



OFFERED FOR SALE

## 40-ACRE DUCK HUNTING TRACT

*A recreational investment opportunity.*

40 (+/-) total acres • Lee County, Arkansas

OFFERED BY



AGRICULTURE RECREATION TIMBERLAND  
TRADITIONAL BROKERAGE + SEALED BIDS + CONSULTING

LICENSED IN ARKANSAS, LOUISIANA, MISSISSIPPI AND TENNESSEE



**DISCLOSURE STATEMENT**

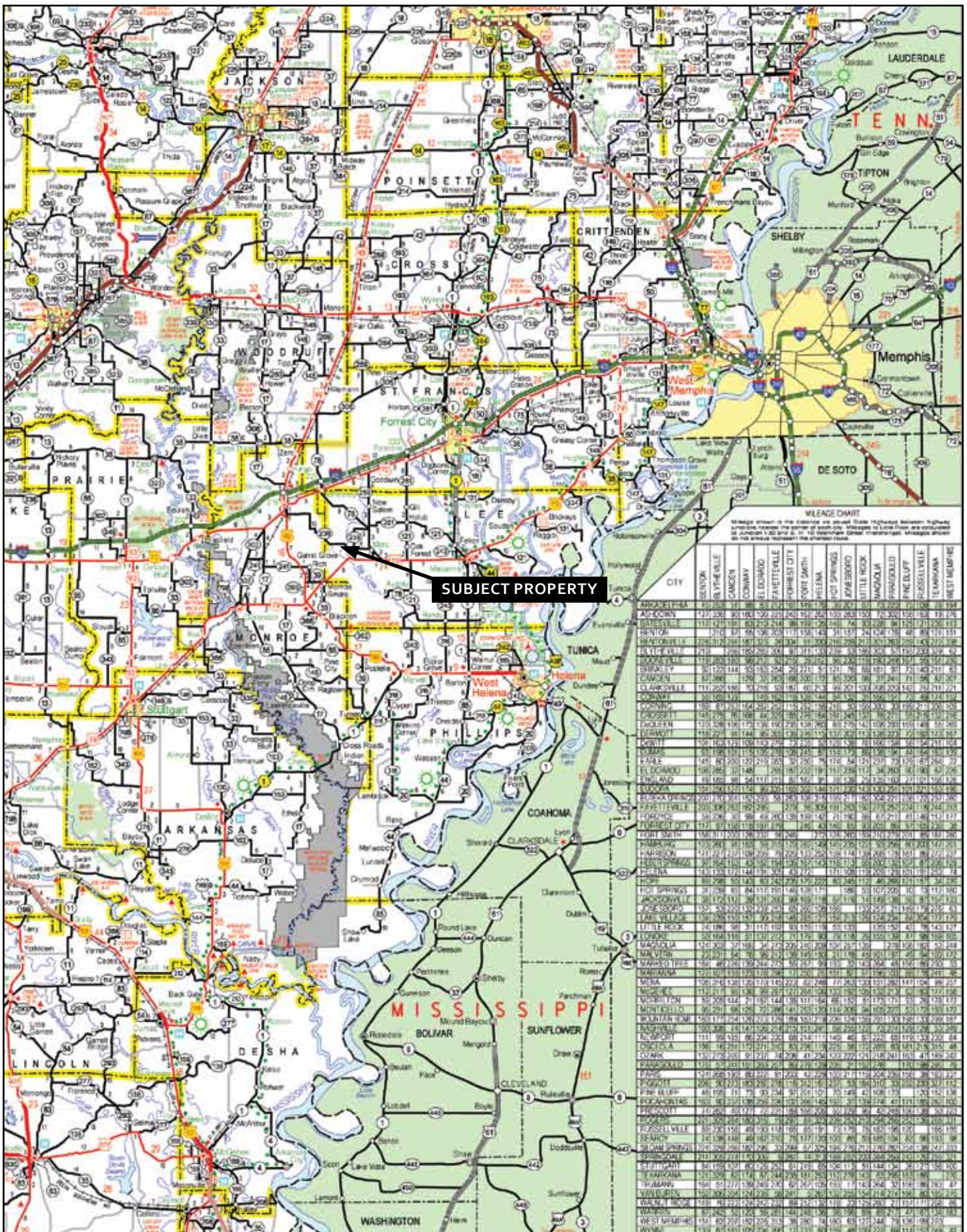
Lile Real Estate, Inc. is the listing agency for the owner of the property described within this offering brochure.

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**

<b>Description:</b>	Offered for sale is a 39 <sup>(+/-)</sup> acre tract developed for duck hunting located along the Big Creek drainage in Lee County, Arkansas near the community of Moro. The property is accessed directly from Arkansas Highway 238. The tract is impounded with habitat consisting of moist-soil and natural vegetation, with a mature stand of bottomland hardwoods. The property was specifically developed as waterfowl habitat through a United States Fish and Wildlife Service Partners Project. The property has a reputation of providing consistent duck hunting success. The topography of the field has been developed to provide maximum diversity to support a wide array of wildlife. A large pit duck blind is located in the center of the tract. There is a six (6") well for seasonal flooding, which was installed in 2006. A drainage ditch runs through the northeast corner of the property, which offers added water benefit. The property is surrounded by trees to provide a secluded setting for wildlife and hunting aesthetics. The northeast corner of the property lends itself well for the development of a quaint cabin or RV site and water and electricity are available on site.	
<b>Location:</b>	Moro, Arkansas; Lee County; East Region of Arkansas	
	<i>Mileage Chart</i> <hr/>	
	Marianna, AR	14 miles
	Brinkely, AR	16 miles
	Clarendon	23 miles
	Memphis, TN	70 miles
	Little Rock, AR	84 miles
<b>Access:</b>	Via Arkansas Highway 238 and interior roads.	
<b>Acreage:</b>	39 <sup>(+/-)</sup> Total Acres	
<b>Recreation:</b>	Primarily duck hunting with some deer hunting	
<b>Features:</b>	Cabin or RV site with electrical and water established Fully impounded Established moist-soil and natural vegetation 1 six-inch well and a large drainage ditch for additional water supply Large pit blind Easily accessed	
<b>Wtr/Min Rights:</b>	No mineral rights owned by the Seller shall convey.	
<b>Offering Price:</b>	\$120,000.00 (\$3,000.00 per acre)	
<b>Contact:</b>	Any questions concerning this offering or to schedule a property tour should be directed to Jeryl Jones (mobile: 870-672-1365) of Lile Real Estate, Inc. (office: 501-374-3411).	

# PLAT MAP

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## TOWNSHIP 2N • RANGE 1W

MONROE COUNTY

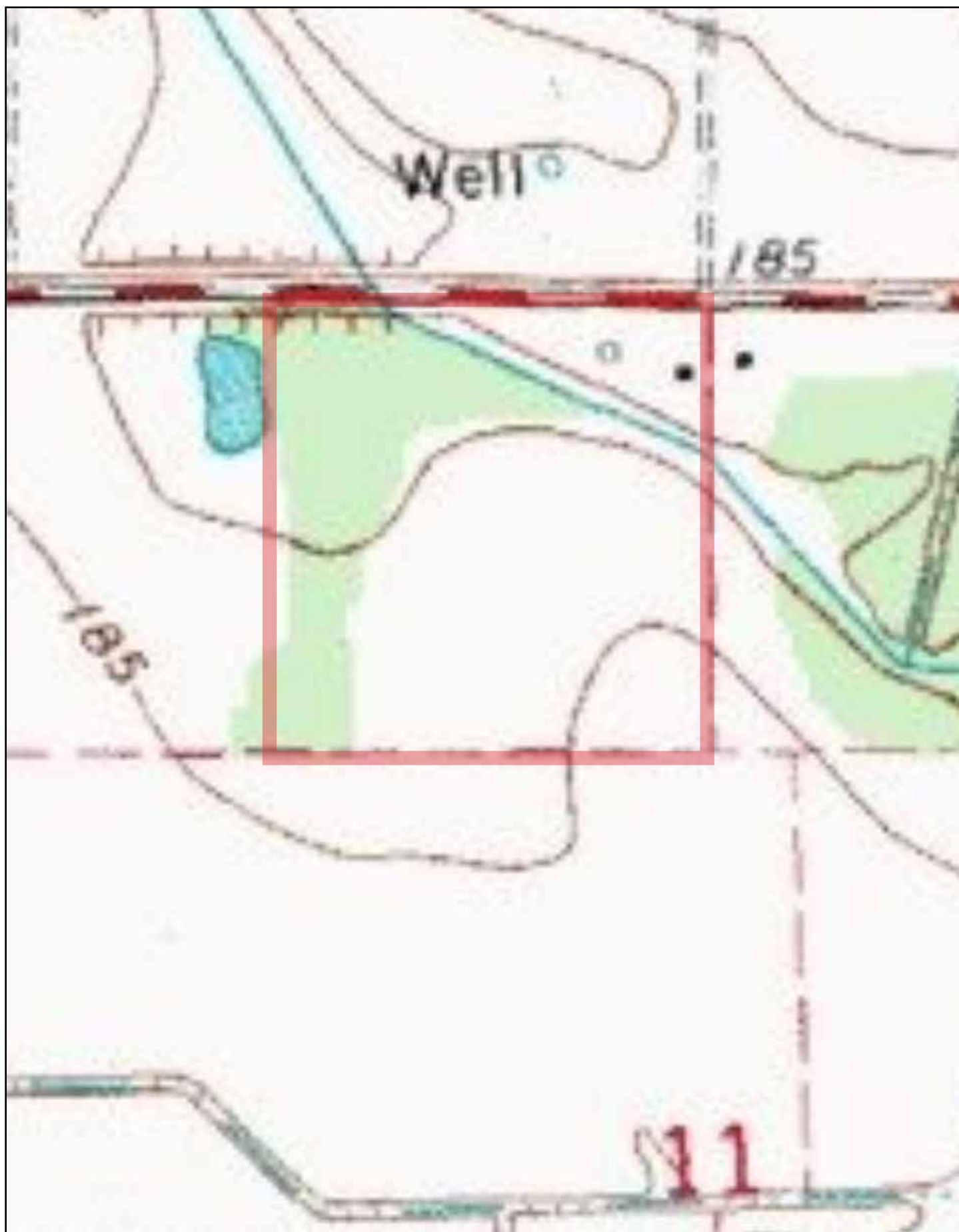


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AERIAL VIEW



# TOPOGRAPHICAL MAP

















## NOTES



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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**  
**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**

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