



OFFERED FOR SALE

BUFFALO HUMP

A Timberland and Recreational Investment Opportunity

1,321.9 (+/-) Acres • VanBuren County, Arkansas

OFFERED BY



AGRICULTURE | RECREATION | TIMBERLAND

Traditional Brokerage + Sealed Bids + Consulting

LICENSED IN ARKANSAS, LOUISIANA, MISSISSIPPI, TEXAS, AND TENNESSEE



DISCLOSURE STATEMENT

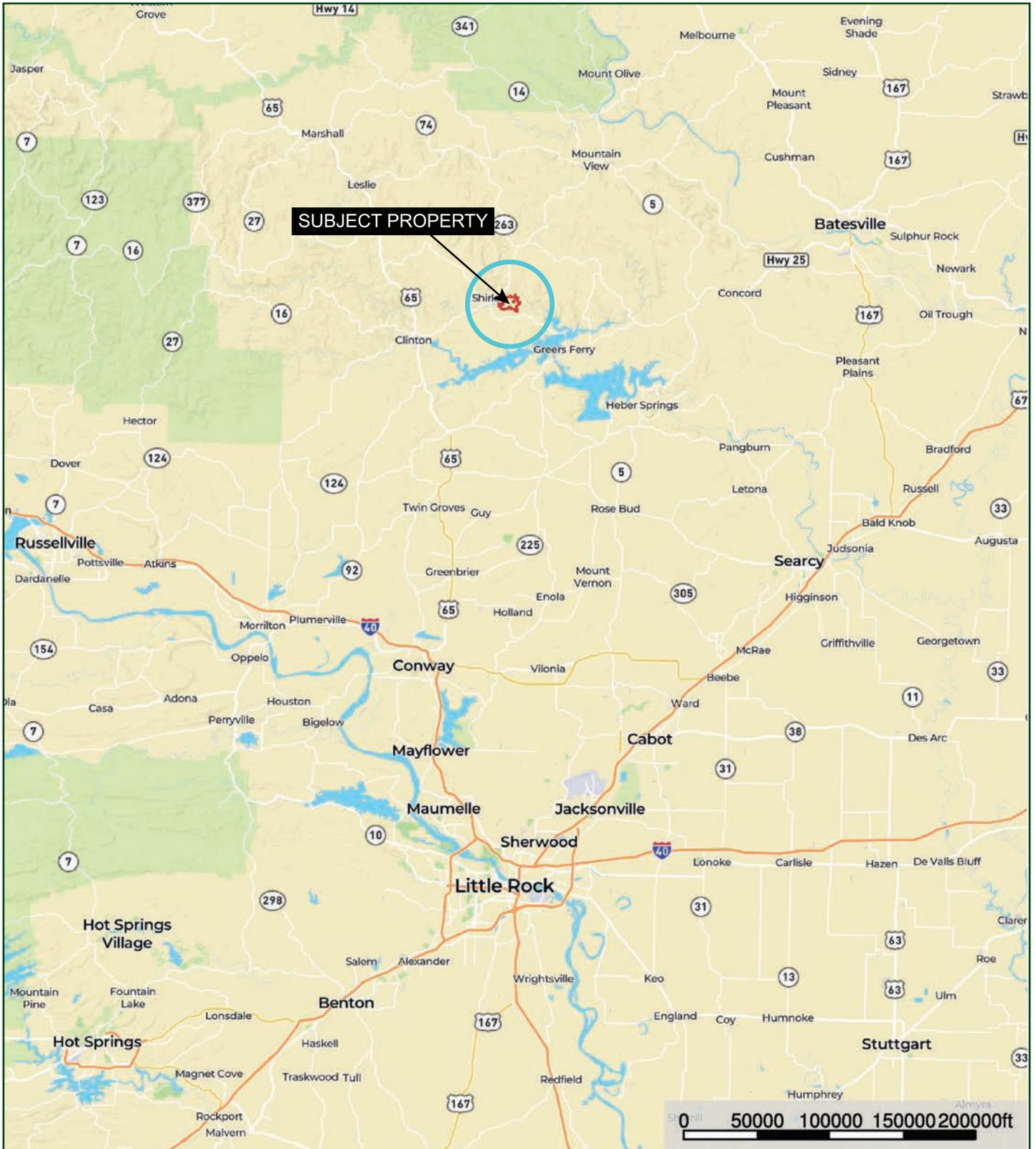
Lile Real Estate, Inc. is the listing agency for the owner of the property described within this offering brochure.

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:

Buffalo Hump provides the ultimate "hideaway retreat" offering year-round recreational opportunities and the spot to get away from the city for rest and relaxation. The property consists of 1,321.9 acres, more or less, located in Van Buren County, just east of the Shirley community. Buffalo Hump features just under 8,000 feet of frontage along the Little Red River, above Greers Ferry Lake, which is famous for fishing. Its close proximity to Greers Ferry Lake provides additional fishing opportunities and watersports. The property is a haven for the deer and turkey hunter with topography ranging from mountainous to the bottoms along the Little Red River. Sandif Road and Pole Ranch Road are both county-maintained roads that provide excellent access to the property, as well as a great internal road system.

The land is predominately a mixture of mature/uneven age hardwoods and pines, but also features 200 +/- acres of pasture, which could be utilized for running cattle or hay production. Numerous ponds located on the property provide a water source for the cattle. If one desired to utilize the pastureland for running cattle or hay production there is a 2,700 square foot hay barn, as well as a 4,500 square foot enclosed shop with a lean-to on both sides measuring 4,500 square feet combined, for a total 9,000 under roof square foot area. The pastureland could also be planted in pine plantation to further enhance the property as a timberland investment.

This year-round recreational farm is being offered as a whole. To find out more about Buffalo Hump, or to schedule a property tour please contact Gardner Lile of Lile Real Estate, Inc. at 501-374-3411.

Location:

Shirley, Arkansas; Van Buren County; North Central Region of Arkansas

Mileage Chart

Clinton, AR	16 miles
Searcy, AR	57 miles
Little Rock, AR	86 miles
Jonesboro, AR	124 miles

Acreeage:

1,321.9 +/- acres

Access:

Sandif Road and Pole Branch Road

Improvements:

30' x 90' - Hay Barn

30' x 150' - Shop

- Additional 4,500 square feet of covered lean-to area.

PROPERTY SUMMARY

Real Estate Taxes:	Parcel Number	Acreage	Est. Real Estate Tax
	0000-01662-0595	2.3	\$2.59
	0000-01662-0590	4.0	\$4.22
	0000-01630-0000	81.1	\$109.80
	0000-01628-0000	28.0	\$444.41
	0000-01626-0000	40.0	\$56.13
	0000-01627-0000	10.0	\$15.50
	0000-01633-0100	13.5	\$17.89
	0000-01609-0000	31.0	\$35.22
	0000-01610-0000	40.0	\$43.95
	0000-01613-0000	20.0	\$21.98
	0000-01675-0000	40.0	\$43.95
	0000-01612-0100	36.0	\$39.73
	0000-01629-0100	39.9	\$59.93
	0000-01622-0000	40.0	\$46.53
	0000-01608-0000	80.0	\$102.32
	0000-01608-0000	32.0	
	0000-01642-0000	29.6	\$55.75
	0000-01635-0000	1.1	
	0000-01638-0000	2.9	\$6.42
	0000-01650-0000	2.4	\$2.62
	0000-01621-0000	40.0	\$43.95
	0000-01615-0000	80.0	\$103.68
	0000-01607-0000	78.0	\$94.17
	0000-01603-0000	75.0	\$82.62
	0000-01602-0000	40.0	\$43.95
	0000-01604-0000	36.5	\$40.68
	0000-01606-0000	40.0	\$44.38
	0000-01614-0000	80.0	\$2,614.44
	0000-01617-0000	37.8	\$42.19
	0000-01561-0100	38.5	\$73.69
	0000-01558-0100	14.8	\$19.84
	0000-01560-0000	0.5	\$338.47
	0000-01567-0000	75.5	\$112.18
	0000-01565-0000	11.9	\$19.53
	0000-01578-0000	78.0	\$84.91
	5730-00009-0000	6.6	\$336.84
	5730-00026-0000	5.0	\$68.91
	5730-00025-0000	5.0	\$68.48
	5730-00024-0000	5.0	\$68.48
	Total	1,321.9	\$5,512.65

PROPERTY SUMMARY

Mineral Rights:	No mineral rights shall convey with the property.
Mitigation Easement:	Please note that approximately 250 +/- acres of the ownership is encumbered by Conservation Covenants and Restrictions which limit development and disturbance along many of the waterways. Low impact use of the area for hiking, fishing and wildlife observation is permitted.
Recreation:	Fishing in addition deer and turkey hunting opportunities exist on the farm.
Offering Price:	\$2,100,000.00 (\$1,589.00 per acre)
Contact:	Any questions concerning this offering or to schedule a property tour should be directed to Gardner Lile (mobile: 501-658-9275) of Lile Real Estate, Inc.

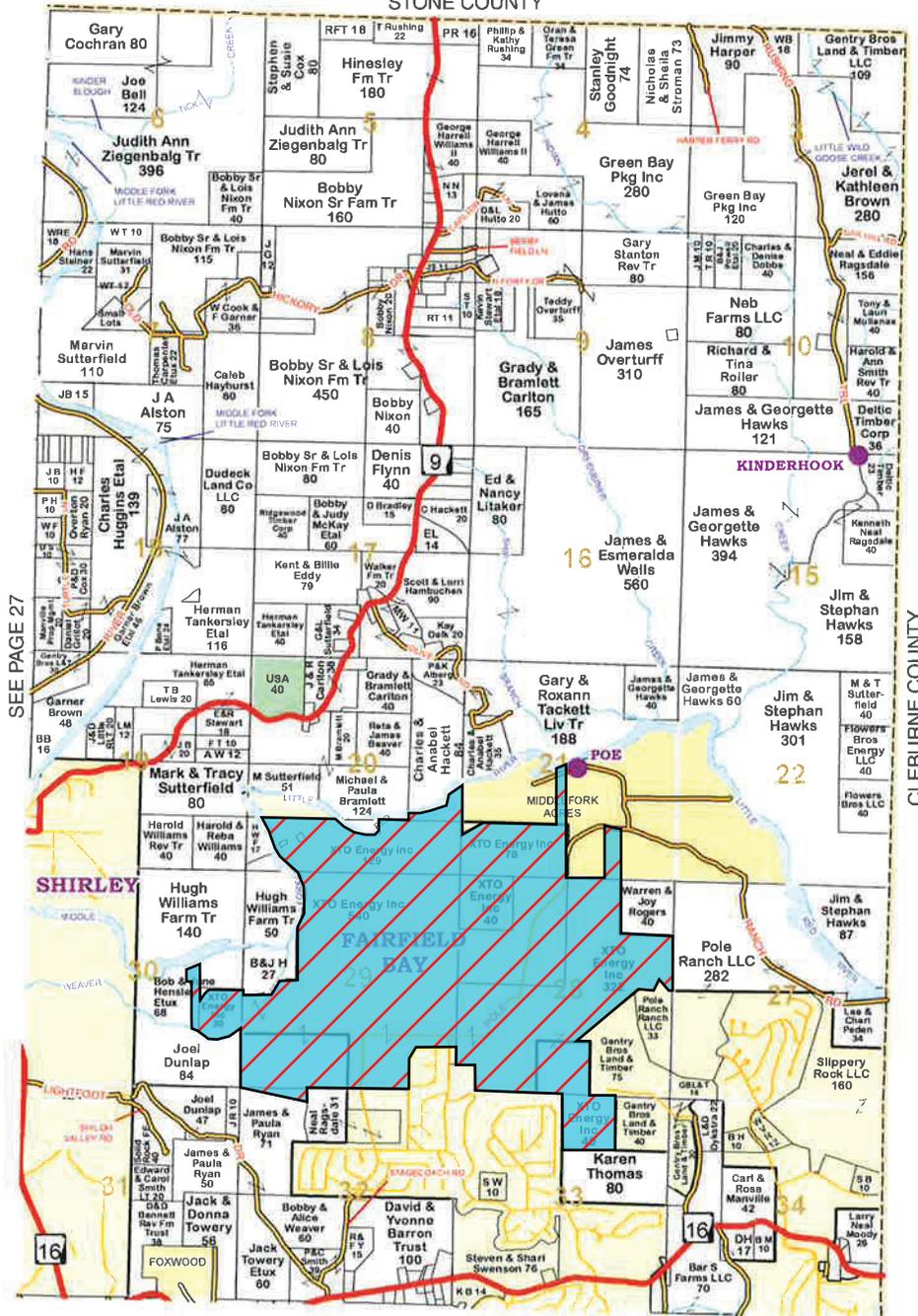
OWNERSHIP MAP



Township 12N - Range 12W

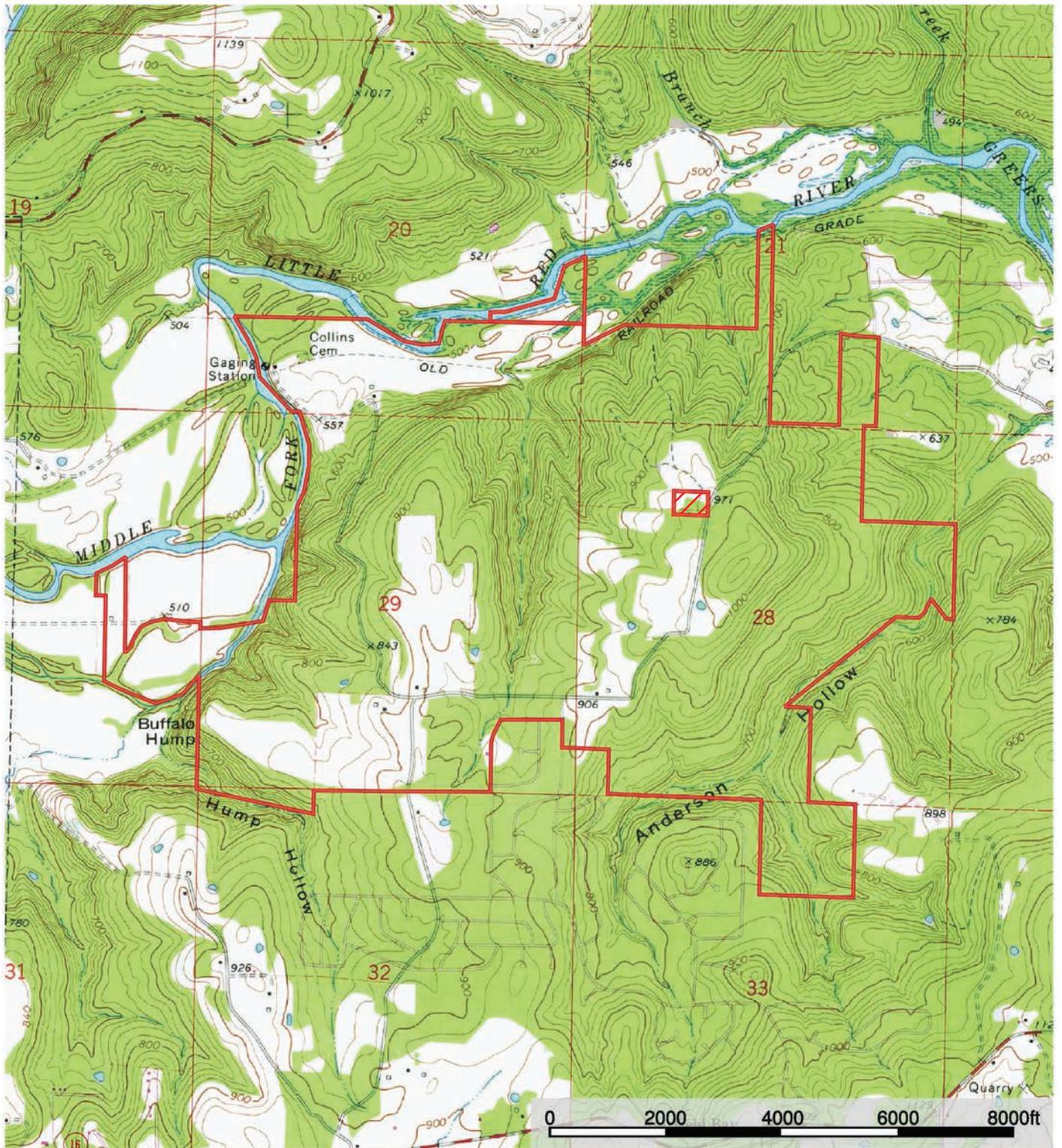
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STONE COUNTY



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TOPOGRAPHY MAP

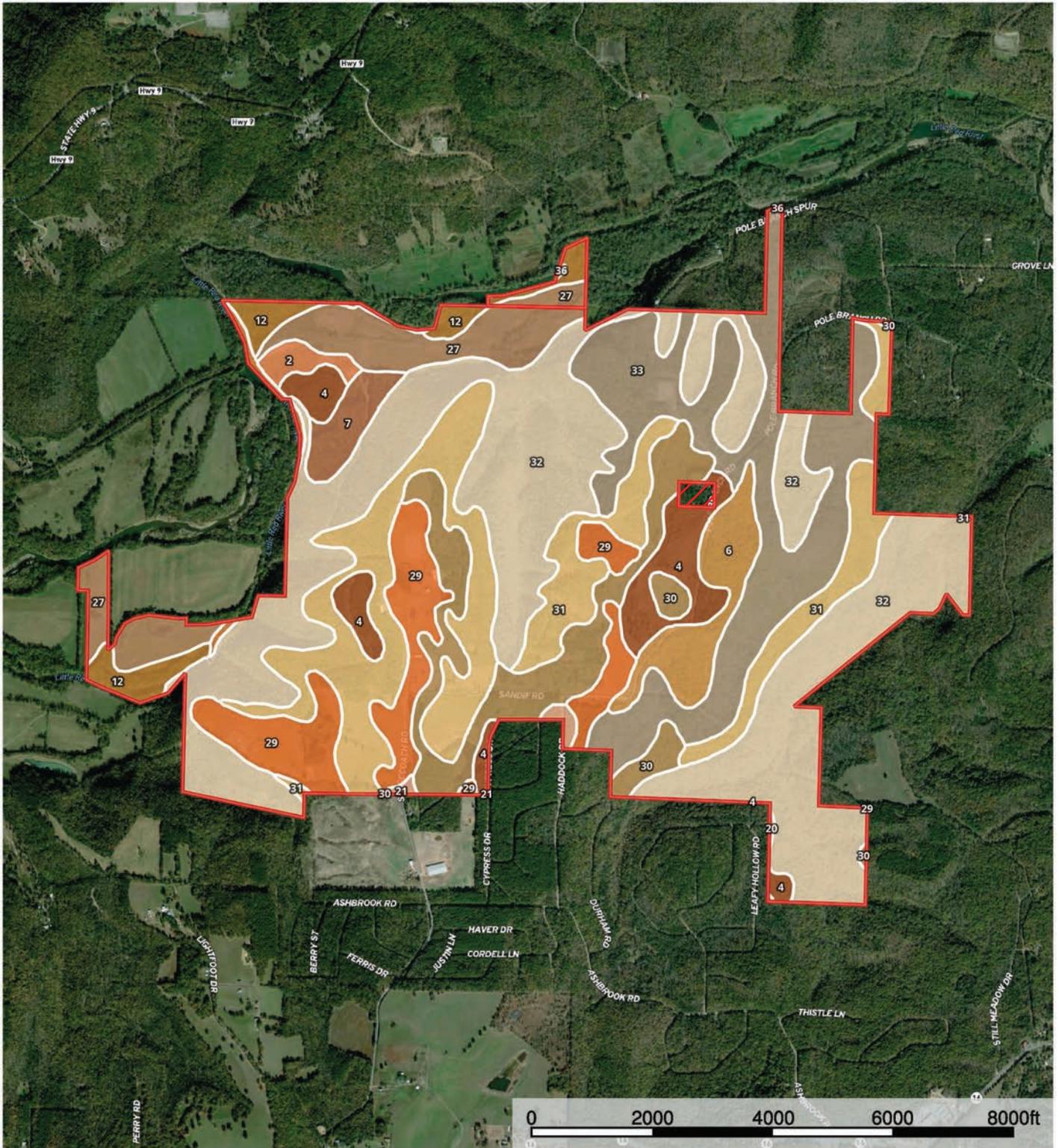


 Property Boundary

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



Property Boundary

Sindy Cruthis

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SOIL MAP KEY

SOIL CODE	SOIL DESCRIPTION	ACRES	%	CAP
30	Steprock-Mountainburg complex, 3 to 8 percent slopes	108.0	8.06	4e
29	Steprock-Linker complex, 3 to 8 percent slopes	103.1	7.69	4e
32	Steprock-Mountainburg-Rock outcrop complex, 40 to 60 percent slopes	443.4	33.07	7e
20	Mountainburg-Rock outcrop complex, 1 to 12 percent slopes	0.6	0.04	6s
4	Enders gravelly fine sandy loam, 3 to 8 percent slopes	61.1	4.56	4e
33	Steprock-Nella-Mountainburg complex, 20 to 40 percent slopes	196.0	14.62	7e
21	Nauvoo fine sandy loam, 3 to 8 percent slopes	4.6	0.34	3e
2	Cane loam, 3 to 8 percent slopes	10.2	0.76	3e
31	Steprock-Mountainburg complex, 8 to 20 percent slopes	222.0	16.55	6s
12	Kenn-Ceda complex, 0 to 3 percent slopes, frequently flooded	34.9	2.6	5w
7	Enders-Nella-Steprock complex, 8 to 20 percent slopes	20.6	1.53	6s
36	Water	6.1	0.46	-
6	Enders stony fine sandy loam, 8 to 12 percent slopes	45.7	3.41	6s
27	Spadra loam, occasionally flooded	84.6	6.31	2w
TOTALS		1340.9	100%	5.73

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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