



OFFERED FOR SALE

L'ANGUILLE RIVER 80

A recreational investment opportunity.

80.0 (+/-) acres • Poinsett 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

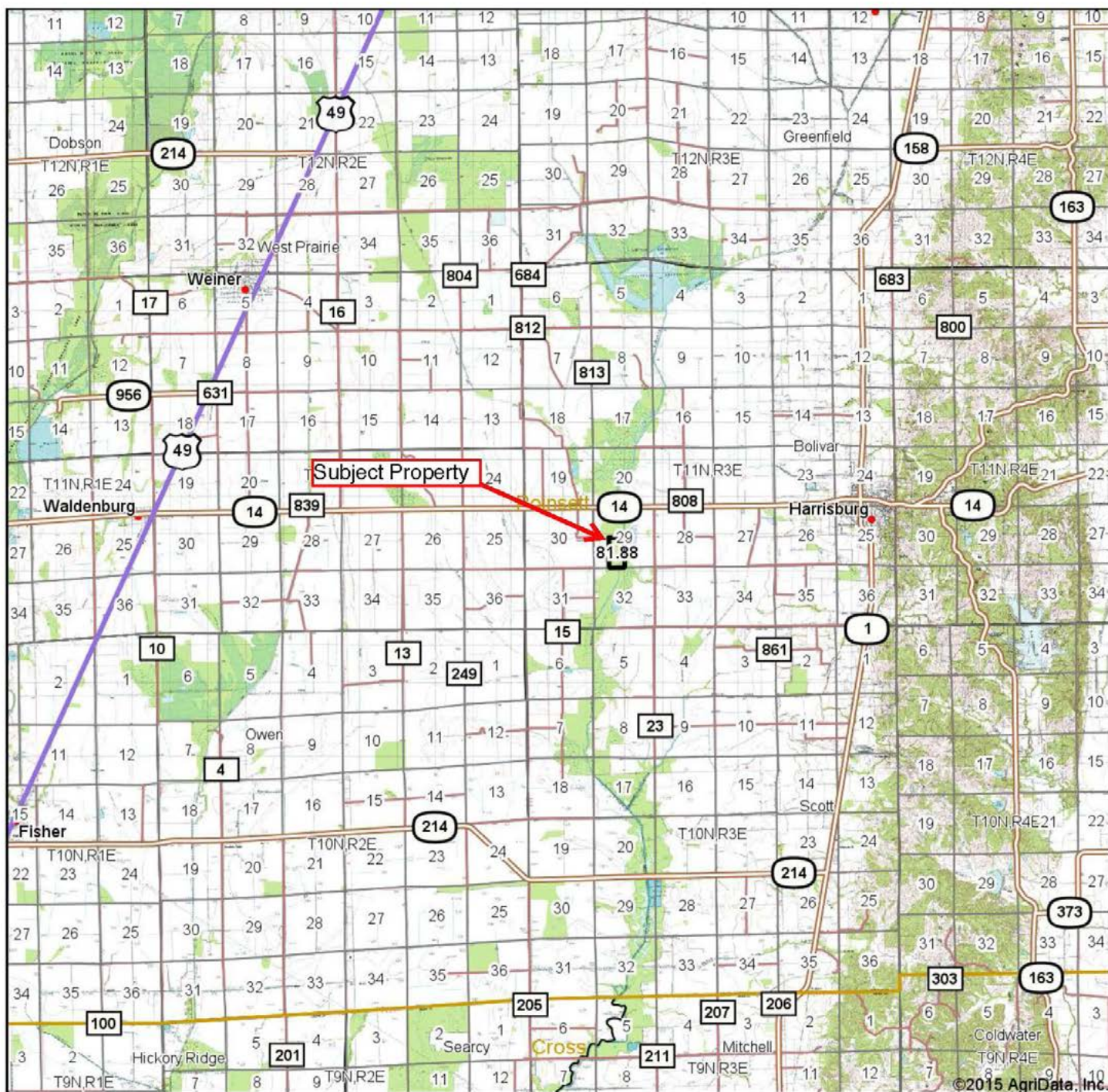
Lile Real Estate, Inc. is the listing agency for the owner of the property described within this offering brochure.

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 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



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Maps Provided By:



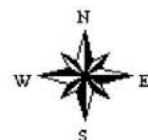
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www.AgriDataInc.com

map center: 35° 33' 15.02, 90° 48' 43.81

0mi 2.6mi 5.2mi

30-11N-3E
Poinsett County
Arkansas



1/5/2016

Field borders provided by Farm Service Agency as of 5/21/2008.

PROPERTY SUMMARY

Description: The "L'Anguille River 80" consists of 80.0 +/- acres offering an excellent recreational investment opportunity. This property has great waterfowl hunting that is enhanced by the L'Anguille River bisecting the property, and in addition the famous Clay Pools Reservoir is only 4.0 +/- miles north of the property. The property offers field style hunting on the west side, as well as timber hunting on the southern portion of the east side of the property. This property has been developed intensely for waterfowl hunting, with two islands being strategically built, trees planted for cover and duck food planted annually in the field. Another great improvement was the addition of an eight (8) inch diesel re-lift positioned along the river on the southeastern corner of the property, this improvement allows the field on the west side to be artificially flooded. There is a pit in the north island that will comfortably hunt 7 people, as well as another blind on the northern line of the field. There is a timber hole located in the southern portion of the woods located on the east side of the river. Exceptional deer hunting on the property complements the duck hunting.

This is a unique opportunity to purchase a tract specifically developed for duck and deer hunting located in an area that is well known for excellent waterfowl hunting. The property is offered for sale for \$400,000.00. Any questions concerning this offering, or to schedule a property tour should be directed to Gar Lile (mobile: 501-920-7015) or Gardner Lile (mobile: 501-658-9275) of Lile Real Estate, Inc. (office: 501-374-3411).

Location: Harrisburg, Arkansas; Poinsett County; Northeast Region of Arkansas

<i>Mileage Chart</i>	<i>Distance</i>
Jonesboro, AR	26 Miles
Memphis, TN	63 Miles
Little Rock, AR	114 Miles

Acreage: 80.0 +/- acres

Access: Access is provided via an easement through the ownership to the west off of Easter Lane. The deeded easement road is graveled, and maintained by the benefiting landowner.

Real Estate Taxes: \$117.00 (Estimated)

Mineral Rights: All owned by the Seller (if any) shall convey to the Buyer.

Recreation: Excellent duck and deer hunting.

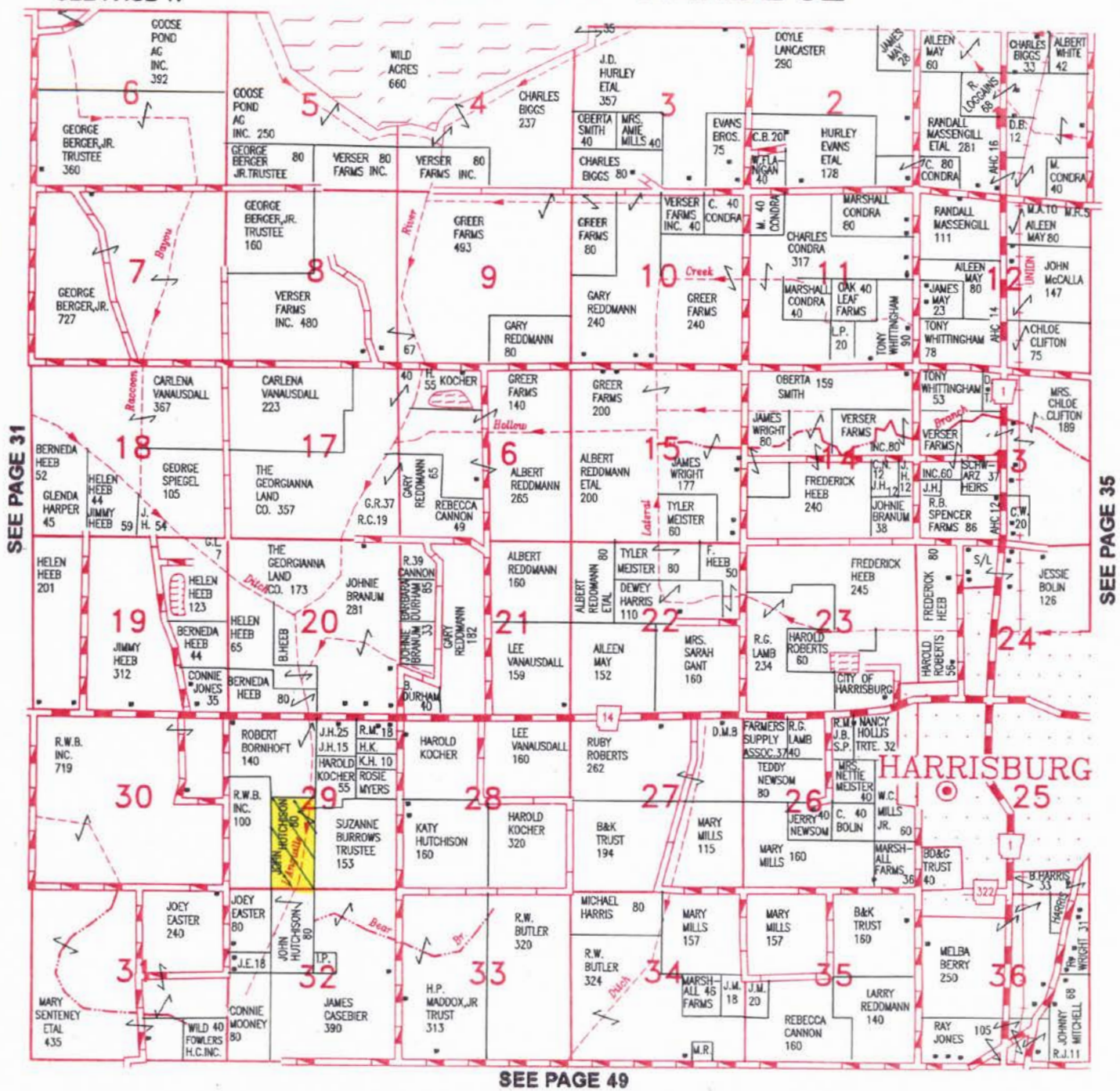
Offering Price: \$400,000.00

Contact: Any questions concerning this offering, or to schedule a property tour should be directed to Gar Lile (mobile: 501-920-7015), or Gardner Lile (mobile: 501-658-9275) of Lile Real Estate, Inc.

PLAT MAP

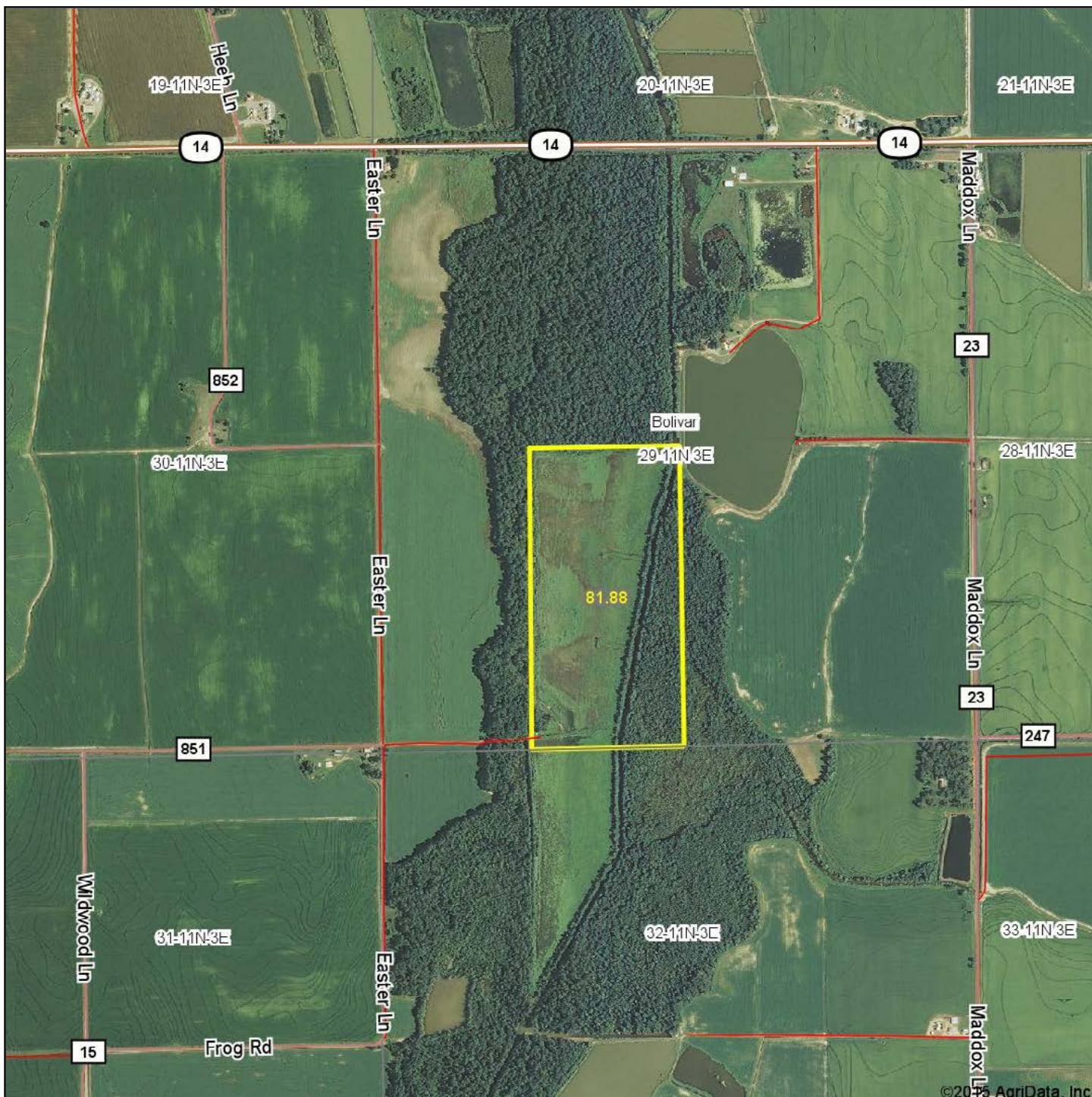
TOWNSHIP 11N - RANGE 3E

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SEE PAGE 49

AERIAL MAP



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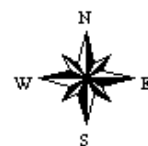
Maps Provided By:



map center: 35° 33' 16.81, 90° 47' 49.96

0ft 1381ft 2762ft

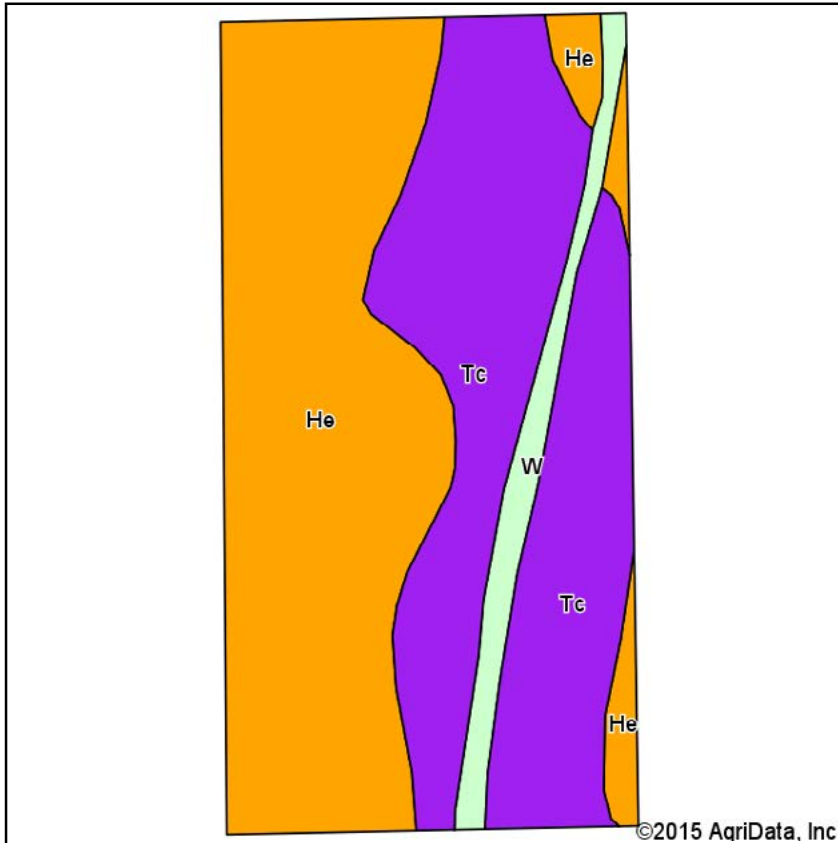
29-11N-3E
Poinsett County
Arkansas



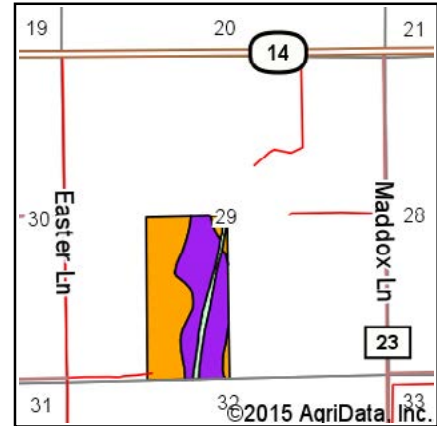
1/5/2016

Field borders provided by Farm Service Agency as of 5/21/2008.

SOIL MAP



Soils data provided by USDA and NRCS.



State: **Arkansas**
 County: **Poinsett**
 Location: **29-11N-3E**
 Township: **Bolivar**
 Acres: **81.88**
 Date: **1/5/2016**



Maps Provided By:



Area Symbol: AR111, Soil Area Version: 13

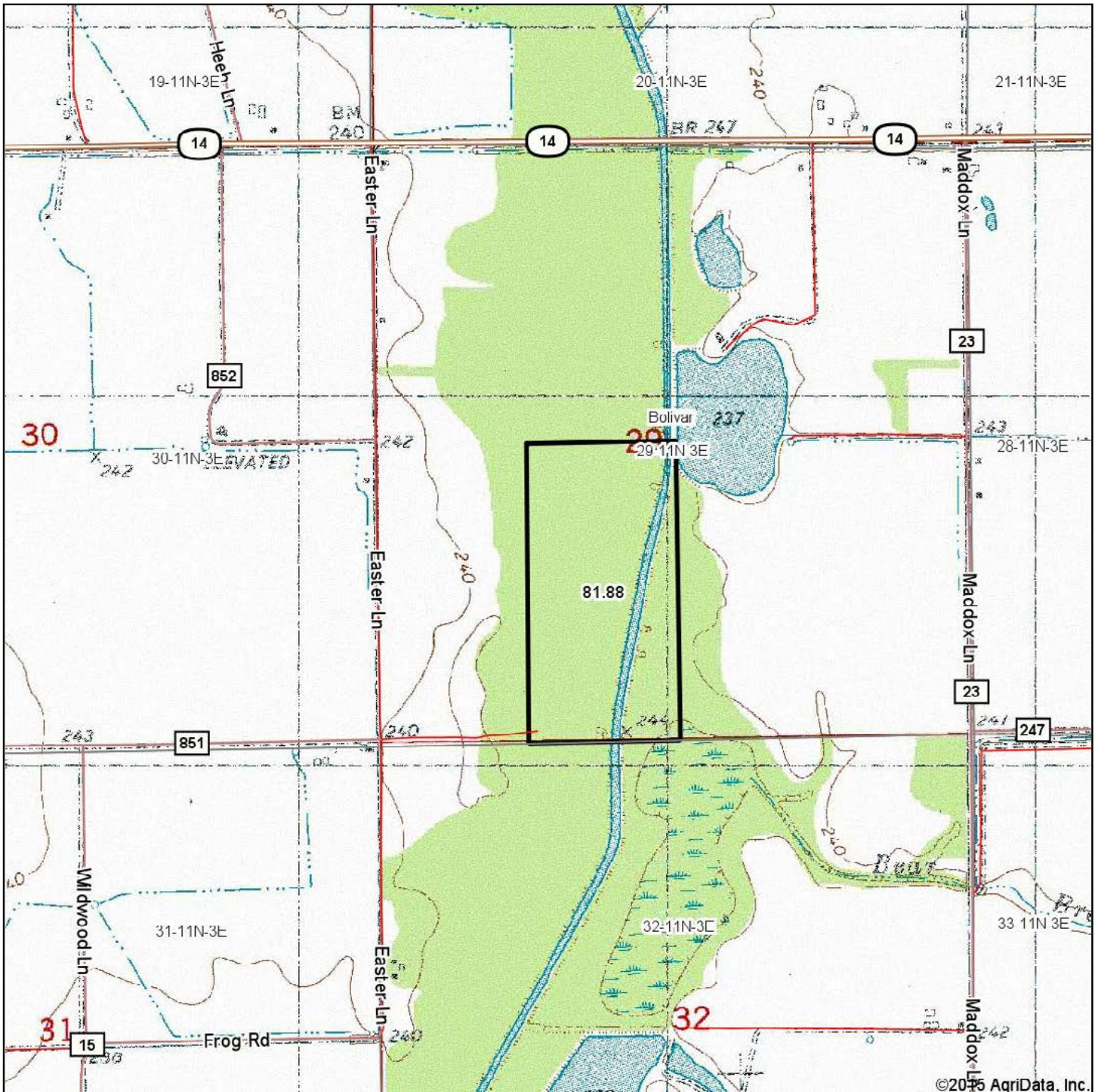
Code	Soil Description	Acres	Percent of field	Non-Irr Class Legend	Non-Irr Class *c	Common bermudagrass	Corn	Rice Irrigated	Soybeans	Tall fescue	Wheat
He	Henry silt loam, 0 to 1 percent slopes	41.42	50.6%		IIIw	5.5	70	120	30	6	30
Tc	Tichnor soils, frequently flooded	35.66	43.6%		Vw	8					
W	Water	4.80	5.9%								
Weighted Average						6.3	35.4	60.7	15.2	3	15.2

Area Symbol: AR111, Soil Area Version: 13

*c: Using Capabilities Class Dominant Condition Aggregation Method

Soils data provided by USDA and NRCS.

TOPOGRAPHY MAP



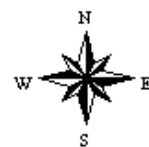
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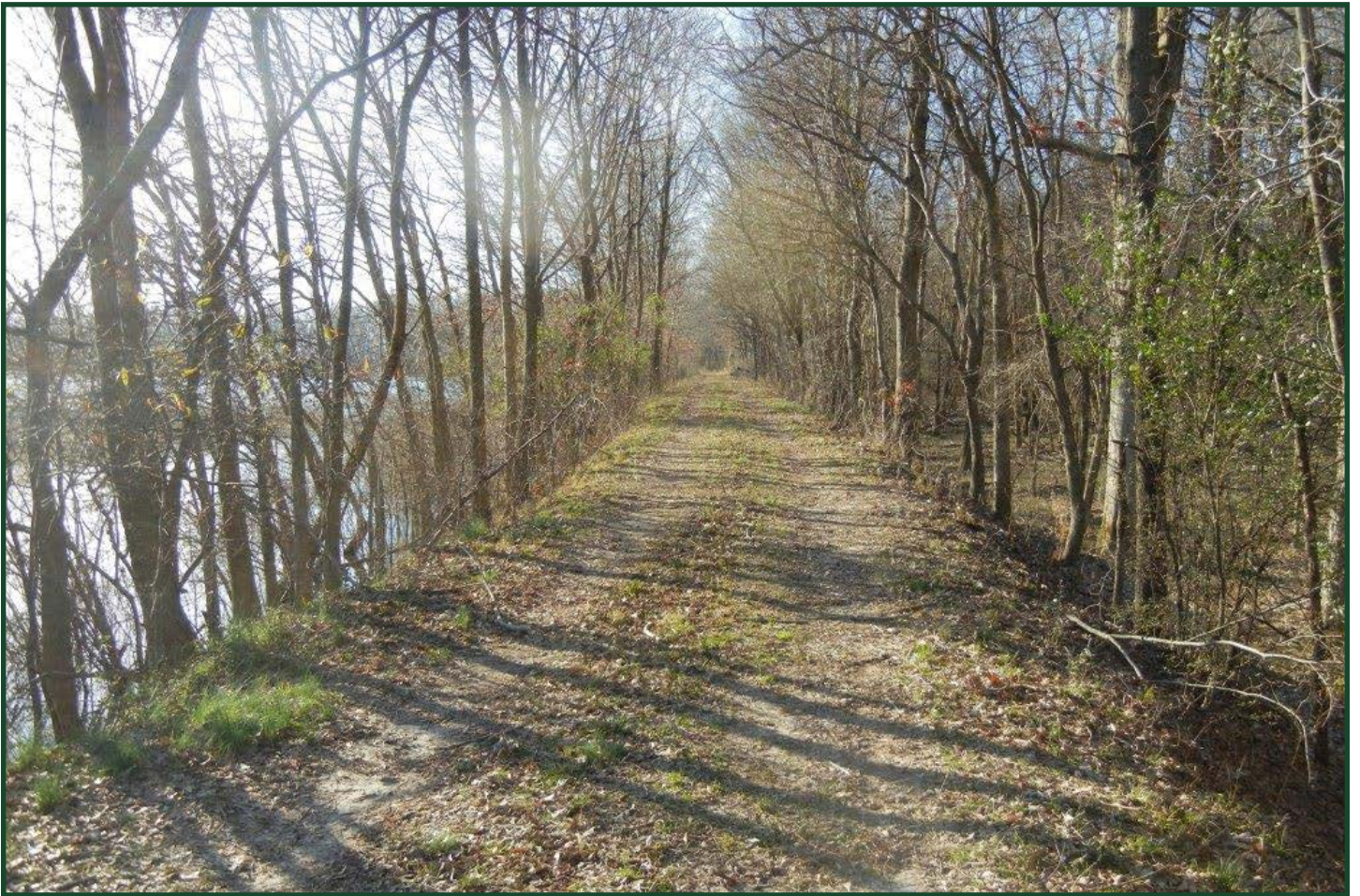
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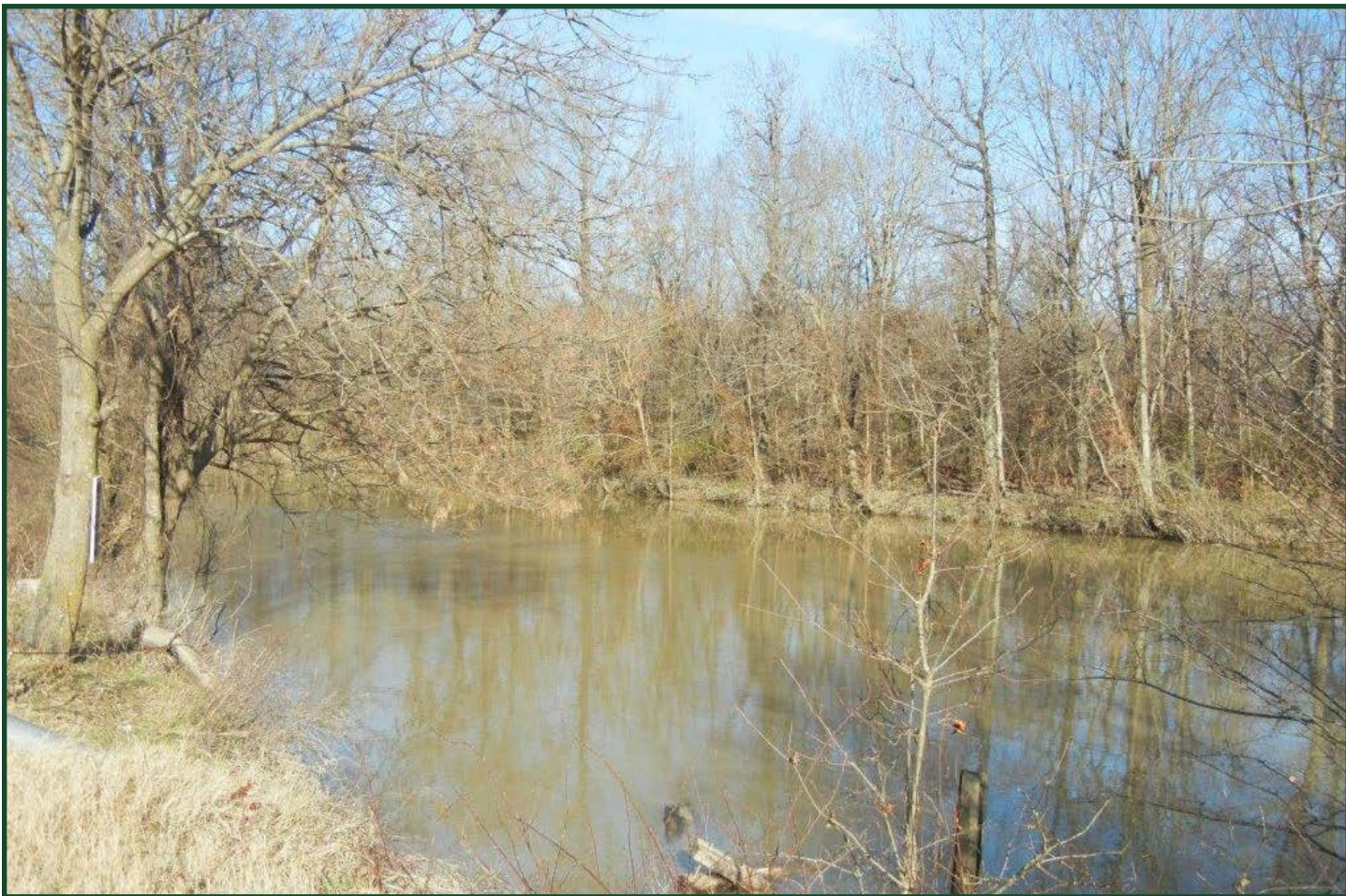
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Field borders provided by Farm Service Agency as of 5/21/2008.













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L I C E N S E D I N A R K A N S A S , L O U I S I A N A , M I S S I S S I P P I , T E N N E S S E E A N D T E X A S