



**PRICE REDUCED**

OFFERED FOR SALE

# POINT PETER MOUNTAIN

A Recreational and Timberland Investment Opportunity

1,060 (+/-) 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**

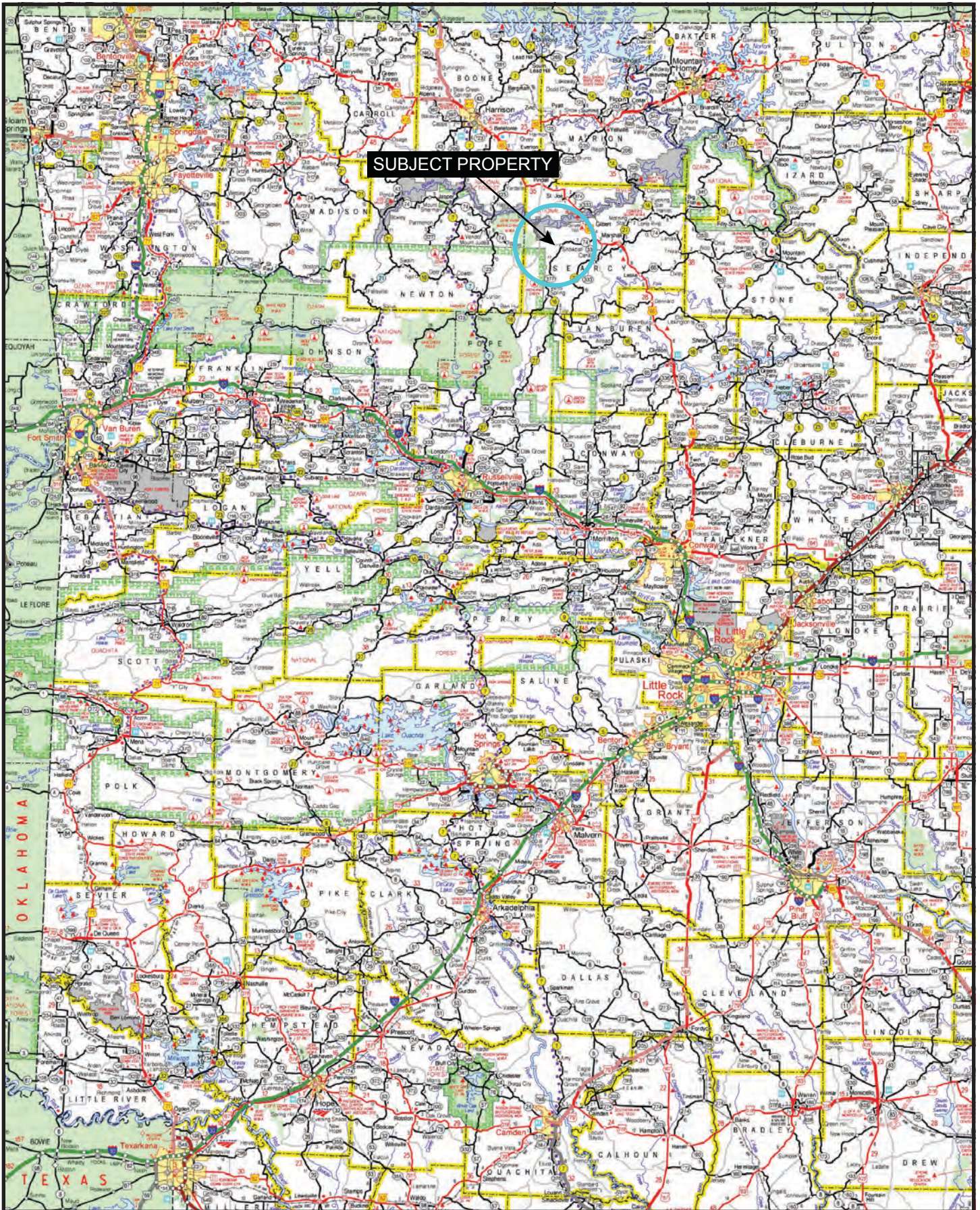
Lile Real Estate, Inc. is the listing agency for the owner of the property described within this offering brochure.

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:** Point Peter Mountain consists of 1,060.0 +/- total acres offering a good recreational and timberland investment opportunity located in Searcy County, Arkansas just three miles west of the community of Snowball. The property offers scenic views and has numerous waterfalls while providing year-round use from hunting to hiking. A neat feature of the property is that it rests in one the few areas in the state of Arkansas that offers elk hunting. The property itself has elk on it at times, and borders public land that is known for holding elk. In addition to elk hunting the property also offers deer, bear, and turkey hunting. Point Peter Mountain Road provides great all-weather access to the property and there is also an easement that allows access to the southwestern part of the property.

Any questions concerning this offering, or to schedule a property tour should be directed to Gar Lile (mobile: 501-920-7015) or Gardner Lile (mobile: 501-658-9275) of Lile Real Estate, Inc. (office: 501-374-3411).

**Location:** Snowball, Arkansas; Searcy County; Northern Central Region of Arkansas

### Mileage Chart

Marshall	15 miles
Harrison	45 miles
Conway	82 miles
Little Rock	113 miles
Fayetteville	119 miles

**Acreage:** 1,060.0 +/- acres

**Access:** Access is via Point Peter Mountain Road, which is a county-maintained road.

**Real Estate Taxes:** \$1,070.00 (Estimated)

**Mineral Rights:** All mineral rights owned by the Seller, if any, shall transfer to the Buyer.

**Recreation:** Elk, bear, turkey, and deer hunting opportunities exist on the property.

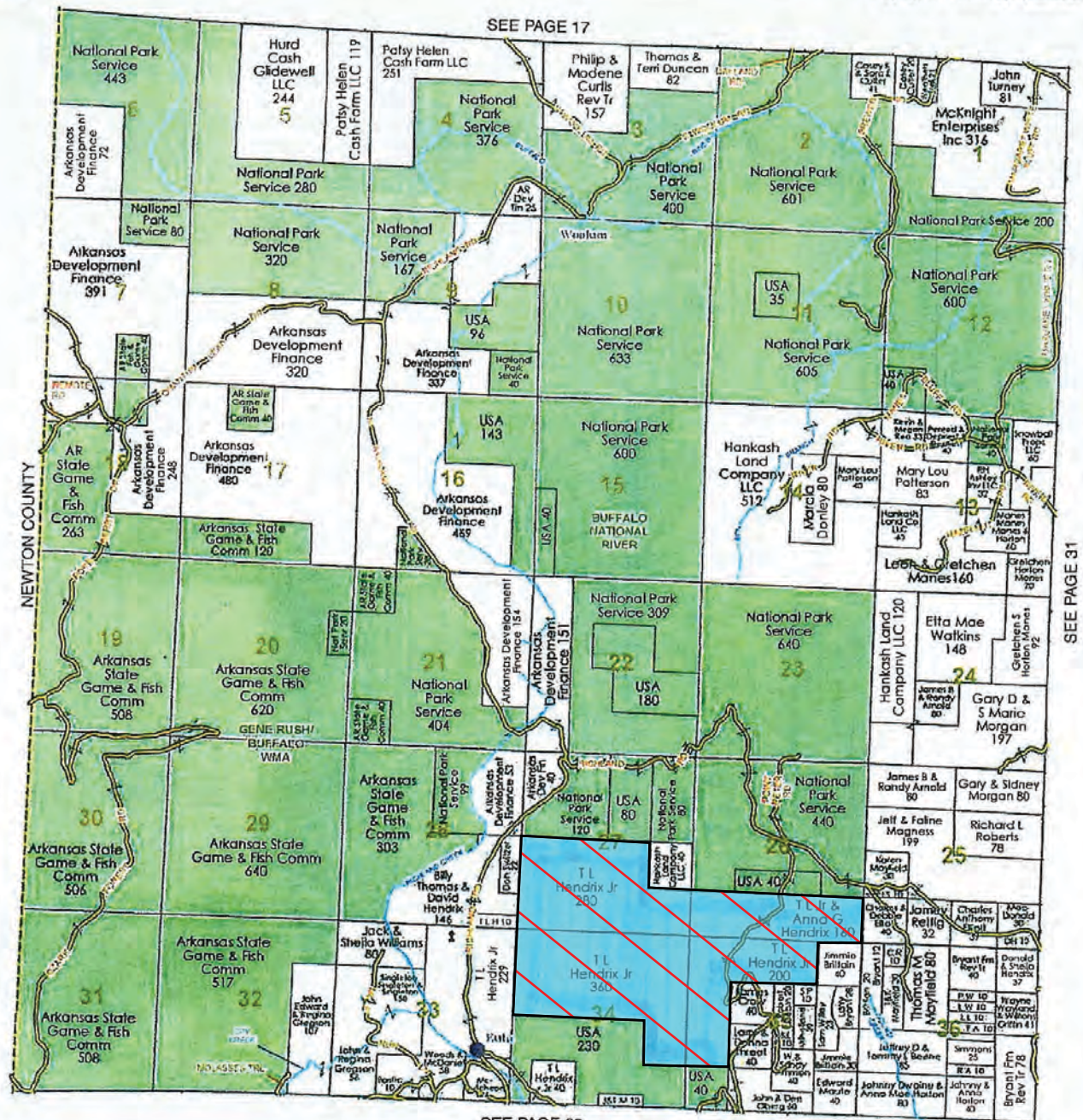
**Offering Price:** **REDUCED TO \$1,590,000.00 (\$1,500.00 per acre)**

**Contact:** Any questions concerning this offering, or to schedule a property tour should be directed to Gar Lile (mobile: 501-920-7015), or Gardner Lile (mobile: 501-658-9275) of Lile Real Estate, Inc.

## OWNERSHIP MAP

Township 15N - Range 18W

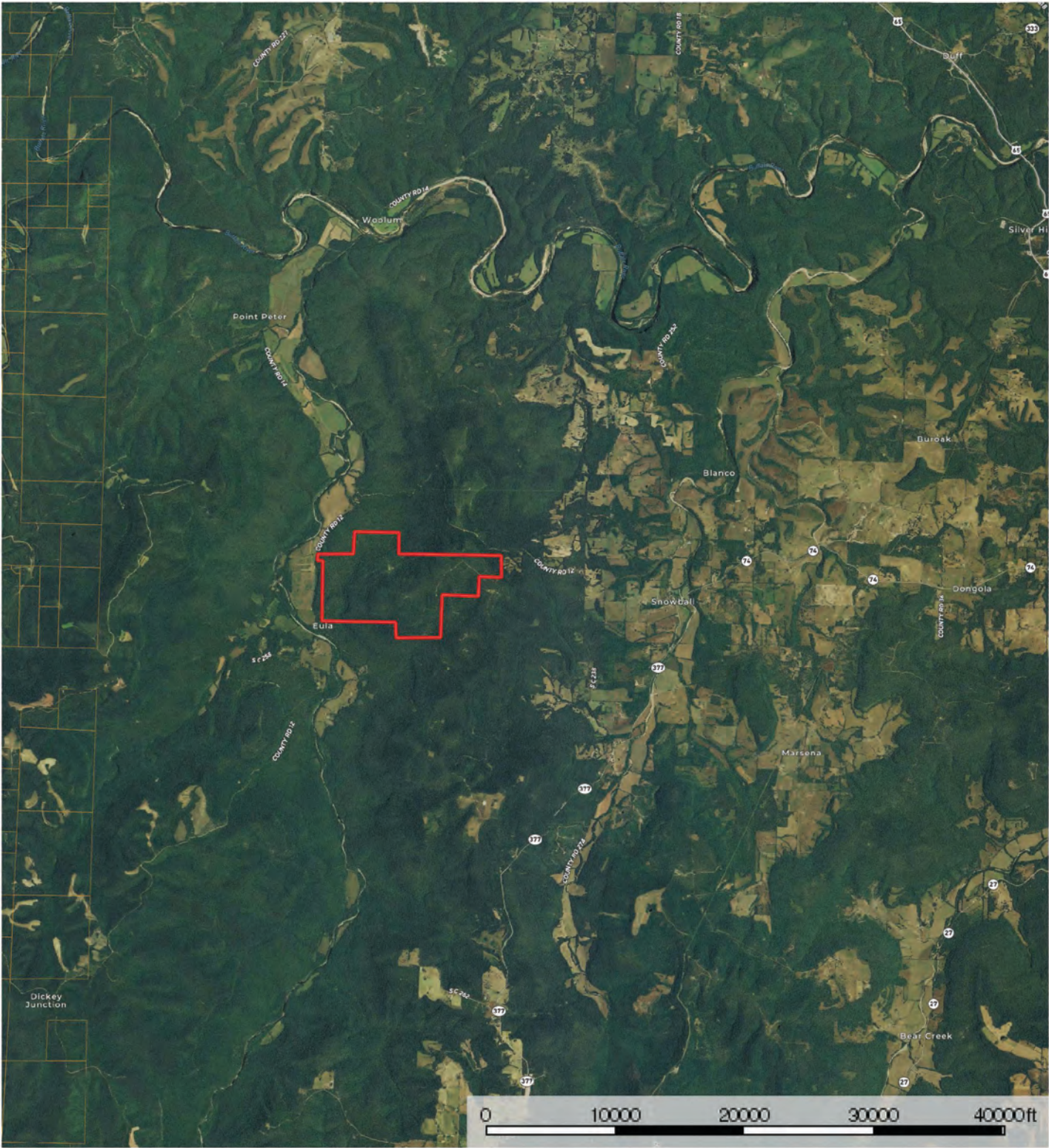
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AERIAL MAP I

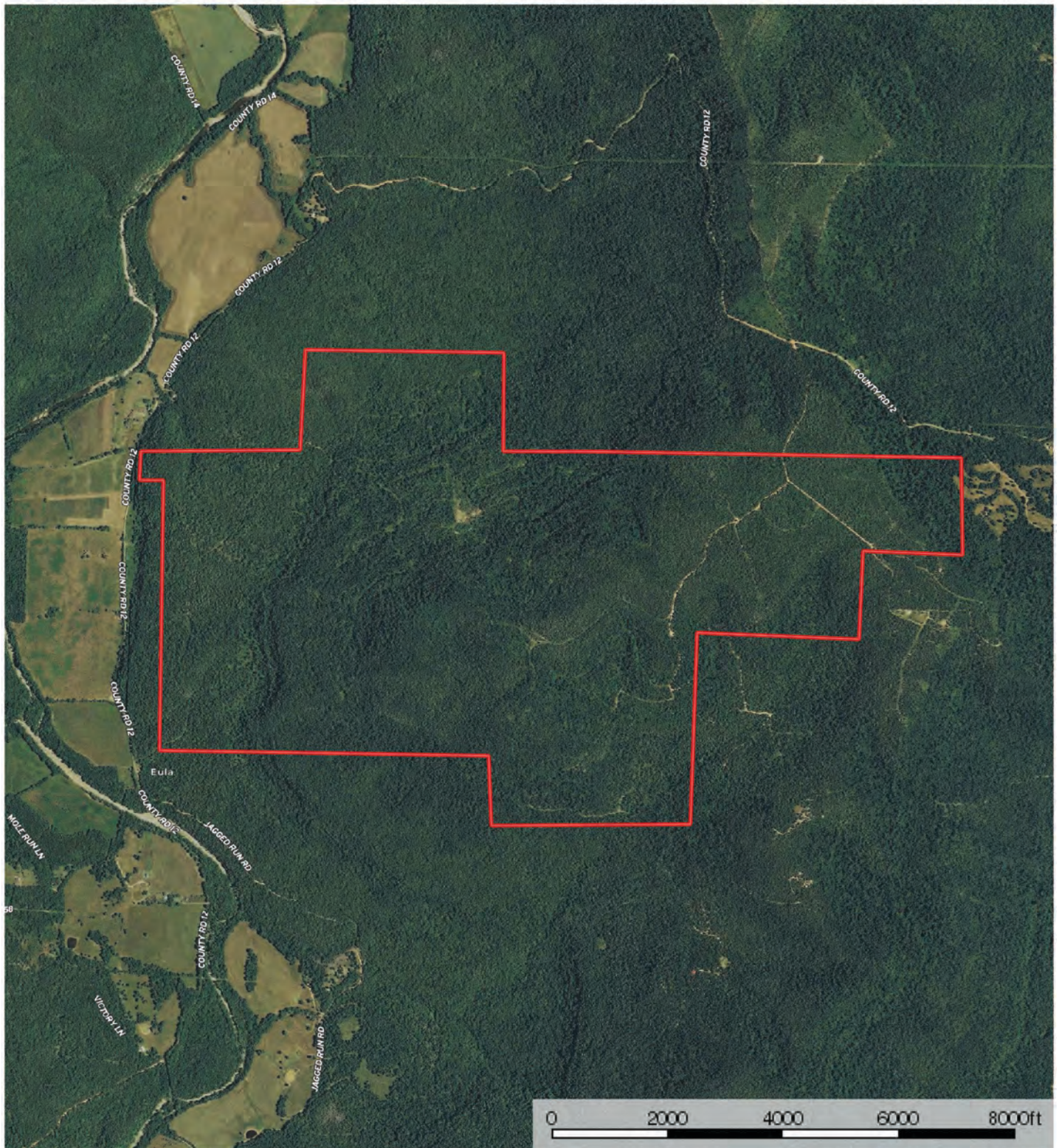
Point Peter Mountain  
Arkansas, AC +/-



Boundary

## AERIAL MAP II

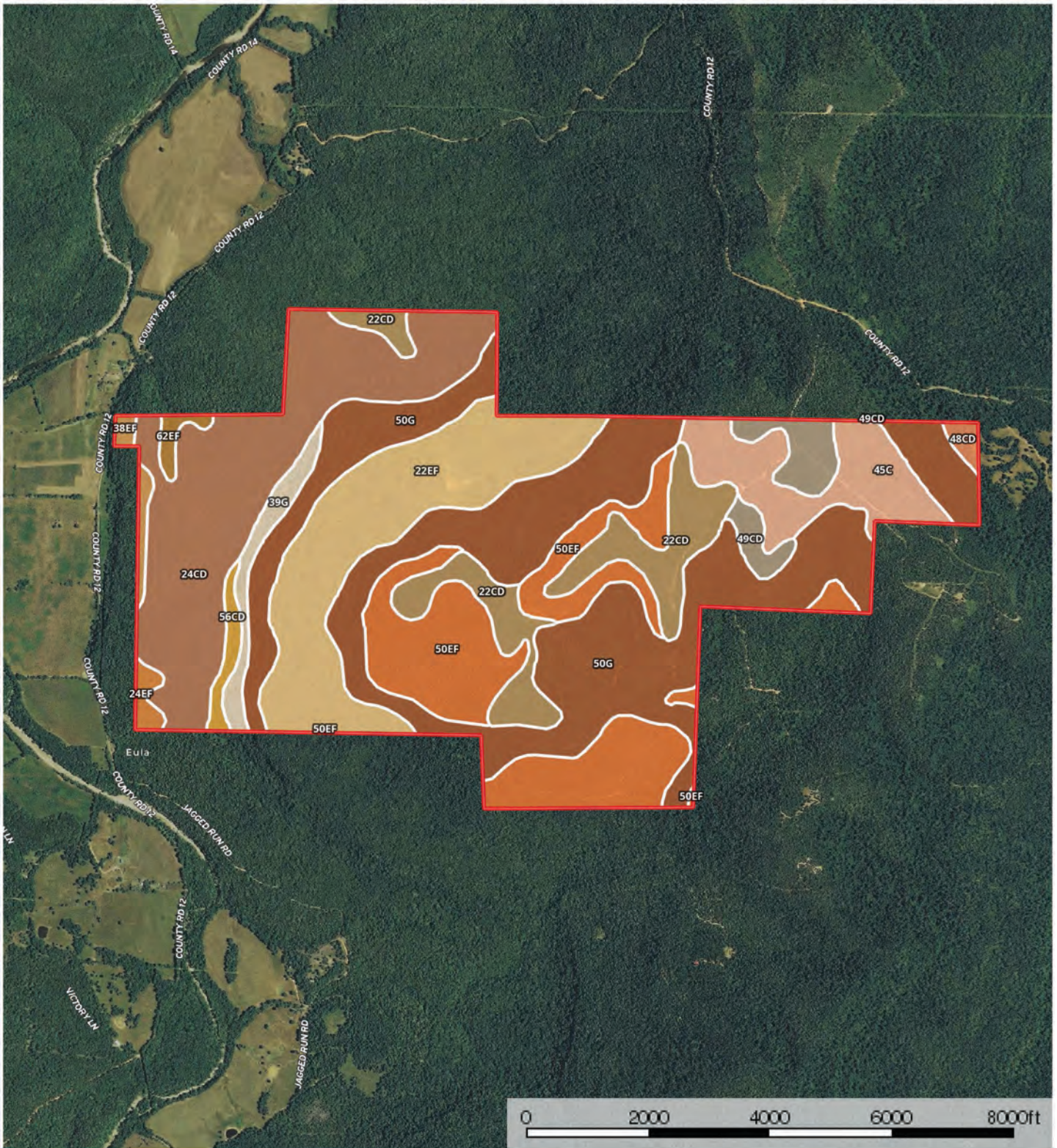
### Point Peter Mountain Arkansas, AC +/-



 Boundary


# SOIL MAP

**Point Peter Mountain**  
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.

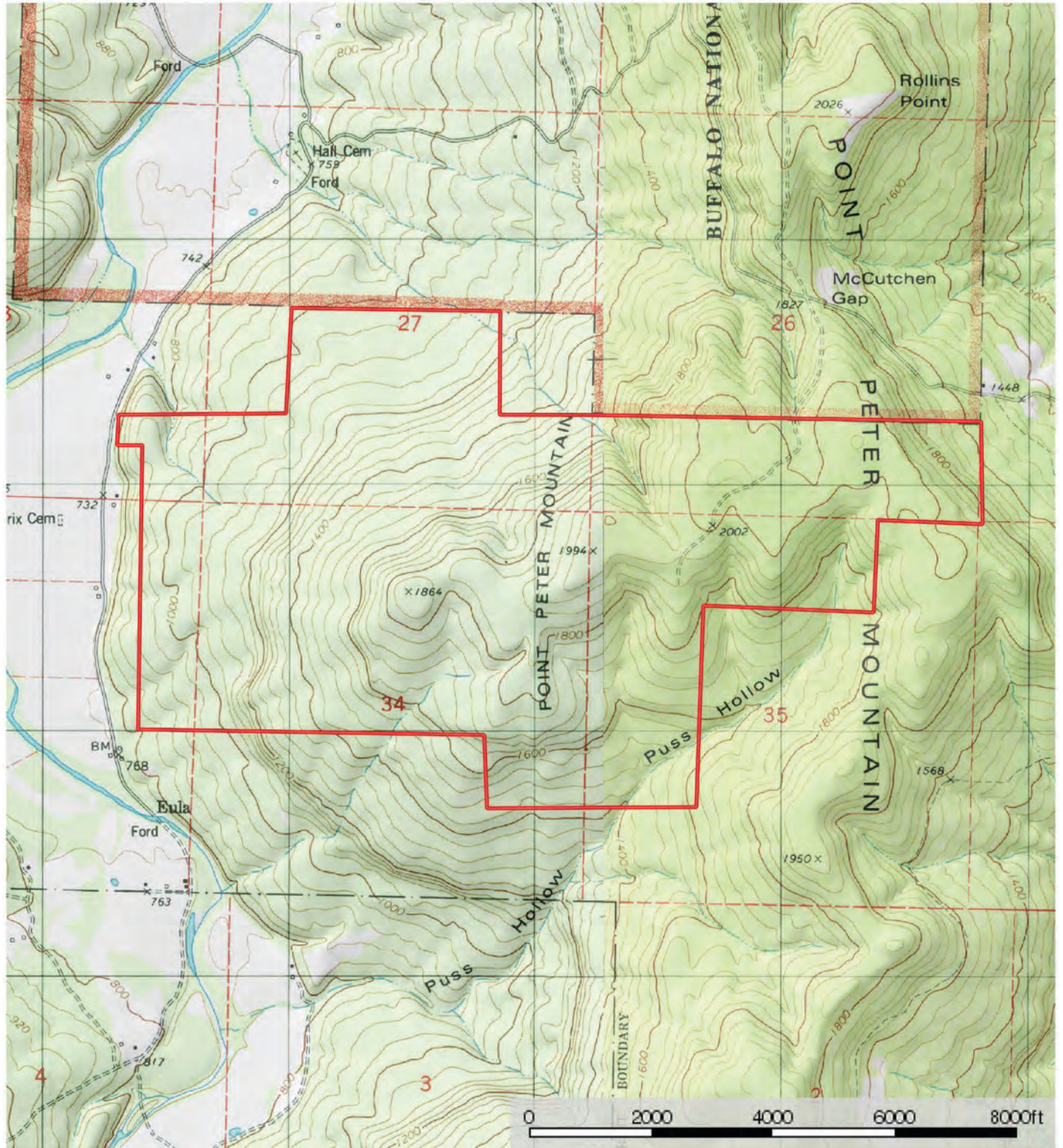
## SOIL MAP KEY

SOIL CODE	SOIL DESCRIPTION	ACRES	%	CAP
22CD	Enders stony loam, 3 to 15 percent slopes	86.3	8.07	6s
50EF	Nella-Steprock-Mountainburg complex, 20 to 40 percent slopes	160.6	15.01	7s
39G	Moko-Rock outcrop-Eden complex, 40 to 60 percent slopes	19.5	1.82	7s
56CD	Newnata-Eden-Moko complex, 3 to 20 percent slopes	9.4	0.88	6s
50G	Nella-Steprock-Mountainburg complex, 40 to 60 percent slopes	331.8	31.0	7s
49CD	Nella-Steprock complex, 3 to 20 percent slopes	29.2	2.73	6s
45C	Nauvoo fine sandy loam, 2 to 7 percent slopes	68.0	6.35	2e
48CD	Nella stony loam, 3 to 15 percent slopes	4.7	0.44	6s
22EF	Enders stony loam, 15 to 40 percent slopes	149.5	13.97	7s
62EF	Noark very gravelly silt loam, 20 to 40 percent slopes	5.6	0.52	7e
24CD	Enders-Nella complex, 3 to 20 percent slopes	191.5	17.9	6s
24EF	Enders-Nella complex, 20 to 40 percent slopes	6.0	0.56	7s
38EF	Moko-Rock outcrop complex, 15 to 50 percent slopes	7.9	0.74	7s
TOTALS		1070.2	100%	6.38

# TOPOGRAPHY MAP

## Point Peter Mountain

Arkansas, AC +/-



Boundary

Sindy Cruthis

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NOTES

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