



OFFERED FOR SALE

OTTER LAKE HUNTING CLUB

A recreational investment opportunity.

3,080.0 (+/-) total acres • Independence 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

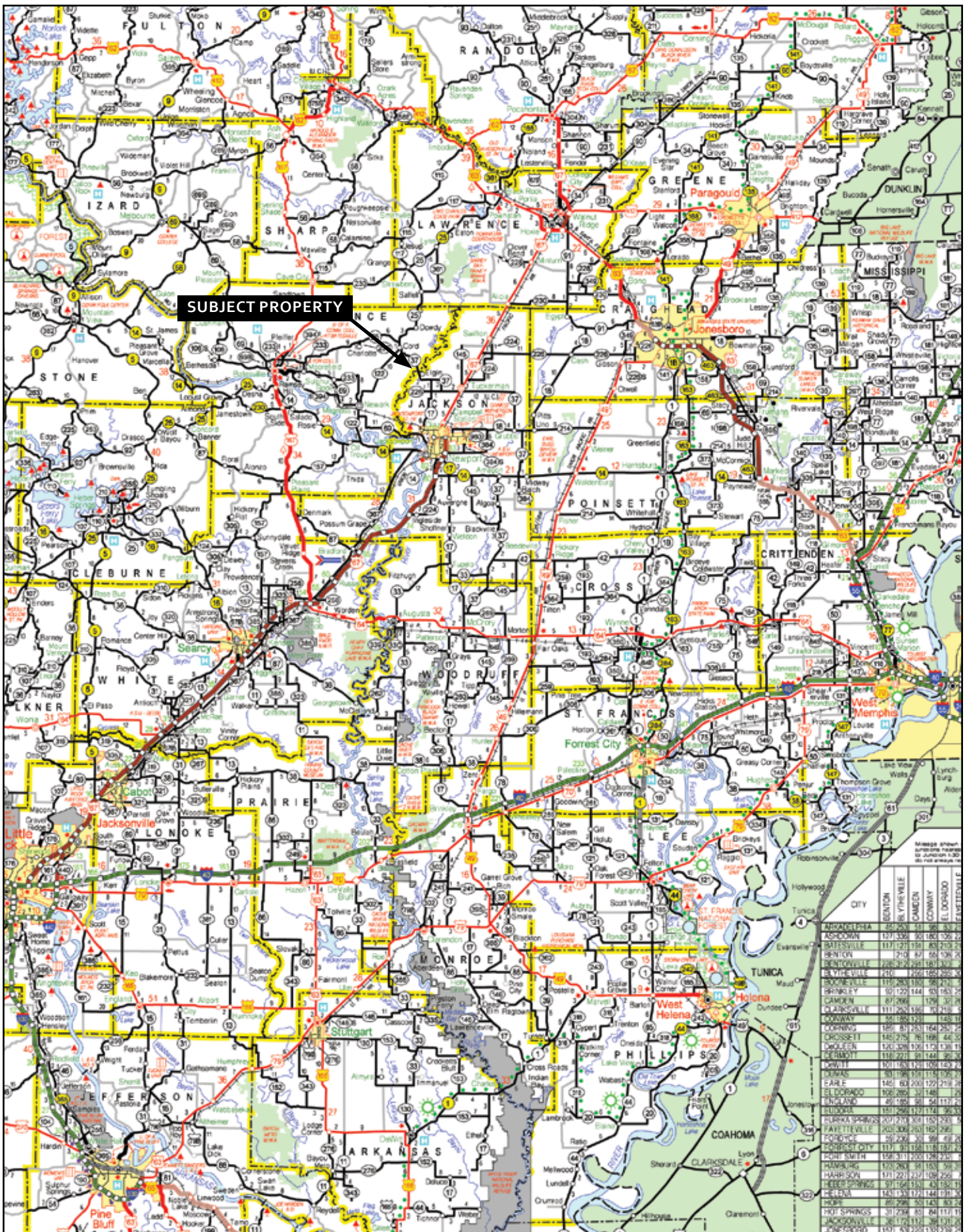
Lile Real Estate, Inc. is the listing agency for the owner of the property described within this offering brochure.

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 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 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.

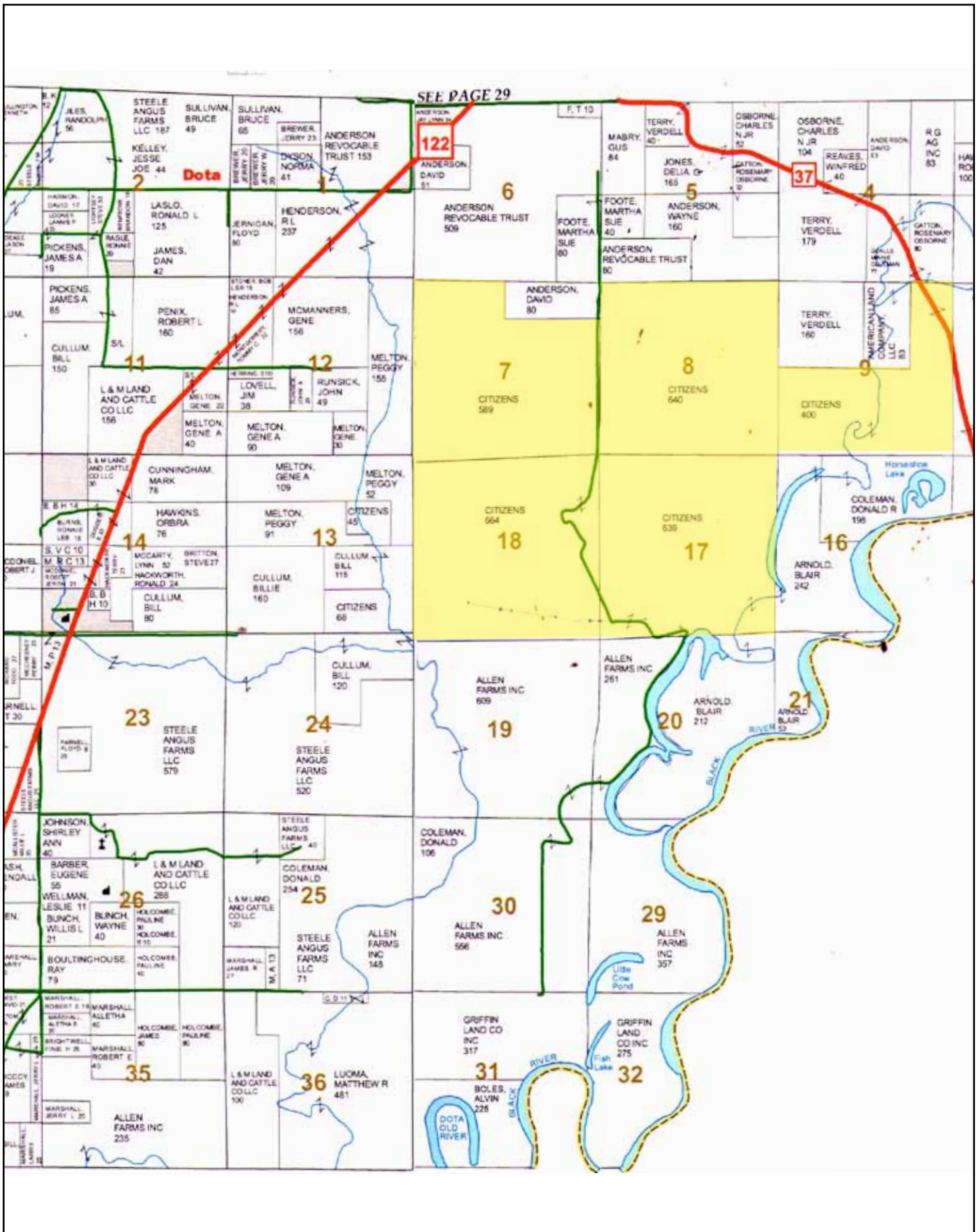
VICINITY MAP



PROPERTY SUMMARY

Description:	Otter Lake Hunting Club is 3,080.0 ^(+/-) acres located west of the Black River, in Independence County, near the community of Elgin, Arkansas. It is an exceptional outing place offering deer, duck, turkey, and hog hunting. The property has five (5) lakes, two (2) of which are stocked with fish providing excellent fishing opportunities. Access is directly from Arkansas Highway 37 and a county road. Additionally, there is a grass airstrip (3,000') located on the property. A great network of internal roads provide access to established deer stands, food plots, moist-soil units, sloughs, and lakes used for hunting and fishing. The property is situated in an excellent waterfowl flyway provided by the Black River and to the west the foothills of the Ozark Mountains supply an abundance of deer, turkey, and other wildlife. In summary, Otter Lake Hunting Club is a large, contiguous tract, which offers abundant and year-round sporting assets. Any questions concerning this offering or to schedule a property tour should be directed to Joel Whicker (mobile: 501-658-0658 office: 501-374-3411) of Lile Real Estate, Inc. Serious and qualified Buyers only please.												
Location:	Independence County - Northeast Region of Arkansas <i>Mileage Chart</i> <hr/> <table><tr><td>Elgin, AR</td><td>2 miles</td></tr><tr><td>Newport, AR</td><td>15 miles</td></tr><tr><td>Batesville, AR</td><td>25 miles</td></tr><tr><td>Jonesboro, AR</td><td>43 miles</td></tr><tr><td>Little Rock, AR</td><td>105 miles</td></tr><tr><td>Memphis, TN</td><td>110 miles</td></tr></table>	Elgin, AR	2 miles	Newport, AR	15 miles	Batesville, AR	25 miles	Jonesboro, AR	43 miles	Little Rock, AR	105 miles	Memphis, TN	110 miles
Elgin, AR	2 miles												
Newport, AR	15 miles												
Batesville, AR	25 miles												
Jonesboro, AR	43 miles												
Little Rock, AR	105 miles												
Memphis, TN	110 miles												
Access:	Arkansas Highway 37 and county gravel road												
Improvements:	90' x 50' metal storage barn												
Acreage:	<u>3,080.0 ^(+/-) Total Acres</u> <hr/> <i>Acreage Breakdown</i> <hr/> 2,000.0 ^(+/-) acres (65%) in Wetlands Reserve Program 85 ^(+/-) acres (3%) in lakes - One 10 ^(+/-) acre lake (stocked) - One 25 ^(+/-) acre lake (stocked) - Three additional lakes totalling 50 ^(+/-) acres 409.0 ^(+/-) acres (13%) in timberland (leased) 350.0 ^(+/-) acres (11%) in pasture 236.0 ^(+/-) acres (2%) in woods, roads, ditches, levees, well sites, and other												
Water Delivery/Management:	19 wells												
Recreation:	Duck, deer, turkey, and hog hunting Excellent fishing for bass, crappie, bream, and catfish												
Leases:	A timber lease is in place, which generates \$24,000.00+ annually in income.												
Real Estate Taxes:	\$7,725.98												
Offering Price:	\$5,495,000.00 (\$1,784.00 per acre)												
Contact:	Any questions concerning this offering or to schedule a property tour should be directed to Joel Whicker (mobile: 501-658-0658 office: 501-374-3411) of Lile Real Estate, Inc.												

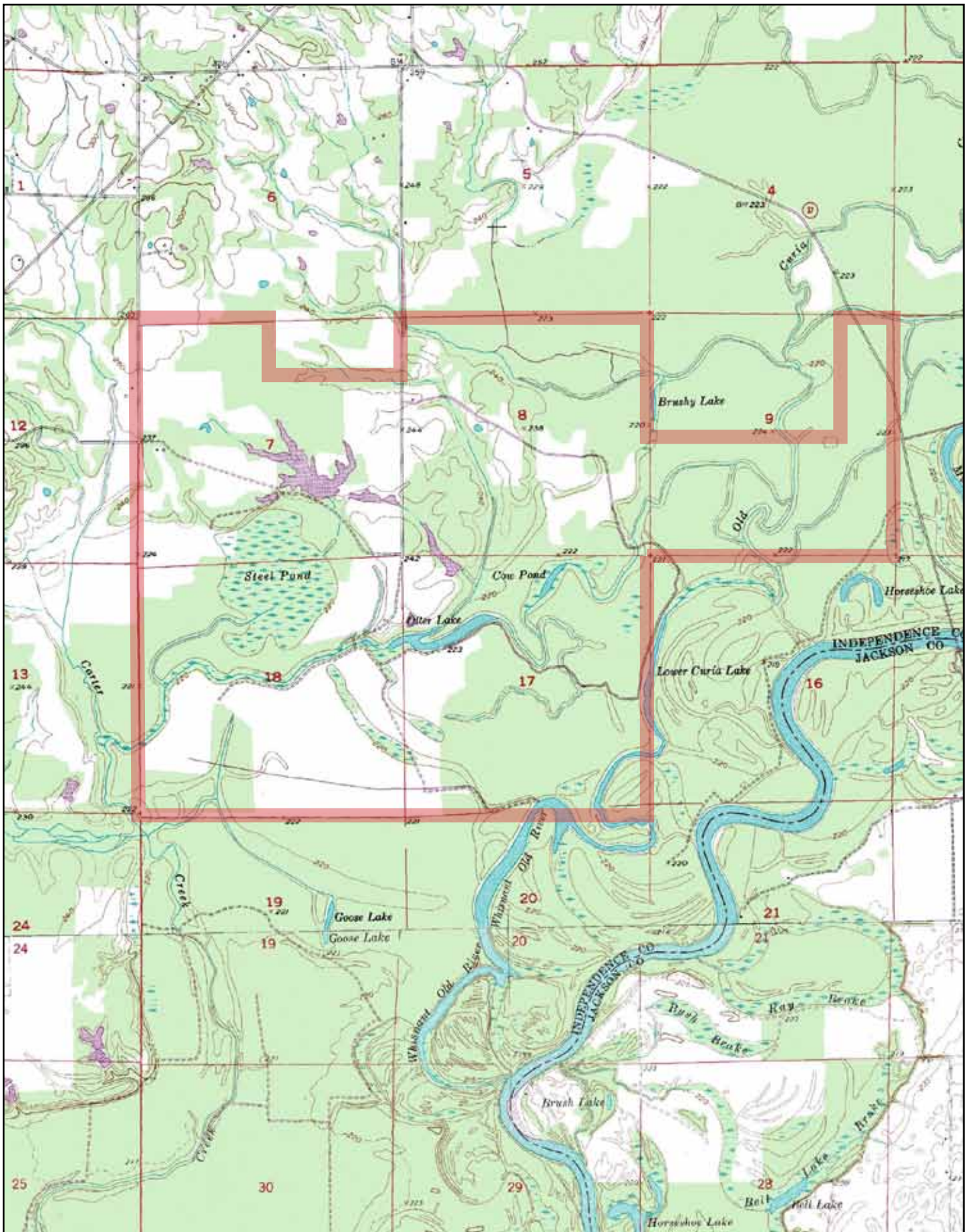
PLAT MAP



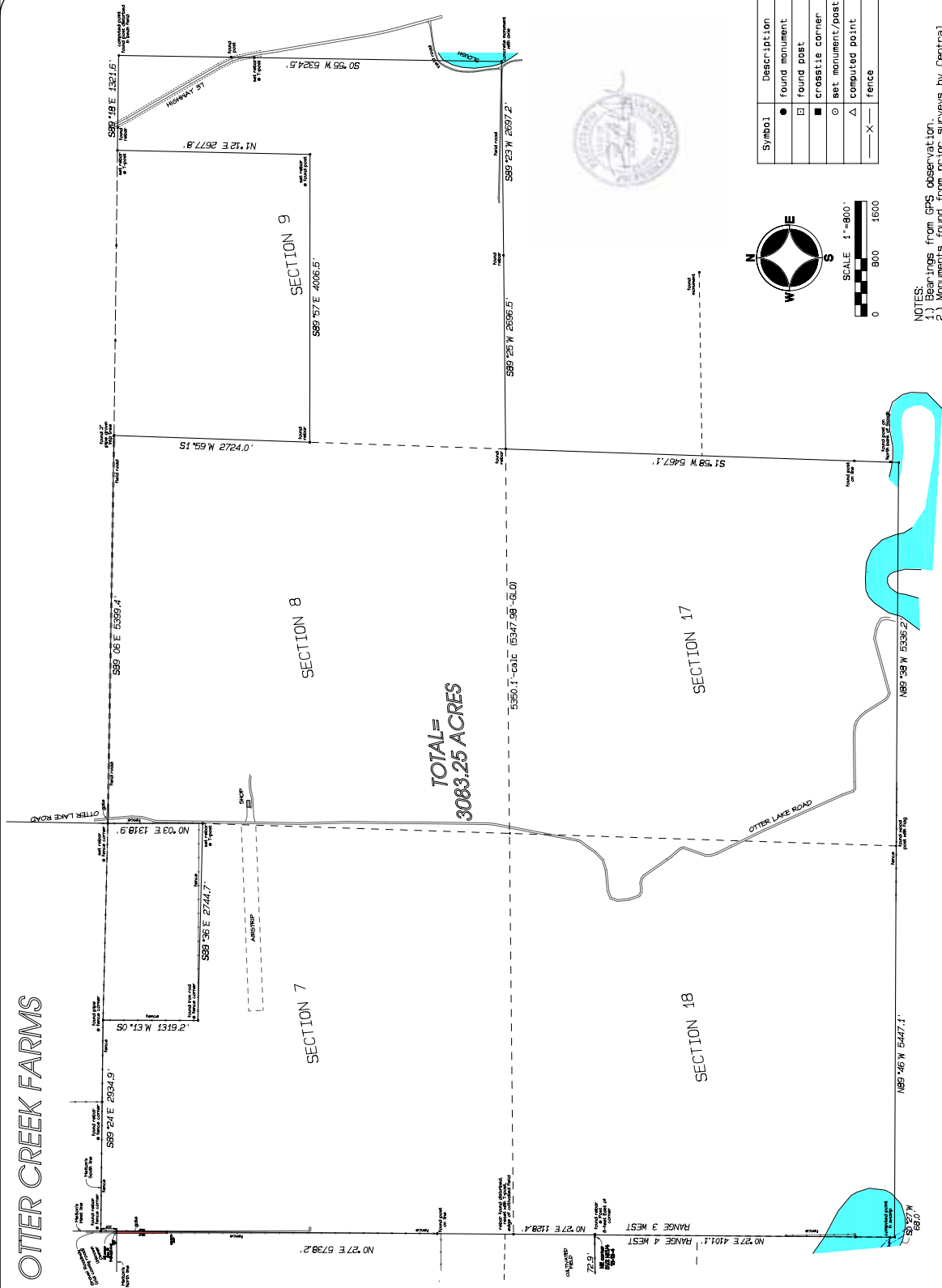
AERIAL MAP



TOPOGRAPHIC MAP



SURVEY FOR: OTTER CREEK FARMS



NOTES:
 1.) Bearings from GPS observation.
 2.) Monuments found from prior surveys by Central Arkansas Professional Surveying used in this survey.

DESCRIPTION OF SURVEY:

The following described lands in Independence County, Arkansas, to-wit:

The South Half of Section 7; the South Half of the Northeast Quarter of Section 7; all of Section 17; all of Section 18; the South Half of Section 9; the East Half of the Northeast Quarter of Section 9; the South Half of the Northwest Quarter of Section 7; the North Half of the Northwest Quarter of Section 7; ALL IN Township 13 North, Range 3 West;

Notes:
 1.) Bearings from GPS observation.

Dated: December 5, 2012

SURVEY FOR:
 OTTER CREEK FARMS

Bradley P. Hancock
 Surveying & Mapping
 120 North Second Street
 Paragould, Arkansas













LILE REAL ESTATE, INC.

Arkansas - Corporate Office
401 Autumn Road
Little Rock, AR 72211
501.374.3411 501.374.0609 (fax)

Tennessee - Regional Office
5521 Murray Avenue, Suite 110
Memphis, TN 38119
901.260.4580 901.260.4582 (fax)

info@lilerealestate.com
www.lilerealestate.com

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

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