

PRICE IMPROVEMENT!



OFFERED FOR SALE

JASPER RETREAT

A Recreational and Timberland Investment Opportunity

79.75± Surveyed Acres • Newton County, Arkansas

OFFERED BY

LILE
REAL ESTATE

AGRICULTURE | RECREATION | TIMBERLAND

Traditional Brokerage + Sealed Bids + Consulting

LICENSED IN ARKANSAS, LOUISIANA, MISSISSIPPI, AND TENNESSEE



DISCLOSURE STATEMENT

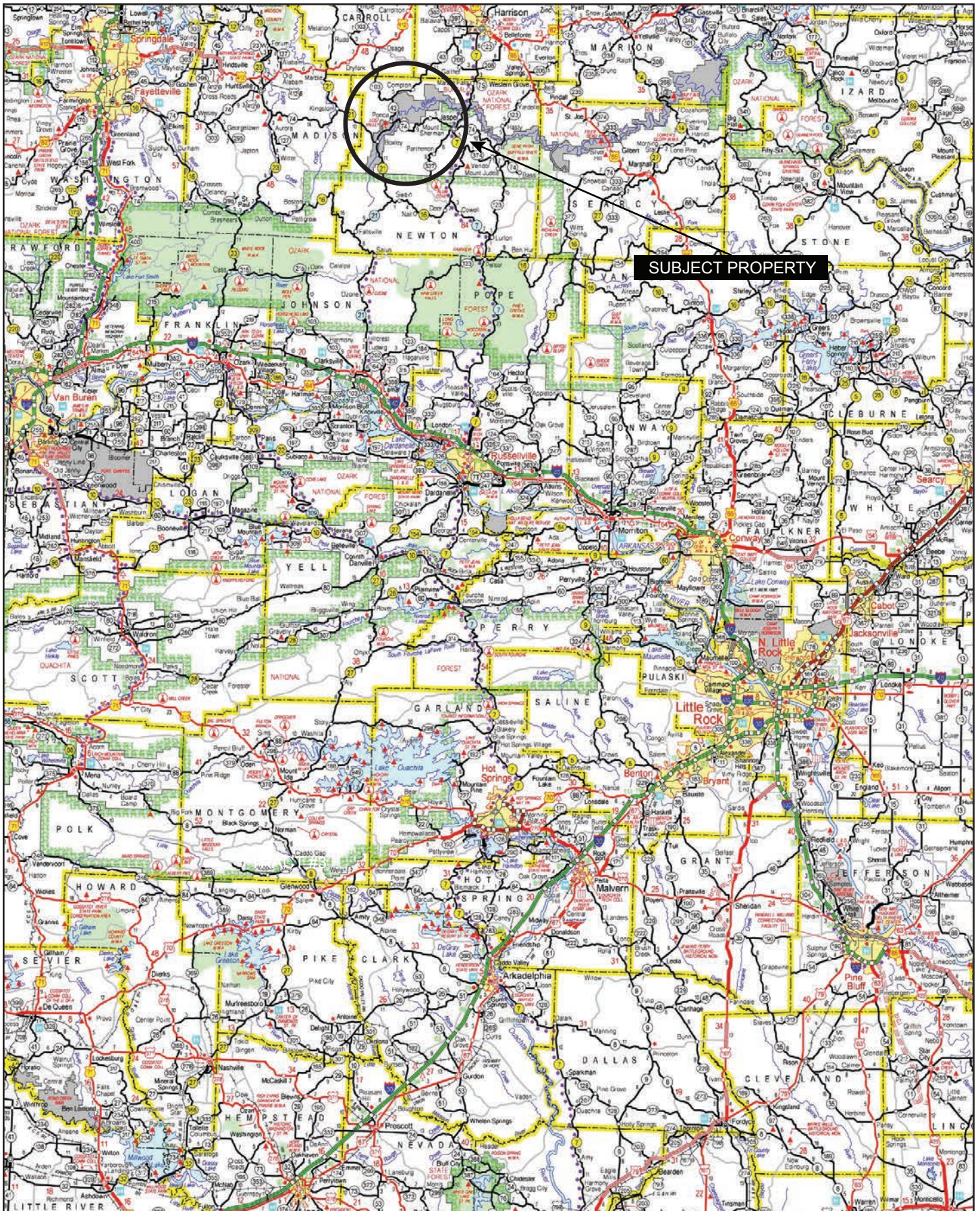
Lile Real Estate, Inc. is the listing agency for the owner of the property described within this offering brochure.

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:

The Jasper Retreat offers an exceptional recreational and timberland investment opportunity located in Newton County, Arkansas, four (4) miles south of the community of Jasper. The property consists of 79.75± surveyed acres and is accessible from a deeded easement on a private gated road, off of County Road 46. Located on the southern central portion of the property is a cabin site that has been cleared out and offers incredible views to the north. The property offers a variety of topography features from mountainous to Spider Creek running through the northern and eastern portion of the property. The northern portion of the creek is seasonal, but the eastern portion of the creek is year round except during extreme drought conditions.

The property is a year-round getaway with recreational opportunities including hunting, fishing, hiking, mountain biking, and more either on the property or in close proximity. Hunting opportunities directly on the property include deer, turkey, bear, and squirrel. Additional hunting opportunities exist on the Buffalo River National Park and Ozark National Forest. The Buffalo River is only a few miles north of Jasper which is famous for floating and small mouth fishing. Boxley Valley, located near Ponca along Arkansas State Highways 43 & 21, is one of the best areas in the state to see elk.

Location:

Jasper, Arkansas; Newton County; Northern Region of Arkansas

Mileage Chart

Jasper, AR	4 Miles
Ponca, AR	19 Miles
Harrison, AR	23 Miles
Fayetteville, AR	78 Miles

Acreeage:

79.75± total surveyed acres

Access:

The property has access from a deeded easement on a private gated road, off of County Road 46.

Recreation:

Deer, turkey, bear, and squirrel hunting opportunities exist on the property. Additionally, the property is only a few miles away from the Buffalo River, Buffalo River National Park, and Ozark National Forest which all offer additional recreational opportunities, ranging both hunting, to hiking, to mountain biking, or floating the river.

Real Estate Taxes:

\$93.00 (estimated)

Mineral Rights:

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

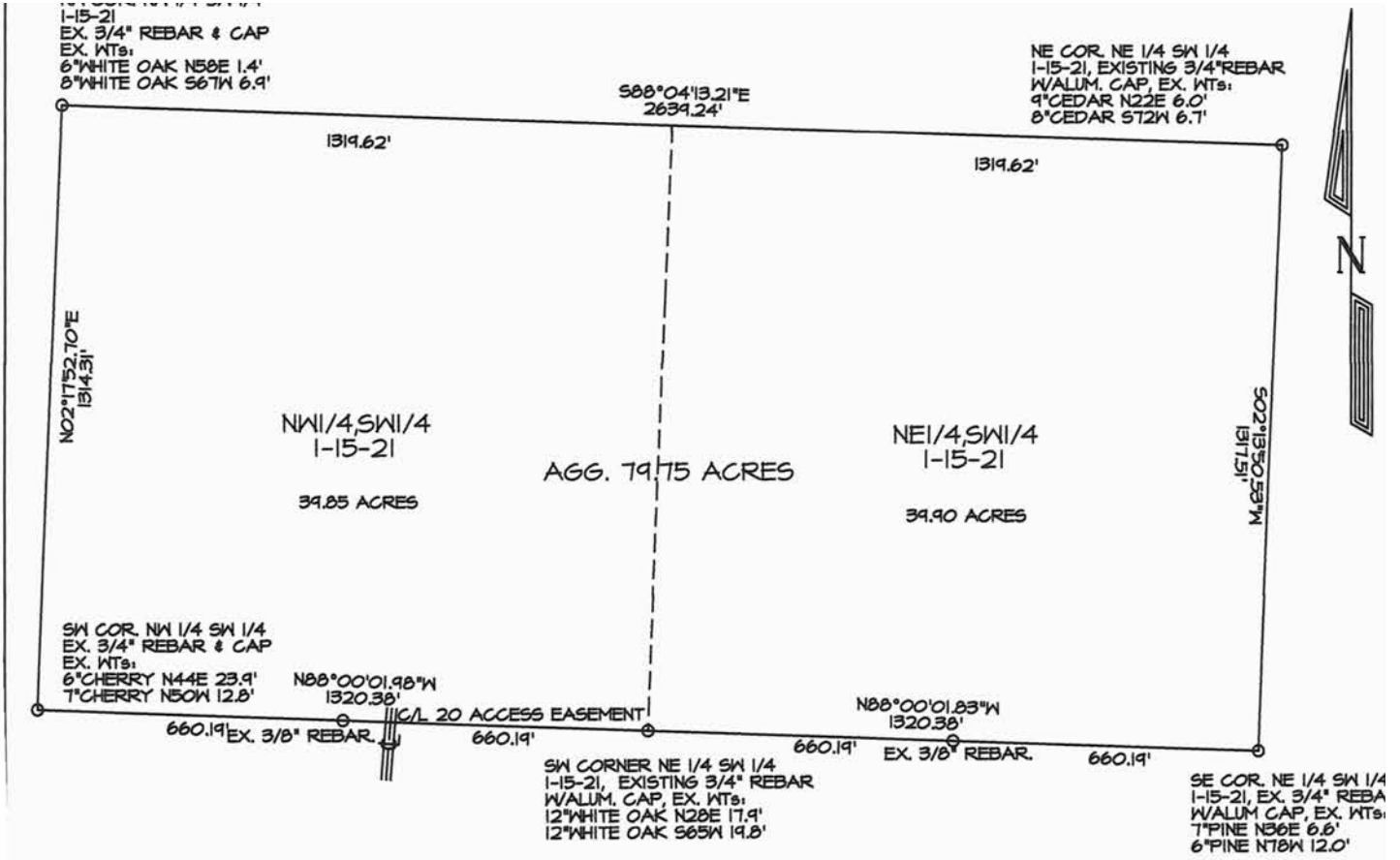
PROPERTY SUMMARY

Offering Price: \$287,100.00 (\$3,600.00 per surveyed acre)
(originally \$315,012.50, or \$3,950.00 per surveyed acre)

Questions concerning this offering or to schedule a property tour, contact Gardner Lile of Lile Real Estate, Inc.

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

SURVEY



<p>NOTES :</p> <p>Bearings based on GRID NORTH BY GPS OBSERVATIONS.</p>	<p>REFERENCE :</p> <p>CLASS 20175 FOR MANOR 01-30-2001 R/W EASEMENTS BK. 16, PG. 616, BK. 25, PG. 576, & BK. 8, PG. 583</p>	<p>LEGEND :</p> <ul style="list-style-type: none"> ○ Found monument, as noted. ● Set 1/2" pipe () Record Dimension ■ Computed △ SET A 1/2" PIPE W/PLASTIC CAP 	<p>LOCATION MAP :</p>	<p>SCALE :</p> <p>1 : 3600</p>
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SURVEYOR'S CERTIFICATION

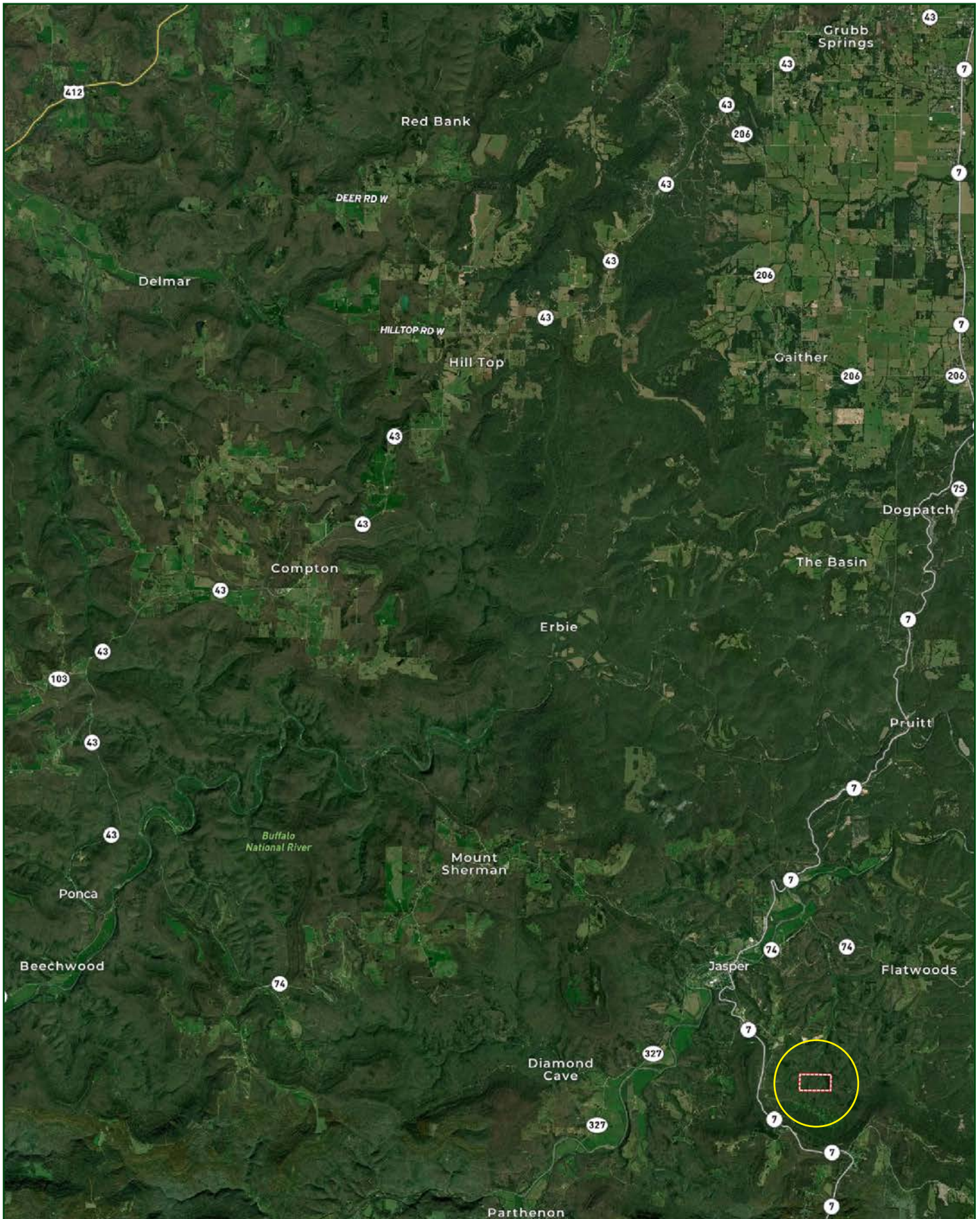
I certify that, under my supervision, the above platted and described property was surveyed and the monuments set as shown, to the best of my knowledge and ability.

 William A. Cochrane Prof. Land Surveyor



Filing Record:
 State Surveyor's Index No.: 500-15N-21W-0-01-300-51-0930

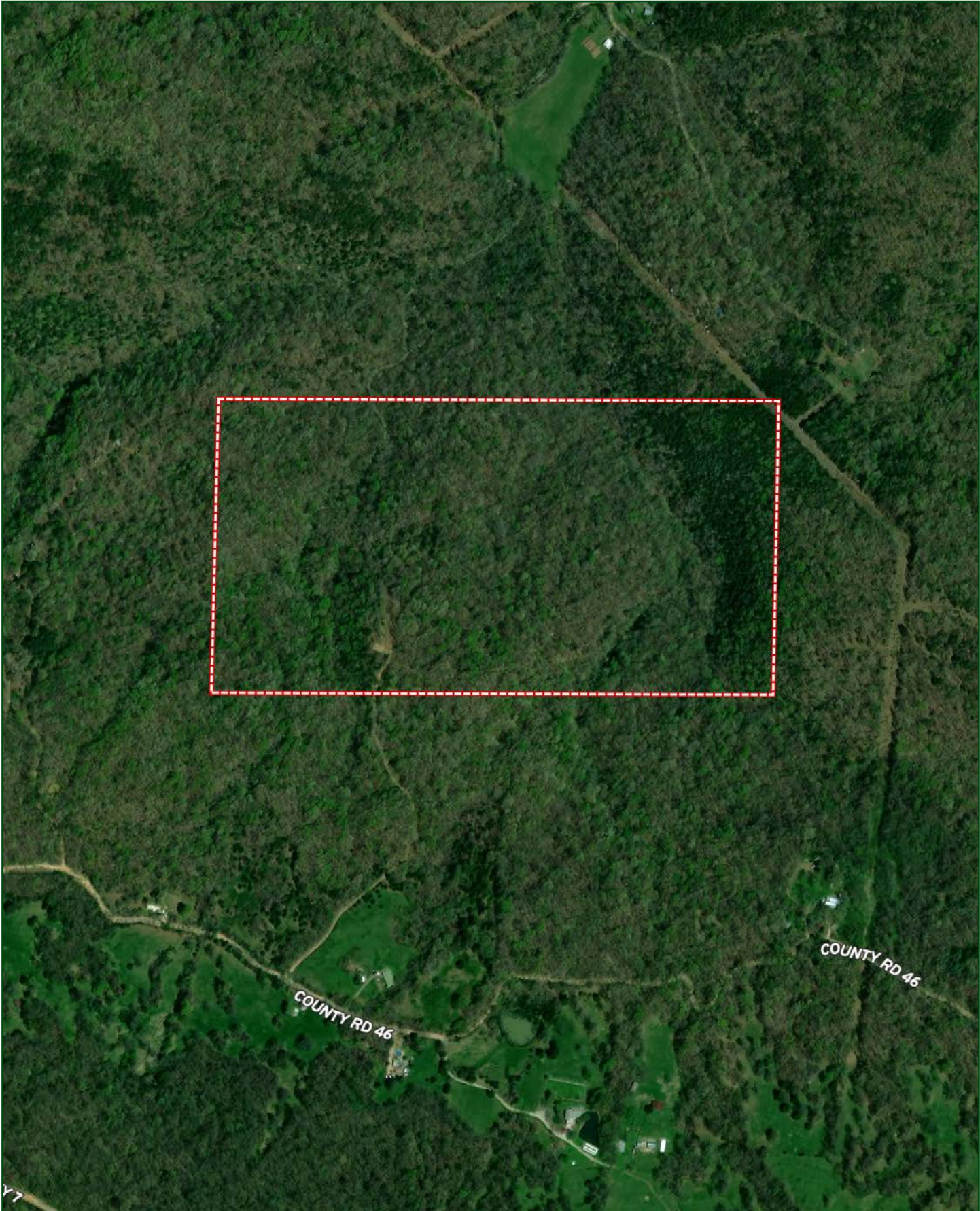
LOCATION MAP



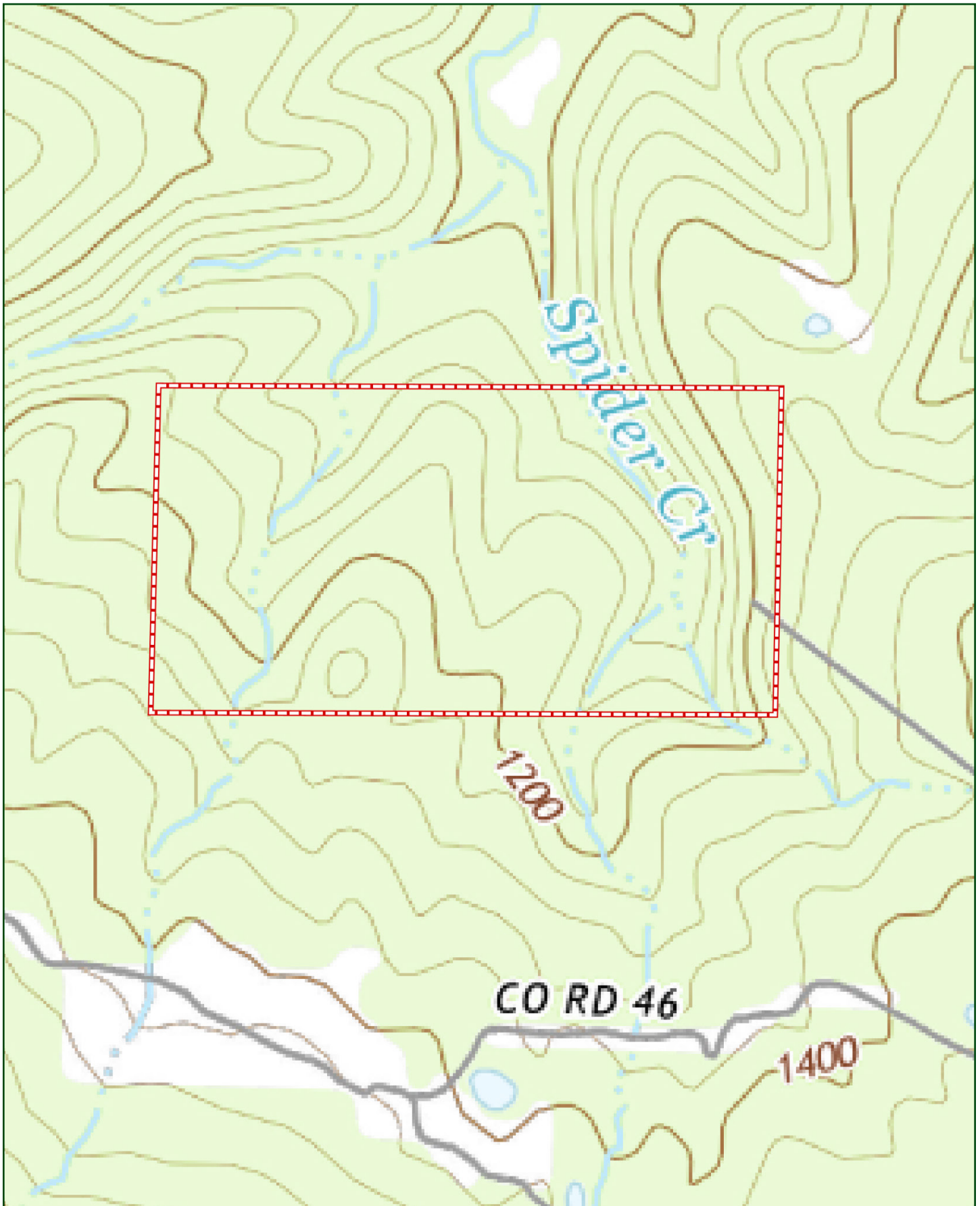
AERIAL MAP



AERIAL MAP



TOPOGRAPHY MAP



SOIL MAP



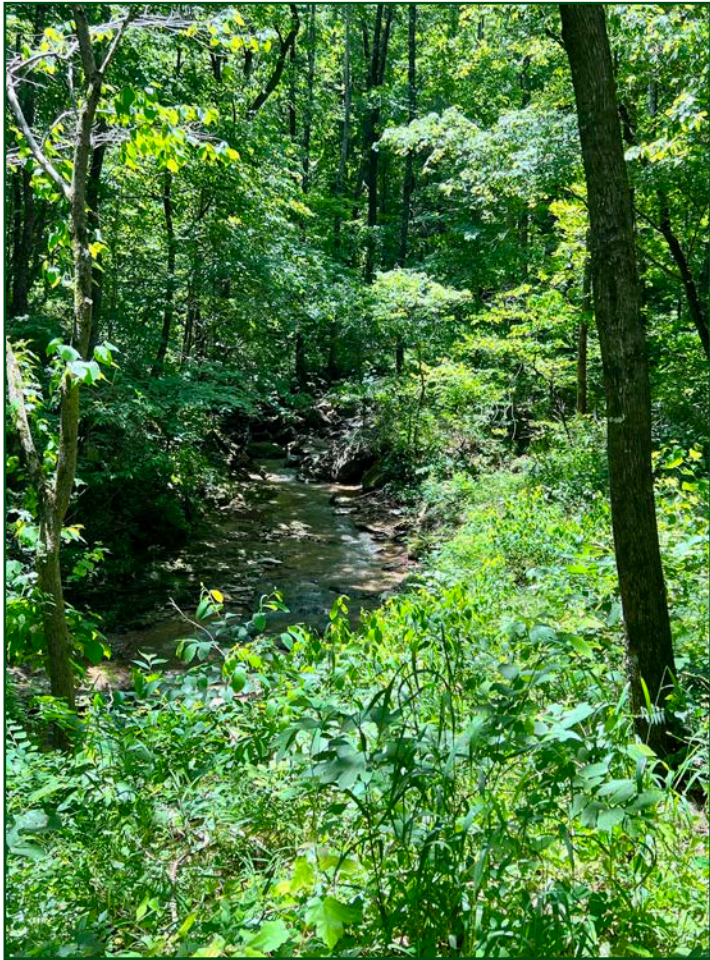
SOIL MAP KEY

SOIL CODE	SOIL DESCRIPTION	ACRES	%	CPI	NCCPI	CAP
7	Clarksville very gravelly silt loam, 20 to 50 percent slopes	40.67	53.31	0	8	7s
15	Enders-Leesburg complex, 8 to 20 percent slopes	34.53	45.26	0	52	6s
2	Arkana-Moko complex, 8 to 20 percent slopes	1.09	1.43	0	22	6e
TOTALS		76.29(*)	100%	-	28.12	6.53

(*) 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.



















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