



OFFERED FOR SALE

LONSDALE TIMBERLAND

A Recreational & Timberland Investment Opportunity

73.61 (+/-) Surveyed Acres • Garland County, Arkansas

OFFERED BY



AGRICULTURE | RECREATION | TIMBERLAND

Traditional Brokerage + Sealed Bids + Consulting

LICENSED IN ARKANSAS, LOUISIANA, MISSISSIPPI, TEXAS AND TENNESSEE

**DISCLOSURE STATEMENT**

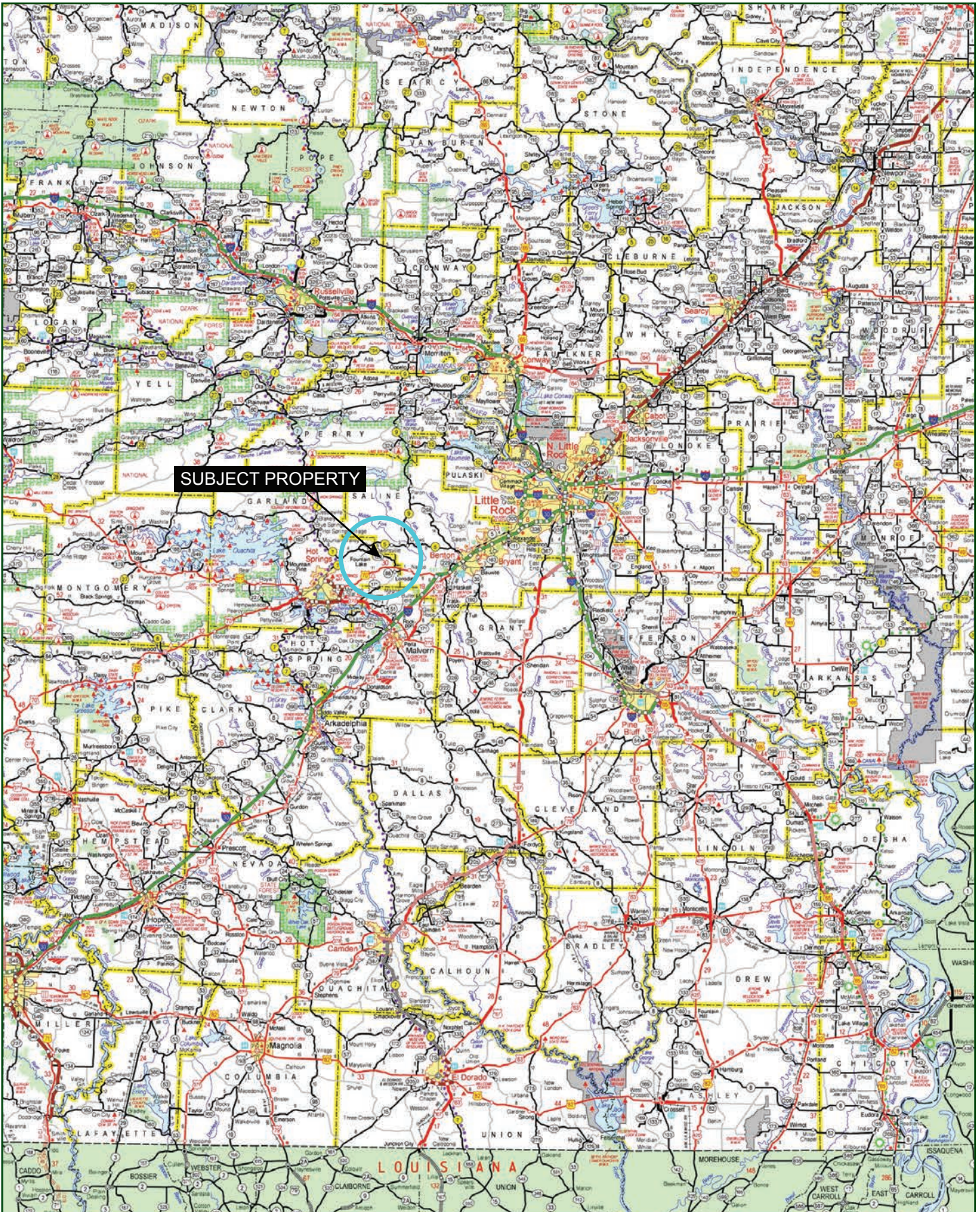
Lile Real Estate, Inc. is the listing agency for the owner of the property described within this offering brochure.

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 Lonsdale Timberland tract consists of 73.61 +/- surveyed acres offering a good recreational and timberland investment opportunity located in Garland County, Arkansas, just three and a half miles north of the community of Lonsdale. The property consists of young pine plantation, planted in 2018, that is bisected by a creek on the southern portion of the property. The property offers a great timberland investment and also provides recreational opportunities for deer hunting, trail riding, and just a spot to get away from the city.

Another neat feature of this property is that it rests just north of the Arkansas State Highway 70 corridor which is the main connection between central Arkansas and Hot Springs. This area has become more developed with residential development as central Arkansas and Hot Springs grow. We believe this tract would make a great spot for a full time residence, or lend itself towards a full residential development in the future. The property has a good internal road system, and is accessed from Arkansas State Highway 128.

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.

Location:

Lonsdale, Arkansas; Garland County; Eastern Central Region of Arkansas

Mileage Chart

Benton	17 miles
Hot Springs	18 miles
Malvern	24 miles
Little Rock	41 miles

Acreage:

73.61 +/- surveyed acres

Access:

Access is via Arkansas State Highway 128.

Real Estate Taxes:

\$102.00 (Estimated)

Recreation:

Deer hunting opportunities exist on the property.

Mineral Rights:

All mineral rights owned by the Seller, if any, shall transfer to the Buyer.

Offering Price:

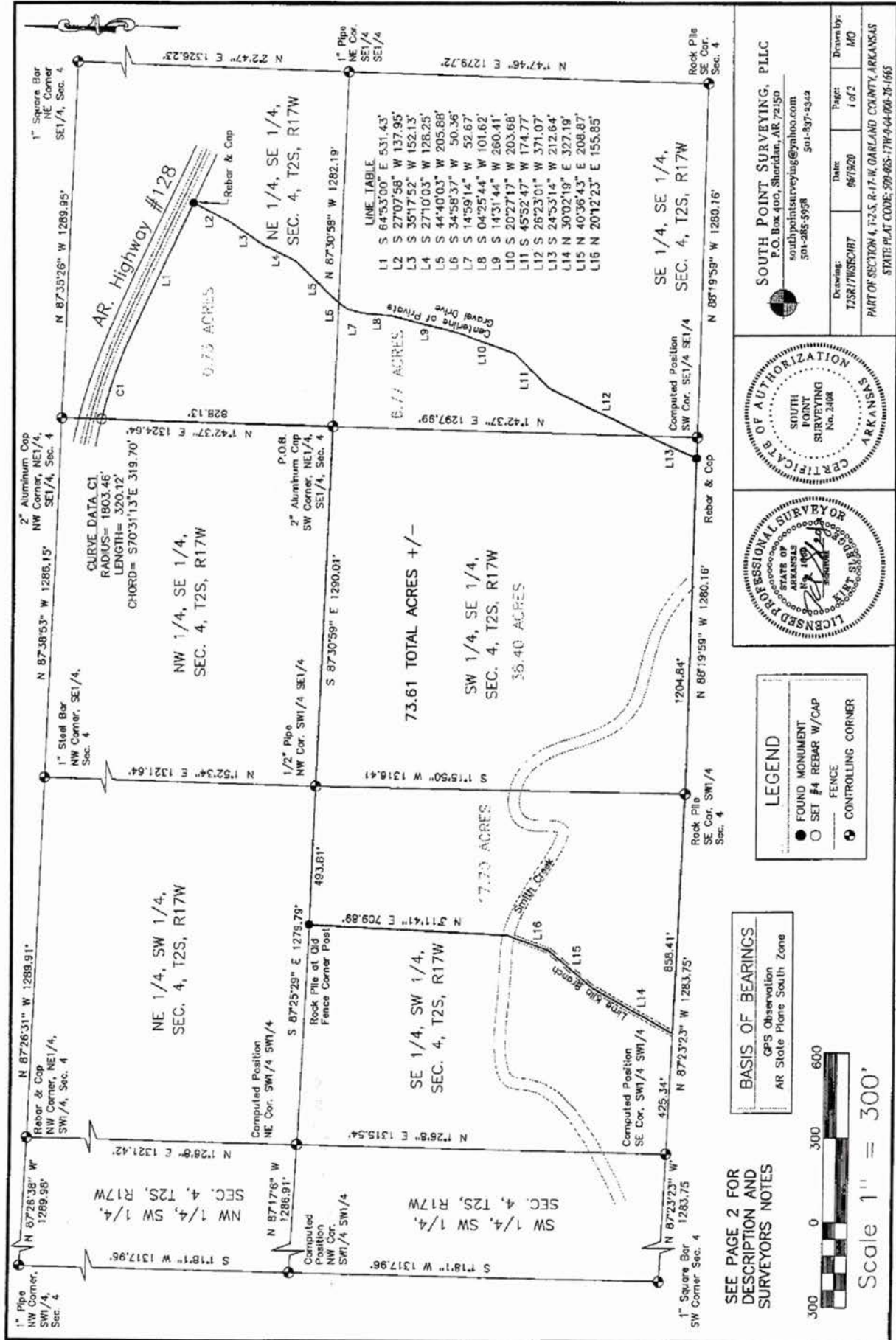
\$198,747.00 (\$2,700.00 per acre)

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.

SURVEY

Exhibit "A"



SURVEY

SURVEY DESCRIPTION

A PART OF THE SOUTH HALF OF SECTION 4, TOWNSHIP 2 SOUTH, RANGE 17 WEST, GARLAND COUNTY, ARKANSAS, MORE PARTICULARLY DESCRIBED AS FOLLOWS: BEGINNING AT A FOUND 2" ALUMINUM CAP AT THE SOUTHWEST CORNER OF THE NORTHEAST QUARTER OF THE SOUTHEAST QUARTER OF SAID SECTION 4, AND RUN THENCE N 01°42'37" E ALONG THE WEST LINE THEREOF 828.13' TO A SET REBAR AND CAP ON THE SOUTHERLY RIGHT OF WAY OF ARKANSAS HIGHWAY 128; THENCE LEAVING SAID WEST LINE, ALONG SAID SOUTHERLY RIGHT OF WAY, 320.12' ALONG A CURVE TO THE RIGHT HAVING A RADIUS OF 1803.46', AND A CHORD OF 570.31'13"E 319.70'; THENCE CONTINUE ALONG SAID RIGHT OF WAY S 64°53'00" E 531.43' TO THE CENTERLINE OF A PRIVATE GRAVEL DRIVE; THENCE LEAVING SAID RIGHT OF WAY, ALONG SAID CENTERLINE THE FOLLOWING 12 COURSES: S 27°07'58" W 137.95'; S 35°17'52" W 152.13'; S 27°10'03" W 128.25'; S 44°40'03" W 265.88'; S 34°58'37" W 50.36'; S 14°59'14" W 52.67'; S 04°25'44" W 101.62'; S 14°31'44" W 260.41'; S 20°27'17" W 203.68'; S 45°52'47" W 174.77'; S 26°23'01" W 371.07'; S 24°53'14" W 212.64' TO A FOUND REBAR AND CAP ON THE SOUTH LINE OF THE SOUTHWEST QUARTER OF SOUTHEAST QUARTER OF SAID SECTION 4; THENCE LEAVING SAID CENTERLINE, ALONG SAID SOUTH LINE N 88°19'58" W 1204.84' TO A FOUND MOUND OF STONE AT THE SOUTHEAST CORNER OF THE SOUTHWEST QUARTER OF SAID SECTION 4; THENCE ALONG THE SOUTH LINE THEREOF N 87°23'23" W 858.41' TO THE CENTER OF LIME KILN BRANCH; THENCE LEAVING SAID SOUTH LINE, ALONG THE CENTER OF SAID BRANCH N 30°02'19" E 327.19'; THENCE CONTINUE ALONG THE CENTER OF SAID BRANCH N 40°36'43" E 208.87'; THENCE CONTINUE ALONG THE CENTER OF SAID BRANCH N 20°12'23" E 155.85' TO ITS INTERSECTION WITH SMITH CREEK; THENCE LEAVING SAID CREEK N 03°11'41" E 709.89' TO A FOUND MOUND OF STONE ON THE NORTH LINE OF THE SOUTHEAST QUARTER OF THE SOUTHWEST QUARTER OF SAID SECTION 4; THENCE S 87°25'29" E ALONG SAID NORTH LINE 493.81' TO A FOUND 1/2" PIPE AT THE NORTHWEST CORNER OF THE SOUTHWEST QUARTER OF THE SOUTHEAST QUARTER OF SAID SECTION 4; THENCE S 87°30'59" E ALONG THE NORTH LINE THEREOF 1290.01' TO THE POINT OF BEGINNING CONTAINING 73.61 ACRES MORE OR LESS.

REFERENCES USED

WARRANTY DEED LOCATED IN BOOK 3717 AT PAGE 553 OF THE GARLAND COUNTY, ARKANSAS CIRCUIT CLERKS RECORDS
 SURVEY BY PLS 993 DATED 4-29-95
 SURVEY BY PLS 1640 DATED 5-5-09
 SURVEY BY PLS 1211 DATED 11-8-06
 SURVEY BY PLS 1478 DATED 9-18-03
 SURVEY BY PLS 1317 DATED 11-25-09
 SURVEY BY PLS 1317 DATED 5-21-08

Receipt of Survey

I (we) hereby acknowledge receipt of this survey. I (we) accept any adverse survey conditions stated herein or otherwise unknown, including but not limited to encroachments, easements, setbacks and variations. I am (we are) solely relying on the registered land surveyor who performed this survey and not on representations made by Pulaski County Title, LLC regarding the condition of this survey. I (we) hereby release and hold Pulaski County Title, LLC harmless from any and all adverse survey condition(s) whether known or unknown.

By: 

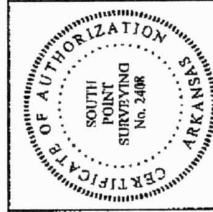
By: 

Date: 

SURVEYOR'S NOTES:

BEARINGS FOR THIS PROJECT ARE BASED ON ARKANSAS STATE PLANE SOUTH ZONE.
 FIELD WORK FOR THIS SURVEY WAS COMPLETED IN JUNE, 2020.
 FOR THE USE AND BENEFIT OF TAYLOR AND LUNSFORD.
 NO STATEMENT IS MADE CONCERNING SUBSURFACE CONDITIONS.
 BURIED UTILITIES AND SUBSURFACE STRUCTURES WERE NEITHER RESEARCHED NOR LOCATED FOR THIS PROJECT AND ARE NOT SHOWN ON THIS DRAWING. SOUTH POINT SURVEYING MAKES NO STATEMENT AS TO THE LOCATION NOR EXISTENCE OF ANY SUBSURFACE FEATURES. ANY CONSTRUCTION AT THIS SITE SHOULD ONLY BE DONE AFTER CONTACTING ARKANSAS ONE CALL AT 1-800-482-8998 AT LEAST 48 HOURS PRIOR TO ANY EXCAVATION.
 FLOOD INFORMATION: FLOOD INFORMATION WAS NOT RESEARCHED FOR THIS PROJECT.
 ALL EASEMENTS KNOWN TO SOUTH POINT SURVEYING AT THE TIME OF THE SURVEY ARE SHOWN ON THE DRAWING, BUT NO STATEMENT IS MADE AS TO THE COMPLETENESS OF THE EASEMENTS SHOWN. TRACT IS SUBJECT TO EASEMENTS, RESTRICTIVE COVENANTS, SUBDIVISION RESTRICTIONS, AND PLANNING AND ZONING REGULATIONS OF RECORD, IF ANY, AND IS SUBJECT TO SUCH FACTS AS AN ACCURATE AND CURRENT TITLE SEARCH MAY DISCLOSE.

ERROR OF CLOSURE: THIS SURVEY MEETS THE STATE OF ARKANSAS MINIMUM STANDARDS FOR ERROR OF CLOSURE IN URBAN SURVEYS OF 1 PART IN 10,000.

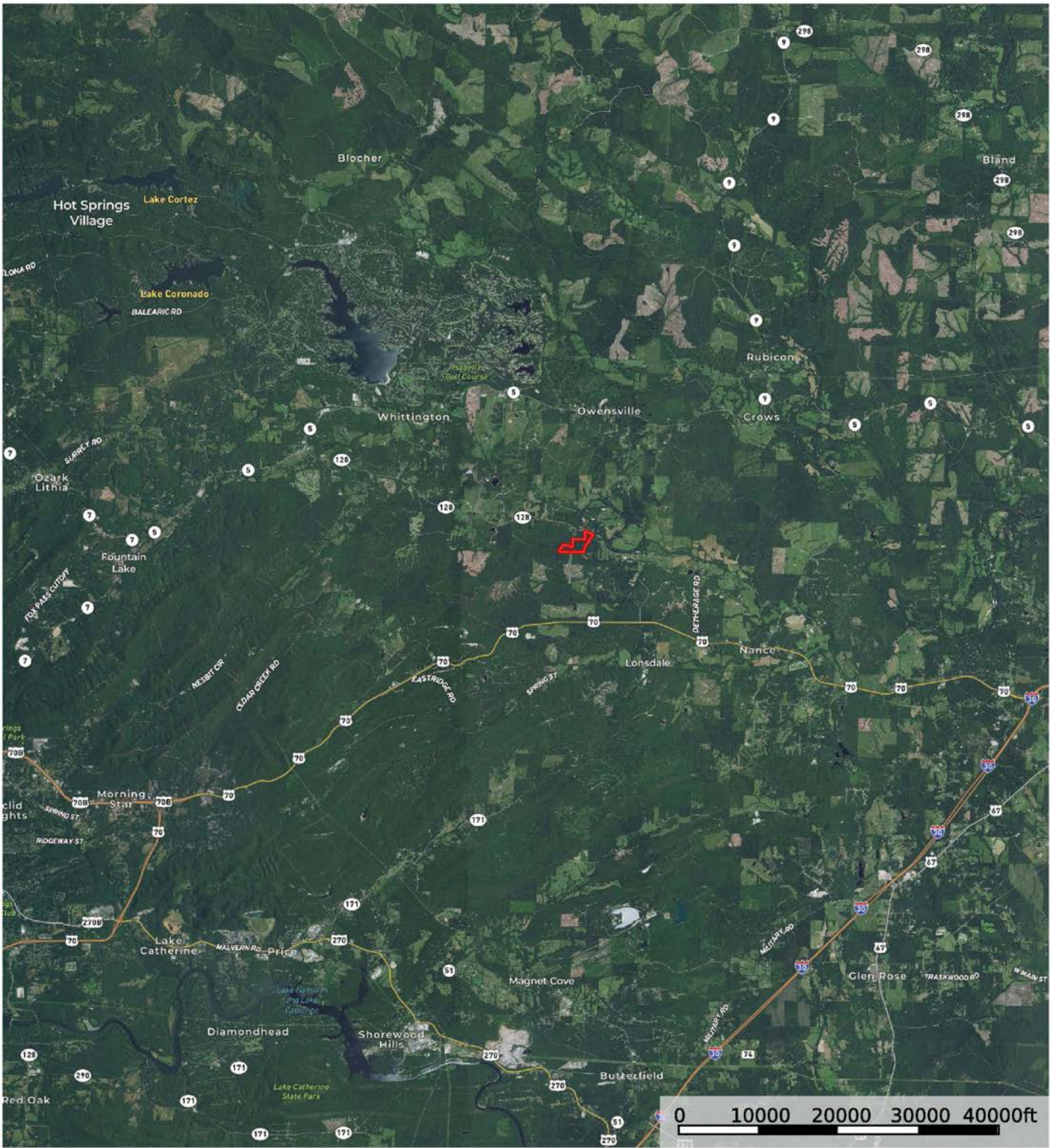


SOUTH POINT SURVEYING, PLLC
 P.O. Box 400, Sheridan, AR 72150
 southpointsurveying@yahoo.com
 501-285-5958
 501-837-2342

Drawing:	Date:	Page:	Drawn by:
TSR17WSEC08T	06/19/20	2 of 2	MO

PART OF SECTION 4, T2S, R17W, GARLAND COUNTY, ARKANSAS
 STATE PLAT CODE: 590-025-17W-0-04-906-36-1665

AERIAL MAP I

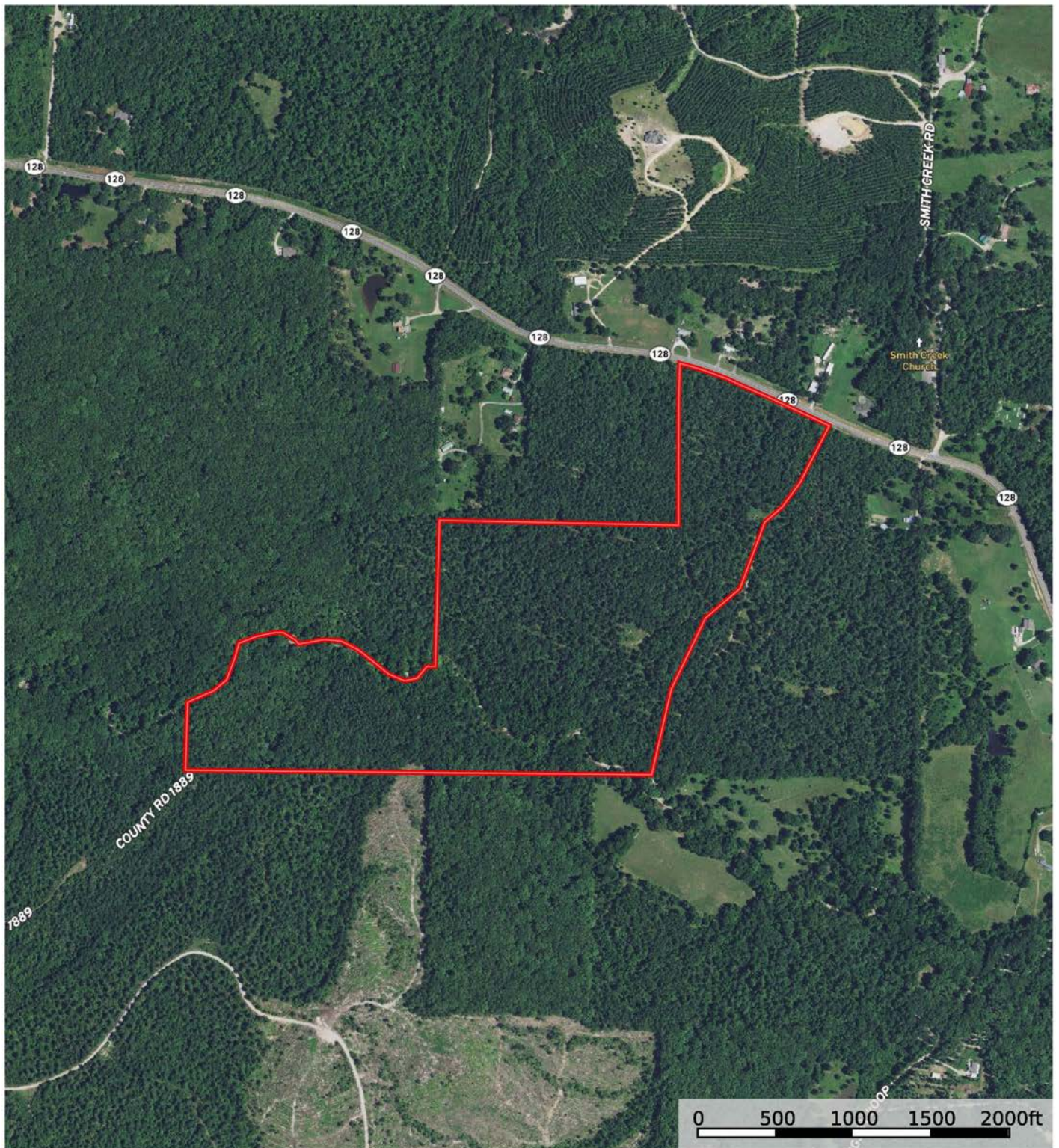


Boundary

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

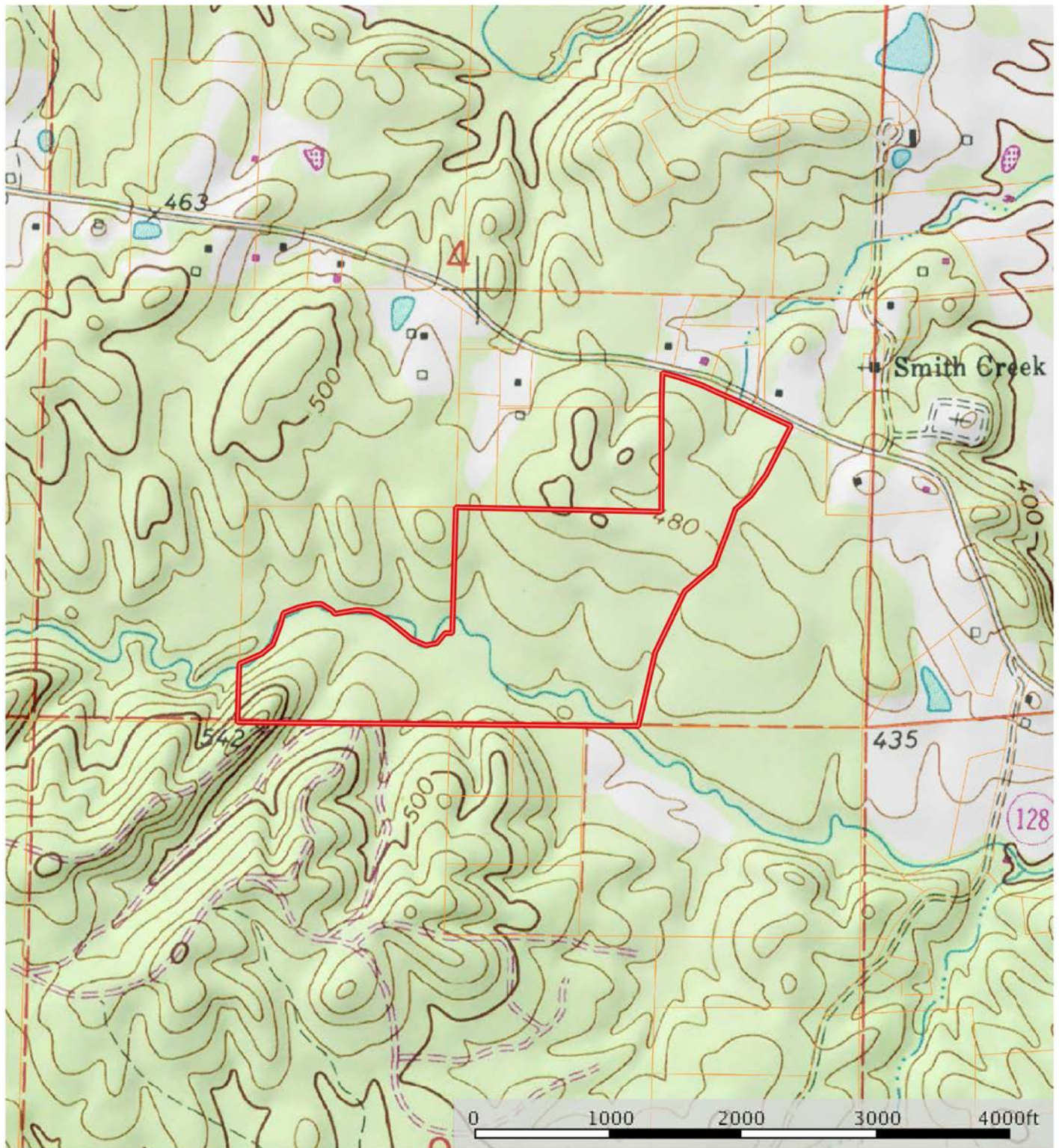


Boundary

Sindy Cruthis


 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.

TOPOGRAPHY MAP

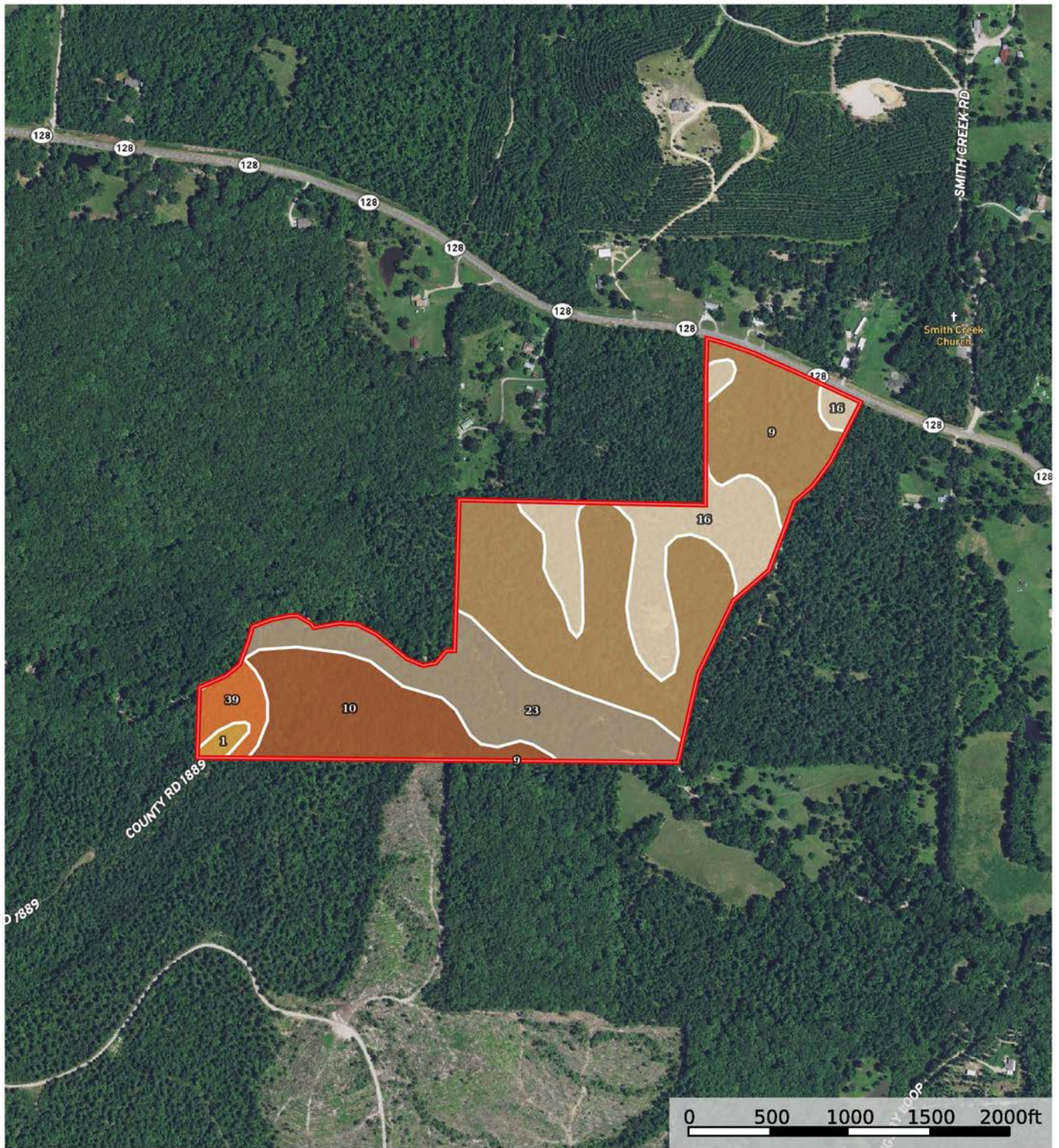


 Boundary

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



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
9	Bismarck-Carnasaw complex, 8 to 20 percent slopes	30.4	42.15	6e
39	Yanush-Avant complex, 40 to 60 percent slopes	2.6	3.63	7e
16	Carnasaw gravelly silt loam, 3 to 8 percent slopes	12.7	17.55	4e
1	Avant very gravelly silt loam, 3 to 15 percent slopes	0.6	0.9	6s
10	Bismarck-Carnasaw complex, 20 to 40 percent slopes	12.1	16.84	7e
23	Ceda gravelly loam, 0 to 3 percent slopes, frequently flooded	13.6	18.93	7w
TOTALS		72.1	100%	6.04

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



AGRICULTURE | RECREATION | TIMBERLAND

Traditional Brokerage + Sealed Bids + Consulting

LICENSED IN ARKANSAS, LOUISIANA, MISSISSIPPI, TEXAS AND TENNESSEE