



OFFERED FOR SALE

ENGLAND GETAWAY PLACE

A recreational investment opportunity.

160 (+/-) total acres • Lonoke County, Arkansas

OFFERED BY



AGRICULTURE RECREATION TIMBERLAND
TRADITIONAL BROKERAGE + SEALED BIDS + CONSULTING

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.

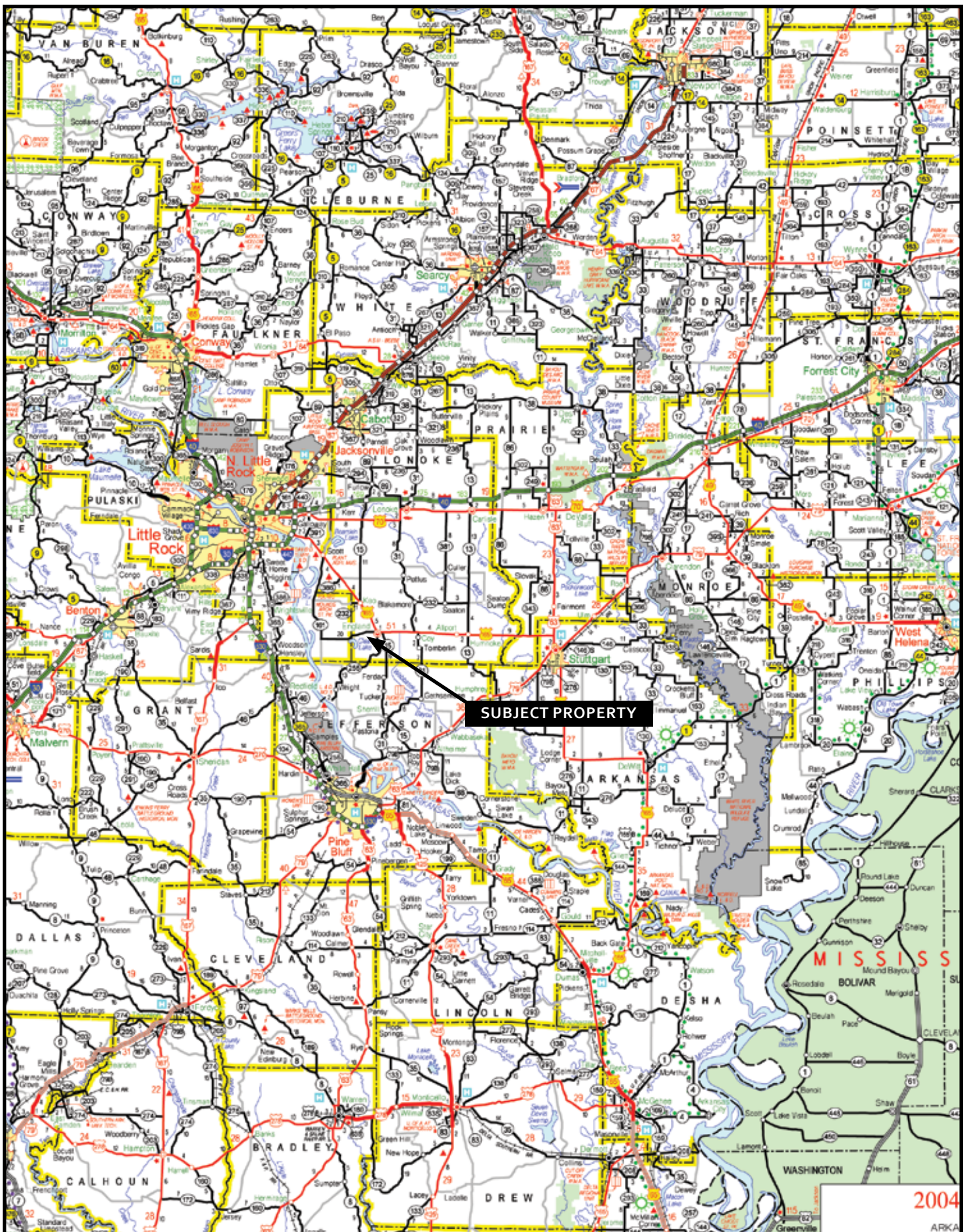
A representative of Lile Real Estate, Inc. must be present to conduct a showing. The management of Lile Real Estate, Inc. respectfully requests that interested parties contact us in advance to schedule a proper showing and do not attempt to tour or trespass the property on their own. Thank you for your 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.

Please note that Lile Land Company, LLC/J. Gardner Lile hold title to the property offered for sale herein. J. Gardner ("Gar") Lile is a broker/agent of the listing firm (Lile Real Estate, Inc.).

VICINITY MAP



PROPERTY SUMMARY

Description: 160 (+/-) acres located just 2.5 miles west of England, Arkansas off Highline Road. 30 minutes from the Little Rock metro area this turn-key property provides the excellent country retreat to get away from it all with family, friends, and business associates to hunt, fish, run your dogs, entertain, or do nothing but relax.

The property is extremely unique offering year-round recreation. The property has excellent dove hunting along with great bass fishing in two fully stocked reservoirs and an oxbow lake. Hunt ducks on the oxbow in the morning and deer on the 126 acres of young hardwoods in the evening.

Currently the property is well developed, however tremendous opportunity exist for further development. Improvements include: electricity, household water well, 8" electric irrigation well, container storage, fully fenced and gated, 3 deer stands and 1 duck blind, 2 boat docks, and planted food plots.

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Location: England, Arkansas; Central Region of Arkansas

Mileage Chart

Little Rock, AR	28 miles
England, AR	3 miles

Legal: 20-2S-9W (S1/2 SE) and 29-2S-9W (N1/2 NE)

Access: Access via Arkansas Highway 161 and Highline Road (gravel).

Acreage: 160 (+/-) Total Acres

Acreage Breakdown

114 (+/-) acres (72%) in young hardwood timber
26 (+/-) acres (16%) in reservoirs
10 (+/-) acres (6%) in wildlife food plots
8 (+/-) acres (5%) in roads
2 (+/-) acres (1%) in improvement sites

Real Estate Taxes: \$845.14

<u>Parcel No.</u>	<u>Acres</u>	<u>Tax</u>
001-02798-000	80.00	\$312.84
001-02880-000	6.55	\$532.30

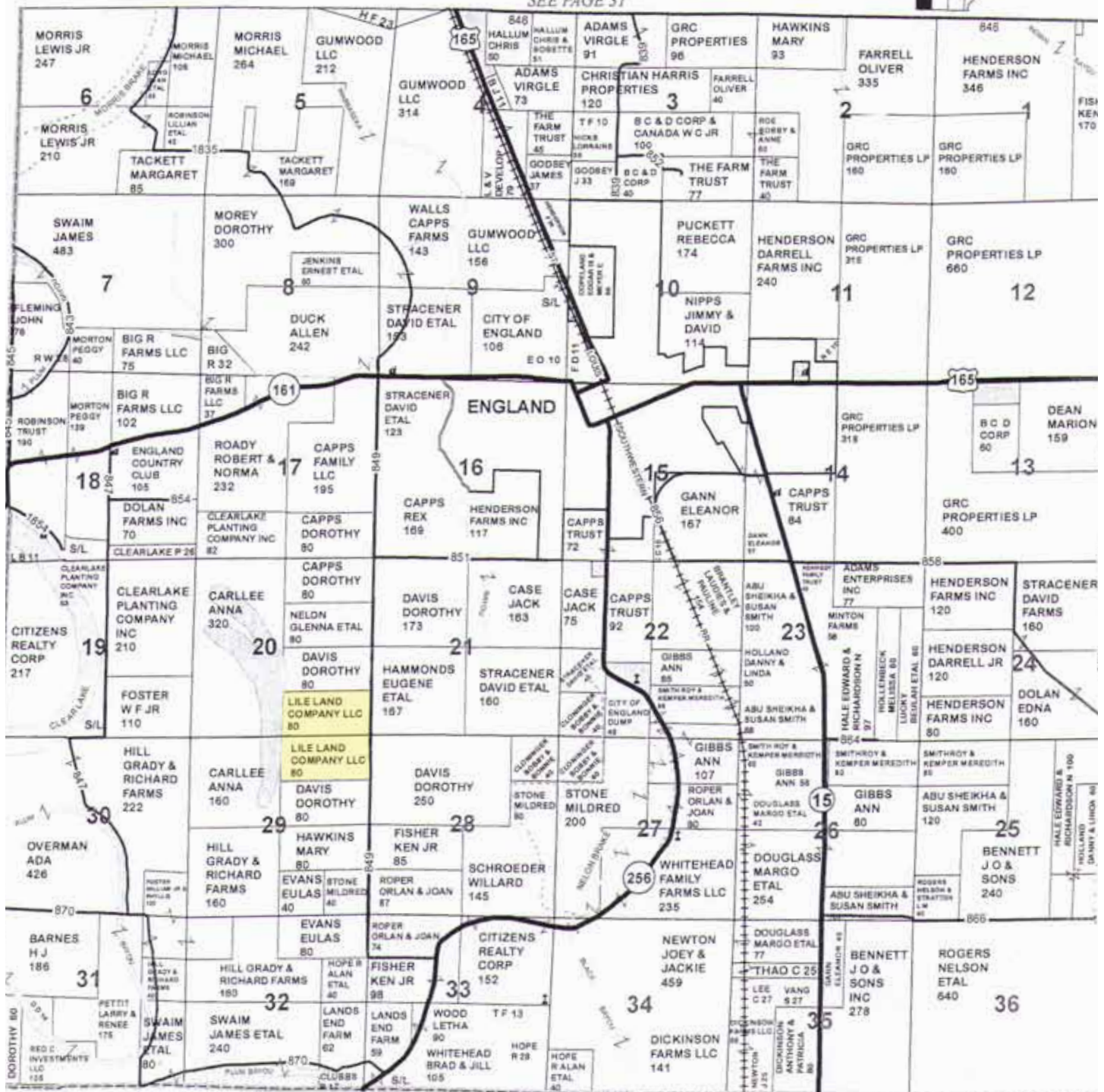
Wtr/Min Rights: Any and all owned by Seller shall transfer to Buyer

Recreation: Deer, dove, duck hunting and fishing

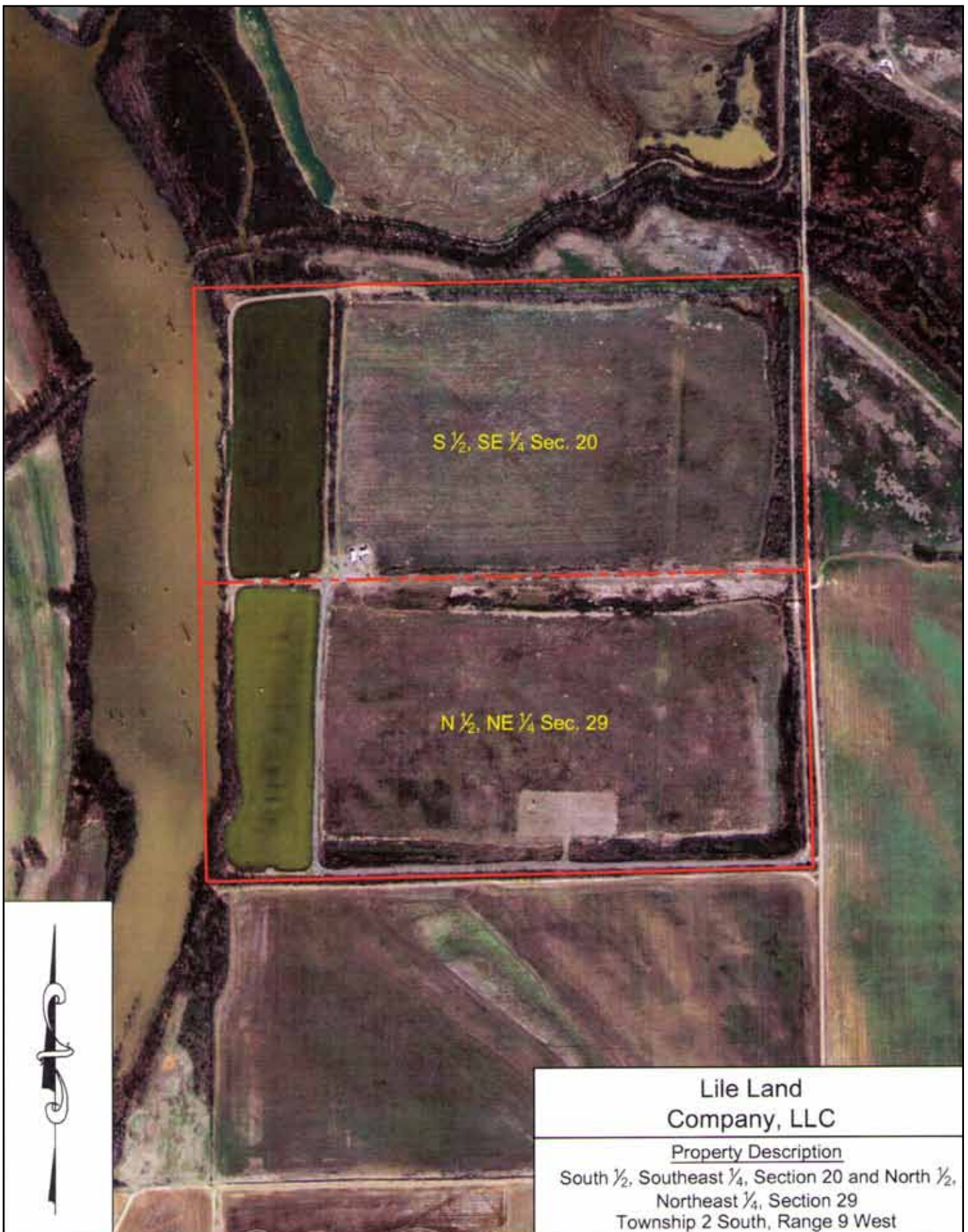
Offering Price: \$420,000.00 (\$2,625.00 per acre)

Contact: Contact Gar Lile at 501-920-7015 for additional information and to schedule a tour.

TOWNSHIP 2S • RANGE 9W



AERIAL VIEW

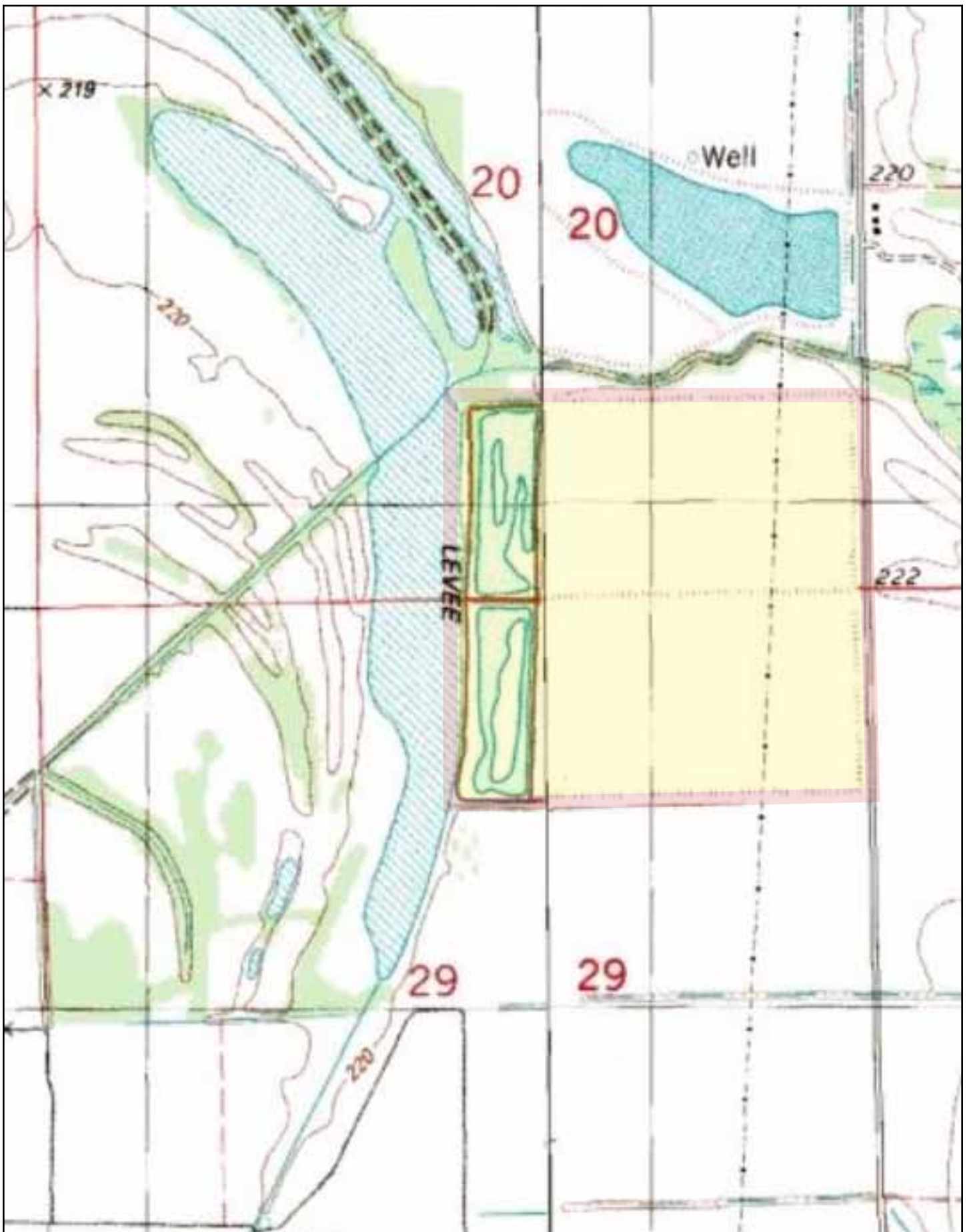


Lile Land
Company, LLC

Property Description

South 1/2, Southeast 1/4, Section 20 and North 1/2,
Northeast 1/4, Section 29
Township 2 South, Range 9 West

TOPOGRAPHIC MAP



PROPERTY IMAGES















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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