



OFFERED FOR SALE

# GREENBRIER 40

A Land Investment & Residence  
40 (+/-) Acres • Faulkner County, Arkansas



**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.

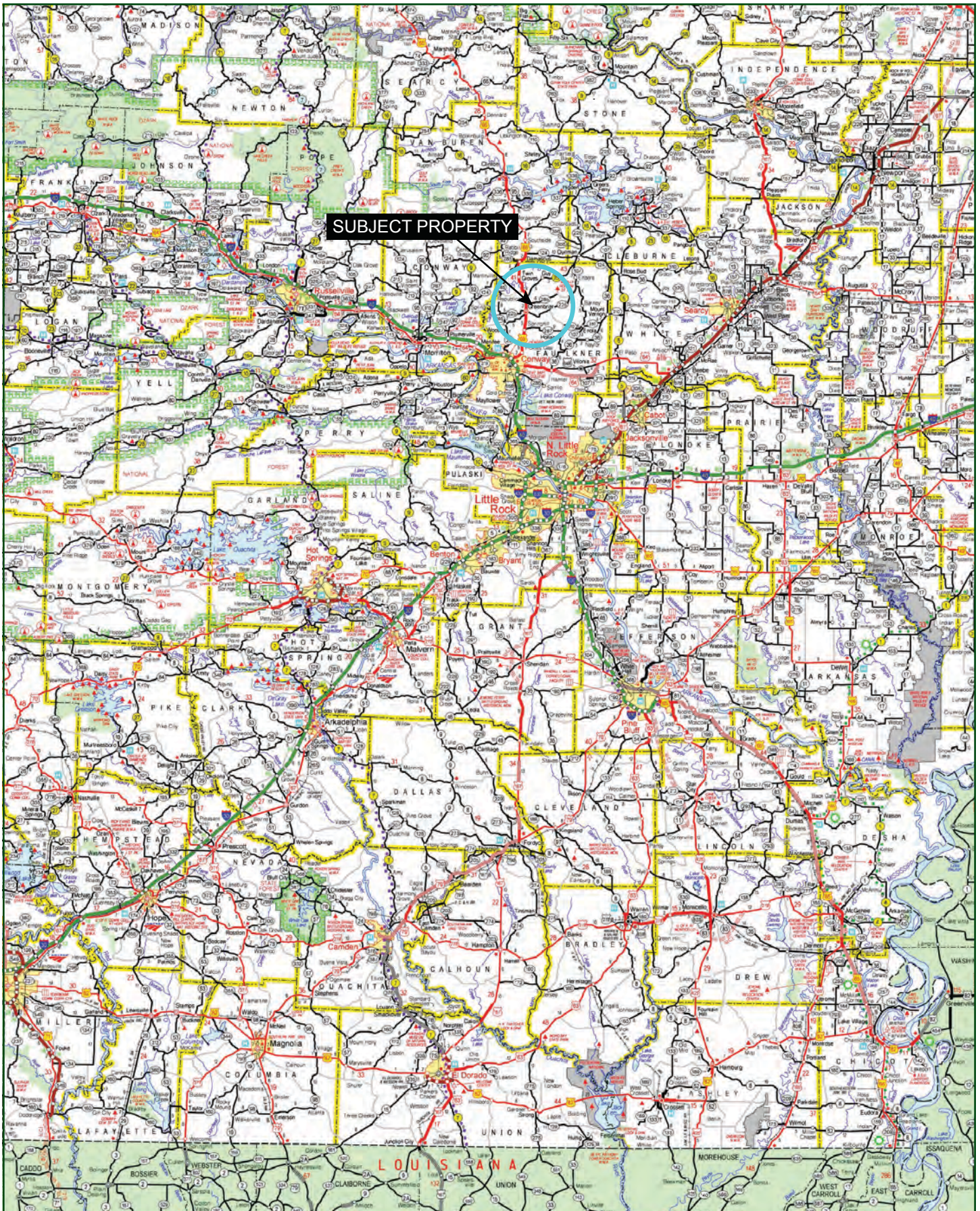
A representative of Lile Real Estate, Inc. must be present to conduct a showing. The management of Lile Real Estate, Inc. respectfully requests that interested parties contact us in advance to schedule a proper showing and do not attempt to tour or trespass on the property on their own. Thank you for 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 Greenbrier 40 property consists of 40 acres, more or less, in one contiguous tract located in Faulkner County inside the northern boundary of the city limits of Greenbrier. The majority of the land is an open field with roughly 5 acres in timber along the northern boundary of the property. There is approximately 1,300 feet of frontage on Lieblong Road. The property could be used as a private home site or retreat home with space to have livestock, or it could be further developed as a residential neighborhood. Fishing opportunities could exist as there are two small, unfilled ponds located in the southeast and southwest corners of the property.

There is a 3 bedroom/2.5 bathroom 2,400 square foot home and a 30x40 shop located in the top northwest corner of the property. The spacious and open layout presents clear overlook views to the south towards the city of Greenbrier. When leaves are off in the fall/winter, there are overlook views to the north. The property is surrounded by a barbed-wire fence on the boundaries.

The home and farm are located .75 miles east of AR 65 on Lieblong Road. There is a long gravel private driveway from Lieblong Road leading to the top of the property where the house and shop are located.

This spacious farm and homesite is being offered for \$550,000. To find out more about the Greenbrier 40 Farm, or to schedule a property tour, please contact Robert Moery of Lile Real Estate, Inc. at 501-516-5067.

### Location:

Greenbrier, Arkansas; Faulkner County; North Central Region of Arkansas

#### Mileage Chart

Conway	14 miles
Greers Ferry Lake	31 miles
Little Rock	42 miles

### Acreage:

40 +/- acres

### Access:

42 Lieblong Road on the southern border of the property

## PROPERTY SUMMARY

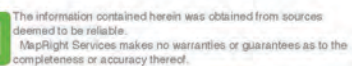
<b>Improvements:</b>	2,400 +/- Square Foot Home <ul style="list-style-type: none"><li>• 3 BR / 2.5 BA</li><li>• Kitchen</li><li>• Septic / Well</li><li>• Living Room with wood fireplace</li><li>• Scenic views</li></ul>
<b>Real Estate Taxes:</b>	\$915 Annually
<b>Mineral Rights:</b>	All mineral rights owned by the Seller, if any, shall transfer to the Buyer.
<b>Offering Price:</b>	\$550,000.00
<b>Contact:</b>	Any questions concerning this offering, or to schedule a property tour should be directed to Robert Moery (mobile: 501-516-5067) of Lile Real Estate, Inc.

AERIAL MAP I

## Arkansas, AC +/-



**Sindy Cruthis**





## AERIAL MAP II

Greenbrier 40  
Arkansas, AC +/-



Boundary

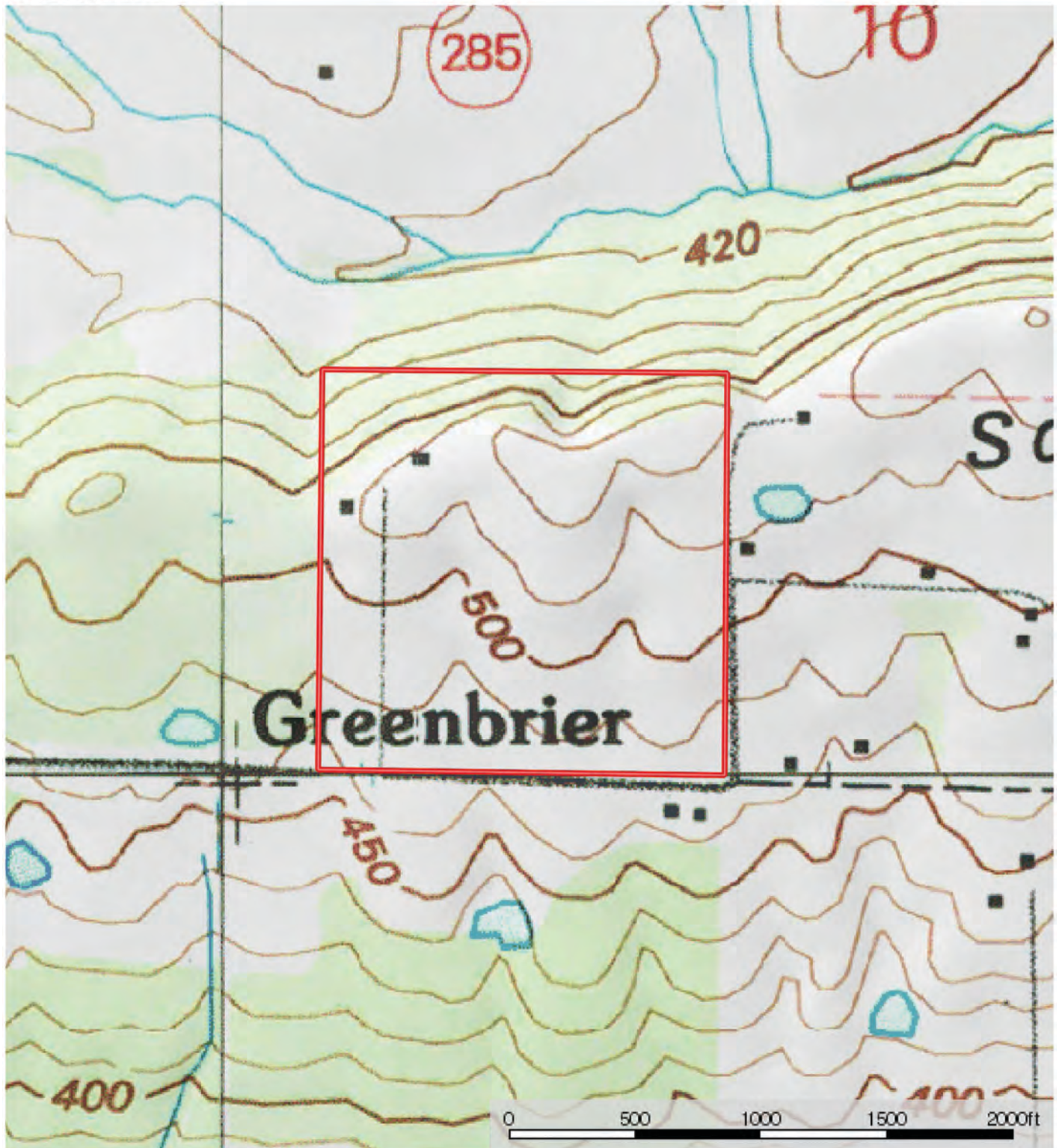
Sindy Cruthis

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

Greenbrier 40  
Arkansas, AC +/-



Boundary

Sindy Cruthis

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NOTES

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