



OFFERED FOR SALE

HURRICANE CREEK RANCH

An Agricultural and Recreational Investment Opportunity

402.0 (+/-) Acres • Grant County, Arkansas

OFFERED BY



AGRICULTURE | RECREATION | TIMBERLAND

Traditional Brokerage + Sealed Bids + Consulting

LICENSED IN ARKANSAS, LOUISIANA, MISSISSIPPI AND TENNESSEE



DISCLOSURE STATEMENT

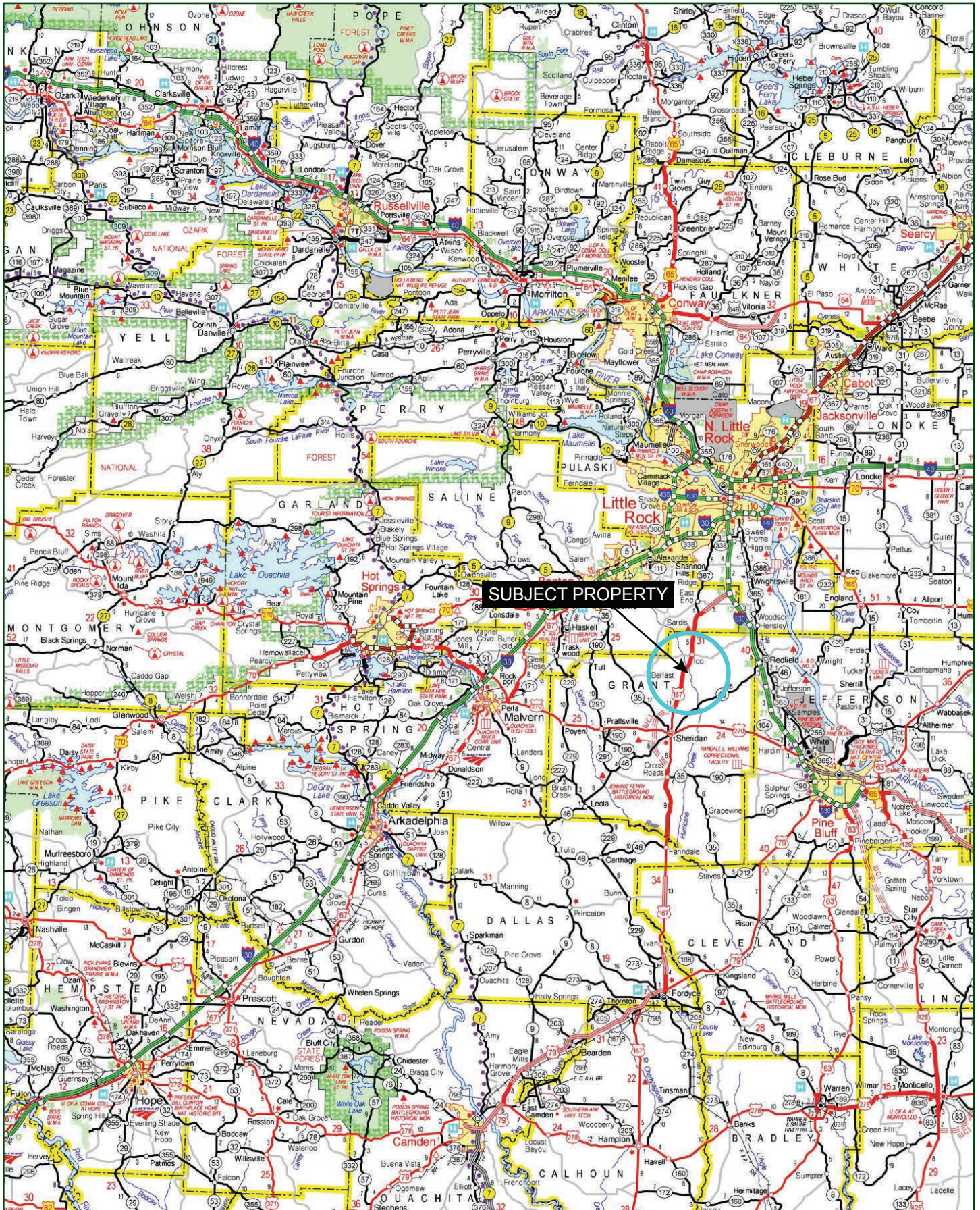
Lile Real Estate, Inc. is the listing agency for the owner of the property described within this offering brochure.

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:

Hurricane Creek Ranch consists of 402 (+/-) contiguous acres located in Grant County, Arkansas, twenty minutes south of Little Rock on U.S. Highway 167. The property is a high-end cattle and hay operation that has been intensively managed by the current owner. All new barb wire fencing around the perimeter, board pasture fencing along the highway frontage, and improved working and catch pens are just some of the many improvements recently made to the farm. All of the fields have access to city water, with automatic waterers added to four fields. In addition, new drainage pipes were recently installed throughout the property. Access is excellent via U.S. Highway 167 and a private concrete road leading to the main residence. There are unlimited recreational opportunities for deer and turkey hunting, as well as fishing. Equestrians will also find this property well suited for horses and riding. The topography consists of bottomland and rolling hills comprised of pasture, timber, wood lots, spring fed creeks, and a 4 (+/-) acre pond stocked with fish. This property is the ideal place for letting your kids and dogs run, enjoying the outdoors, and continuing the livestock and hay operation if so desired. Any questions concerning this offering or to schedule a property tour should be directed to Gardner Lile (mobile: 501-658-9275) of Lile Real Estate, Inc.

Location:

Sheridan, Arkansas; Grant County, Central Region of Arkansas

Mileage Chart

Sheridan, AR	8 miles
Little Rock, AR	25 miles
Pine Bluff, AR	34 miles

Acreage:

402.0 +/- acres

Access:

Access is excellent via U.S. Highway 167 and a private gated road. Roads were recently built through pastures to allow year-round access.

Improvements:

2,304 (+/-) square foot residence (Structure needs major restoration or razing.)

- Single level, brick and cedar construction

1,292 (+/-) square foot caretaker residence

- Single level, brick construction
- Three (3) bedrooms and one (1) bathroom
- One (1) vehicle carport
- Central heat and air under one packaged electric unit
- Kitchen with built-in appliances and solid wood cabinets

OWNERSHIP MAP

6,360 (+/-) square foot shop building

- Metal and steel trusses constructed on a 6" concrete slab
- Blown insulation
- 18' average wall height
- New bathroom and office, both with heat and air

3,375 (+/-) square foot horse barn (45' x 75')

- Metal pole members with wood trusses and metal roof

8,000 (+/-) square foot hay/equipment shed (80' x 100')

- Constructed of iron trusses and metal roof
- Board fence around perimeter

Levee established for water control (minimizes overflow from Hurricane Creek)

Utilities:

Municipal water, electric, natural gas, sewer, and telephone services

Real Estate Taxes:

\$4,037 (est.)

Mineral Rights:

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

Recreation:

Excellent deer and turkey hunting, in addition to fishing in the stocked pond. Potential to enhance the wildlife resources on the property through the Conservation Reserve Program. The property is well suited for equestrian sports.

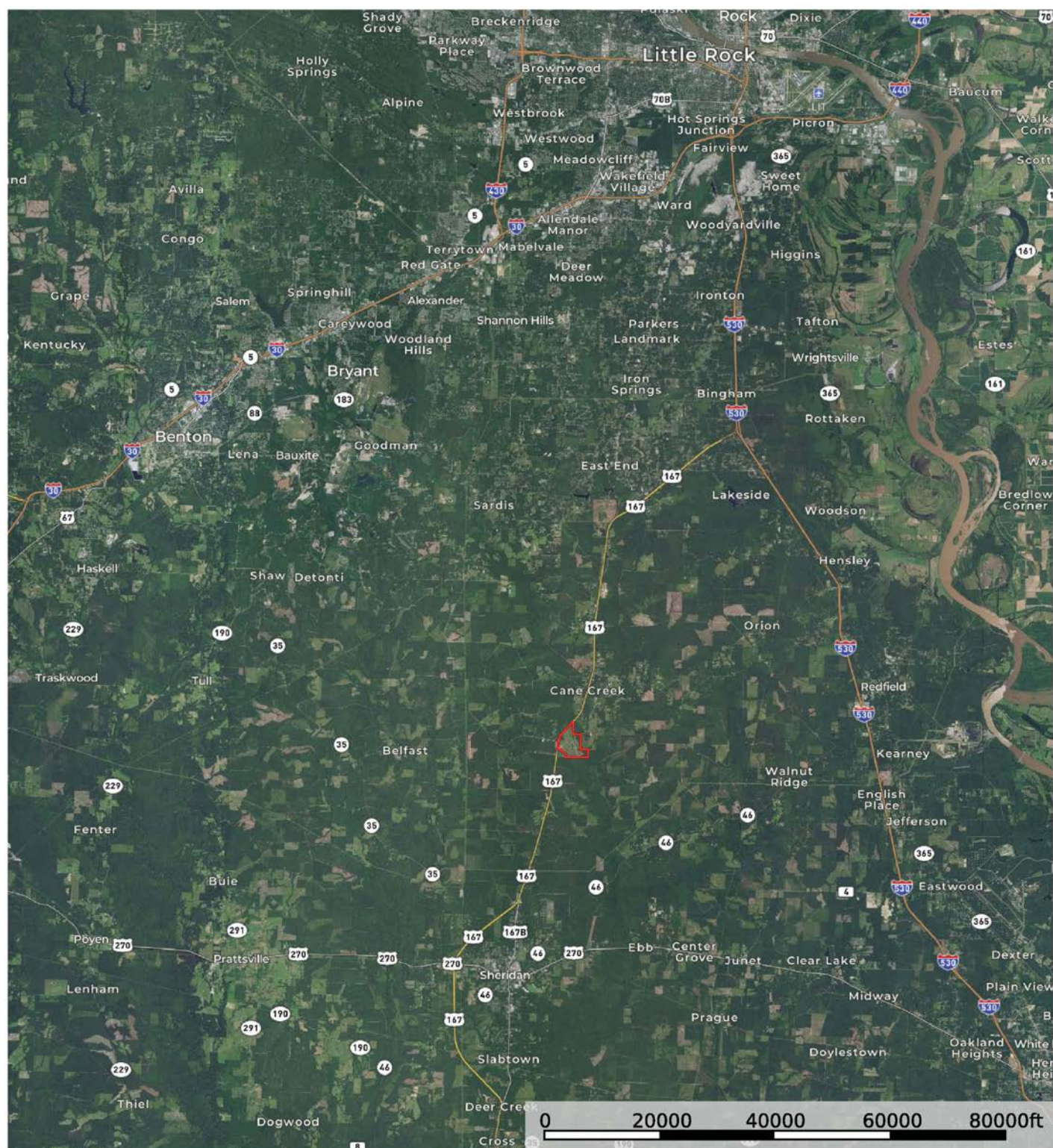
Offering Price:

\$1,900,000.00

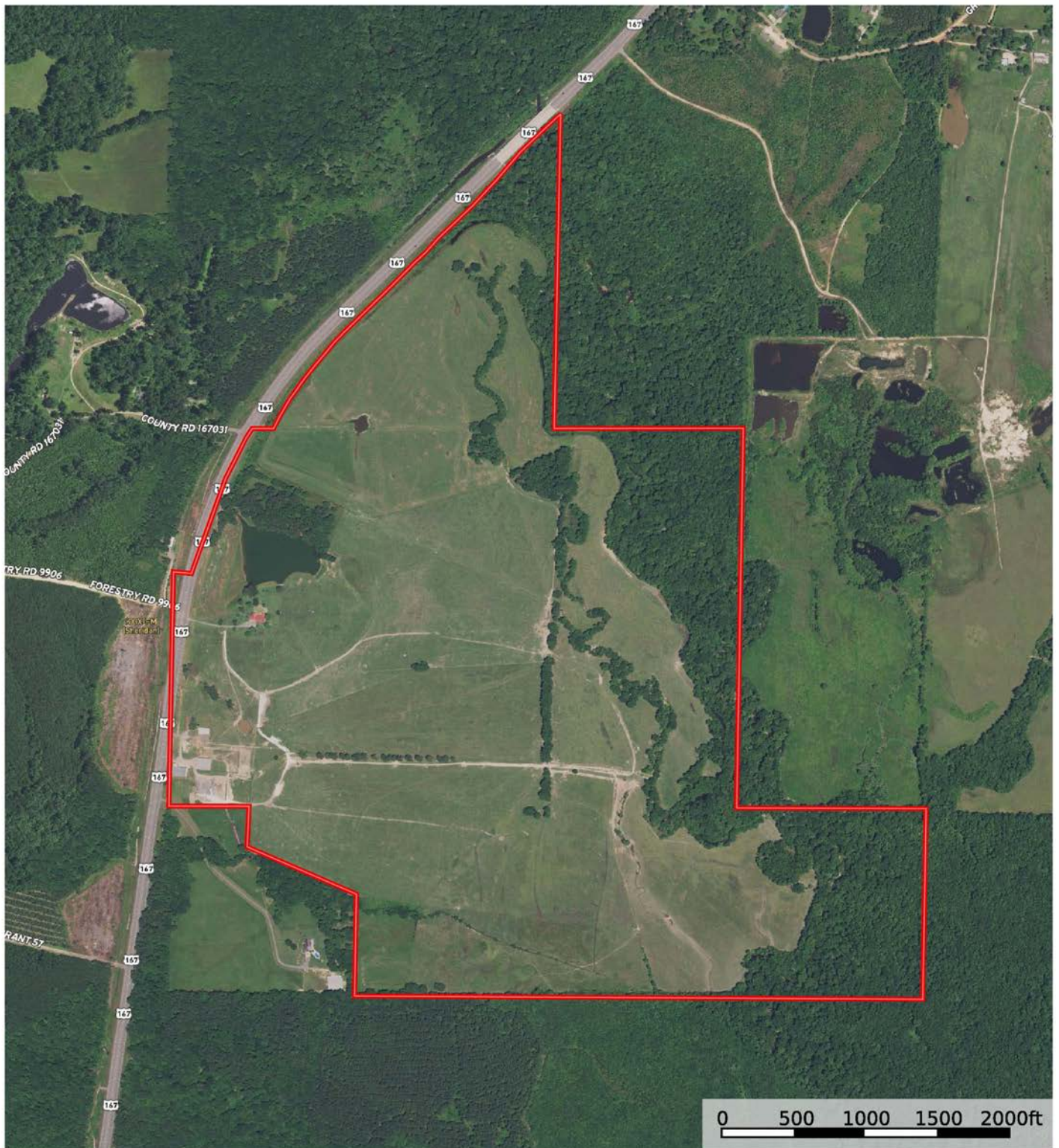
Contact:

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AERIAL MAP I




AERIAL MAP II

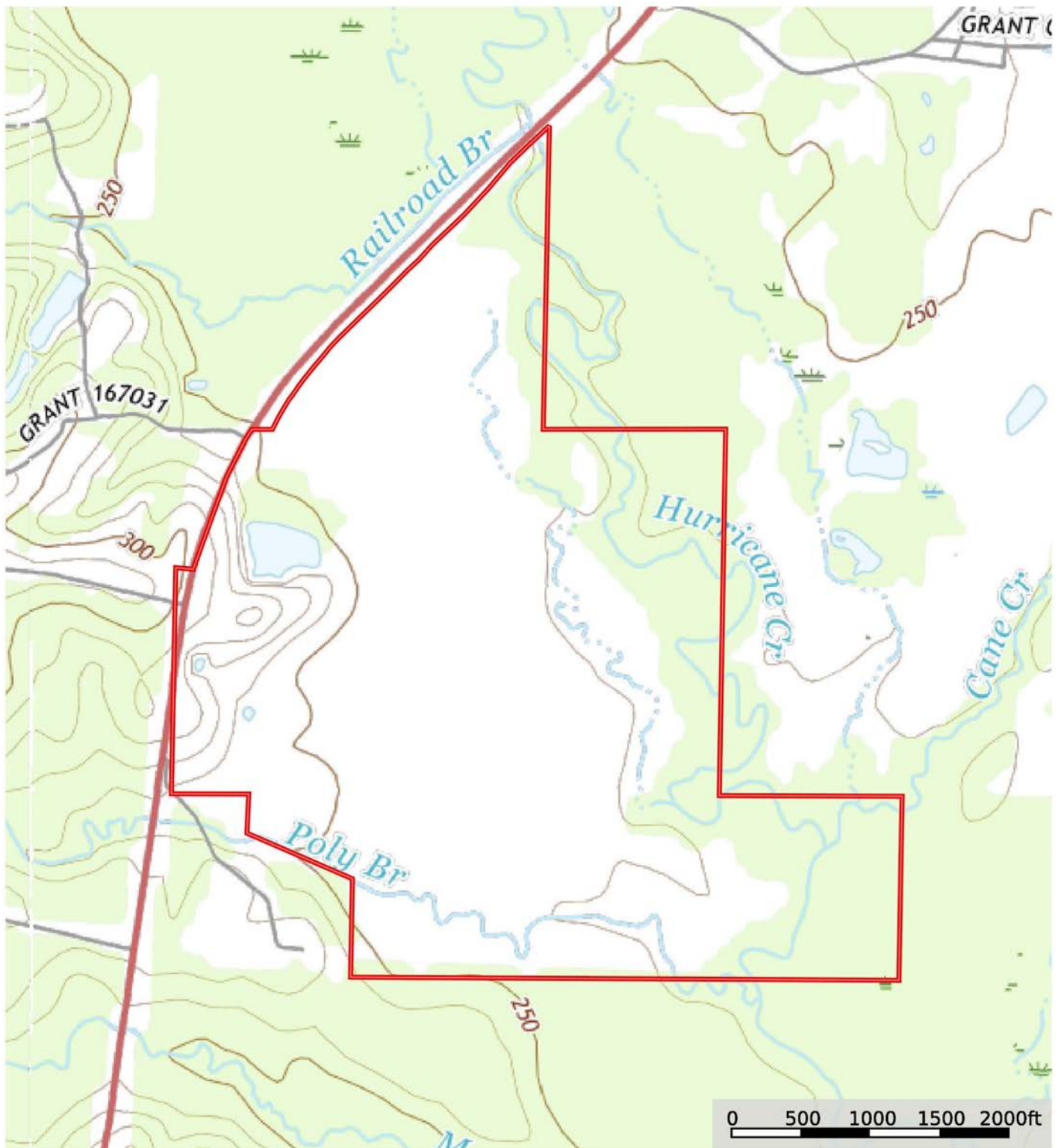


 Boundary

Sindy Cruthis


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TOPOGRAPHY MAP

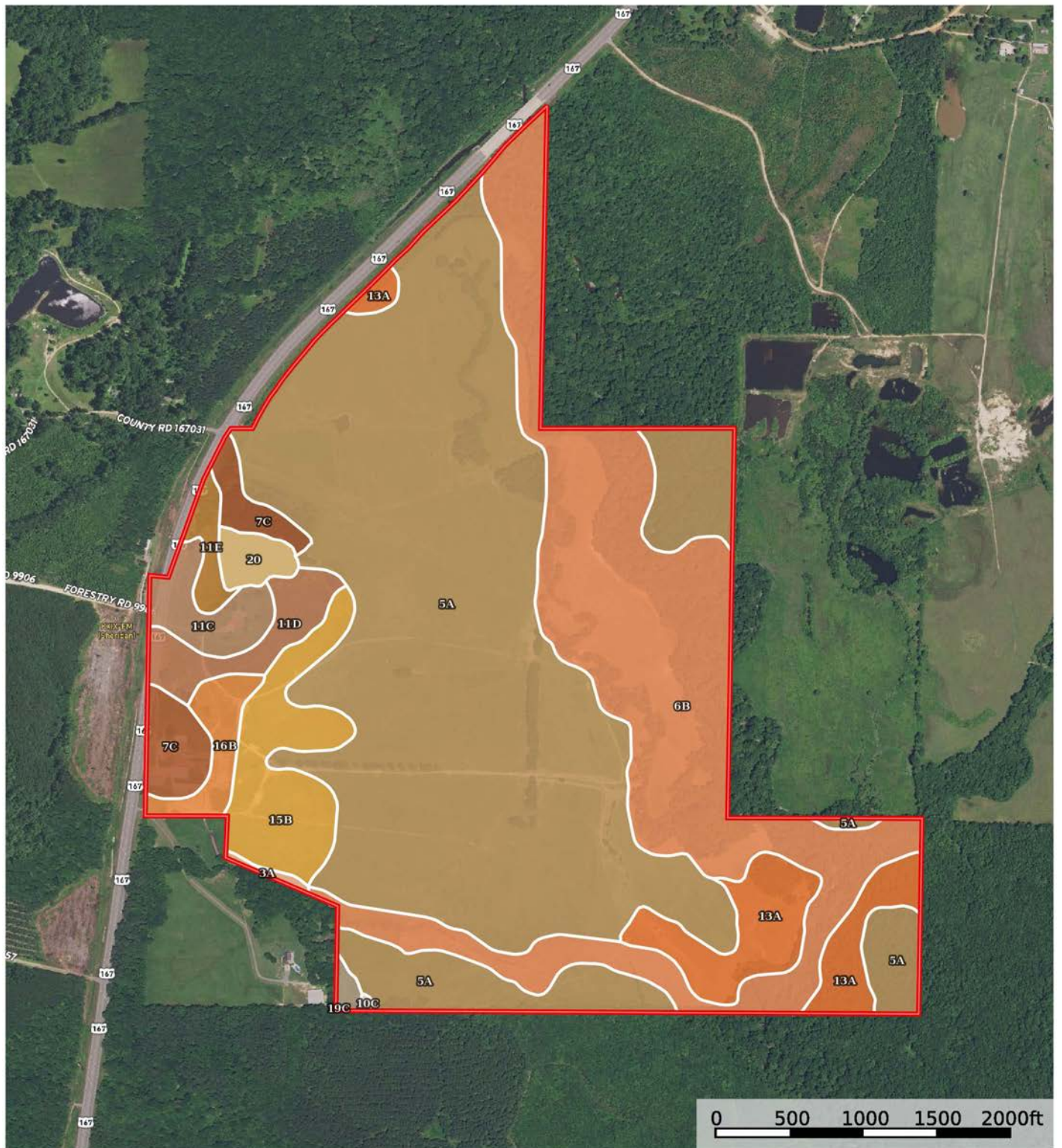


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SOIL MAP



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SOIL MAP KEY

SOIL CODE	SOIL DESCRIPTION	ACRES	%	CPI	NCCPI	CAP
5A	Guyton silt loam, 0 to 1 percent slopes, frequently flooded	223.68	54.11	0	-	5w
6B	Ouachita silt loam, 0 to 2 percent slopes, frequently flooded	101.71	24.61	0	-	5w
13A	Sardis silt loam, 0 to 1 percent slopes, frequently flooded	23.18	5.61	0	-	5w
15B	Smithton fine sandy loam, 0 to 2 percent slopes	20.59	4.98	0	-	3w
7C	Pikeville fine sandy loam, 1 to 8 percent slopes	10.46	2.53	0	-	4e
11D	Sacul gravelly fine sandy loam, 8 to 15 percent slopes	9.42	2.28	0	-	6e
11C	Sacul gravelly fine sandy loam, 1 to 8 percent slopes	8.19	1.98	0	-	4e
16B	Stough fine sandy loam, 1 to 3 percent slopes	6.6	1.6	0	-	2w
20	Water	3.85	0.93	0	-	-
11E	Sacul gravelly fine sandy loam, 15 to 35 percent slopes	3.69	0.89	0	-	6e
10E	Sacul fine sandy loam, 15 to 35 percent slopes	1.04	0.25	0	-	7e
3A	Bibb fine sandy loam, 0 to 1 percent slopes, frequently flooded	0.69	0.17	0	-	5w
10C	Sacul fine sandy loam, 1 to 8 percent slopes	0.21	0.05	0	-	4e
19C	Warnock fine sandy loam, 1 to 7 percent slopes	0.03	0.01	0	-	3e
TOTALS		413.37(*)	100%	-	-	4.84

(*) Total acres may differ in the second decimal compared to the sum of each acreage soil. This is due to a round error because we only show the acres of each soil with two decimal.

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

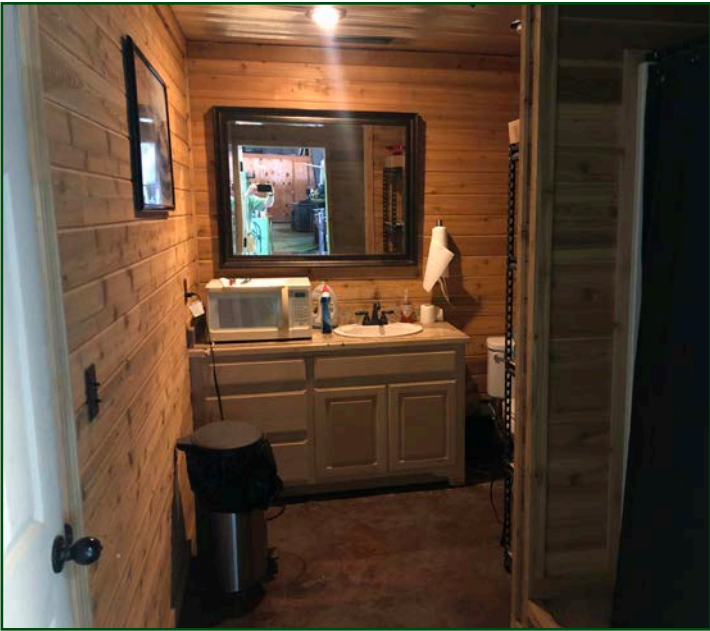












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