



OFFERED FOR SALE

CYPRESS BAYOU

A recreational investment opportunity.

1,296 (+/-) 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

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 A N D T E N N E S S E E



DISCLOSURE STATEMENT

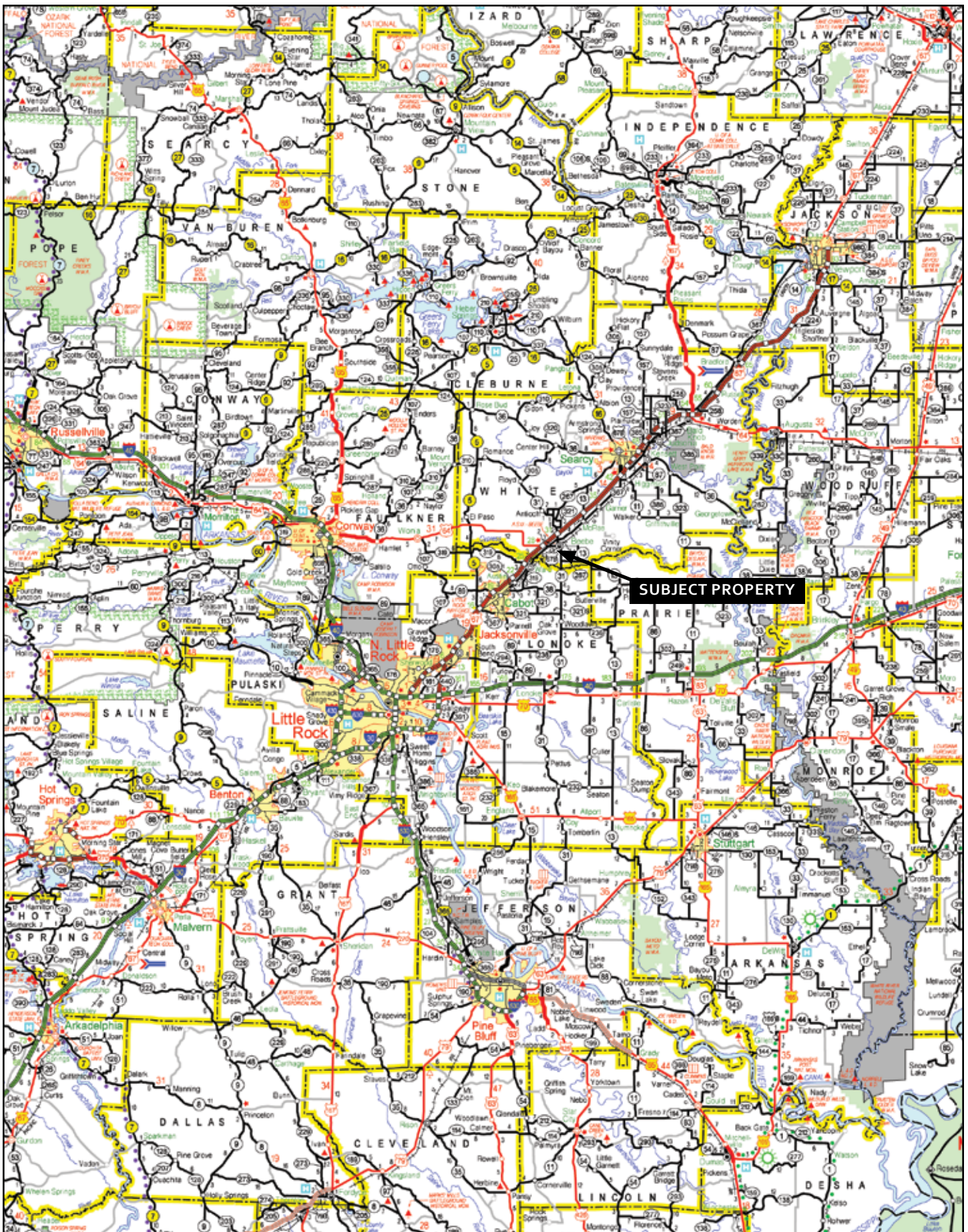
Lile Real Estate, Inc. is the listing agency for the owner of the property described within this offering brochure.

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:

Cypress Bayou is a “turn-key”, year-round, sportsman’s outing place consisting of 1,296 ^(+/-) total acres. The property is located in White County, Arkansas just south of the town of Beebe and is accessible via a private, ingress and egress road off of Lloyd Henderson Road.

67% of the land is currently in Wetlands Reserve Program (WRP) easement, which has been well maintained and extensively managed for wildlife and an additional 410.0 ^(+/-) acres are planned for future enrollment in WRP. The property has an impressive population of trophy whitetail deer and has had a professional deer management program in place by the current ownership. Additionally, there are large tracts of land bordering the property that have deer management programs in place. Excellent wild turkey, waterfowl, and dove hunting are available and there is a healthy quail population. The WRP acres are planted in millet in key areas for wintering waterfowl and all the impounded acres can be flooded via a diesel-powered re-lift situated on Cypress Bayou. Fishing for crappie, Florida bass, bream and catfish is available via a stocked lake and there are roughly 6 ^(+/-) miles of bar ditches surrounding the property, which have fish as well. The southeast border of the land connects to the state-owned Cypress Bayou Wildlife Management Area, which is easily accessed and supplies additional wildlife to the property and offers expanded hunting opportunities.

There is a 2,400 ^(+/-) square foot hunting camp, which can sleep 10 people comfortably offering four bedrooms, two bathrooms, a living area, dinning room, kitchen, utility room, and a covered deck. There is also a large shop with extended overhangs on the front and side providing ample equipment storage. A lighted deer processing station with concrete pad is available behind the shop.

The property has 10 highly developed wildlife food plots totalling 20 ^(+/-) acres and there are five box deer stands and multiple bow stands and ground blinds. Waterfowl hunting is done via seven pit blinds, two floating blinds, and two shed style bench blinds.

There is sufficient equipment available such as a cab tractor and implements for managing the property. The equipment is not included in the this offering, however the Sellers are open to negotiation on the equipment.

This is a very unique and rare opportunity to own a highly developed, wildlife rich, hunting and fishing property for all-season recreational use for the entertainment of family and friends. It lends itself extremely well for the development of a membership based hunting and fishing club.

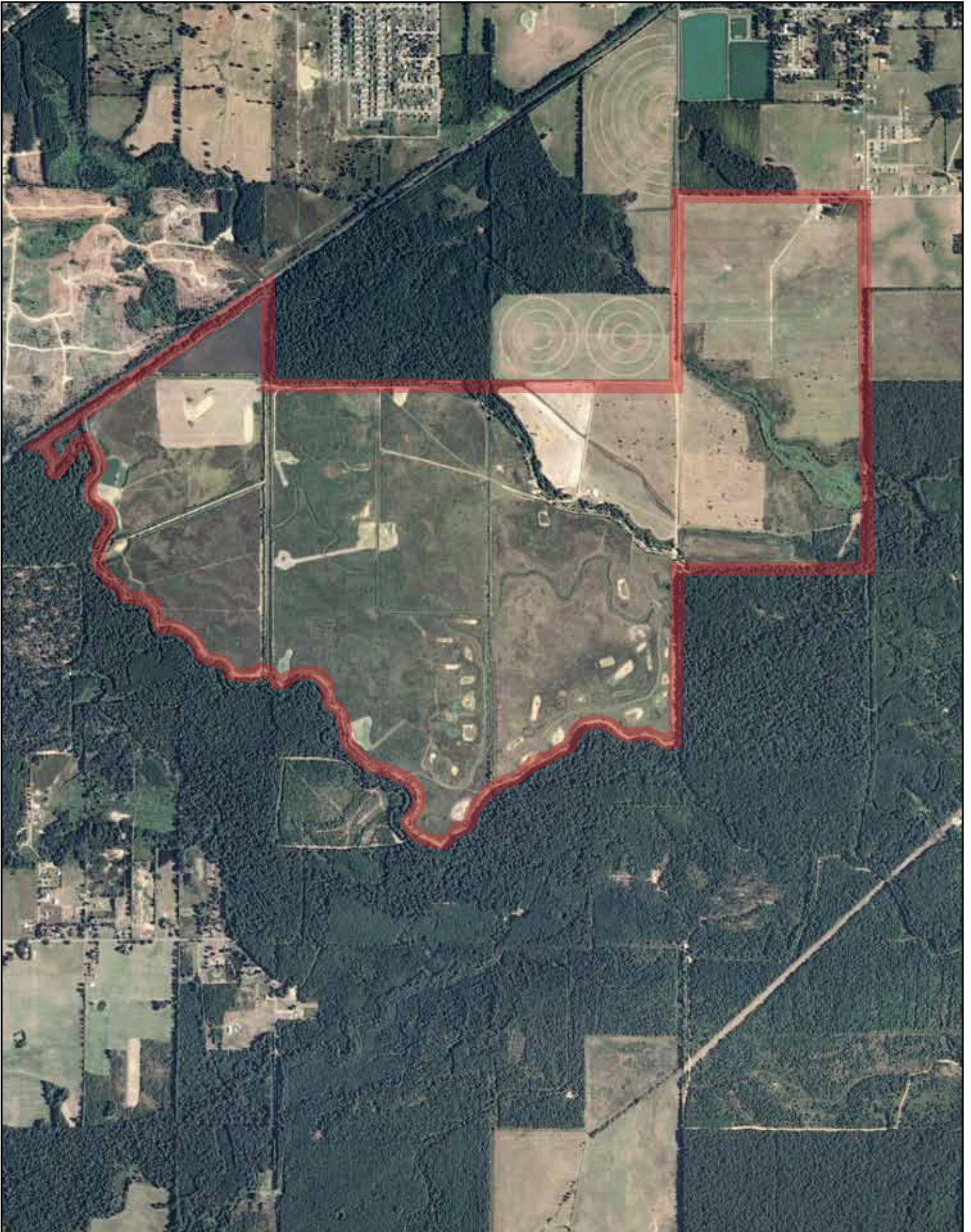
This land package is offered for sale for \$3,239,900.00 or \$2,500.00 per acre. Any questions concerning this offering or to schedule a property tour should be directed to Joel Whicker (mobile: 501-658-0658) or (office: 501-374-3411) of Lile Real Estate, Inc.

SERIOUS INQUIRIES ONLY PLEASE.

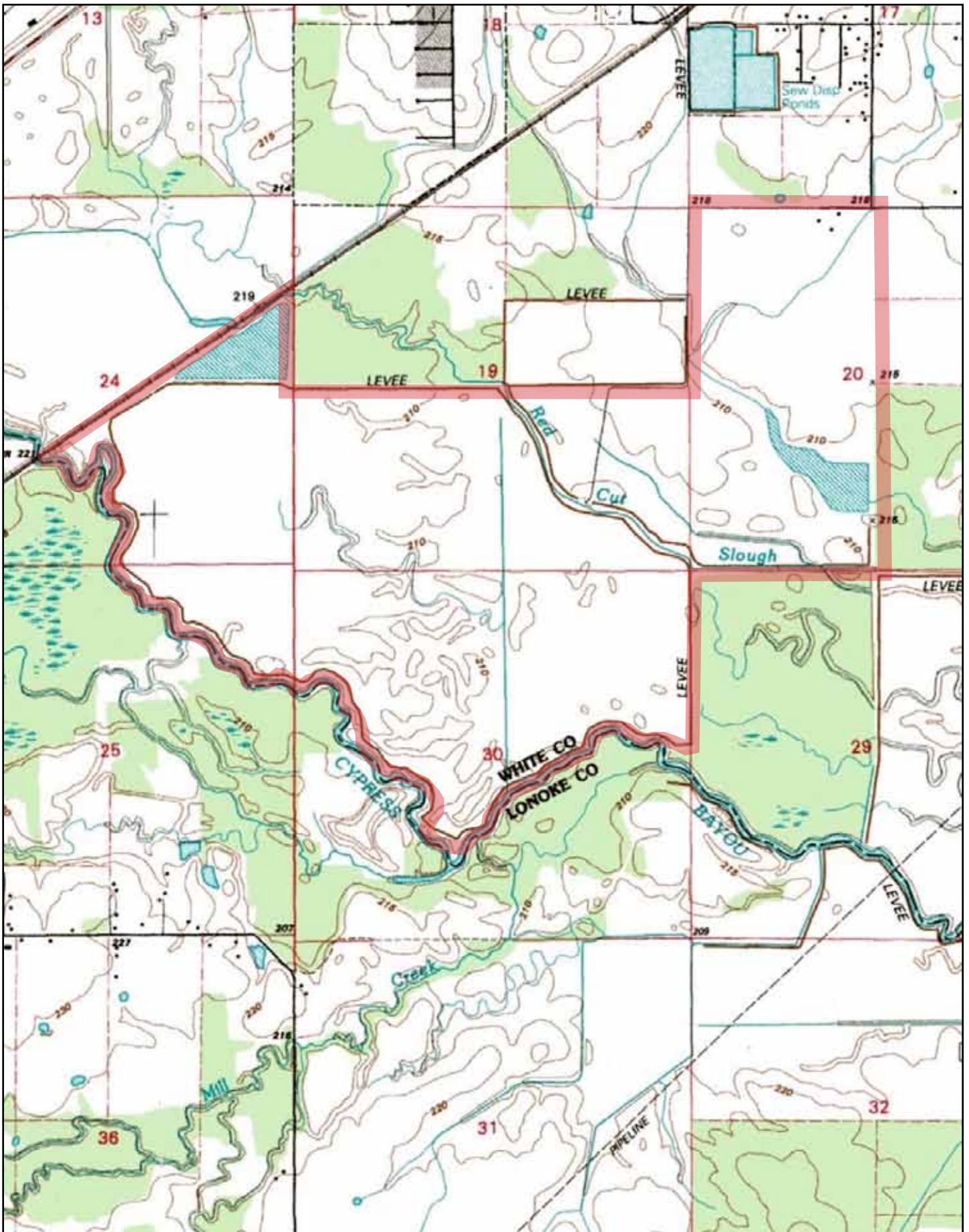
PROPERTY OUTLINE

Location:	Beebe, Arkansas; White County; Central Region of Arkansas <u>Mileage Chart</u> <hr/> <table><tr><td>Searcy, AR</td><td>16 miles</td></tr><tr><td>Little Rock, AR</td><td>35 miles</td></tr><tr><td>Conway, AR</td><td>36 miles</td></tr></table>	Searcy, AR	16 miles	Little Rock, AR	35 miles	Conway, AR	36 miles	
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Little Rock, AR	35 miles							
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Access:	The property has excellent one way in and out access via Lloyd Henderson Road.							
Acreage:	<u>1,296 ^(+/-) Total Acres</u> <hr/> <u>Acreage Breakdown</u> <hr/> <table><tr><td>873 ^(+/-) acres (67%) enrolled in Wetlands Reserve Program (WRP) easement</td></tr><tr><td>- 23 ^(+/-) acres in lake</td></tr><tr><td>- 18 ^(+/-) acres in marsh</td></tr><tr><td>410.0 ^(+/-) acres (29%) planned for WRP development</td></tr><tr><td>- note: If the WRP contract is executed prior to the property being sold the selling price will be prorated in accord with the WRP payment.</td></tr><tr><td>5 ^(+/-) acres (1%) in equipment shop and lodge site</td></tr><tr><td>8 ^(+/-) acres (1%) in other</td></tr></table>	873 ^(+/-) acres (67%) enrolled in Wetlands Reserve Program (WRP) easement	- 23 ^(+/-) acres in lake	- 18 ^(+/-) acres in marsh	410.0 ^(+/-) acres (29%) planned for WRP development	- note: If the WRP contract is executed prior to the property being sold the selling price will be prorated in accord with the WRP payment.	5 ^(+/-) acres (1%) in equipment shop and lodge site	8 ^(+/-) acres (1%) in other
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Recreation:	Excellent deer, turkey and duck hunting along with stocked lake fishing.							
Features:	897 ^(+/-) acres enrolled in WRP acres are moist-soil impoundments and can be flooded via re-lift. 1 diesel powered re-lift located on Cypress Bayou capable of suppling water to all impounded acres for seasonal flooding for waterfowl habitat. 415 acres are not enrolled in WRP, however are planned for development. These acres are currently in pasture land. 10 highly developed wildlife food plots totalling 20 ^(+/-) acres. 5 box deer stands and multiple bow stands and ground blinds. 7 pit blinds (4, 12' 3, 16') for duck hunting, two floating blinds and two shed style bench blinds. 2,400 ^(+/-) square foot (30' x 80') camp house - 16' x 16' covered deck - Portable carport - 4 bedrooms (set up to comfortably sleep 10 people) - 2 full baths - Utility room - Living room - Dinning room - Kitchen 40' x 60' enclosed shop with 20' front and side shed over hang. Lighted deer skinning rack with concrete pad (wire and plumbed) for walk in cooler. 2 stocked fishing lakes. Gated access.							
Wtr/Min Rights:	No mineral rights shall convey.							
Real Estate Taxes:	\$4,678.05 (estimated 2011)							
Offering Price:	\$3,239,900.00 (\$2,500.00 per acre)							
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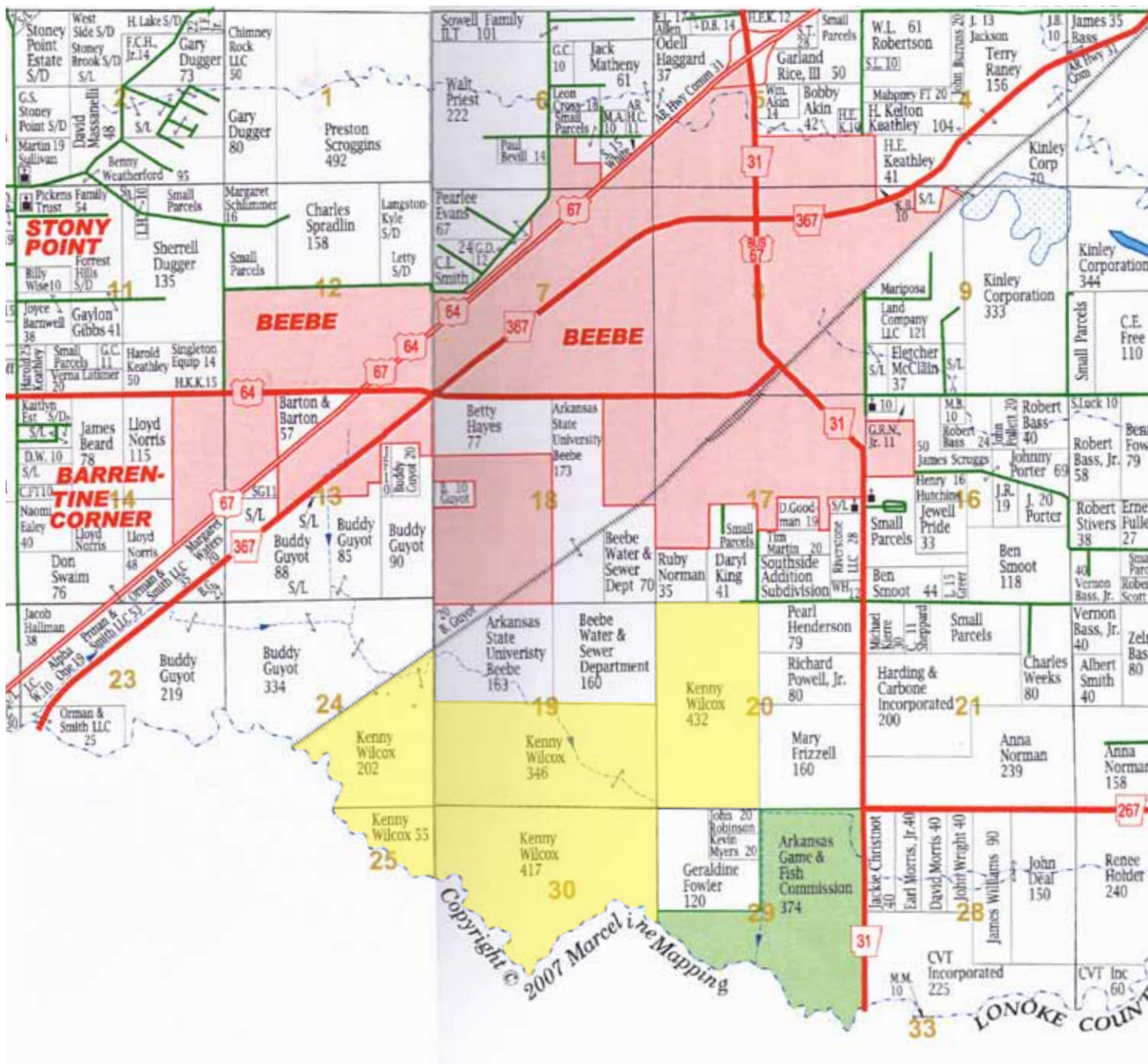
AERIAL VIEW



TOPOGRAPHICAL MAP



PLAT MAP





























































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LILE REAL ESTATE, INC.
401 AUTUMN ROAD LITTLE ROCK, AR 72211
501 374 3411 (office) 501 374 0609 (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
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