



UNDIVIDED INTEREST OFFERED FOR SALE

## **TAR CAMP CREEK HUNTING CLUB**

*A recreational investment opportunity.*

20% undivided interest/membership • 565.0 <sup>(+/-)</sup> total acres • Jefferson 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.

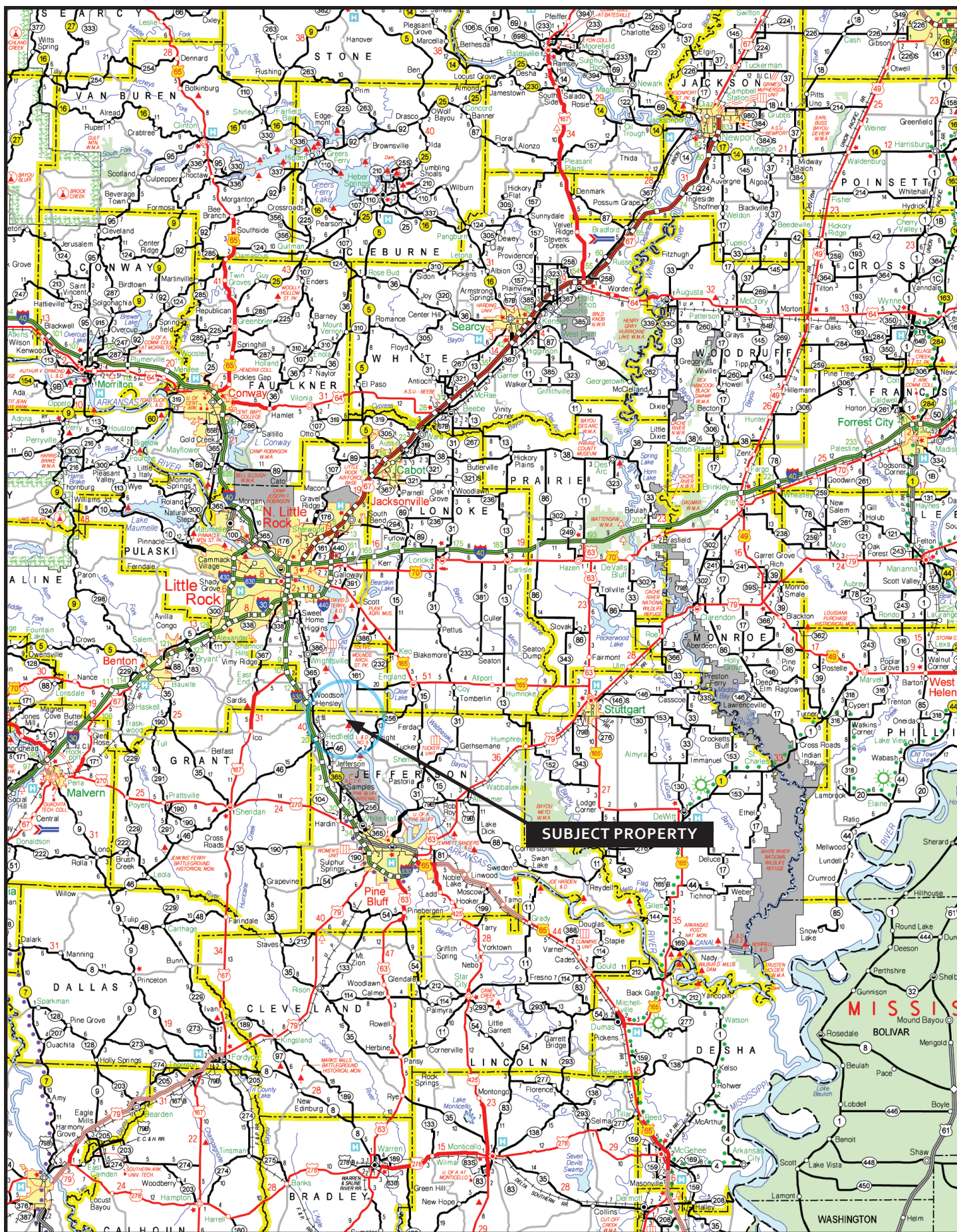
A representative of Lile Real Estate, Inc. must be present to conduct a showing. The management of Lile Real Estate, Inc. respectfully requests that interested parties contact us in advance to schedule a proper showing and do not attempt to tour or trespass the property on their own. Thank you for your 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**

<b>Description:</b>	Offered for sale is a 20% undivided interest (“membership”) in Tar Camp Creek, LLC (“Tar Camp Creek Hunting Club”), which is located in Jefferson County, Arkansas just 30 minutes from Little Rock. The property is approximately one-fourth to one-half mile off the west bank of the Arkansas River and consists of 565 (+/-) acres and is a land share, which is highly developed for deer hunting offering a mixture of timberland and open food plots. Access is excellent from Tar Camp Park and an interior road system. The property has excellent deer hunting and offers other small game hunting. The property rests on Tar Camp Creek with access to the Arkansas River offering excellent fishing and waterfowl hunting opportunities. The club receives an annual CRP payment of \$8,183.55, and the contract expires on September 30, 2015. There is a possibility that this contract can be renewed under the new farm bill. The land share and improvements have been appraised for \$400,000.00. The membership is offered for sale for \$300,000.00. Any questions concerning this offering or to schedule a property tour should be directed to Gardner Lile (mobile: 501-658-9275   office: 501-374-3411) of Lile Real Estate, Inc.
<b>Location:</b>	Redfield, Arkansas; Jefferson County; Southeast Region of Arkansas
<b>Access:</b>	Access is excellent through Tar Camp Creek Park and an interior road system.
<b>Acreage:</b>	565.0 (+/-) Total Acres
<b>Real Estate Taxes:</b>	\$2,425.00 (estimated)
<b>Improvements:</b>	1,280 (+/-) square-foot camp house <ul style="list-style-type: none"><li>- Two (2) bedrooms</li><li>- Two (2) bathrooms</li><li>- Kitchen</li><li>- Living area</li></ul> One (1) 16’ x 24’ storage building One (1) 20’ x 20’ equipment shed One (1) 12’ x 20’ covered boat dock (on Tar Camp Creek) Two (2) fiberglass tower box stands (18’ tall) <i>* These improvements are the personal property of the Seller and will convey to the Buyer.</i>
<b>Recreation:</b>	Excellent deer hunting along with other small game hunting on site. Direct access to the Arkansas River via Tar Camp Creek offering waterfowl and fishing opportunities.
<b>Brokers Notes:</b>	As mentioned, this offering represents 1/5 or 20% of an existing hunting club organized as an Arkansas Limited Liability Company, under the formal name Tar Camp Creek Land and Timber, LLC. As the ownership is currently structured, any prospective buyer of this share of ownership offered herein, upon successful price agreement with Seller, must be voted and/or approved for purchase by 100% unanimous consent of the remaining ownership. Organizational and operating agreements are available to a qualified Buyer if approved by the Seller.
<b>Offering Price:</b>	\$300,000.00
<b>Contact:</b>	Any questions concerning this offering or to schedule a property tour should be directed to Gardner Lile (mobile: 501-658-9275   office: 501-374-3411) of Lile Real Estate, Inc.

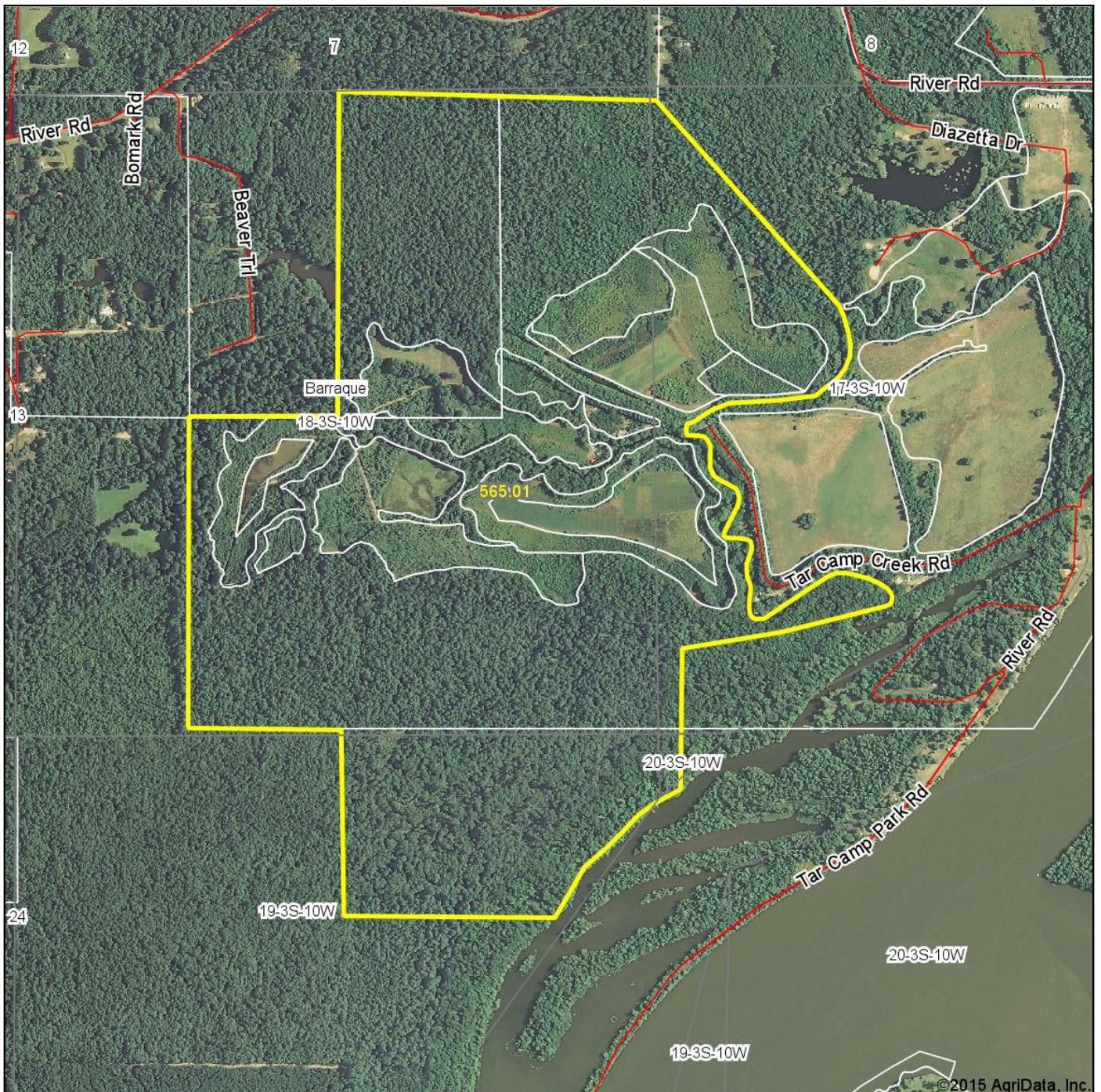


## PULASKI COUNTY





# Aerial Map



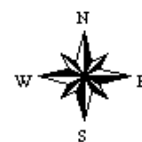
Maps Provided By:



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**18-3S-10W**  
**Jefferson County**  
**Arkansas**

map center: 34° 27' 6.84, 92° 7' 26.42  
scale: 14726

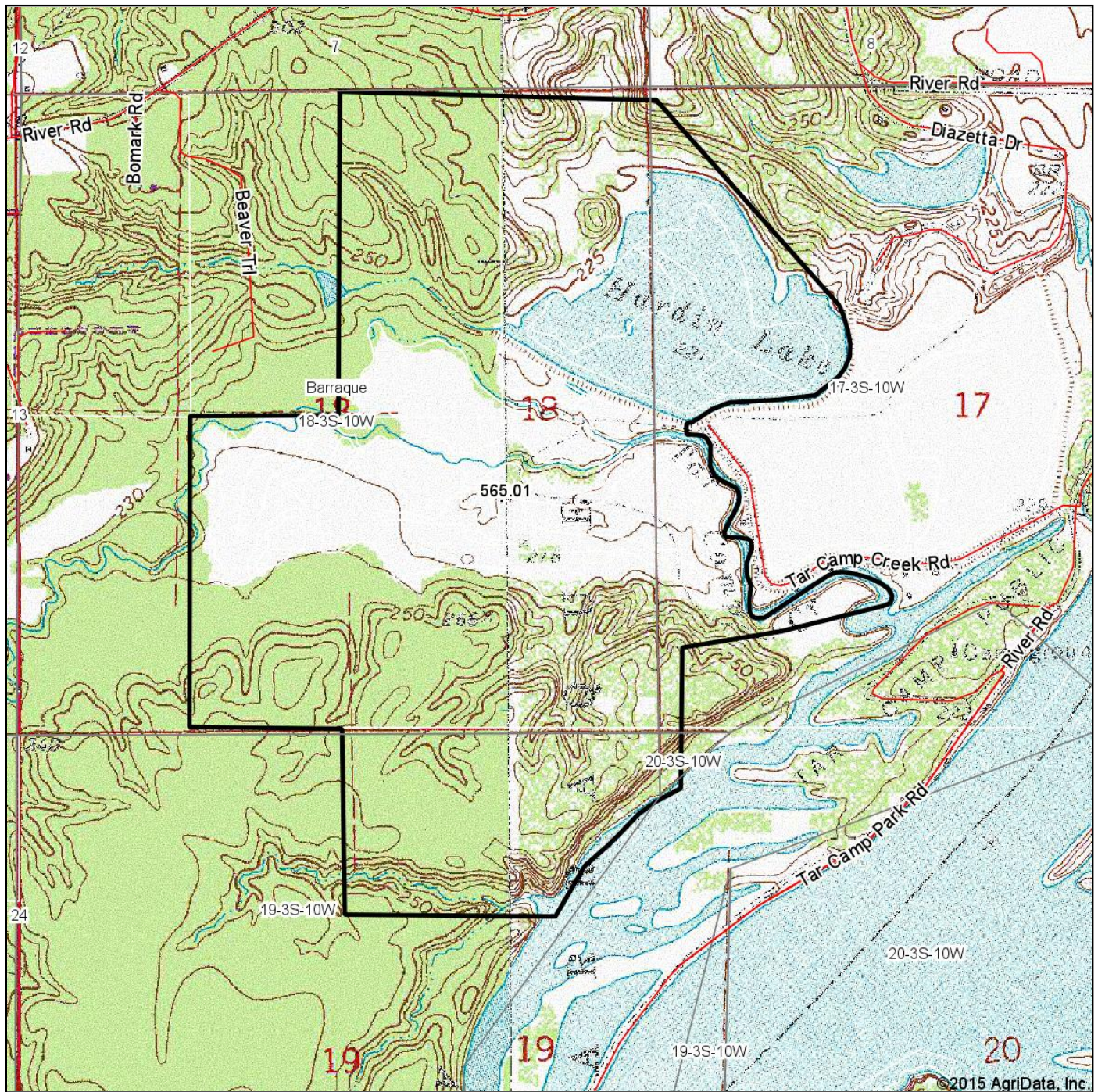


2/19/2015

Field borders provided by Farm Service Agency as of 5/21/2008. Aerial photography provided by Aerial Photography Field Office.



# Topography Map



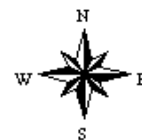
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**18-3S-10W**  
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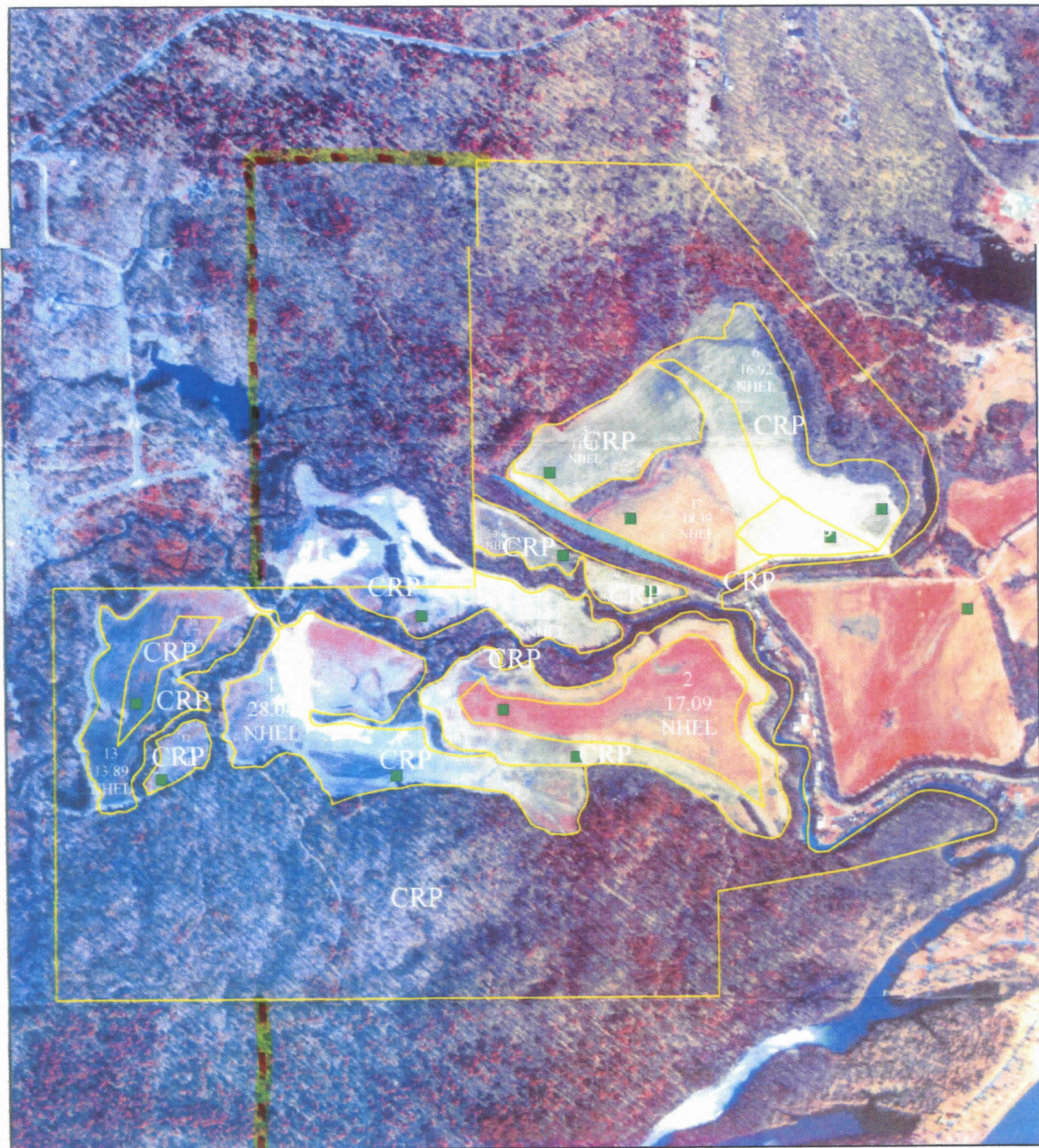
Field borders provided by Farm Service Agency as of 5/21/2008. Aerial photography provided by Aerial Photography Field Office.



**Farm: 2685**

**Tract: 0040**

**Fiscal Year: 2001**



**USDA** USDA  
Farm Service Agency

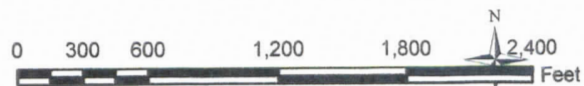
**Jefferson County, Arkansas**

Note: This acreage is for FSA program purposes only.

Printed Date: 06/05/2007

Wetland Determination Identifiers

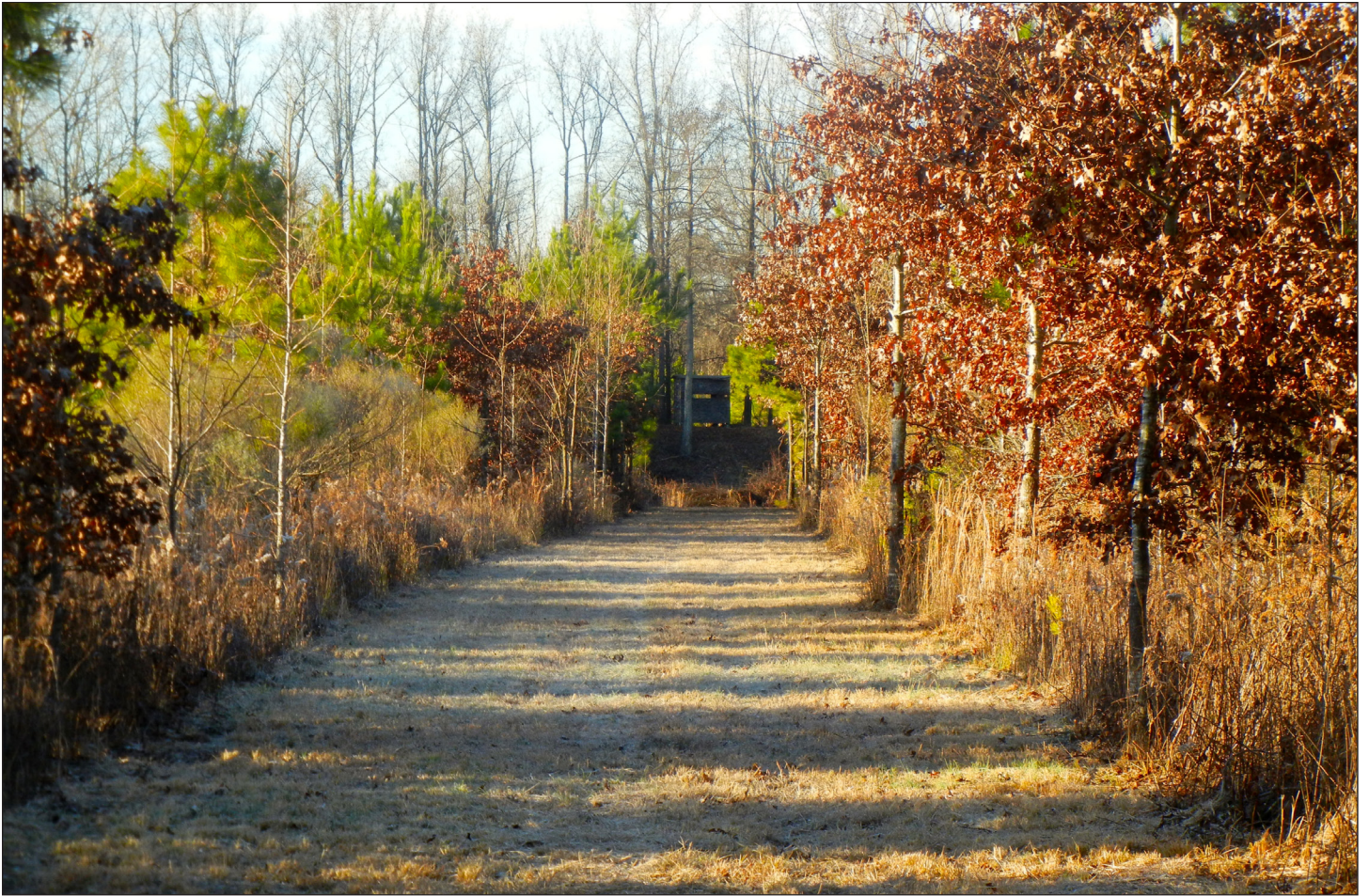
- Restricted use
- ▼ Limited Restrictions
- Exempt from Conservation Compliance Provisions



Photography Date: **2001/2001**

Disclaimer: Wetland identifiers do not represent size, shape, or specific determination of area. Refer to your original determination (CPA-026 and attached maps) for exact wetland boundaries and determinations, or contact NRCS.



































## NOTES

[illegible]





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**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**  
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