



OFFERED FOR SALE

POINT PETER MOUNTAIN WEST

A Recreational and Timberland Investment Opportunity

530.42± Acres • Searcy County, Arkansas

OFFERED BY



AGRICULTURE | RECREATION | TIMBERLAND

Traditional Brokerage + Sealed Bids + Consulting

LICENSED IN ARKANSAS, LOUISIANA, MISSISSIPPI, AND TENNESSEE

WILLE

REAL ESTATE

DISCLOSURE STATEMENT

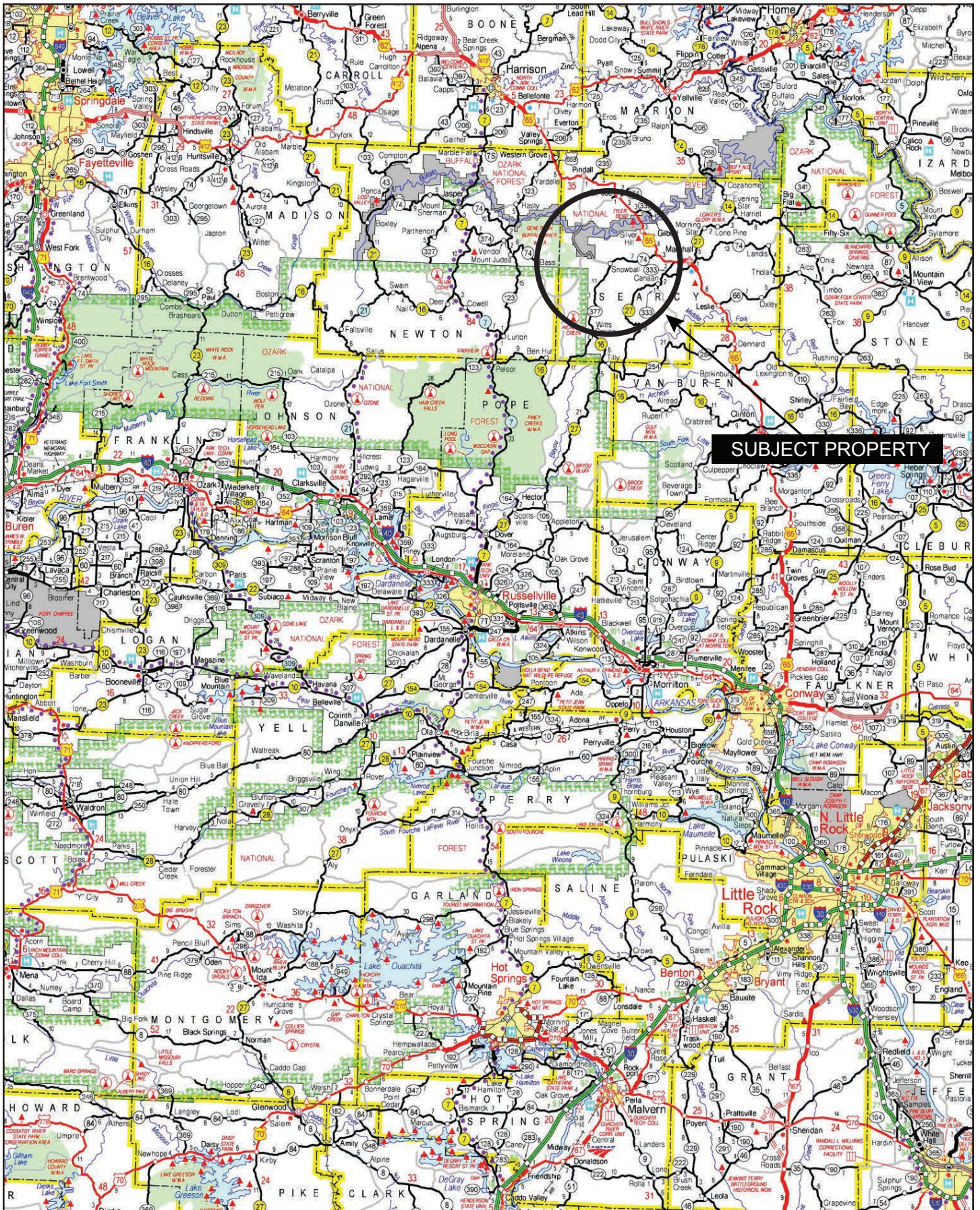
Notwithstanding any preprinted language to the contrary, this opinion is not an appraisal of the market value of the property. If an appraisal is desired, the services of a licensed or certified appraiser must be obtained. Pursuant to Ark. Code. Ann. § 17-42-110(d), a broker price opinion or market analysis issued by a real estate licensee shall not contain the terms "market value", "appraised value", or "appraisal".

Any reference in the report to a specific marketing time period is for illustrative purposes only and does not obligate the licensee or broker to sell the property within the stated timeframe or act as a representation or guarantee that the property will be sold within such timeframe.

Unless otherwise indicated, the broker price opinion assumes without investigation a fee simple title ownership interest without any reservation of minerals, subsurface rights, or otherwise.

This broker price opinion report is to be used solely for purposes allowed by state and federal law. If the report is to be used for any purpose not specifically allowed by state and federal law, legal counsel should be consulted.

VICINITY MAP



PROPERTY SUMMARY

Description:

Located in the heart of the Boston Mountains, Point Peter Mountain West consists of 530.42± acres offering an excellent recreational and timberland investment opportunity located in Searcy County, Arkansas just 4 miles west of the community of Snowball. The eastern portion of the mountain is the highest elevation in Searcy County providing spectacular views. In particular the west peak of the property offers a 270-degree breathtaking view of the Richland Creek Valley. The property has access via a deeded easement from a private gated road that is accessed from Point Peter Mountain Road.

The mountain itself offers a wide variety of hunting opportunities that includes elk, bear, deer, turkey, and other small game. An incredible feature of the property is the frontage along the Buffalo River National Park, on the north, and the National Forest, on the south, which provides additional year-round use from hunting to hiking. Richland Creek is just west of the property and offers floating and fishing opportunities. The Richland Creek valley is widely known for elk hunting as well. The Gene Rush Wildlife Management Area is located just to the west of the property, and Richland Creek Wilderness Area is located to the south; both offer additional hunting. Further recreational opportunities including floating and fishing are offered by the Buffalo River, which is located just north of the property. This tract offers the unique opportunity to acquire a large ownership with incredible views, but also is located in close proximity to numerous public access properties that provide supplemental opportunities.

Point Peter Mountain West is well suited to be a family's recreational legacy property, or a multi-owner hunting retreat. Any questions concerning this offering, or to schedule a property tour should be directed to Gardner Lile (mobile: 501-658-9275) or Gar Lile (mobile: 501-920-7015) of Lile Real Estate, Inc.

Location:

Snowball, Arkansas; Searcy County; North Central Region of Arkansas

Mileage Chart

Marshall, AR	16 Miles
Harrison, AR	46 Miles
Conway, AR	83 Miles
Little Rock, AR	114 Miles
Fayetteville, AR	121 Miles

Acreage:

530.42±

Access:

The property has excellent access through a deeded easement on an improved gated road that is off of Point Peter Mountain Road.

PROPERTY SUMMARY

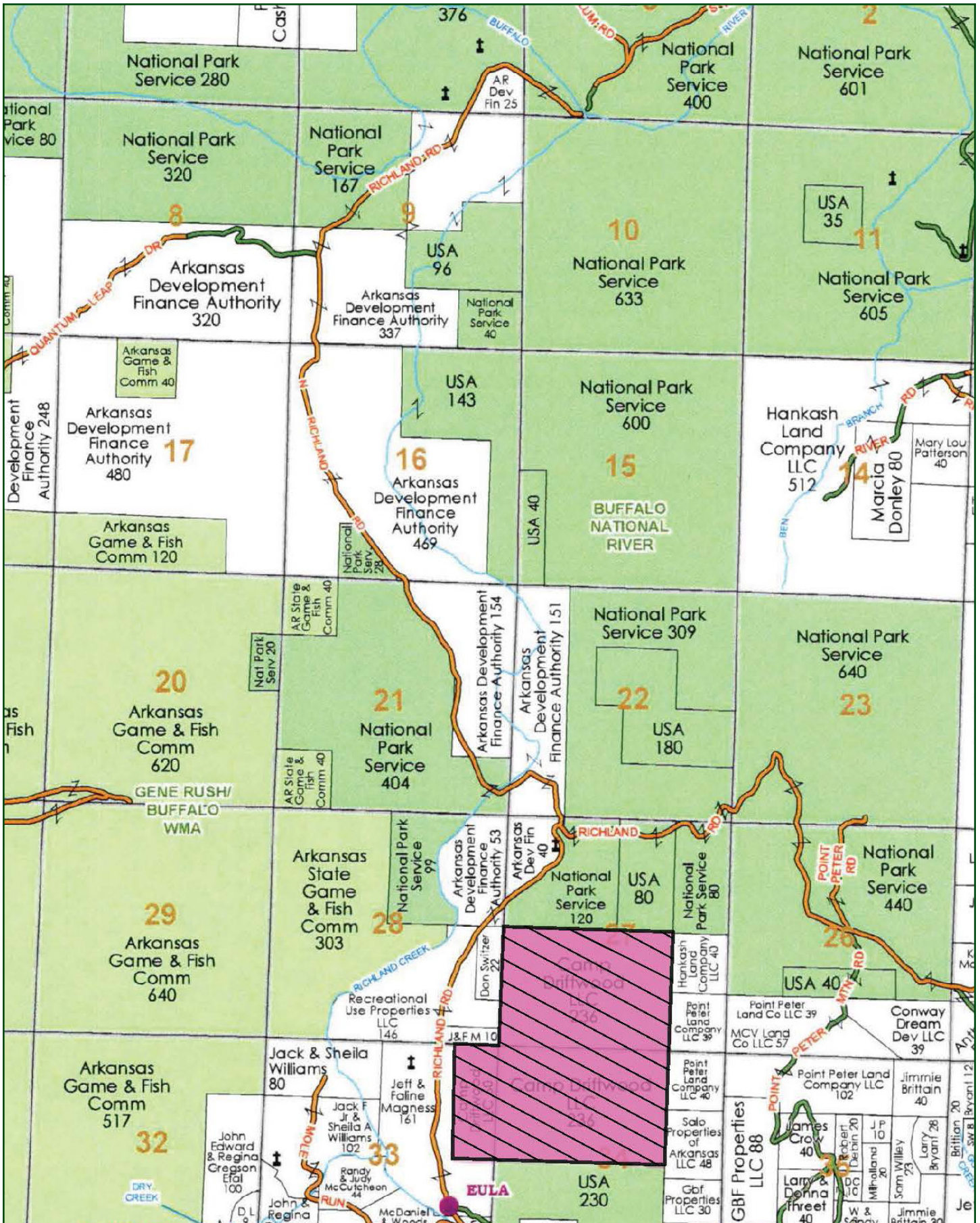
Recreation:	Elk, bear, deer, turkey, and squirrel hunting opportunities exist on the property.
Aviation Access:	There is a 4,000 foot runway at the Searcy County Airport in Marshall. Additionally, there is a grass strip located just west of the property in Richland Valley, operated by Fly Oz.
Utilities:	Electricity is near the eastern border along the access road that can easily be extended with the utility easement that is in place. A septic system can be installed and drilling a well would provide the best source of water.
Conservation / Tax Benefit:	With the property's frontage along both the Buffalo River National Park and National Forest there is potential for a Conservation Easement. The Seller and Listing Firm have both spoken with the Buffalo River Foundation. The foundation is interested in working with a new owner to protect the property through a conservation easement, which would also greatly benefit a new owner financially. Contact us to learn more.
Mineral Rights:	All mineral rights owned by the Seller, if any, shall transfer to the Buyer.
Offering Price:	\$1,432,134.00 (\$2,700 per acre)

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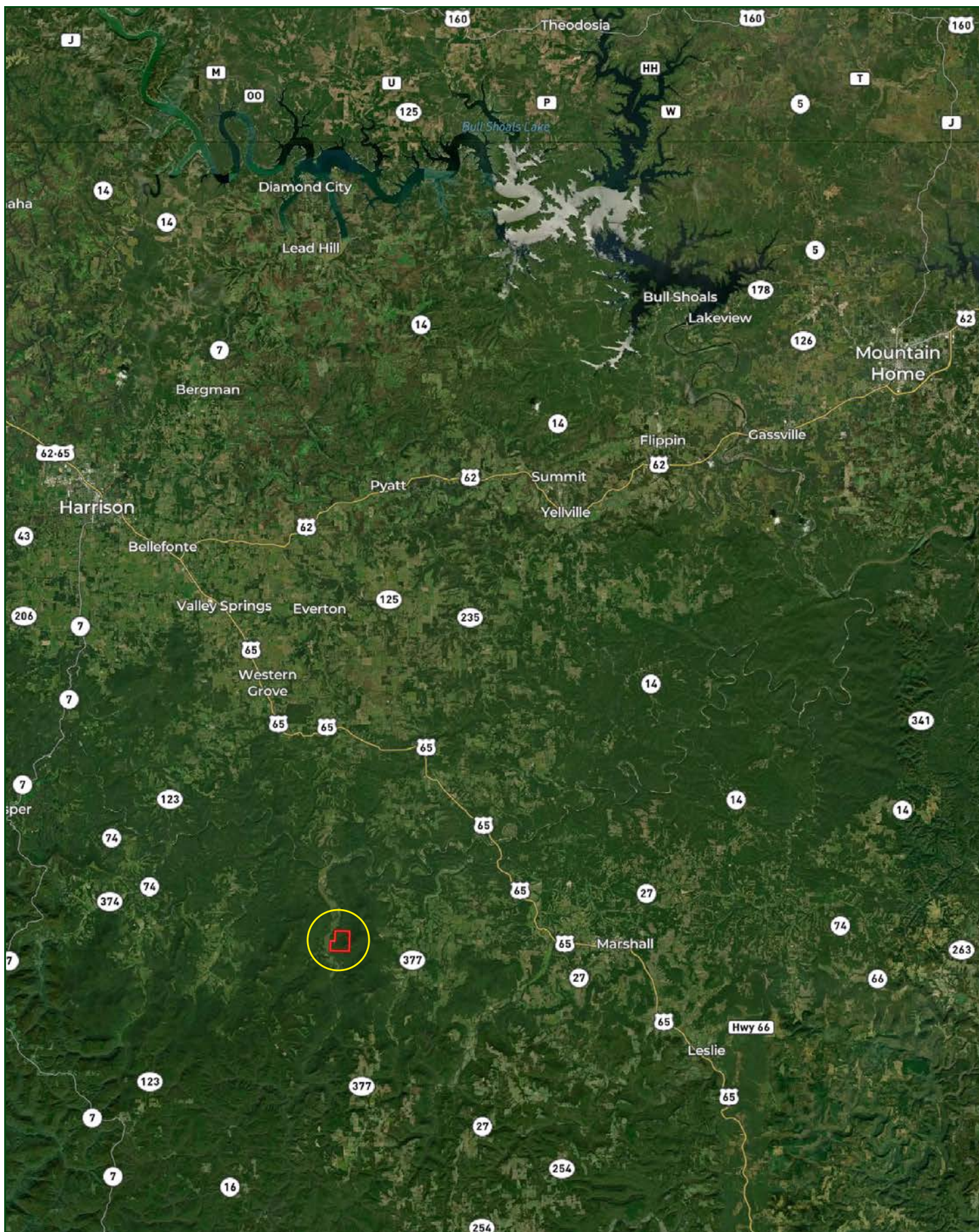
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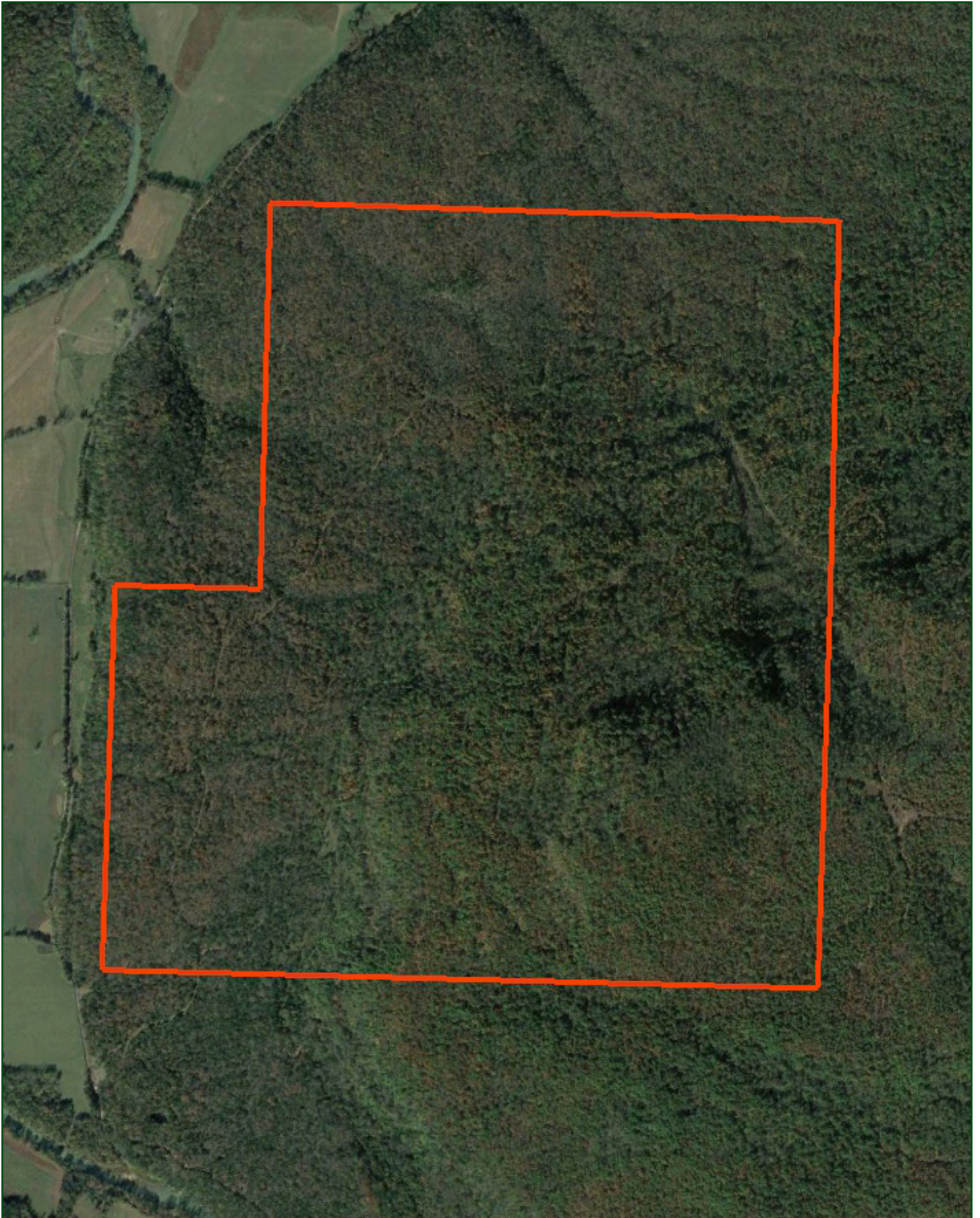
OWNERSHIP MAP



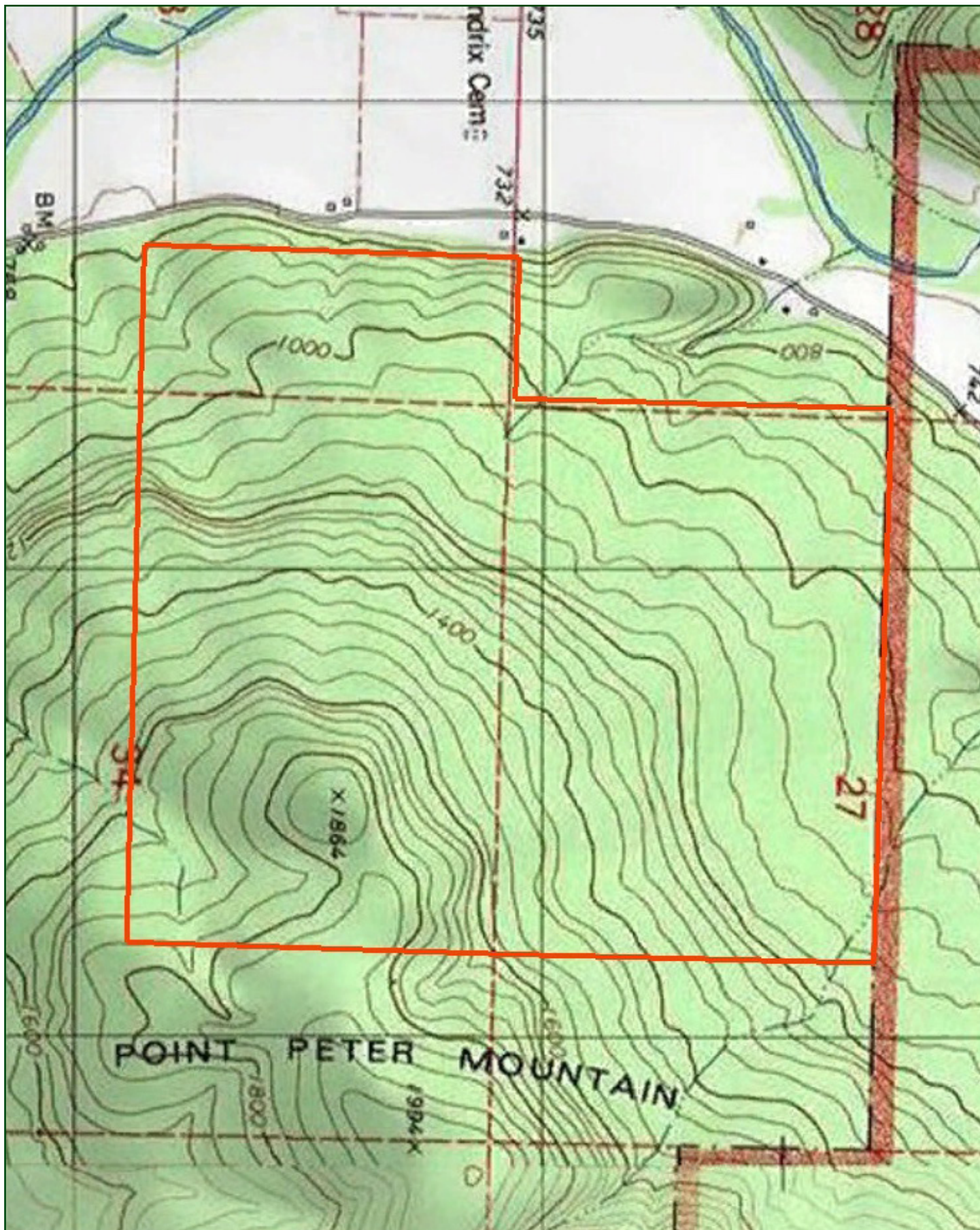
LOCATION MAP



AERIAL MAP FROM SURVEYOR



TOPOGRAPHY MAP FROM SURVEYOR



SOIL MAP



SOIL MAP KEY

SOIL CODE	SOIL DESCRIPTION	ACRES	%	CPI	NCCPI	CAP
24CD	Enders-Nella complex, 3 to 20 percent slopes	208.35	38.14	0	52	6s
22EF	Enders stony loam, 15 to 40 percent slopes	109.5	20.04	0	11	7s
50G	Nella-Steprock-Mountainburg complex, 40 to 60 percent slopes	99.62	18.24	0	10	7s
50EF	Nella-Steprock-Mountainburg complex, 20 to 40 percent slopes	58.23	10.66	0	10	7s
22CD	Enders stony loam, 3 to 15 percent slopes	23.36	4.28	0	47	6s
39G	Moko-Rock outcrop-Eden complex, 40 to 60 percent slopes	16.85	3.08	0	4	8
38EF	Moko-Rock outcrop complex, 15 to 50 percent slopes	14.2	2.6	0	3	8
24EF	Enders-Nella complex, 20 to 40 percent slopes	8.29	1.52	0	12	7s
56CD	Newnata-Eden-Moko complex, 3 to 20 percent slopes	7.25	1.33	0	48	6s
62EF	Noark very gravelly silt loam, 20 to 40 percent slopes	0.66	0.12	0	11	7e
TOTALS		546.31(*)	100%	-	27.97	6.62

(*) 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	•						

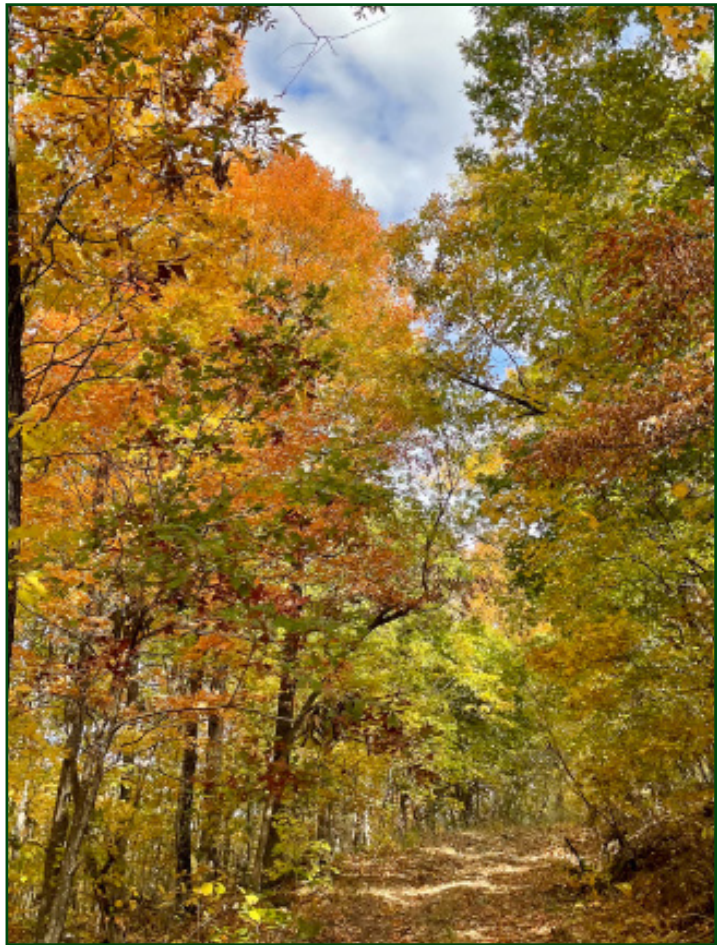
Grazing Cultivation

(c) climatic limitations (e) susceptibility to erosion

(s) soil limitations within the rooting zone (w) excess of water















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