

OUACHITA RETREAT

A Recreational Investment Opportunity

652± Total Acres • \$7,800,000.00 • Paron, Arkansas • Saline County



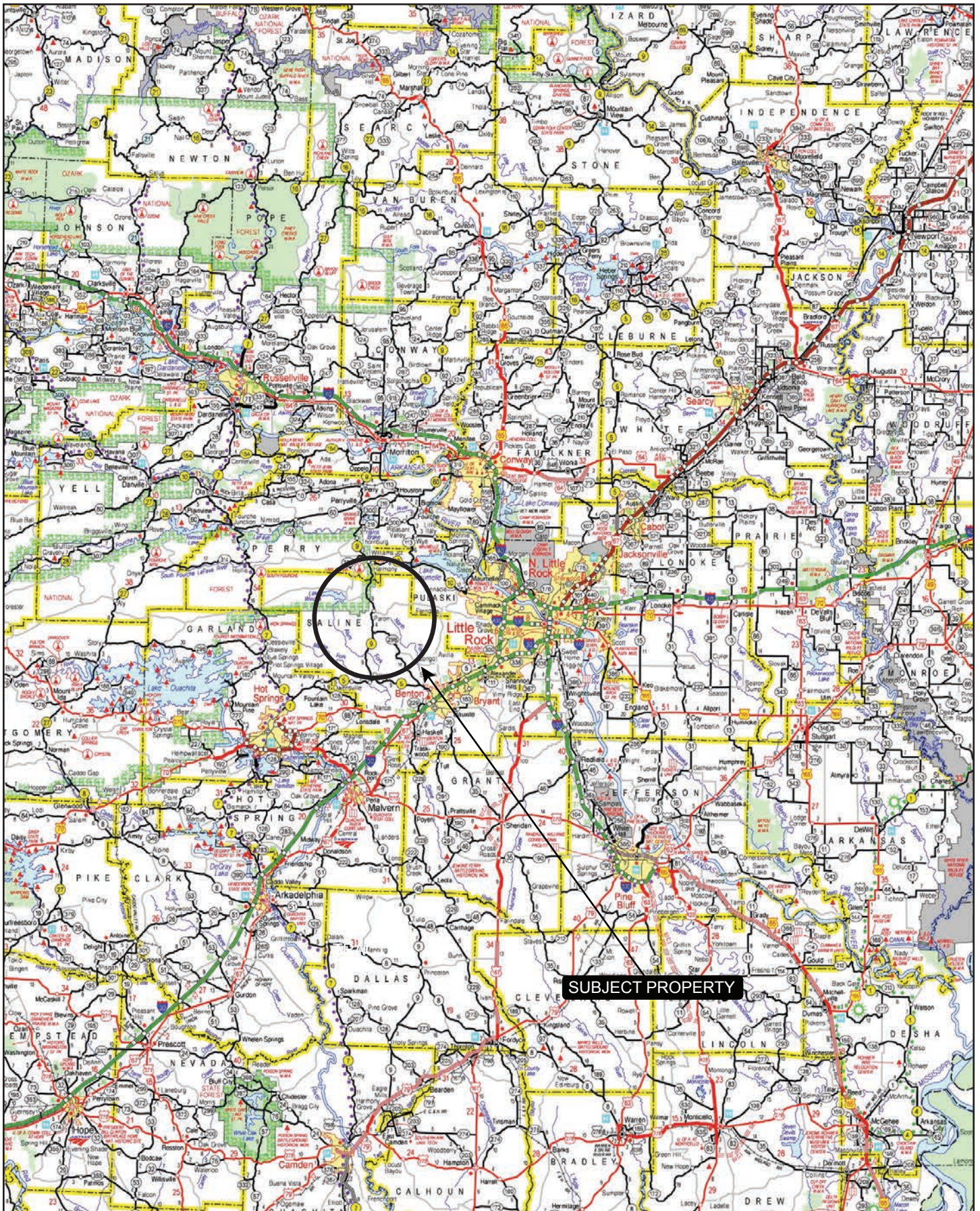
LILE
REAL ESTATE

AGRICULTURE | RECREATION | TIMBERLAND

Traditional Brokerage + Sealed Bids + Consulting

LICENSED IN ARKANSAS, LOUISIANA, MISSISSIPPI, AND TENNESSEE

VICINITY MAP



PROPERTY SUMMARY

Description:

The "Ouachita Retreat" is the ultimate property for the discerning whitetail deer and turkey hunter seeking solitude, quality and undisturbed hunting environments, direct and contiguous access into the famous Ouachita National Forest. The retreat is unbelievably capped off with a "one of one" reclaimed "Berne Dutch Barn" into a luxury 4,885± square foot quintessential lodge as the centerpiece of the incredible ownership.

This 652± acre estate is located in central Arkansas near the community of Paron, an easy 25± minute drive to the western side of Little Rock for an evening of dinner or shopping, and also less than 40± miles to either airports in Little Rock or Hot Springs.

The property features a rolling topography composed of pine plantations to white oak ridges, and red oak hardwood bottoms of varying ages. A spring-fed pond enhances the property's natural beauty and offers excellent fishing opportunities. The property offers exceptional deer hunting, multiple large Dillon Manufacturing tower stands are spread across the property, accompanied by feeders, clear shooting lanes and developed food plots making this property's deer hunting easy and comfortable. The turkey population is thriving enhanced by the many wildlife openings, food plots, and successional timber stands.

The "lodge" offers a distinctive blend of historical charm and contemporary comfort. The centerpiece lodge is constructed utilizing two (2) Berne Dutch Barns brought in from Berne, Pennsylvania and managed by Heritage Restoration of Waco, TX, under the supervision of acclaimed local architect Brian Black. The exterior walls are reclaimed hemlock and "Ozark sourced" rock and stone. All of this historical reclaimed material is underpinned by reinforced concrete footers and piers, a roof decking of 2" x 8" under magnificent roof lines covered by 24-gauge galvalume standing seam metal roofing. This fusion of history and modernity preserves the home's historical essence while incorporating modern amenities make this hide away truly "one of one".

Upon entering the main lodge, your guests are greeted by three massive walls of solid pane glass overlooking tremendous patios and views of nature. The centerpiece of the great room is a magnificent 12' wide hearth fireplace with a 36' tall stone stack to the vault of the ceiling. The fireplace has a six-foot wide double sided "Rumford Fireplace" back to the era of the mid 1800s and in tune with the age of the barns. This great room features the open-air comfortable living environment having on the west side a custom made "sunken cypress" dining table with seating for 12, to the east side with the "chef's kitchen" with all of the best appliances, "zinc" countertops, with immediate

PROPERTY SUMMARY

Description:

access to the walk-in pantry and bar.

Adjacent to the great room is the 20' x 20' master suite, offering several comfortable amenities including a tucked 3' x 10' reading nook, a spacious in-suite master bath with double vanity and large glass walk-in shower. The main floor also includes two spacious bedrooms, each with its own full bathroom. An additional half bath is conveniently located off the great room.

The second level is accessed via an open-air stairway featuring large wood planks and custom iron work. The second level is a mixture of open-air loft space for board and table games, a reading nook, a "hidden" grandchildren special bedroom, a bunk room, a full bathroom, and large storage closets.

Adjacent to the great room, opposite of the grand foyer, is a tornado safe room complete with a storage room, full bathroom, washer, and dryer.

An estate of this standard must have attention and care, fitting this is a complementary caretaker's residence, a cozy one (1) bedroom / one (1) bathroom home with a three-vehicle garage with workspace. The second level of this residence was built out, but not finished and could easily be configured with two (2) bedrooms. Adjacent to this residence is the must have "working shop", the 60' x 44' building, with a 15' wide lean-to on slab on the west side, is class "S" construction on a concrete slab, insulated, two large roll-up doors, and fully functioning with water and two infra-red electric heaters. The building provides plenty of room for the equipment to manage the property and the appropriate toys to enjoy property rides.

Ensuring the primary lodge is prepared for any situation, a Kohler commercial grade, diesel fueled, on-demand generator provides uninterrupted power. The property features a secure gated entrance, with a code for access that adds an extra layer of security. The property is serviced by Paron Community Water.

This exceptional 652± acre estate property seamlessly blends the historic with the contemporary, offering a unique living experience enriched with historical significance and modern luxury. The combination of well-preserved history, functional living spaces, and state-of-the-art utilities makes this an unparalleled opportunity for discerning buyers seeking a distinctive property. This property will sell essentially fully furnished except for a few personal items.

PROPERTY SUMMARY

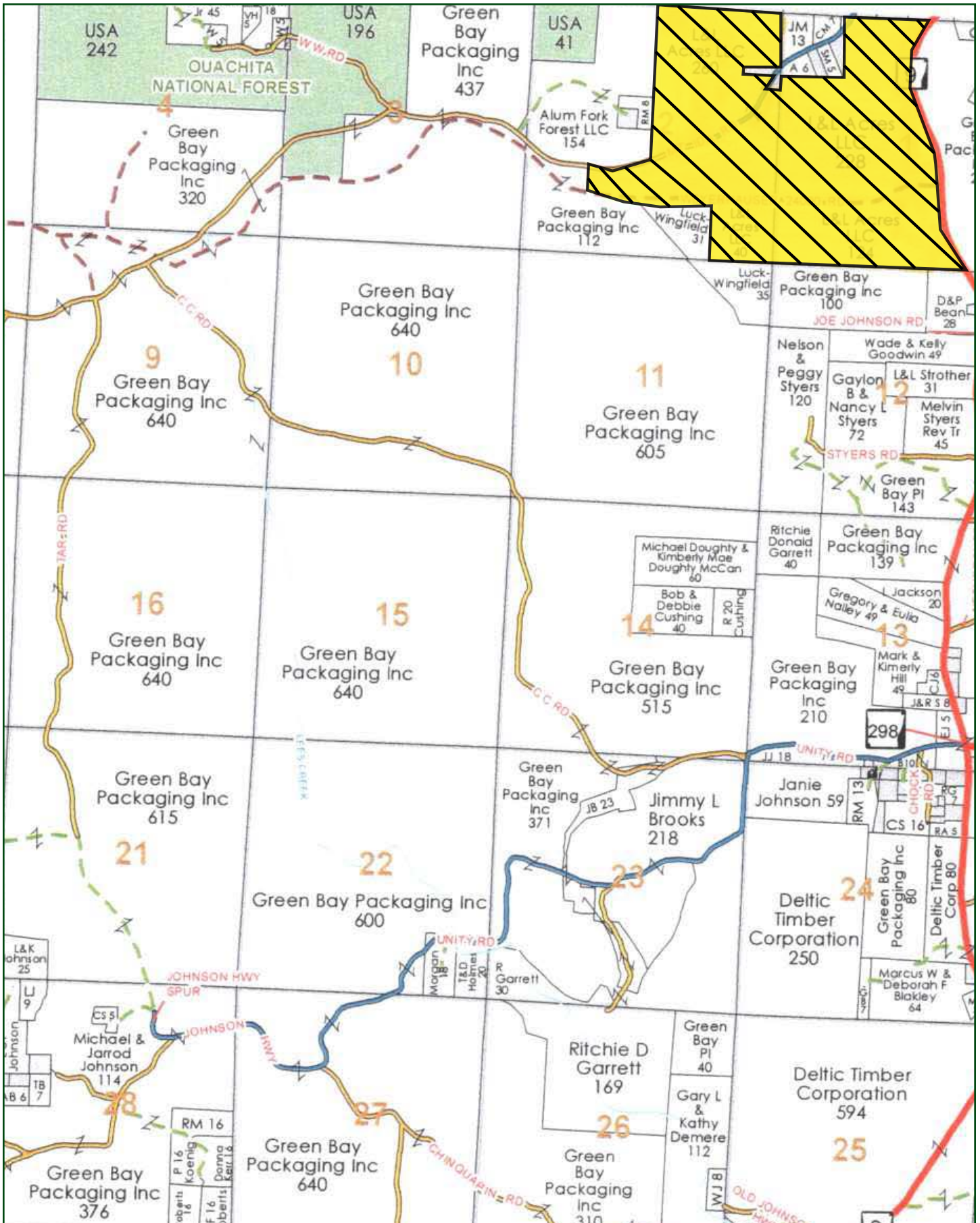
Location:	Paron, Arkansas; Saline County; Central Region of Arkansas
	Mileage Chart
	<hr/>
	Benton, AR 24 Miles
	Hot Springs, AR 32 Miles
	Little Rock, AR 33 Miles
	Fayetteville, AR 175 Miles
	Memphis, TN 169 Miles
	Dallas, TX 313 Miles
Acreage:	652± total acres
Access:	Arkansas State Highway 9, Weyerhaeuser Road 24000, and Mt. Ida Road.
Equipment:	Existing equipment utilized in the maintenance of the property could be purchased.
Utilities:	Electricity and Paron water, septic system for sewage treatment.
Mineral Rights:	All mineral rights owned by the Seller, if any, shall transfer to the Buyer.
Offering Price:	\$7,800,000.00

Questions concerning this offering or to schedule a property tour should be directed to Gar Lile or Gardner Lile of Lile Real Estate, Inc.

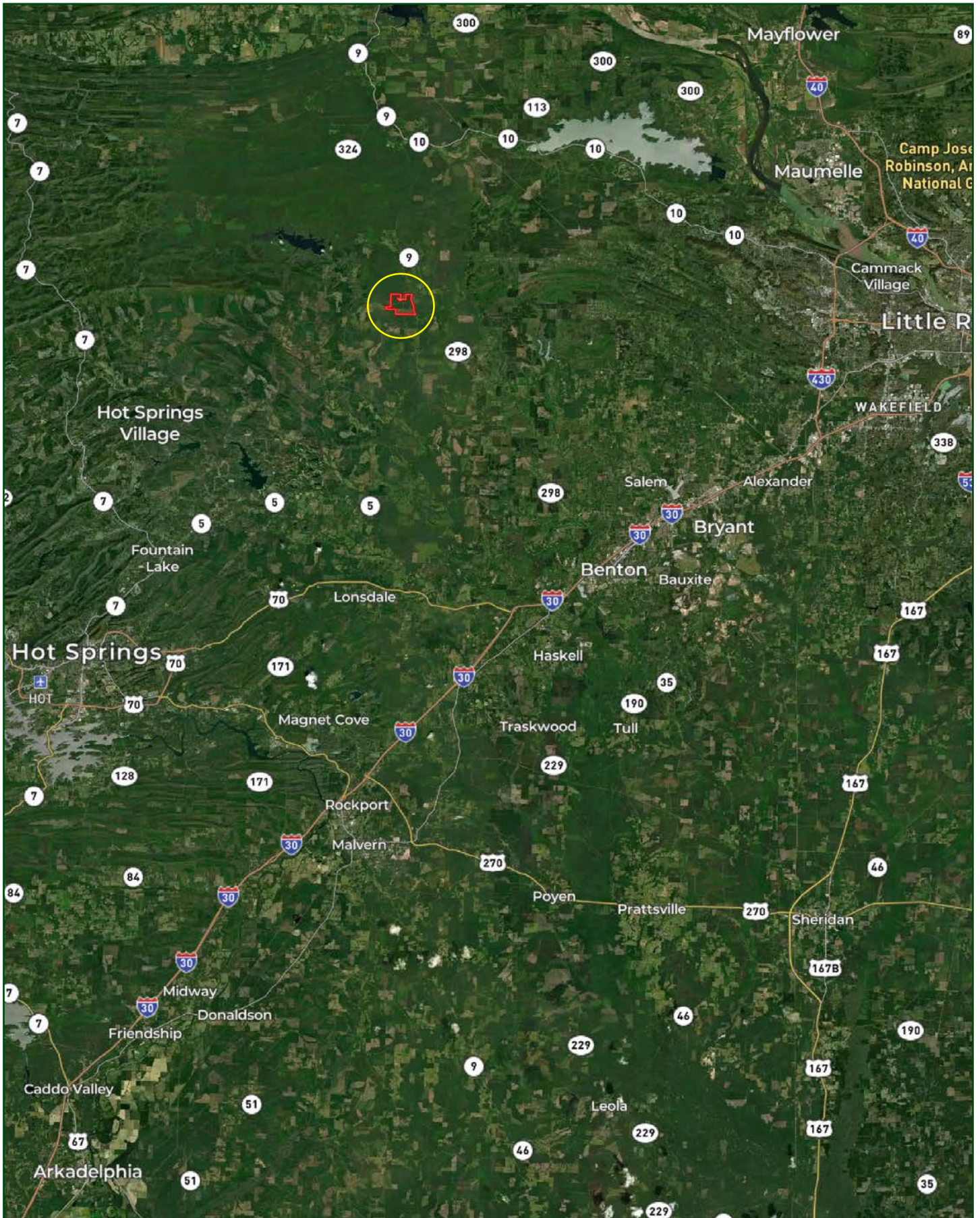
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OWNERSHIP MAP



LOCATION MAP

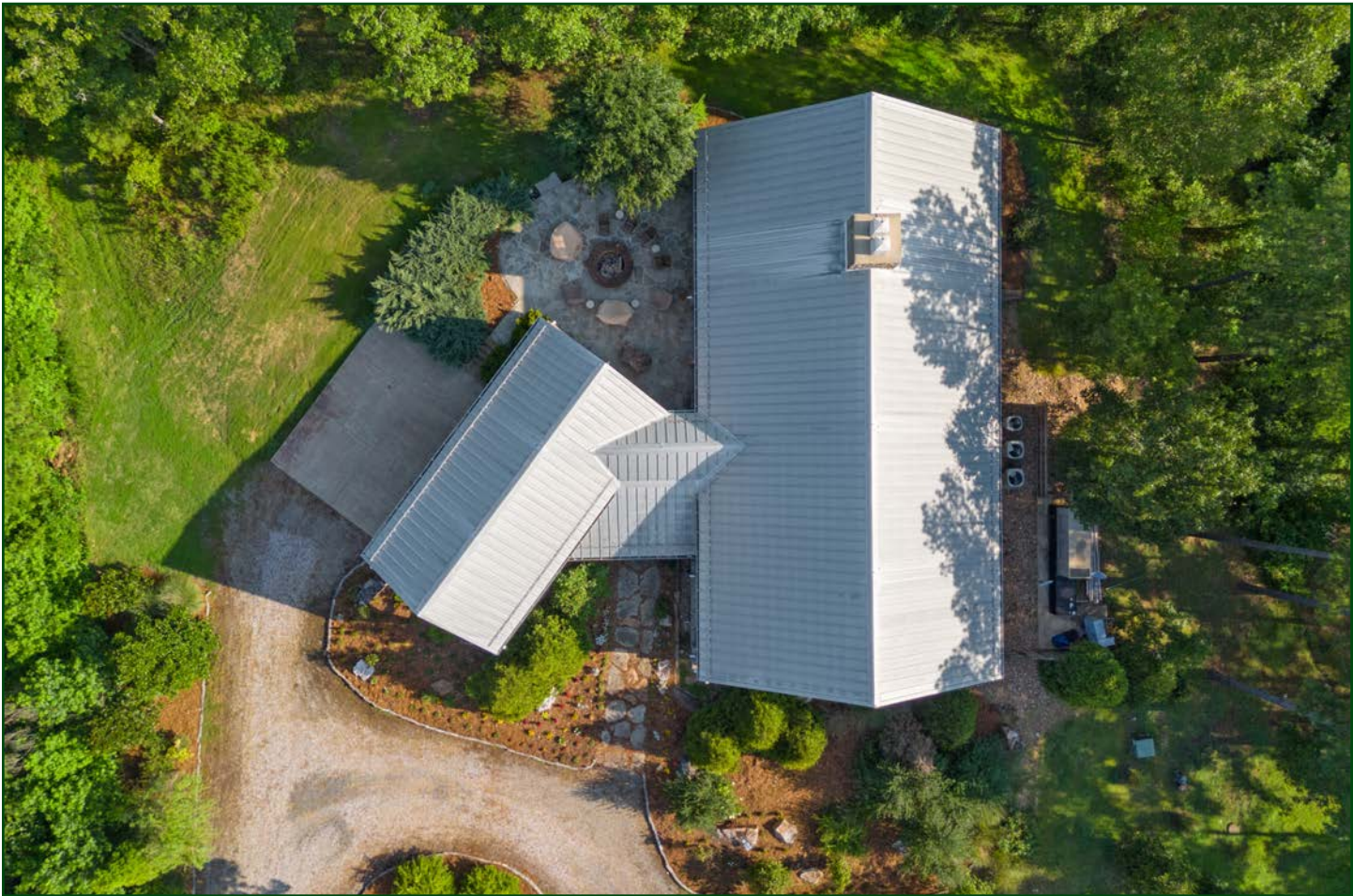


THE OUACHITA RETREAT LODGE















THE GREAT ROOM







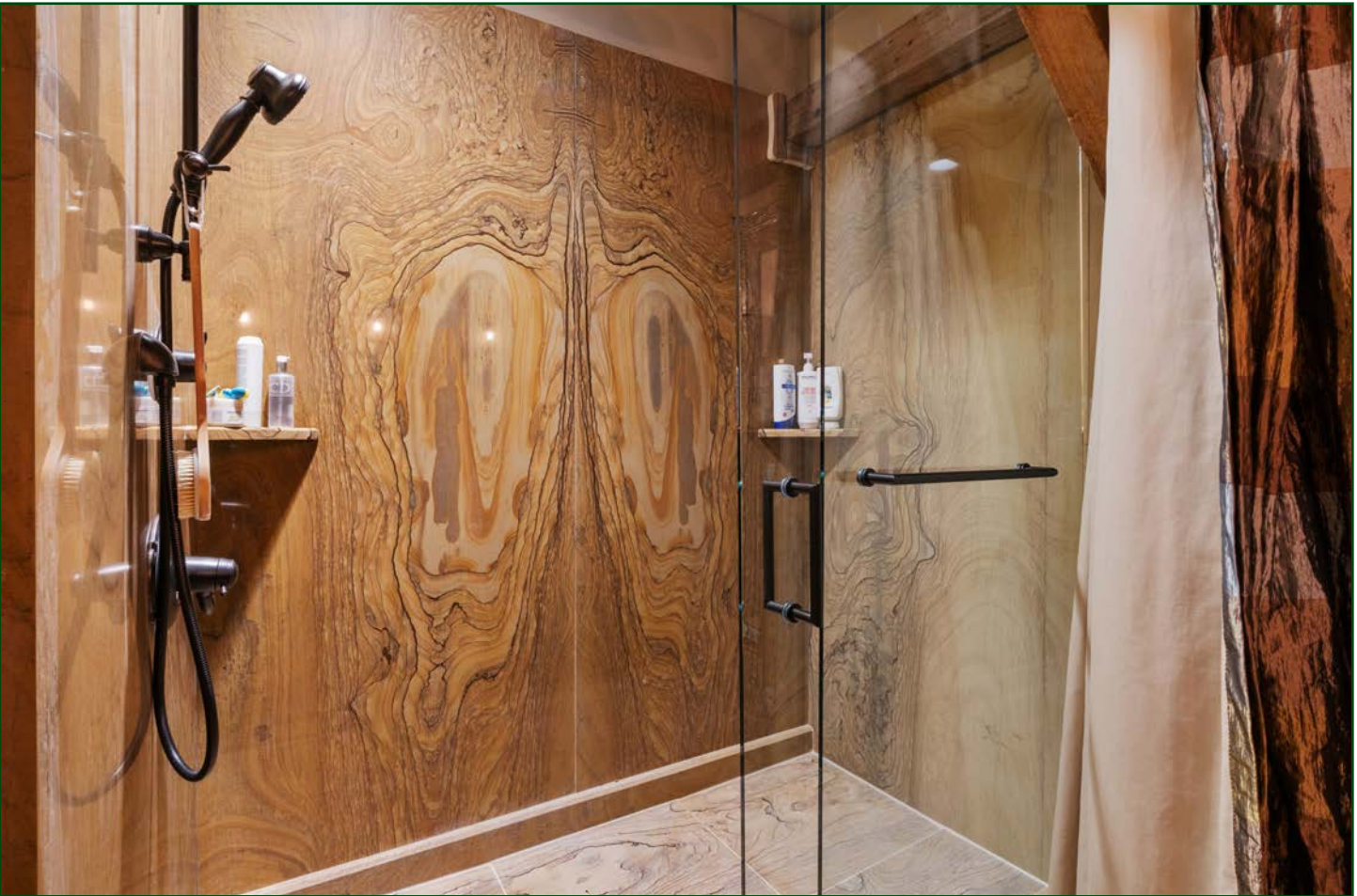




THE MASTER SUITE



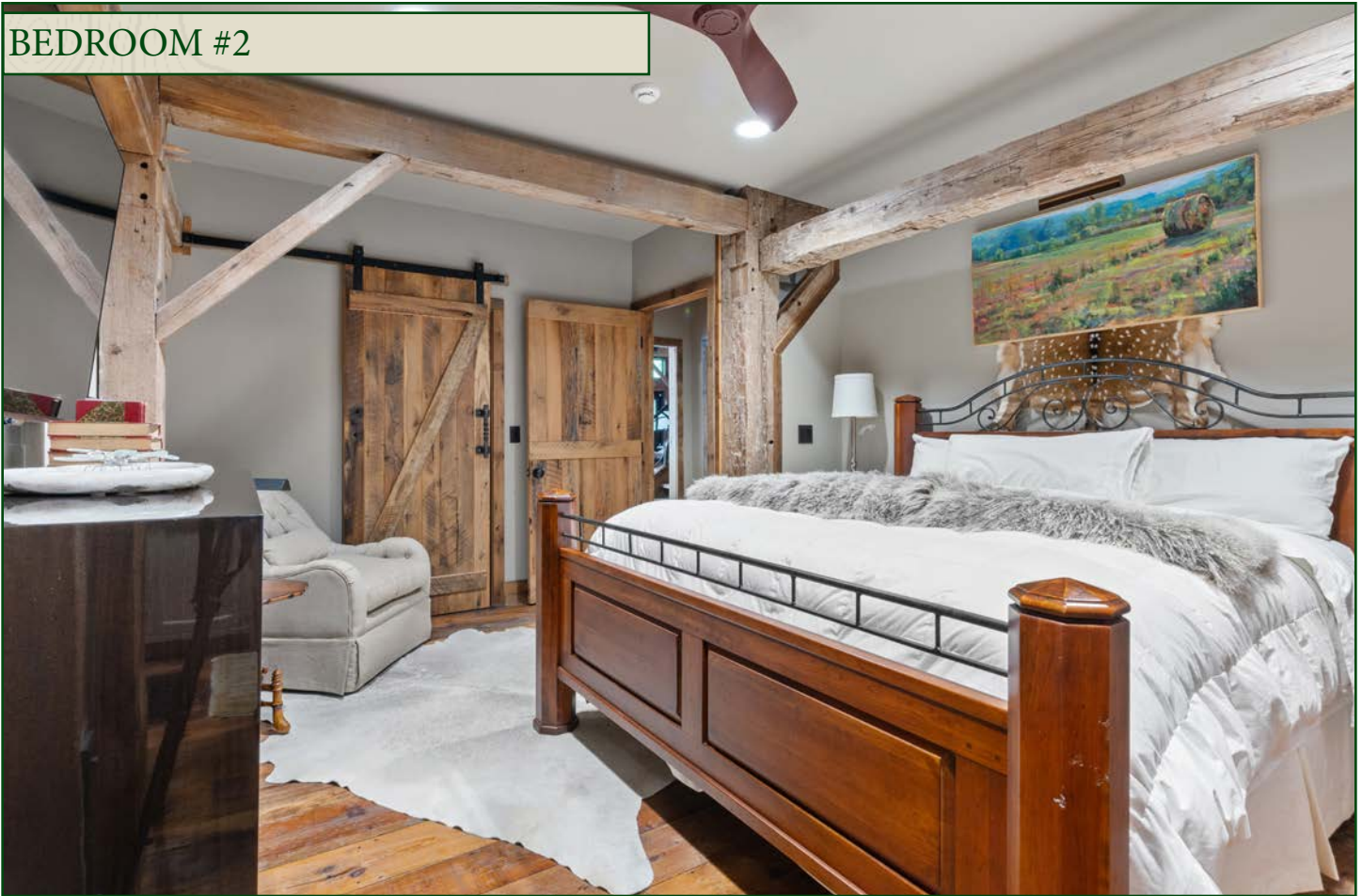
THE MASTER BATH



BEDROOM #1



BEDROOM #2









THE LOFT + GAME ROOM









THE BUNK ROOM



STUNNING OUTDOOR PATIO





THE CARETAKER'S RESIDENCE



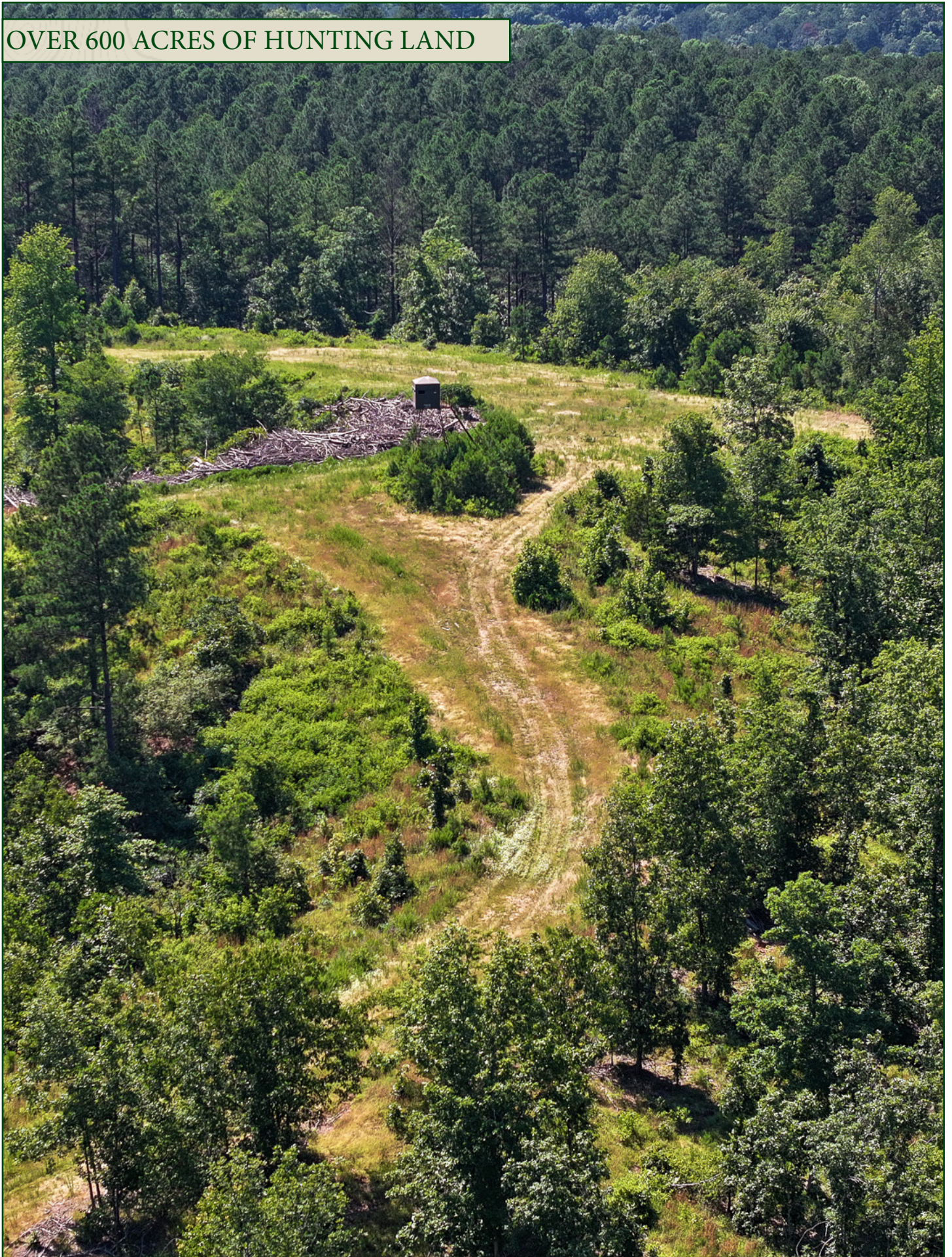








OVER 600 ACRES OF HUNTING LAND

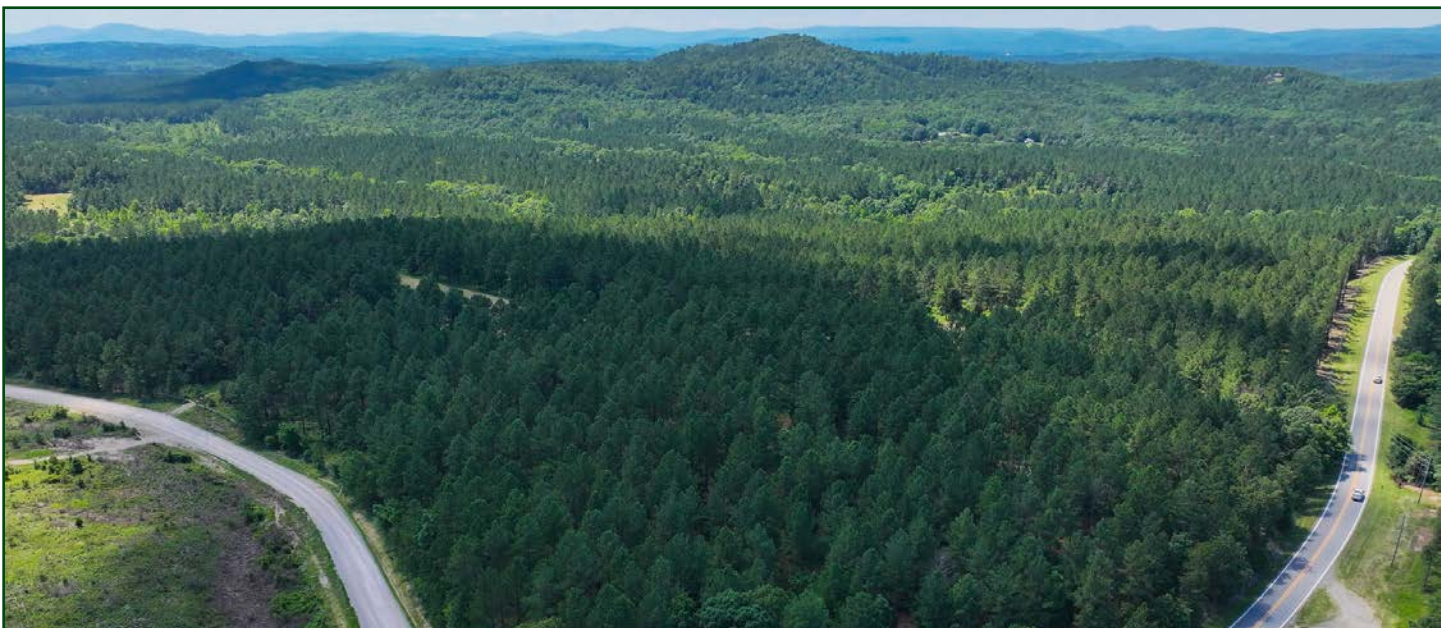




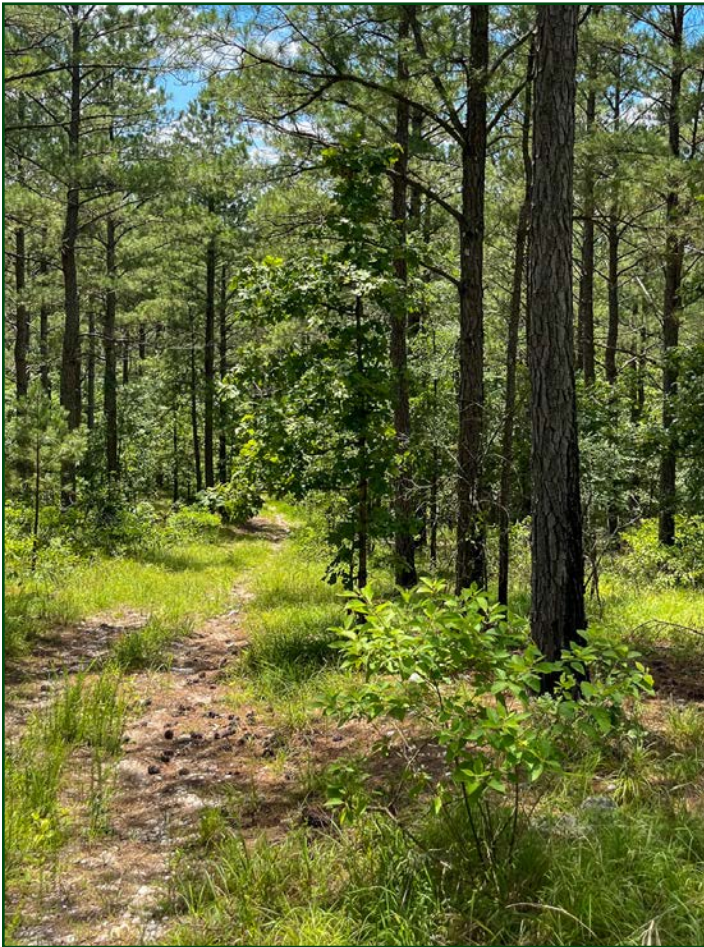








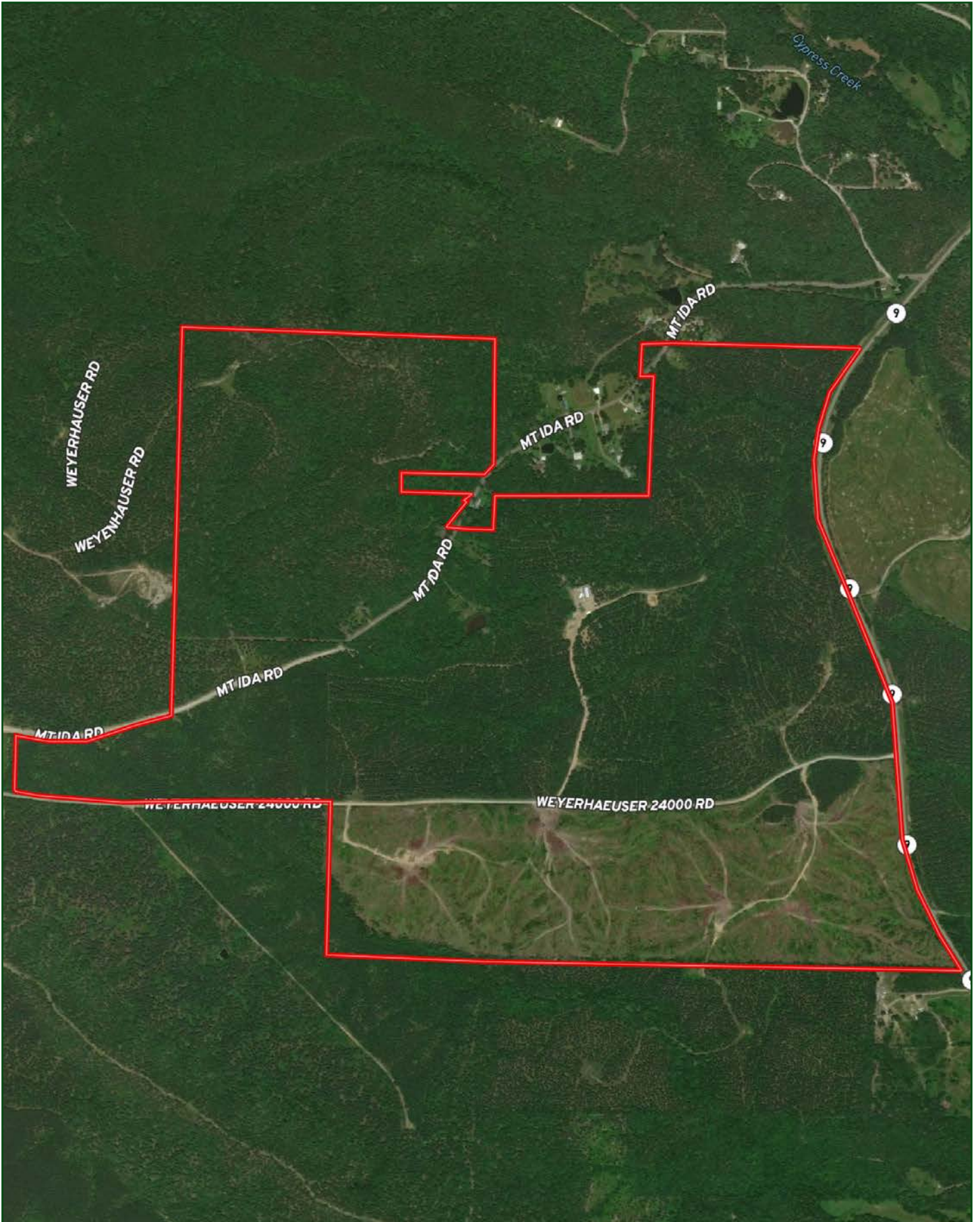




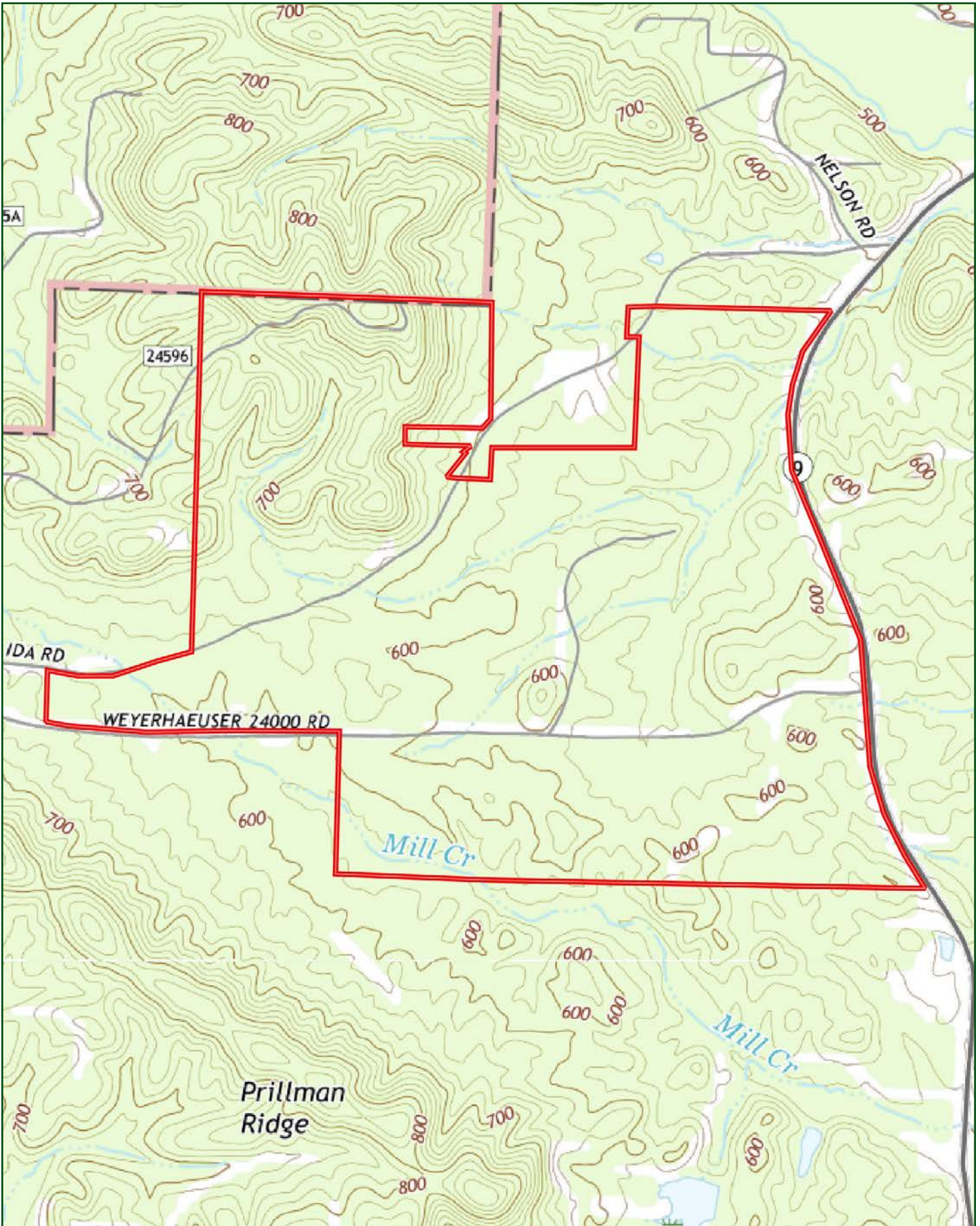




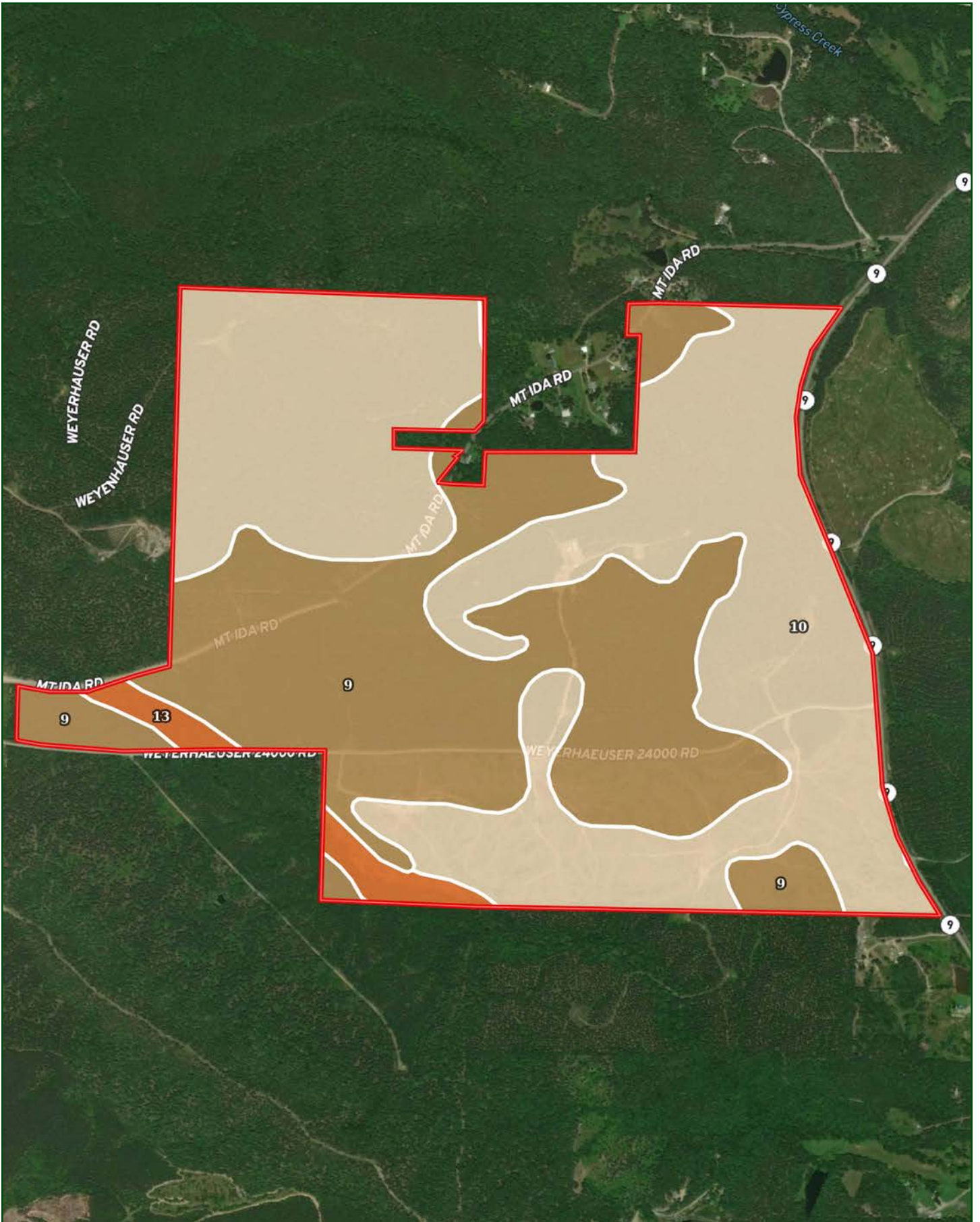
AERIAL MAP



TOPOGRAPHY MAP



SOIL MAP



SOIL MAP KEY

SOIL CODE	SOIL DESCRIPTION	ACRES	%	CPI	NCCPI	CAP
10	Carnasaw-Townley association, steep	365.9 2	56.54	0	12	7e
9	Carnasaw-Townley association, undulating	263.9 7	40.79	0	50	4e
13	Leadvale silt loam, 1 to 3 percent slopes	17.24	2.66	0	68	2e
TOTALS		647.1 3(*)	100%	-	28.99	5.64

(*) 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

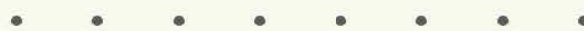
Increased Limitations and Hazards

Decreased Adaptability and Freedom of Choice Users

Land, Capability



'Wild Life'



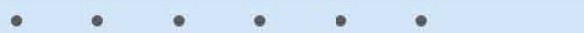
Forestry



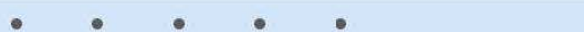
Limited



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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