



OFFERED FOR SALE

LITTLE SWITZERLAND

A recreational investment opportunity.

2,232 ^(+/-) total acres • Hot Springs and Garland Counties, 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

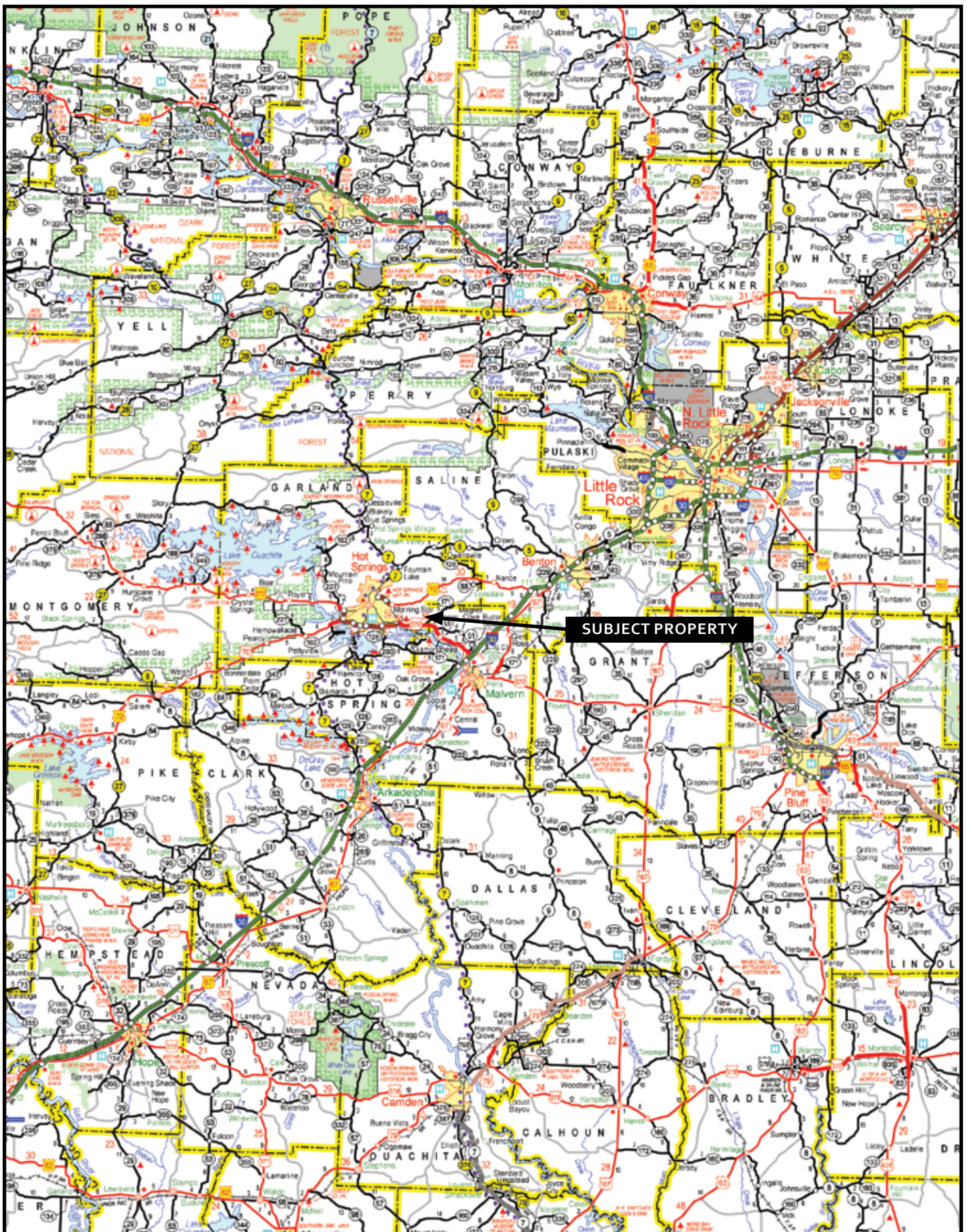
Lile Real Estate, Inc. is the listing agency for the owner of the property described within this offering brochure.

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

Location: Hot Springs, Arkansas; Hot Springs and Garland Counties; West-Central Region of Arkansas

Mileage Chart

Little Rock, AR	50 miles
Hot Springs, AR	10 miles
Northwest, AR	200 (+/-) miles
Dallas, TX	290 miles

Address: 284 North Highway 171
Malvern, AR 71964

Legal Description: All property acreage and residential improvements located in part of or all Sections 2, 3, 9, 10, 11, 14, 15 and 16; Township Three (3) South, Range 18 West; all located in Garland and Hot Spring Counties, Arkansas; consisting of in aggregate 2,232 acres, more or less.

Acreage: 2,232.0 (+/-) Total Acres

Acreage Breakdown (estimated)

7.6 (+/-) acres in residential site
13.5 (+/-) acres in lake and tail-water creek
48.9 (+/-) acres in wildlife food plots and open areas
2,162.0 (+/-) acres in mature forestland

Access: Arkansas Highway 171 frontage and interior gravel roads

Improvements: 2,926 (+/-) square foot home on 7.6 (+/-) acres (built in 1998)

- 3 bedrooms and 3 bathrooms
- Kitchen
- Living and dining areas
- Wood burning fireplace
- Bonus room above garage
- Kimsey Regional Water District
- Septic system
- Central heat and air
- Hardwood floors
- Drywall and wood trim
- 2 car garage/shop
- Storm shelter/storage
- Security system (video)
- Magnet Cove schools
- Wooden deck
- Storage/outbuilding
- Gated access
- Furnishings and personal property within the dwelling transfer.

Numerous deer hunting stands and wildlife food plots
13.5 (+/-) acre stocked fishing lake and tail-water creek
2 rock dams (creates lake and tail-water)
Iron and concrete bridge spanning over lake (unfinished)

Improvements: Rock and wood wheelhouse
Continued Hilltop gazebo
 Interior gravel access roads

Recreation: Hunting: whitetailed deer and eastern wild turkey
 Fishing: bass, crappie, and bream
 Family getaway place: equestrian, environmentally conscious, relaxation, and other

Real Estate Taxes: \$1,876.94

2010 (estimated)	<i>County</i>	<i>Parcel No.</i>	<i>Property ID</i>	<i>Acres</i>	<i>Tax Amount</i>
	Hot Spring	033-00004-000	6958	308.6	\$593.77
	Hot Spring	033-00005-009	6959	190.0	\$370.10
	Hot Spring	033-00006-009	6971	280.0	\$550.78
	Hot Spring	033-00036-009	7043	4.5	\$10.12
	Hot Spring	033-00036-014	7048	7.3	\$1,836.08
	Hot Spring	033-00046-000	7058	0.9	\$68.90
	Garland	700704000001	1541	80.0	\$128.86
	Garland	700714000003	1553	80.0	\$125.95
	Garland	700701000001	1833	560.0	\$879.44
	Garland	700702000001	1842	80.0	\$135.09
	Garland	700703000012	1843	40.0	\$65.06
	Garland	700704000022	1844	40.0	\$67.12
	Garland	700705000002	1845	80.0	\$136.44
	Garland	700706000003	1846	320.0	\$532.86
	Garland	700701000001	1847	80.0	\$123.51
	Garland	700701000002	1856	80.0	\$121.03
	Garland	700701000011	1930	0.7	\$55.18
				2,232.06	\$5,800.29

Wtr/Min Rights: All of the Seller's rights will transfer to Buyer, none are retained/reserved by the Seller.

Special statement regarding commercially viable deposits of minerals:

An examination of the most recent geologic map of the area reveals the following: The east-west trending high ridge across the south portion of the property, extending from sections 9, 15 and northeast ward into section 11 is underlain by the Arkansas Novaculite. This rock may have value for whetstones. It is mined both near Hot Springs to the west of this property and less than a mile outside your estimated boundary to the east. So there is potential for commercial novaculite deposits existing.

Also, the bulk of section 10, the east-central portion of section 9, and the northwest quarter of section 11, along with the SW 1/4, SW 1/4 of section 2 are all underlain by the Bigfork Chert. This unit is widely used as a road fill and sub-base material within both Garland and Hot Spring Counties. It is considered a natural aggregate. There is significant potential for its use locally when building roads for subdivisions, driveways, and such. There are several operations closer to Hot Springs and to Malvern than this property that use this material so I do not think it would be competitive with those sites due to its distance and subsequent higher transportations costs. Transportation costs would restrict use of the Bigfork to a very local situation.

At least the potential of commercially viable deposits of these two materials exist within the area. To obtain an actual evaluation of their potential is beyond the scope of my initial reconnaissance of the geology of the area. I would suggest if you wish to follow this further you contact an Arkansas Registered Professional Geologist familiar with the area. There is a downloadable directory of them posted on this website: <http://www.arpgboard.org/>

I also suggest if you want to do that you pick one who lives nearby, say in Hot Springs, Malvern, or Benton.

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Arkansas Geological Survey
 3815 West Roosevelt Road
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 office: 501-683-0125
 fax 501-663-7360
 cell: 501-246-0964 (during work hours only, please!)

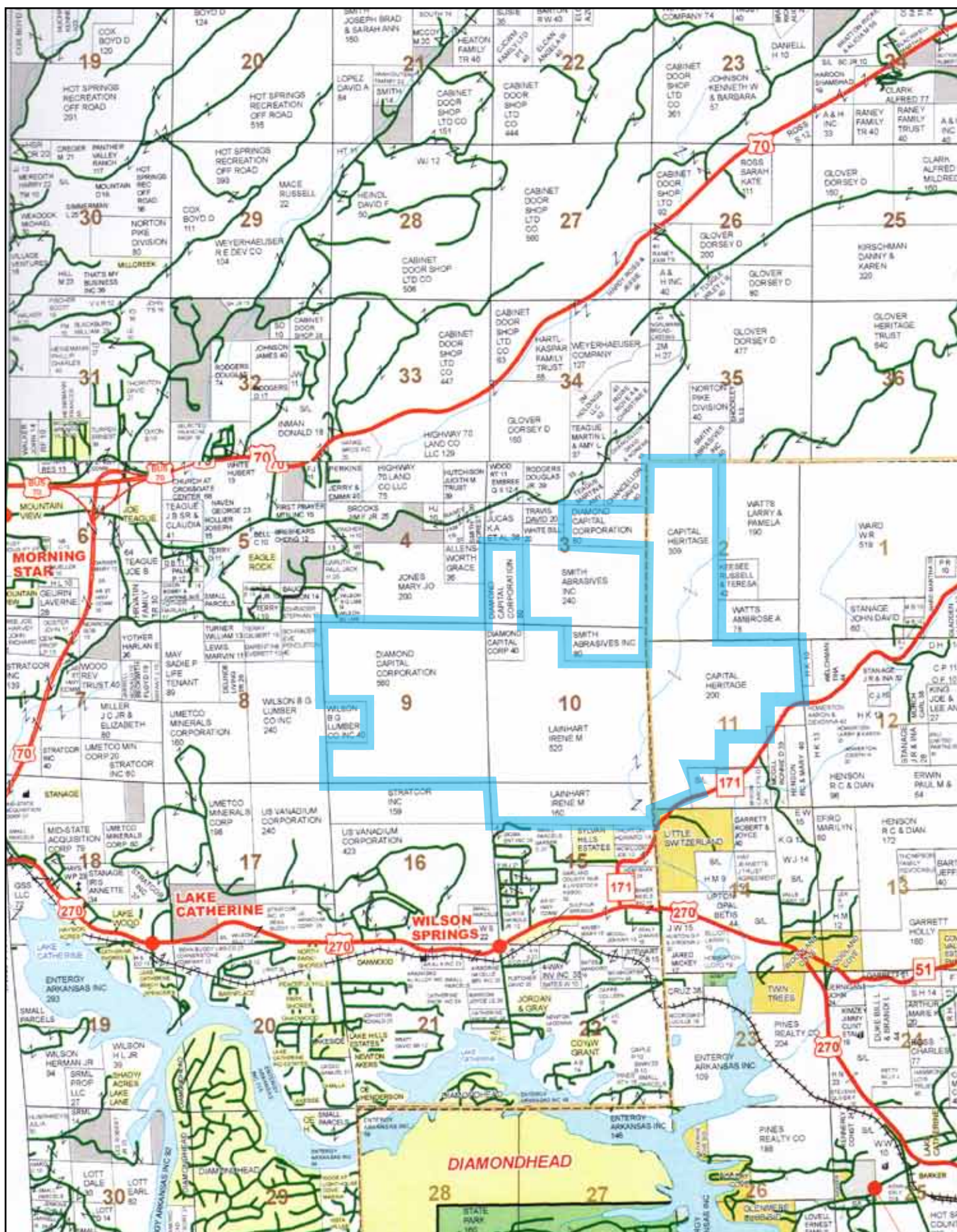
Broker Notes: Little Switzerland is one of the most unique properties in the state of Arkansas. Located just outside Hot Springs, Arkansas the property offers tremendous recreational opportunities primarily for the deer and turkey hunting enthusiast. Outside of hunting there is a beautiful lake that provides excellent fishing for black bass, crappie, and bream. The land offers excellent potential for the development and enhancement of the wildlife and fishery assets. Little Switzerland lends itself as the perfect hunting club, family getaway property, retirement property, or corporate or non-profit retreat property. Hot Springs is renowned for its excellent amenities and entertainment. This is truly an opportunity that must be seen to be fully appreciated.

Offering Price: \$5,200,000.00 (\$2,330.00 per acre)

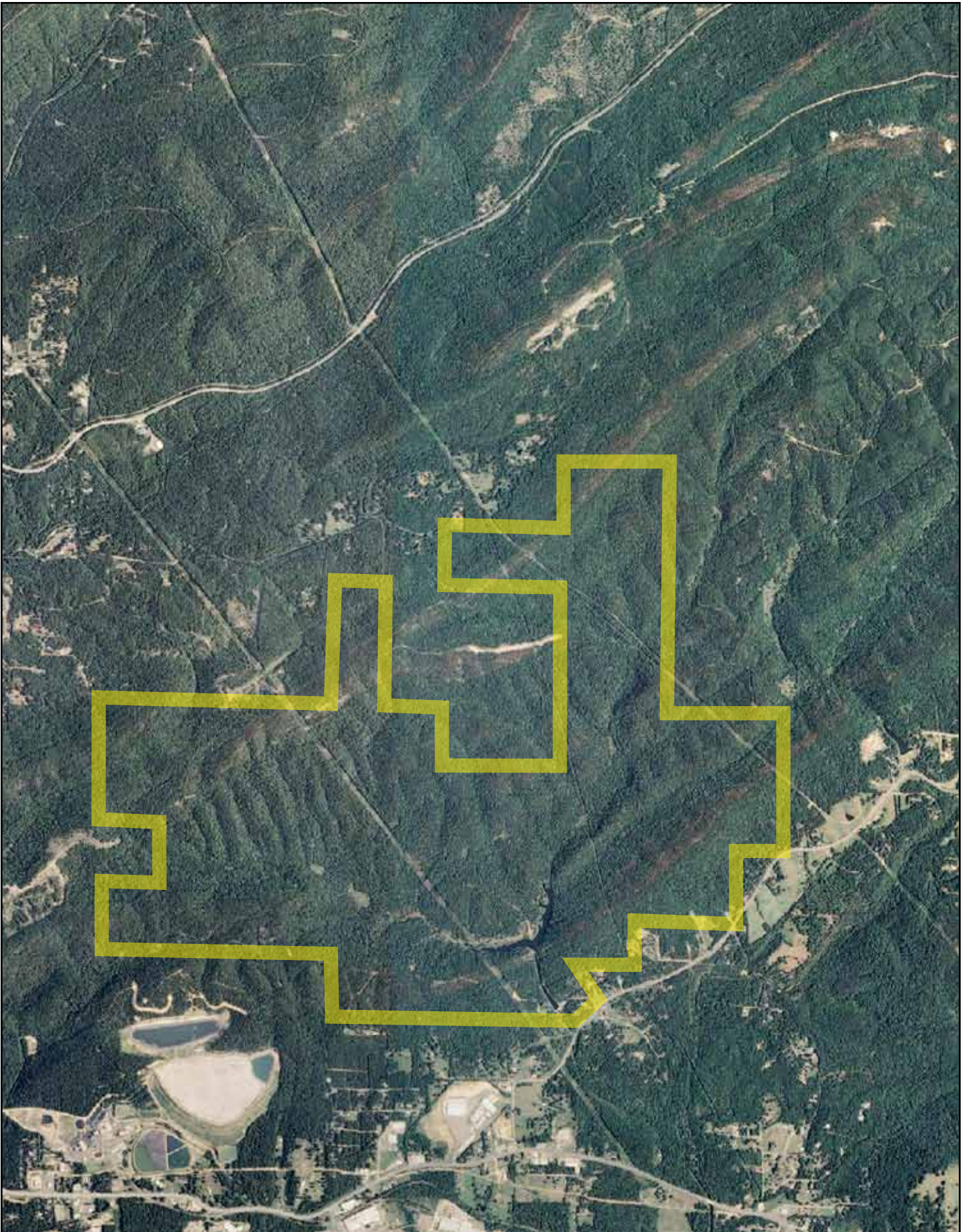
Contact: For additional questions concerning this offering or to schedule a property tour please contact Gar Lile (mobile: 501-920-7015 | office: 501-374-3411) or Scott Perry (mobile: 501-352-7740 | office: 501-374-3411) of Lile Real Estate, Inc.

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. No admittance is allowed without a scheduled tour. The property access points are all gated and locked. Thank you for your cooperation.

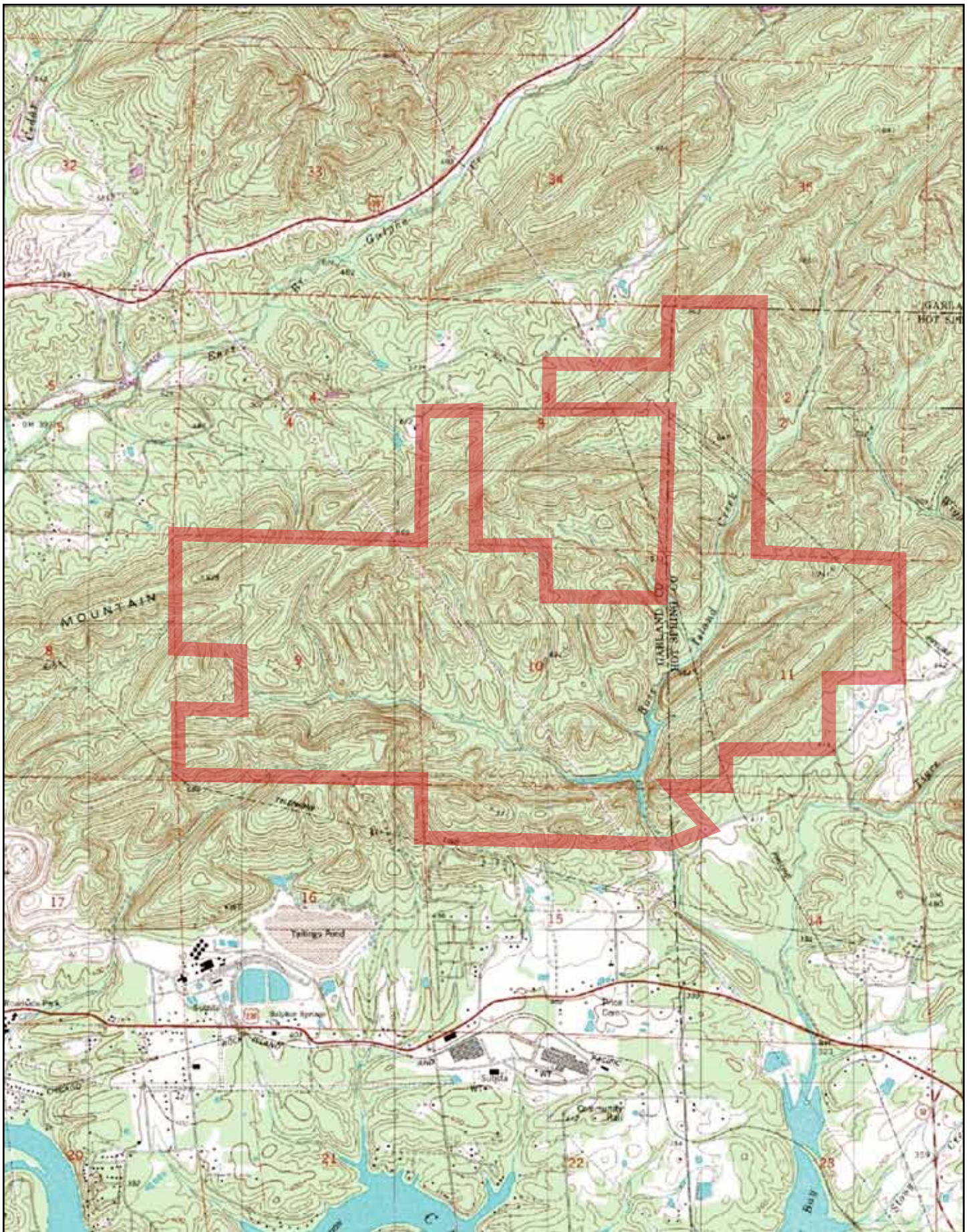
PLAT MAP



AERIAL VIEW



TOPOGRAPHIC 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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