



OFFERED FOR SALE

## H & M FARMS

*A recreational investment opportunity.*

1,520 (+/- square foot) cabin situated on a 320 (+/-) acre wildlife reserve • Lonoke County, Arkansas

OFFERED BY



AGRICULTURE RECREATION TIMBERLAND  
TRADITIONAL BROKERAGE + SEALED BIDS + CONSULTING

LICENSED IN ARKANSAS, LOUISIANA, MISSISSIPPI AND TENNESSEE



## VICINITY MAP

**LILE**  
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INCORPORATED

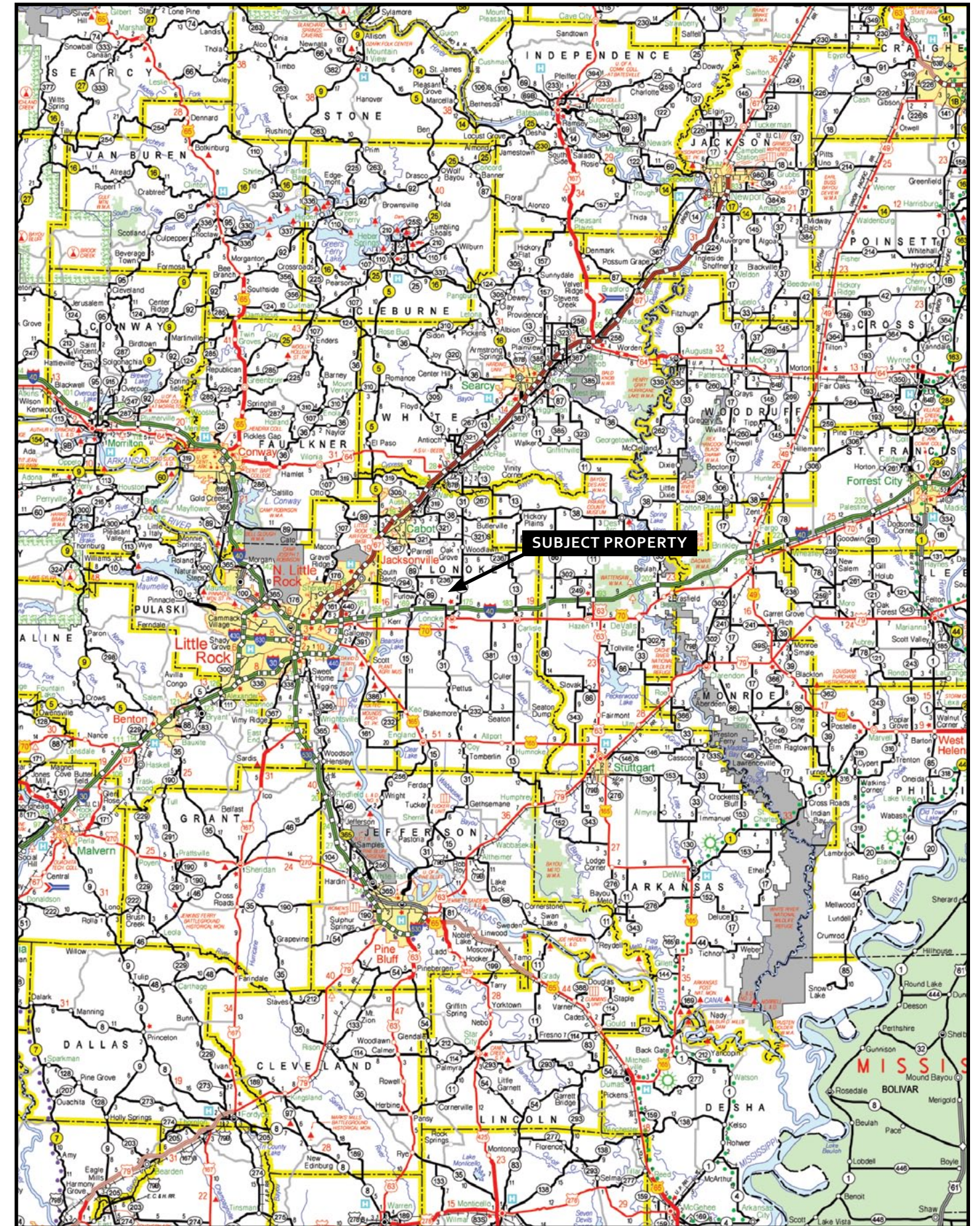
### **DISCLOSURE STATEMENT**

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.





## PROPERTY SUMMARY

H & M Farms is a diverse, outdoor, recreational property consisting of 320 (+/-) acres and a 1,520 (+/-) square foot, rustic-designed hunting cabin. The property is situated in Lonoke County, Arkansas just north of the town of Lonoke. Access is via county roads and the property has a good interior road network.

The property is very secluded and offers deer, duck, dove, and turkey hunting. Fishing is also available via a 4.5 (+/-) acre bass and crappie lake and a 1.5 (+/-) acre bream and catfish pond. 56% of the property is in bottomland, hardwood forest and 6% is in young pine forest. The property offers excellent whitetail deer hunting opportunities with the tickets, big woods, old fields, and the surrounding agricultural crops and timbered bordered lands (an estimated 550 (+/-) acres of bottomland timber borders the existing timber to the north).

Bayou Two-Prairie runs through the hardwoods and potentially may offer some seasonal flooding for green-timber duck hunting. Duck hunting opportunities abound via nine (9), impounded, moist-soil units offering a variety of duck hunting beginning with early season teal to late season mallards. The property is situated in "duck territory" and the many acres of minnow ponds and grain fields in the area help hold a variety of ducks in the area. There are several locations for dove fields to be set up.

Built in 2008 the cabin consists of 1,520 (+/-) square feet and is very unique resting on a shady, manicured, gated and fenced lot with plenty of room for parking, equipment, and activities. Access to all of the hunting land begins and ends at the cabin. The cabin offers three (3) bedrooms, two (2) bathrooms, a kitchen, living area with fireplace, laundry room, outside hot tub, two (2) car garage, and utility/boot room. The interior is very attractive and consists of pine with cypress accents.

In summary, this hunting property and cabin would make an excellent recreational property for a family or two or three close friends. It is close to the amenities of Little Rock and offers the opportunity for further enhancement for wildlife. The property is offered for sale for \$880,000.00.

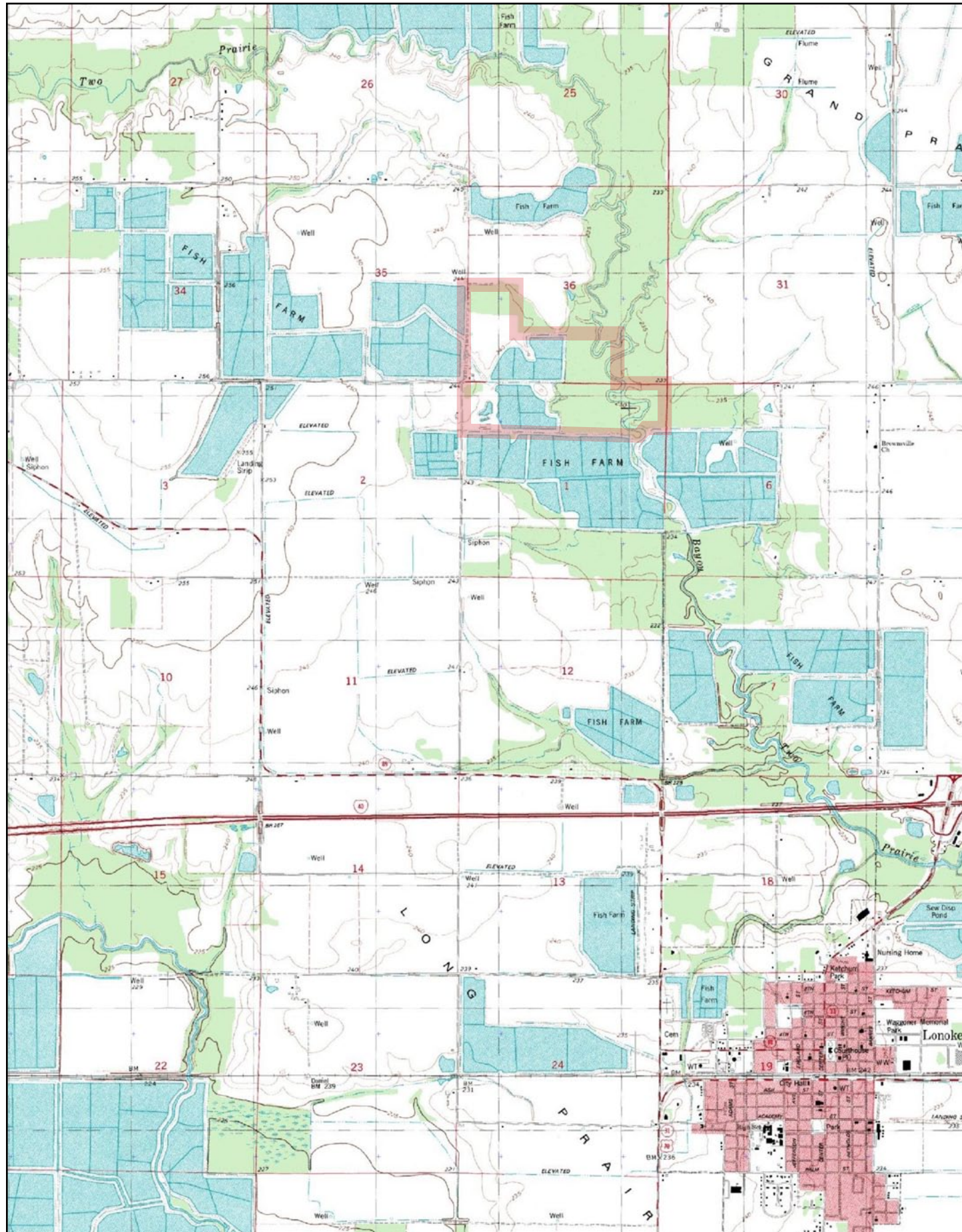
Any questions concerning this offering or to schedule a tour should be directed to Gar Lile (cell: 501-920-7740) of Lile Real Estate, Inc.

## PROPERTY OUTLINE

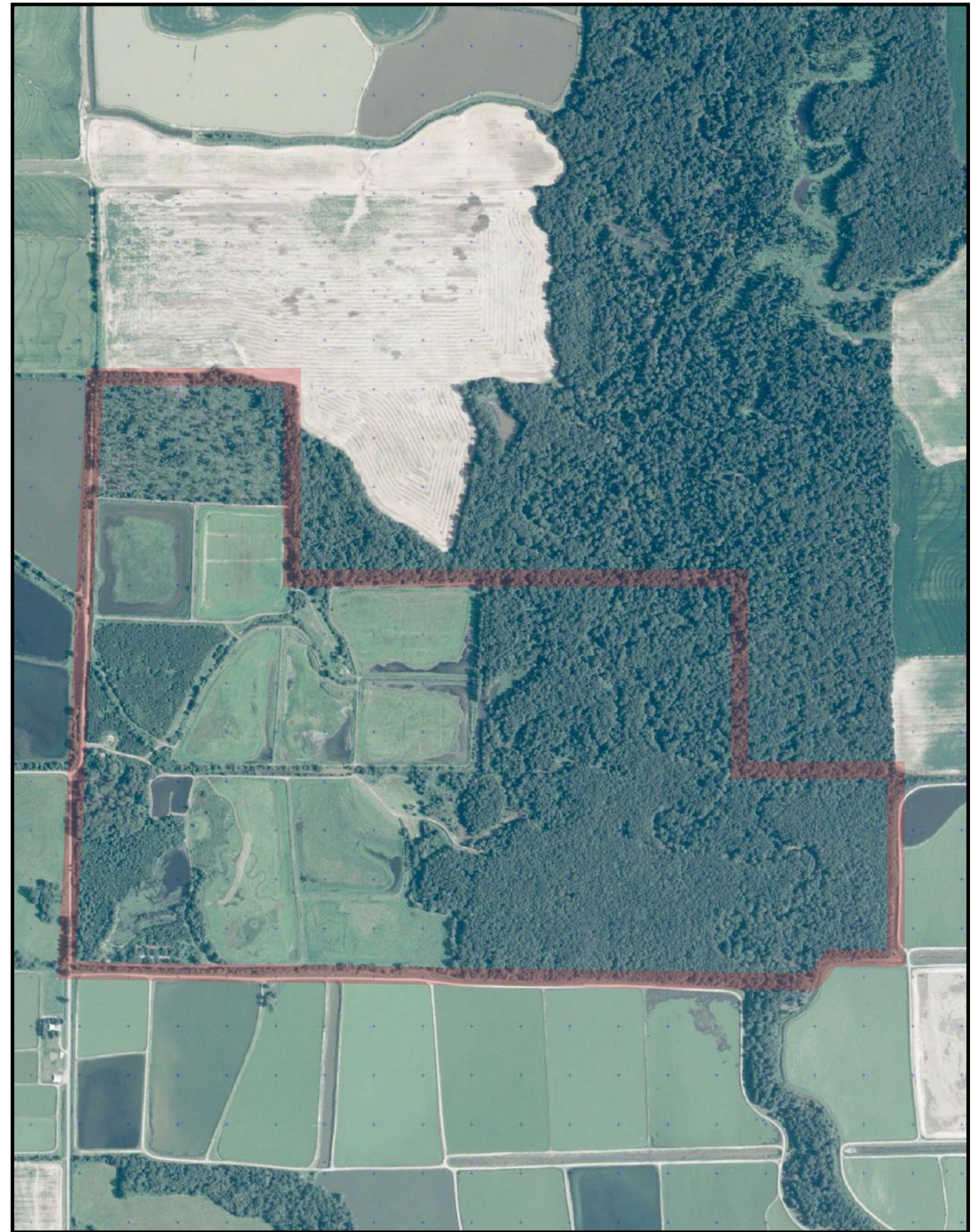
<b>Location:</b>	Lonoke, Arkansas, Lonoke County, Central Region of Arkansas <i>Mileage Chart</i> <hr/> Little Rock, AR 21 miles Cabot, AR 14 miles
<b>Access:</b>	County roads and interior road network
<b>Acreage:</b>	320 (+/-) Total Acres <i>Acreage Breakdown</i> <hr/> 180 (+/-) acres (56%) in bottomland, hardwood forest 89 (+/-) acres (28%) in impounded wetlands (9 impoundments) 20 (+/-) acres (6%) in young, pine forest 15 (+/-) acres (5%) improvement sites, roads, ditches, and other 10 (+/-) acres (3%) in grassland 4.5 (+/-) acres (1.25%) in bass and crappie fishing lake 1.5 (+/-) acres (.25%) in catfish and bream fishing pond
<b>Improvements:</b>	1,520 (+/-) square foot hunting cabin built in 2008 <i>Features</i> <hr/> 3 bedrooms and 2 bathrooms Kitchen Living area Nice loft Laundry room Wood burning fireplace Outside hot tub Utility/boot room 2 car garage The interior consists of pine and cypress solid wood accents
<b>Recreation:</b>	Deer, duck, and dove hunting along with fishing (bass, crappie, bream and catfish).
<b>Wtr/Min Rights:</b>	All mineral rights owned by the Seller will convey.
<b>Real Estate Taxes:</b>	\$1,910.38
<b>Offering Price:</b>	\$880,000.00
<b>Contact:</b>	Any questions concerning this offering or to schedule a property tour should be directed to Scott Perry (cell: 501-352-7740) or Gar Lile (cell: 501-920-7015) of Lile Real Estate, Inc.



**TOPOGRAPHIC MAP**



**AERIAL VIEW**































**LILE REAL ESTATE, INC.**  
401 AUTUMN ROAD LITTLE ROCK, AR 72211  
501 374 3411 (office) 501 374 0609 (fax)  
info@lilerealestate.com www.lilerealestate.com

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**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**