

OFFERED FOR SALE

TWO-BRAKES RESERVE

A recreational investment opportunity.

446.94 ^(+/-) total acres • Ashley County, Arkansas

OFFERED BY



A G R I C U L T U R E R E C R E A T I O N T I M B E R L A N D
T R A D I T I O N A L B R O K E R A G E + S E A L E D B I D S + C O N S U L T I N G

LICENSED IN ARKANSAS, LOUISIANA, MISSISSIPPI, TENNESSEE AND TEXAS



DISCLOSURE STATEMENT

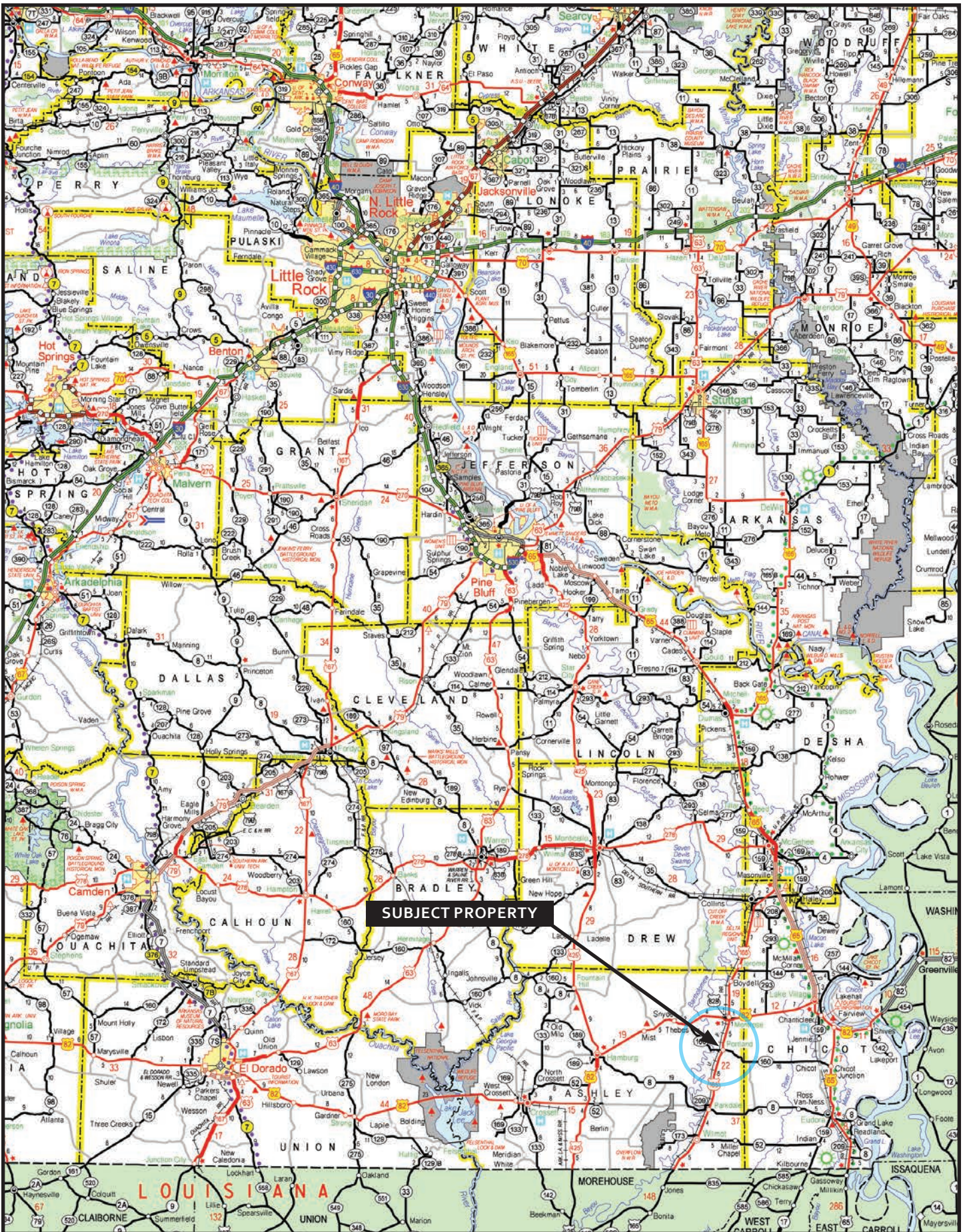
Lile Real Estate, Inc. is the listing agency for the owner of the property described within this offering brochure.

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 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.

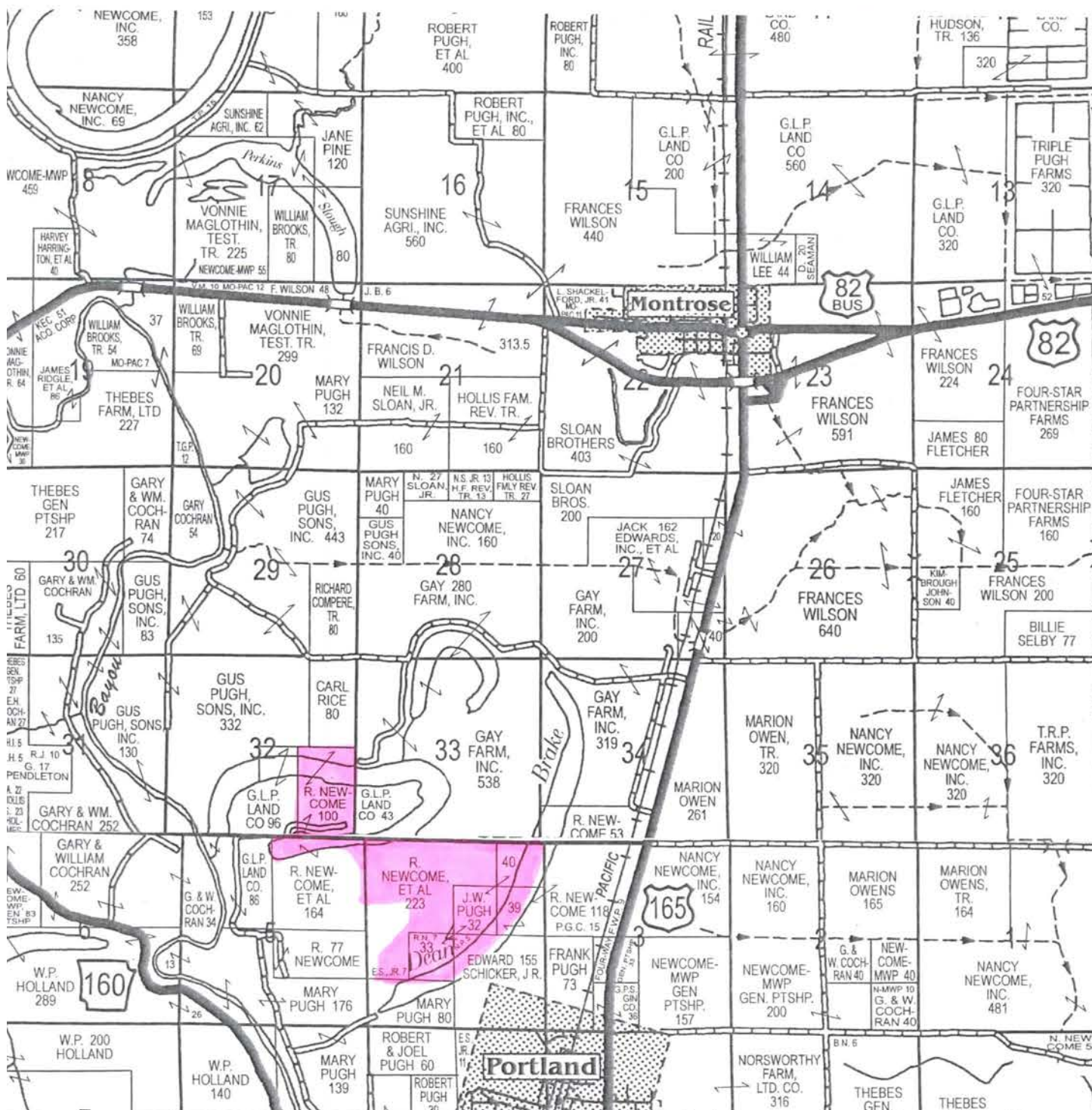
VICINITY MAP



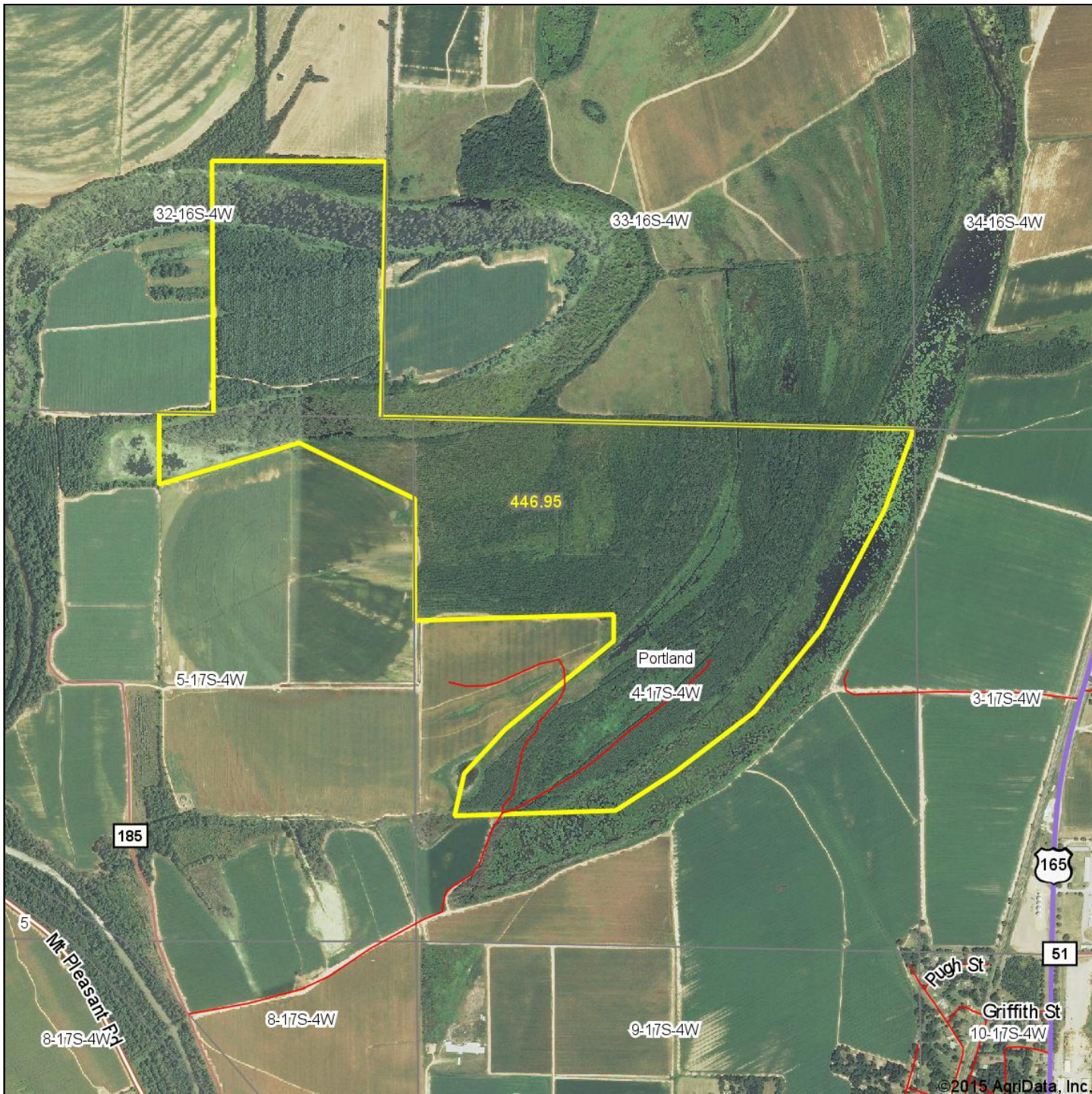
PROPERTY SUMMARY

Description:	Two-Brakes Reserve consists of 446.94 (+/-) acres located in the Southeast Arkansas Delta in Ashley County, just northwest of the town of Portland. The property provides year-round recreational opportunities for hunting and fishing. The land is positioned in the middle of a noted waterfowl rectangle formed by Cut-Off Creek WMA to the north, Overflow NWR to the south, and the abundant rice and soybean fields of the Delta east to the Mississippi River. Bayou Bartholomew runs just west of the hunting grounds and the Mississippi River is 20 miles due east. Duck hunting is conducted via two (2) cypress and tupelo brakes from three (3) constructed blinds. Along with the excellent duck hunting the land provides great deer hunting on CRP acres planted in pines and old-growth timber. Outstanding fishing for bass and crappie can be found on Holloway and Dean Brakes. There are three (3) boat ramps and access is via a county road through a private gate. This outstanding recreational property is offered for sale for \$983,268.00 (\$2,200.00 per acre.) Contact Brandon Stafford of Lile Real Estate, Inc. at 501-416-9748 (mobile) or 501-374-3411 (office) to schedule a tour or for additional information.		
Location:	Ashley County; Southeast Region of Arkansas <ul style="list-style-type: none">- Monticello, AR 56 miles- Monroe, LA 70 miles- Little Rock, AR 136 miles- Jackson, MS 143 miles- Shreveport, LA 169 miles		
Access:	Access is provided via an easement.		
Acreage:	446.94 (+/-) total acres (surveyed acres) <i>Acreage Breakdown</i> <hr/> <div>71.3 (+/-) acres (16%) in Holloway Brake 42.7 (+/-) acres (10%) in Dean Brake 300.2 (+/-) acres (67%) in planted trees under the Conservation Reserve Program</div> <div><i>Note: Over 300 acres were planted to the strict specifications of the Conservation Reserve Program (CRP). Pine plantations and mixed species bottomland hardwoods vary in the age range of 15 to 20 years old. <u>This property is no longer encumbered under any Conservation Reserve Program (CRP) contracts or regulations.</u></i></div> <div>37.74 (+/-) acres (7%) in old-growth timber, roads, ditches, and other</div>		
Improvements:	Three (3) spacious custom floating duck blinds Three (3) boat ramps		
Utilities:	Electricity is available within ¼ of a mile.		
Real Estate Taxes:	\$1,178.00 (source: Ashley County Assessor)		
	<i>Parcel Number</i>	<i>S-T-R</i>	<i>Acreage</i>
	001-00415-000	32-16-04	100.46
	001-00473-000	04-17-04	309.63
	001-00494-000	05-17-04	36.86
	Total:		446.95
			\$990.00
Recreation:	Duck and deer hunting, and fishing		
Offering Price:	\$983,268.00 (\$2,200.00 per acre)		
Contact:	Contact Brandon Stafford of Lile Real Estate, Inc. at 501-416-9748 (mobile) or 501-374-3411 (office) to schedule a tour or for additional information.		

PLAT MAP



Aerial Map



Maps Provided By:



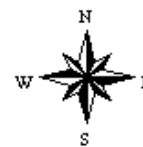
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CUSTOMIZED ONLINE MAPPING

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4-17S-4W
Ashley County
Arkansas

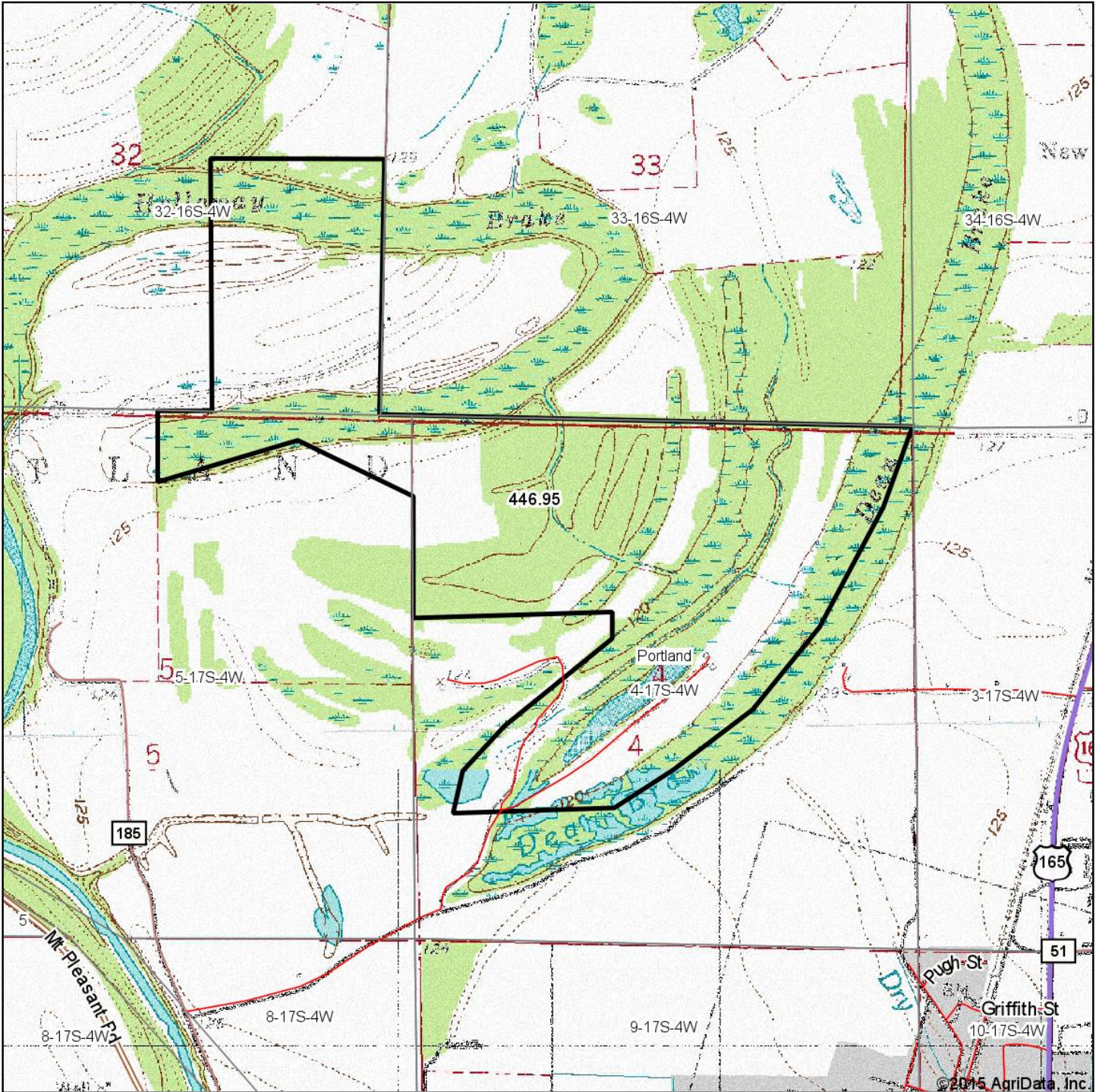
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scale: 18284



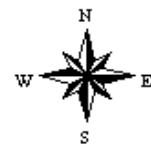
5/24/2015

Topography Map



map center: 33° 15' 18.62, 91° 31' 27.18

scale: 18284



5/24/2015



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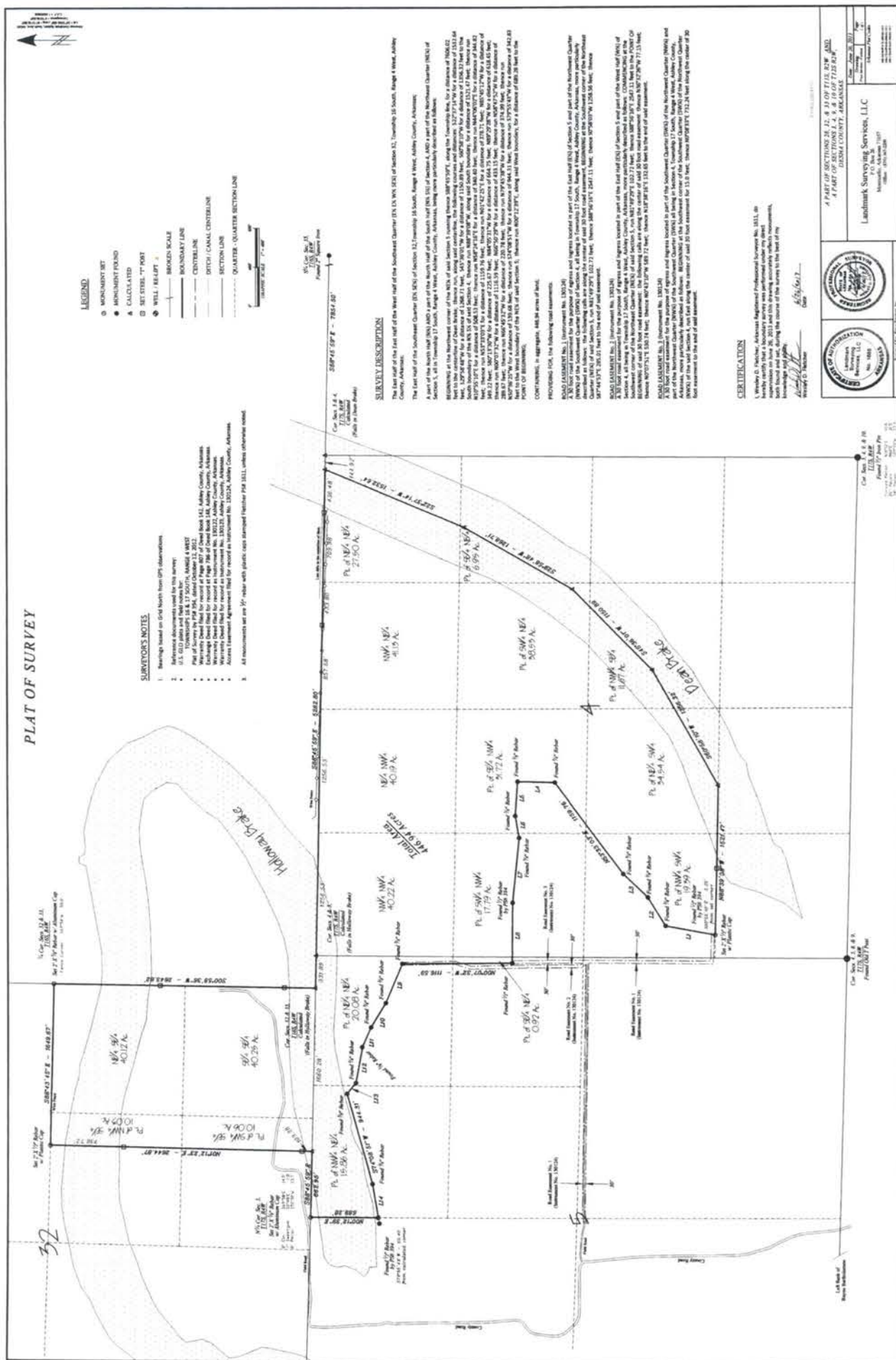


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4-17S-4W
Ashley County
Arkansas

PLAT OF SURVEY



CERTIFICATION

I, Wesley D. Fletcher, Arkansas Registered Professional Surveyor No. 18311, do hereby certify that a boundary survey was performed under my direct supervision on June 26, 2013 and this drawing accurately reflects measurements, findings, and conclusions of the survey.

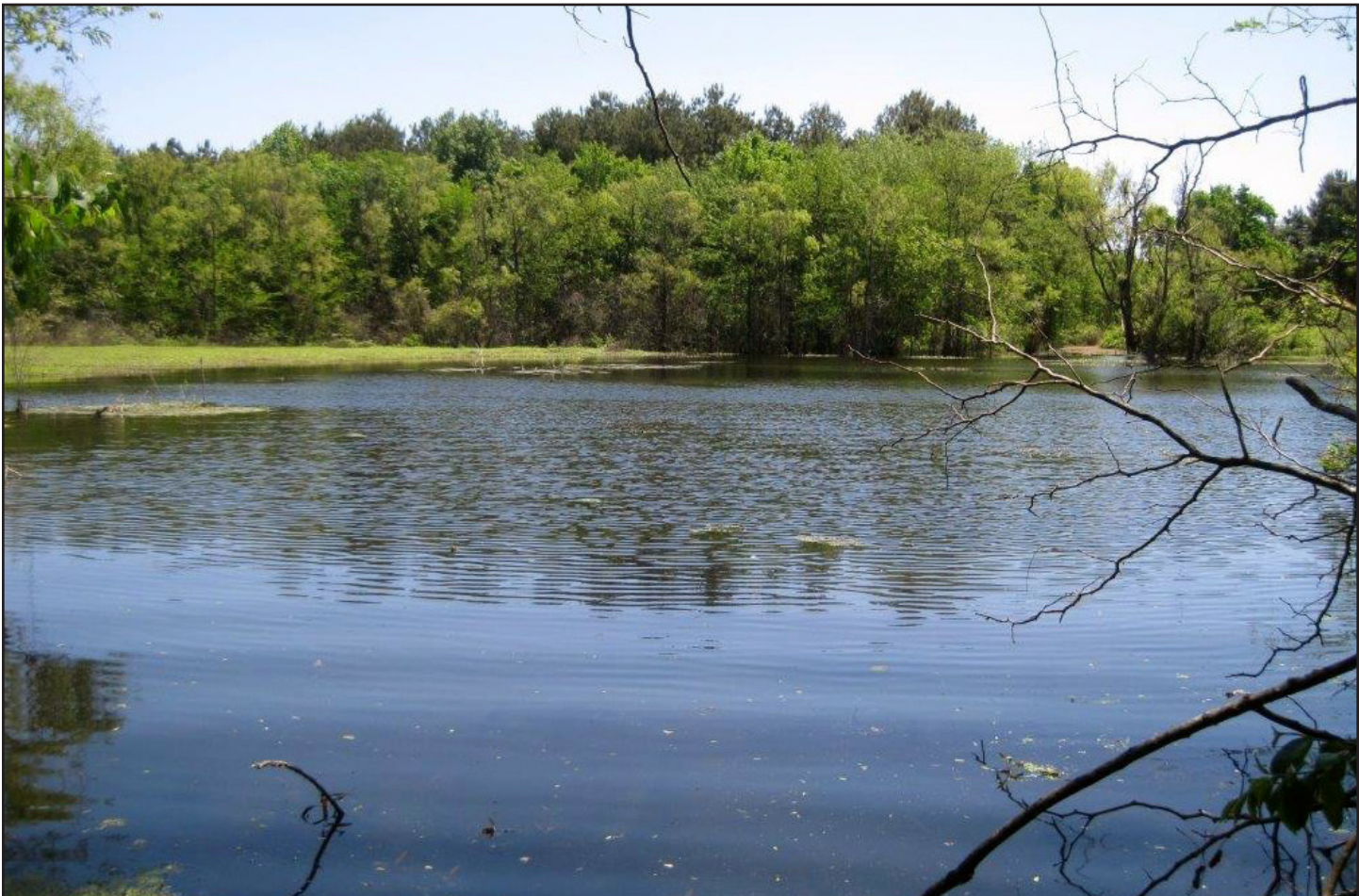
Knowledge and skills
Wendy D. H.
 Wendy D. H.

Date: 6/26/2017

Landmark Surveying Services, LLC
P.O. Box 26
Memphis, Arkansas 71807









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