



OFFERED FOR SALE

BUFFALO RIVER RESERVE

A Recreational and Timberland Investment Opportunity

80 (+/-) Total Acres • Searcy County, Arkansas

OFFERED BY



AGRICULTURE | RECREATION | TIMBERLAND

Traditional Brokerage + Sealed Bids + Consulting

LICENSED IN ARKANSAS, LOUISIANA, MISSISSIPPI, TEXAS AND TENNESSEE



DISCLOSURE STATEMENT

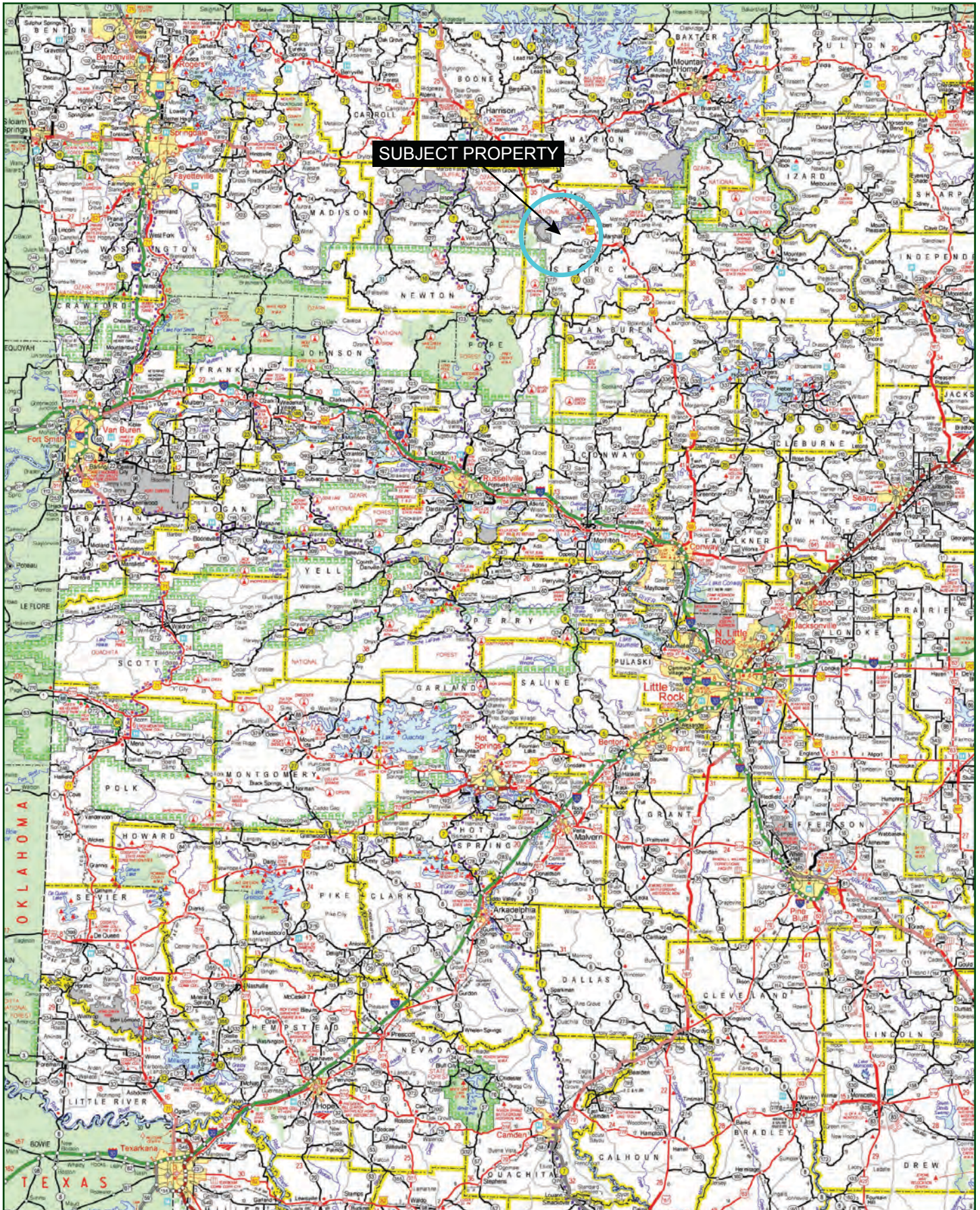
Lile Real Estate, Inc. is the listing agency for the owner of the property described within this offering brochure.

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

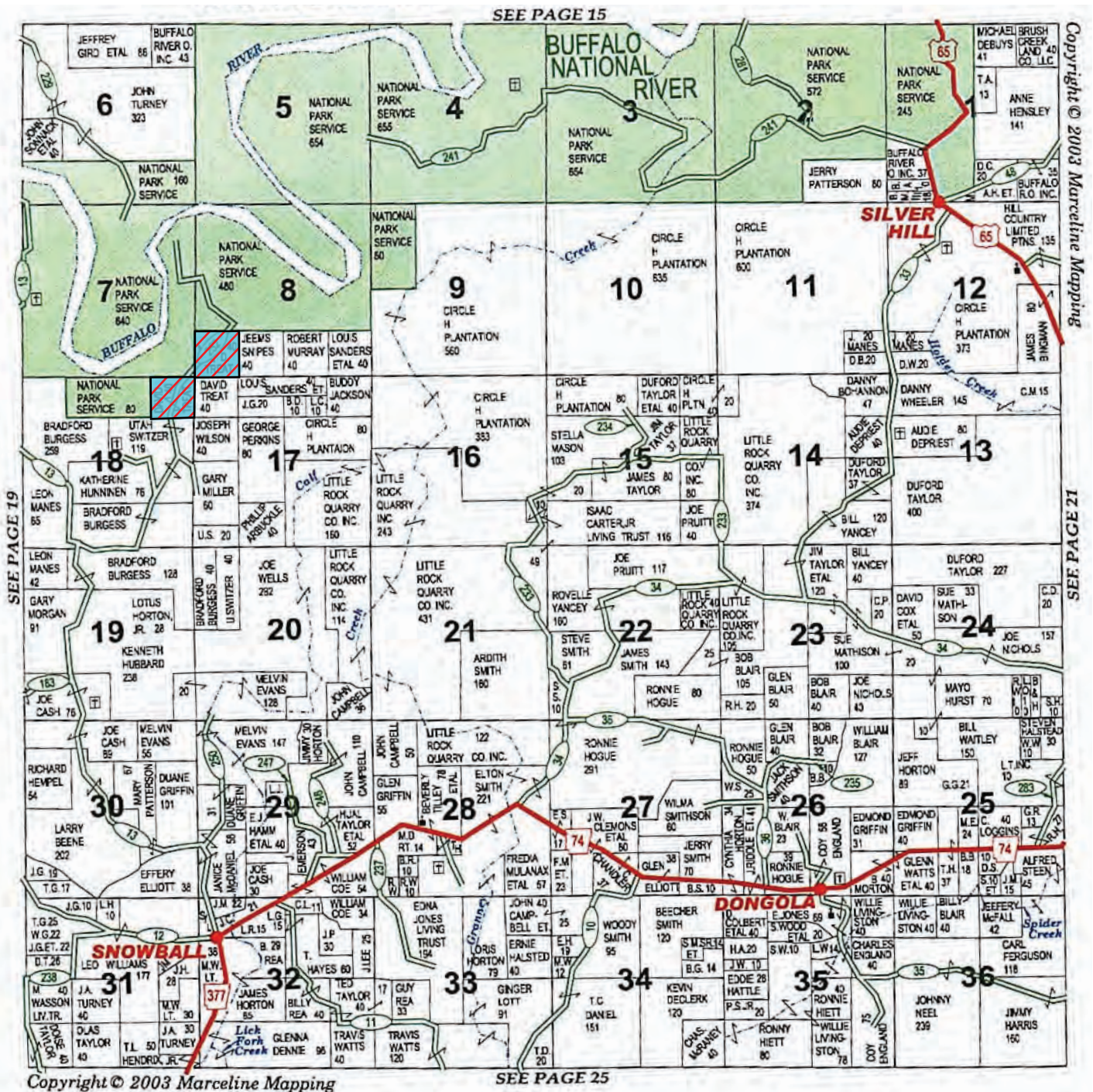


PROPERTY SUMMARY

Description:	<p>The Buffalo River Reserve property consists of 80 +/- acres offering a good recreational and timberland investment opportunity located in Searcy County, Arkansas just 4 miles north of the community of Snowball. The property borders the Buffalo River National Park, and provides year-round use from hunting to hiking, as well as additional recreational opportunities on the Buffalo River nearby. A neat feature of the property is that the county road, Love Hensley Road, that bisects the property ends just over a half mile north of the property at the Buffalo River. This part of the river has a great pool that offers fishing, canoeing, and swimming. The property also offers deer and turkey hunting, and has great access from Love Hensley Road.</p> <p>Any questions concerning this offering, or to schedule a property tour should be directed to Gardner Lile (mobile: 501-658-9275) of Lile Real Estate, Inc.</p>										
Location:	<p>Snowball, Arkansas; Searcy County, Northern Central Region of Arkansas</p> <p>Mileage Chart</p> <table><tr><td>Marshall</td><td>16 miles</td></tr><tr><td>Harrison</td><td>46 miles</td></tr><tr><td>Conway</td><td>83 miles</td></tr><tr><td>Little Rock</td><td>114 miles</td></tr><tr><td>Fayetteville</td><td>121 miles</td></tr></table>	Marshall	16 miles	Harrison	46 miles	Conway	83 miles	Little Rock	114 miles	Fayetteville	121 miles
Marshall	16 miles										
Harrison	46 miles										
Conway	83 miles										
Little Rock	114 miles										
Fayetteville	121 miles										
Acreage:	80 +/- total acres										
Access:	The property has great access from Highway 252.										
Utilities:	Water is available. Electricity could be extended. Septic tank estimate: \$5,000.00.										
Real Estate Taxes:	\$89.00 (Estimated)										
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:	REDUCED TO \$190,000.00 (\$2,375.00 per acre), reduced from \$200,000.00 (\$2,500.00 per acre)										
Contact:	Any questions concerning this offering, or to schedule a property tour should be directed to Gardner Lile (mobile: 501-658-9275) of Lile Real Estate, Inc.										

OWNERSHIP MAP

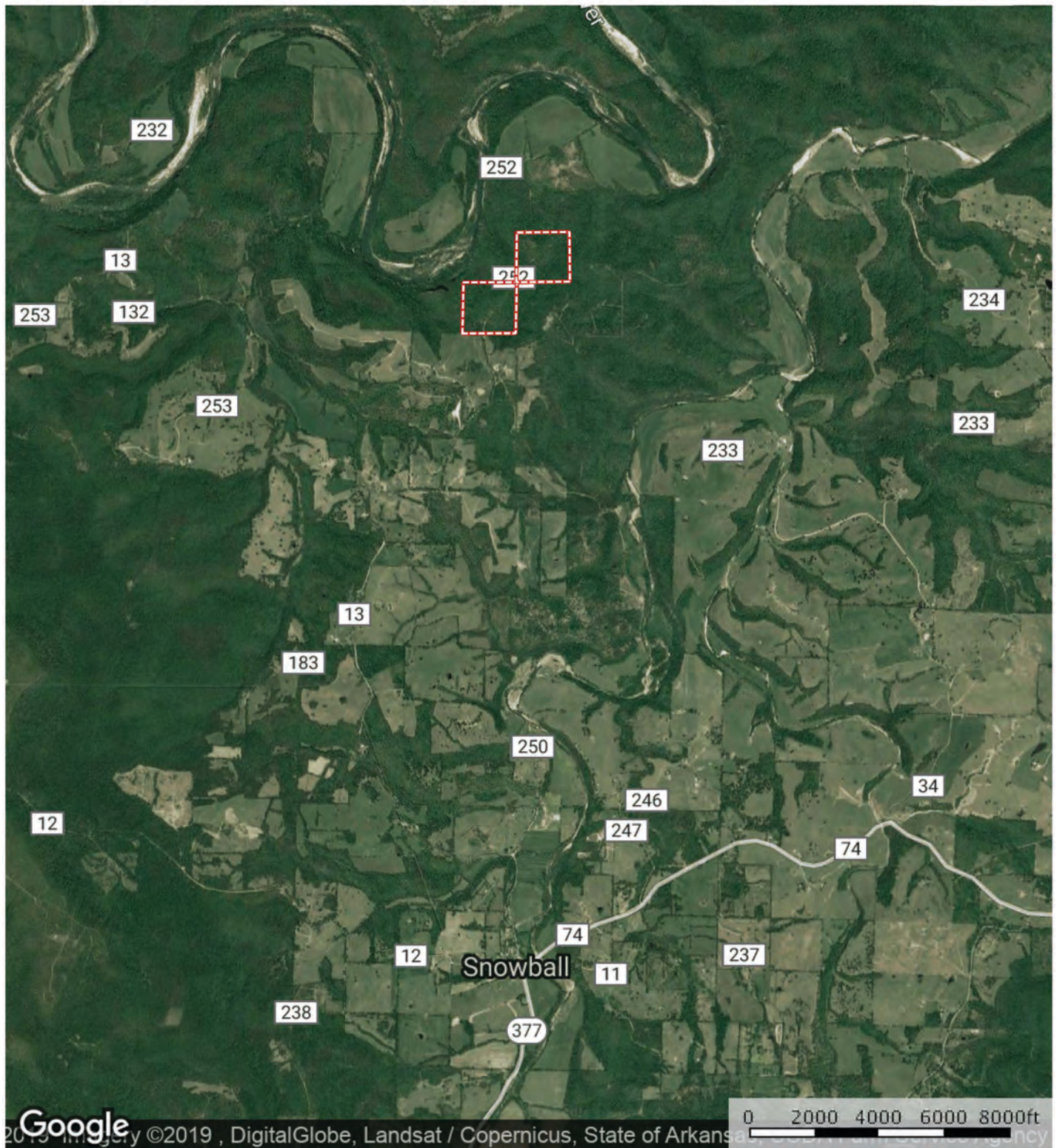
TOWNSHIP 15N • RANGE 17W



AERIAL MAP I


Cook 80

Arkansas, AC +/-



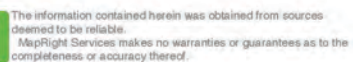
 Boundary

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

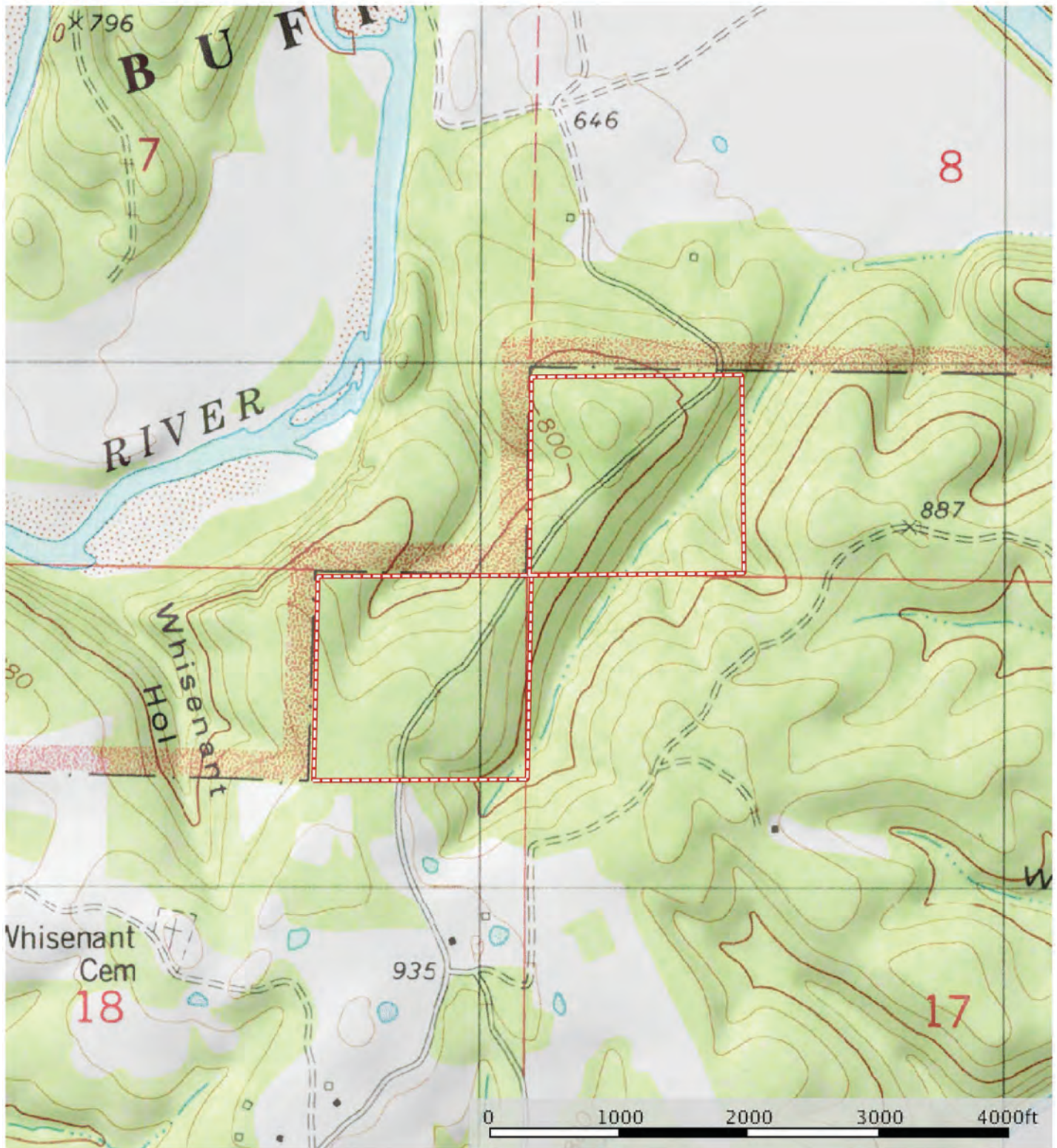
Arkansas, AC +/-



TOPOGRAPHY MAP

Cook 80

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.

SOIL MAP

Cook 80

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.

SOIL MAP KEY

I All Polygons 77.2 ac

SOIL CODE	SOIL DESCRIPTION	ACRES	%	CAP
62DE	Noark very gravelly silt loam, 8 to 20 percent slopes	17.2	22.34	6e
14F	Clarksville very gravelly silt loam, 20 to 50 percent slopes	43.1	55.89	7s
62C	Noark very gravelly silt loam, 3 to 8 percent slopes	15.0	19.44	4e
36DE	Linker-Mountainburg complex, 8 to 20 percent slopes, very rocky, extremely stony	1.8	2.33	6e
TOTALS		77.2	100%	6.17

I Boundary 39.2 ac

SOIL CODE	SOIL DESCRIPTION	ACRES	%	CAP
62DE	Noark very gravelly silt loam, 8 to 20 percent slopes	7.9	20.08	6e
14F	Clarksville very gravelly silt loam, 20 to 50 percent slopes	14.5	37.05	7s
62C	Noark very gravelly silt loam, 3 to 8 percent slopes	15.0	38.29	4e
36DE	Linker-Mountainburg complex, 8 to 20 percent slopes, very rocky, extremely stony	1.8	4.58	6e
TOTALS		39.2	100%	5.6

I Boundary 38.0 ac

SOIL CODE	SOIL DESCRIPTION	ACRES	%	CAP
62DE	Noark very gravelly silt loam, 8 to 20 percent slopes	9.4	24.67	6e
14F	Clarksville very gravelly silt loam, 20 to 50 percent slopes	28.6	75.33	7s
TOTALS		38.0	100%	6.75

BUFFALO NATIONAL RIVER



Photo Source: <http://buffaloriverfun.com>

The Buffalo National River became the first national river in the United States in 1972. It is one of the few remaining free-flowing, undammed rivers in the lower 48 states. The Buffalo National River encompasses 135 miles of the 150-mile river. The Buffalo River begins in the Boston Mountains and flows through Newton, Searcy, and Marion Counties before flowing into the White River in Baxter County. It offers year-round recreational activities, scenic views, and a diverse ecosystem.

The Buffalo National River and Park is one of Arkansas' leading tourist destinations, averaging more than 800,000 visitors per year. The river offers water activities including fishing and floating, while the park offers camping, designated horseback riding trails, and more than 100 miles of hiking trails. The river has more than fifty recorded species of fish, including smallmouth bass and catfish. The park is home to animals such as beavers, raccoons, deer, elk, and black bear. The park also features the longest known cave in Arkansas, Fitton Cave. The park has 3 congressionally designated wilderness areas and four historic districts on the National Register. In June of 2019, the Buffalo National River was designated Arkansas' first International Dark Sky Park.

Source:

Buffalo National River | Encyclopedia of Arkansas
<https://encyclopediaofarkansas.net/entries/buffalo-national-river-7/>













NOTES

[illegible]



401 Autumn Road | Little Rock, AR 72211
501.374.3411 (office) | 501.421.0031 (fax)

info@lilerealestate.com | www.lilerealestate.com



AGRICULTURE | RECREATION | TIMBERLAND

Traditional Brokerage + Sealed Bids + Consulting

LICENSED IN ARKANSAS, LOUISIANA, MISSISSIPPI, TEXAS AND TENNESSEE