



OFFERED FOR SALE

BEAR CREEK RESERVE

A Recreational Investment Opportunity

641 (+/-) Total Acres • Boone 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 Bear Creek Reserve provides the ultimate “hideaway retreat” offering year around recreational opportunities and the spot to get away from the city for rest and relaxation. The property consists of 641 acres, more or less, located in Boone County, just north of Harrison. Smallmouth bass fishing, swimming, and floating are available on the 1.10 +/- miles of Bear Creek that bisects the property. The land is a great mixture of mature/uneven age hardwoods and cedar, interspersed by large meadows. The property is a haven for the deer, bear, and turkey hunter, excellent hunting is found in this area and is enhanced on this property by the property type mix, wildlife food plots and supplemental feeding/attractants. Located on the east side of the creek is a fully enclosed 30 x 50 barn with a 14-foot door, in addition to a shed that is also 30 x 50. These structures provide great storage for the two (2) Kubota tractors that are included in this offering, as well as all other hunting and farming equipment. There are occasional waterfowl hunting opportunities on Bear Creek under freezing conditions. Access is easy with two main entrance points, but gated and secure, from Dubuque Road.

To complement this offering is a wood exterior 3 BR / 2BA cabin with a two (2) car carport located just off the west bank of Bear Creek. The cabin has an asphalt driveway, wood burning fireplace, and a screened in porch with views of the creek. Even during power outages, the cabin is fully functional due to the 16 KW generator. There is also a dirt floor basement area with a roll up door that is perfect for parking your UTV. The original 1 BR / 1 BA family cabin is located on the east side of the creek.

This year round recreational farm is now being offered for \$2,175.00 per surveyed acre, reduced from \$2,450.00 per surveyed acre. To find out more about the Bear Creek Reserve, or to schedule a property tour please contact Gardner Lile of Lile Real Estate, Inc. at 501-374-3411.

Location:

Self, Arkansas; Boone County; North Central Region of Arkansas

Mileage Chart

Harrison, AR	15 miles
Branson, MO	32 miles
Fayetteville, AR	80 miles
Little Rock, AR	155 miles

Acreage:

641 +/- acres

Access:

Dubuque Road

PROPERTY SUMMARY

Improvements:

1,674 +/- Square Foot Cabin

- 3 BR / 2 BA
- Two (2) carport
- Asphalt driveway
- Septic / Well
- Living Room with wood burning fireplace
- Screened in porch with views of Bear Creek
- Electric hot water heater
- Propane heat
- 16 KW Generator that powers whole cabin
- New air conditioning unit
- Deck overlooking large pond

924 +/- Square Foot Family Cabin

- 1 BR / 1 BA
- Septic / Well
- Wired for generator

30' x 50' Barn

- Fully enclosed
- 14 Foot Door

30' x 50' Shed

Real Estate Taxes:

Parcel Number	Acreage	Est. Real Estate Tax
020-05410-001	6.95	\$8.00
020-05411-000	163.63	\$745.00
020-05438-000	159.54	\$172.00
020-05439-000	30.64	\$1,241.00
020-05444-000	91.59	\$91.00
020-05444-001	108.41	\$107.00
020-05445-000	80	\$82.00
Total	640.76	\$2,446.00

Mineral Rights:

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

Recreation:

Deer, bear, turkey, and hog hunting opportunities exist on the farm.

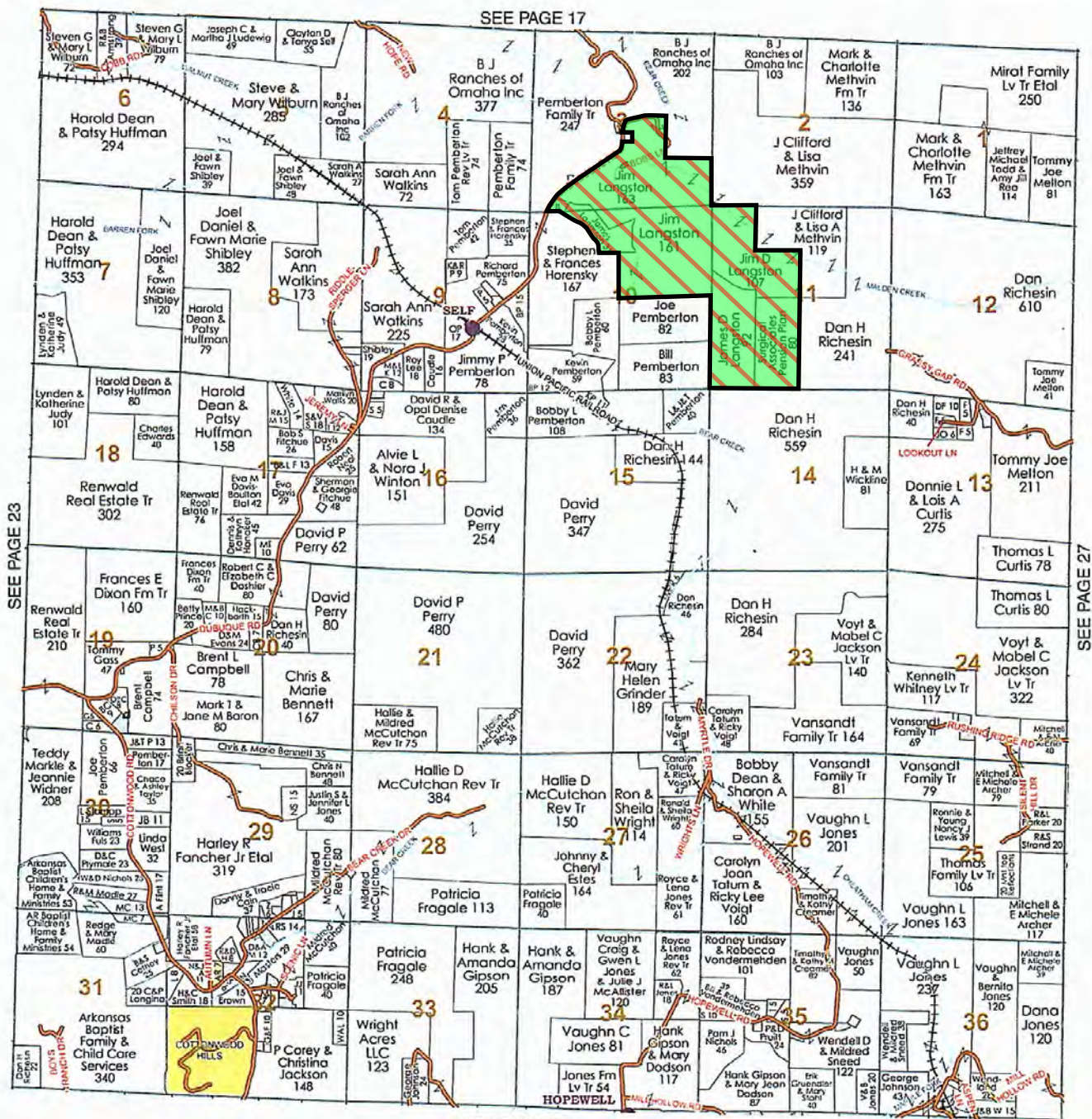
Offering Price:

\$2,175.00 per surveyed acre, REDUCED from \$2,450.00 per surveyed acre

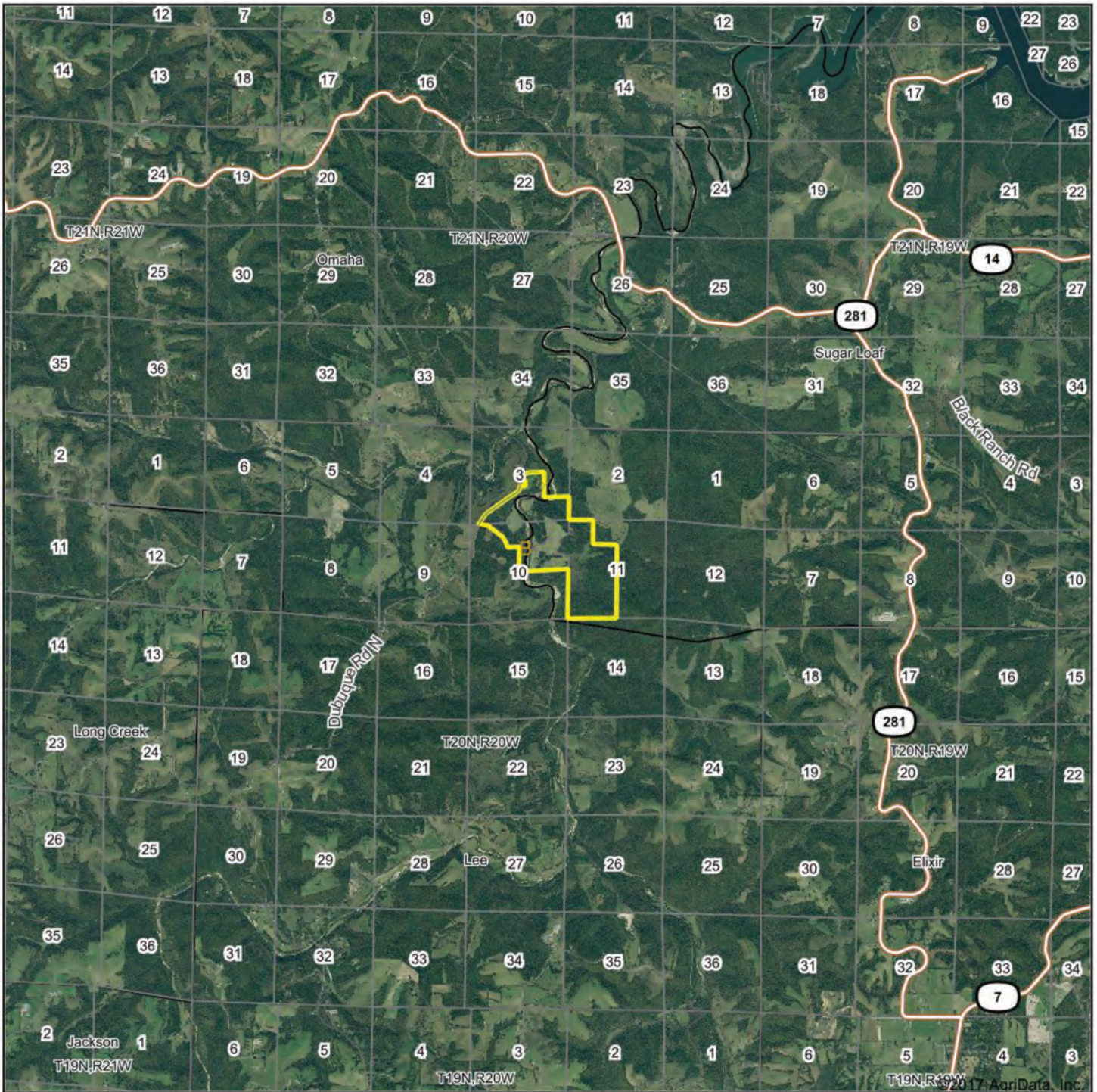
Contact:

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.

PLAT MAP



AERIAL MAP I



Maps Provided By:



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map center: 36° 24' 13.86, -93° 5' 17.99

0ft 8376ft 16752ft

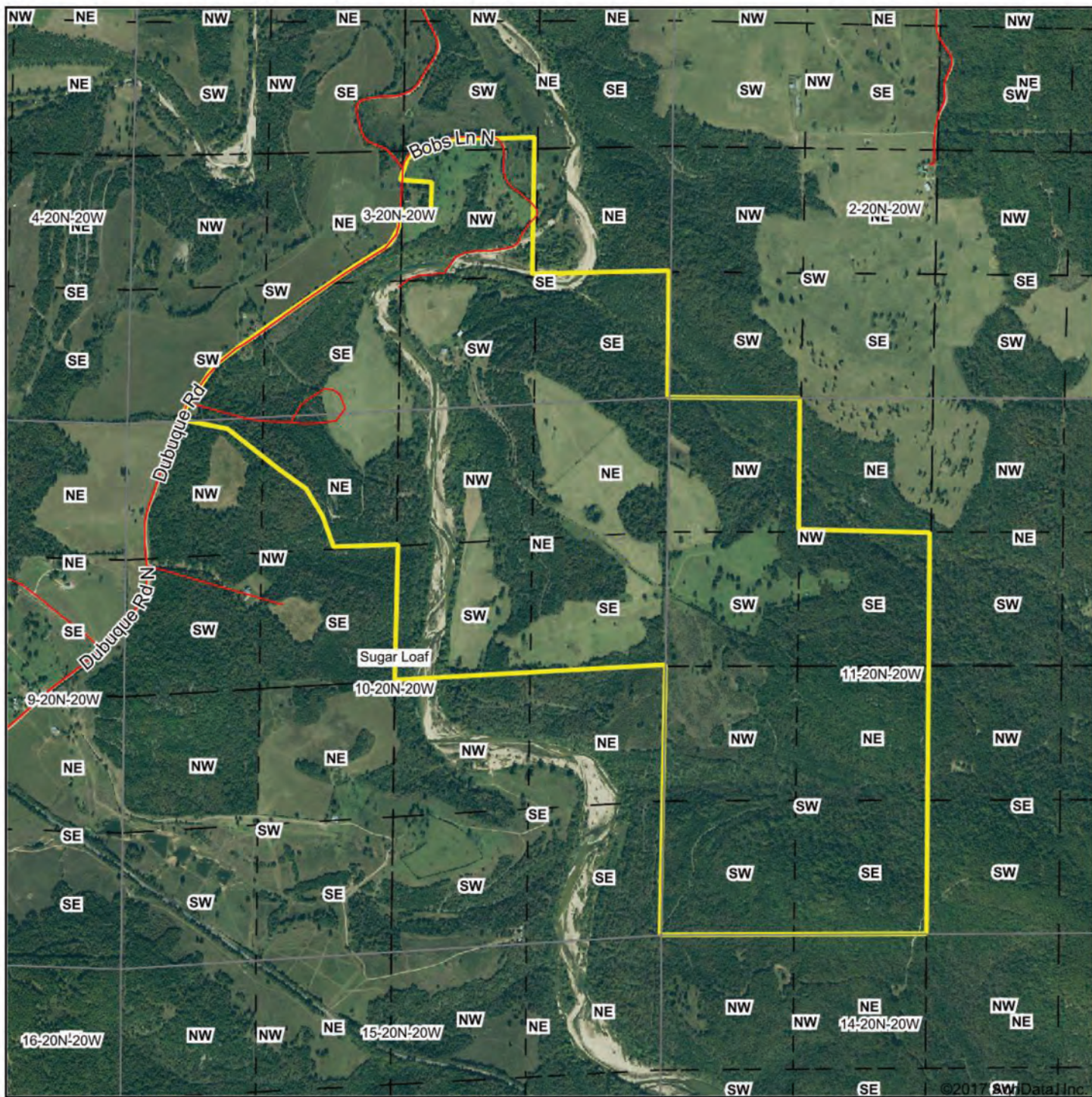
10-20N-20W
Boone County
Arkansas



11/30/2017

Field borders provided by Farm Service Agency as of 5/21/2008.

AERIAL MAP II



Maps Provided By:



map center: 36° 24' 14, -93° 5' 18.34

0ft 1539ft 3077ft

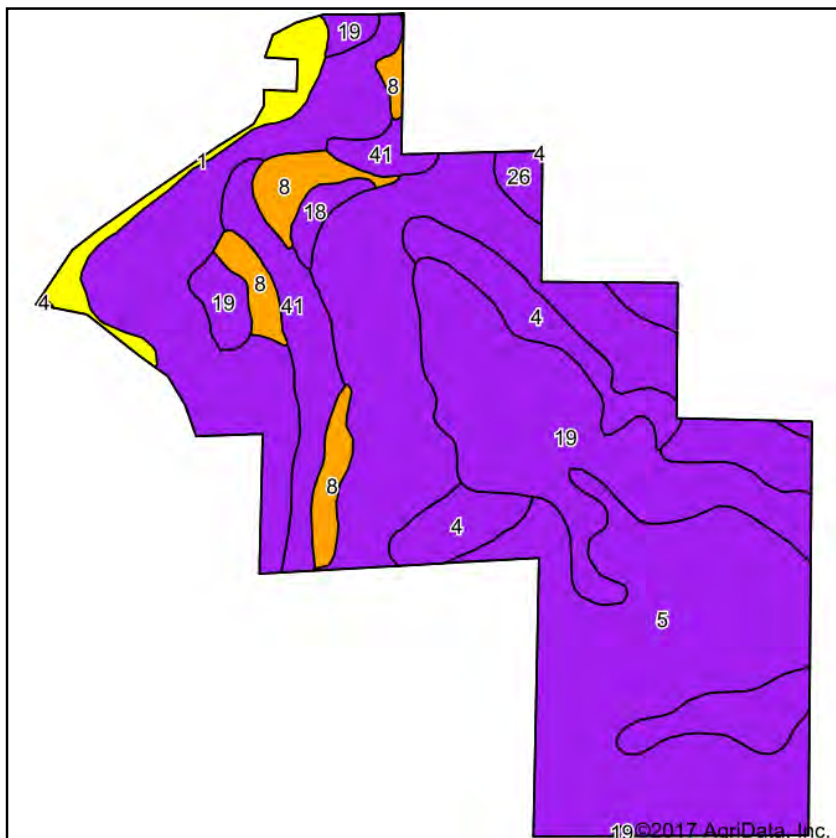
10-20N-20W
Boone County
Arkansas



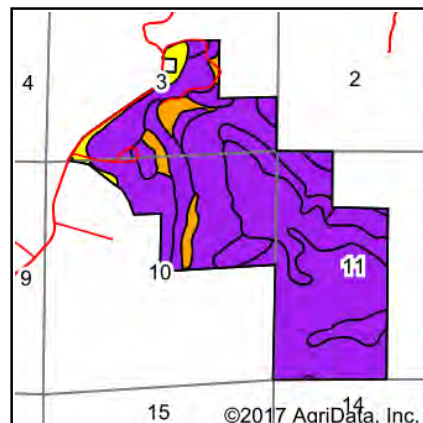
11/30/2017

Field borders provided by Farm Service Agency as of 5/21/2008.

SOIL MAP



Soils data provided by USDA and NRCS.



State: **Arkansas**
 County: **Boone**
 Location: **10-20N-20W**
 Township: **Sugar Loaf**

Date: **11/30/2017**



Maps Provided By:



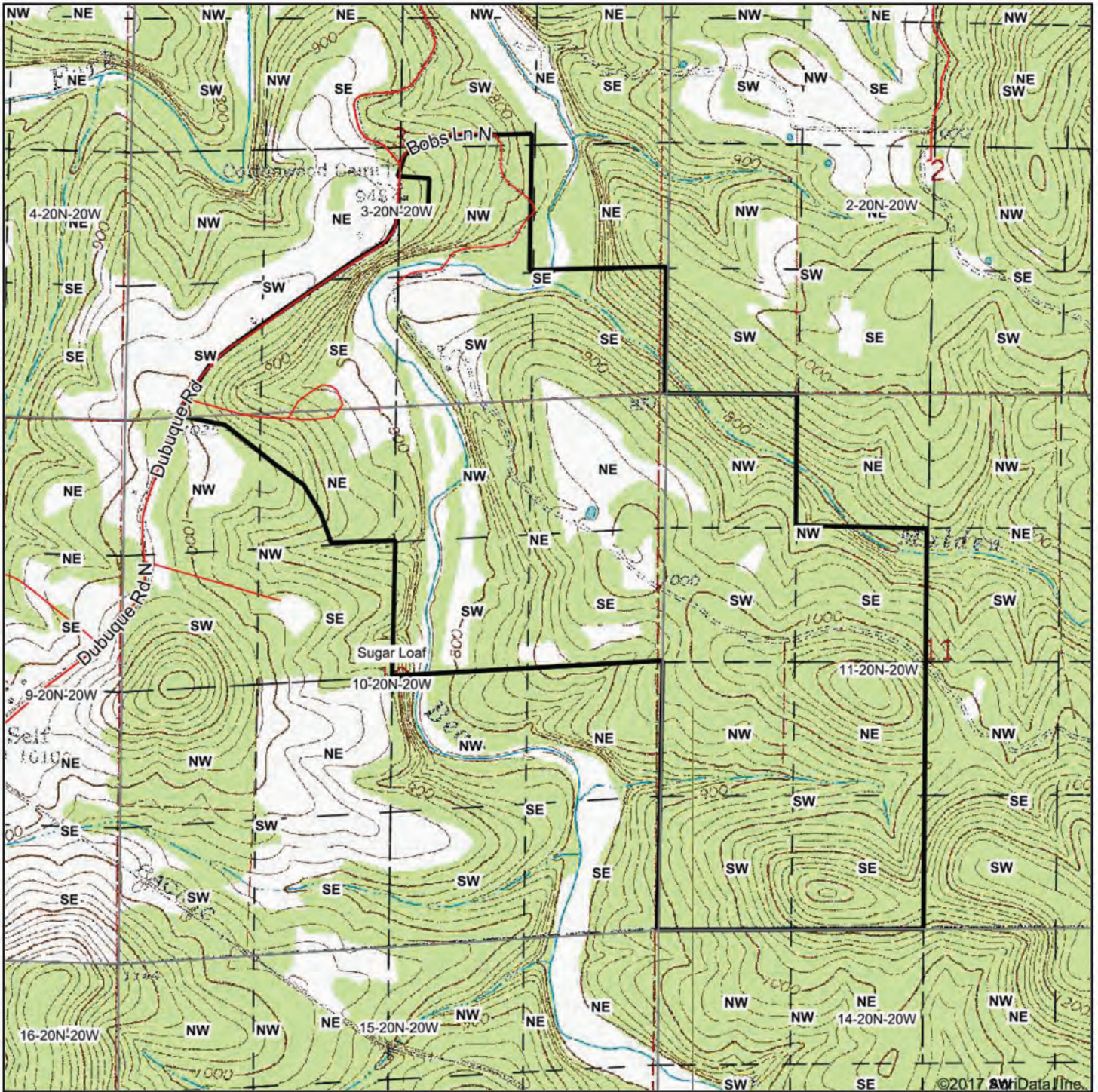
Area Symbol: AR009, Soil Area Version: 16

Code	Soil Description	Acres	Percent of field	Non-Irr Class Legend	Non-Irr Class *c	Common bermudagrass	Improved bermudagrass	Tall fescue
5	Arkana-Moko complex, 20 to 40 percent slopes, very rocky	377.04	58.8%		VIIIs			
19	Gassville very cherty silt loam, 8 to 20 percent slopes	123.54	19.3%		VIIIs			4
4	Arkana-Moko complex, 8 to 20 percent slopes, very rocky	39.87	6.2%		VIe			
41	Razort soils, frequently flooded	37.05	5.8%		Vw			10 10
8	Britwater gravelly silt loam, 3 to 8 percent slopes	29.18	4.6%		IIIe			
1	Arkana cherty silt loam, 3 to 8 percent slopes	18.04	2.8%		IVe	5		5
26	Moko-Rock outcrop complex, 15 to 50 percent slopes	10.87	1.7%		VIIIs			1.5
18	Gassville very cherty silt loam, 3 to 8 percent slopes	5.69	0.9%		VIIs			5
Weighted Average						0.1	1.4	0.7

*c: Using Capabilities Class Dominant Condition Aggregation Method

Soils data provided by USDA and NRCS.

TOPOGRAPHY MAP



map center: 36° 24' 14, -93° 5' 18.34

0ft 1539ft 3077ft

**10-20N-20W
Boone County
Arkansas**



11/30/2017



Maps Provided By:



surety®
CUSTOMIZED ONLINE MAPPING

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Field borders provided by Farm Service Agency as of 5/21/2008.

























MOULTRIE



46°F

MOULTRIECAM

16 APR 2018 12:00 pm



MOULTRIE



62°F

MOULTRIECAM

17 APR 2018 10:50 am



MOULTRIE



46°F

MOULTRIECAM

16 APR 2018 12:00 pm

NOTES

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