



MAJOR PRICE REDUCTION!

OFFERED FOR SALE

BULLNECK BRAKE RECREATIONAL TRACT

An Agricultural and Recreational Investment Opportunity

193 (+/-) Acres • Lonoke County, Arkansas

OFFERED BY



AGRICULTURE | RECREATION | TIMBERLAND

Traditional Brokerage + Sealed Bids + Consulting

LICENSED IN ARKANSAS, LOUISIANA, MISSISSIPPI, TEXAS AND TENNESSEE



DISCLOSURE STATEMENT

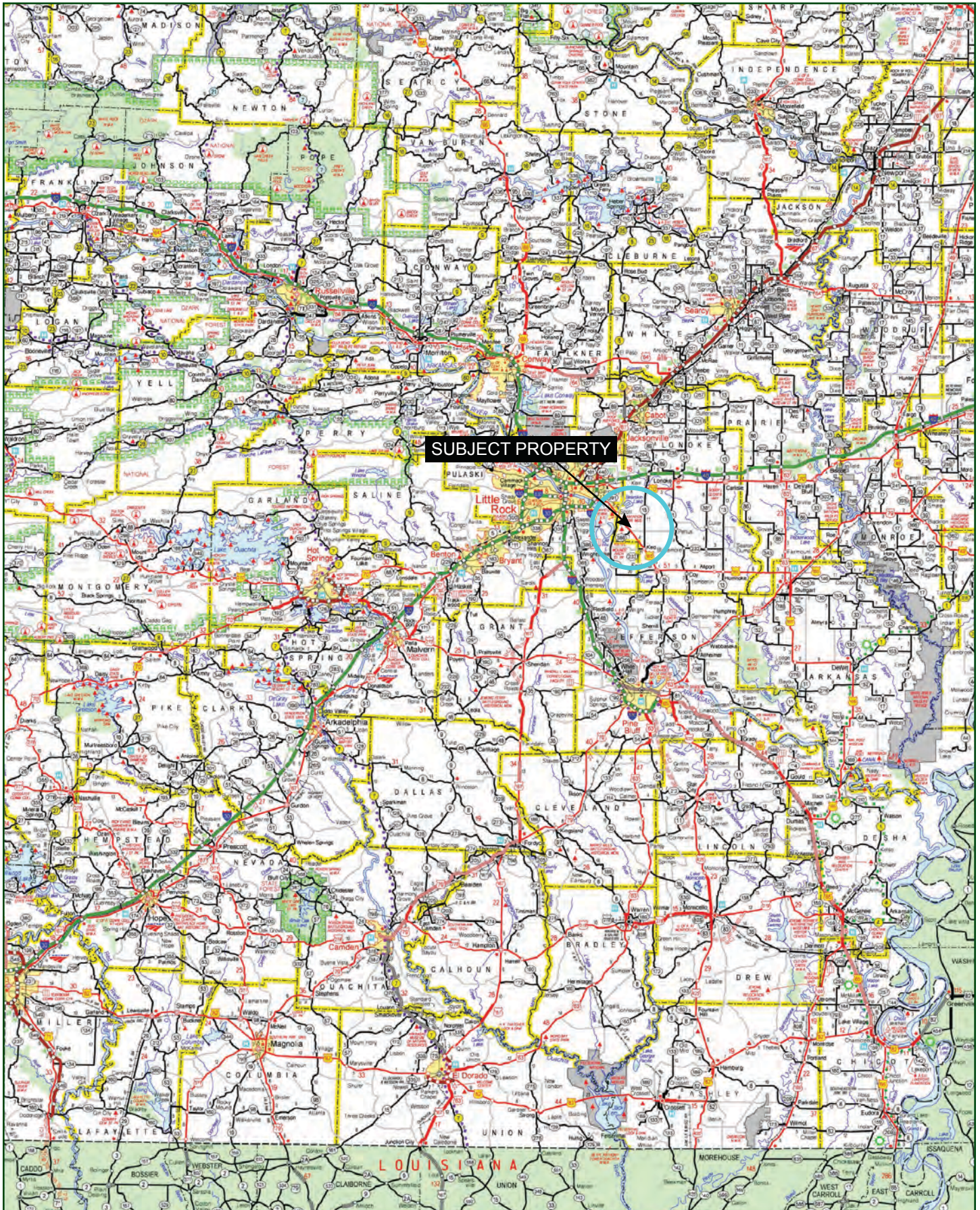
Lile Real Estate, Inc. is the listing agency for the owner of the property described within this offering brochure.

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 Bullneck Brake Recreational Tract consists of 193 +/- acres offering an agricultural and recreational investment opportunity located in Lonoke County, Arkansas just southeast of the community of Scott. The property consists of a unique land mix including pastureland, tupelo brake, and hardwoods. One of the neat features of this property is that it rests in close proximity to Little Rock, and potentially offers waterfowl hunting in Bullneck Brake. The pastureland is rented for \$5,000.00 per year for the haying rights, or could be fenced for cattle or horses. The property also has a five acre homesite on the western portion of the farm where an 830 (+/-) square foot mobile home rests. Portions of the property could be developed for residential development. The property has a good internal road system, and is accessed from Mourot Road, which is a county-maintained road.

This unique multi-use investment opportunity is now offered for \$366,700.00, reduced from \$579,000.00. Any questions concerning this offering, or to schedule a property tour should be directed to Gar Lile or Gardner Lile of Lile Real Estate, Inc. (office: 501-374-3411).

Location:

Scott, Arkansas; Lonoke County; Central Region of Arkansas

Mileage Chart

England	10 miles
Lonoke	17 miles
Little Rock	22 miles

Acreage:

193 +/- acres

- 89 acres in Bullneck Brake
- 86 acres of pastureland
- 18 acres of hardwoods
- 5 acres in homesite

Access:

Access is from Mourot Road, a county-maintained road.

Utilities:

Electricity
Grand Prairie Water
Septic Tank

Real Estate Taxes:

Parcel Number	Acreage	Est. Real Estate Tax
001-13078-000	37.30	\$228.00
001-13114-000	113.65	\$866.00
323-00101-000	15.47	\$81.00
323-00102-000	5.07	\$27.00
323-00104-000	17.03	\$89.00
323-00103-000	4.47	\$24.00
Total	192.99	\$1,315.00

PROPERTY SUMMARY


Mineral Rights:	All mineral rights owned by the Seller, if any, shall transfer to the Buyer.
Recreation:	Deer and duck hunting opportunities exist on the property.
Offering Price:	REDUCED TO \$366,700.00 (\$1,900.00 per surveyed acre) reduced from \$579,000.00 (\$3,000.00 per surveyed acre)
Contact:	Any questions concerning this offering or to schedule a property tour should be directed to Gar Lile or Gardner Lile of Lile Real Estate, Inc. (office: 501-374-3411).

AERIAL MAP I

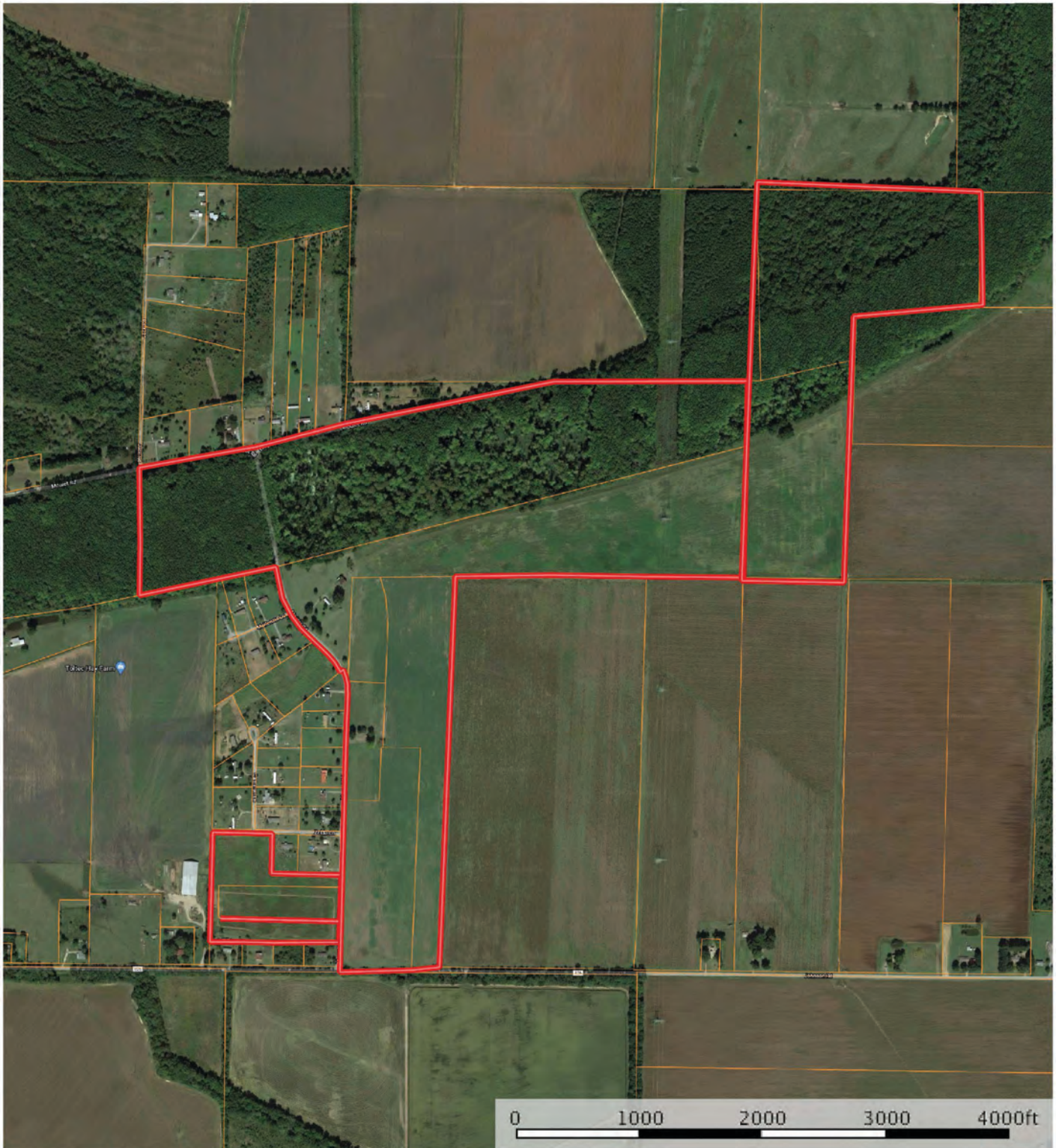



 Boundary

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

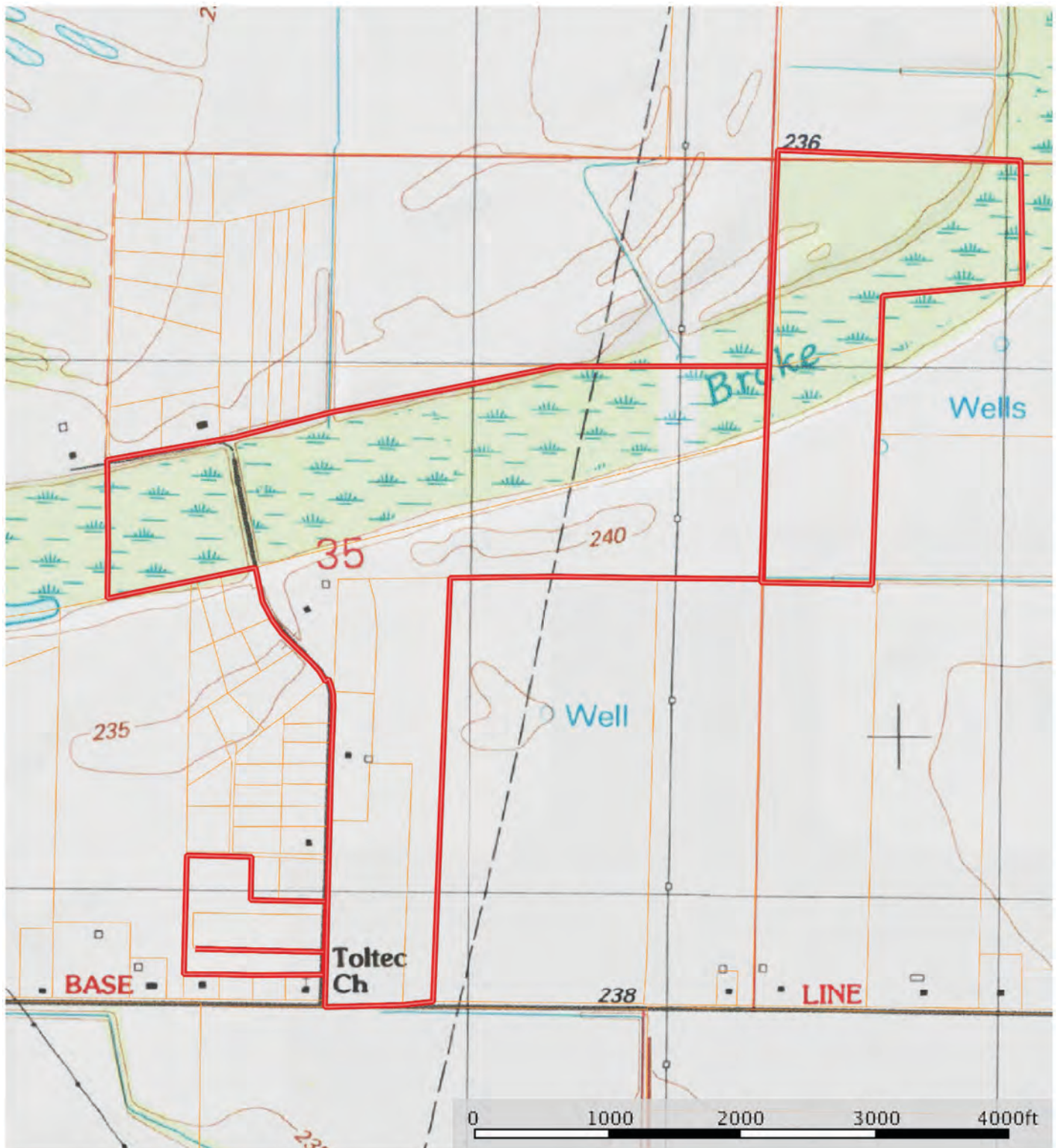


 Boundary

Sindy Cruthis

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TOPOGRAPHY MAP

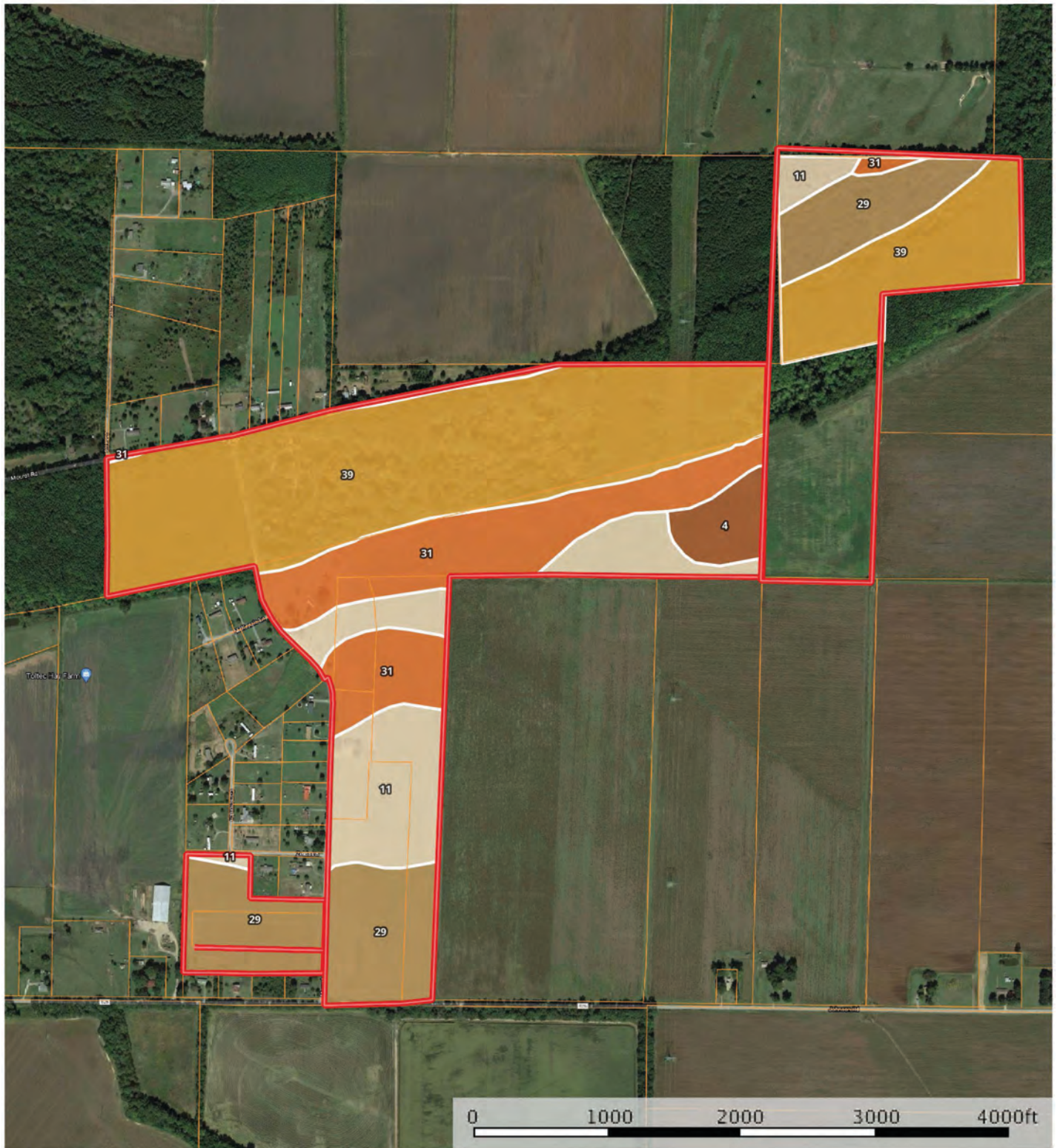



Boundary

Sindy Cruthis


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SOIL MAP



 Boundary

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SOIL MAP KEY

1 All Polygons 195.0 ac

SOIL CODE	SOIL DESCRIPTION	ACRES	%	CAP
29	Portland silty clay, 0 to 1 percent slopes	35.0	17.95	3w
31	Rilla silt loam, 1 to 3 percent slopes	34.2	17.53	2e
11	Hebert silt loam, 0 to 1 percent slopes	29.1	14.91	2w
39	Yorktown silty clay, 0 to 1 percent slopes, frequently flooded, frequently ponded	91.1	46.71	7w
4	Caspiana silt loam, 0 to 1 percent slopes	5.7	2.9	1
TOTALS		195.0	100%	4.49

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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