



OFFERED FOR SALE

ACME 40

A Residential and Recreational Investment Opportunity

40 (+/-) Acres • Saline County, Arkansas

OFFERED BY



AGRICULTURE | RECREATION | TIMBERLAND

Traditional Brokerage + Sealed Bids + Consulting

LICENSED IN ARKANSAS, LOUISIANA, MISSISSIPPI, TEXAS AND TENNESSEE

**DISCLOSURE STATEMENT**

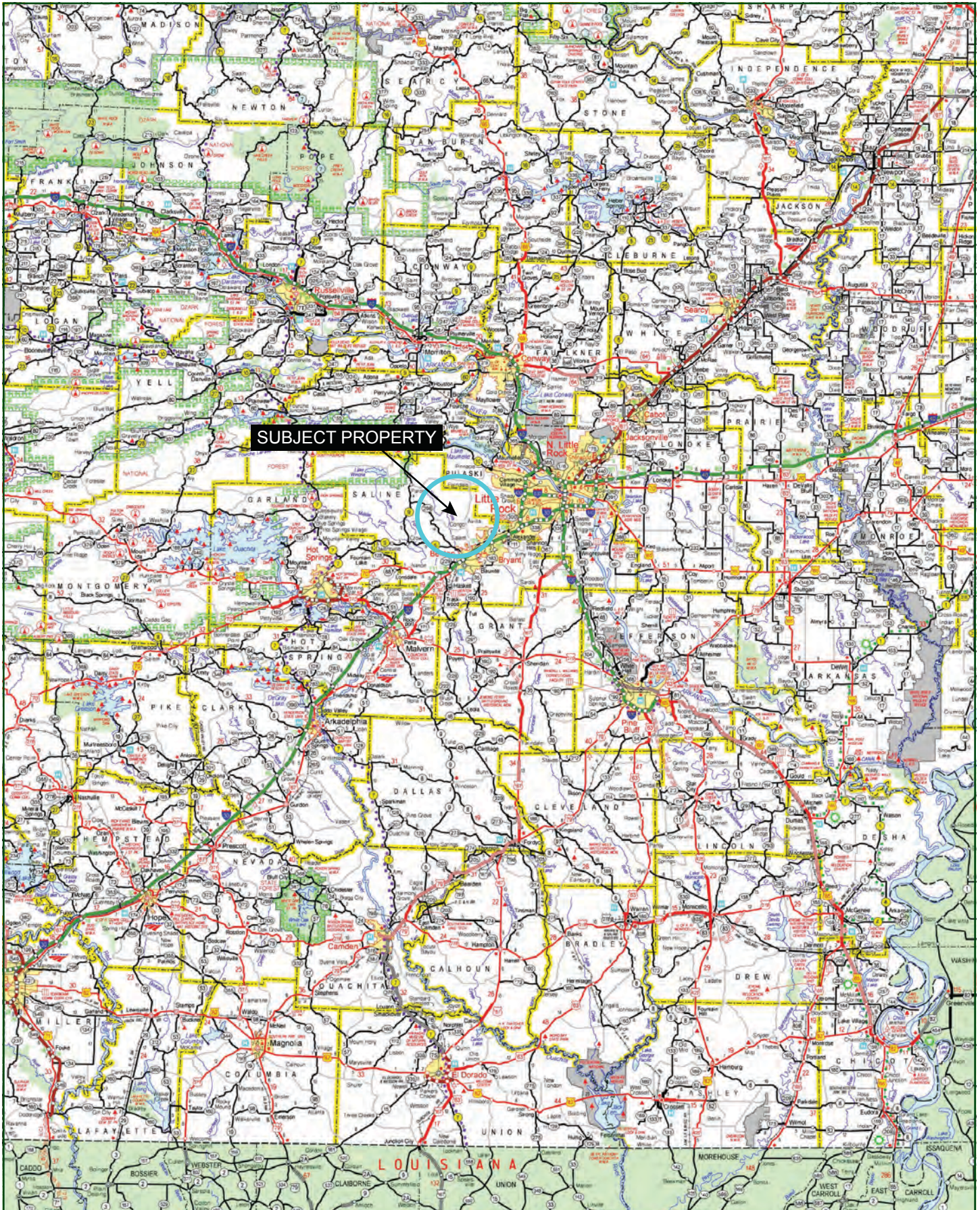
Lile Real Estate, Inc. is the listing agency for the owner of the property described within this offering brochure.

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 Acme 40 property consists of 40 +/- acres offering a prime residential development opportunity located in the highly-rated Bryant School District in Saline County, Arkansas, with close proximity to the Little Rock metropolitan area. The property is accessed from Acme Road. Electricity is available, Salem Water is 170 feet from the south property line, and septic tanks are common in this area. Deer hunting and fishing opportunities exist on the property as well. For more information about the Acme 40 offering, or to schedule a property tour, contact Gardner Lile (mobile: 501-658-9275) of Lile Real Estate, Inc.
Location:	Avilla, Arkansas; Saline County; Central Region of Arkansas
Acreage:	40 +/-
Access:	Acme Road
Real Estate Taxes:	\$62.00 (Estimated)
Utilities:	Electricity available - First Electric Water line 170 feet from south property line - Salem Water Septic tanks are common in this area
Mineral Rights:	All mineral rights owned by the Seller, if any, shall transfer to the Buyer.
Recreation:	Deer hunting and fishing opportunities exist on the property.
Offering Price:	\$212,000.00 (\$5,300.00 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.

A 5x5 grid of squares. The square in the center (row 3, column 3) is colored red. All other squares are white.

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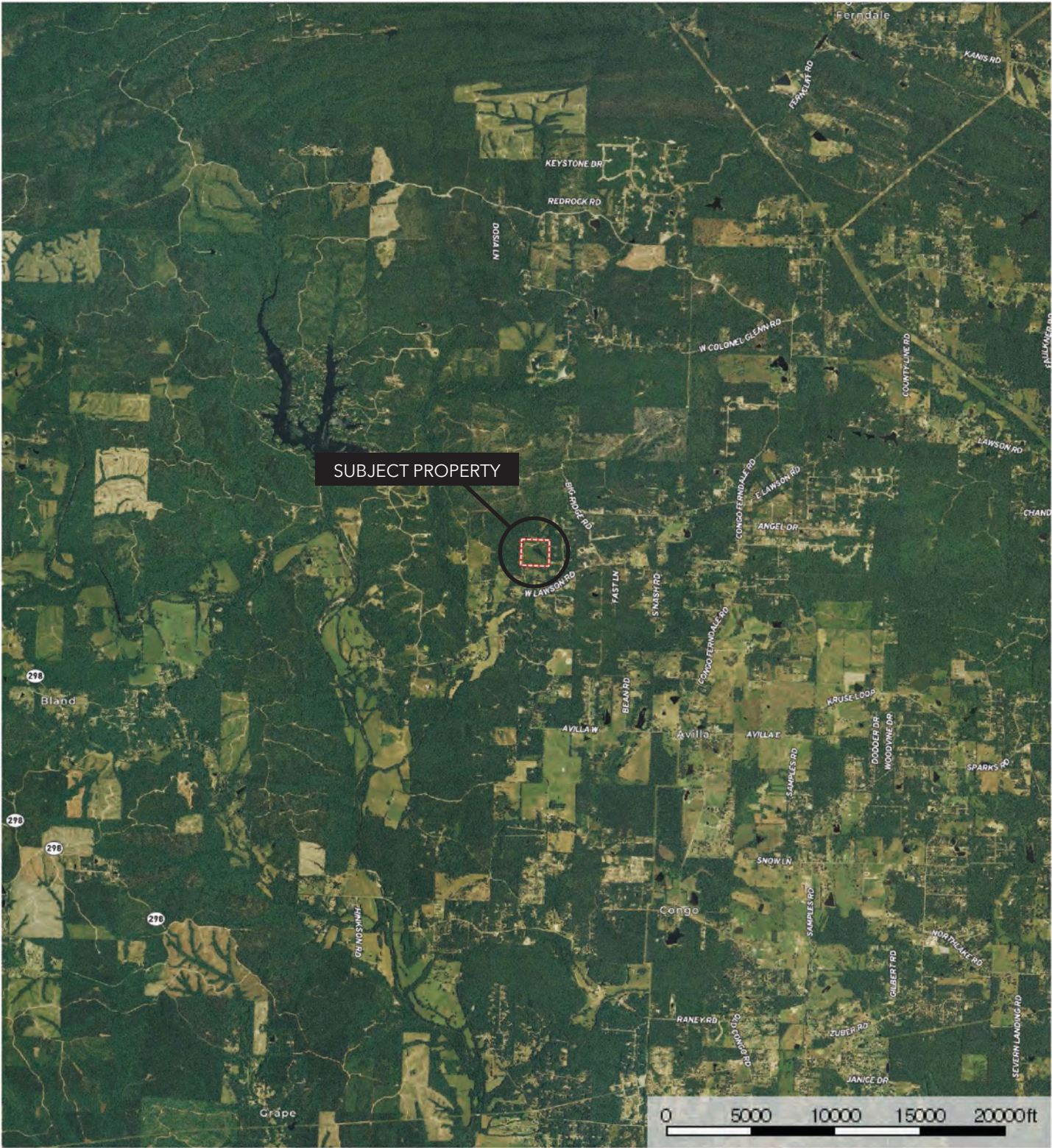
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PULASKI COUNTY

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AERIAL MAP I



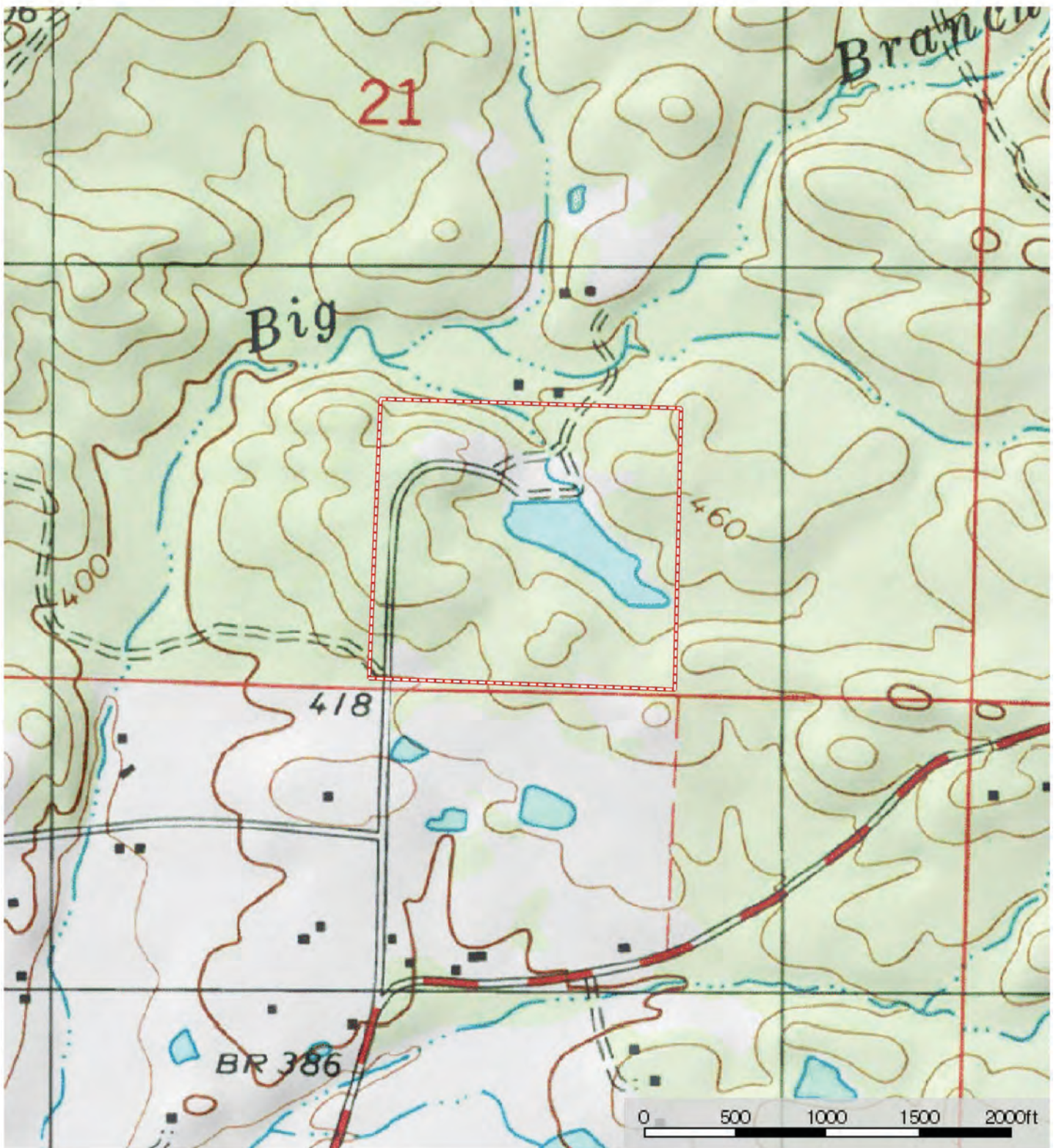
 Boundary

AERIAL MAP II



 Boundary


TOPOGRAPHY MAP



Boundary

SOIL MAP



 Boundary

SOIL MAP KEY

Boundary 39.8 ac

SOIL CODE	SOIL DESCRIPTION	ACRES	%	CAP
36	Water	4.2	10.53	-
9	Carnasaw-Townley association, undulating	7.8	19.57	4e
10	Carnasaw-Townley association, steep	27.8	69.88	7e
8	Caddo-Messer variants complex	0.0	0.02	3w
TOTALS		39.8	100%	5.68

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]



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

info@lilerealestate.com | www.lilerealestate.com



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