



SUNNYSIDE CREEK RETREAT

A Recreational and Timberland Investment Opportunity

144± Surveyed Acres | \$465,000.00

Conway County, Arkansas



AGRICULTURE | RECREATION | TIMBERLAND

Traditional Brokerage + Sealed Bids + Consulting

LICENSED IN ARKANSAS, LOUISIANA, MISSISSIPPI, AND TENNESSEE



SUNNYSIDE CREEK RETREAT

QUICK FACTS

Acreage

144± surveyed acres

Location

Conway County, Arkansas

Access

Gated access from Sunset Lane

Recreation

Deer, turkey, and small game hunting

Timber Stocking

Mixed aged hardwoods and planted pine plantation

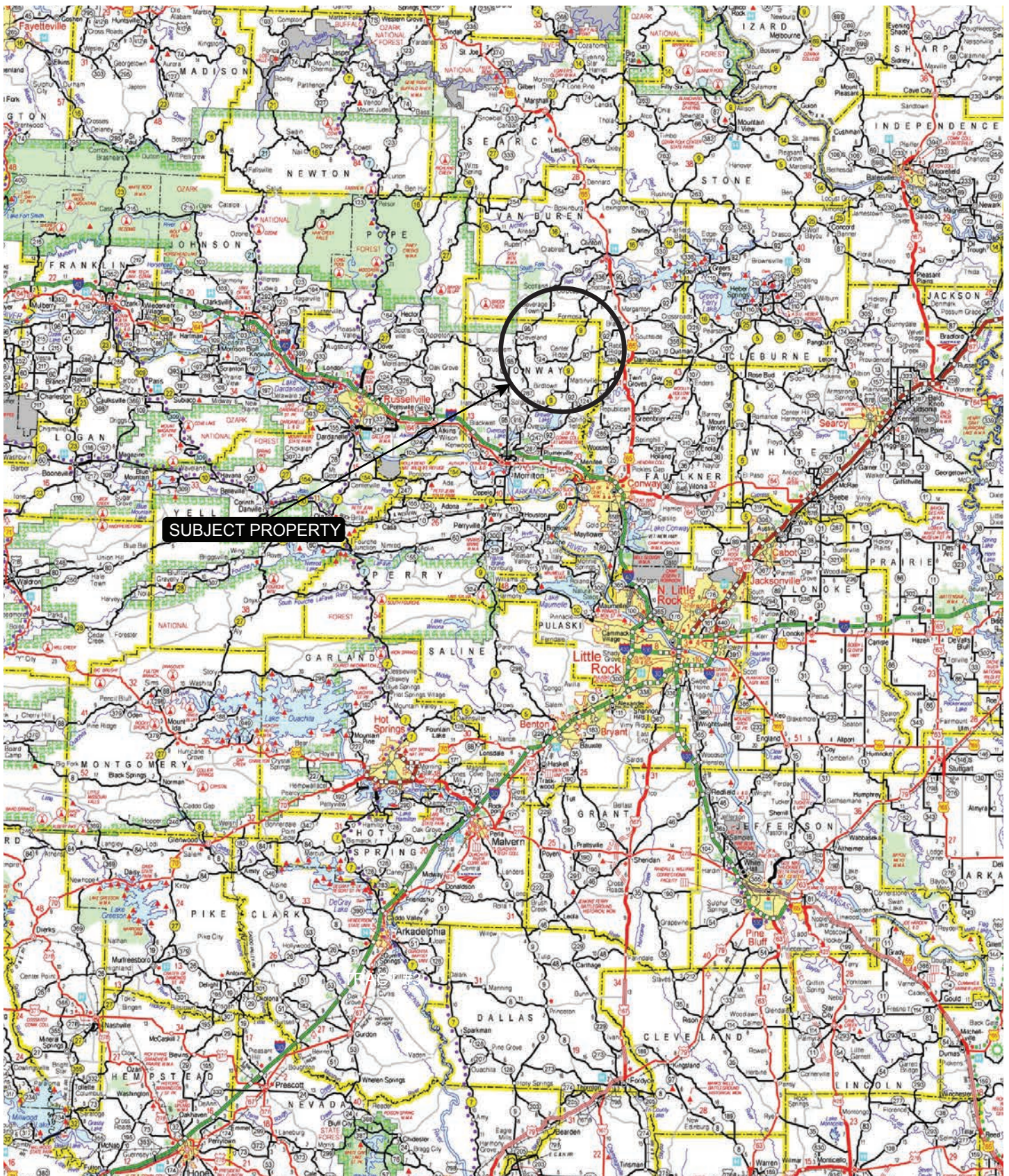
Offering Price

\$465,000.00



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VICINITY MAP



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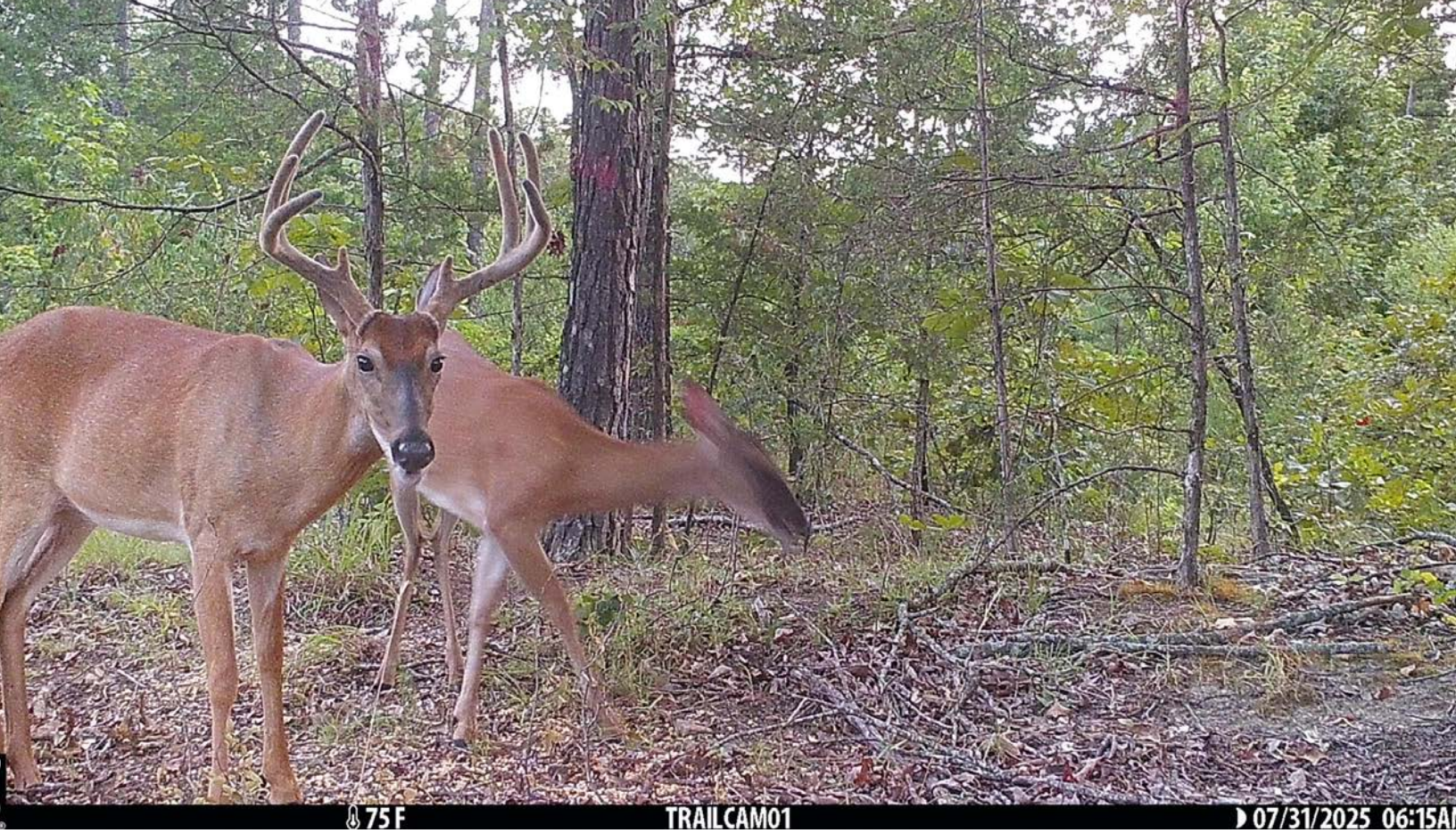
PROPERTY DESCRIPTION

SUNNYSIDE CREEK RETREAT

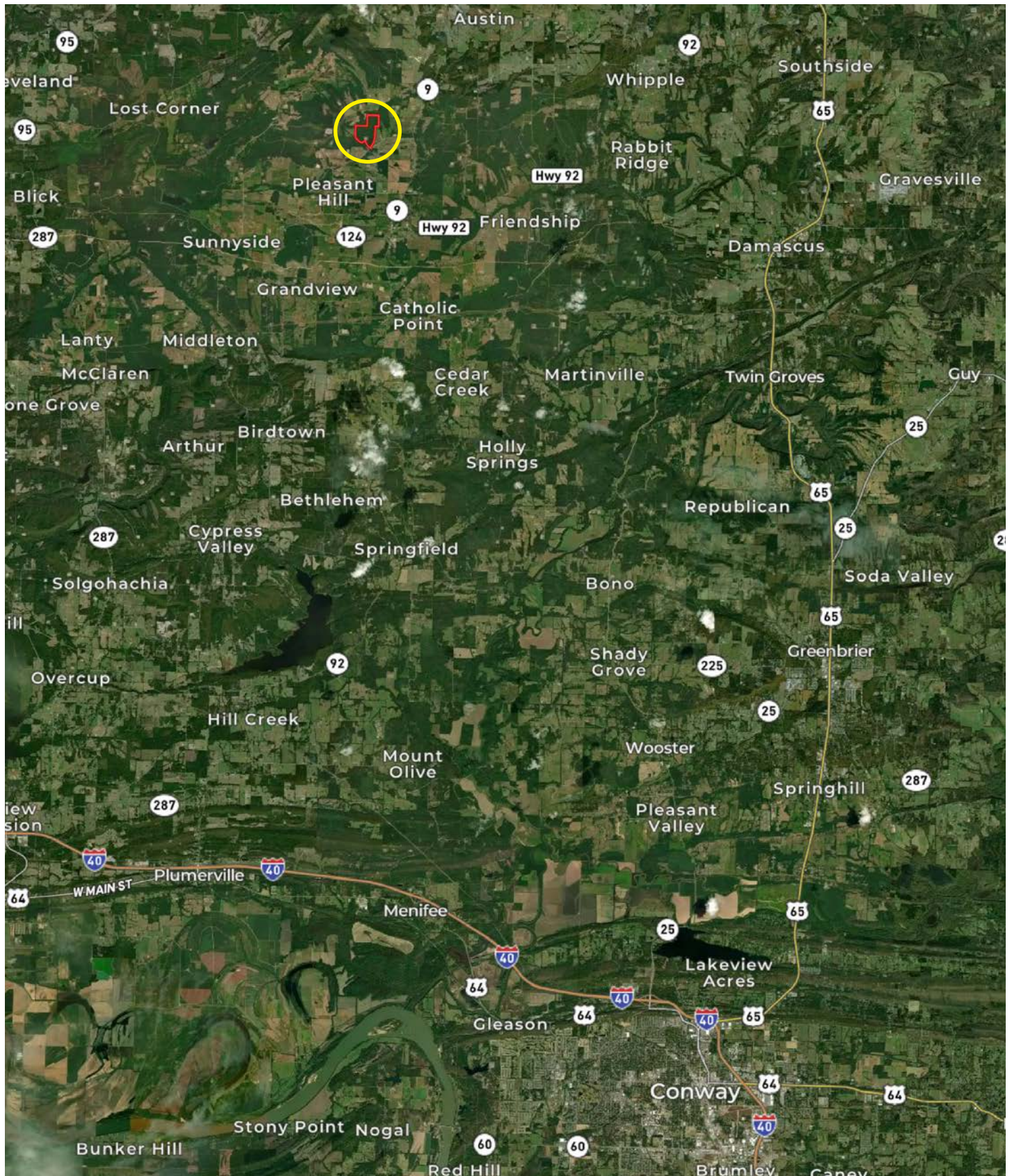
The Sunnyside Creek Retreat is composed of 144± surveyed acres located in Conway County, Arkansas, just north of the community of Center Ridge. This property offers deer and turkey hunting opportunities that are enhanced by the numerous developed food plots on the property. Access is gated and considered excellent from Sunset Lane, and a good internal road system further aids recreational opportunities. Water and electricity are available at Sunset

Lane and a cabin site could easily be established on the property. The timber stocking is predominantly mixed aged hardwoods with an additional 12± acres being planted in a pine plantation. Cherokee Wildlife Management Area borders the property to the west and offers private access to over 2,500 acres of public deer and turkey hunting, as well as other small game hunting.





LOCATION MAP



LOCATION & ACCESS

Conway County, Arkansas
Central Region of Arkansas

Mileage Chart

Center Ridge, AR	3 Miles
Greenbrier, AR	24 Miles
Morrilton, AR	26 Miles
Conway, AR	29 Miles

Access is gated and considered excellent from
Sunset Lane.



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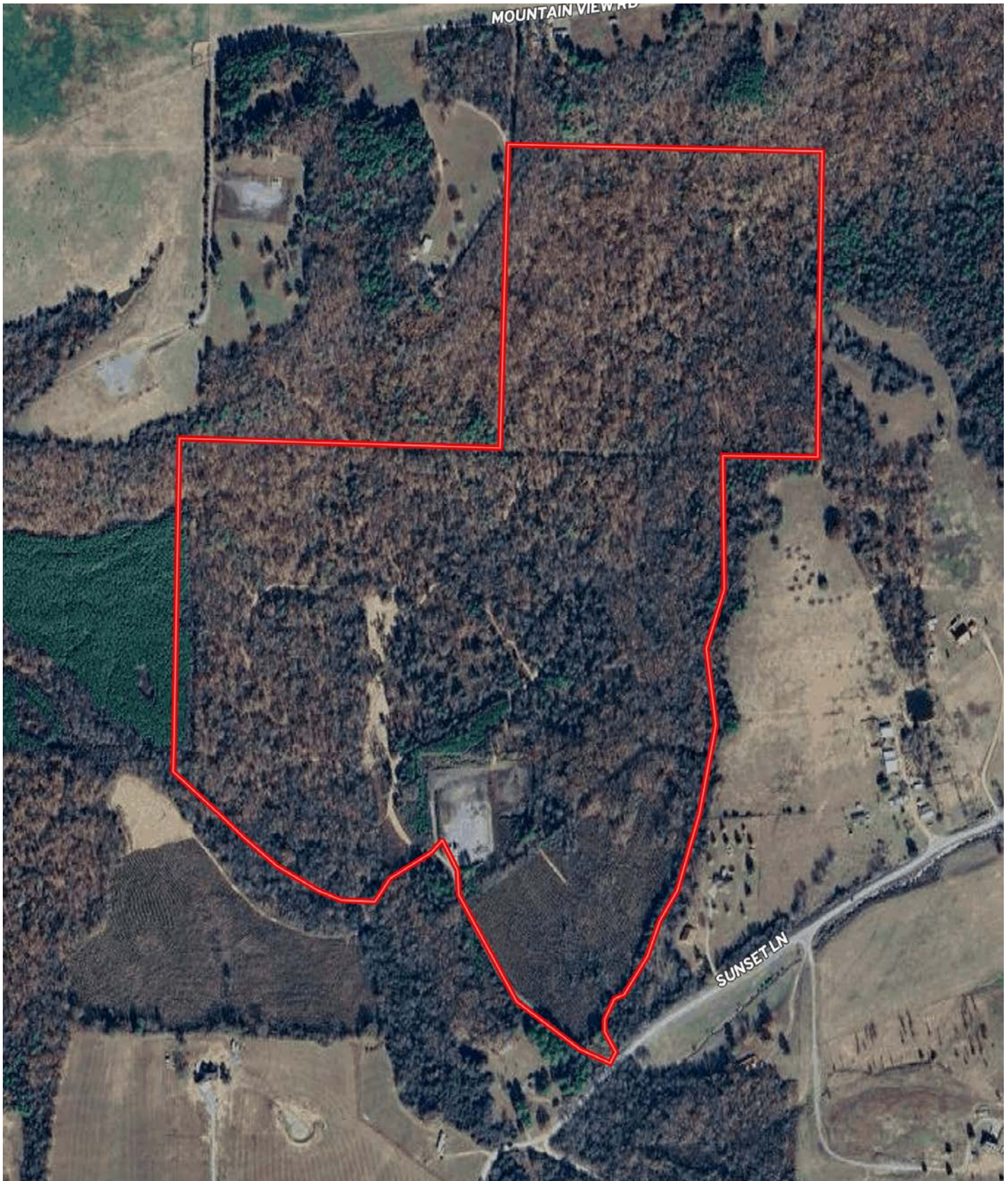
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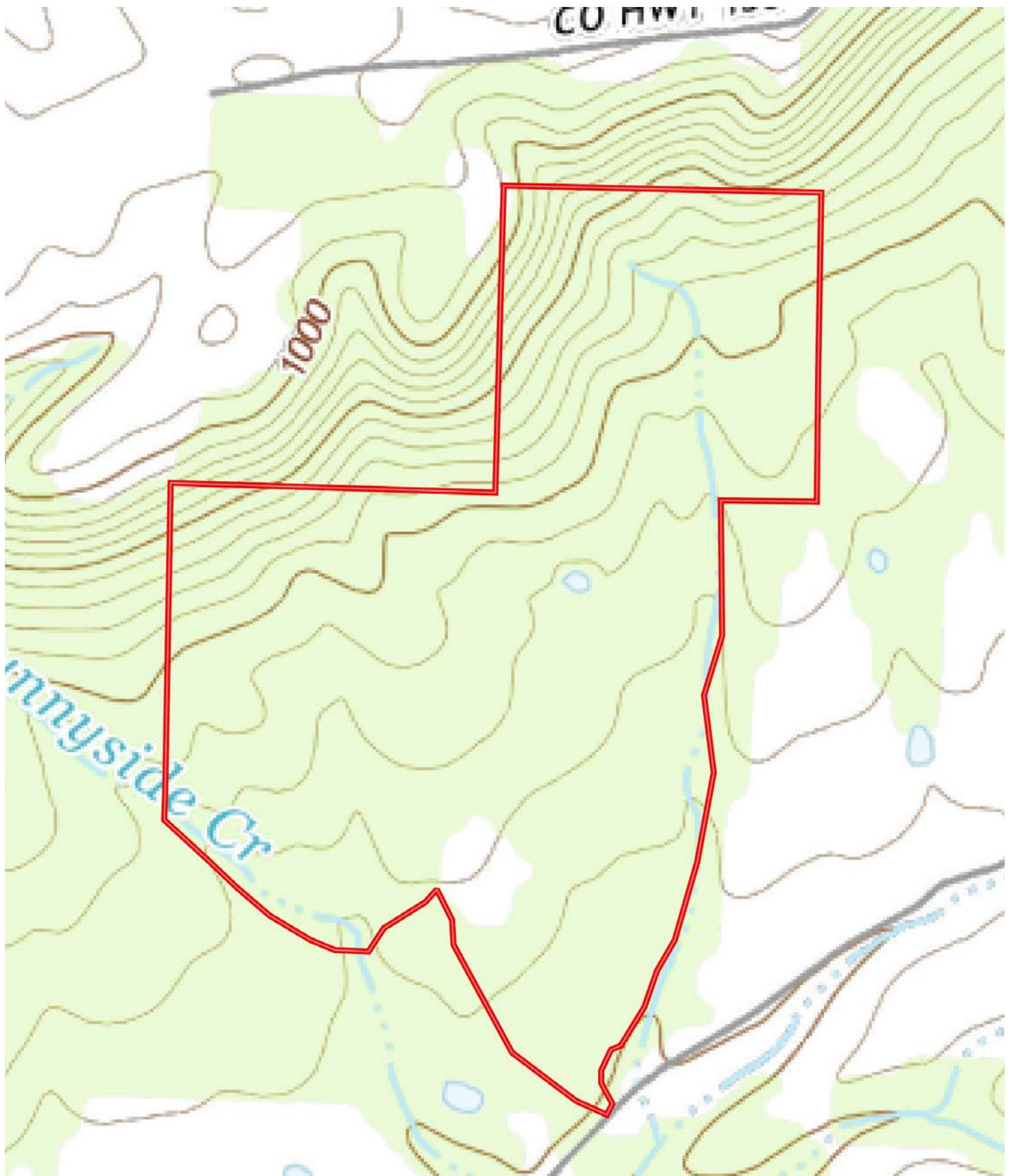




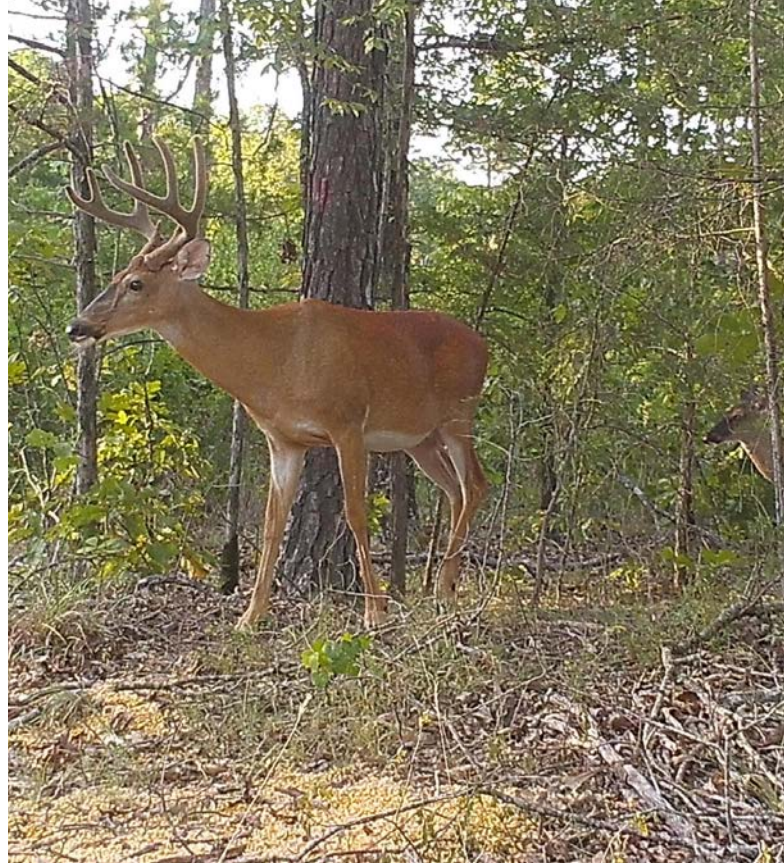
AERIAL MAP



TOPOGRAPHY MAP







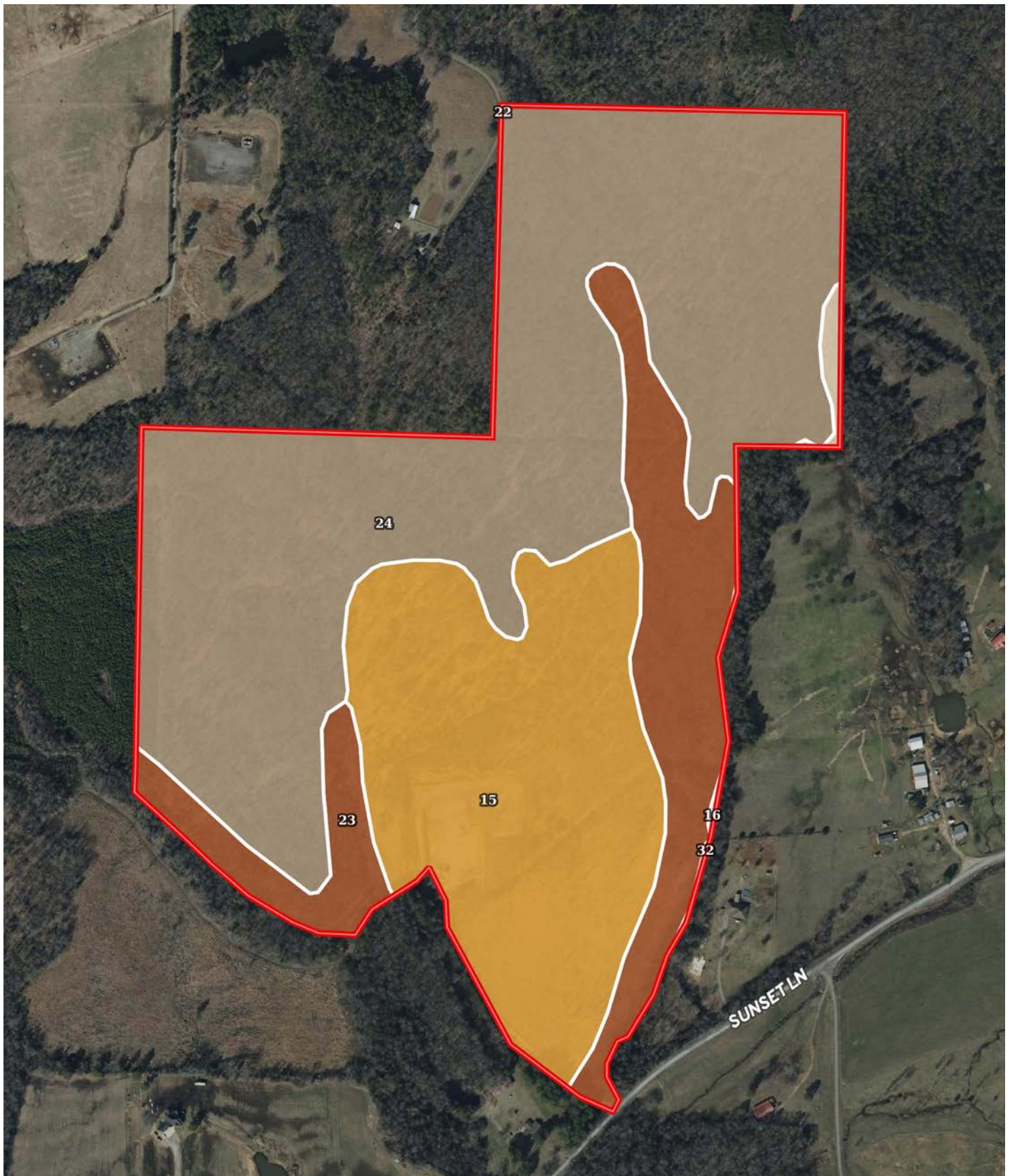
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SOIL MAP

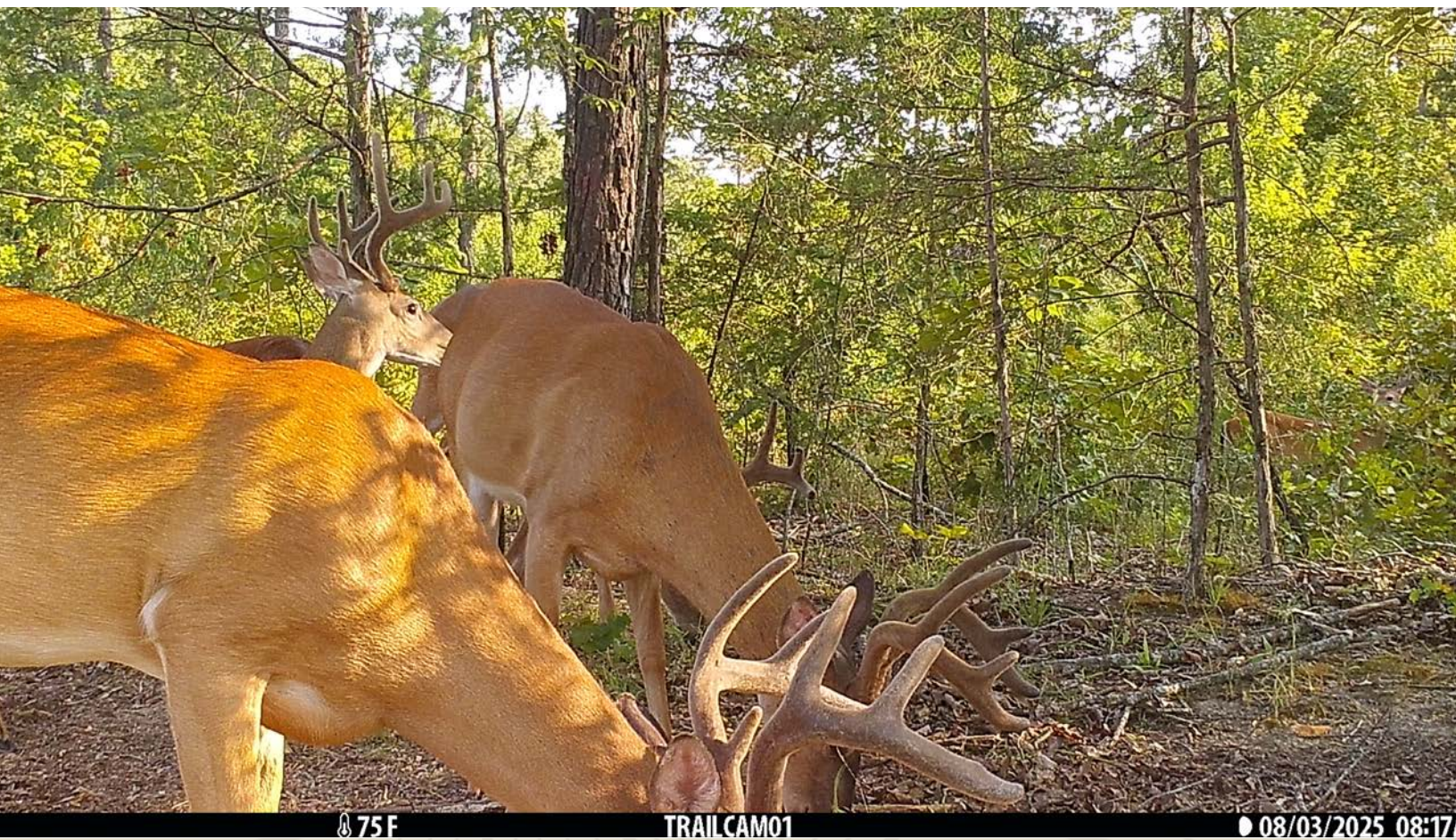
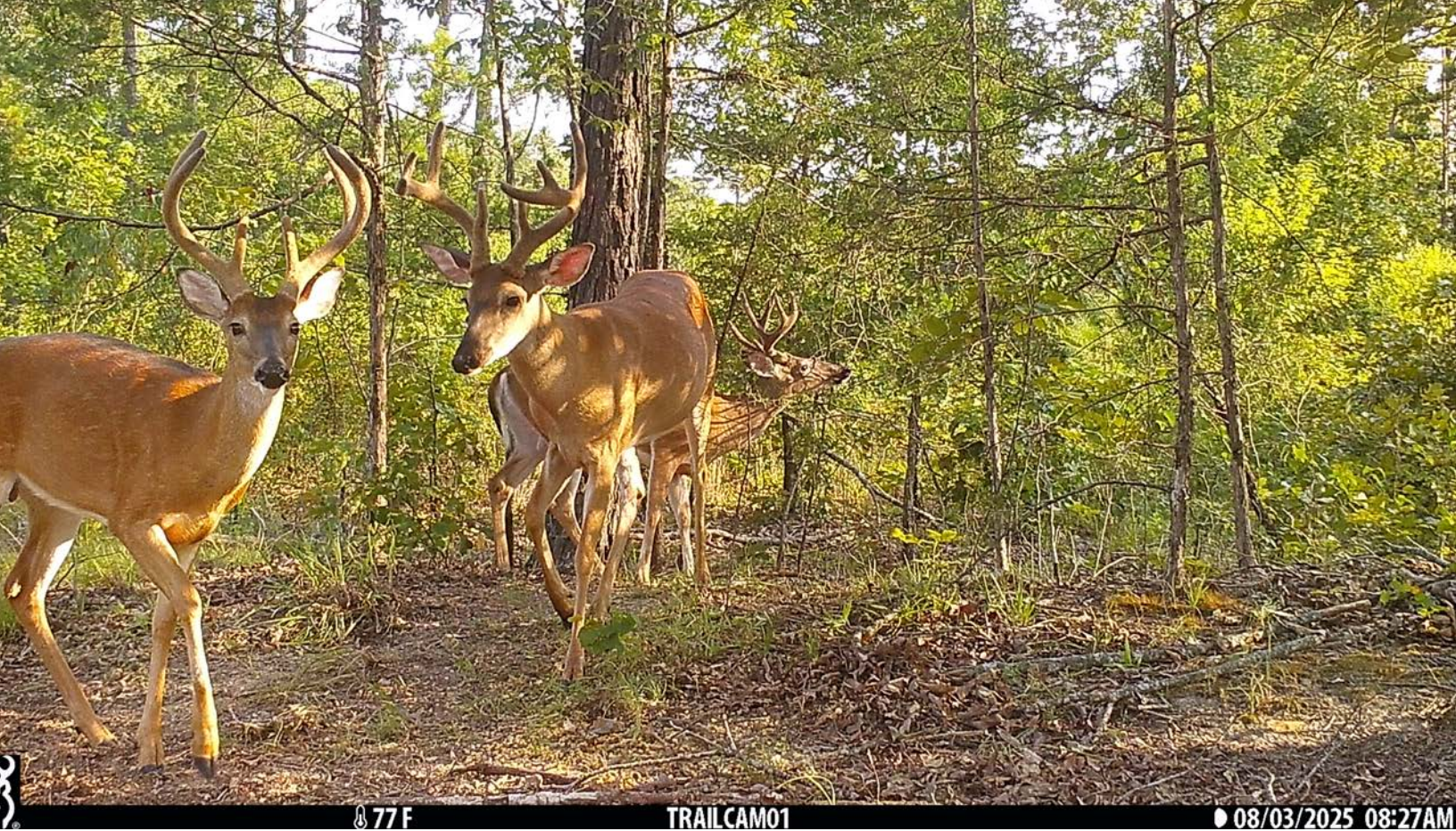


SOIL MAP KEY

SOIL CODE	SOIL DESCRIPTION	ACRES	%	CPI	NCCPI	CAP
24	Mountainburg stony fine sandy loam, 12 to 40 percent slopes, rocky	80.05	54.31	0	5	7s
15	Linker fine sandy loam, 1 to 3 percent slopes	42.06	28.53	0	52	2e
23	Mountainburg gravelly fine sandy loam, 8 to 12 percent slopes	24.23	16.44	0	22	6e
16	Linker fine sandy loam, 3 to 8 percent slopes	0.99	0.67	0	51	3e
32	Sallisaw silt loam, 3 to 8 percent slopes	0.07	0.05	0	75	3e
22	Mountainburg gravelly fine sandy loam, 3 to 8 percent slopes	0.02	0.01	0	22	6e
TOTALS		147.4 2(*)	100%	-	21.55	5.38

(*) 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								



RESOURCES & PRICE

Mineral Rights

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

Real Estate Taxes

\$147.00 (estimated)

Offering Price

\$465,000.00

To learn more about the Sunnyside Creek Retreat or to schedule a property tour, contact Gardner Lile or Collier Watkins of Lile Real Estate, Inc.

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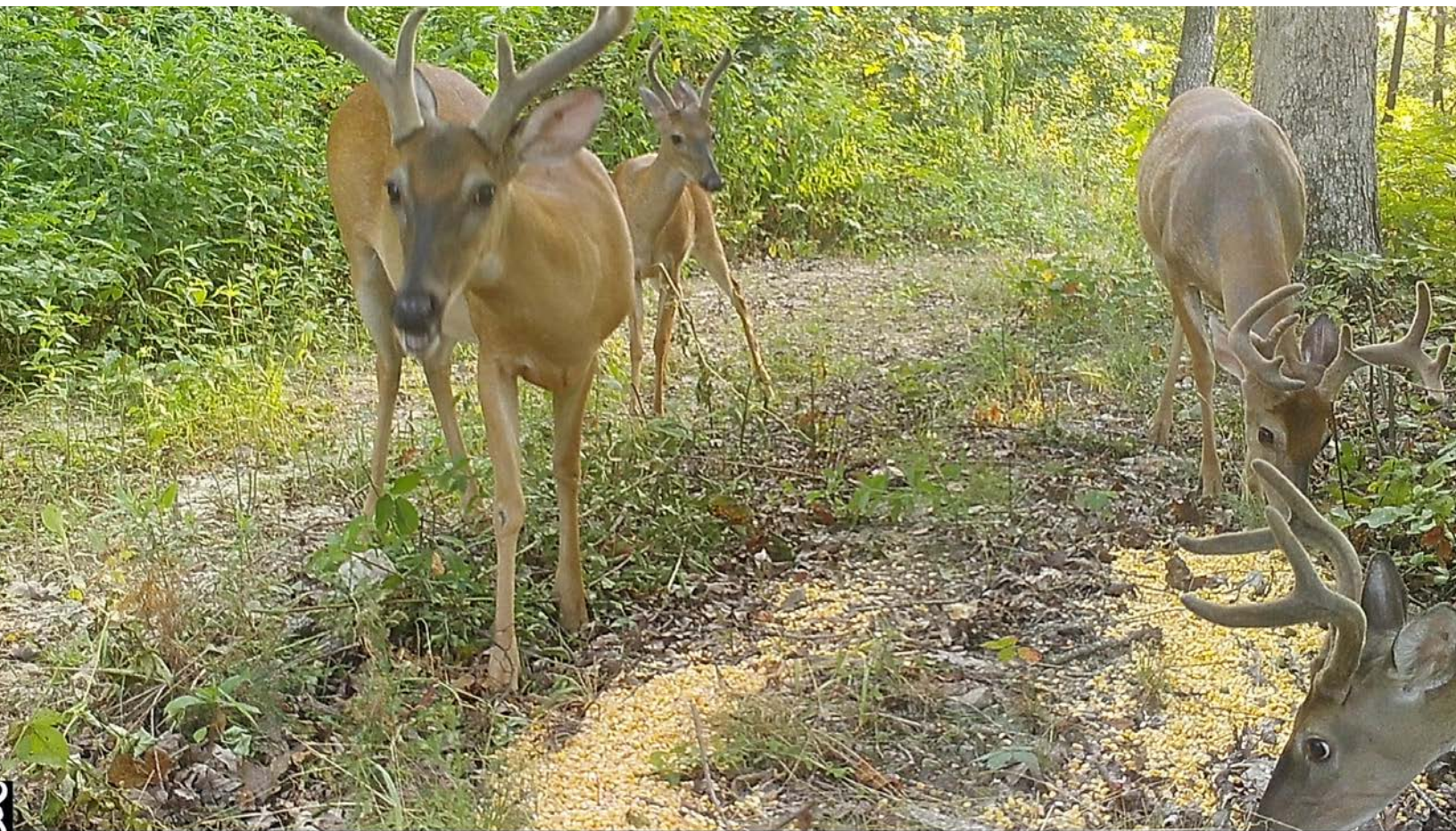




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Lile Real Estate is a dedicated team of professionals with an in-depth understanding and a network of qualified buyers within the Mid-South and across the country. For over 30 years, we've connected land sellers with buyers in Arkansas, Louisiana, Mississippi, and Tennessee.



For more information or to
schedule a property tour, contact:

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