



OFFERED FOR SALE

# PRATTSVILLE HOME SITES

Gorgeous Home Sites Offered in 3 Separate Tracts

43.14 (+/-) Total Acres • Grant 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.

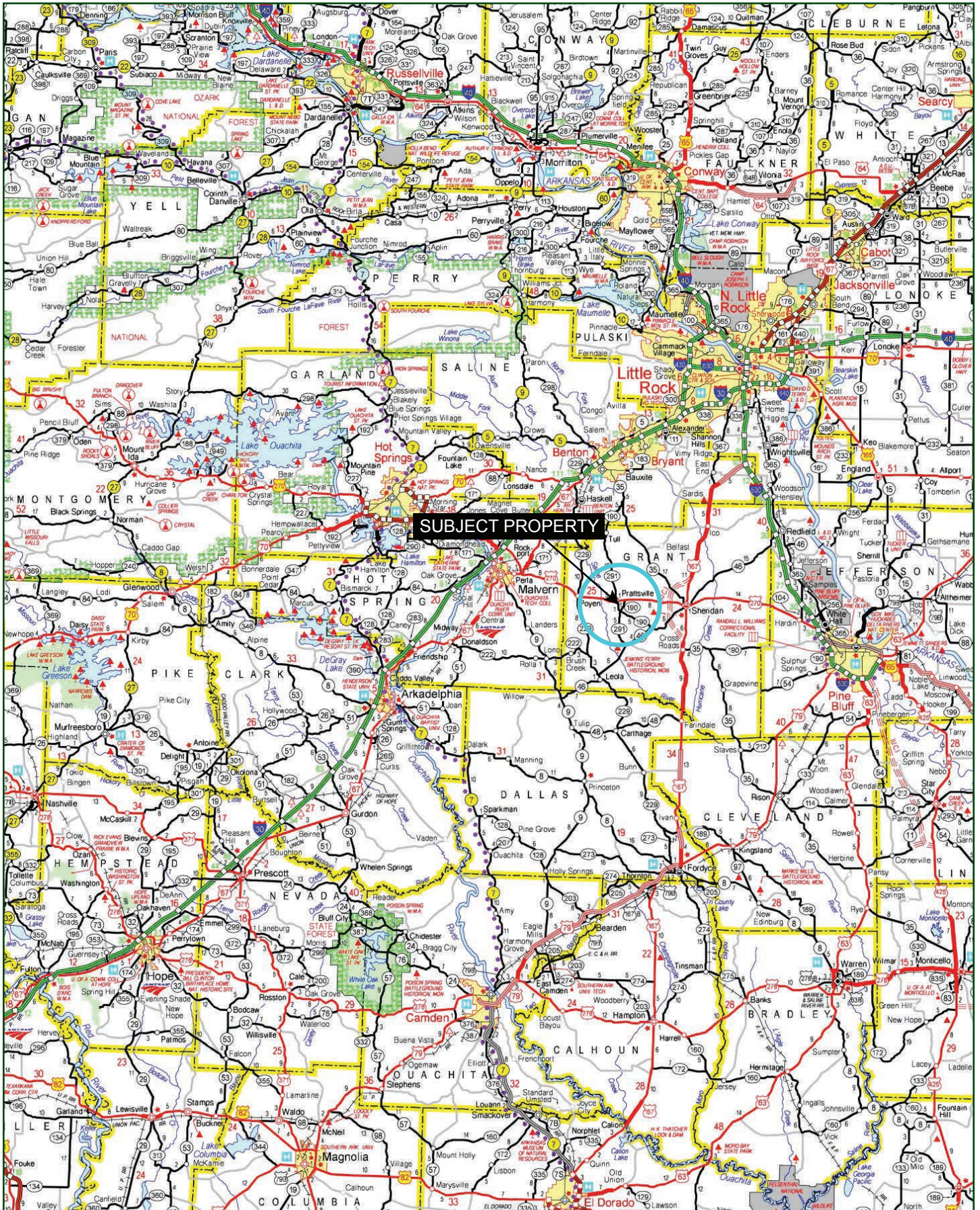
A representative of Lile Real Estate, Inc. must be present to conduct a showing. The management of Lile Real Estate, Inc. respectfully requests that interested parties contact us in advance to schedule a proper showing and do not attempt to tour or trespass on the property on their own. Thank you for 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 are three separate tracts in the Prattsville community that would make excellent home sites with plenty of room for gardens, pets, or even a small hobby farm.

Tract One is 18.6 acres on the southern outskirts of Prattsville with a beautiful home site and plenty of room for other amenities. This lot is within the city limits of Prattsville. The tract is mostly open, but has a timbered creek bottom on the southern end of it. Located at the intersection of Peach Street and Highway 291, this lot has city water, and a fire hydrant located on the corner. Neighboring homes are attractive and well-kept. The west side of the lot is fenced. The south boundary is a small creek with a nice stand of pine and hardwood timber. This parcel is only about a quarter mile off of U.S. Highway 270; close enough to be convenient, yet far enough that you can't hear it. This property is offered for sale at \$186,000.00.

Tract Two is located at the intersection of U.S. Highway 270, and Arkansas Highway 190, on the eastern edge of the city of Prattsville. This property has approximately 1/8 of a mile of frontage on U.S. Highway 270, which is the main thoroughfare between Pine Bluff and Hot Springs. This lot is wide open with no trees. It encompasses 3.46 surveyed acres and would make a great home site or a potential commercial site for the right business. This parcel is also located within the Prattsville city limits, and is offered for sale at \$40,000.00.

Tract Three is located on Arkansas Highway 190, southeast of Prattsville, and approximately 1.25 miles from U.S. Highway 270. This parcel includes 21.08 surveyed acres with a small frame house and a livestock pond. The home is an older frame house that is livable, but in need of renovation and repair. The home site is surrounded by large oak trees, and would make a terrific home site on a rural highway with very little traffic. Most of this property has boundary fencing along three sides, and large hardwoods growing along the boundaries. There is a quarter acre, tree-shaded pond on the south end of the property, which could be utilized for fishing or livestock watering on a hobby farm. This tract would make one of the most beautiful home sites in the area, and is offered for sale at \$198,960.00.

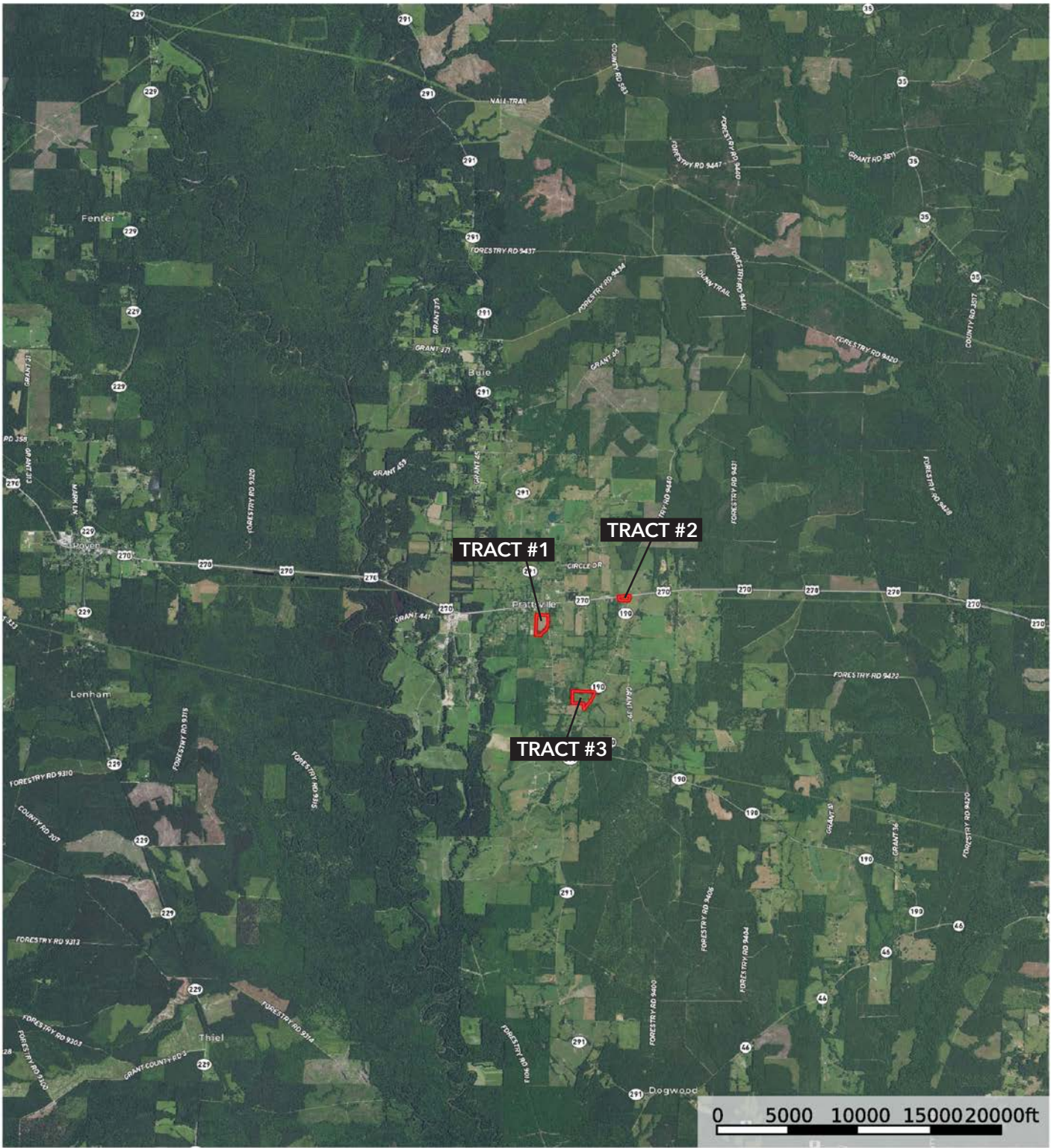
The city of Prattsville is a quiet community, but situated in the center of bustling amenities, shopping, dining, and entertainment in Hot Springs, Little Rock, Benton, Sheridan and Malvern. The property is in the Sheridan School District, and is located within a few minutes of Malvern, Sheridan, and Benton. It's only a short drive to Little Rock and Hot Springs as well.

To find out more about these unique properties, or to schedule a property tour, contact Jeryl Jones (mobile: 870-672-1365, office: 501-374-3411) of Lile Real Estate, Inc.

## PROPERTY SUMMARY

|                           |   |              |         |             |          |            |          |                 |          |                 |          |
|---------------------------|---|--------------|---------|-------------|----------|------------|----------|-----------------|----------|-----------------|----------|
| <b>Location:</b>          | These terrific home sites are all located in or near the quiet city of Prattsville, in Grant County, in the south central region of Arkansas.<br><br>Mileage Chart <hr/> <table><tr><td>Sheridan, AR</td><td>8 miles</td></tr><tr><td>Malvern, AR</td><td>16 miles</td></tr><tr><td>Benton, AR</td><td>18 miles</td></tr><tr><td>Little Rock, AR</td><td>35 miles</td></tr><tr><td>Hot Springs, AR</td><td>40 miles</td></tr></table> | Sheridan, AR | 8 miles | Malvern, AR | 16 miles | Benton, AR | 18 miles | Little Rock, AR | 35 miles | Hot Springs, AR | 40 miles |
| Sheridan, AR              | 8 miles   |              |         |             |          |            |          |                 |          |                 |          |
| Malvern, AR               | 16 miles  |              |         |             |          |            |          |                 |          |                 |          |
| Benton, AR                | 18 miles  |              |         |             |          |            |          |                 |          |                 |          |
| Little Rock, AR           | 35 miles  |              |         |             |          |            |          |                 |          |                 |          |
| Hot Springs, AR           | 40 miles  |              |         |             |          |            |          |                 |          |                 |          |
| <b>Acreage:</b>           | Tract 1 - 18.6 +/- acres<br>Tract 2 - 3.46 +/- surveyed acres<br>Tract 3 - 21.08 +/- surveyed acres   |              |         |             |          |            |          |                 |          |                 |          |
| <b>Access:</b>            | Tract 1 - Highway 291 frontage; approximately 0.25 miles south of US Highway 270.<br>Tract 2 - Highway 270 frontage<br>Tract 3 - Highway 190 frontage; approximately 1.25 miles south of US Highway 270.  |              |         |             |          |            |          |                 |          |                 |          |
| <b>Improvements:</b>      | Tract 1 - Some fencing; no structural improvements<br>Tract 2 - No structural improvements<br>Tract 3 - Small wood-frame two bedroom house with a fireplace; some fencing; 0.25 acre pond for livestock watering or fishing opportunities   |              |         |             |          |            |          |                 |          |                 |          |
| <b>Real Estate Taxes:</b> | Tract 1 - \$52 (Est.)<br>Tract 2 - \$11 (Est.)<br>Tract 3 - \$36 (Est.)   |              |         |             |          |            |          |                 |          |                 |          |
| <b>Mineral Rights:</b>    | All mineral rights owned by the Seller, if any, shall transfer to the Buyer.  |              |         |             |          |            |          |                 |          |                 |          |
| <b>Offering Price:</b>    | Tract 1 - \$186,000.00<br>Tract 2 - \$40,000.00<br>Tract 3 - \$198,960.00   |              |         |             |          |            |          |                 |          |                 |          |
| <b>Contact:</b>           | Any questions concerning this offering or to schedule a property tour should be directed to Jeryl Jones (mobile: 870-672-1365, office: 501-374-3411) of Lile Real Estate, Inc.  |              |         |             |          |            |          |                 |          |                 |          |

AERIAL MAP I



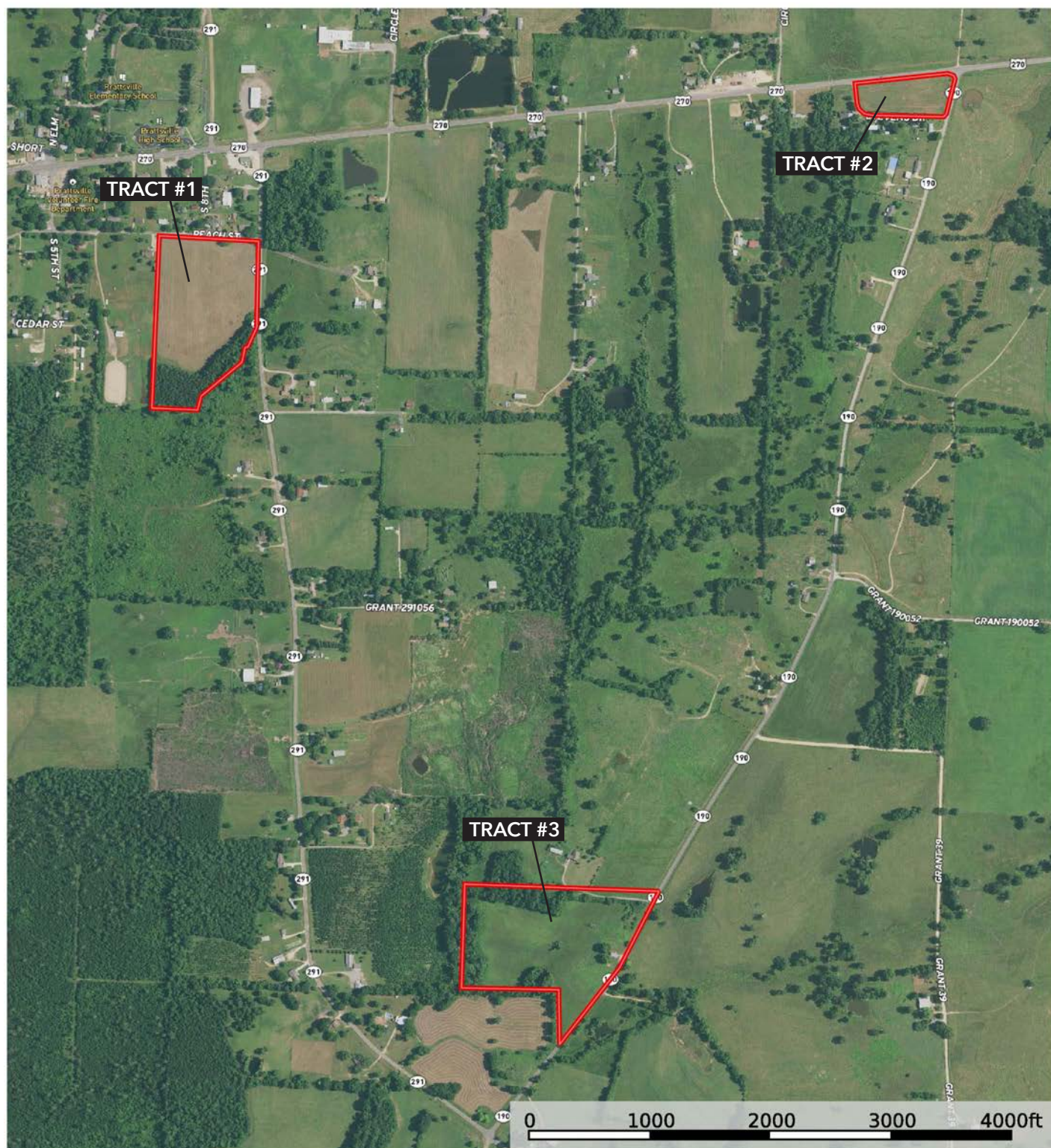
Boundary

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

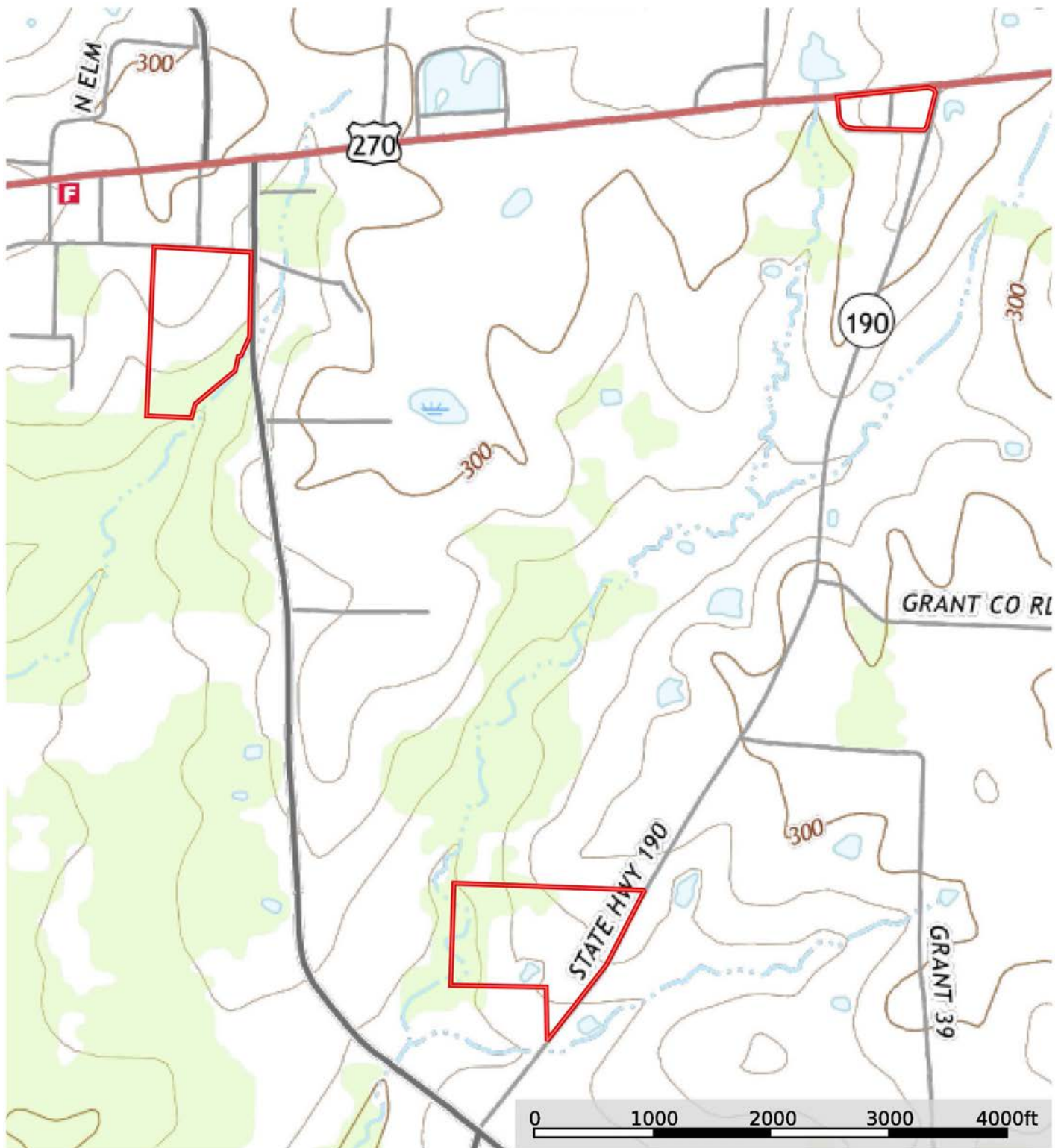
Sindy Cruthis



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# TOPOGRAPHY MAP



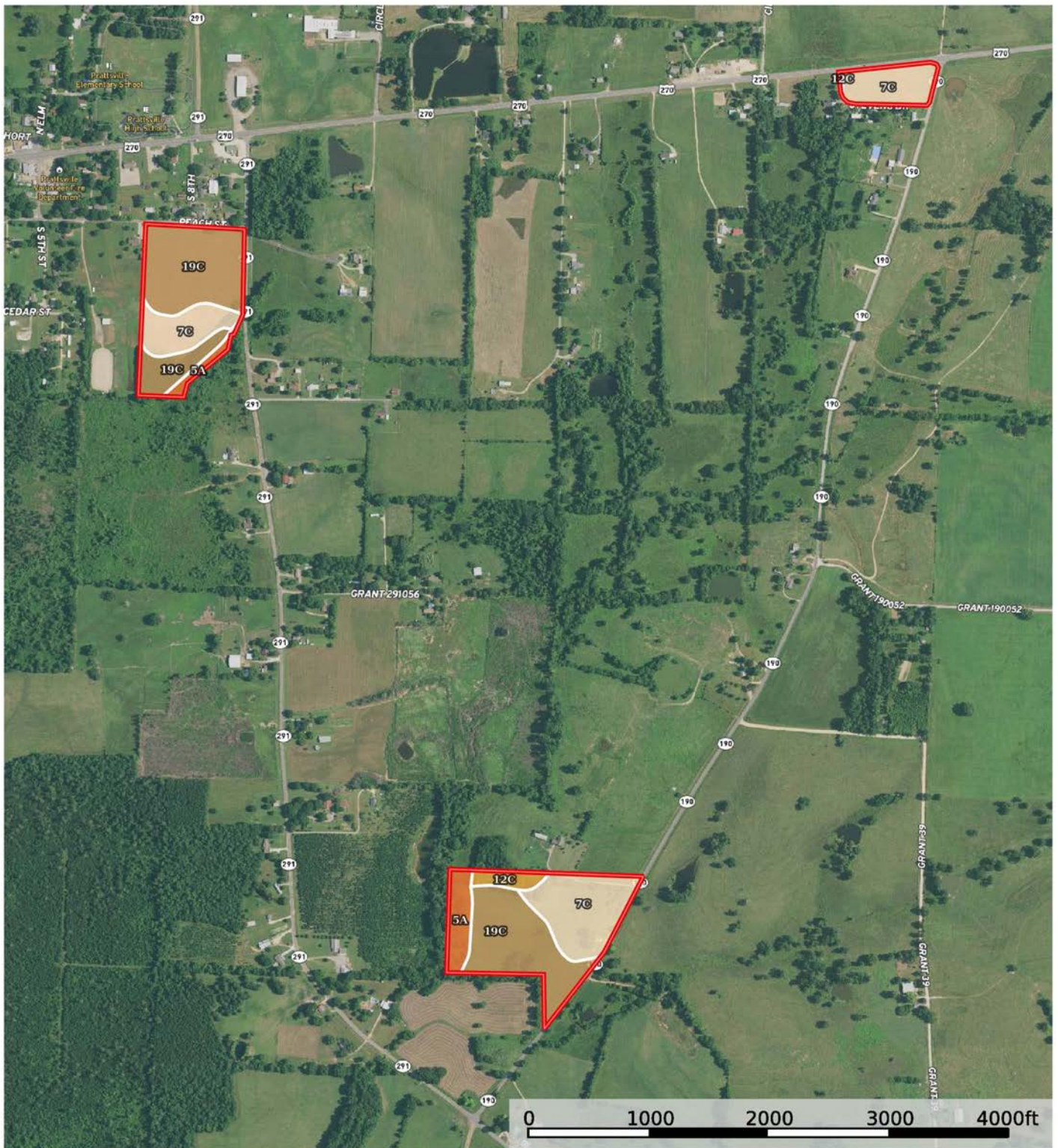
 Boundary

Sindy Cruthis

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# SOIL MAP



 Boundary

Sindy Cruthis

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## SOIL MAP KEY

| SOIL CODE | SOIL DESCRIPTION  | ACRES | %     | CAP  |
|-----------|---|-------|-------|------|
| 19C       | Warnock fine sandy loam, 1 to 7 percent slopes              | 20.9  | 51.72 | 3e   |
| 5A        | Guyton silt loam, 0 to 1 percent slopes, frequently flooded | 3.3   | 8.24  | 5w   |
| 7C        | Pikeville fine sandy loam, 1 to 8 percent slopes            | 14.8  | 36.62 | 4e   |
| 12C       | Saffell gravelly fine sandy loam, 1 to 8 percent slopes     | 1.4   | 3.42  | 4e   |
| TOTALS    |   | 40.4  | 100%  | 3.57 |

### 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 | •   |   |   |   |  |   |   |   |

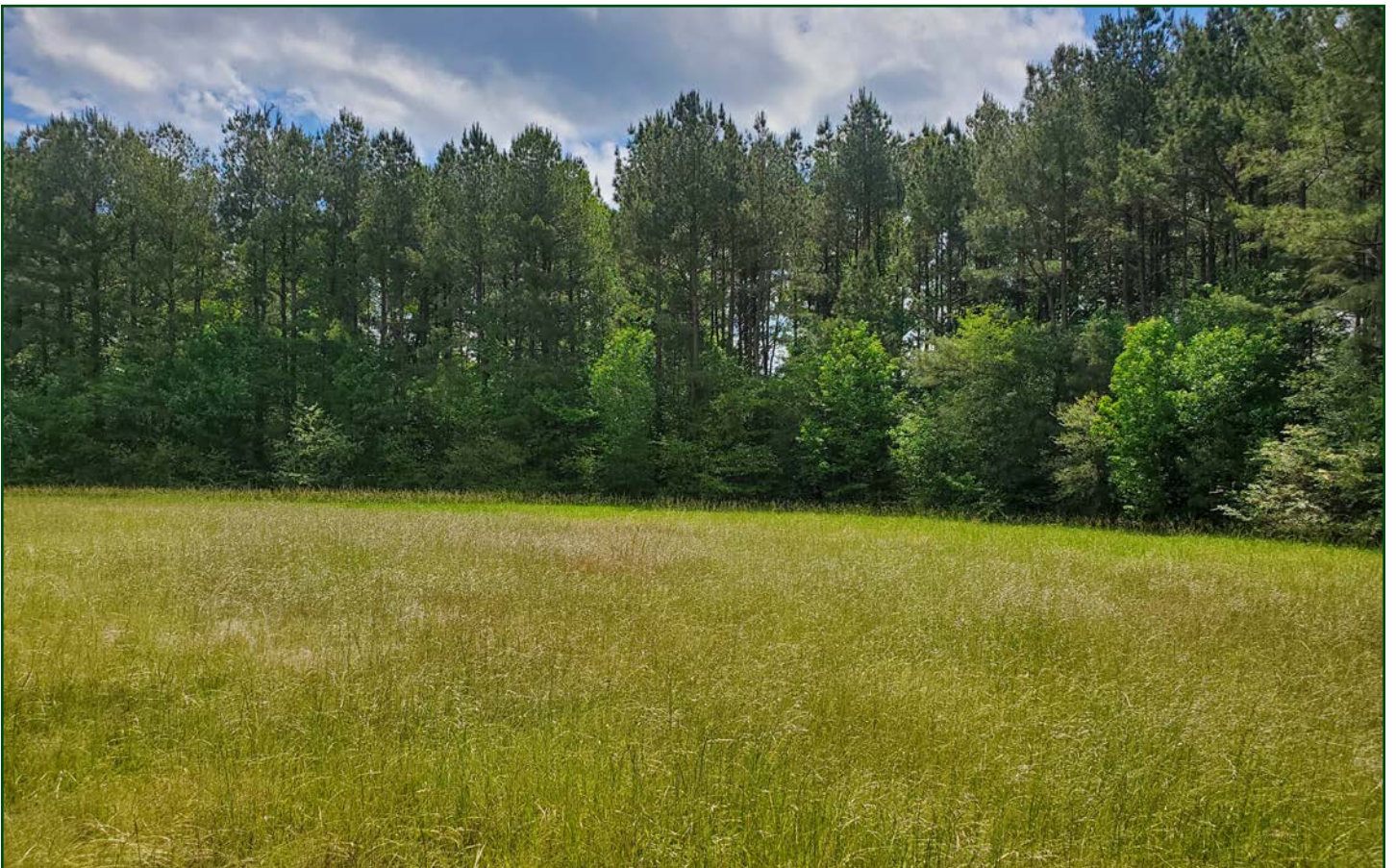
### Grazing Cultivation

(c) climatic limitations (e) susceptibility to erosion

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



## TRACT 1





## TRACT 1



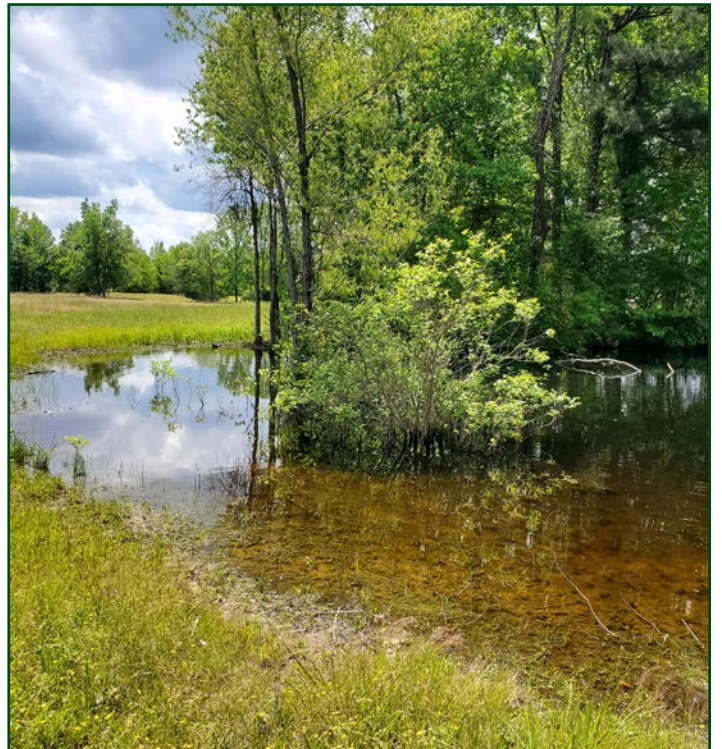


## TRACT 2





## TRACT 3





NOTES

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