



OFFERED FOR SALE

AETNA RANCHLAND

An Agricultural Investment Opportunity

679.75 (+/-) Acres • Sharp 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:

Offered for sale is 679.75 acres of prime pasture located near the Aetna community in southeastern Sharp County. The property has approximately $\frac{3}{4}$ of a mile of frontage on Arkansas Highway 230, and is located approximately six miles east of Cave City, and seven miles west of Strawberry, AR. There is another three miles of county road frontage along Aetna Lane and Mountain View Road. The property is cross-divided into three segments by county roads, and these three segments are further cross-fenced, creating multiple divided pastures. Each segmented parcel contains viable, year-round ponds for stock watering, and several live creeks provide additional livestock watering. Shade for livestock is ample across the entirety of the property.

Fencing is second to none on this property. The fence was professionally installed, and is surrounded and cross-fenced with five strand barbed wire with all steel posts. All line posts, span ends, braced line posts, and gate posts are steel. There is no wood in use on these fences, and they should last forever. The pasture is improved and has been well-maintained for many decades.

Other amenities include an approximately 3,000 square foot hay barn with a 16 foot center height and 12 foot eaves that will store several hundred round bales. Other small containment corrals are located on the property, as well as a couple of small sheds that can provide livestock with protection from the elements.

For any questions concerning Aetna Ranchland, or to schedule a property tour, contact Jeryl Jones (mobile: 870-672-1365) of Lile Real Estate, Inc. (office 501-374-3411)

Location:

Six miles east of Cave City, Arkansas, in the southeastern corner of Sharp County, near the Independence County line. Seven miles west of Strawberry, AR.

Mileage Chart

Cave City, AR	6 miles
Strawberry, AR	7.4 miles
Batesville, AR	21 miles
Jonesboro, AR	57 miles
Little Rock, AR	116 miles
Memphis, TN	127 miles

Acreage:

679.75 (+/-) acres

Access:

Via Arkansas Highway 230 east of Cave City, or west of Strawberry, Arkansas. Parcels have access via Aetna Lane and Mountain View Roads.

PROPERTY SUMMARY

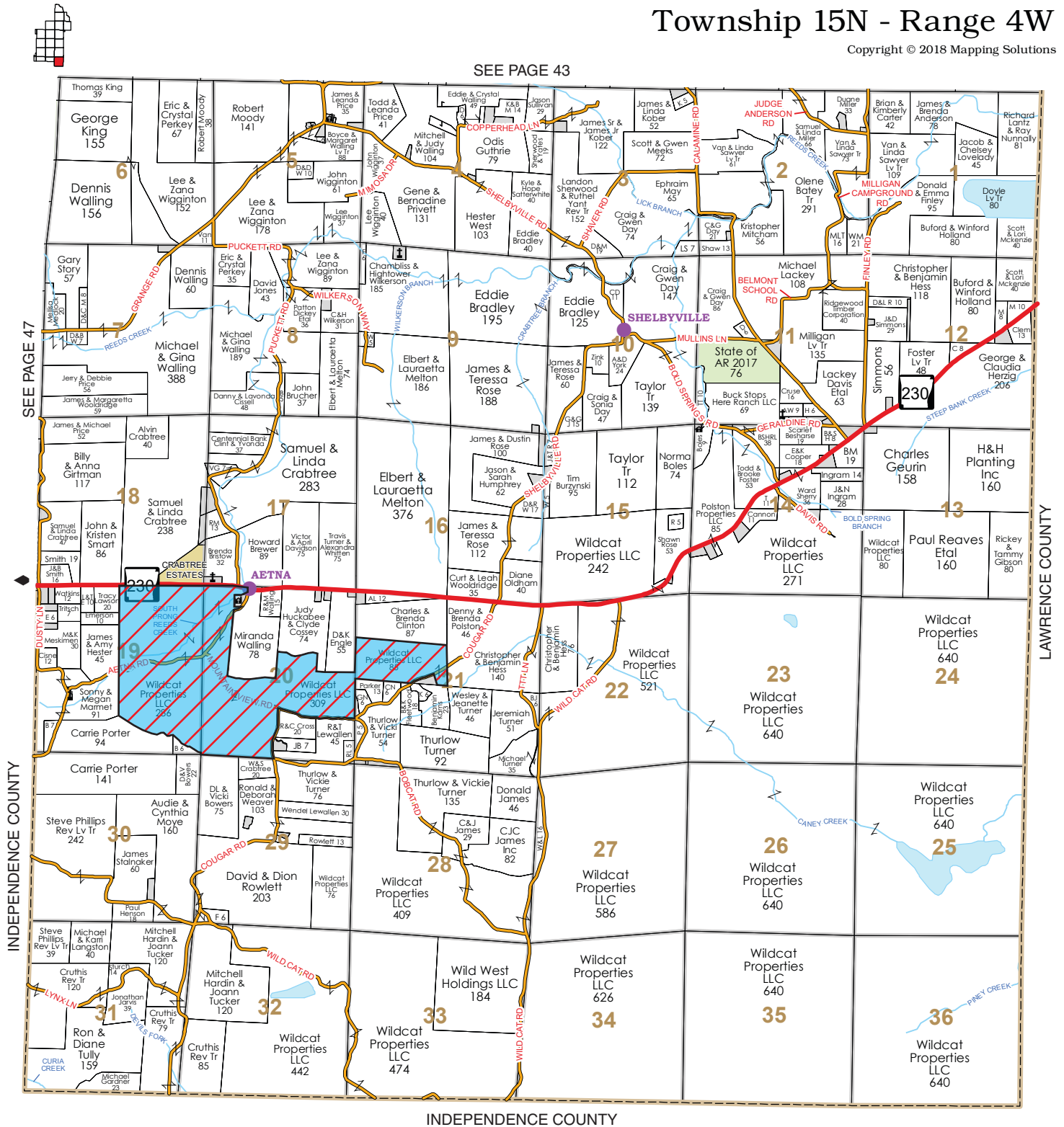
Improvements:	Exceptional professionally constructed steel post, 5 strand barbed wire fences Approx. 3,000 sqft hay storage barn Year-round livestock watering ponds Several year-round live creeks All steel gates
Real Estate Taxes:	\$1,698.05 (est.)
Mineral Rights:	All mineral rights on the property, if any, shall be retained by the seller.
Offering Price:	Please contact us.
Contact:	Any questions concerning this offering, or to schedule a property tour should be directed to Jeryl Jones (mobile: 870-672-1365) of Lile Real Estate, Inc. (office 501-374-3411)

OWNERSHIP MAP

Township 15N - Range 4W

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AERIAL MAP I

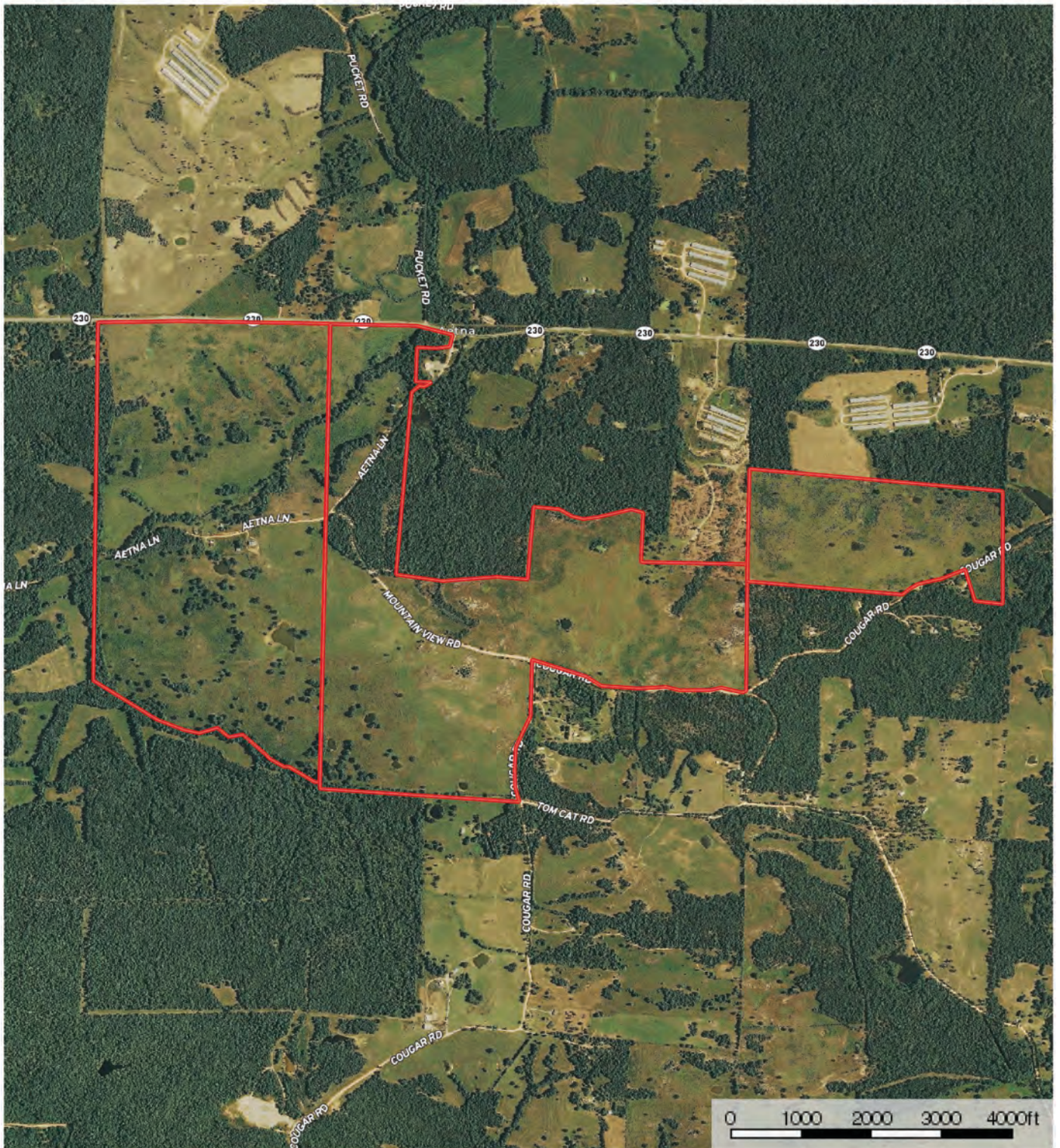


Boundary

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

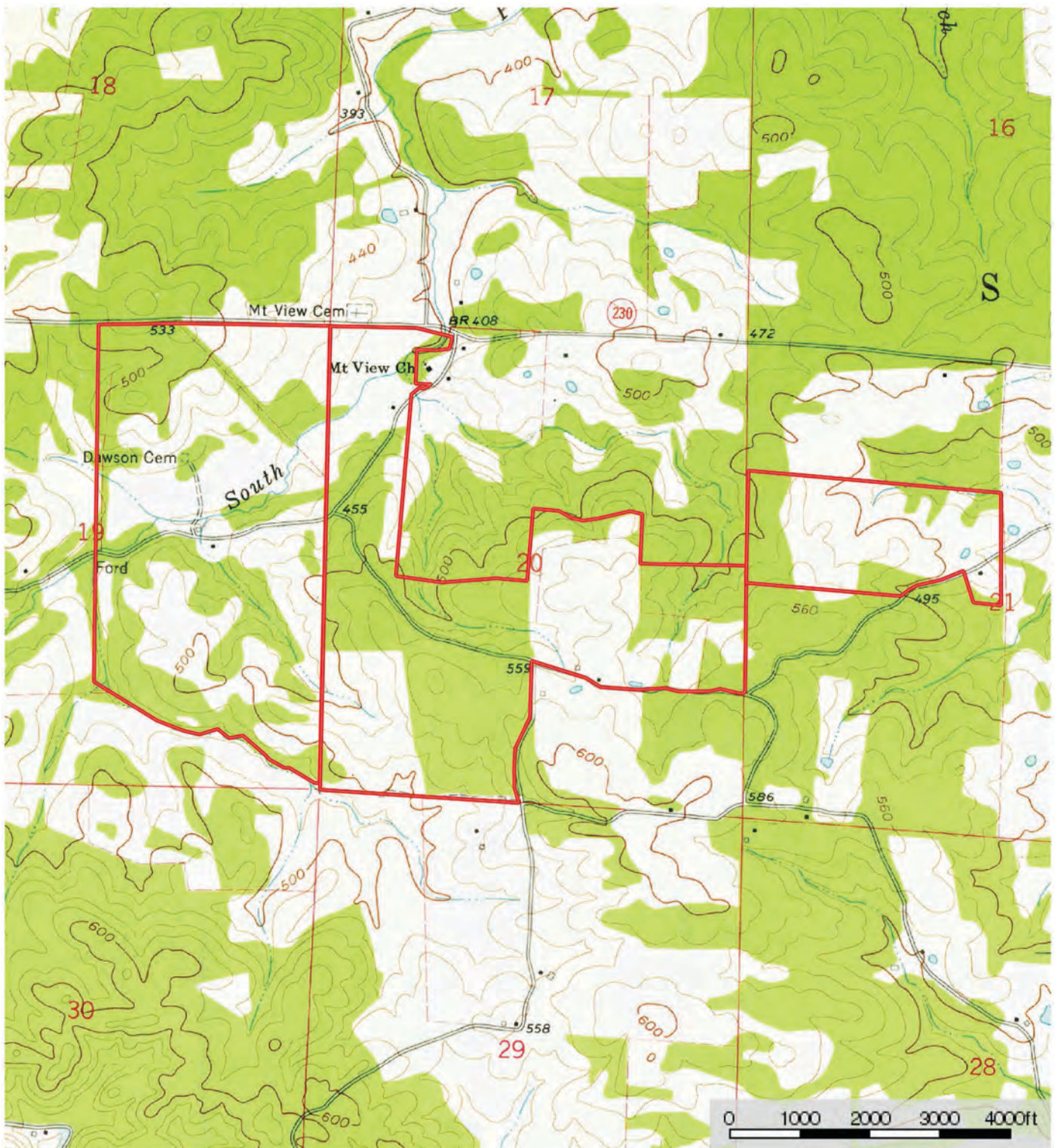


 Boundary

Sindy Cruthis

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TOPOGRAPHY MAP

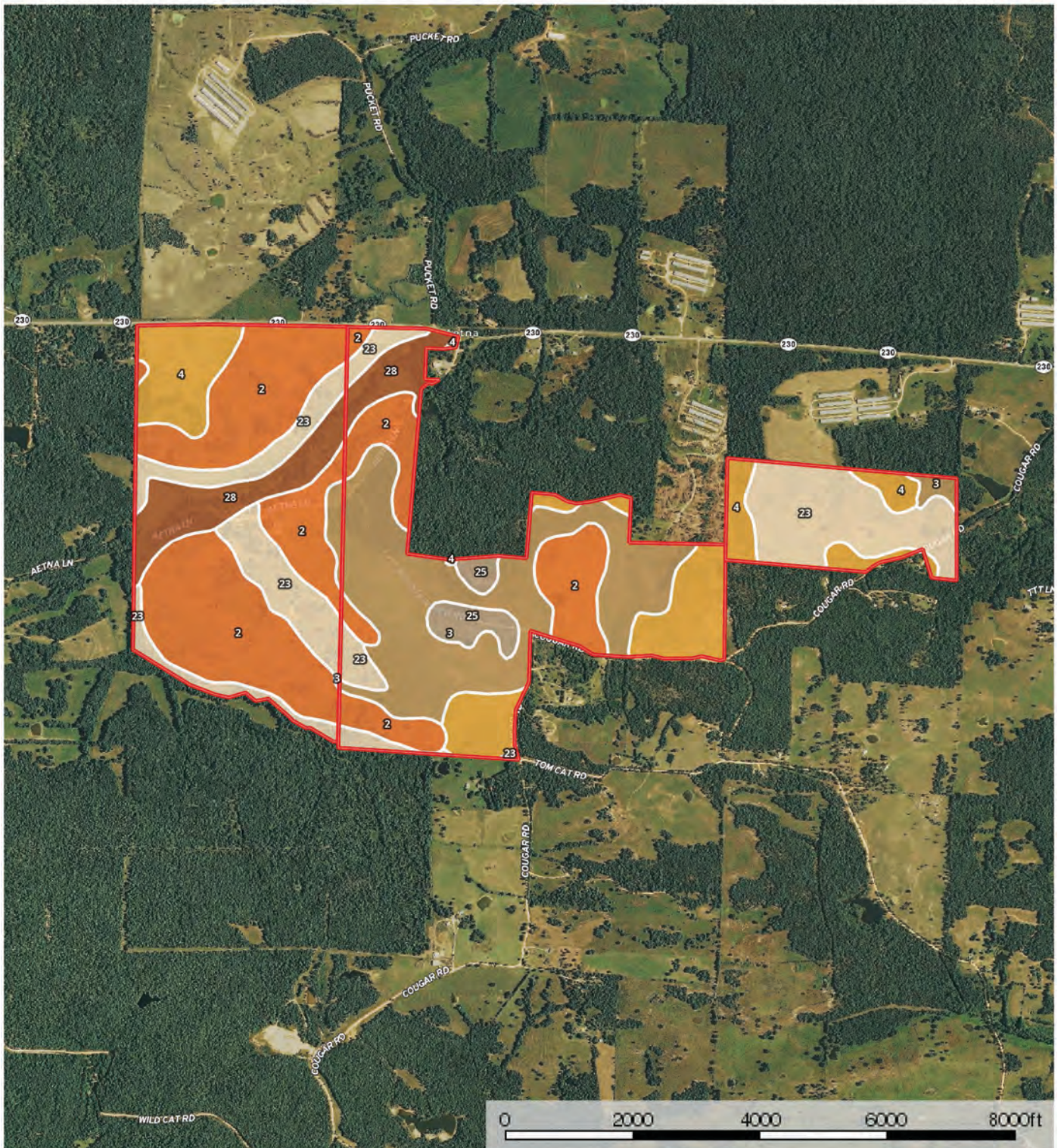



Boundary

Sindy Cruthis


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SOIL MAP



 Boundary

Sindy Cruthis

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SOIL MAP KEY

SOIL CODE	SOIL DESCRIPTION	ACRES	%	CAP
3	Boden fine sandy loam, 8 to 12 percent slopes	145.5	21.69	4e
2	Boden fine sandy loam, 3 to 8 percent slopes	220.8	32.92	3e
23	Portia fine sandy loam, 3 to 8 percent slopes	132.9	19.82	3e
4	Boden stony fine sandy loam, 8 to 20 percent slopes	102.3	15.26	6s
28	Wideman loamy sand-Wideman fine sandy loam, frequently flooded	53.1	7.91	5w
25	Ramsey-Lily-Rock outcrop complex, 3 to 12 percent slopes	16.2	2.41	6e
TOTALS		670.8	100%	3.91

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

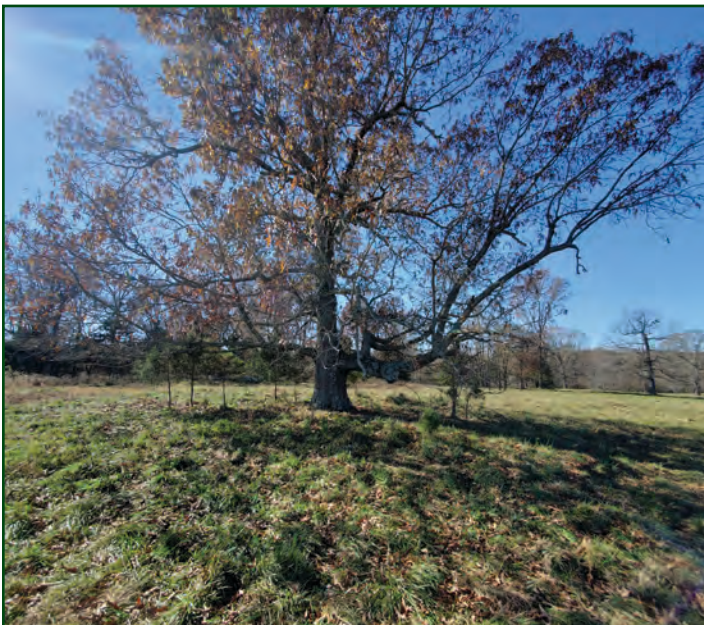
(c) climatic limitations (e) susceptibility to erosion

(s) soil limitations within the rooting zone (w) excess of water









NOTES

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