



OFFERED FOR SALE

BRADSHAW FAMILY RETREAT

A Recreational Investment Opportunity

132 (+/-) Total Acres • Montgomery County, Arkansas

OFFERED BY



AGRICULTURE | RECREATION | TIMBERLAND

Traditional Brokerage + Sealed Bids + Consulting

LICENSED IN ARKANSAS, LOUISIANA, MISSISSIPPI, TEXAS 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 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 Bradshaw Family Retreat provides year-round recreational opportunities and the spot to get away from the city for rest and relaxation. The property consists of 132 acres, more or less, located in Montgomery County, just east of Mount Ida and only 30 miles west of Hot Springs. The land is a great mixture of mature/uneven age pine and hardwood trees along with two small fields that rest just east of the cabin. The property is a haven for the deer and turkey hunter; excellent hunting is found on this property in addition to the Ouachita National Forest, which borders the property on the north, west, and south sides. Fishing opportunities exist in the pond located on the east side of the farm. The property has very close proximity to the Lake Ouachita Denby Point, and Mountain Harbor boat ramps which provide additional fishing opportunities along with water sports.

To complete this offering is a wood exterior 2 BR / 1 BA cabin that rests above a field which provides a great front porch view. The cabin and farm are easily accessed from Bradshaw Lane which is a graveled and gated private road that is accessed from Logan Gap Road.

This year-round recreational retreat is being offered for \$330,500.00. To find out more about the Bradshaw Family Retreat, or to schedule a property tour please contact Gardner Lile of Lile Real Estate, Inc. at 501-374-3411.

Location:

Mount Ida, Arkansas; Montgomery County; Western Central Region of Arkansas

Mileage Chart

| | |
|-------------|-----------|
| Mount Ida | 8 miles |
| Hot Springs | 32 miles |
| Little Rock | 90 miles |
| Fort Smith | 100 miles |

Acreage:

132 +/- total acres

Improvements:

768 +/- Square Foot Cabin

- 2 BR / 1 BA
- Functions as two buildings under one roof.
- Kitchen
- Septic / Well
- Living Room with wood burning stove
- Scenic front porch views

Access:

Bradshaw Lane, which starts as a deeded easement off Logan Gap Road.

PROPERTY SUMMARY

Real Estate Taxes:

| Parcel Number | Acreage | Est. Real Estate Tax |
|---------------|---------|----------------------|
| 001-04770-000 | 42.53 | \$386.00 |
| 001-04781-000 | 89.67 | \$103.00 |
| Total | 132.20 | \$489.00 |

Mineral Rights:

All mineral rights owned by the Seller, if any, shall transfer to the Buyer.

Recreation:

Deer, turkey, and squirrel hunting opportunities exist on the property.

Offering Price:

\$330,500.00

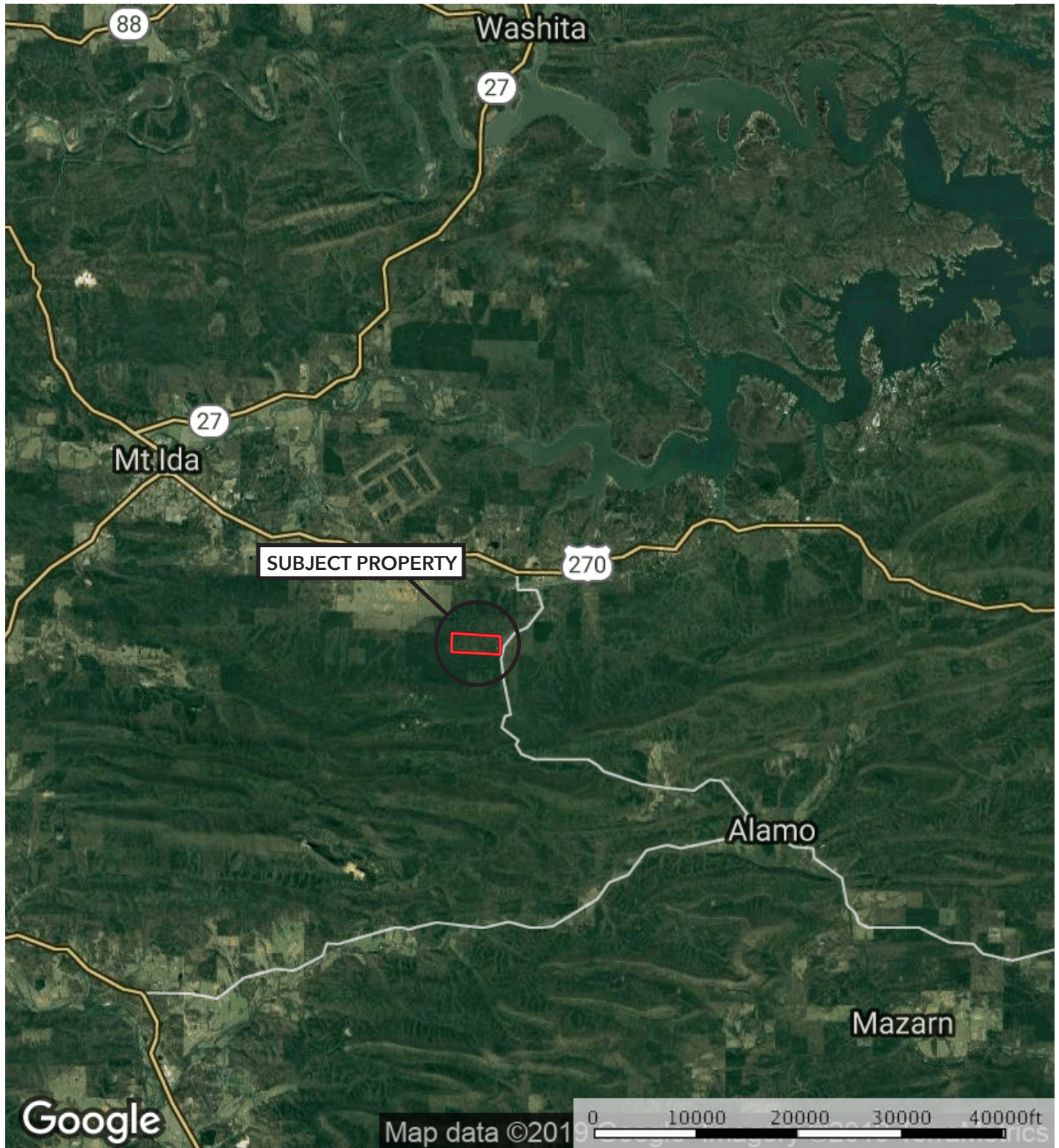
Contact:


Any questions concerning this offering, or to schedule a property tour should be directed to Gardner Lile (office: 501-374-3411) of Lile Real Estate, Inc.

AERIAL MAP I


Bradshaw

Arkansas, AC +/-



 Boundary

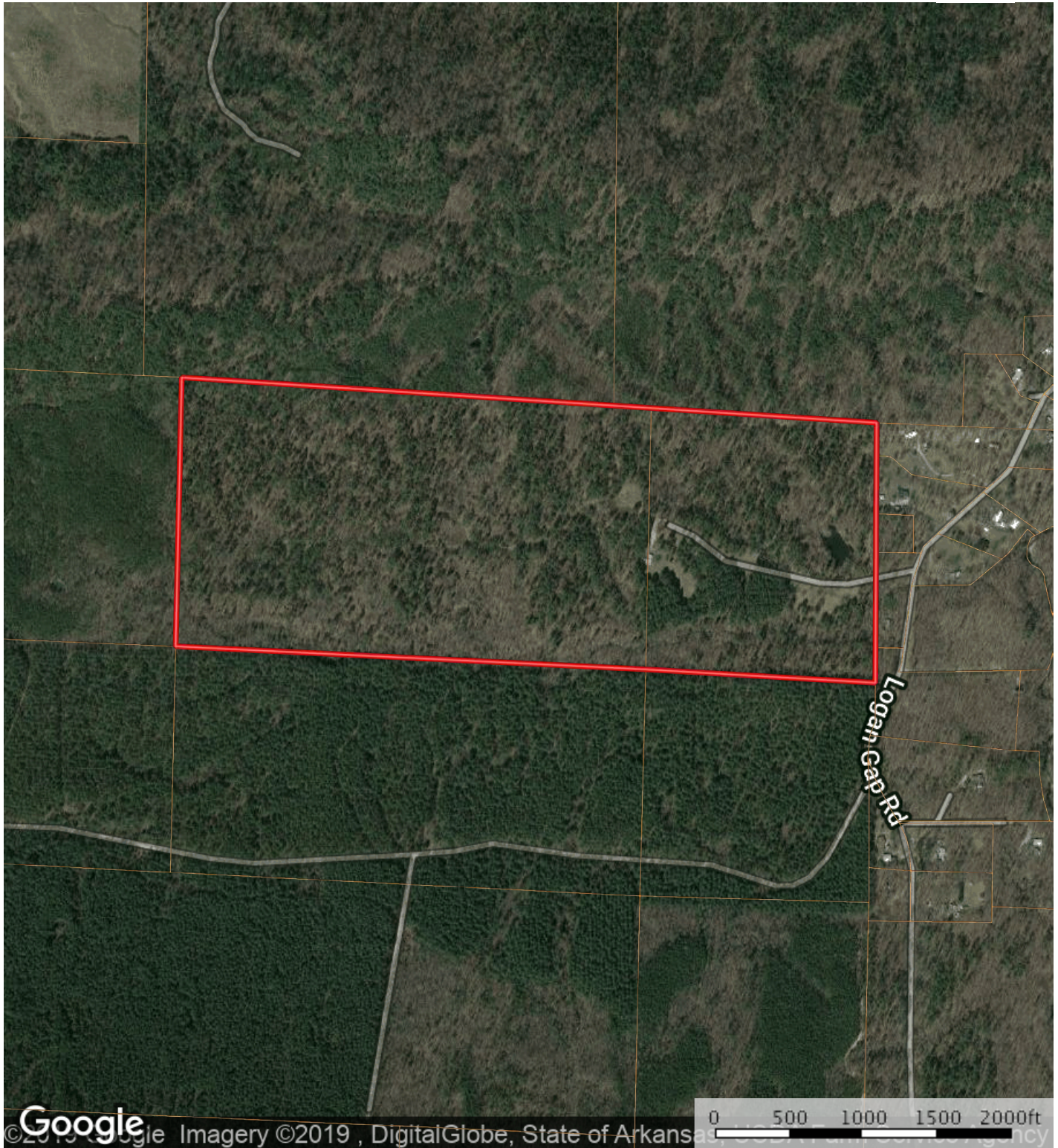
Sindy Cruthis


 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.

AERIAL MAP II


Bradshaw

Arkansas, AC +/-



 Boundary

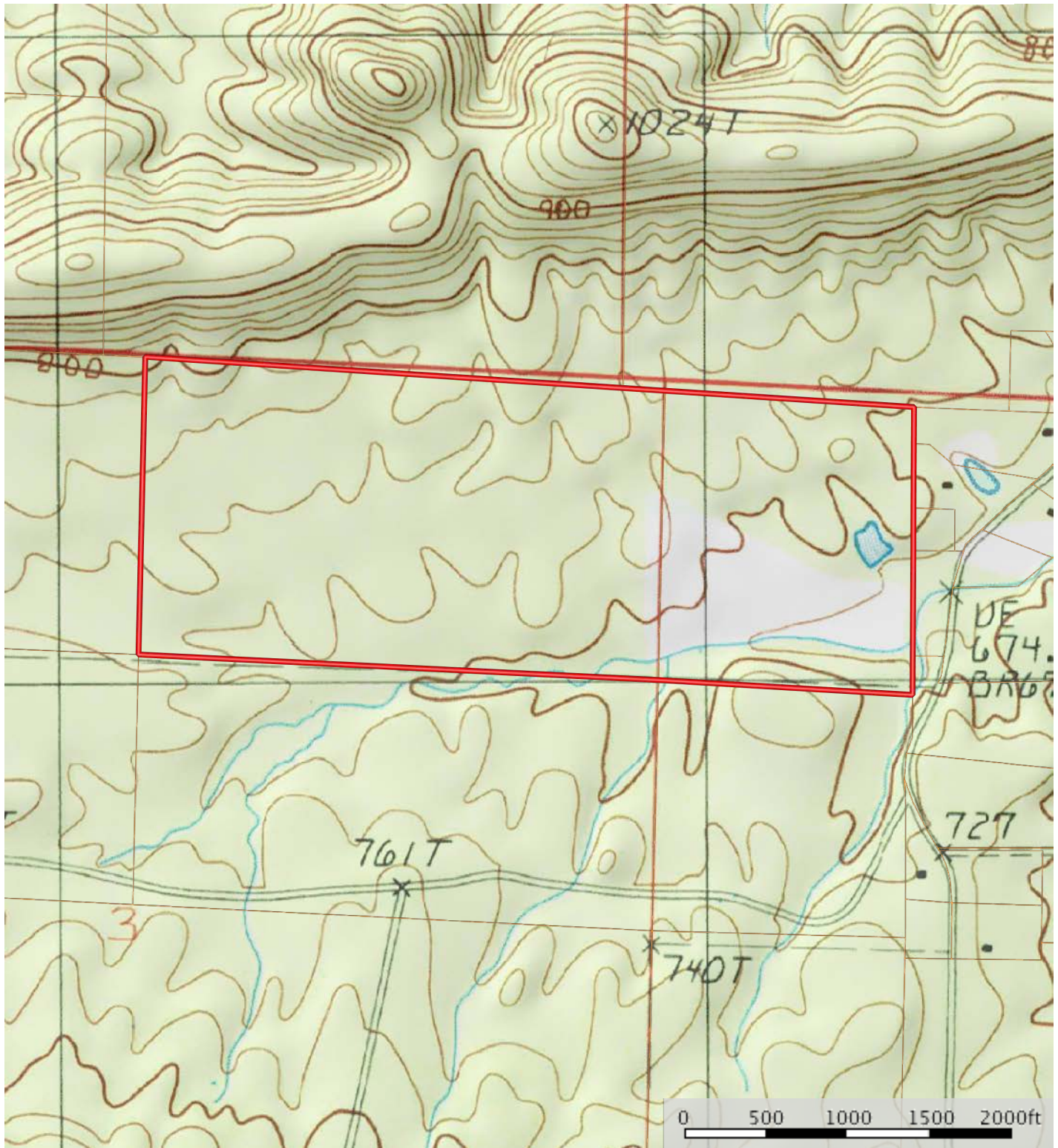
Sindy Cruthis

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TOPOGRAPHY MAP

Bradshaw

Arkansas, AC +/-



Boundary

Sindy Cruthis

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NOTES

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