



OFFERED FOR SALE

LAND'S END WEST

A Recreational Investment Opportunity

417.78 (+/-) Acres • Pulaski 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.

The map displays the state of Arkansas with its county boundaries. Major cities and towns are labeled, including Little Rock, Conway, Searcy, and Fayetteville. A black box with the text "SUBJECT PROPERTY" is centered over the city of Little Rock. A blue circle and an arrow point to a specific location within the city, near the intersection of major roads.

PROPERTY SUMMARY

Description:

Land's End West offers a unique opportunity to own a private recreational property with very close proximity to the Little Rock metro area. The property consists of two tracts that total 417.78 acres, more or less, located in Pulaski County, south of the Scott community. The two tracts can be sold together or in two separate tracts. Land's End West is located roughly 24 miles from downtown Little Rock and is situated less than a mile from the Arkansas River. Approximately 314 acres are enrolled in the Wetland Reserve Program, and 117 acres planted in mixed species red oaks were formerly enrolled in the Conservation Reserve Program. The properties consist of two moist soil units, a slough, and other sites that hold water that present great duck hunting potential. There are also numerous deer stands over food plots throughout the property that make it a turn-key deer hunting property. There is a 1.5 acre out holding in the southeast corner of the easternmost tract, fronting on Arkansas Highway 161, that is the perfect place to build a house or hunting lodge. In addition to deer and duck hunting, there are fishing and water sport opportunities nearby on the river. The two tracts are located on the west side of Arkansas State Highway 161. The property is accessible via a private gravel road that makes up the southern boundaries of both tracts.

Land's End West is being offered for \$2,500.00 per surveyed acre as a whole or as individual tracts. To find out more about Land's End West, or to schedule a property tour, please contact Gar Lile or Robert Moery of Lile Real Estate, Inc. at 501-374-3411.

Location:

Scott, Arkansas; Pulaski County; Eastern Central Region of Arkansas

Mileage Chart

England, AR	12 Miles
Little Rock, AR	24 Miles
Stuttgart, AR	38 Miles

Acreage:

417.78 +/- acres

Access:

Arkansas State Highway 161 and a private gravel road

Real Estate Taxes:

Tract #	Parcel Number	Acreage	Est. Real Estate Tax
1	15R0310000600	160.00	\$1,521.25
2	25R0360000100	98.62	\$210.31
2	15R0310000102*	154.21	\$346.04
Total		412.83	\$2,077.60

* This parcel includes other acreage. This is an estimated proration of the acreage included in this offering.

PROPERTY SUMMARY

Mineral Rights:	All mineral rights owned by the Seller, if any, shall transfer to the Buyer.
Recreation:	Excellent deer and duck hunting opportunities exist on the property in addition to fishing and water sports on the Arkansas River.
Offering Price:	\$1,044,450.00 (\$2,500.00 per acre)
Contact:	Any questions concerning this offering, or to schedule a property tour should be directed to Gar Lile or Robert Moery of Lile Real Estate, Inc. at 501-374-3411.

AERIAL MAP I

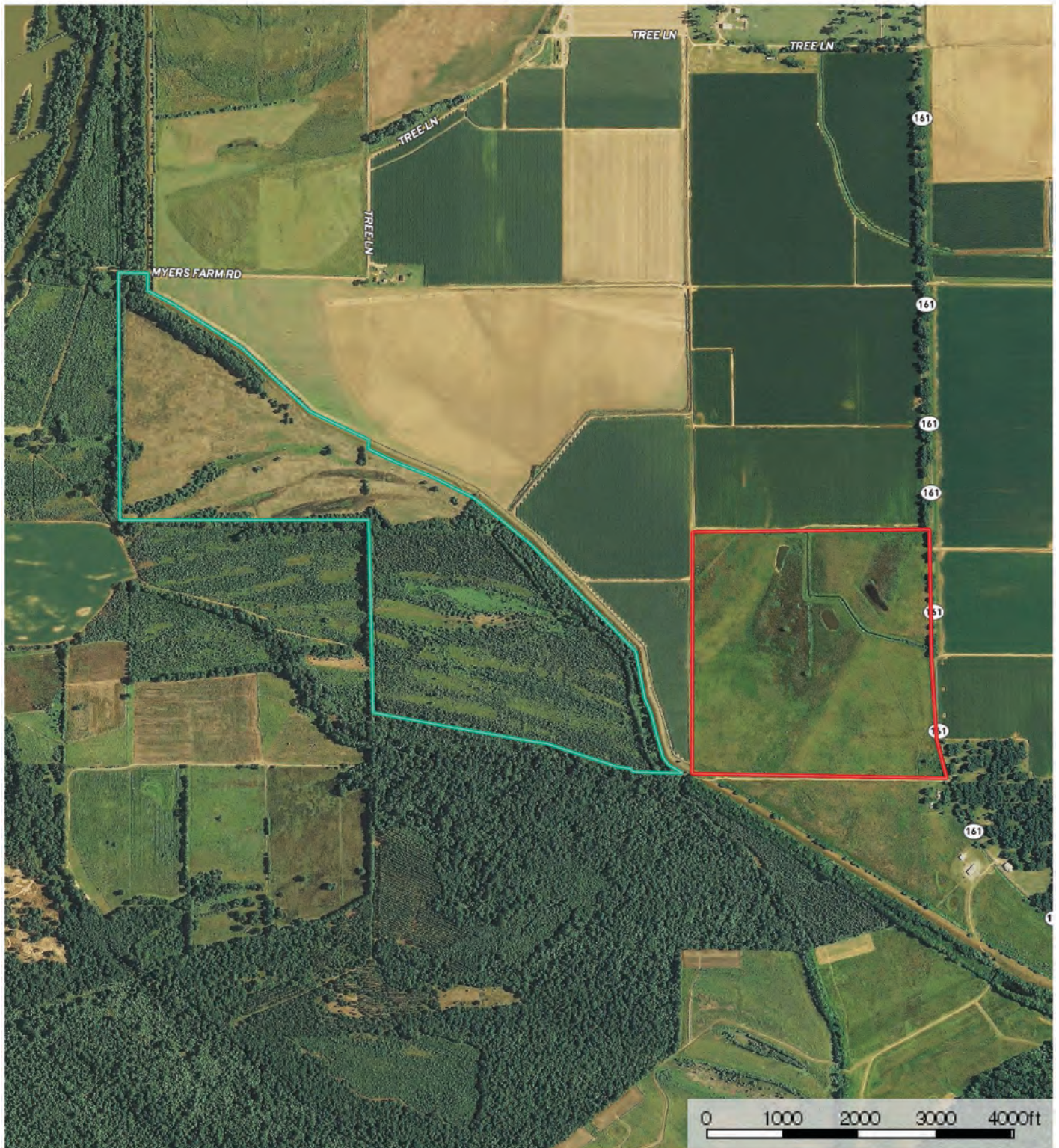


Boundary 2 Boundary

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

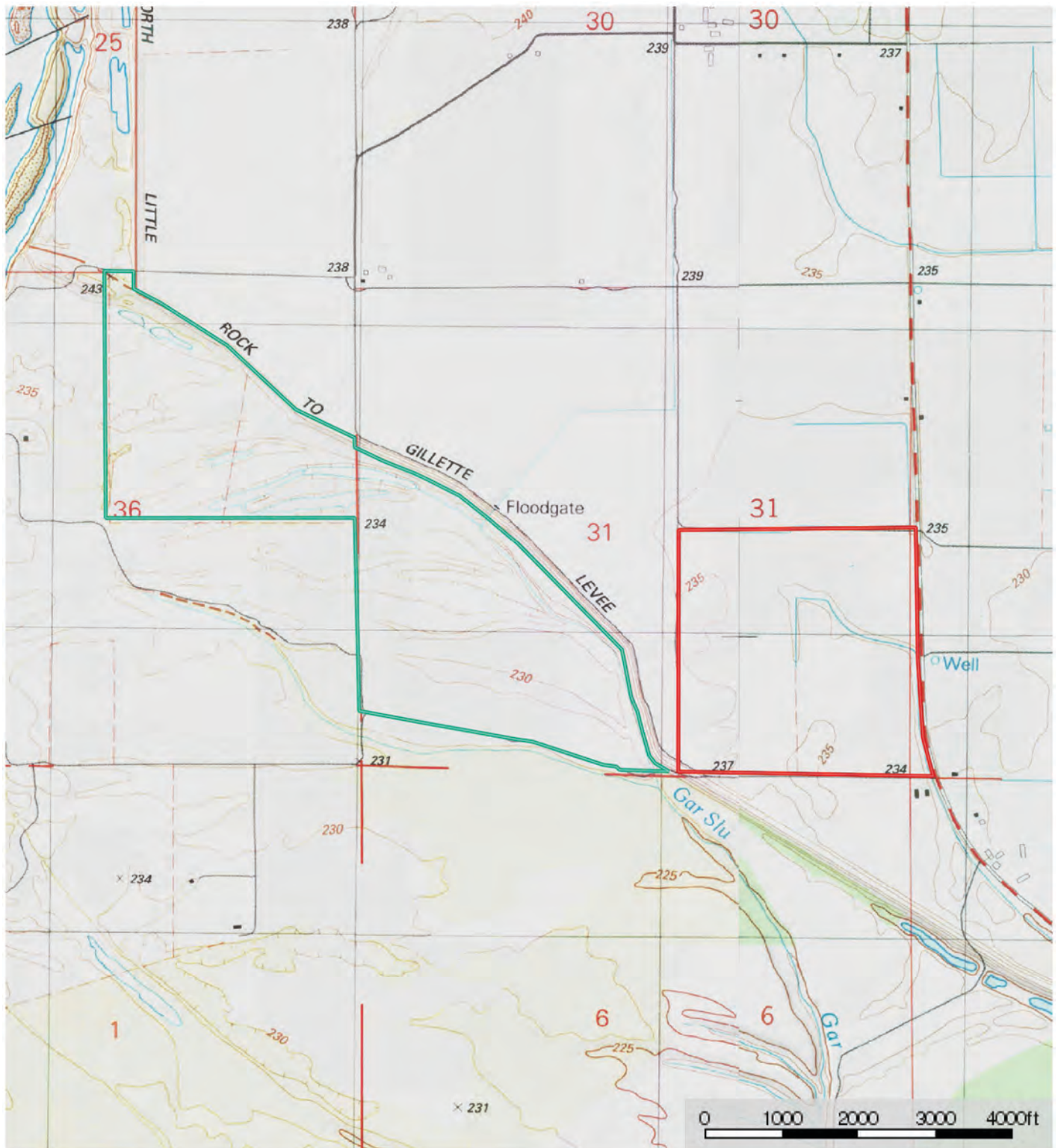


Boundary 2 Boundary

Sindy Cruthis

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TOPOGRAPHY MAP

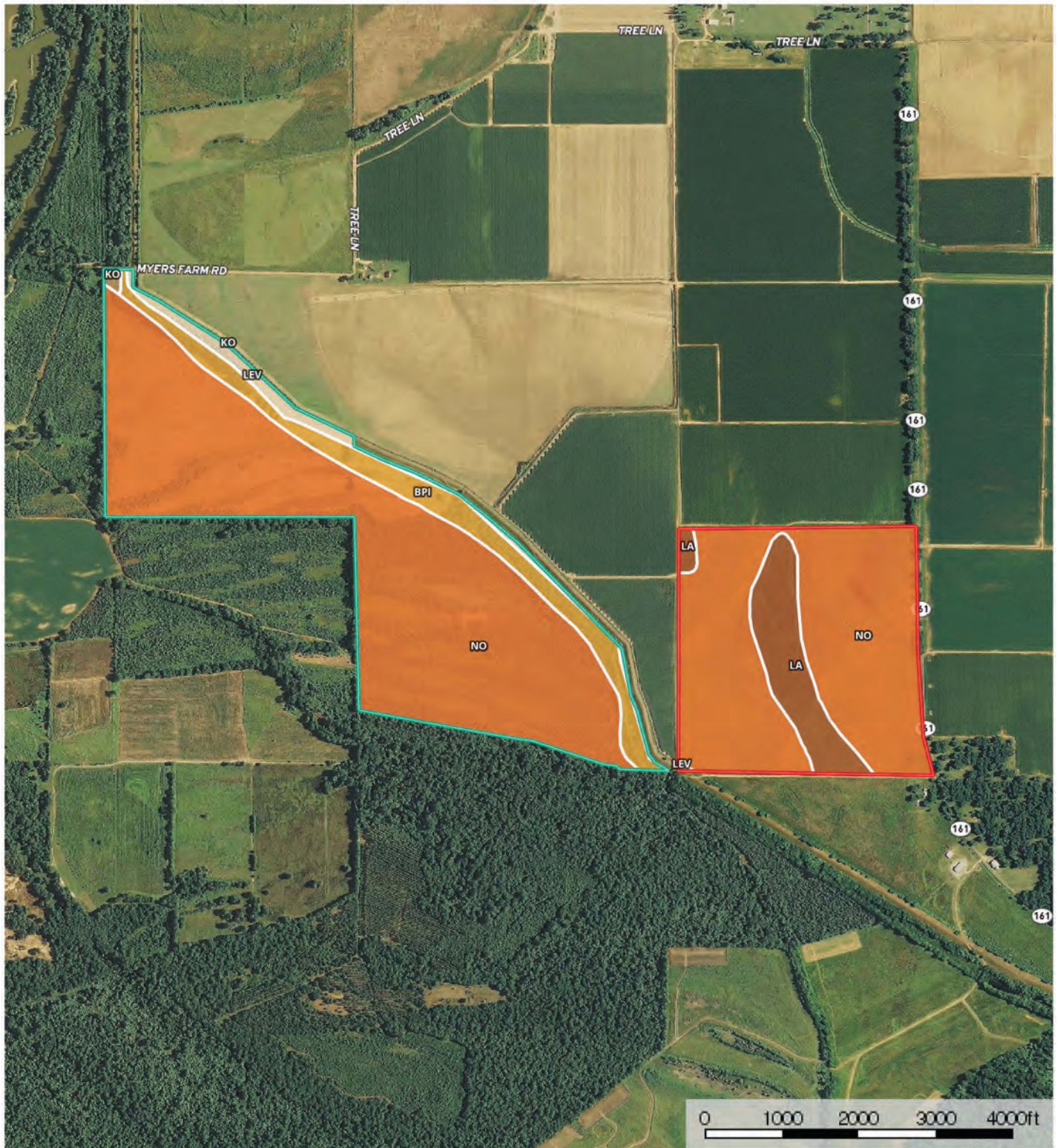


Boundary 2 Boundary

Sindy Cruthis

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SOIL MAP



Boundary 2 Boundary

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SOIL MAP KEY

SOIL CODE	SOIL DESCRIPTION	ACRES	%	CAP
Ko	Keo silt loam, 0 to 1 percent slopes, rarely flooded	0.9	0.22	1
No	Norwood silty clay loam	340.0	81.38	1
LEV	Levee	11.6	2.78	-
BPI	Pits, borrow	35.8	8.56	-
La	Latanier silty clay	29.5	7.06	3w
TOTALS		417.8	100%	1.03

Capability Legend

Increased Limitations and Hazards

Decreased Adaptability and Freedom of Choice Users

Land, Capability

								
	1	2	3	4	5	6	7	8
'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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