



OFFERED FOR SALE

HICKORY RIDGE RESIDENCE & FARM

An residential, agricultural, and recreational investment opportunity.

2,620^(+/-) square foot dwelling situated on 65^(+/-) acres of farmland • Hickory Ridge, 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 is 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

Description: Offered for sale is 65 ^(+/-) acres and a 2,620 ^(+/-) square foot home located in Cross County, Arkansas. The property is west of Hickory Ridge, Arkansas and is accessed via Arkansas Highway 42 and County Road 115. 55 ^(+/-) acres is cultivated farmland, which is irrigated via one (1) electric well and Bayou DeView (borders the property on the west). The farmland acres offer excellent duck hunting opportunities in the fall/winter. The home is ideal as a permanent residence or for the conversion into a hunting lodge. The property is offered for sale at an asking price of \$310,000.00 through Lile Real Estate, Inc. Contact Hunter Ziegler at 901-351-5296 or 901-260-4580 to schedule a tour or for additional information.

Location: Hickory Ridge, Arkansas; Cross County; Northeast Region of Arkansas

Mileage Chart

McCrory, AR	21 miles
Jonesboro, AR	37 miles
Memphis, TN	72 miles
Little Rock, AR	100 miles

Access: Arkansas Highway 42 and Cross County Road 115

Address: 581 County Road 115
Hickory Ridge, AR 72347

Legal Description: Part of N 1/2 NW 1/4, Sec. 19, T 9 N, R 1 E, Cross County, Arkansas
East of Bayou Deview (West of Hickory Ridge, South of State Hwy. 42)

Assessor's

Parcel Number: 0010242 | 001-00914-000

Real Estate Taxes: \$1,222.94 (2017 estimated)

Residence

Features: 2,620 ^(+/-) total square feet home (built in 1998) on 69 ^(+/-) acres
Single level, slab foundation, brick and metal/vinyl siding, composition roof
Three (3) bedrooms and two (2) full baths
Separate dining room, kitchen/dining combo
Den/family room, hearth room, sunroom, safe/storm room
Insulated windows, insulated doors, security system
Patio area, outside storage area, shop
Fenced (chain link) backyard and concrete dog kennel
Free-standing stove, microwave, electric range, dishwasher, trash compactor
Tile flooring, painted sheetrock walls, blown ceilings
Two (2) wood burning fireplaces, central heat and air, ceiling fans
Washer connection, dryer connection (electric), water heater (electric)
Paved and gravel access, garage and concrete driveway
Septic, public water, municipal electric, Satellite TV dish, telephone

PROPERTY SUMMARY

Residence Utilities:	Estimated Electric (2017): \$163.43 average Estimated Water (2017): \$32.38 average Estimated Trash (2017): \$34.72 (2 months)
Acreage:	65 (+/-) Total Acres Acreage Breakdown: 2.0 (+/-) acres (18%) in residential lot 4.0 (+/-) acres (81%) in woods bordering Bayou DeView 4.0 (+/-) acres (81%) in ditches, trees, and other 55.0 (+/-) acres (81%) in cultivation
Irrigation:	1 electric well Irrigation available via Bayou DeView
Soils:	Alligator silt loam Providence silt loam Crowley and Hillemann silt loam
Wtr/Min Rights:	All owned by Seller and shall transfer to Buyer.
Offering Price:	\$310,000.00
Contact:	For additional questions concerning this offering or to schedule a property tour please contact Hunter Ziegler of Lile Real Estate, Inc. at 901-351-5296 or 901-260-4580 to schedule a tour or for additional information.

PLAT MAP



BROWN APPRAISAL SERVICE

Dwight Brown, Appraiser
Arkansas State Certified General Appraiser
For Your Rural Real Estate Appraisal Needs

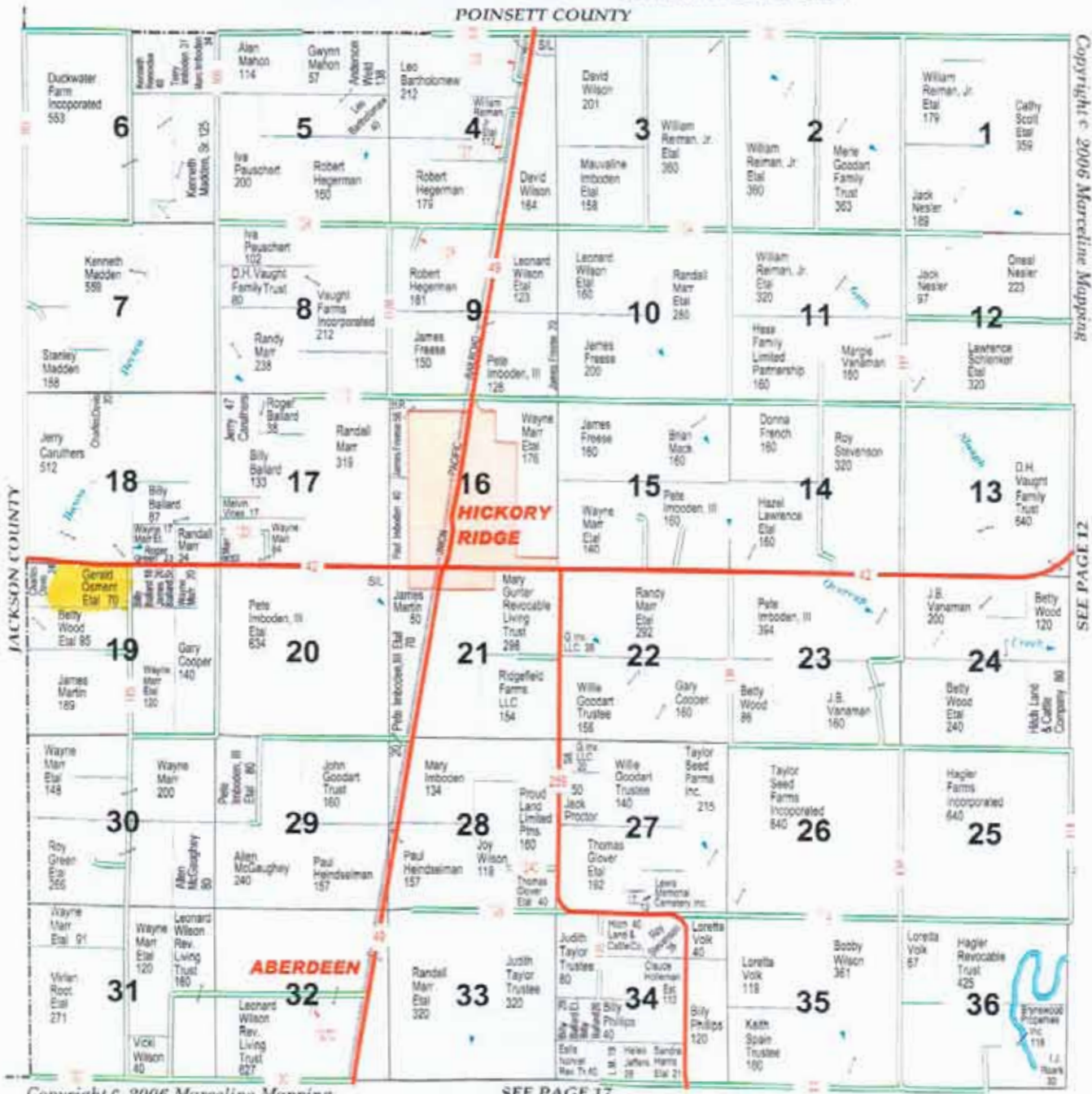
1334 Osage St.
P.O. Box 1171
Wynne, Ark. 72396

Office: 870-238-3066
Fax: 870-238-2970



TOWNSHIP 9N • RANGE 1E

POINSETT COUNTY



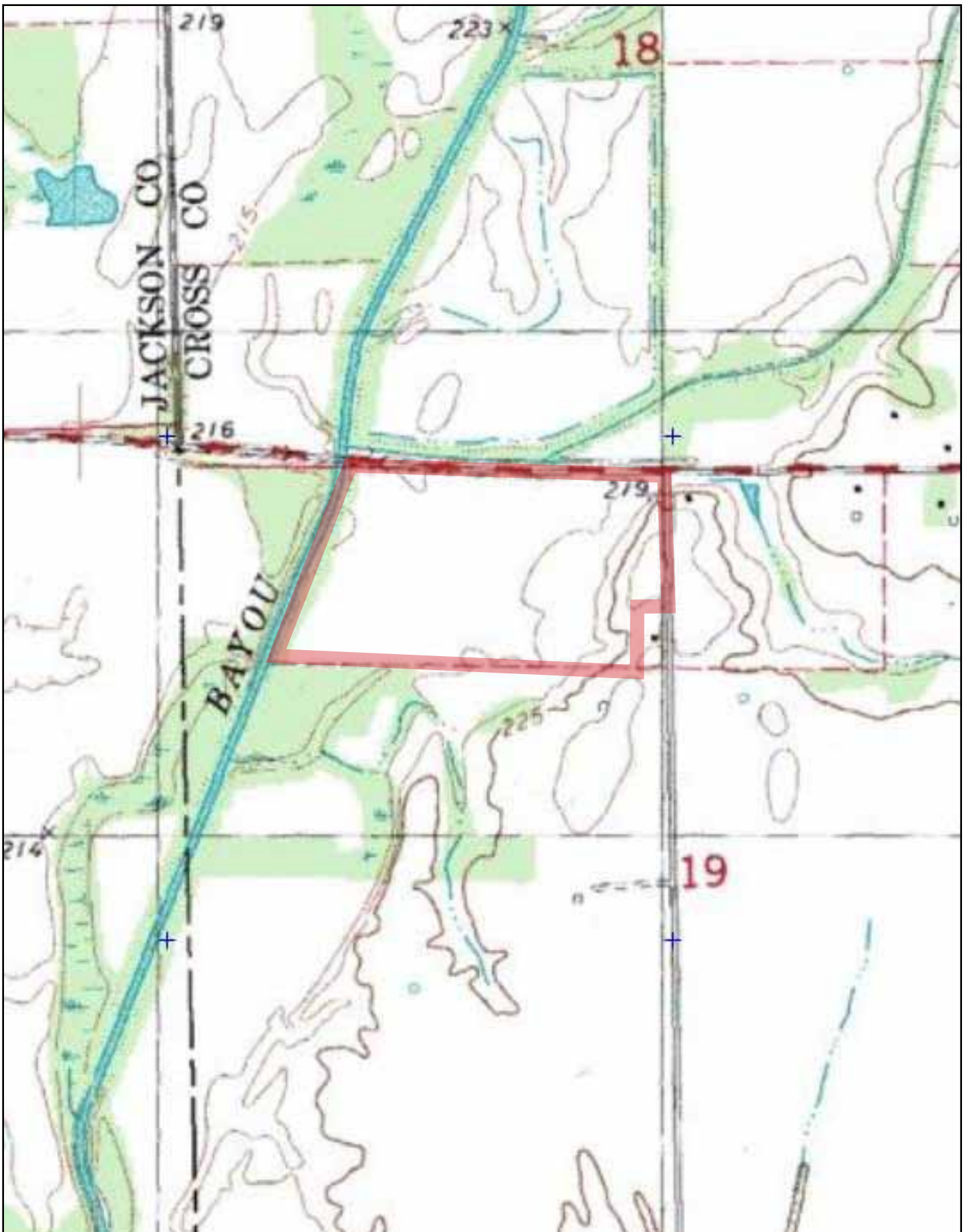
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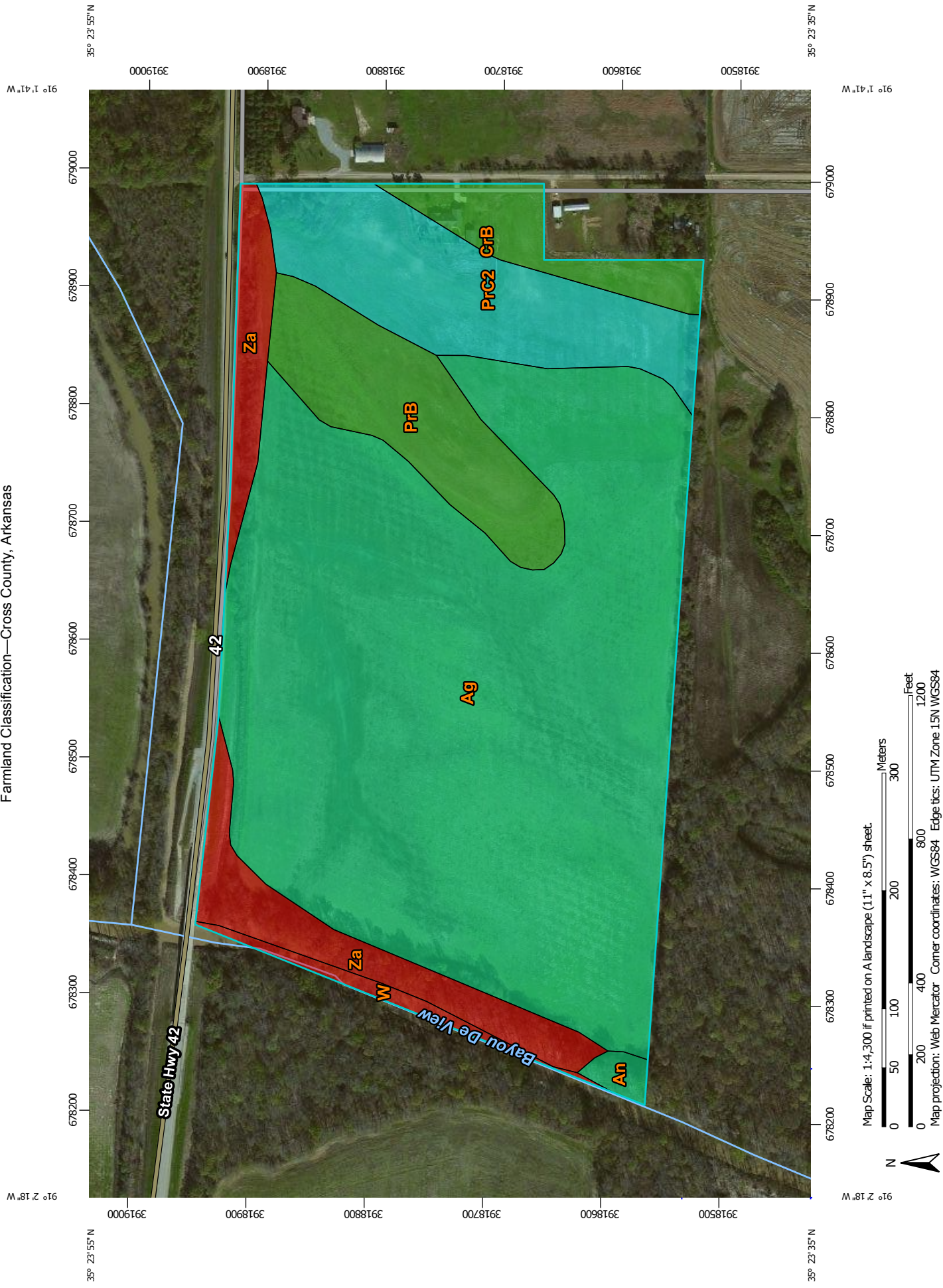
AERIAL VIEW



TOPOGRAPHICAL MAP



Farmland Classification—Cross County, Arkansas



Farmland Classification


Farmland Classification— Summary by Map Unit — Cross County, Arkansas (AR037)				
Map unit symbol	Map unit name	Rating	Acres in AOI	Percent of AOI
Ag	Alligator silt loam	Prime farmland if drained	43.0	65.3%
An	Amagon silt loam	Prime farmland if drained	0.4	0.6%
CrB	Crowley and Hillemann silt loams, 1 to 3 percent slopes	All areas are prime farmland	2.5	3.8%
PrB	Providence silt loam, 1 to 3 percent slopes	All areas are prime farmland	5.9	9.0%
PrC2	Providence silt loam, 3 to 8 percent slopes, eroded	Farmland of statewide importance	7.8	11.9%
W	Water	Not prime farmland	0.7	1.1%
Za	Zachary silt loam	Not prime farmland	5.5	8.3%
Totals for Area of Interest			65.8	100.0%

Description

Farmland classification identifies map units as prime farmland, farmland of statewide importance, farmland of local importance, or unique farmland. It identifies the location and extent of the soils that are best suited to food, feed, fiber, forage,

MAP LEGEND


Area of Interest (AOI)


 Area of Interest (AOI)

Soils


 Soil Map Units

Soil Ratings


 Not prime farmland


 All areas are prime farmland


 Prime farmland if drained


 Prime farmland if protected from flooding or not frequently flooded during the growing season


 Prime farmland if irrigated


 Prime farmland if drained and either protected from flooding or not frequently flooded during the growing season


 Prime farmland if irrigated and drained


 Prime farmland if irrigated and either protected from flooding or not frequently flooded during the growing season


 Prime farmland if subsoiled, completely removing the root inhibiting soil layer


 Prime farmland if irrigated and the product of I (soil erodibility) x C (climate factor) does not exceed 60

 Prime farmland if irrigated and reclaimed of excess salts and sodium

 Farmland of statewide importance

 Farmland of local importance

 Farmland of unique importance

 Not rated or not available

Political Features

 Cities

Water Features

 Oceans

 Streams and Canals

Transportation

 Rails

 Interstate Highways

 US Routes

 Major Roads

 Local Roads

MAP INFORMATION

Map Scale: 1:13,200 if printed on A size (8.5" x 11") sheet.

The soil surveys that comprise your AOI were mapped at 1:20,000.

Please rely on the bar scale on each map sheet for accurate map measurements.

Source of Map: Natural Resources Conservation Service
Web Soil Survey URL: <http://websoilsurvey.nrcs.usda.gov>
Coordinate System: UTM Zone 15N NAD83

This product is generated from the USDA-NRCS certified data as of the version date(s) listed below.

Soil Survey Area: Lafayette, Little River, and Miller Counties, Arkansas

Survey Area Data: Version 9, Dec 2, 2008

Date(s) aerial images were photographed: 2000

The orthophoto or other base map on which the soil lines were compiled and digitized probably differs from the background imagery displayed on these maps. As a result, some minor shifting of map unit boundaries may be evident.

Farm: 1397

Tract: 9

Fiscal Year: 2008



USDA **USDA**
Farm Service Agency

Cross County, Arkansas

Note: This acreage is for FSA program purposes only.

Printed Date:

Wetland Determination Identifiers
● Restricted use
▼ Limited Restrictions
■ Exempt from Conservation Compliance Provisions



Photography Date: **2006**





























NOTES

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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 , T E N N E S S E E A N D T E X A S