



OFFERED FOR SALE

HOGAN CREEK RETREAT

A Cattle Ranch and Recreational Retreat

99 (+/-) Acres • Van Buren 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 Hogan Creek Retreat provides year-round recreational activities and the opportunity to get away from the city for rest and relaxation. The property consists of 99 acres, more or less, located in Van Buren County, just east of Center Ridge. The land consists primarily of improved pasture land, but also has areas of mixed uneven aged hardwoods. The property is perfect for running cattle with the perimeter fenced, working pens, two auto waters, and two shops. The east shop is a total of 9,000 square feet and features an 1,800 square foot labor quarters that is 3 BR / 1 BA. The west shop is 2,700 square feet and is setup for actively working cattle.

In addition to being a working cattle ranch, the property also offers deer and turkey hunting as an added benefit. Fishing opportunities exist in the stocked pond located on the west side of the farm, and Hogan Creek provides a neat area to swim, fish, and float during the summer time.

Resting above Hogan Creek on the south side of the farm is a very nice 2,400 square foot 2018 modular home with 4 bedrooms and 2 bathrooms that completes this offering. The modular home features a modern kitchen that opens up into the living area. There is also a study area that could be converted to a fifth bedroom if one desired. In the event of severe weather, there is a Cozy Cavern storm shelter located behind the mobile home. The farm is easily accessed from a private gated road just off Arkansas State Highway 92.

This year-round recreational retreat is being offered for \$500,000.00. To find out more about the Hogan Creek Retreat, or to schedule a property tour please contact Gardner Lile of Lile Real Estate, Inc. at 501-374-3411.

Location:

Center Ridge, Arkansas; Van Buren County; Northern Central Region of Arkansas

Mileage Chart

Conway	27 miles
Searcy	48 miles
Little Rock	58 miles

Acreage:

99 +/- acres

PROPERTY SUMMARY

Improvements: 2,400 +/- Square Foot Nice 2018 Modular Home

- 4 BR / 2 BA
- Study area that could be converted to another bedroom
- Modern Kitchen
- Septic Tank
- City Water
- Open Concept Living Room

9,000 +/- Square Foot Wood Beam Barn

- 1,800 Square Foot Labor Quarters
 - 3 BR / 1 BA
 - Full kitchen
- 1,800 SF lean-to

2,700 Square Foot Steel Beam Shop

- 1,200 SF lean-to

Cozy Cavern storm shelter

Access: Private gated road off Arkansas State Highway 92

Real Estate Taxes:	Parcel Number	Acreage	Est. Real Estate Tax
	0000-05531-0000	19.43	\$491.00
	0000-05526-0100	79.24	\$112.14
	Total	98.67	\$603.14

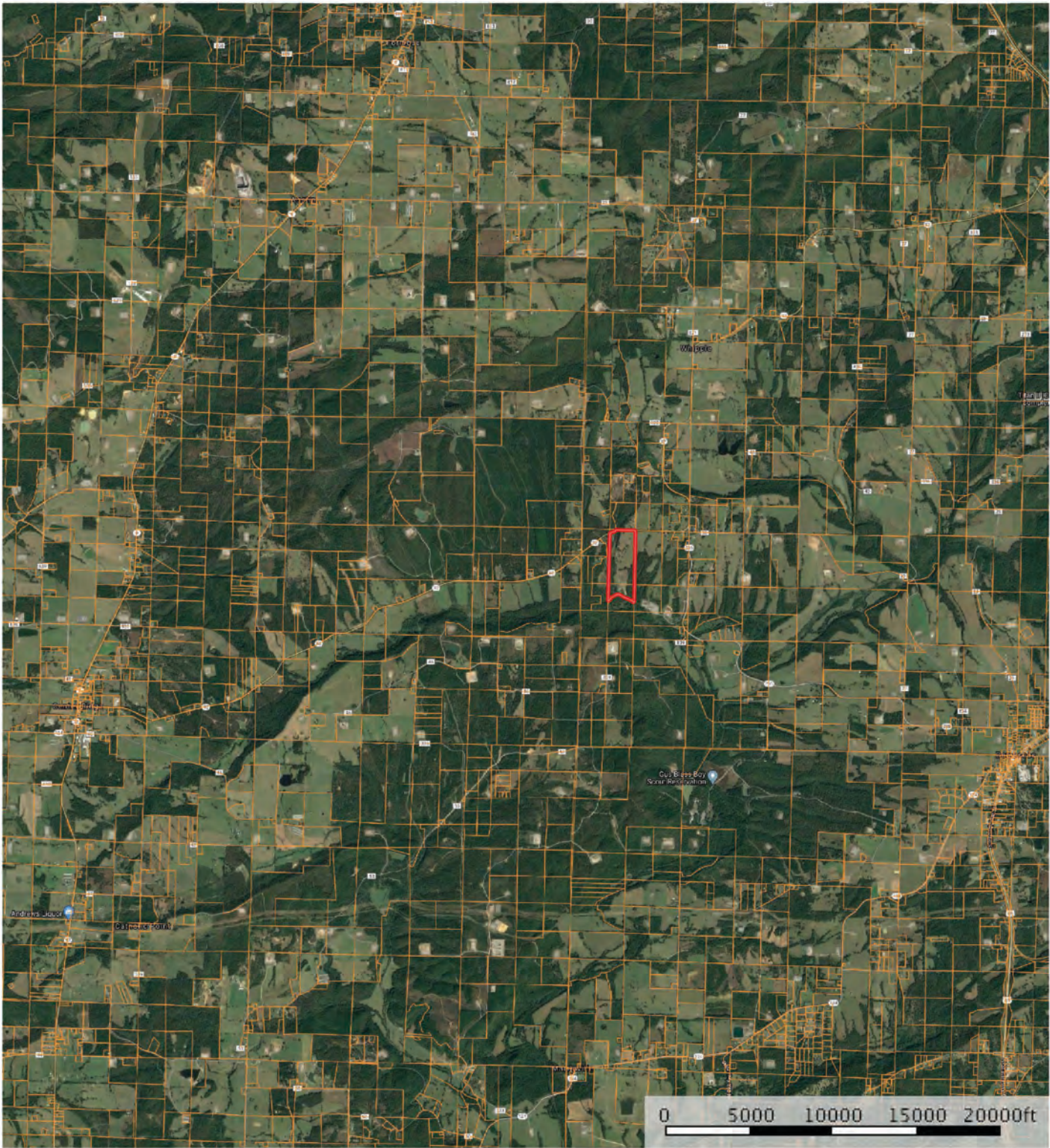
Mineral Rights: No mineral rights shall convey with the property.

Recreation: Deer, turkey, and squirrel hunting opportunities exist on the farm. Great fishing exists in the stocked pond.

Offering Price: \$500,000.00

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

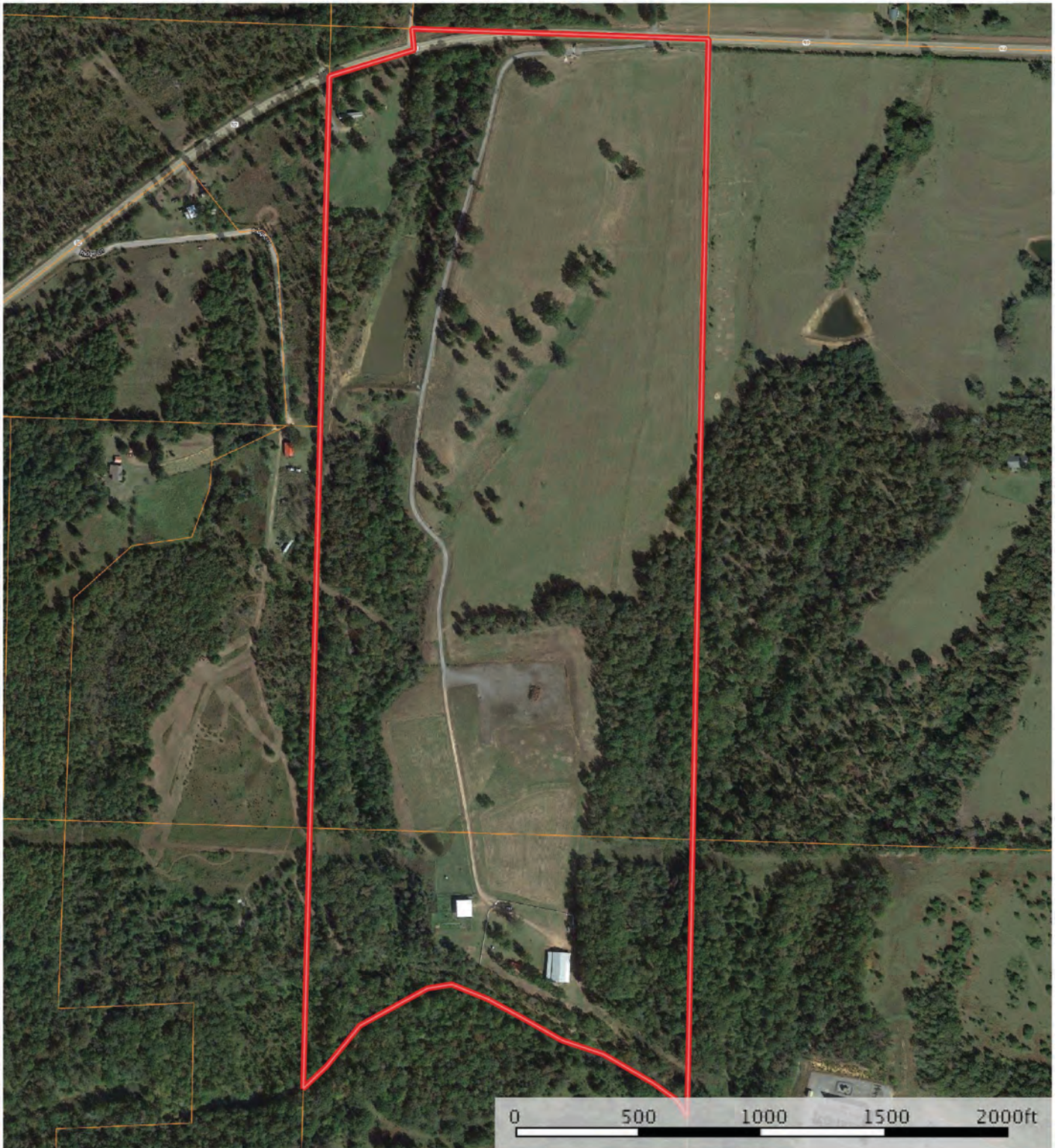


 Boundary

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

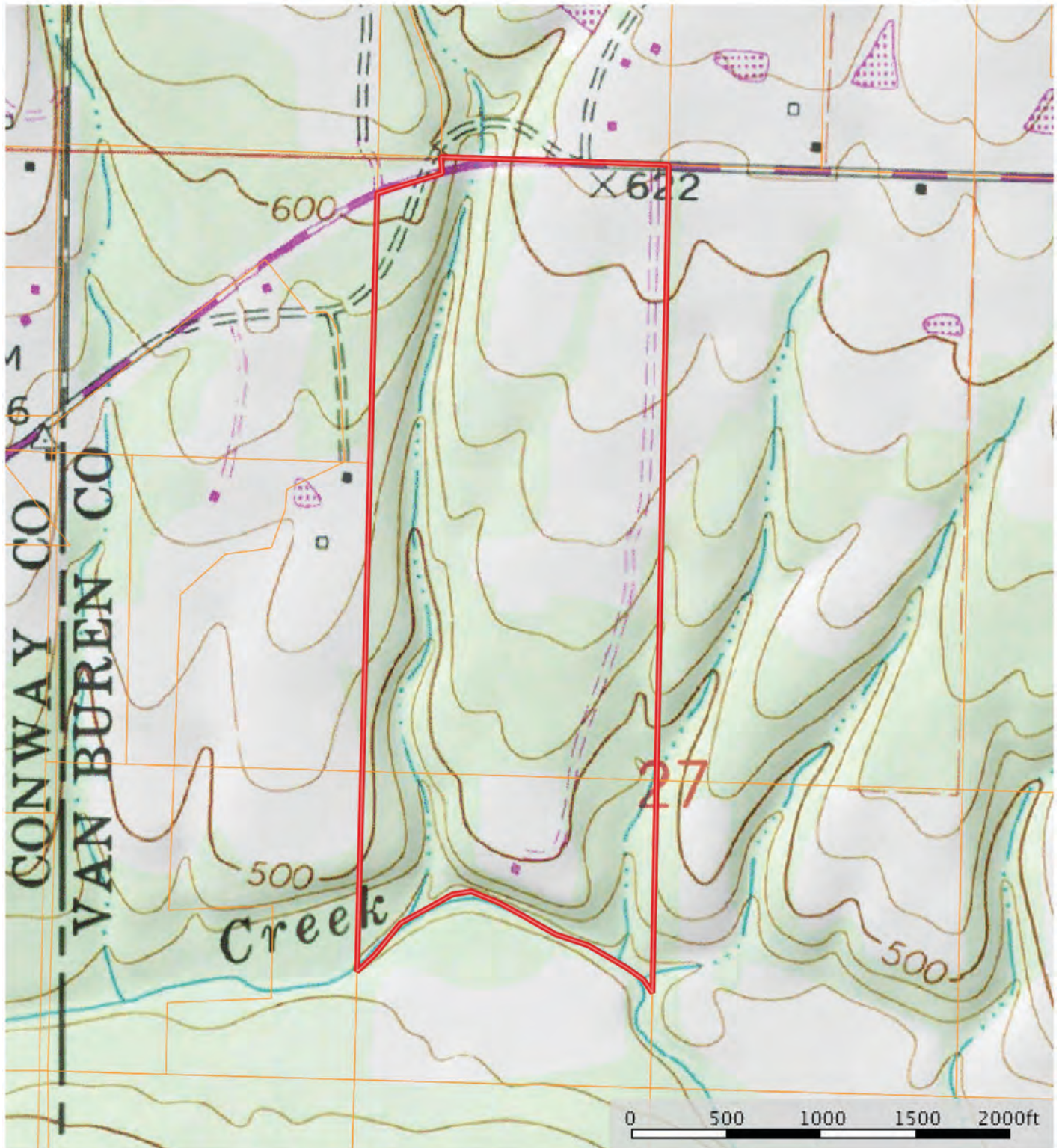


 Boundary

Sindy Cruthis

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TOPOGRAPHY MAP



Boundary

Sindy Cruthis

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SOIL MAP



 Boundary

Sindy Cruthis

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SOIL MAP KEY

I Boundary 96.2 ac

SOIL CODE	SOIL DESCRIPTION	ACRES	%	CAP
29	Steprock-Linker complex, 3 to 8 percent slopes	7.2	7.47	4e
30	Steprock-Mountainburg complex, 3 to 8 percent slopes	28.5	29.63	4e
31	Steprock-Mountainburg complex, 8 to 20 percent slopes	52.9	54.98	6s
12	Kenn-Ceda complex, 0 to 3 percent slopes, frequently flooded	7.6	7.92	5w
TOTALS		96.2	100%	5.18

Capability Legend

Increased Limitations and Hazards

Decreased Adaptability and Freedom of Choice Users

Land, Capability



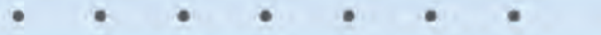
'Wild Life'



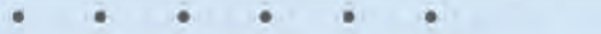
Forestry



Limited



Moderate



Intense



Limited



Moderate



Intense



Very Intense



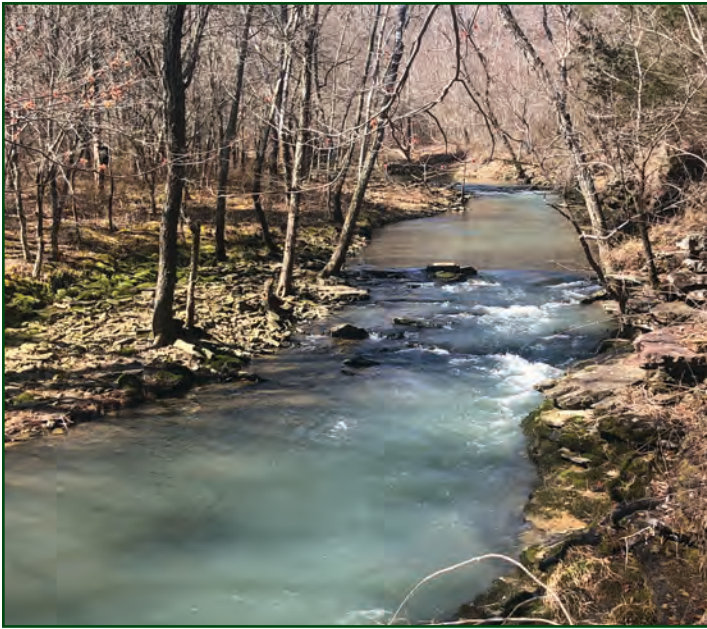
Grazing Cultivation

(c) climatic limitations (e) susceptibility to erosion

(s) soil limitations within the rooting zone (w) excess of water















NOTES

[illegible]



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