



# SUNNYSIDE CREEK RETREAT

A Recreational and Timberland Investment Opportunity

**144± Surveyed Acres | \$439,200.00**

Conway County, Arkansas

**PRICE IMPROVEMENT**



**AGRICULTURE | RECREATION | TIMBERLAND**

Traditional Brokerage + Sealed Bids + Consulting

LICENSED IN ARKANSAS, LOUISIANA, MISSISSIPPI, AND TENNESSEE



# SUNNYSIDE CREEK RETREAT

## QUICK FACTS

### Acreage

144± surveyed acres

### Location

Conway County, Arkansas

### Access

Gated access from Sunset Lane

### Recreation

Deer, turkey, and small game hunting

### Timber Stocking

Mixed aged hardwoods and planted pine plantation

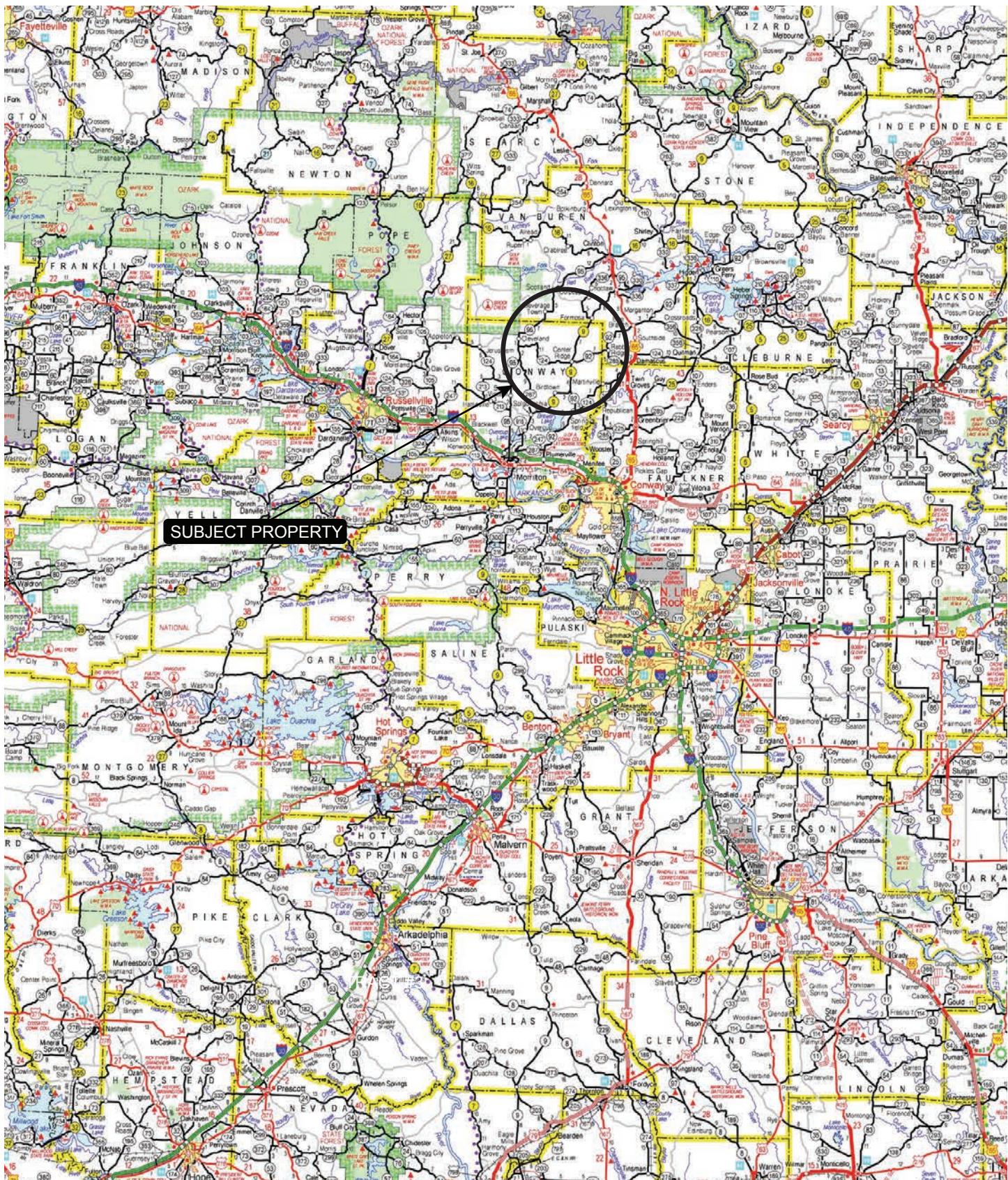
### Offering Price

\$439,200.00 (originally  
\$465,000.00)

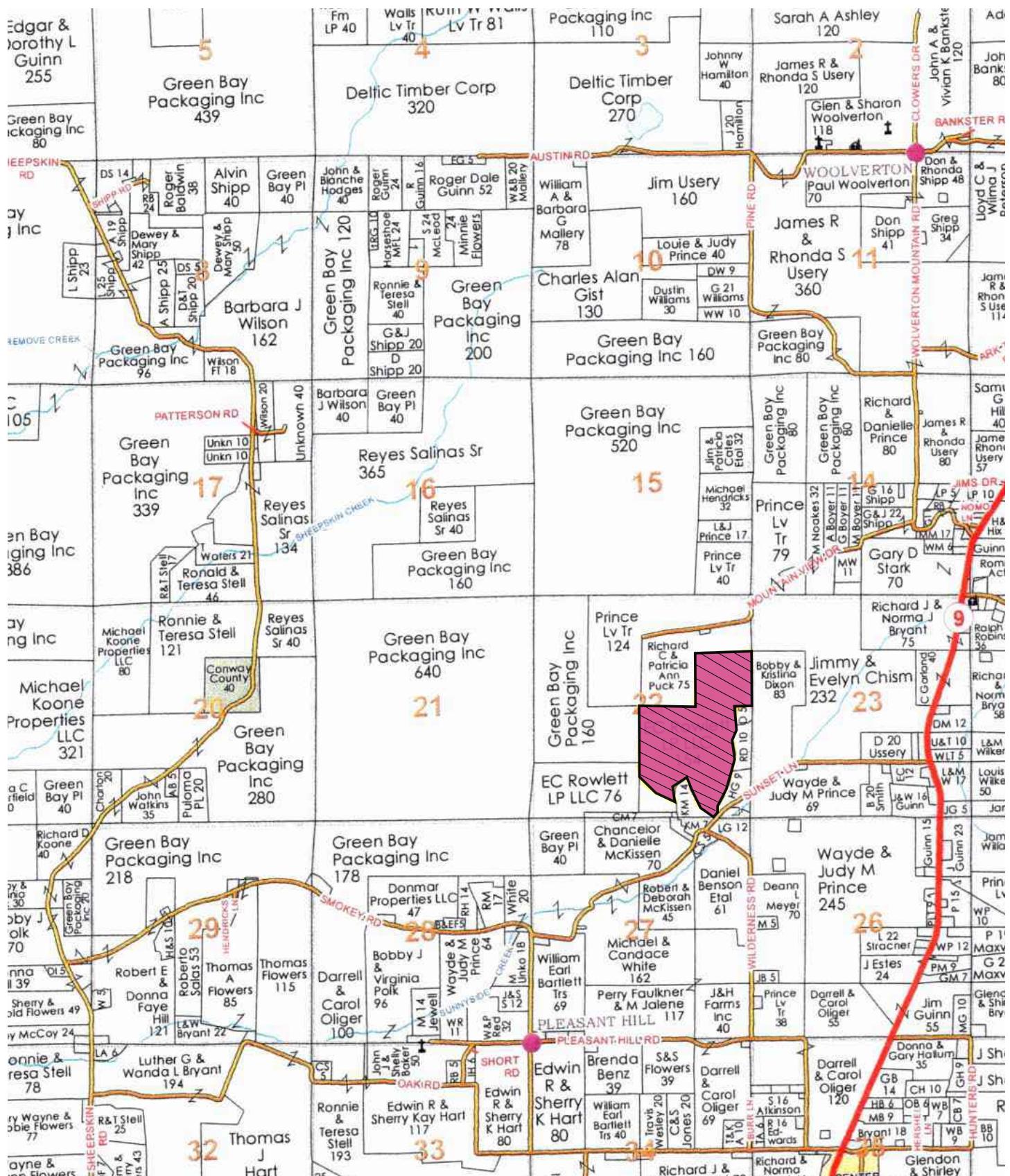


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# VICINITY MAP



# OWNERSHIP MAP



# PROPERTY DESCRIPTION

## SUNNYSIDE CREEK RETREAT

The Sunnyside Creek Retreat is composed of 144± surveyed acres located in Conway County, Arkansas, just north of the community of Center Ridge. This property offers deer and turkey hunting opportunities that are enhanced by the numerous developed food plots on the property. Access is gated and considered excellent from Sunset Lane, and a good internal road system further aids recreational opportunities. Water and electricity are available at Sunset

Lane and a cabin site could easily be established on the property. The timber stocking is predominantly mixed aged hardwoods with an additional 12± acres being planted in a pine plantation. Cherokee Wildlife Management Area borders the property to the west and offers private access to over 2,500 acres of public deer and turkey hunting, as well as other small game hunting.





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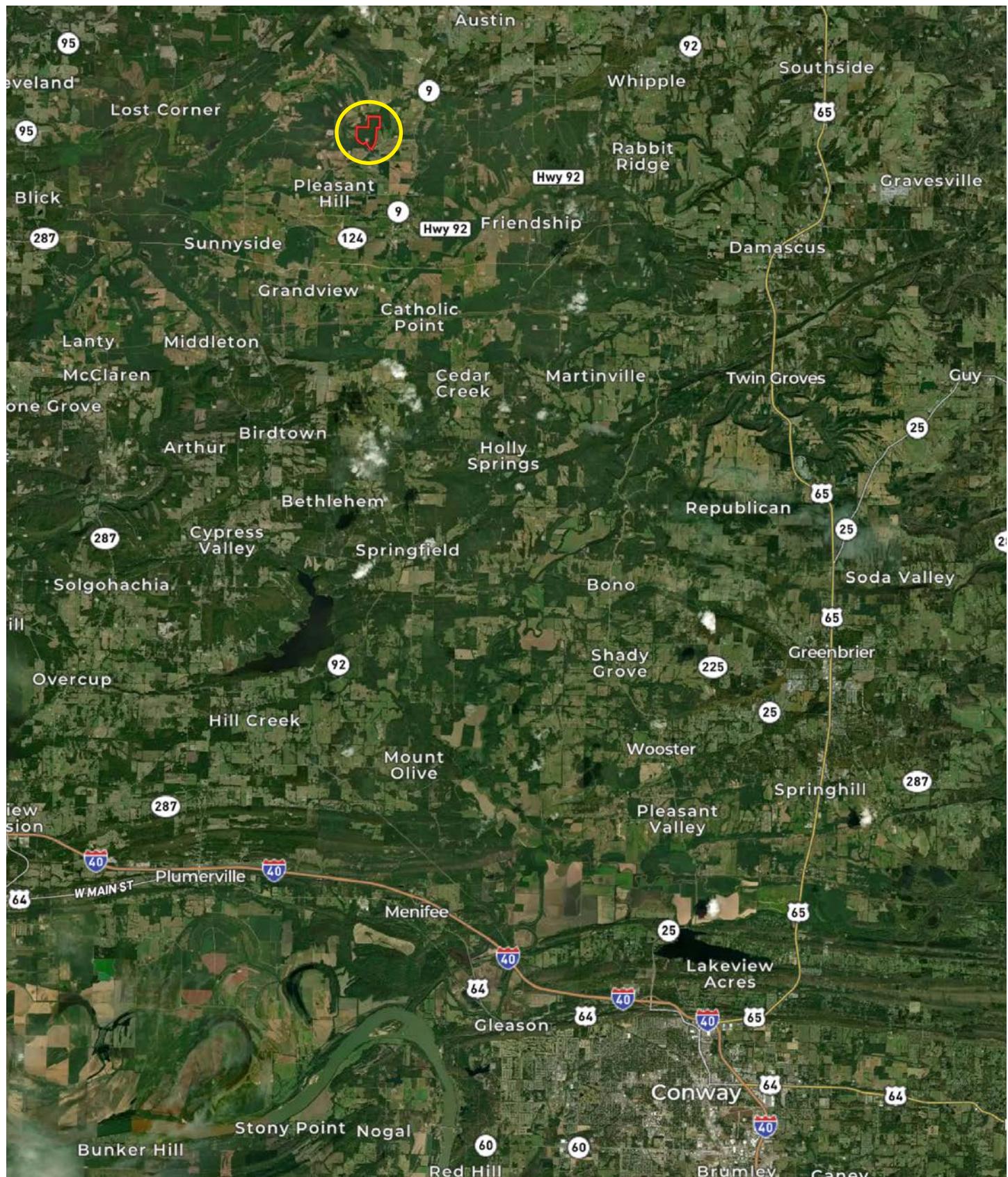


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# LOCATION MAP



# LOCATION & ACCESS

Conway County, Arkansas  
Central Region of Arkansas

## Mileage Chart

Center Ridge, AR	3 Miles
Greenbrier, AR	24 Miles
Morrilton, AR	26 Miles
Conway, AR	29 Miles

Access is gated and considered excellent from  
Sunset Lane.



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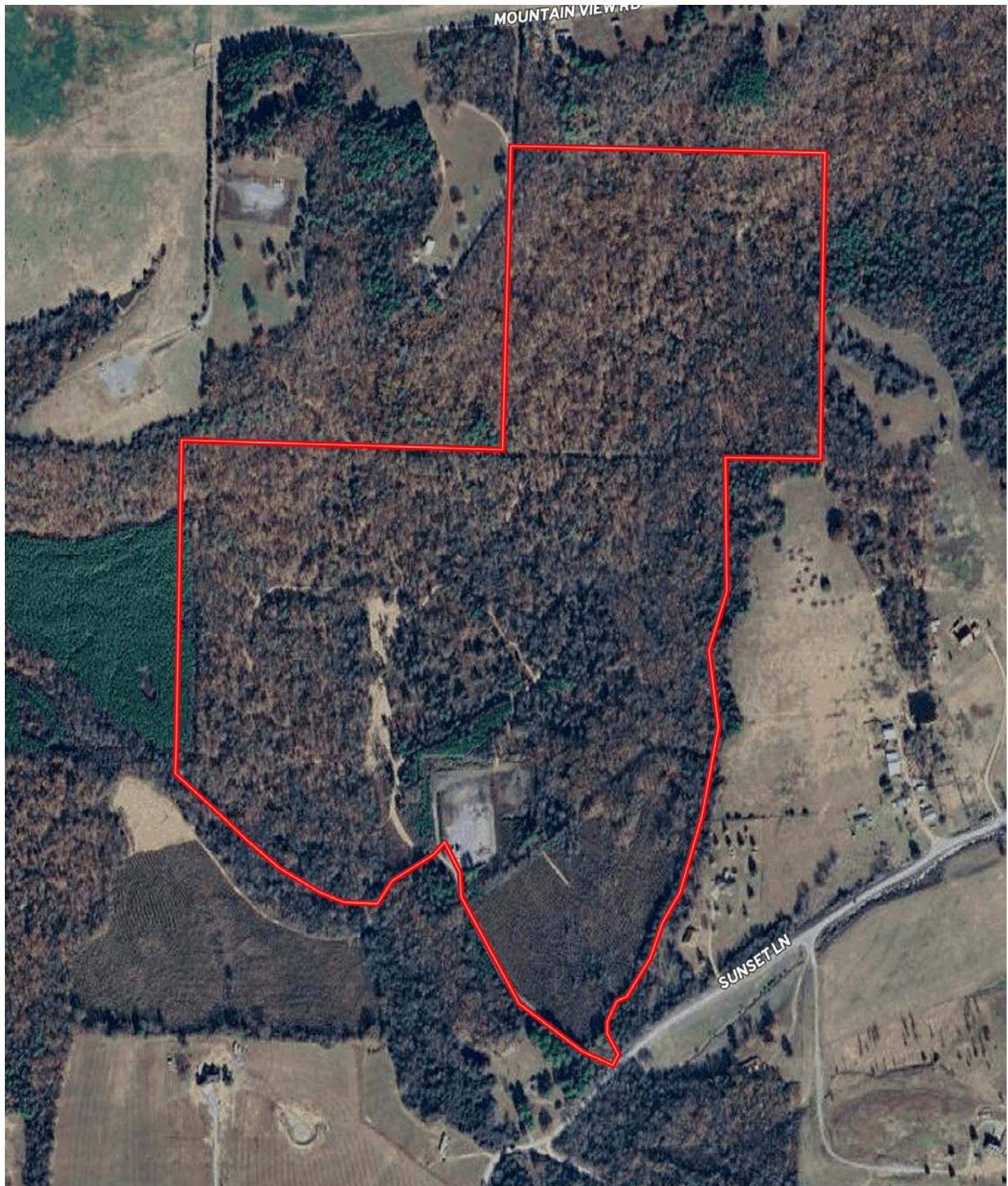
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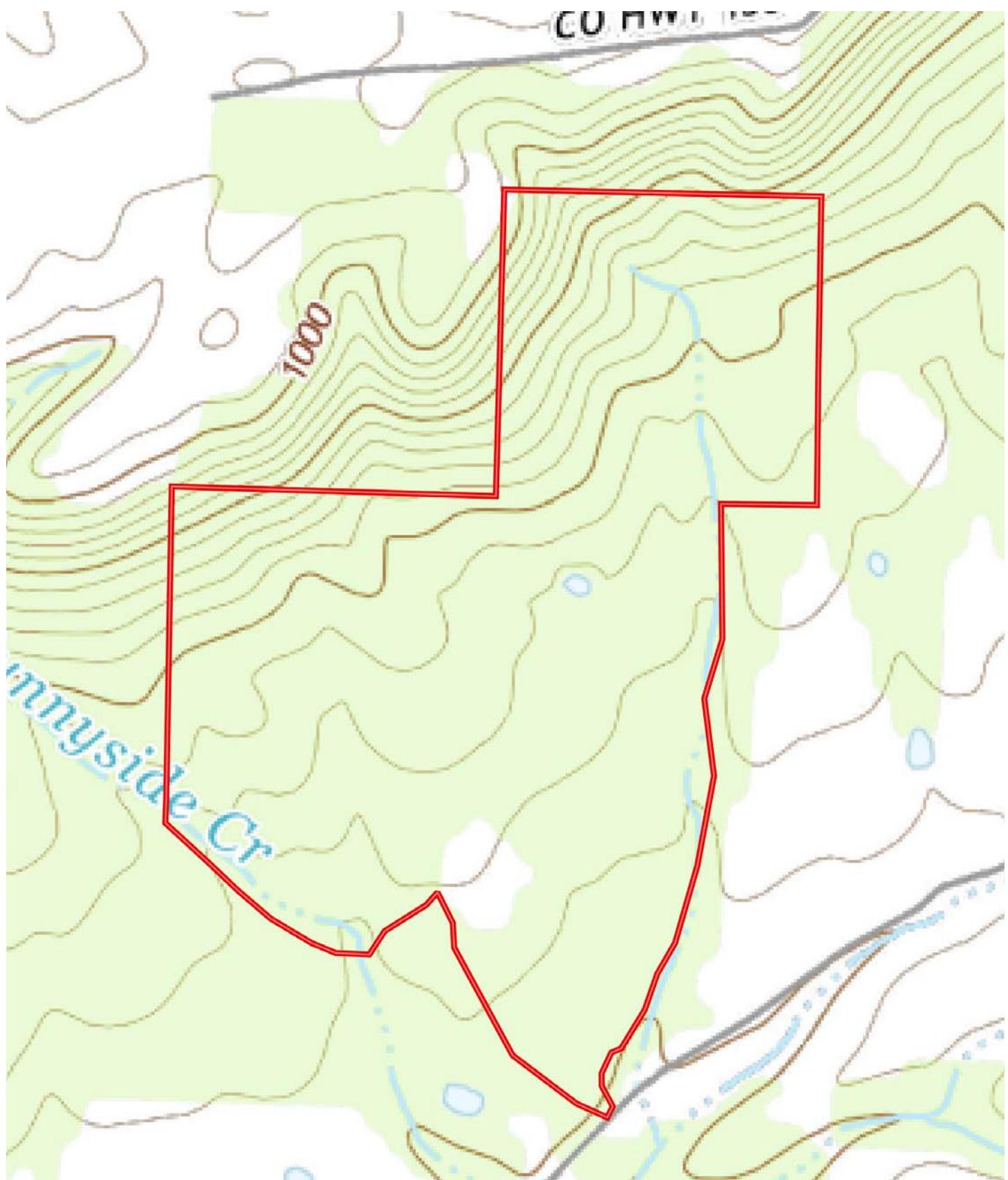




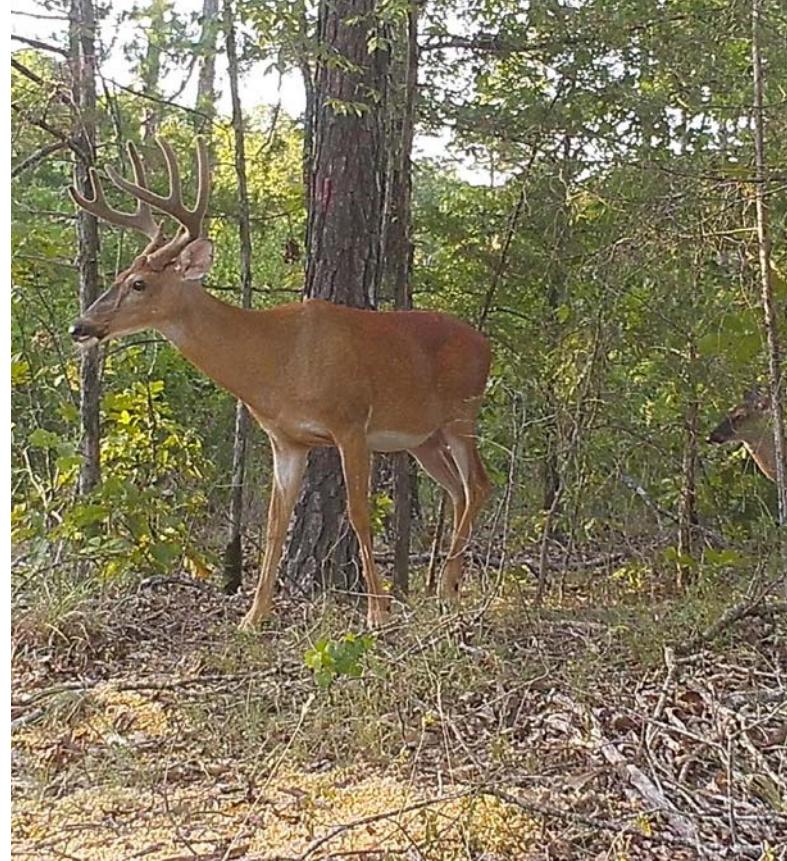
# AERIAL MAP



# TOPOGRAPHY MAP







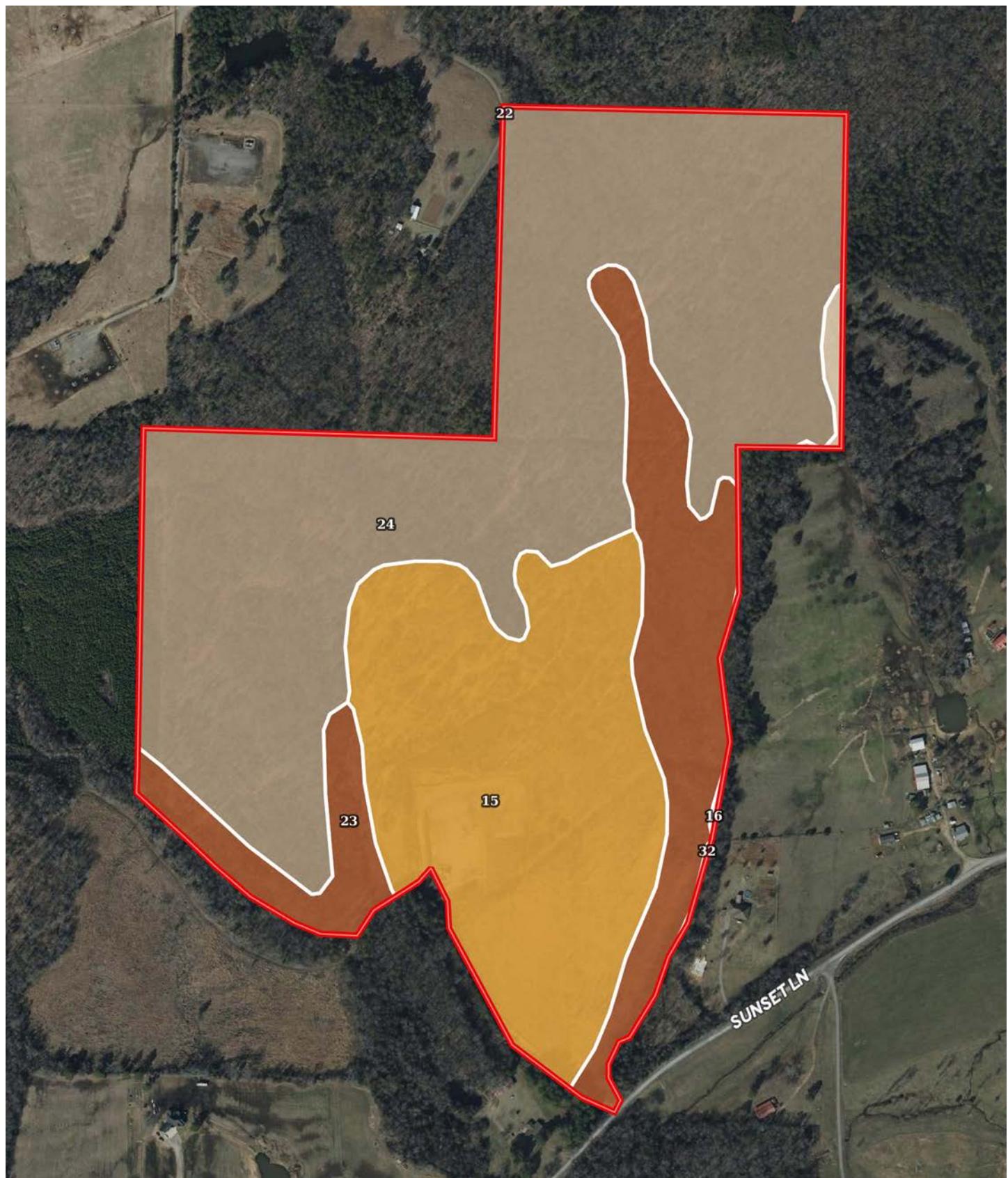
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# SOIL MAP



# SOIL MAP KEY

SOIL CODE	SOIL DESCRIPTION	ACRES	%	CPI	NCCPI	CAP
24	Mountainburg stony fine sandy loam, 12 to 40 percent slopes, rocky	80.05	54.31	0	5	7s
15	Linker fine sandy loam, 1 to 3 percent slopes	42.06	28.53	0	52	2e
23	Mountainburg gravelly fine sandy loam, 8 to 12 percent slopes	24.23	16.44	0	22	6e
16	Linker fine sandy loam, 3 to 8 percent slopes	0.99	0.67	0	51	3e
32	Sallisaw silt loam, 3 to 8 percent slopes	0.07	0.05	0	75	3e
22	Mountainburg gravelly fine sandy loam, 3 to 8 percent slopes	0.02	0.01	0	22	6e
TOTALS		147.4 2(*)	100%	-	21.55	5.38

(\*) 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

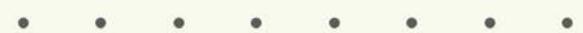
Increased Limitations and Hazards

Decreased Adaptability and Freedom of Choice Users

Land, Capability



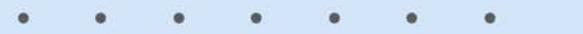
'Wild Life'



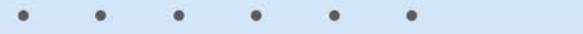
Forestry



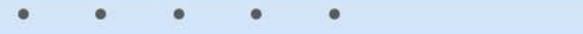
Limited



Moderate



Intense



Limited



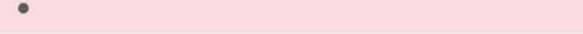
Moderate



Intense



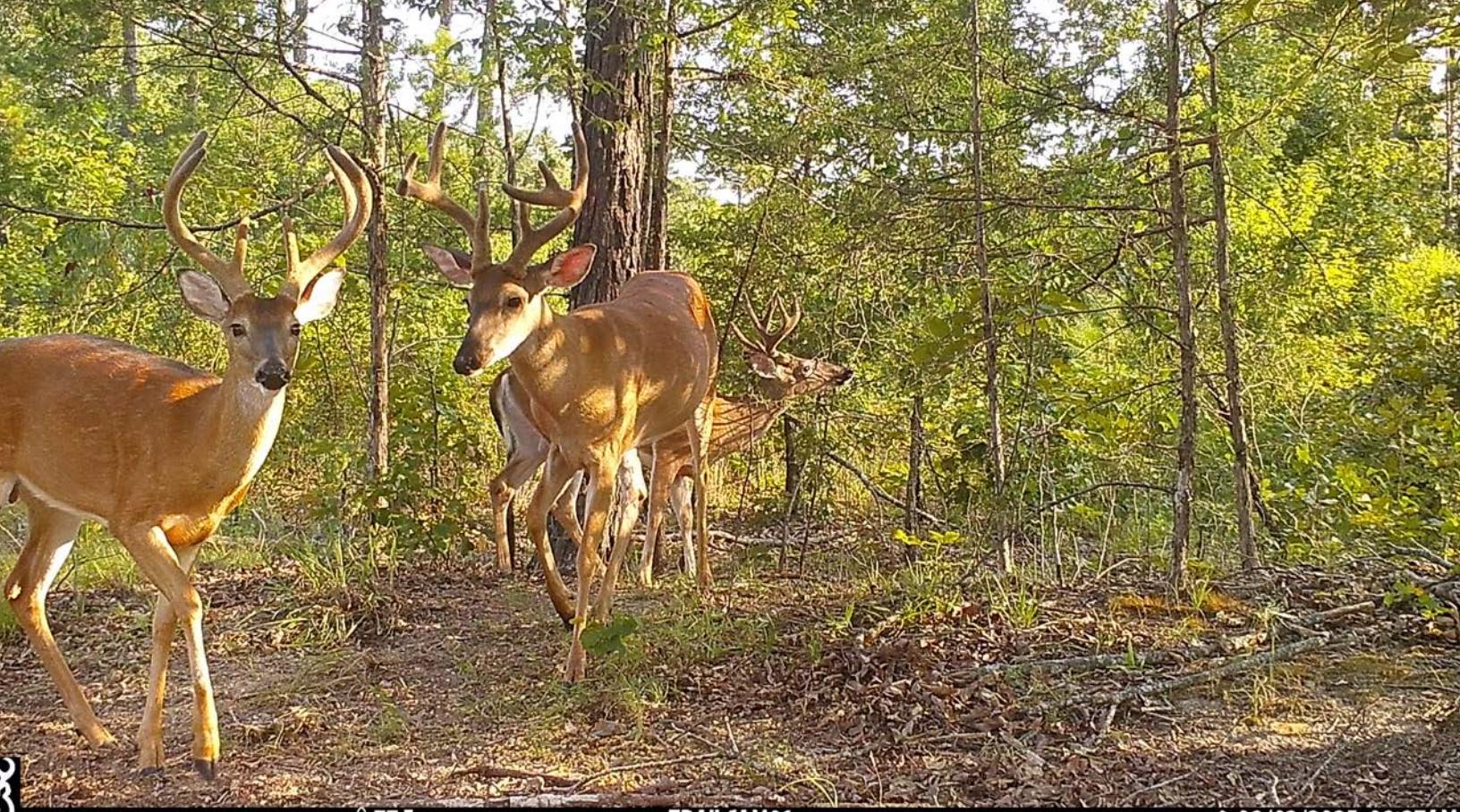
Very Intense



## Grazing Cultivation

(c) climatic limitations (e) susceptibility to erosion

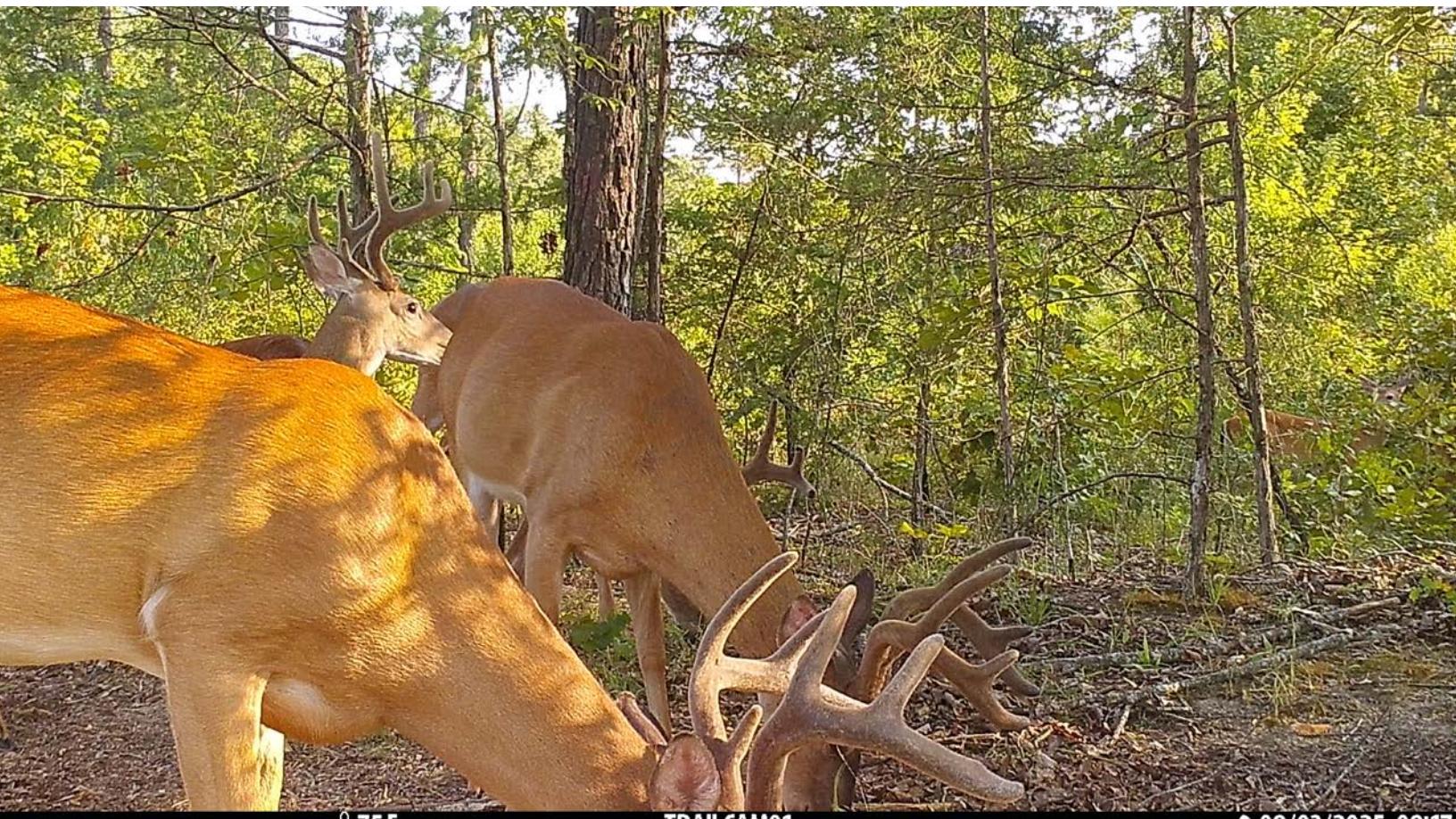
(s) soil limitations within the rooting zone (w) excess of water



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# RESOURCES & PRICE

## Mineral Rights

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

## Real Estate Taxes

\$147.00 (estimated)

## Offering Price

**\$439,200.00 (originally \$465,000.00)**

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

### Gardner Lile

501-658-9275 (m)

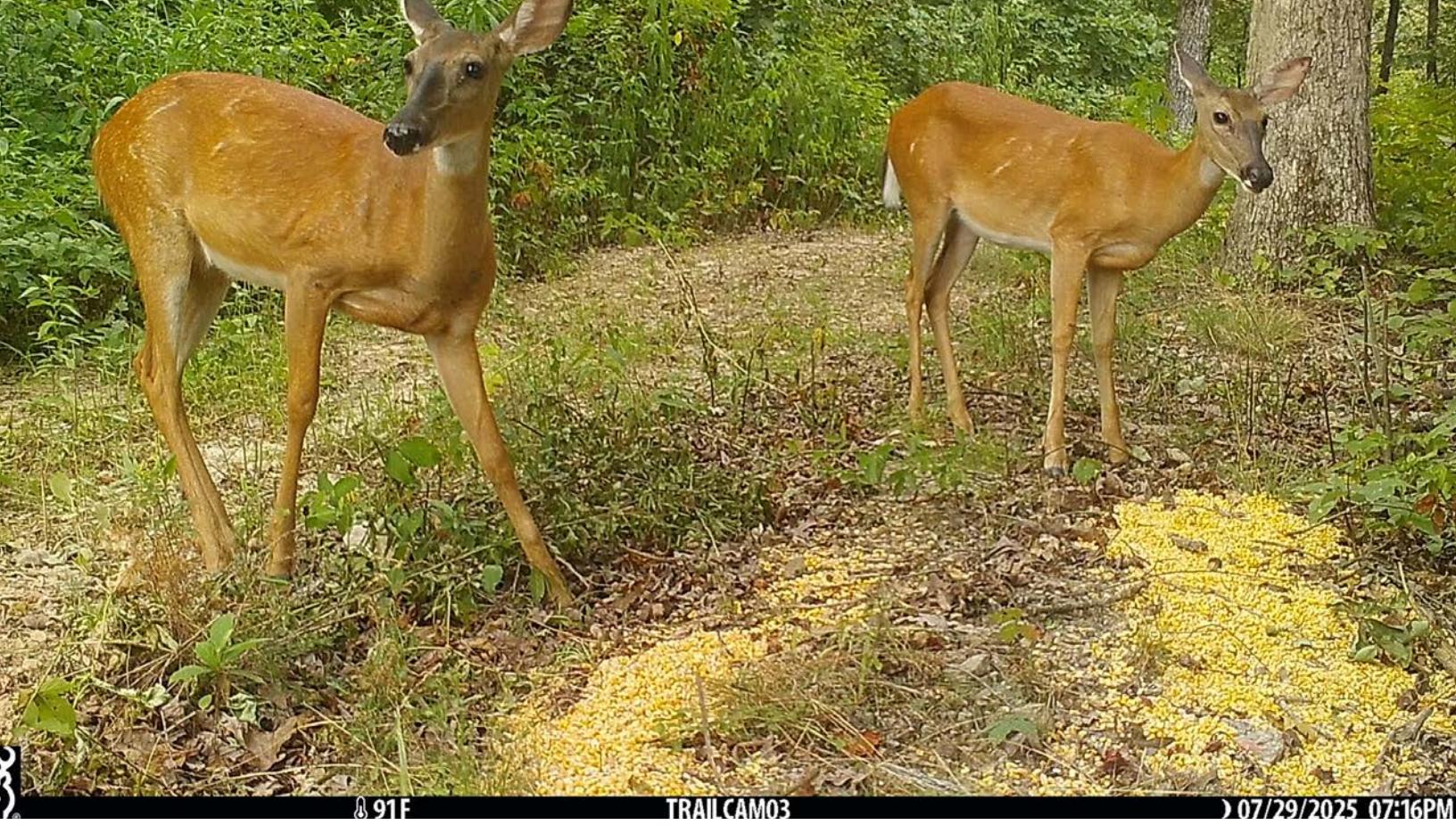
[gardner@lilerealestate.com](mailto:gardner@lilerealestate.com)

### Collier Watkins

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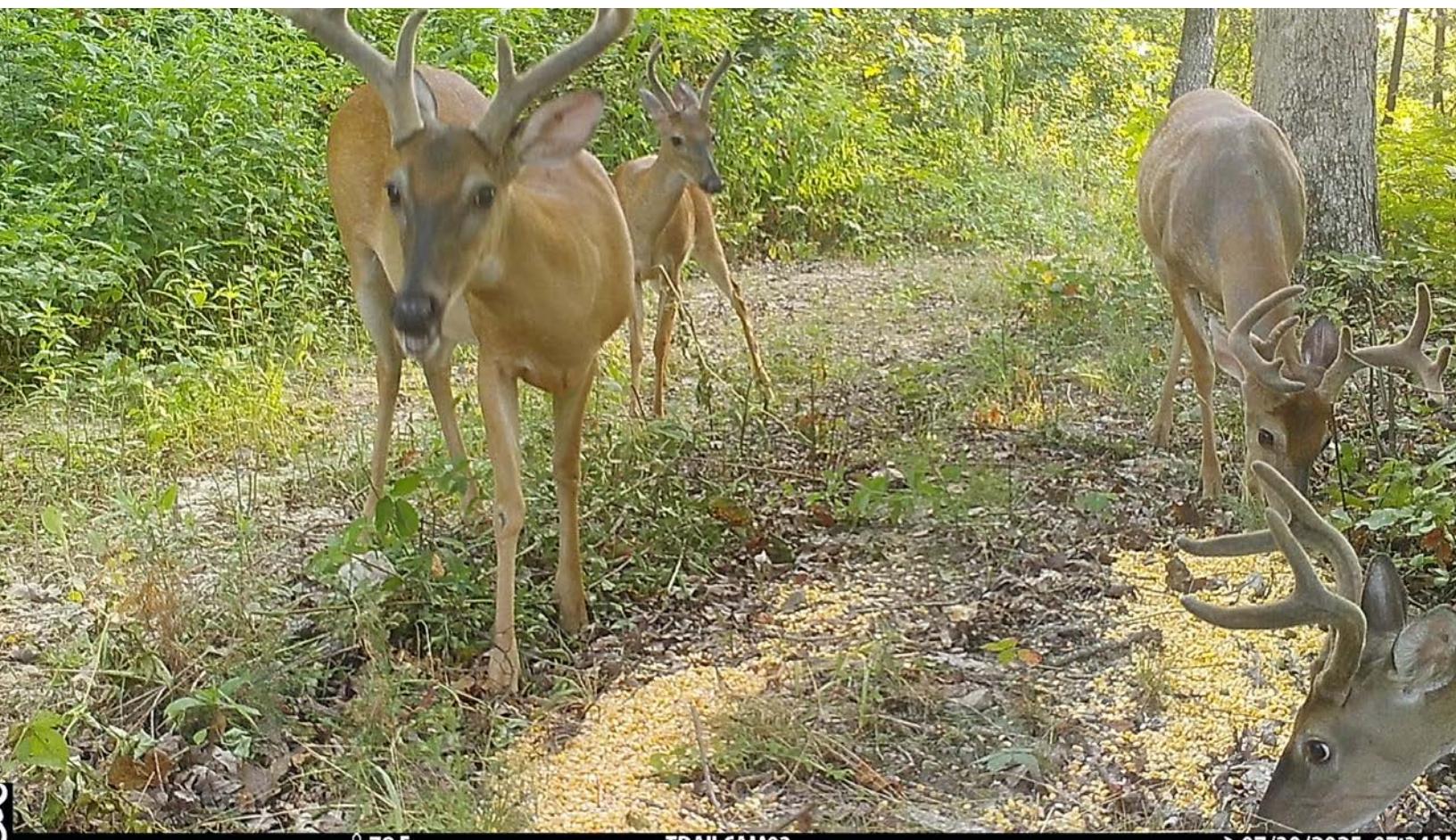




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Lile Real Estate is a dedicated team of professionals with an in-depth understanding and a network of qualified buyers within the Mid-South and across the country. For over 30 years, we've connected land sellers with buyers in Arkansas, Louisiana, Mississippi, and Tennessee.



For more information or to  
schedule a property tour, contact:

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