proctor, Oklahoma 74464

Legal Description: Part of the N/2 , Section 4 and part of the N/2, Section 5, T18N, R24E, I. B. & M.
Part of the E/2, Section 32 and part Section 33, T19N, R24E, I. B. & M.

Subject Property: 2,000 (+/-) total square foot hunting lodge
3 bedrooms, loft, and 2 baths
Great room, kitchen, and utility room
2 fireplaces (one in great room and one in the master bedroom)
Double enclosed garage
Exquisite real wood and tile work throughout
Large covered porch across the south and west sides
Central heat and air
Electricity, gas, water, septic

619.43 (+/-) total acres
Perimeter is fully fenced
World class deer and turkey hunting
6-7 (+/-) acre lake with view from lodge
Several small ponds and watering holes
3 spring fed creeks
Several established food plots for deer and turkey
Adair County game limits: 6 deer with 2 being bucks | 2 gobblers in the Spring
and 1 either sex in the Fall

Wtr/Min Rights: All mineral rights owned by the Seller will convey

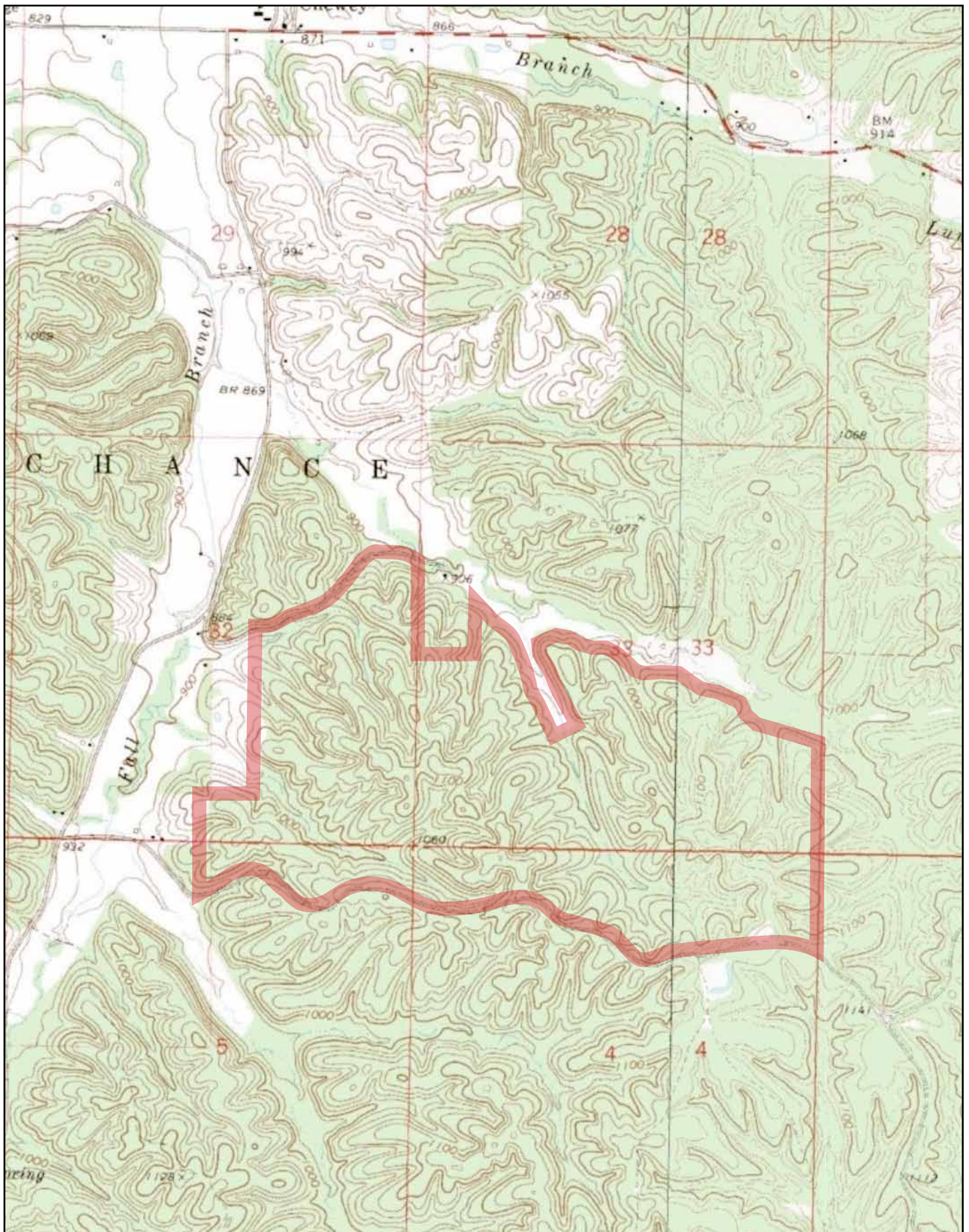
2011 Taxes: \$1,255.00 (2010 estimated)

Offering Price: \$1,250,000.00 (\$2,018.00 per acre)

Contact: Any questions concerning this offering or to schedule a property tour
should be directed to Jeryl Jones (cell: 870-672-1365) or Gar Lile
(cell: 501-920-7015) of Lile Real Estate, Inc.

This is a detailed land ownership map of a section of Illinois, showing various land parcels, owners, and acreages. The map is divided into sections 30, 29, 28, 27, 31, 32, 33, 34, 6, 5, 4, 3, 7, 8, 9, 10, 18, 17, 16, 15, and 14. Owners include Hampton, Chester & Marilyn, Morris, Dennis, and others. A large yellow-shaded area is visible in the center, and a red-shaded area is in the bottom right.

TOPOGRAPHICAL MAP



AERIAL 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