



OFFERED FOR SALE

# HIGHLINE RESERVE

A Recreational Investment Opportunity

128.41 (+/-) Acres • Lonoke County, Arkansas

OFFERED BY



**AGRICULTURE | RECREATION | TIMBERLAND**

Traditional Brokerage + Sealed Bids + Consulting

LICENSED IN ARKANSAS, LOUISIANA, MISSISSIPPI AND TENNESSEE



**DISCLOSURE STATEMENT**

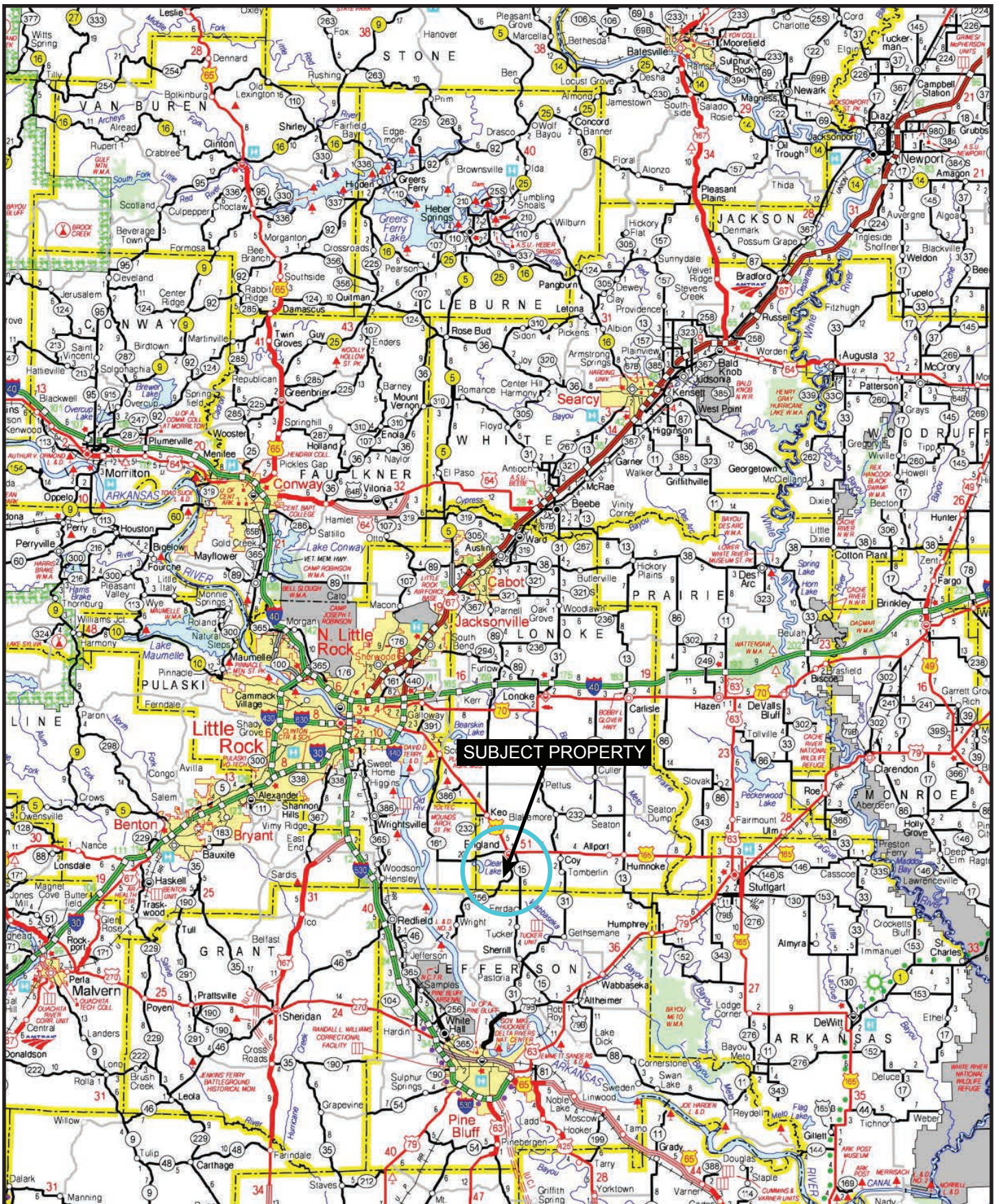
Lile Real Estate, Inc. is the listing agency for the owner of the property described within this offering brochure.

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.

# VICINITY MAP



## PROPERTY SUMMARY

**Description:** Highline Reserve offers a recreational investment opportunity consisting of 128.41 +/- total surveyed acres located just south of the town of England in Lonoke County, Arkansas. The property consists of one contiguous tract that has physical frontage along Arkansas State Highway 256. Access is from a private road via a deeded easement that comes into the northwest corner of the property from the east off of South Highline Road. The property offers good waterfowl hunting, as well as deer hunting. The majority of the duck hunting takes place in the brake on the east and south side of the hardwoods. The ownership has broken portions of the south brake up into units by building levees to help control holding and releasing water. A levee has been built on part of the east side of the main block of hardwoods, which ties into the south brake allowing a portion of the southern hardwoods to be flooded. Located on the northwest corner of the property is a shop that is anchored by two containers, which provides great storage for hunting gear. Any questions concerning this offering or to schedule a property tour should be directed to Gar Lile (mobile: 501-920-7015) or Gardner Lile (mobile: 501-658-9275) of Lile Real Estate, Inc.

**Location:** England, Arkansas; Lonoke County; Central Region of Arkansas

### Mileage Chart

Humnoke, AR	16 miles
Pine Bluff, AR	25 miles
Stuttgart, AR	30 miles
Little Rock, AR	32 miles

**Acreeage:** 128.41 +/- total surveyed acres

- 73 +/- acres of planted hardwoods that are believed to have been formerly enrolled in the Conversation Reserve Program, configured as
  - 65 +/- acres in the main block just south of shop
  - 8 +/- acres in the southwest corner along Hwy. 256
- 55.41 +/- acres in wetland / brake / duck habitat

**Access:** The property has physical frontage along Arkansas State Highway 256. Access is from a private road via a deeded easement that comes into the northwest corner of the property, east from South Highline Road.

**Improvements:** There is a shop, in addition to two containers that are tied/anchored into the shop, located on the northern portion of the property that offers areas to store equipment and "boot up" before going out to hunt.

## PROPERTY SUMMARY

<b>Real Estate Taxes:</b>	<u>Parcel Number</u>	<u>Acreage</u>	<u>Est. Real Estate Tax</u>
	001-02878-001	120.31	\$141.40
	001-02915-000	8.10	\$12.87
	Total	128.41	\$154.27

**Recreation:** The property offers excellent duck hunting and good deer hunting.

**Mineral Rights:** All mineral rights owned by the Seller, if any, shall transfer to the Buyer.

**Offering Price:** \$590,000.00

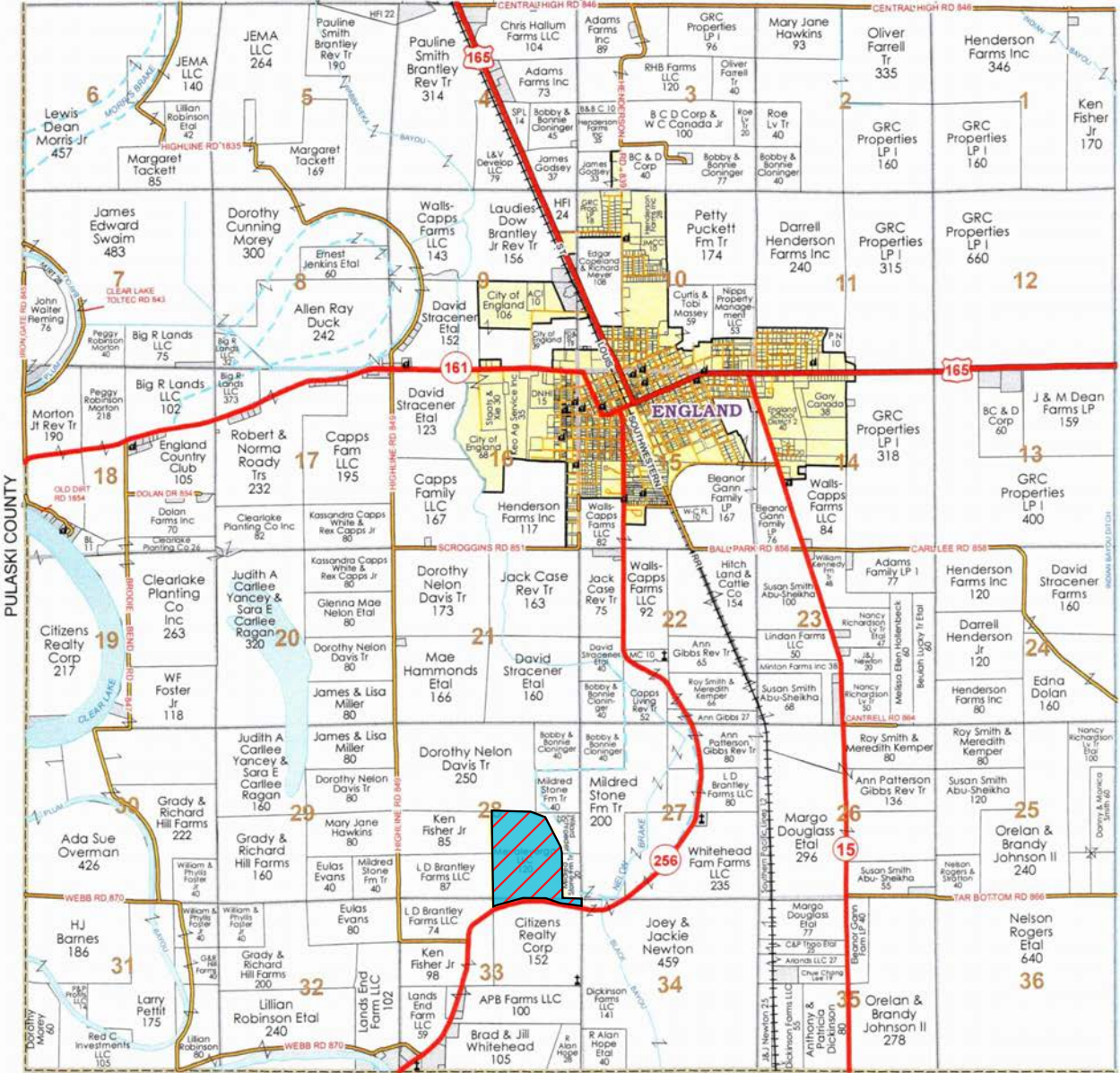
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# OWNERSHIP MAP

## Township 2S - Range 9W

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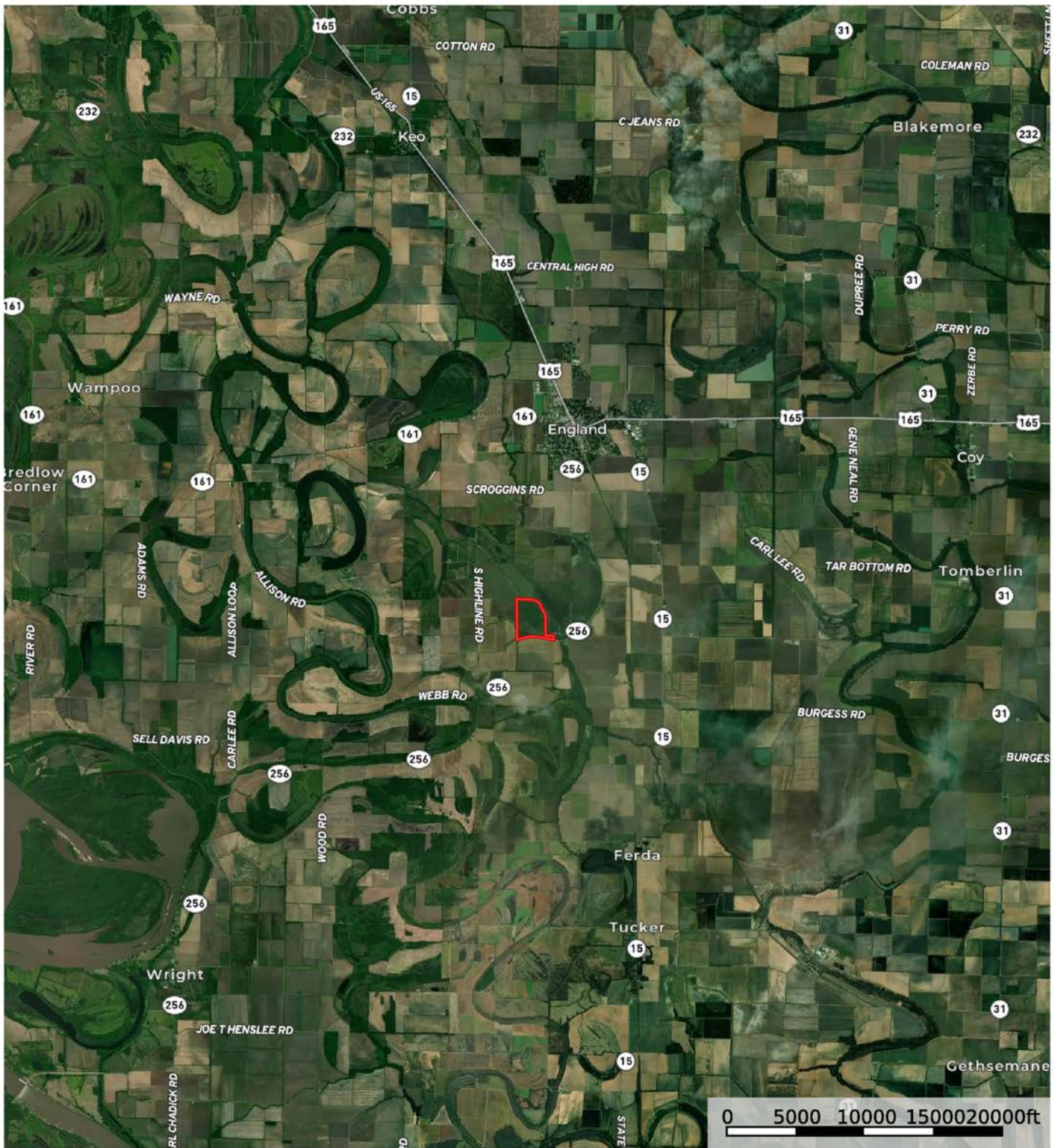
SEE PAGE 55



JEFFERSON COUNTY


SEE PAGE 65

# LOCATION MAP

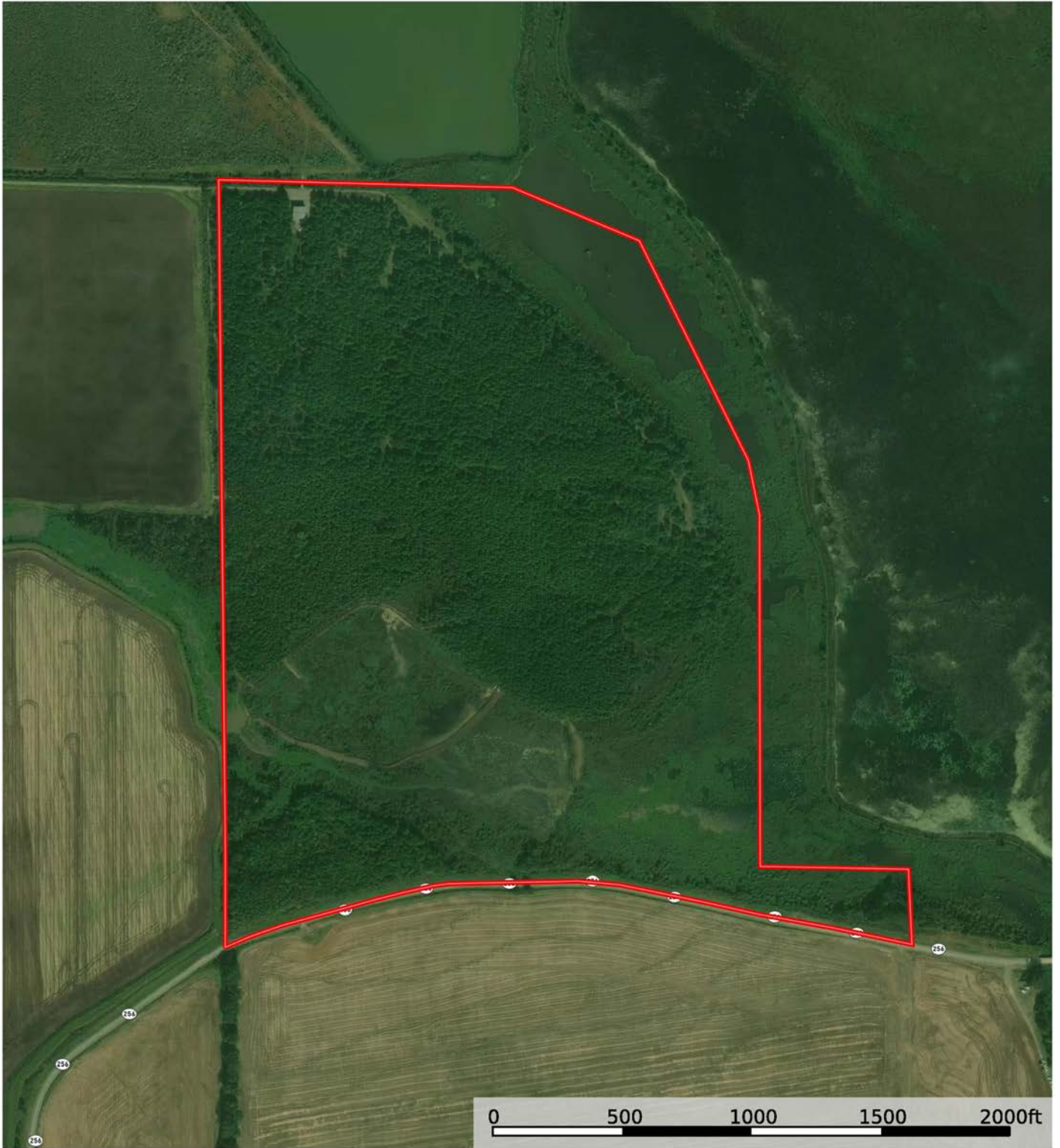


 Boundary

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



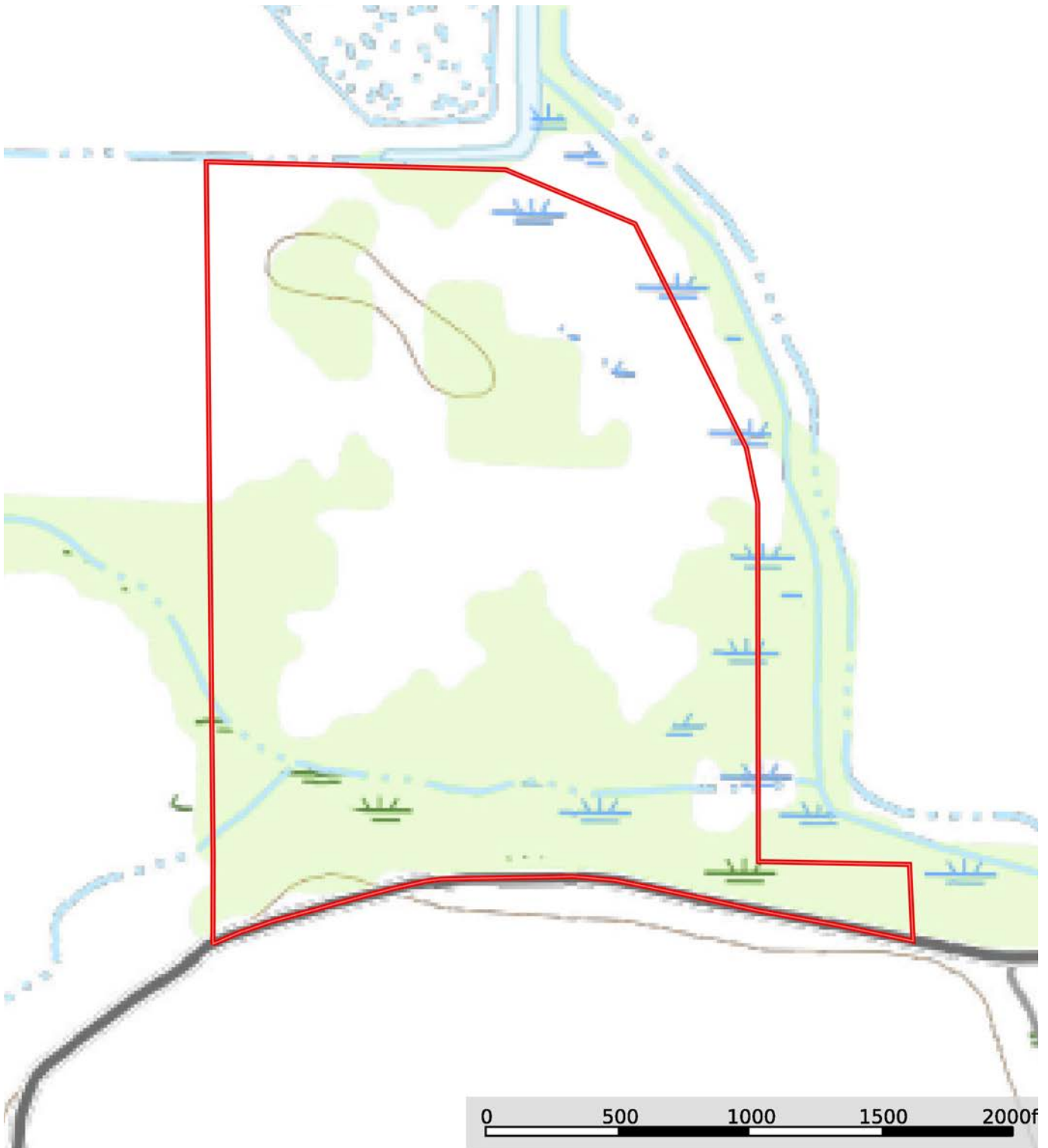
 Boundary

Sindy Cruthis

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# TOPOGRAPHY MAP



7 Boundary

ndy Cruthis

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# SOIL MAP



7 Boundary

ndy Cruthis

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## SOIL MAP KEY

SOIL CODE	SOIL DESCRIPTION	ACRES	%	CPI	NCCPI	CAP
27	Perry silty clay, 0 to 1 percent slopes	87.27	68.86	0	48	3w
28	Perry silty clay, 0 to 1 percent slopes, frequently flooded	27.66	21.82	0	28	4w
29	Portland silty clay, 0 to 1 percent slopes	11.81	9.32	0	56	3w
TOTALS		126.74(*)	100%	-	44.38	3.22

(\*) 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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