



OFFERED FOR SALE

COTTONMOUTH HUNT CLUB

A recreational investment opportunity.

240 (+/-) total acres • White 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 AND TENNESSEE



DISCLOSURE STATEMENT

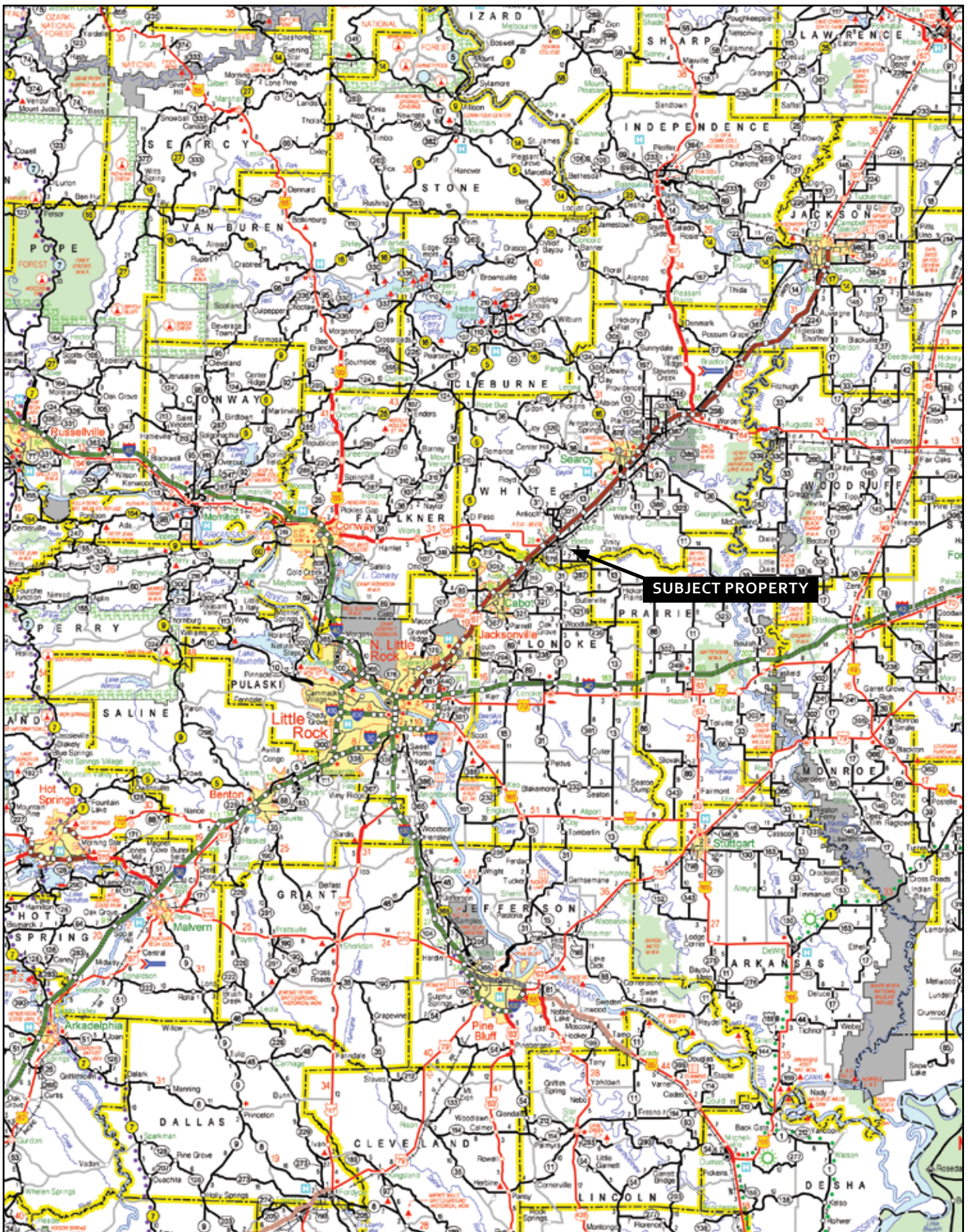
Lile Real Estate, Inc. is the listing agency for the owner of the property described within this offering brochure.

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 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:

Cottonmouth Hunt Club is a deer and turkey hunting property consisting of 240^(+/-) total acres. The property is located in White County, Arkansas just southeast of the town of Beebe. The property has gated access and is accessible via Arkansas Highway 267 (1/2 mile highway frontage).

The property has excellent deer and turkey hunting and is positioned within 1 mile of the Cypress Bayou Wildlife Management Area. Additionally, the property shares a boundary with a large parcel of land, which is managed for trophy deer and turkey. There is a good road network and the north and east boundaries are fenced. Excellent food plots and shooting lanes are in place. Four (4) new tower deer stands, four (4) bow stands, four (4) wildlife feeders, a 32' camping trailer, and 24' lockable storage container all convey with the purchase of the property.

The property is enrolled in the Conservation Reserve Program and receives an annual payment of \$5,000.00. Real estate taxes are \$667.00 annually and all mineral rights owned by the Seller shall convey.

The property is offered for sale for \$600,000.00 or \$2,500.00 per acre. Any questions concerning this offering or to schedule a property tour should be directed to Jeryl Jones (mobile: 870-672-1365 | office: 501-374-3411) of Lile Real Estate, Inc.

PROPERTY OUTLINE

Location: Beebe, Arkansas; White County; Central Region of Arkansas

Mileage Chart

Beebe, AR	3.5 miles
Cabot, AR	14 miles
Searcy, AR	20 miles
Conway, AR	40 miles
Little Rock, AR	40 miles

Access: The property has excellent access via Arkansas Highway 267.

Acreage: 240 (+/-) Total Acres

Recreation: Excellent deer and turkey hunting.

Features: Gated access
1/2 mile of Arkansas Highway 267 frontage
1 mile from Cypress Bayou Wildlife Management Area
1/2 common boundary on the south with a large parcel of property managed for trophy deer and turkey.
Fenced boundaries on the north and east
Good road network
Food plot clearings and shooting lanes in place
32' camping trailer
24' lockable steel storage container
4 new tower deer stands and 4 bow stands
4 wildlife feeders

CRP Payment: \$5,000.00

Mineral Rights: All mineral rights owned by the Seller shall convey to the Buyer.

Real Estate Taxes: \$667.00 (estimated 2011)

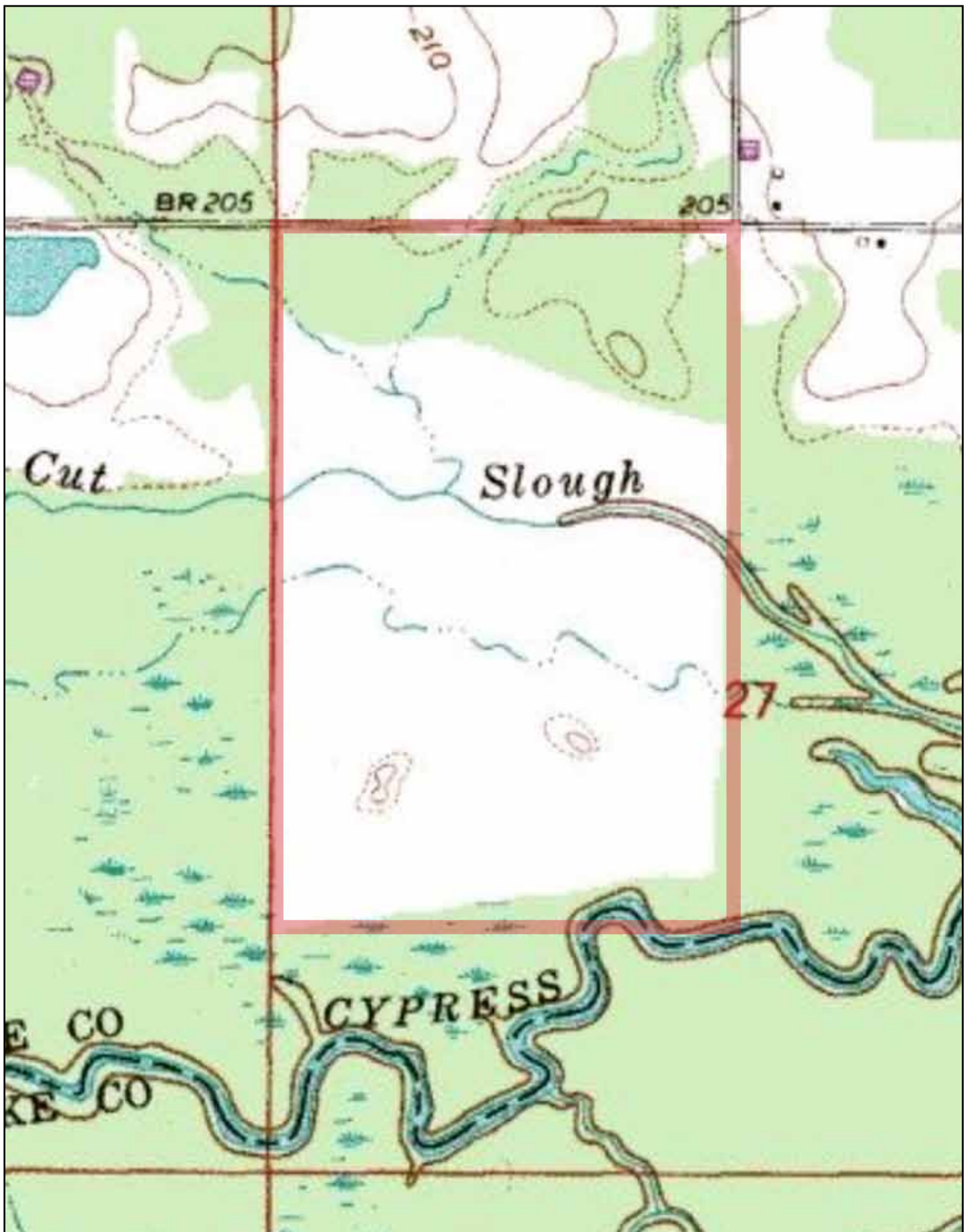
Offering Price: \$600,000.00 (\$2,500.00 per acre)

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AERIAL VIEW



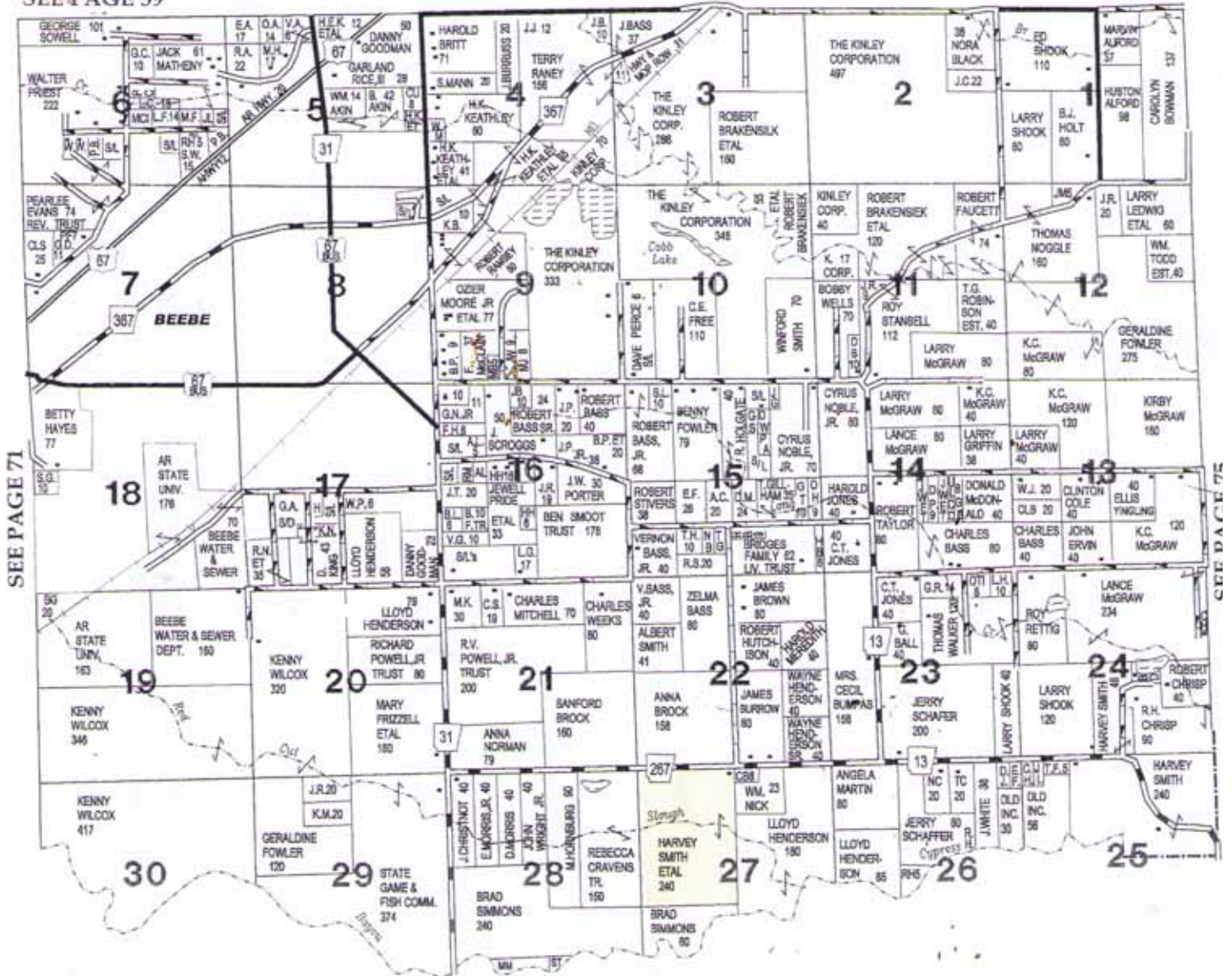
TOPOGRAPHICAL MAP



PLAT MAP

TOWNSHIP 5N • RANGE 8W

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LONOKE COUNTY













NOTES

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