



OFFERED FOR SALE

## **JACKMAN TRAIL**

*A recreational and real estate development investment opportunity.*

382.8 <sup>(+/-)</sup> total acres • Saline 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.

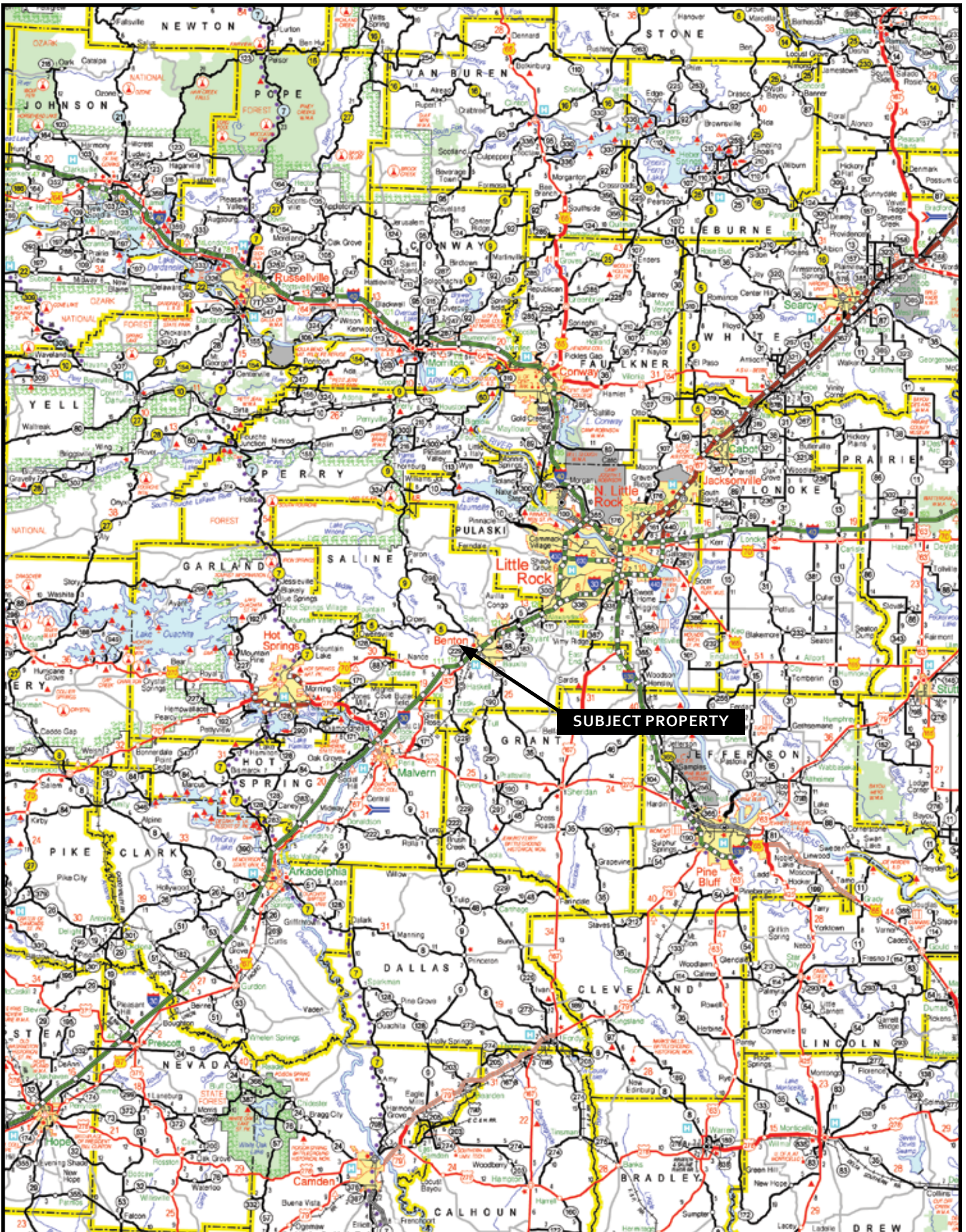
The owner of the subject property is a licensed Arkansas real estate agent, but is not affiliated with Lile Real Estate, Inc.

The image shown on the front cover of this offering brochure was not taken on the subject property. This image depicts a potential scene similar to what may be seen if a lake was built on 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:** Jackman Trail is 382.8 <sup>(+/-)</sup> acres located in Saline County, Arkansas just two miles from Interstate 30 and four miles from the city of Benton, Arkansas. The property consists of mixed species of hardwood and pine timber and 3/4 <sup>(+/-)</sup> miles of Saline River frontage. Deer and turkey hunting opportunities are available as well as fishing on the Saline River. The property is a prospect for the development of a small hunting club, river cabins, and a fishing lake. Utilities such as water and electricity are available to the site, and municipal sewer is in the immediate area. Owner financing is available to a qualified buyer!!

**Location:** Saline County, Arkansas; Central Region of Arkansas

Mileage Chart

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Benton, AR	4 miles
Little Rock, AR	30 miles
Hot Springs Village, AR	33 miles

**Access:** Off Jackman Trail Road (2 miles from Interstate 30).

**Acreage:** 383 <sup>(+/-)</sup> Total Acres

**Real Estate Taxes:** \$827.43

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<i>Parcel No.</i>	<i>Acres</i>	<i>Tax</i>	<i>S-T-R</i>
001-09010-000	60.9	\$111.88	06-02-15
001-09016-000	159.81	\$350.23	07-02-15
001-09020-000	162.06	\$365.32	07-02-15
	382.8	\$827.43	

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

**Features:** 3/4 <sup>(+/-)</sup> miles of Saline River frontage  
Mixed species of hardwood and pine  
Located in the Benton school district  
The property topography is ideal for the construction of a fishing lake  
Many types of development opportunities due to location and land type  
Utilities: water, electricity to the property, municipal sewer in immediate neighborhood through an established improvement district

**Recreation:** Deer and turkey hunting, fishing, and other outdoor recreational opportunities.

**Offering Price:** \$1,530,000.00 (\$4,000.00 per acre)

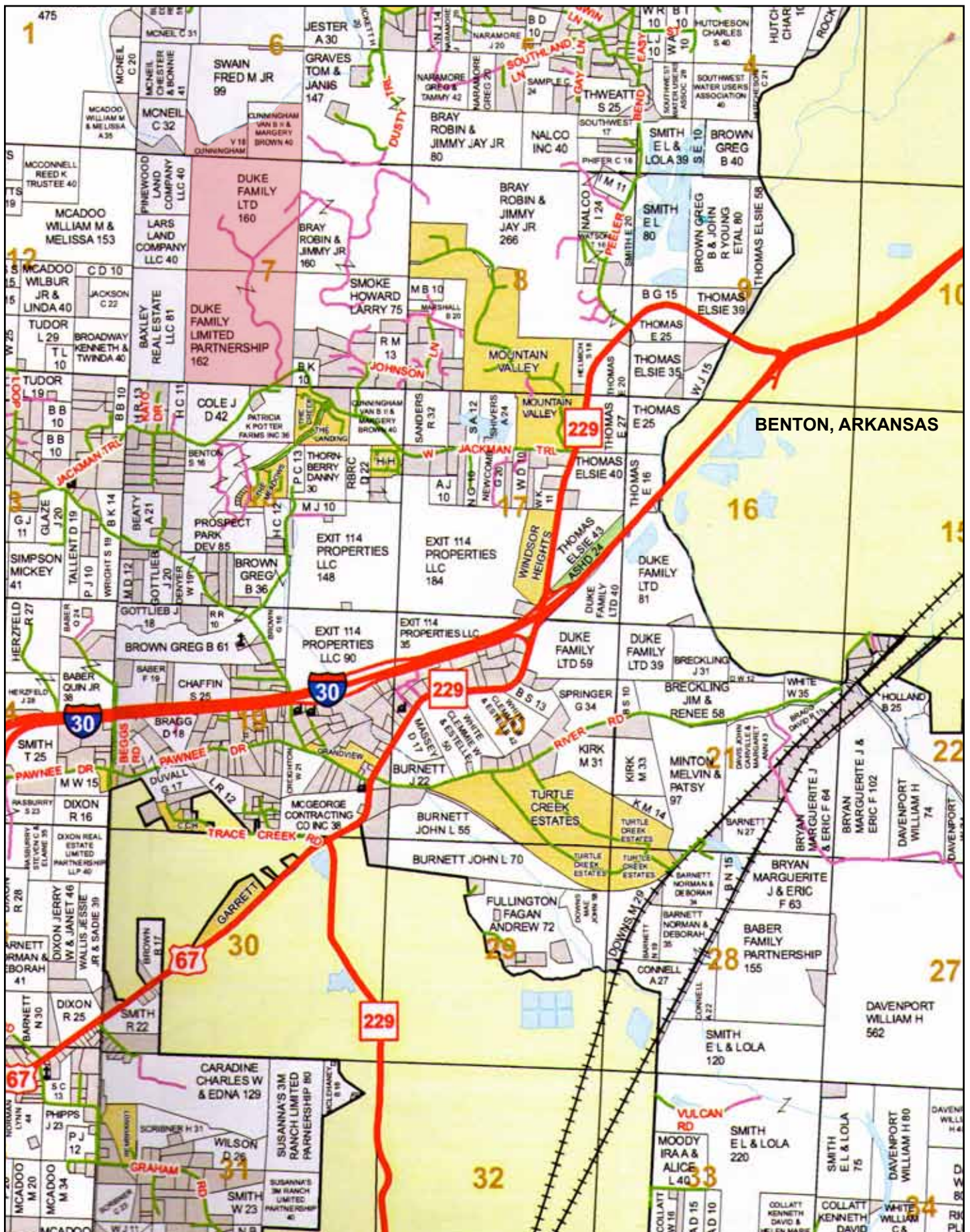
**Contact:** Any questions concerning this offering or to schedule a property tour should be directed to Brandon Stafford or Gar Lile of Lile Real Estate, Inc.

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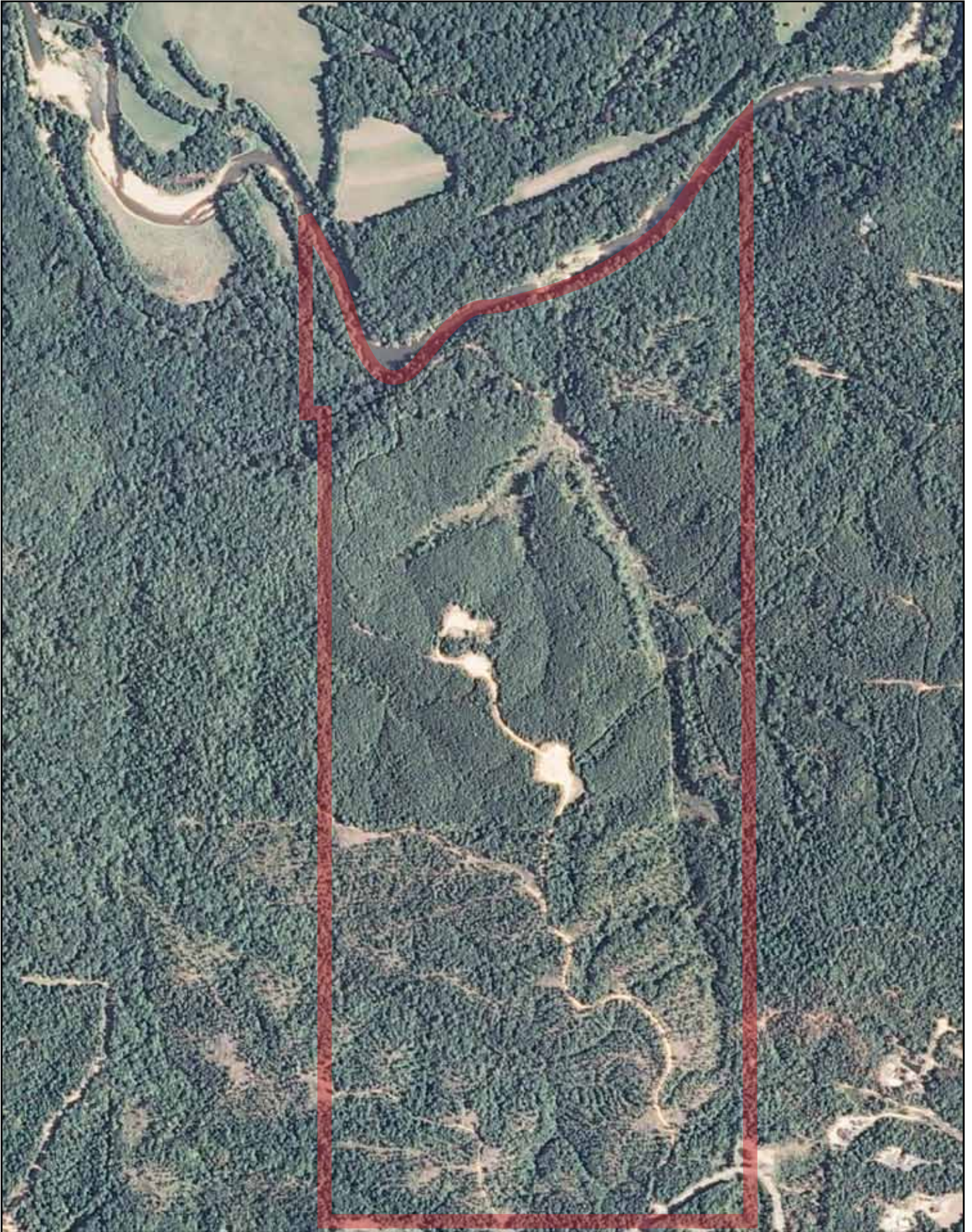


# PLAT MAP



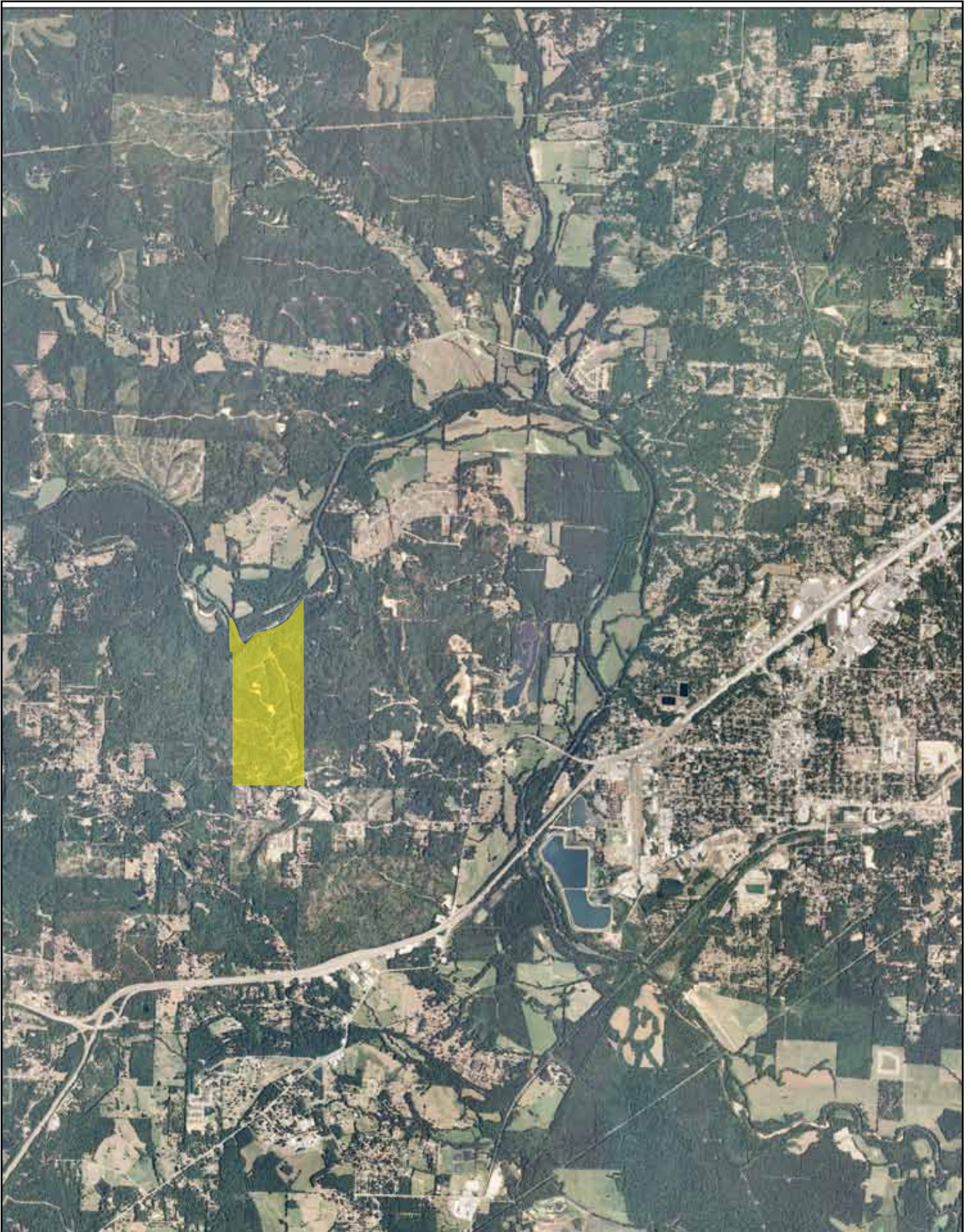


**AERIAL VIEW - ZOOM**



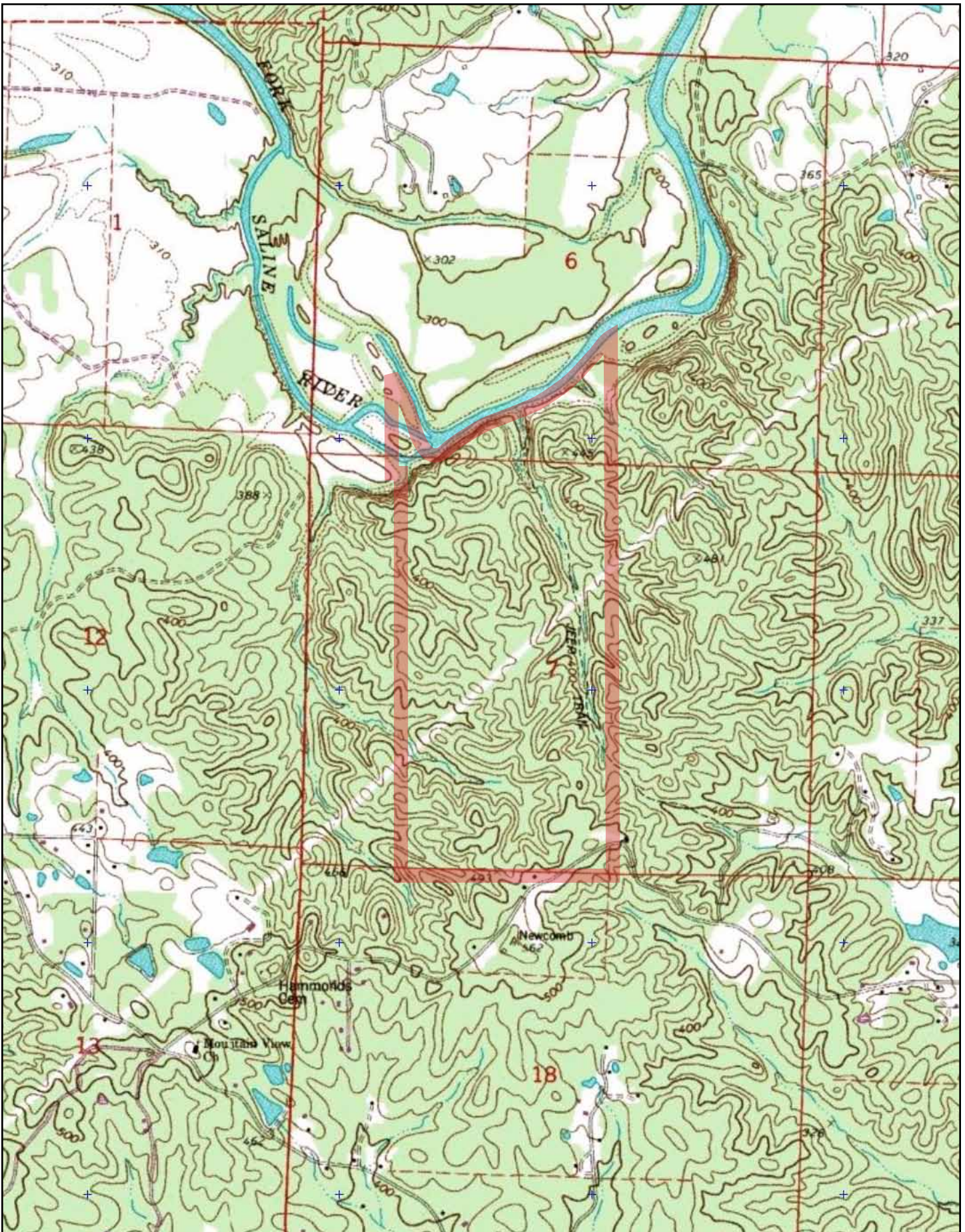


**AERIAL VIEW - AREA**





# TOPOGRAPHIC MAP





















## NOTES

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**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**