



OFFERED FOR SALE

# LAWSON RESERVE

A Single Family Estate or Development Investment Opportunity

55.93± Surveyed Acres • Saline County, Arkansas

OFFERED BY



**AGRICULTURE | RECREATION | TIMBERLAND**

Traditional Brokerage + Sealed Bids + Consulting

LICENSED IN ARKANSAS, LOUISIANA, MISSISSIPPI, AND TENNESSEE



### **DISCLOSURE STATEMENT**

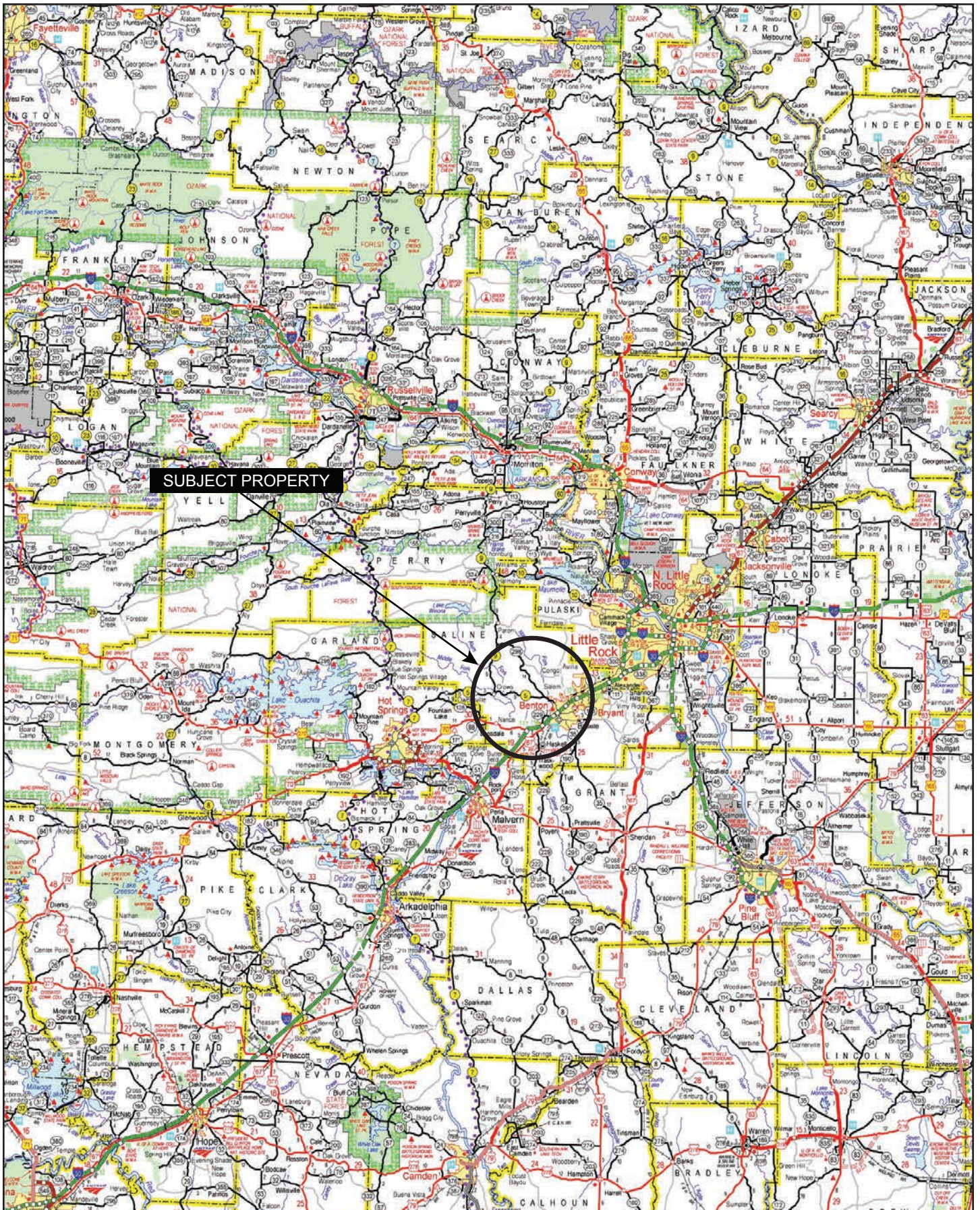
Lile Real Estate, Inc. is the listing agency for the owner of the property described within this offering brochure.

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:**

Lawson Reserve is one of the prettiest large-sized wooded tracts left in central Arkansas. The approximately 55.93± surveyed acres of rolling terrain features two small clearwater lakes nestled among mature and mixed age pine and hardwoods including an exceptional population of dogwoods.

The approximately 3.8± acres of lakes offer fine fishing. The property includes a portion of a third larger lake. The ridges and valleys could accommodate the construction of yet another lake and offer an opportunity for wonderful views with multiple home sites or a family estate.

Access from Lawson Road is excellent and opens to an existing logging road and established trails.

The surrounding areas have been converted to residential housing developments. This property is in the Bryant School District but is located only three and a half miles from the community of Ferndale, and is just a short drive to Benton, Bryant, and Little Rock. Municipal water and electricity are available from the north side of the property.

This is an increasingly rare chance for rural seclusion and privacy in the Ouachita Mountain foothills with convenient proximity to city amenities.

**Location:**

Ferndale, Arkansas; Saline County; Central Region of Arkansas

Mileage Chart

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Benton, AR	15 Miles
Little Rock, AR	15 Miles
Conway, AR	39 Miles
Hot Springs, AR	47 Miles

**Acreage:**

55.93± surveyed acres

**Access:**

Lawson Road

**Recreation:**

Deer hunting and fishing opportunities exist.

**Real Estate Taxes:**

\$65.00 (estimated)

**Mineral Rights:**

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

## PROPERTY SUMMARY

**Offering Price:** \$1,398,250.00 (\$25,000 per surveyed acre)

*\*The conveyance of the property is subject to Seller's approval of Buyer's intended use.*

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

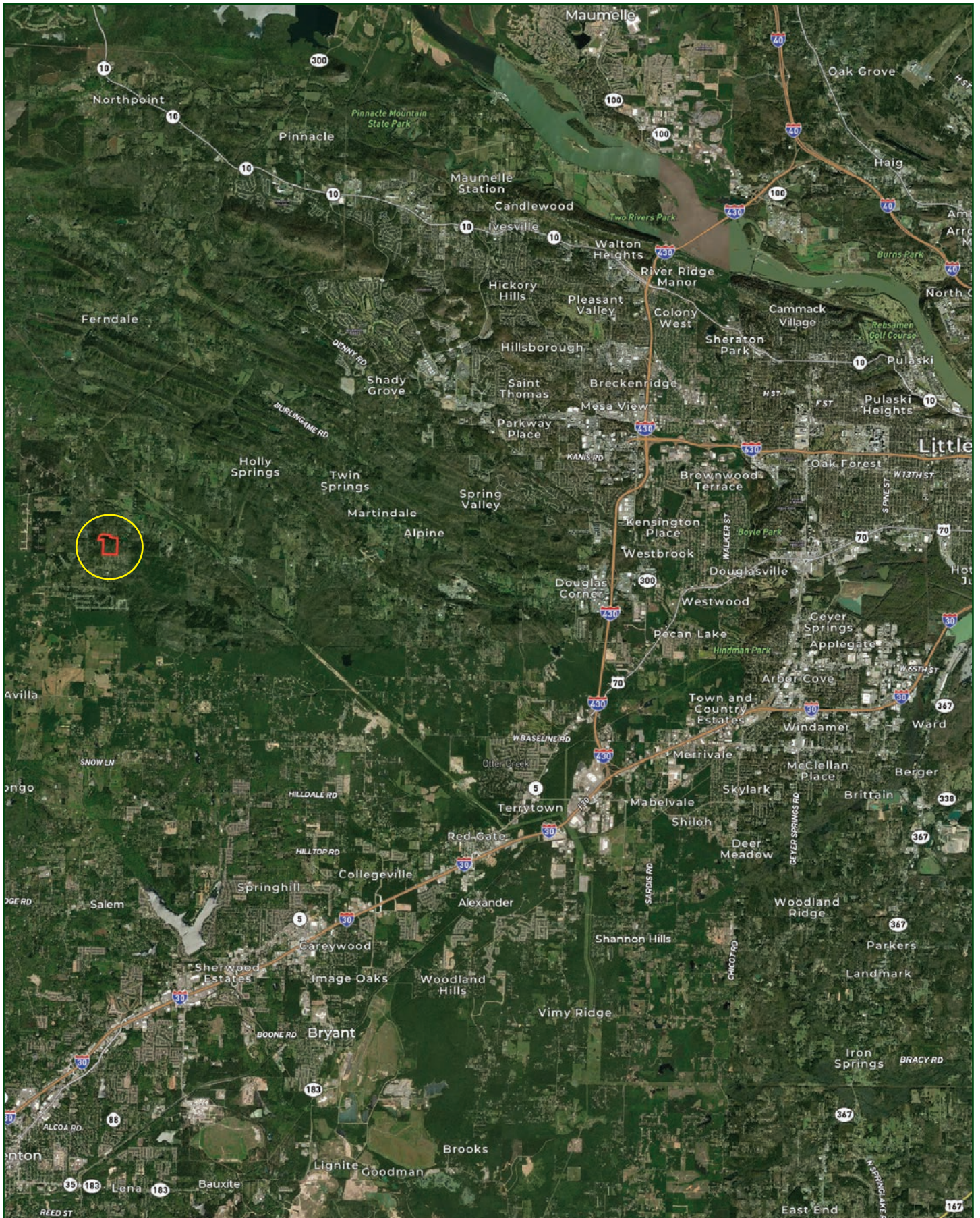
**Gar Lile**  
501-920-7015 (m) | [glile@lilerealestate.com](mailto:glile@lilerealestate.com)

**Gardner Lile**  
501-658-9275 (m) | [gardner@lilerealestate.com](mailto:gardner@lilerealestate.com)





# LOCATION MAP

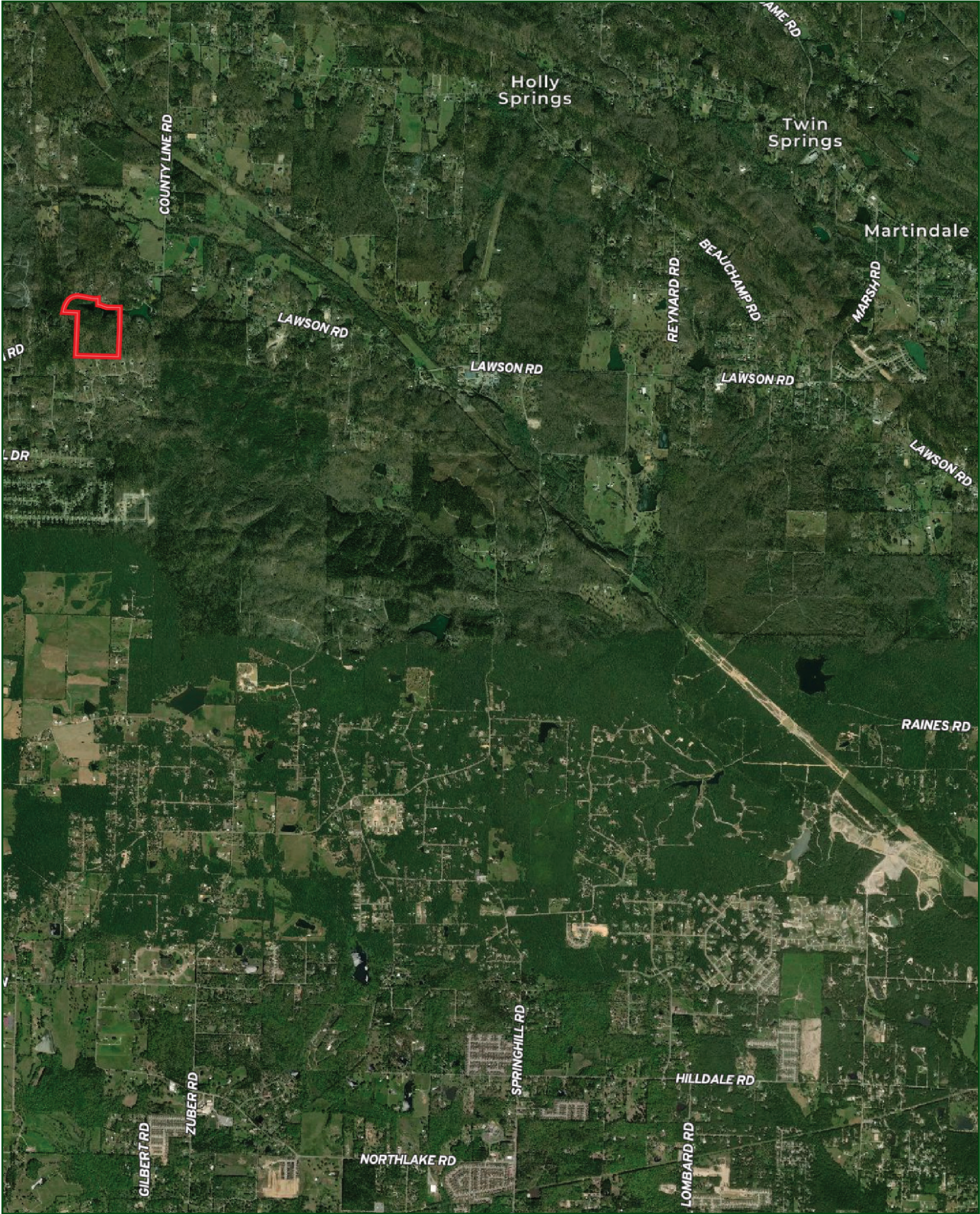




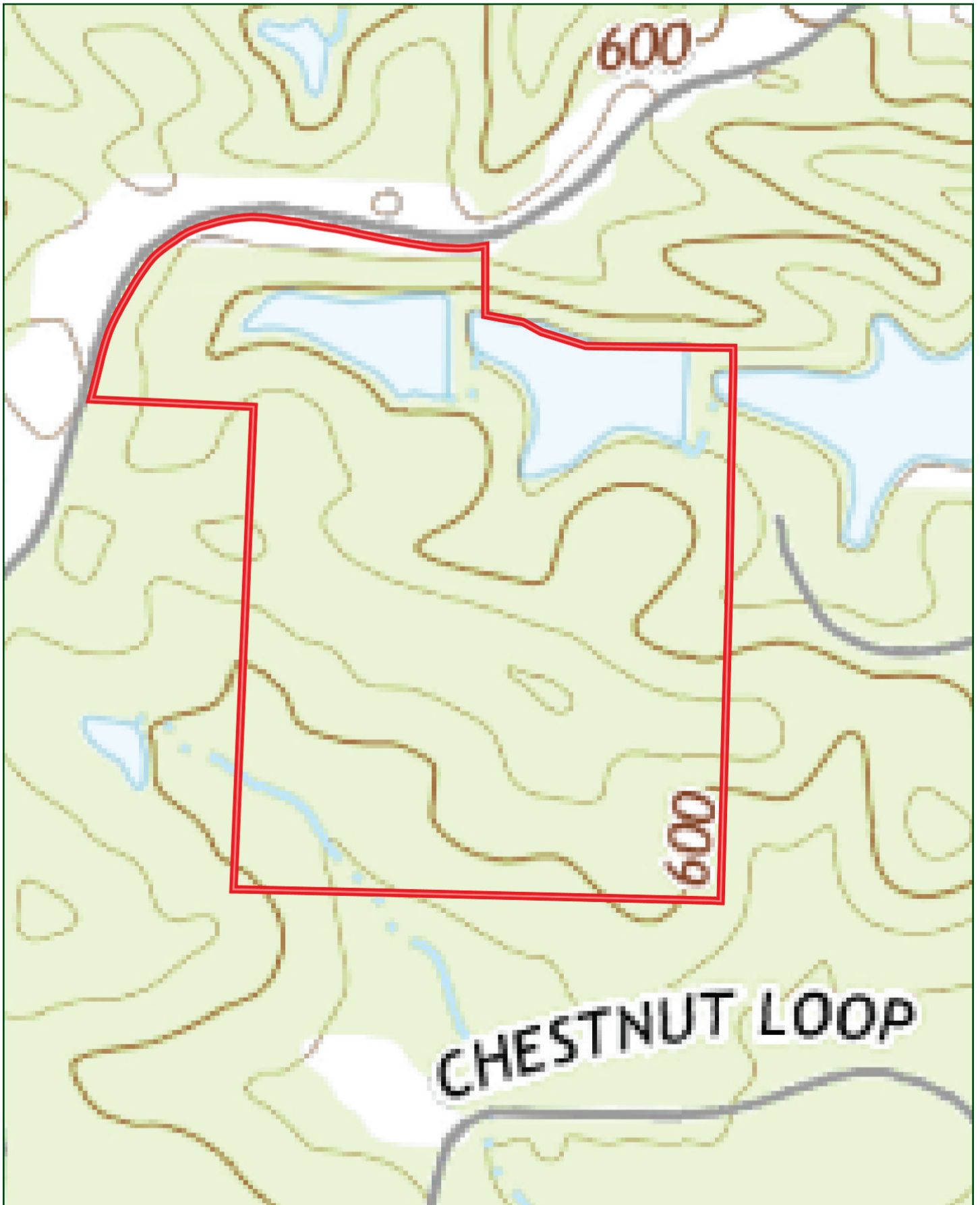
AERIAL MAP



AERIAL MAP



TOPOGRAPHY MAP



SOIL MAP



## SOIL MAP KEY

SOIL CODE	SOIL DESCRIPTION	ACRES	%	CPI	NCCPI	CAP
10	Carnasaw-Townley association, steep	45.93	84.45	0	12	7e
9	Carnasaw-Townley association, undulating	4.63	8.51	0	50	4e
36	Water	3.84	7.06	0	-	8
TOTALS		54.4(*)	100%	-	14.39	6.82

(\*) 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

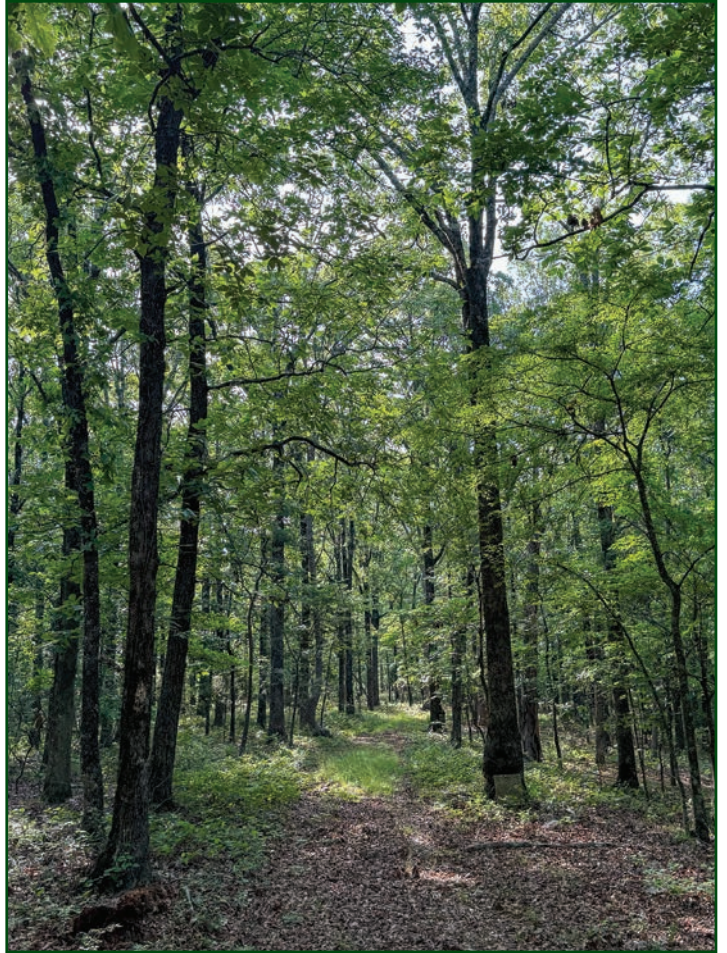














401 Autumn Road | Little Rock, AR 72211  
501.374.3411 (office) | 501.421.0031 (fax)

[info@lilerealestate.com](mailto:info@lilerealestate.com) | [www.lilerealestate.com](http://www.lilerealestate.com)



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