



OFFERED FOR SALE

HENRY LAKE RETREAT

A Recreational Investment Opportunity

24.59 (+/-) Total Acres • Perry 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, TENNESSEE AND TEXAS



DISCLOSURE STATEMENT

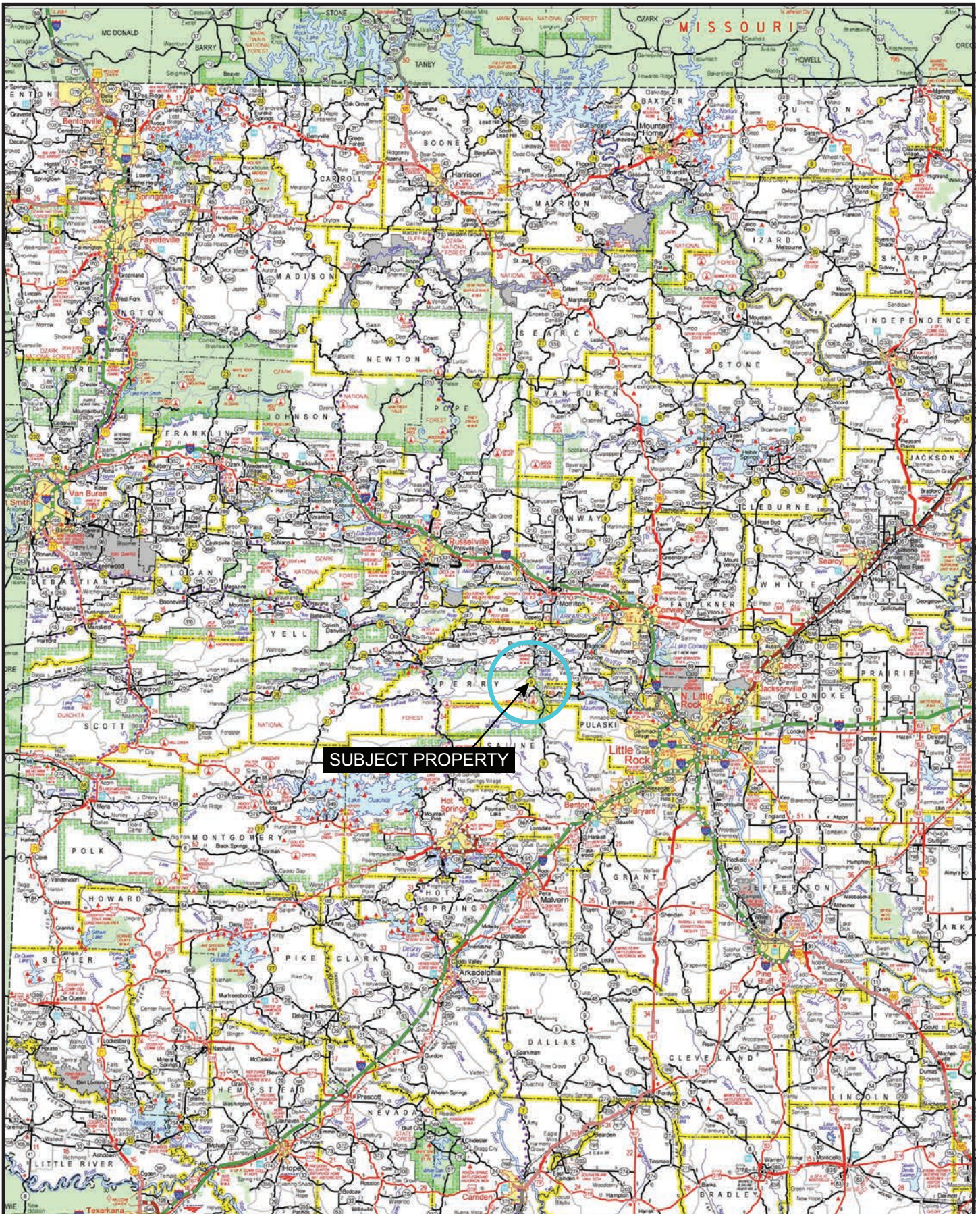
Lile Real Estate, Inc. is the listing agency for the owner of the property described within this offering brochure.

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 on 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.

VICINITY MAP



PROPERTY SUMMARY

Description:

The “Henry Lake Retreat” offered for sale is 24.59 (+/-) acres with a 2,200 +/- square foot cabin positioned on the peninsula of a private 16 (+/-) acre lake, just seven miles south of Perryville, Arkansas in Perry County. The property offers the outdoors person a turn-key, year-round “base camp” with hunting, fishing, hiking and biking on site in addition to other opportunities nearby.

The property offers everything for the whole family for those important seasonal and weekend retreats with easy and short driving time from anywhere within the Little Rock/North Little Rock area. This fantastic property conveys to the new owner fully furnished except for “personal” property and ready to enjoy!

No detail was overlooked in the construction of the cabin that offers scenic views of Henry Lake from both bedrooms, the living room, and kitchen. The main living room, dining area, and modern kitchen are on the first floor. The spacious master suite is also on the main floor, and has a gas log fireplace in addition to an updated full bathroom with heated floors. The second floor of the cabin features an open concept living and bunk room that also has a full bath with both a shower and bathtub. ATVs and boats can easily be stored out of the weather in the 40' x 30' outdoor garage with a 18' electronic rollup door. This area also provides additional living space that is heated by a wood burning stove, and cooled by a window unit. For outdoor entertainment one can either enjoy the elevated back deck overlooking the lake, or hang out underneath the 40' x 43' covered pavilion on the front of the house that has its own cooking center and TV. To store any additional equipment there is a 40' x 30' pole barn located on the western portion of the property.

Access to the property is excellent via a gated private road off of Arkansas State Highway 9. Perryville, Arkansas is only seven (7) miles north of the property providing fuel, groceries, and restaurant amenities. More details are provided within this offering brochure, but a great feature of this property is its close proximity to the Winona Wildlife Management Area and Harris Brake Lake and Wildlife Management Area.

The property is offered for sale for \$600,000.00. Any questions concerning this offering, or to schedule a property tour should be directed to Gar Lile (mobile: 501-920-7015) or Gardner Lile (mobile: 501-658-9275) of Lile Real Estate, Inc. (office: 501-374-3411).

Location:

Perryville, Arkansas; Perry County; Central Region of Arkansas

Mileage Chart

Harris Brake WMA	7 miles
Paron	12 miles
Conway	31 miles
Little Rock	38 miles
Russellville	49 miles

Acreage:

24.59 +/- acres

PROPERTY SUMMARY

Improvements:

- 2,200 +/- square foot cabin
 - Master suite with full bathroom
 - Second floor has open concept bunk room, living area, and full bathroom
 - Additional half bath and washer / dryer room on main floor
 - Updated kitchen and living area
 - Lake views from both bedrooms, living areas, and kitchen
 - Central heat and air
 - Back porch that offers year round views of Henry Lake

40' x 30' outdoor garage with 18' rollup door

- TV with surround sound
- Heated by wood burning stove
- Cooled by window unit
- Work bench, refrigerator, and microwave

43' x 40' covered pavilion area

- Outdoor cooking center
- Napoleon gas grill
- TV

40' x 30' pole barn for additional equipment storage

Dock on Henry Lake

Access:

Private gated road that is graveled and maintained by all of the benefiting landowners.

Real Estate Taxes:

Parcel Number	S-T-R	Acreage	Est. Real Estate Tax
001-15210-003	10-3N-17W	4.59	\$7.00
001-15101-003	9-3N-17W	20.00	\$2,021.00
Total		24.59	\$2,028.00

Mineral Rights:

All mineral rights owned by the Seller (if any) shall convey to the Buyer, without reservation.

Recreation:

Henry Lake provides great private fishing opportunities in addition to deer, bear, and turkey hunting onsite. The Winona Wildlife Management Area is in close proximity to the property and offers outstanding deer, bear, and turkey hunting. The Harris Brake Lake and Wildlife Management Area is only 7 miles to the north and offers great fishing and waterfowl hunting.

Offering Price:

\$600,000.00

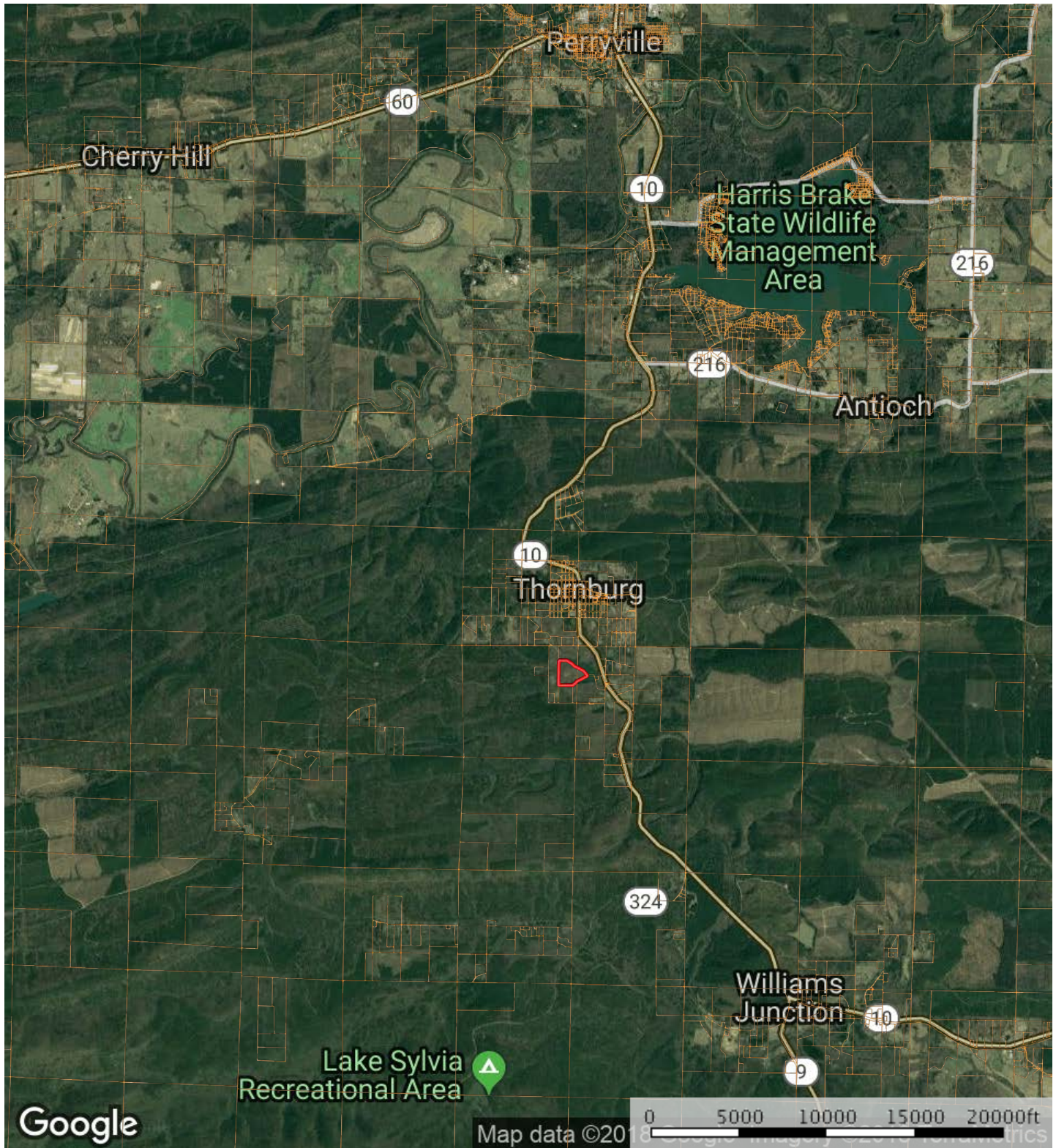
Contact:

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AERIAL MAP I

Henry Lake

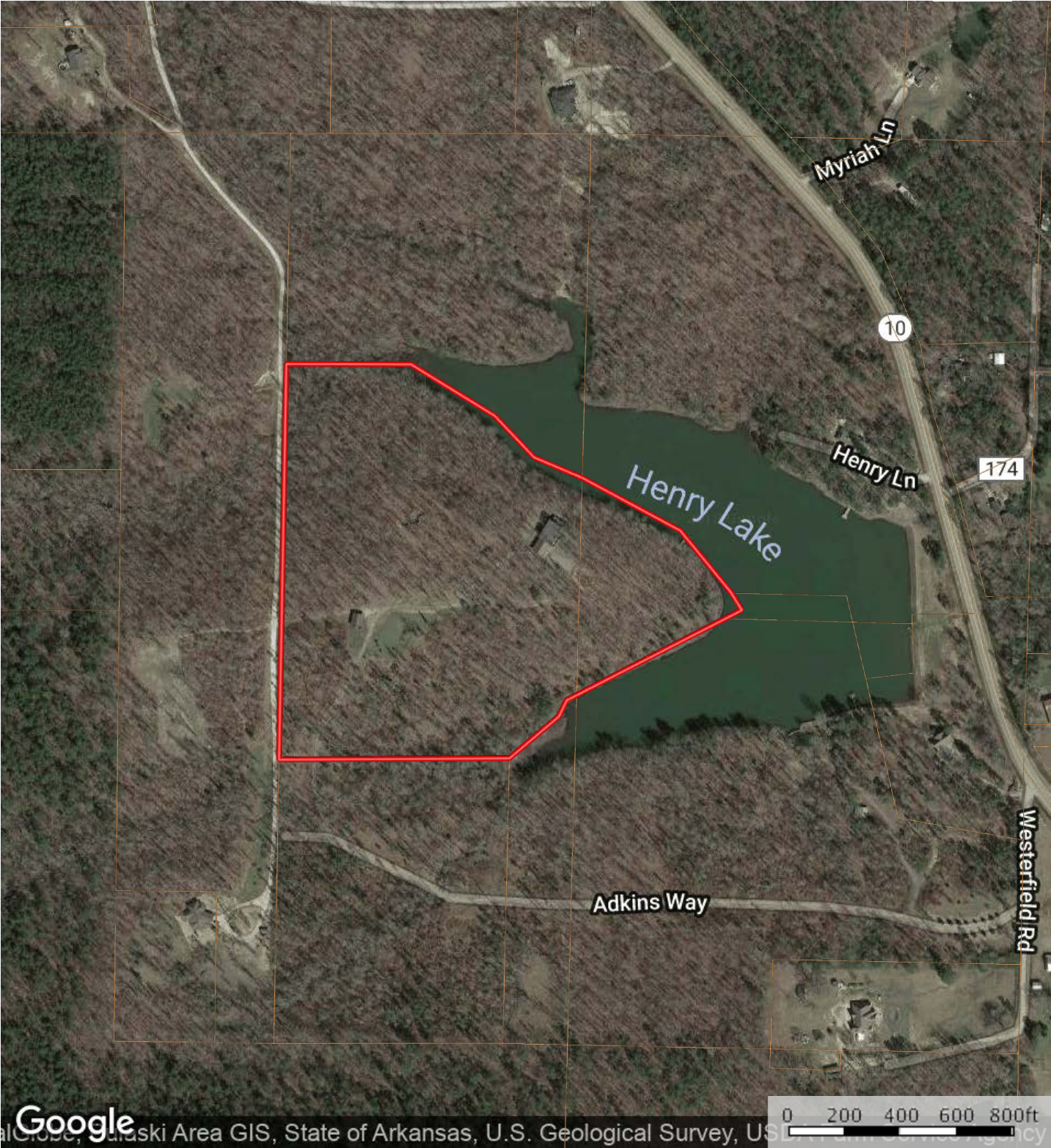
Arkansas, AC +/-



 Boundary

AERIAL MAP II

Henry Lake
Arkansas, AC +/-



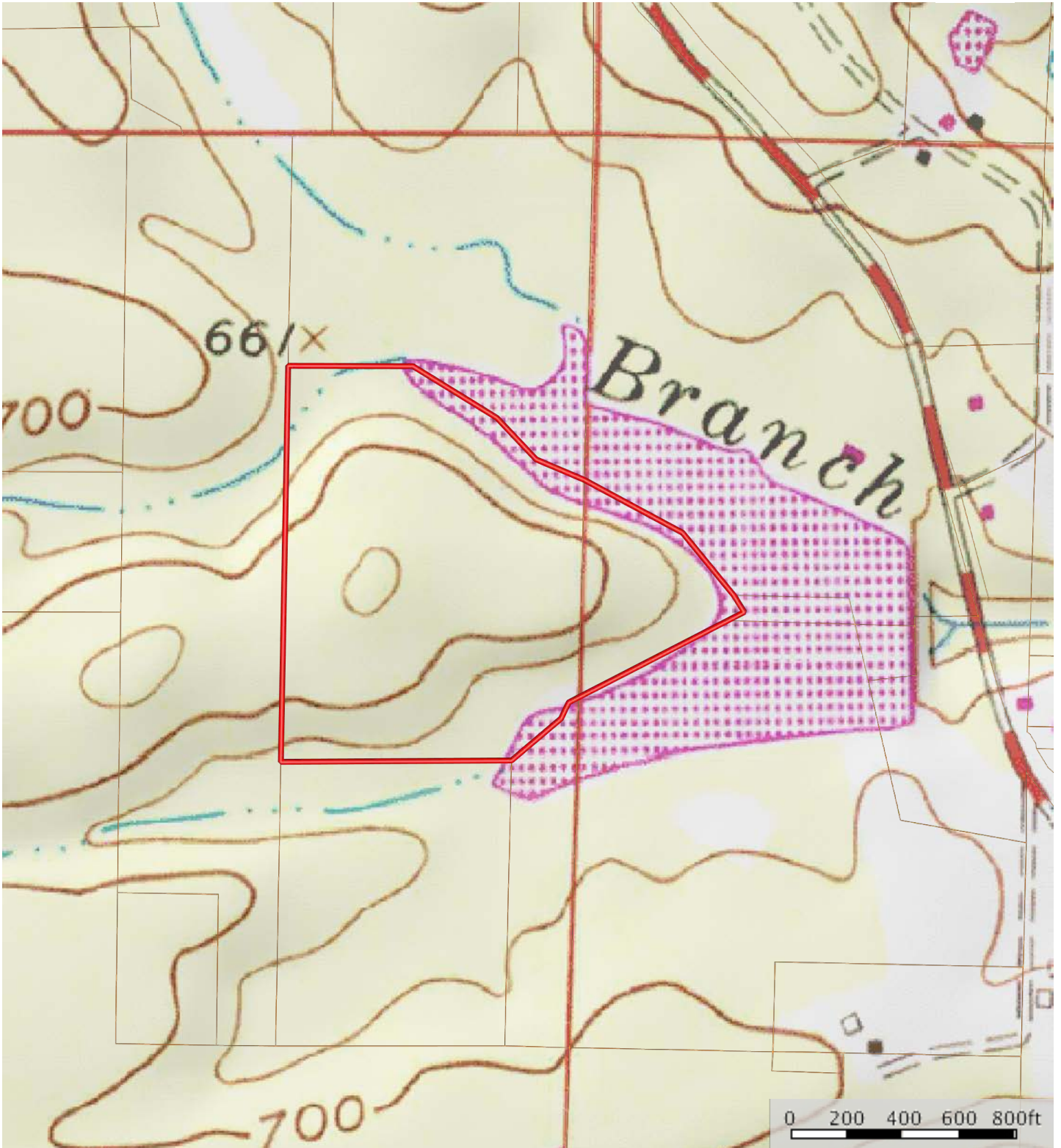
 Boundary

Sindy Cruthis

 The information contained herein was obtained from sources deemed to be reliable. MapRight Services makes no warranties or guarantees as to the completeness or accuracy thereof.

TOPOGRAPHY MAP

Henry Lake
Arkansas, AC +/-

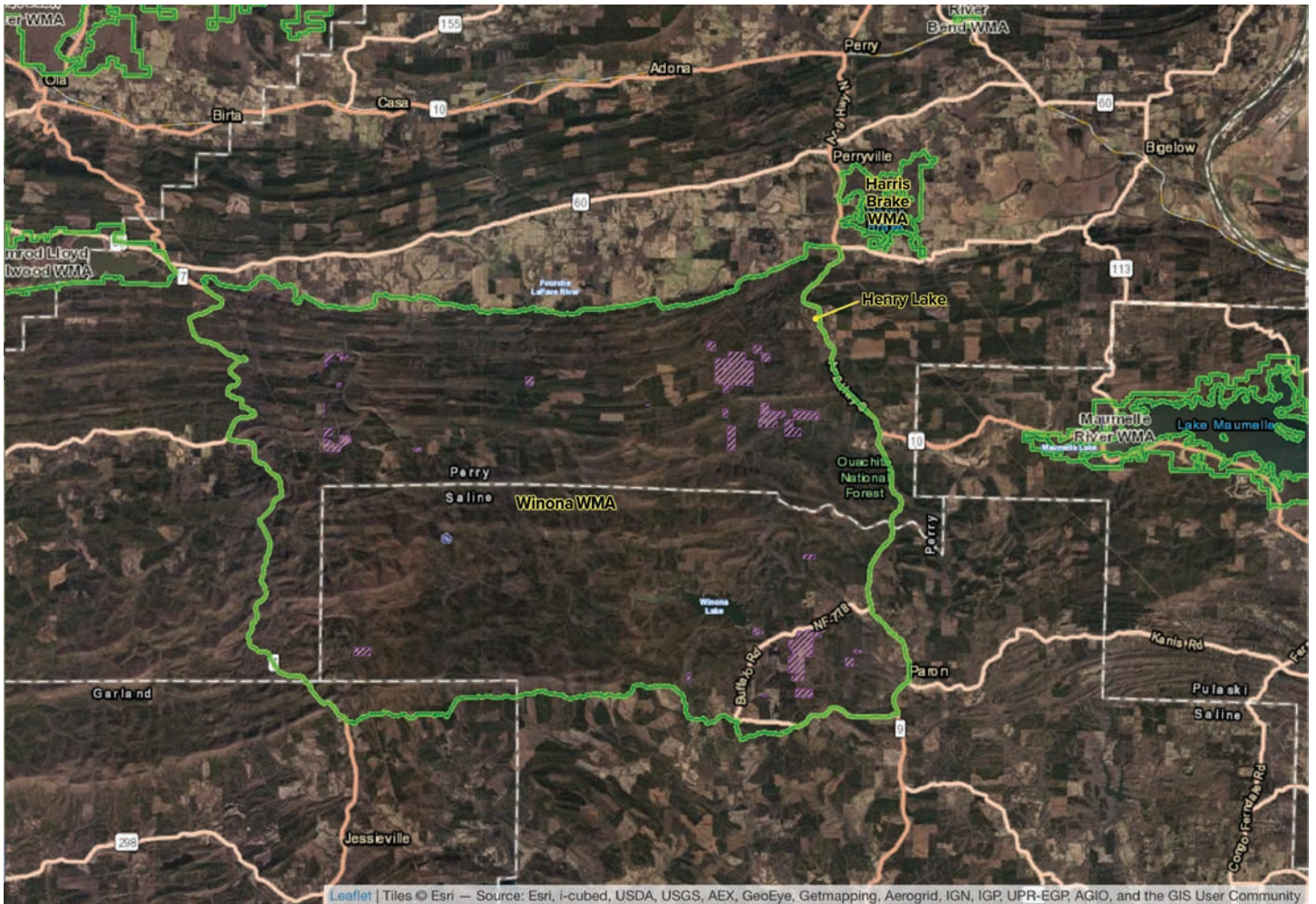


 Boundary

Sindy Cruthis

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WILDLIFE MANAGEMENT AREA MAP



* Map from Arkansas Game and Fish Commission

Winona Wildlife Management Area



The Winona WMA consists of 160,000 acres in Saline, Perry and Garland Counties. Almost all of the acreage is within the Ouachita National Forest. The topography ranges from rugged mountain terrain to narrow valleys and the timber types are predominately upland hardwoods, shortleaf pine and mixed pine-hardwood. There are numerous streams in the area, including the headwaters of the Maumelle and Saline River. Man-made lakes in the Winona WMA include Lake Winona, Lake Sylvia and Bear Creek Lake. The South Fouché LaFave river cuts across the northwest corner of the WMA.

The WMA features numerous hunting opportunities including deer, turkey, bear, cottontail, raccoon, mourning dove, coyote, snipe, ducks and more. Other recreational opportunities include hiking and biking on the Ouachita Trail, fishing for bass, crappie and catfish on Lake Winona and camping. Camping facilities are provided in designated sites (some campgrounds require a fee), and camping in primitive sites with no facilities is available on a first come/first served basis.

Sources:

Arkansas Game & Fish Commission | https://www.fs.usda.gov/Internet/FSE_DOCUMENTS/fsm9_039433.pdf

LandCAN | <https://www.landcan.org/local-resources/Winona-Wildlife-Management-Area/24036/>

Harris Brake Lake & WMA



Perryville, AR: Harris Brake Lake Sunrise - Photo Source: <http://www.city-data.com/picfilesc/picc85389.php> || Author: Ramona B Jolly

The Harris Brake WMA consists of 800 acres of bottomland hardwoods that are flooded each year to provide a greenwoods duck area. Abundant acorns attract waterfowl, as does a small parcel of cropland on the northern boundary near the Fourche la Pave River. Located adjacent to the WMA is Harris Brake Lake, separated from the WMA by a dam with water-control structures that make flooding the hunting area possible. At 1,300 acres, Harris Brake Lake is the largest lake owned by the AGFC. Its close proximity to Little Rock, Conway and Russellville make the multi-recreation site one of the state's most popular.

The Harris Brake WMA offers quality waterfowl hunting. About 90 percent of the ducks harvested on the WMA are mallards, and the rest are mainly wood ducks with a few other species mixed in. The bottomlands of the WMA also offer hunting for squirrels, rabbits, raccoons and other game animals. Harris Brake Lake has cover and structure galore, and has plenty of big bluegills, redear sunfish, crappies, channel catfish, and largemouth bass. Fishing opportunities also exist on the Fourche la Pave River, Arkansas River near Morrilton, and nearby lakes Winona, Sylvia, and Maumelle.

Sources:

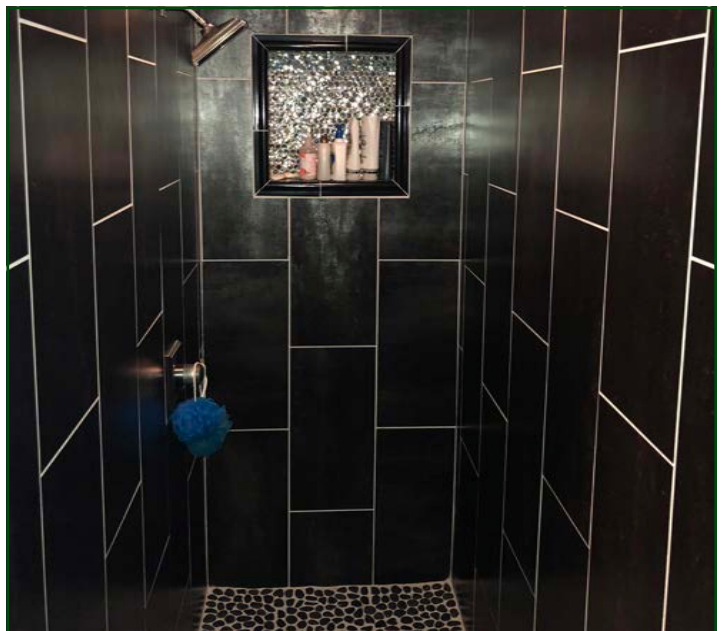
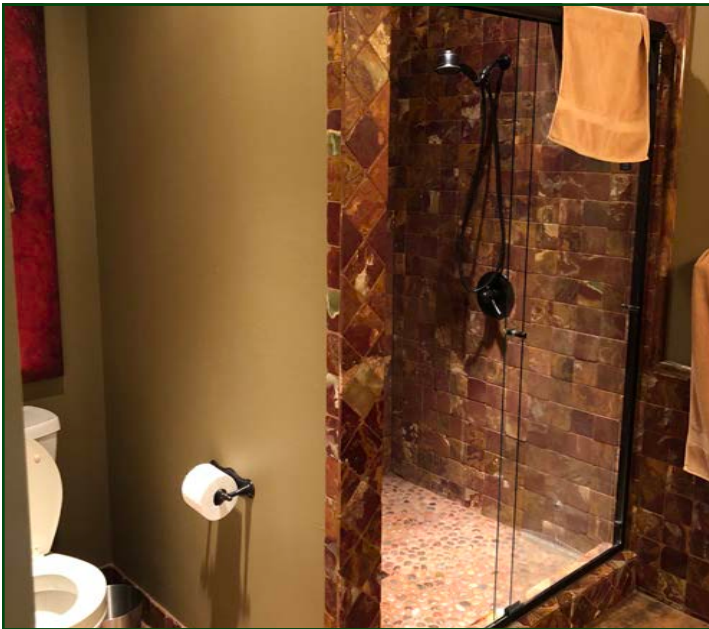
Arkansas Game & Fish Commission | <https://www.agfc.com/en/zone-map/fishing-map/626/>

Game & Fish Mag | http://www.gameandfishmag.com/hunting/hunting_ducks-geese-hunting_ar_aa110404a/#ixzz5PVbpL3ZX

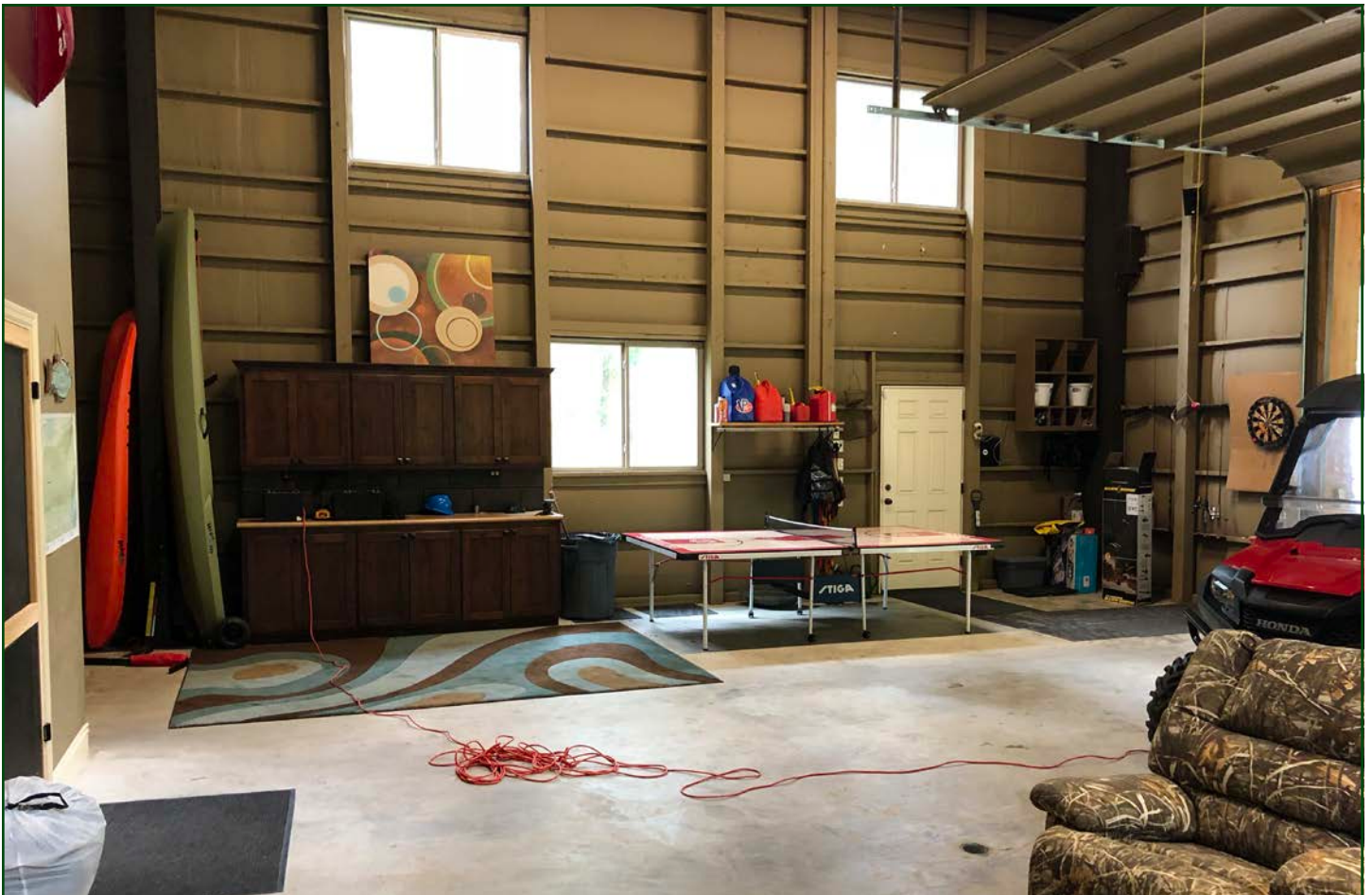


















NOTES



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