

ELMO CREEK RETREAT

A Recreational Investment Opportunity

162.75± Acres • \$1,144,000.00 • Crawford County, AR



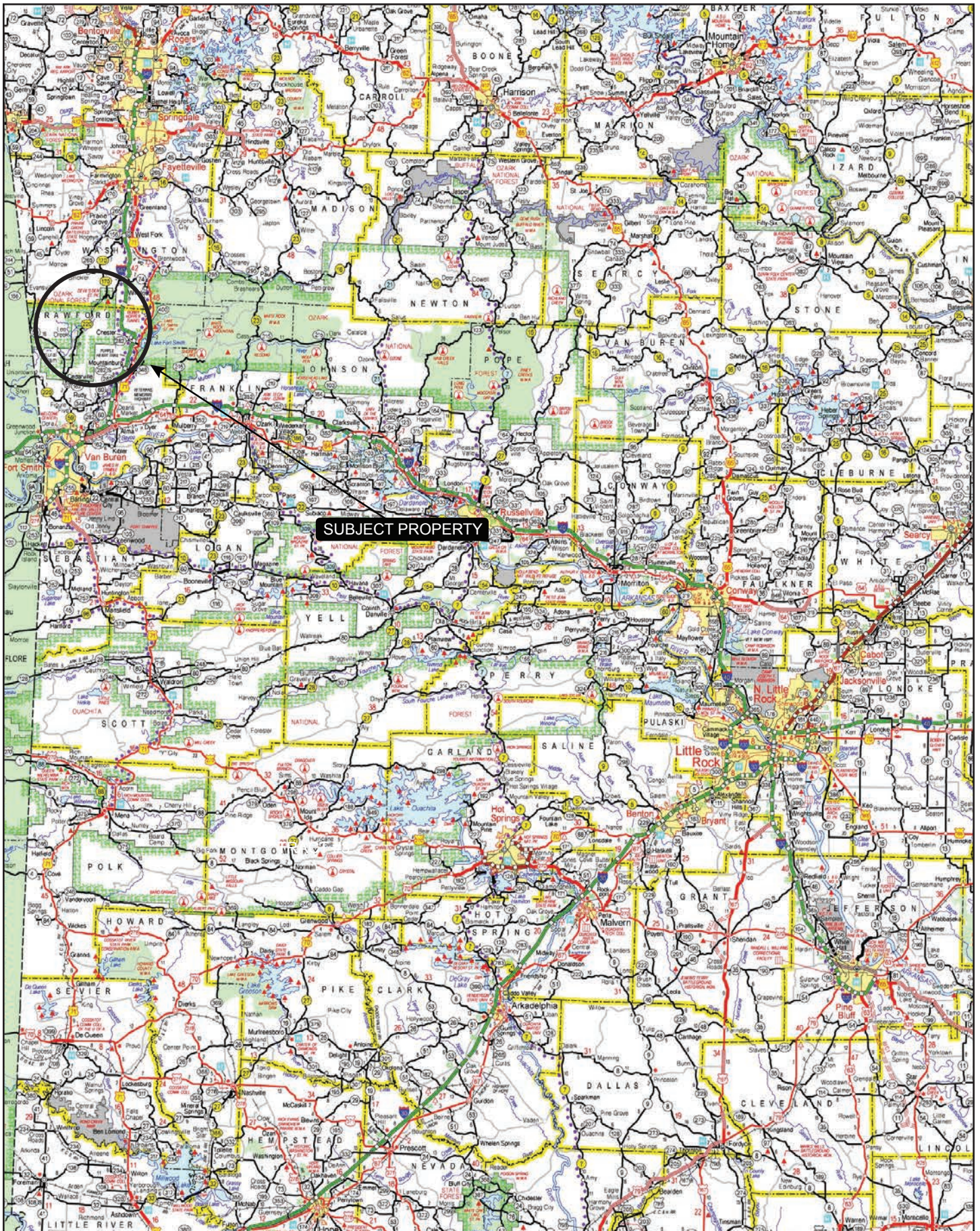
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VICINITY MAP



PROPERTY SUMMARY

Description:

The Elmo Creek Retreat is 162.75± acres located in Crawford County, Arkansas. This unique property is an optimal retreat situated less than an hour from the excitement of Northwest Arkansas, while still maintaining a remote and tranquil feel, offering all the comforts of home. The property includes a 1,050± square foot cabin that will sell fully furnished, complete with 2 bedrooms, one bath, and a loft. The covered porch provides a beautiful and serene view, perfect for entertainment or quiet relaxation. Additionally, an equipment shed is on-site, featuring a built-in shipping container for secure equipment storage.

One of the most distinctive features of the Elmo Creek Retreat is its direct connection to nature, being bordered by the expansive Ozark National Forest on two sides. This location provides an unparalleled opportunity to immerse yourself in the natural beauty of Arkansas. The surrounding forest not only enhances the property's seclusion and privacy but also serves as a gateway to a multitude of outdoor activities. The national forest offers extensive recreational opportunities including access to public hiking and mountain biking trails that wind through some of the most picturesque landscapes in the region. The rich biodiversity of the area, with its mature hardwoods and abundant wildlife, makes this property a hunter's paradise, with deer, turkey, and bear hunting opportunities available on the property itself. The inclusion of eleven (11) stands and multiple feeders ensures that the new owner is well-equipped to take full advantage of these hunting opportunities.

The property's proximity to the Ozark National Forest also means that you can explore miles of untouched wilderness right from your doorstep. Whether you're interested in a leisurely hike, challenging yourself on a mountain bike trail, or simply exploring the vast expanse of nature, the forest offers something for every outdoor enthusiast. The national forest not only serves as a natural buffer enhancing the privacy and tranquility of the Elmo Creek Retreat but also provides an enduring safeguard against future development in the surrounding areas, preserving the retreat's natural beauty for generations to come.

Adding to the property's appeal is a unique feature known as the "preppers shack," a buried cargo container designed for food storage and as a shelter in case of an emergency, providing great peace of mind. Access to the property is excellent, thanks to a private, gated road that offers a deeded easement through the national forest, ensuring that your retreat remains secure and exclusive.

Acreage:

162.75± total acres

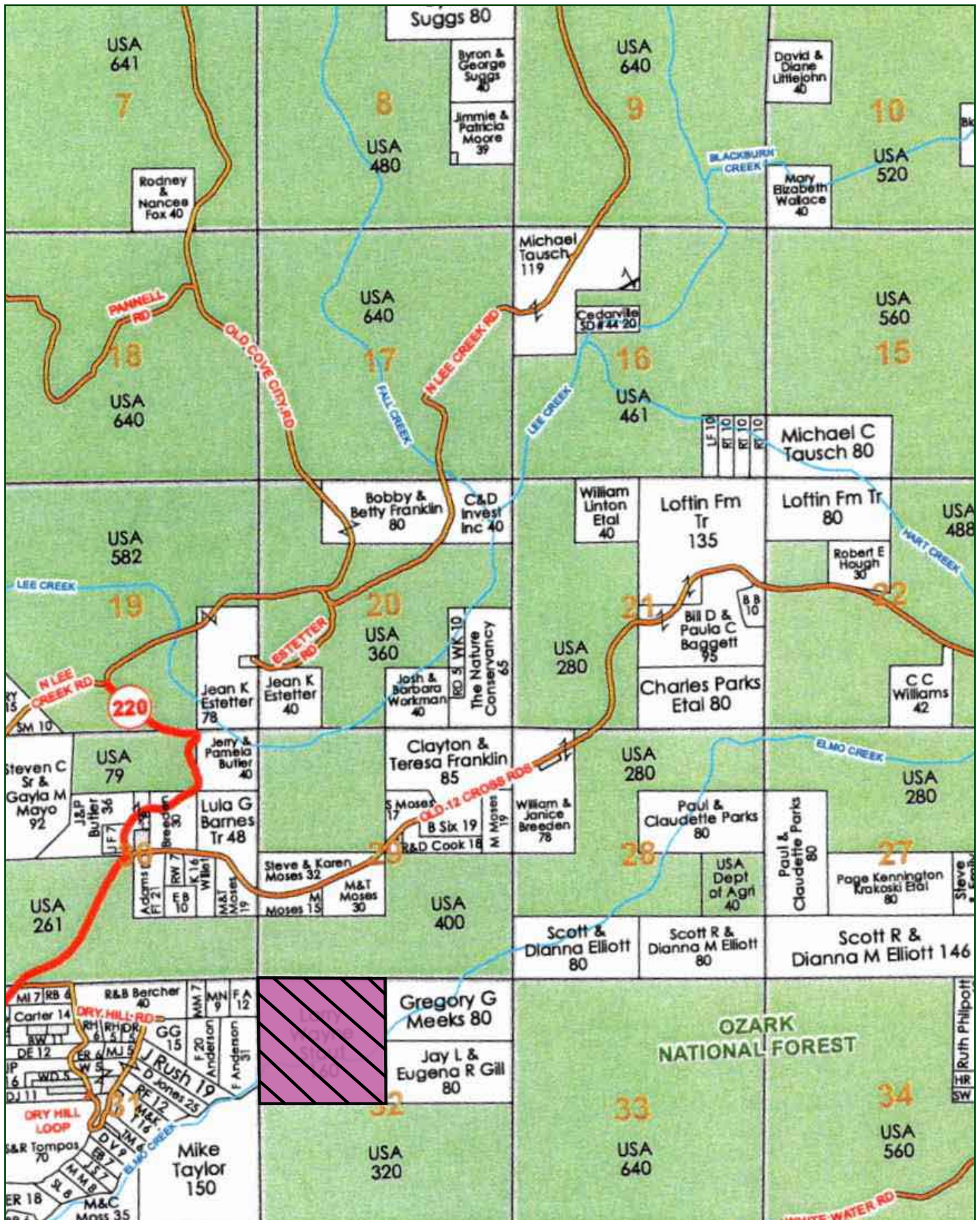
PROPERTY SUMMARY

Location:	Crawford County, Arkansas; Northwestern Region of Arkansas
	<u>Mileage Chart</u>
	Fayetteville, AR 40 Miles
	Bentonville, AR 65 Miles
	Tulsa, OK 141 Miles
	Little Rock, AR 171 Miles
Access:	Access is via a deeded easement from Old 12 Cross Roads.
Recreation:	Deer, turkey, and bear hunting opportunities exist on the property.
Improvements:	<ul style="list-style-type: none">• 1,050 square foot cabin<ul style="list-style-type: none">• 2 bedrooms• 1 bathroom• Fully furnished with appliances• Equipment shed• Storage container• Guardian Generator<ul style="list-style-type: none">• Powers the entire cabin• 1,000 gallon propane tank for house and generator• "Preppers" shack
Equipment:	A Polaris Ranger and Kubota zero turn mower will convey with the sale.
Utilities:	Electricity, filtered well water, and septic are all on site.
Real Estate Taxes:	\$801 (estimated, based on 2023 taxes)
Mineral Rights:	All mineral rights owned by the Seller, if any, shall transfer to the Buyer.
Offering Price:	\$1,144,000.00

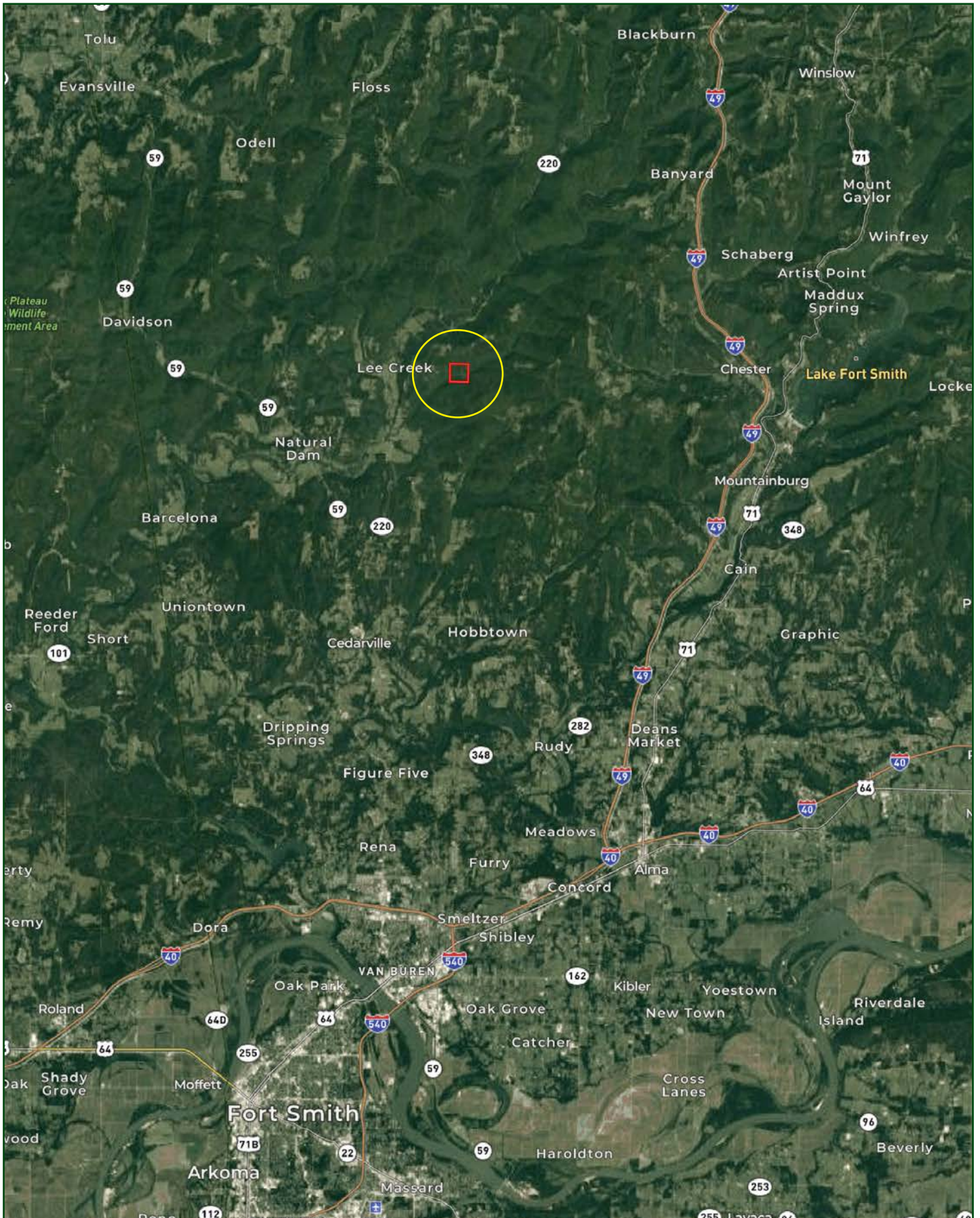
To learn more about the Elmo Creek Retreat or to schedule a property tour, contact Gardner Lile of Lile Real Estate, Inc.

Gardner Lile
501-658-9275 (m) | gardner@lilerealestate.com

OWNERSHIP MAP



LOCATION MAP



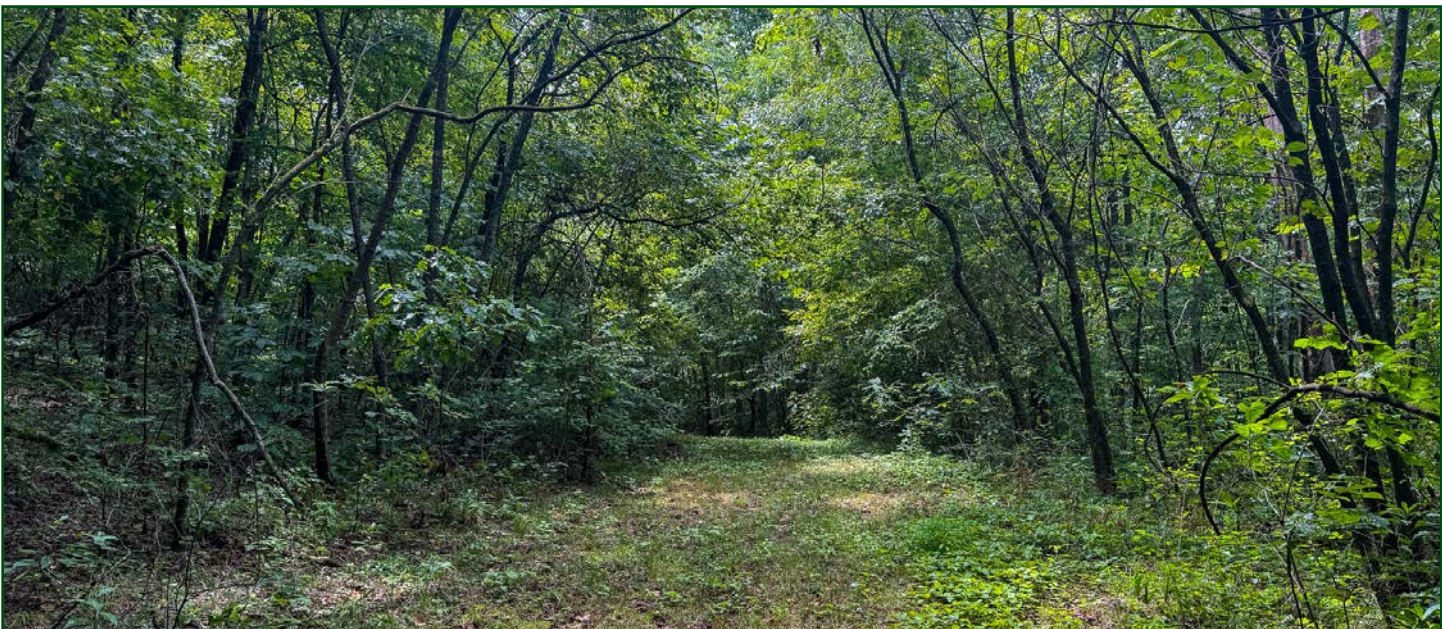






























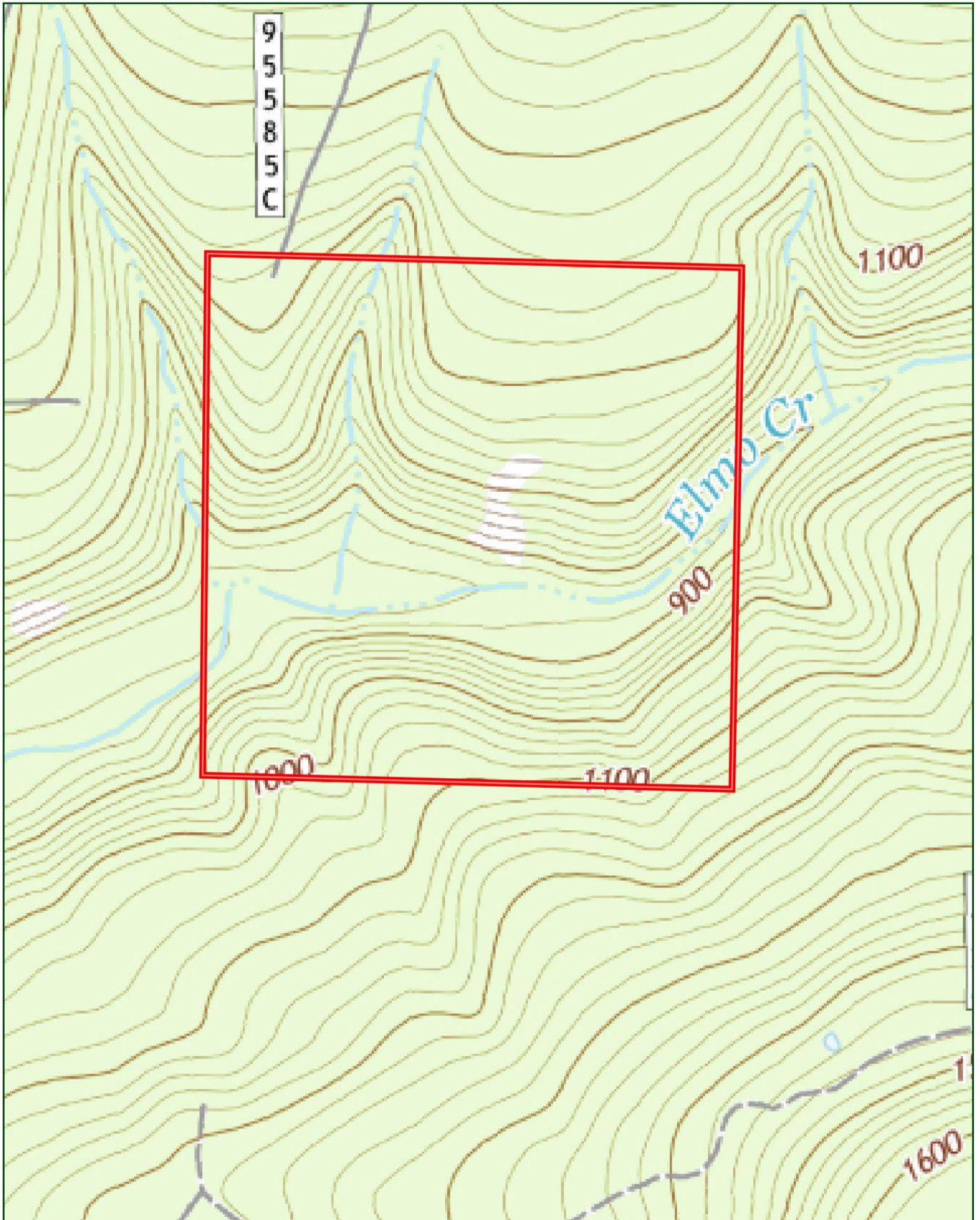




AERIAL MAP



TOPOGRAPHY MAP



SOIL MAP



SOIL MAP KEY

SOIL CODE	SOIL DESCRIPTION	ACRES	%	CPI	NCCPI	CAP
23	Nella-Enders association, very steep	84.38	51.96	0	13	7e
22	Nella-Enders complex, 20 to 40 percent slopes	54.71	33.69	0	11	4e
13	Leadvale silt loam, 3 to 8 percent slopes	23.3	14.35	0	51	3e
TOTALS		162.3 9(*)	100%	-	17.78	5.42

(*) 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

LILE REAL ESTATE

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.



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