



OFFERED FOR SALE

# PRATTSVILLE COUNTRY HOMESTEAD

Private Residence or Land Development Opportunity

51.5 (+/-) 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.

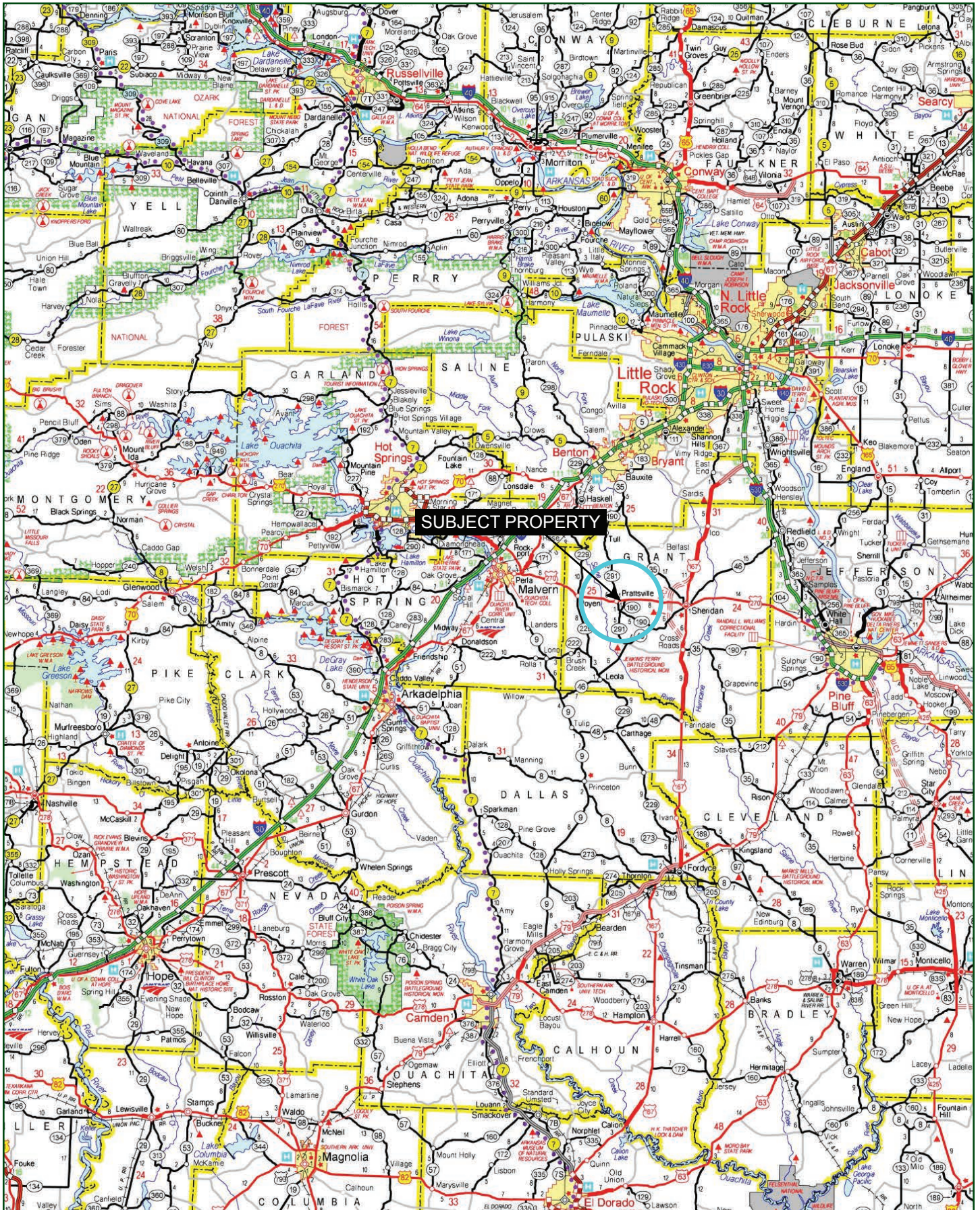
A representative of Lile Real Estate, Inc. must be present to conduct a showing. The management of Lile Real Estate, Inc. respectfully requests that interested parties contact us in advance to schedule a proper showing and do not attempt to tour or trespass on the property on their own. Thank you for 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:

This property, situated on the east side of the city of Prattsville, is a truly unique opportunity for an extended family homestead, or an investment property. Located in one of the hottest real estate markets in central Arkansas, it offers two gorgeous older homes in one of the most picturesque settings imaginable. Giant oaks and stately magnolia trees surround the homes, as well as a five acre lake teeming with bass and bream. On nearly fifty-two acres, it offers ample room for an equestrian facility, or would make a great site for further development as a subdivision in a rapidly growing community. The remainder of the property is approximately 40 acres of unfenced pasture, currently in hay production.

Both of these homes have undergone extensive recent renovation including new roofing, plumbing, and electrical upgrades, plus carpentry and paint renovations. The main house encompasses approximately 3,464 square feet of living space, while the accompanying home is approximately 2,577 square feet of living space. In addition, both homes have spacious carports, and both are on the Prattsville city water system.

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.

This country homestead with two brick homes and a 5 acre, well-stocked pond is offered for \$862,000. To find out more about this one-of-a-kind property, or to schedule a property tour, contact Jeryl Jones (mobile: 870-672-1365, office: 501-374-3411) of Lile Real Estate, Inc.

### Location:

Located north of Arkansas Highway 270. On the eastern edge of the city of Prattsville, in Grant County Arkansas, in the south central region of Arkansas.

#### Mileage Chart

Sheridan, AR	8 miles
Malvern, AR	16 miles
Benton, AR	18 miles
Little Rock, AR	35 miles
Hot Springs, AR	40 miles

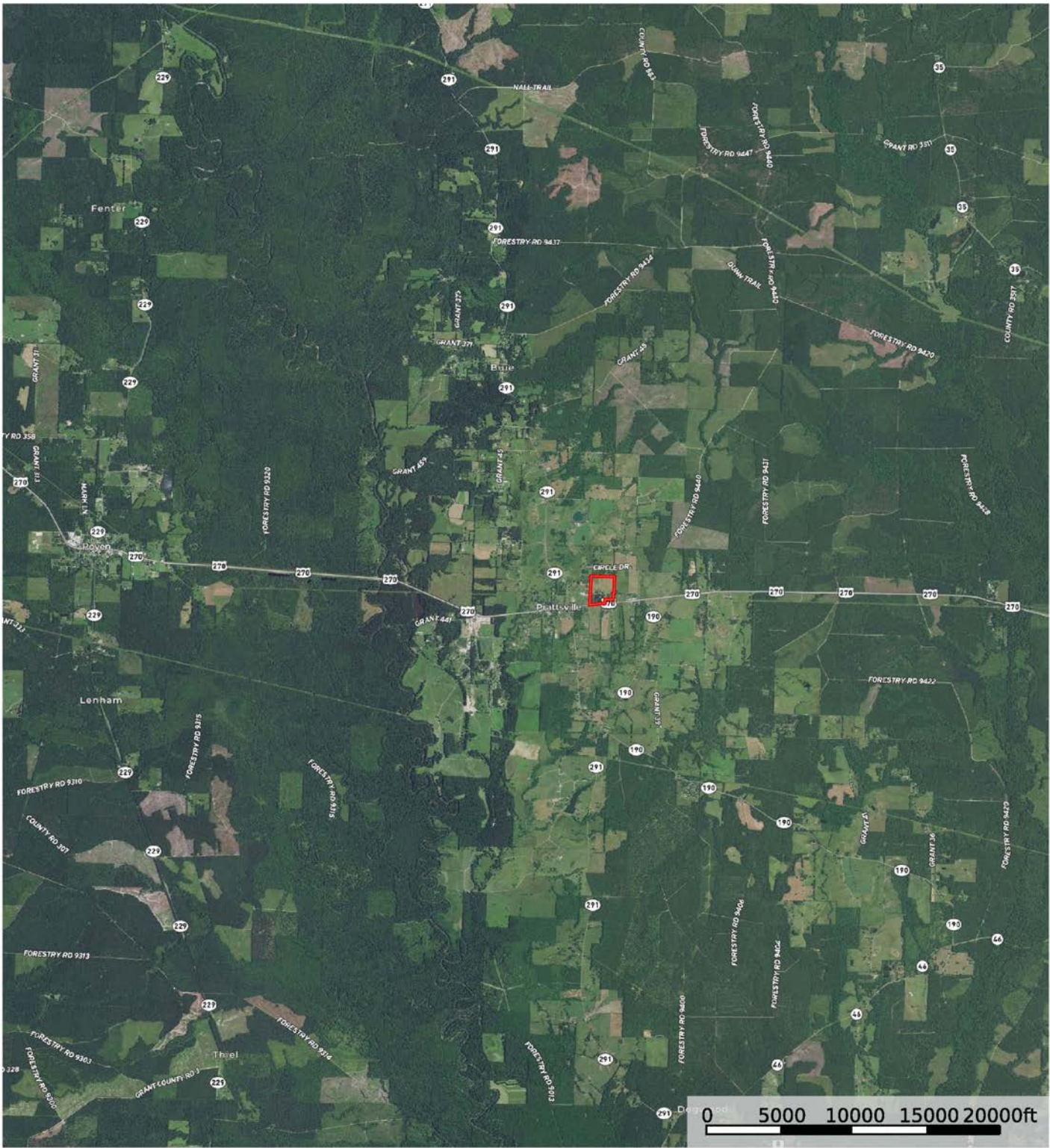
### Acreage:

51.5 +/- total acres

## PROPERTY SUMMARY


<b>Access:</b>	Highway 270 frontage, Grant County, Arkansas
<b>Improvements:</b>	3,464 SF brick home 2,577 SF brick home 5 acre pond with proven fishing opportunities
<b>Real Estate Taxes:</b>	\$3,562 (Est.)
<b>Mineral Rights:</b>	All mineral rights owned by the Seller, if any, shall transfer to the Buyer.
<b>Offering Price:</b>	\$862,000.00
<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



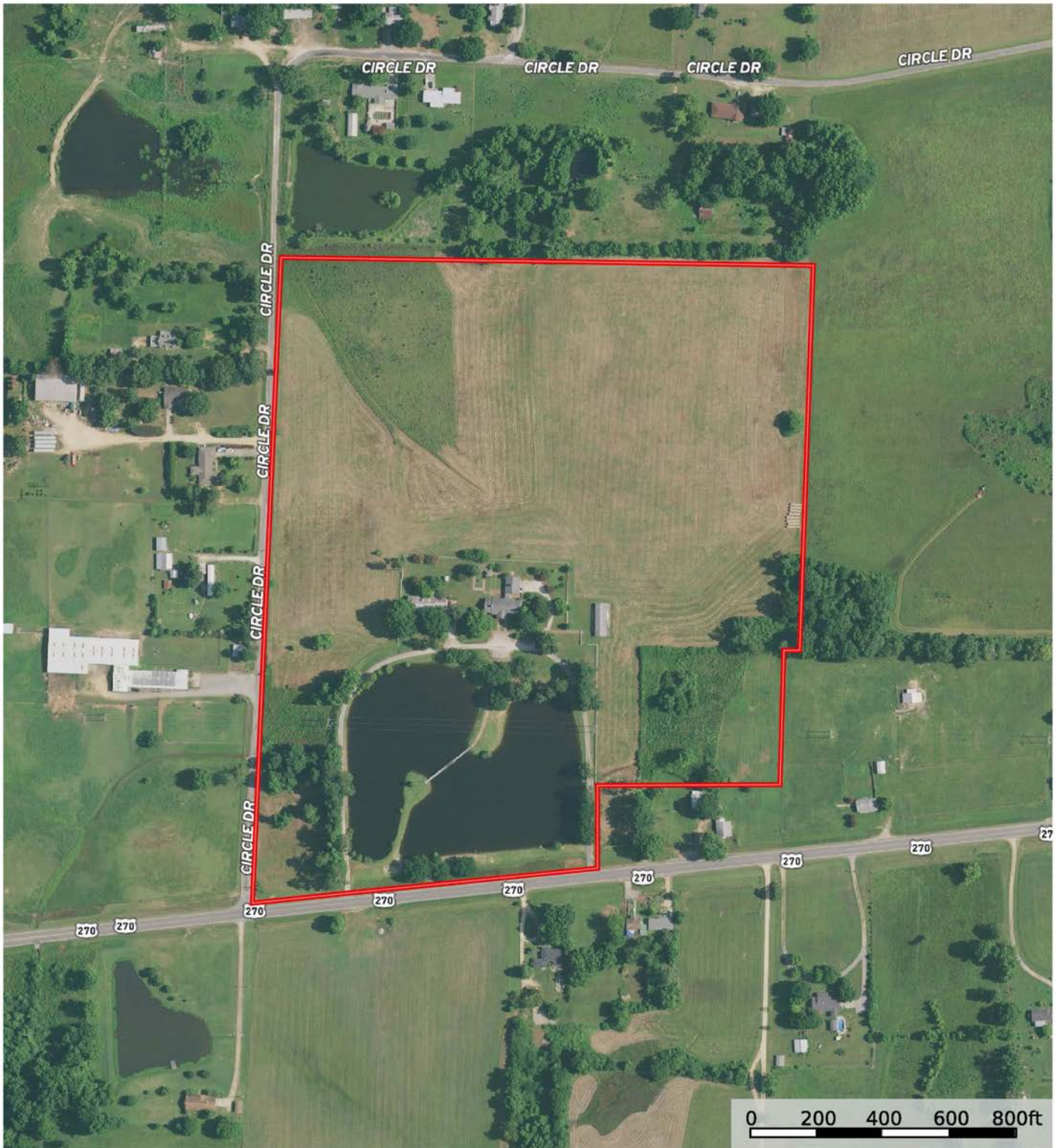
 Boundary

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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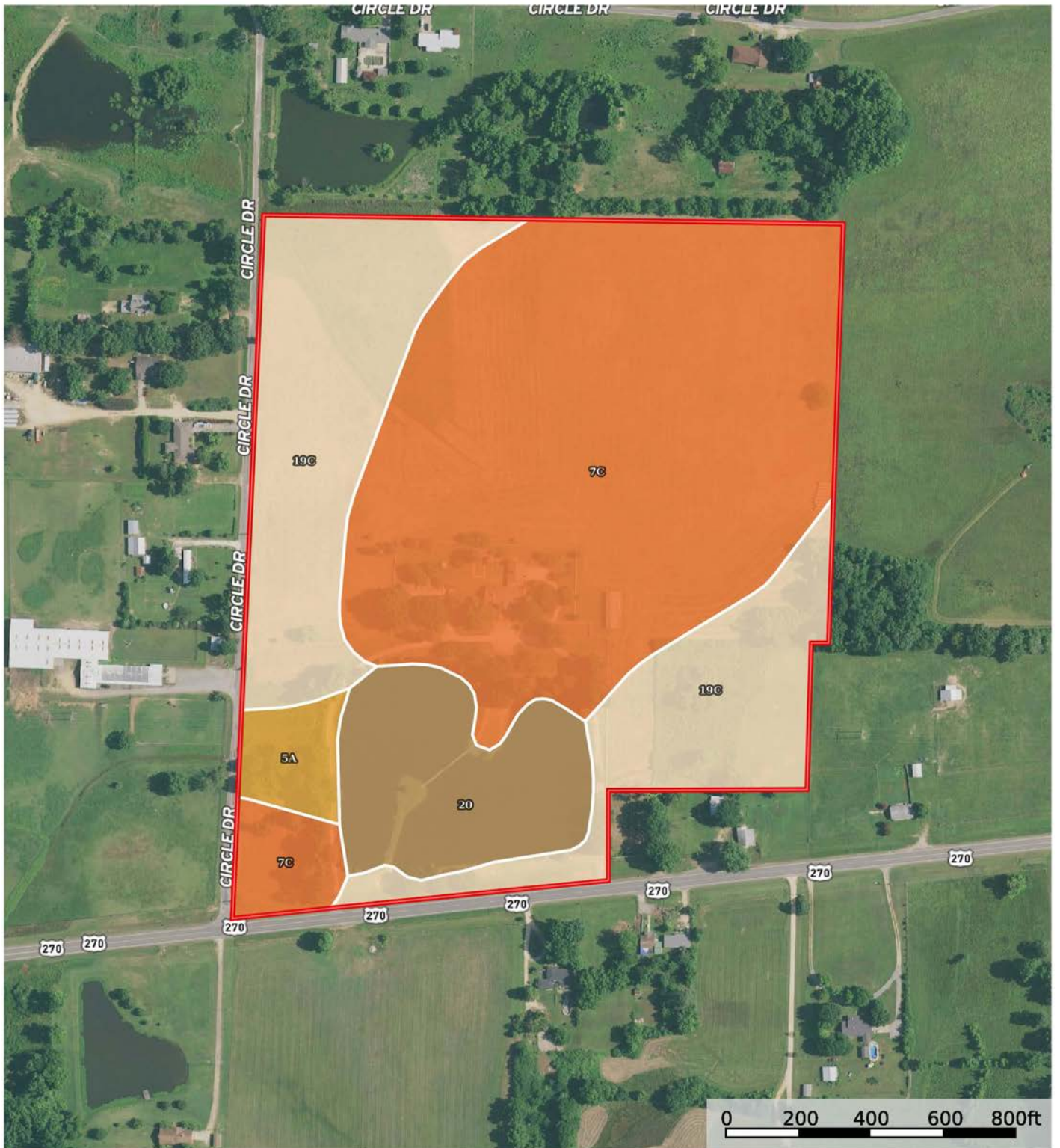
# TOPOGRAPHY MAP



 Boundary




# SOIL MAP



 Boundary

Sindy Cruthis

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## SOIL MAP KEY

SOIL CODE	SOIL DESCRIPTION	ACRES	%	CAP
20	Water	5.1	11.49	-
7C	Pikeville fine sandy loam, 1 to 8 percent slopes	24.7	55.21	4e
19C	Warnock fine sandy loam, 1 to 7 percent slopes	13.6	30.43	3e
5A	Guyton silt loam, 0 to 1 percent slopes, frequently flooded	1.3	2.87	5w
TOTALS		44.7	100%	3.26

### 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

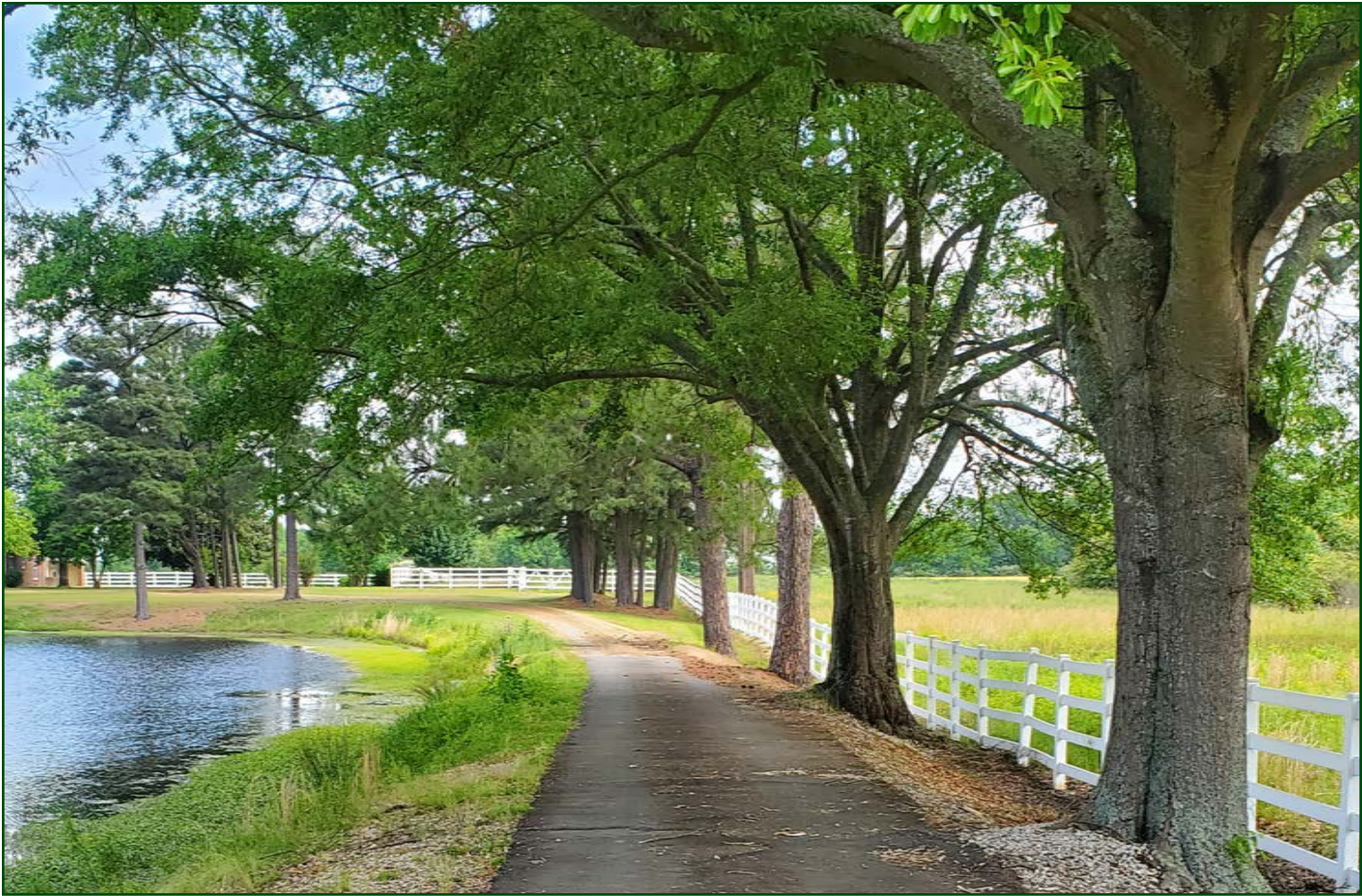
(c) climatic limitations (e) susceptibility to erosion

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



























NOTES

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