



OFFERED FOR SALE

SALINE RIVER RETREAT

**A Recreational and Timberland Investment Opportunity
with Potential for Residential Development**

543.48 (+/-) Acres • Saline 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.

PROPERTY SUMMARY

Description:

The Saline River Retreat is an outstanding and rare opportunity as a family retreat or as a residential development investment. The property consists of 543.48 (+/-) acres of timberland with over a half mile of frontage along the Saline River, located in Saline County, Arkansas. The river frontage offers incredible elevated views from the mountain tops, and river valley access for fishing, boating, and swimming. There are several areas within the property boundaries that feature topographic elevations that would be conducive to small lake development. The merchantable timber on the property is in good health and ranges from monolific planted pine to mixed uneven aged hardwoods. The property has been developed for wildlife with food plots planted annually, and openings and roadways maintained. Access is great from W. Jackman Trail, and the property has municipal water extended within.

The Saline River Retreat has great potential for residential development, with quick access to Interstate 30, close proximity to the town of Benton, and is located within the highly-rated Benton School District.

Any questions concerning this offering or to schedule a property tour should be directed to Gardner Lile (mobile: 501-658-9275) or Gar Lile (mobile: 501-920-7015) of Lile Real Estate, Inc.

Location:

Benton, Arkansas; Saline County, Central Region of Arkansas

Mileage Chart

Benton, AR	5 miles
Bryant, AR	12 miles
Little Rock, AR	29 miles
Hot Springs, AR	39 miles

Acreage:

543.48 +/- acres (Saline County Tax Assessor)

Access:

W. Jackman Trail

Utilities:

Salem water and electricity

Real Estate Taxes:

Parcel Number	Acreage	Est. Real Estate Tax
001-09010-000	60.90	\$117.55
001-09018-000	39.84	\$71.95
001-09016-000	159.81	\$345.48
001-09019-000	39.84	\$84.02
001-09020-001	81.03	\$169.84
001-09020-000	162.06	\$350.20
Total	543.48	\$1,139.04

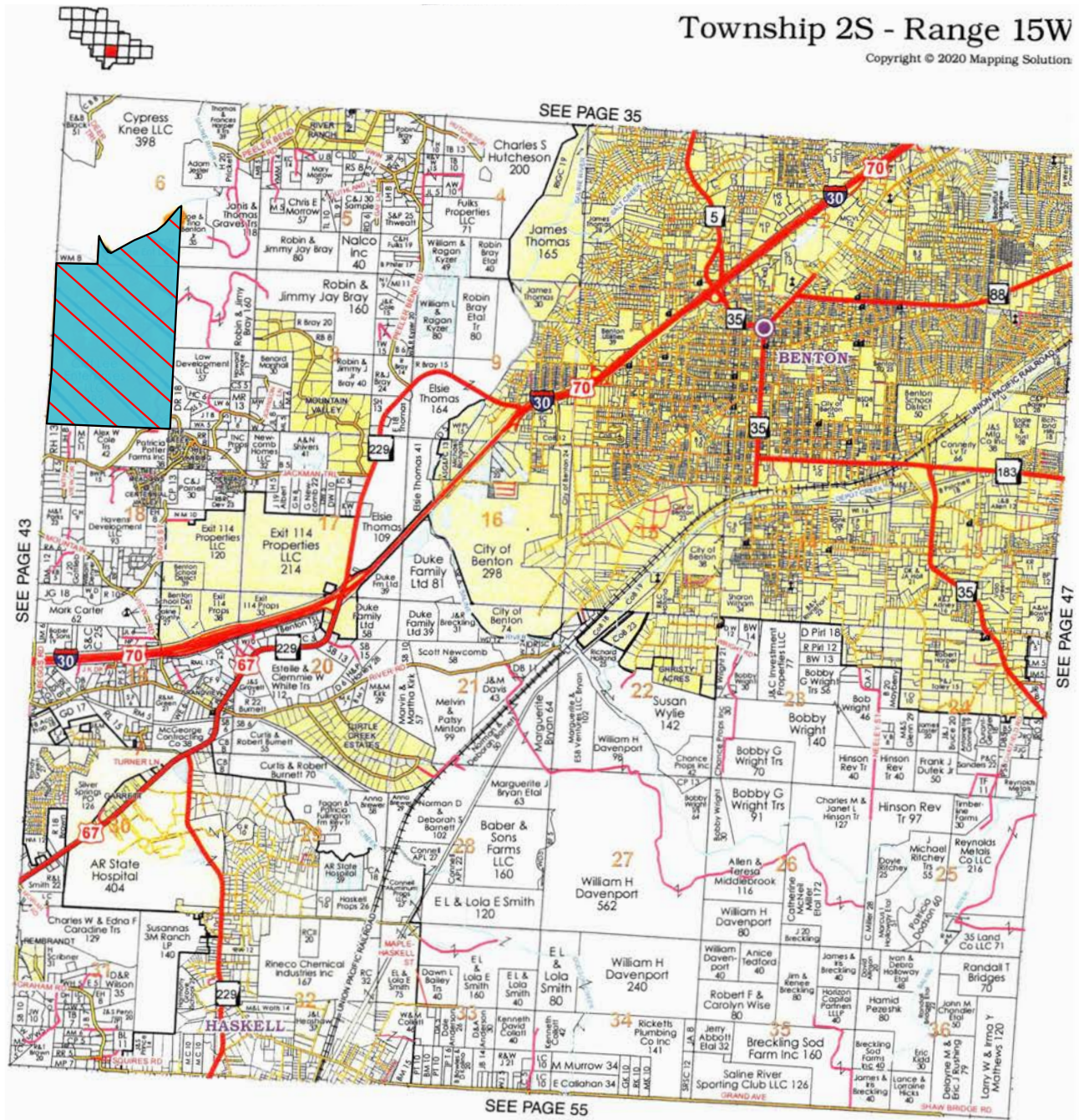
PROPERTY SUMMARY

Mineral Rights:	All mineral rights owned by the Seller, if any, shall transfer to the Buyer.
Recreation:	Deer and turkey hunting opportunities exist on the property, in addition to excellent fishing in the Saline River.
Offering Price:	\$2,690,226.00 (\$4,950.00 per acre)
Contact:	Any questions concerning this offering or to schedule a property tour should be directed to Gardner Lile (mobile: 501-658-9275) or Gar Lile (mobile: 501-920-7015) of Lile Real Estate, Inc.

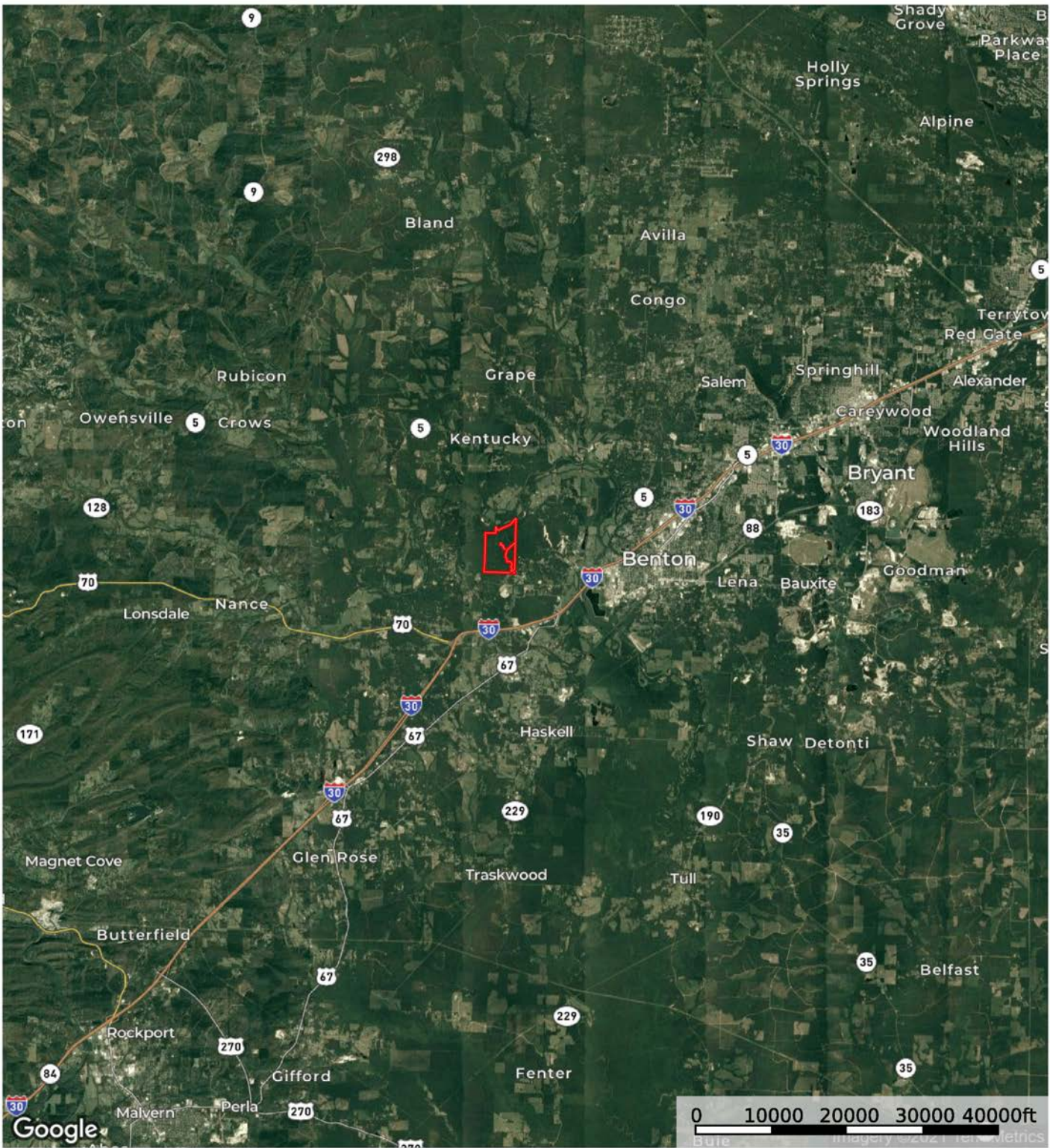
OWNERSHIP MAP

Township 2S - Range 15W

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AERIAL MAP I

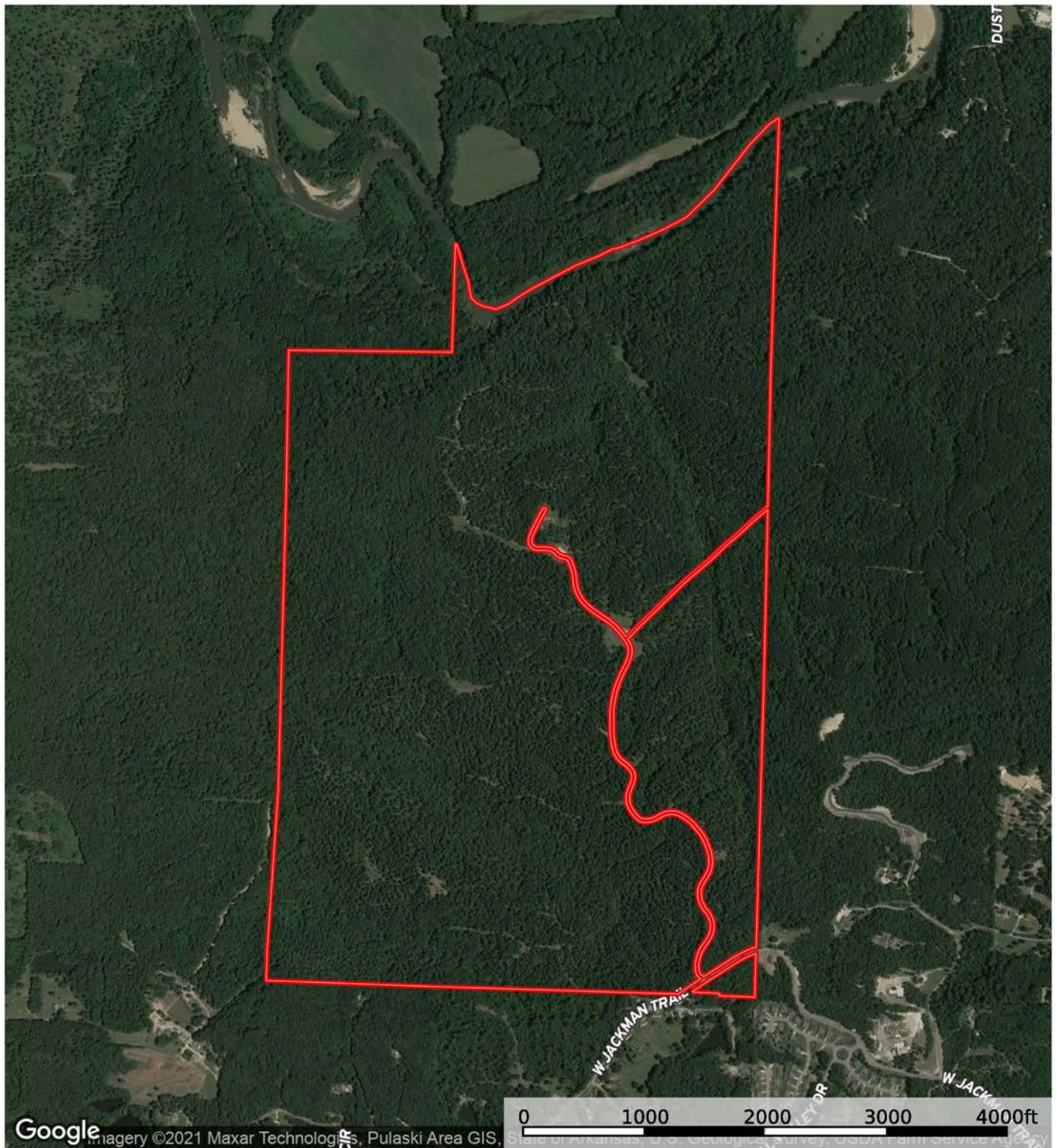


 Boundary

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

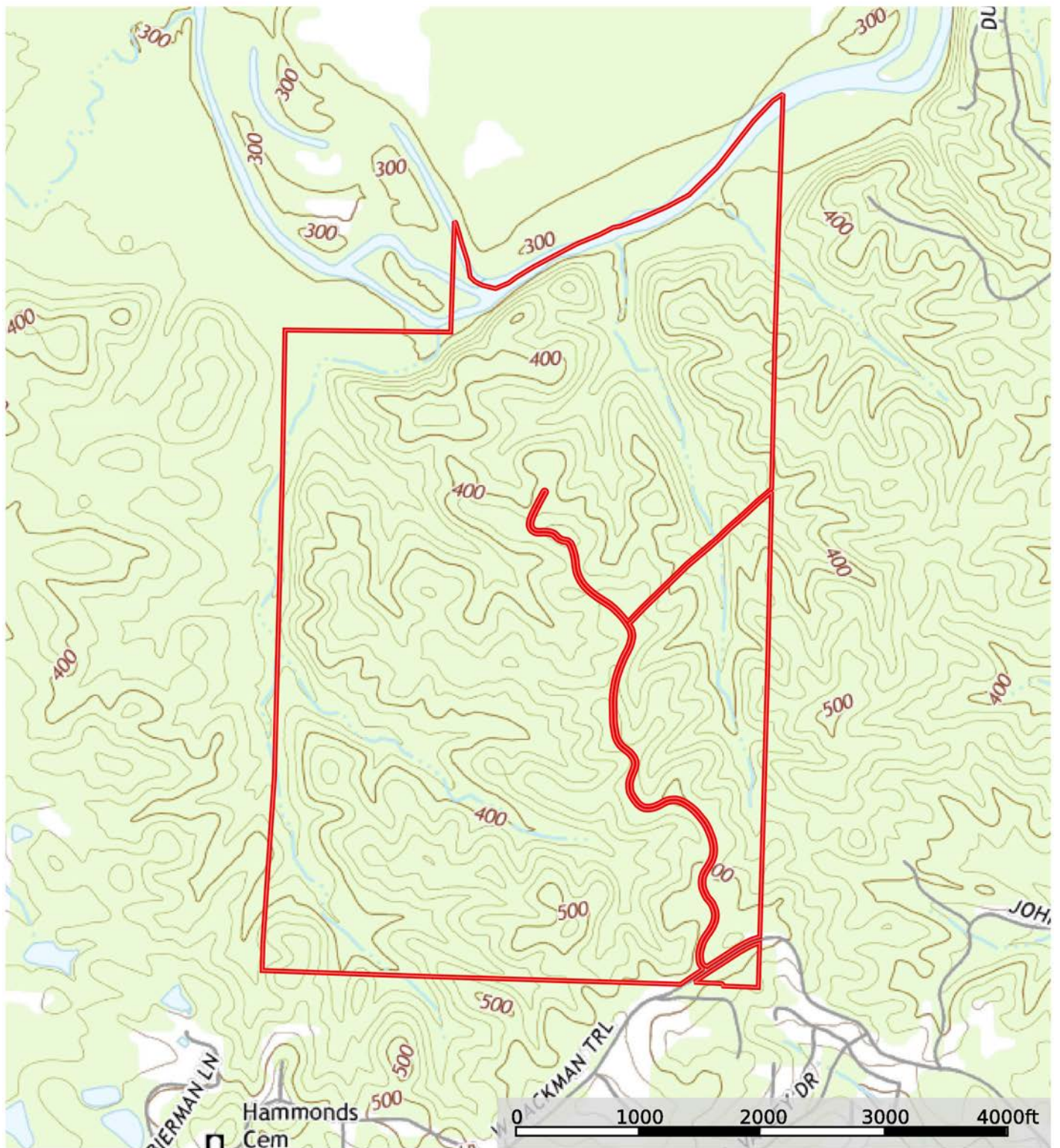


 Boundary

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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	%	CPI	NCCPI	CAP
10	Carnasaw-Townley association, steep	504.5 1	93.99	0	12	7e
16	Ouachita silt loam, frequently flooded	22.8	4.25	0	72	4w
14	Leadvale silt loam, 3 to 8 percent slopes	5.71	1.06	0	67	3e
36	Water	3.73	0.69	0	-	-
TOTALS		536.7 6(*)	100%	-	15.05	6.83

(*) 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	•							

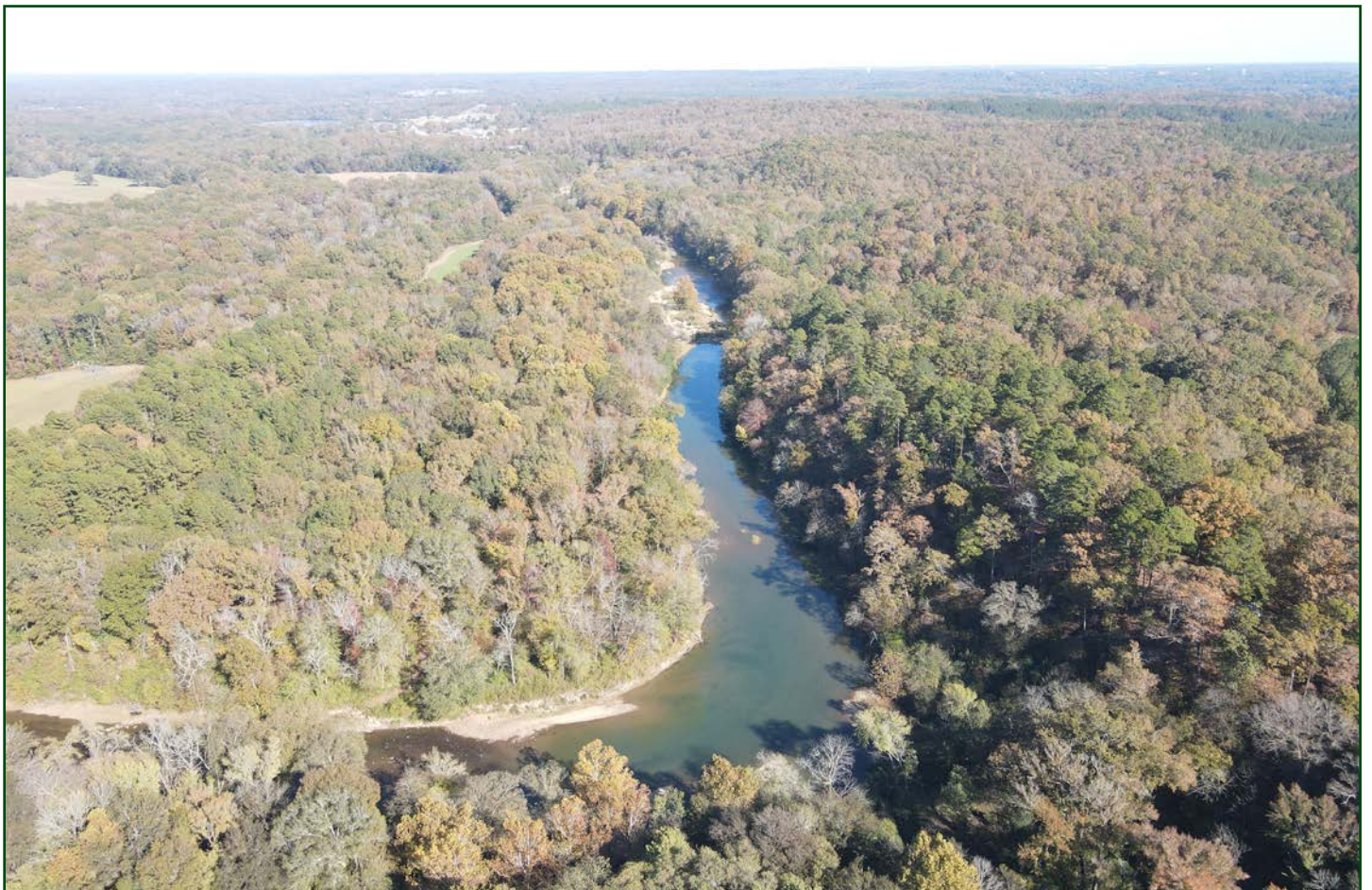
Grazing Cultivation

(c) climatic limitations (e) susceptibility to erosion

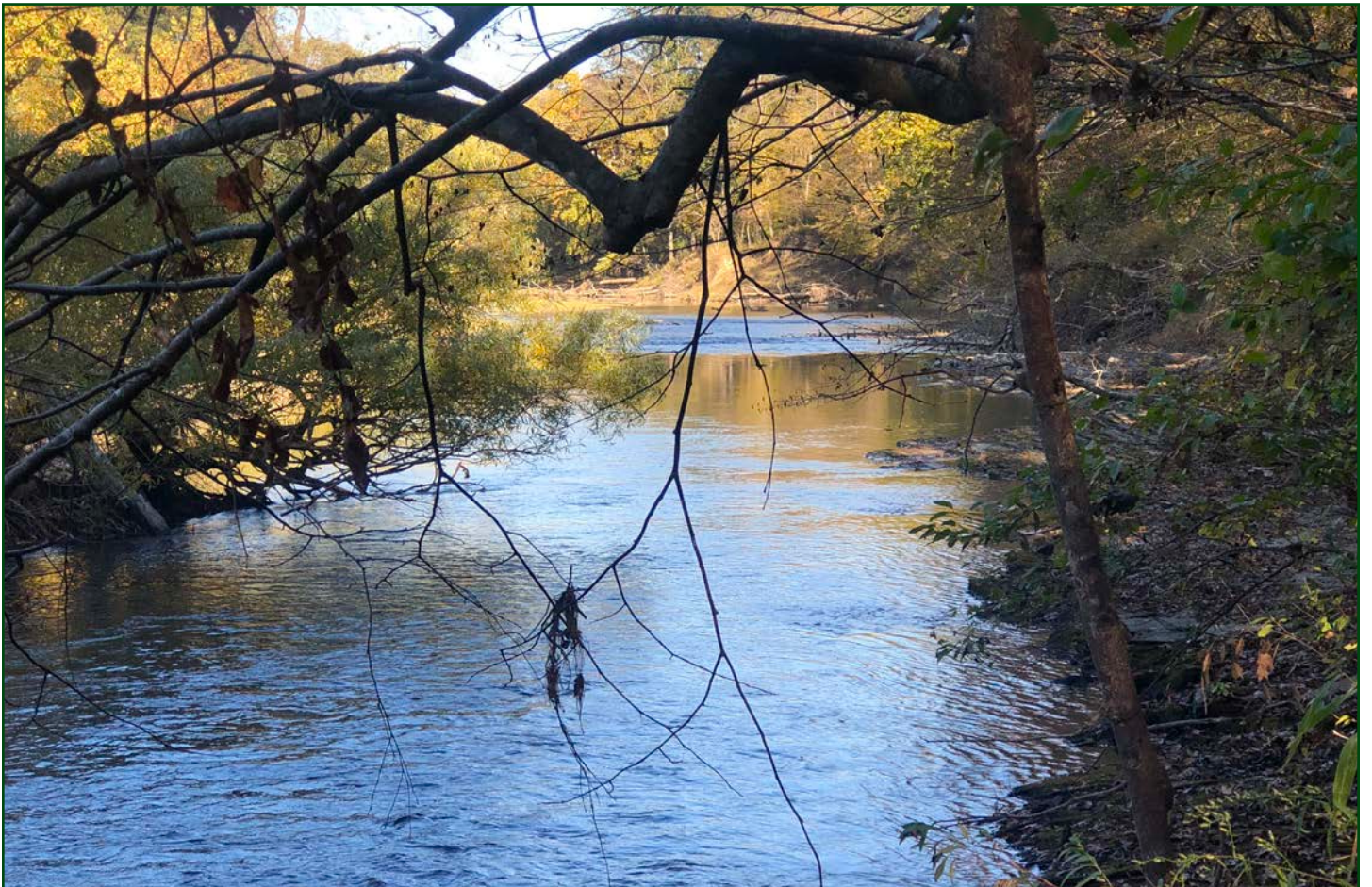
(s) soil limitations within the rooting zone (w) excess of water



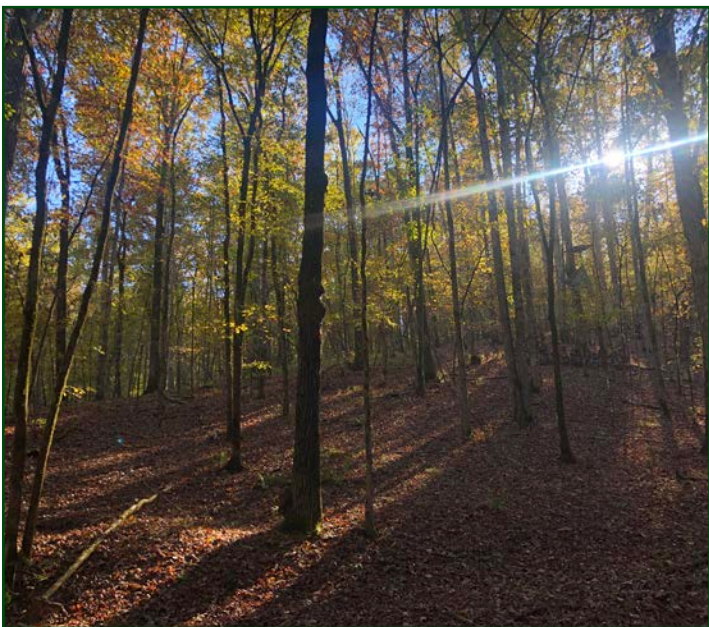
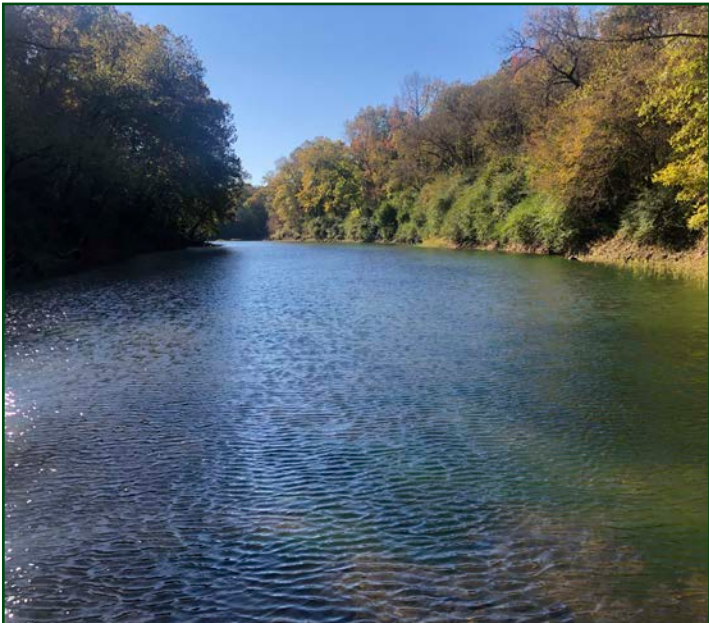














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