



OFFERED FOR SALE

BIG BAYOU METO CAMP TRACT

A Recreational and Development Investment Opportunity

8.62 (+/-) Total Acres • Arkansas 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

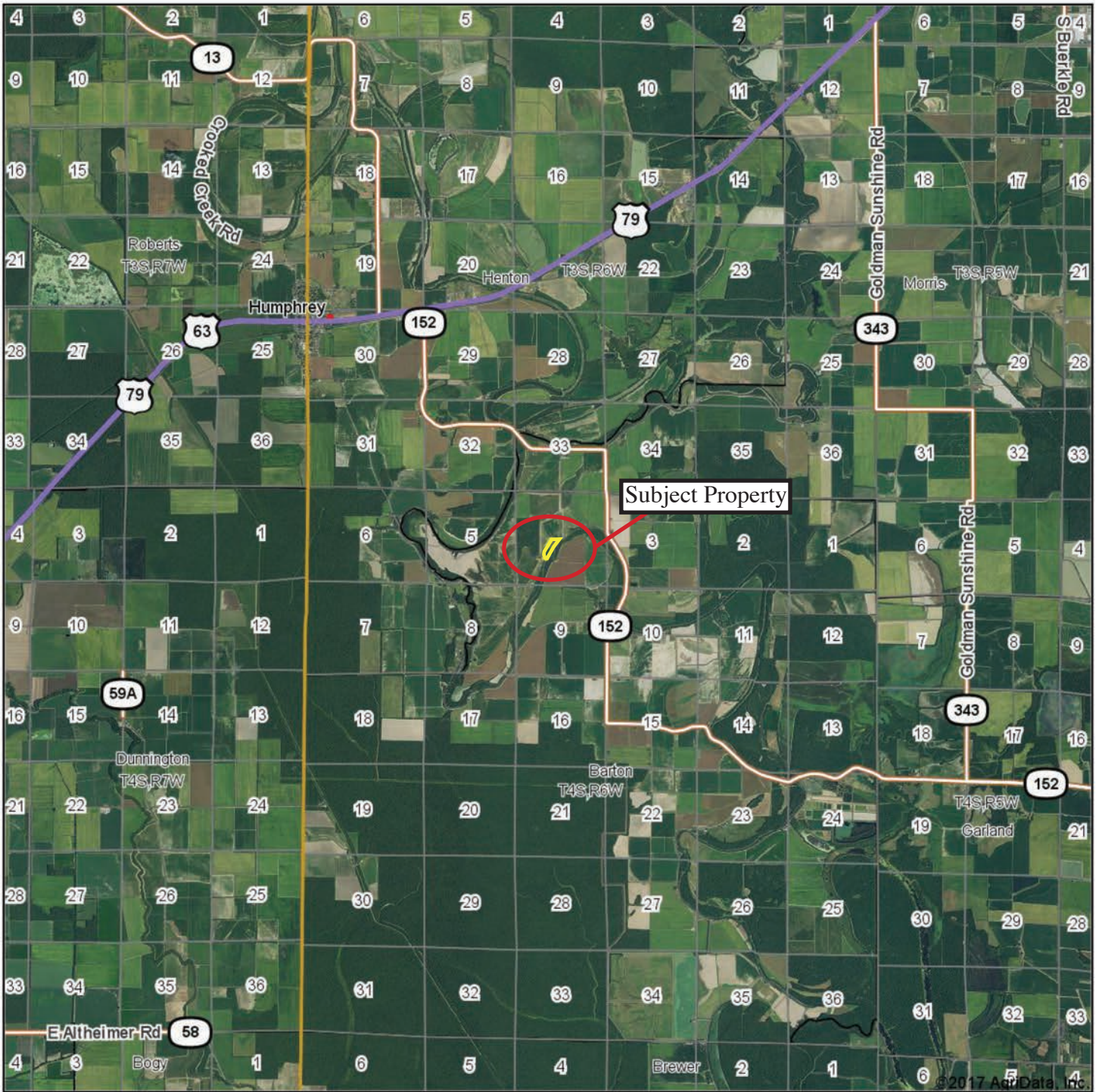
Lile Real Estate, Inc. is the listing agency for the owner of the property described within this offering brochure.

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 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



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Maps Provided By:



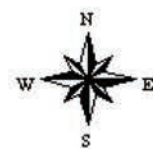
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map center: 34° 23' 6.21, -91° 39' 38.04

0ft 9098ft 18196ft

4-4S-6W
Arkansas County
Arkansas



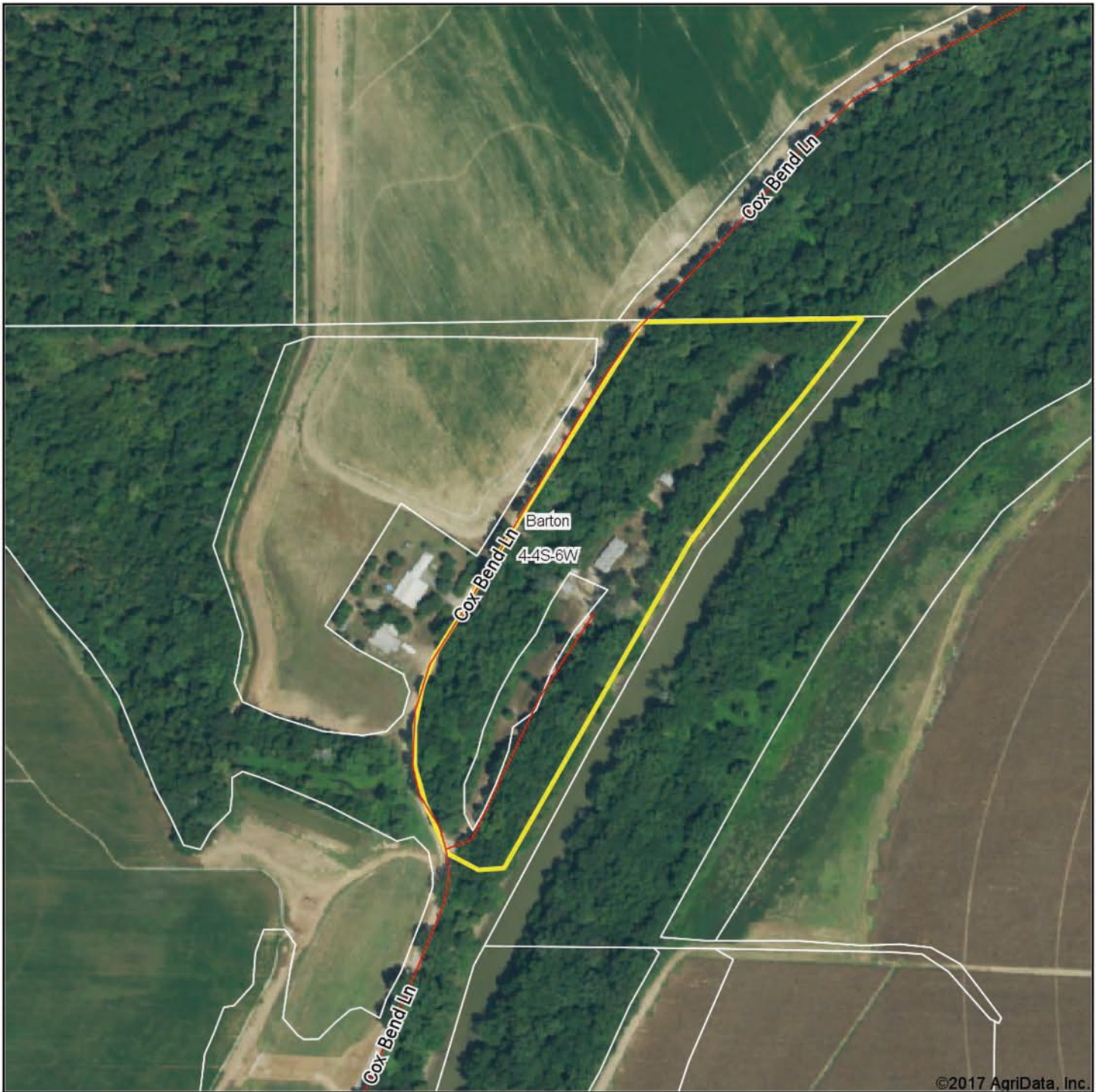
6/1/2017

Field borders provided by Farm Service Agency as of 5/21/2008.

PROPERTY SUMMARY

Description:	The Big Bayou Meto Camp Tract consists of 8.62 +/- acres offering an excellent opportunity to build a singular, or multiple camps on the banks of Big Bayou Meto with close proximity to the Bayou Meto Wildlife Management area. More specifically the property is within easy driving distance of the Tipton Boat ramp, Halowell observation tower & boat ramp, and both Lower and Upper Vallier access points. The property is located just off Arkansas State Highway 152 on Cox Bend Lane. Historically, the owner has leased the land out and the current lessee will entertain offers on the mobile home that is currently located on the premises. This secluded and private acreage along Big Bayou Meto is offered for sale for \$92,000.00.	
Location:	Humphrey, Arkansas; Arkansas County; Southeast Region of Arkansas	
	Mileage Chart	
	Clarendon/White River Access	35 miles
	Stuttgart	15 miles
	Little Rock	58 miles
	Memphis	129 miles
Acreage:	8.62 +/- acres	
Access:	Cox Bend Lane	
Real Estate Taxes:	\$28.00 (Estimated)	
Utilities:	Grand Prairie water & electricity available.	
Mineral Rights:	All mineral rights owned by the Seller (if any) shall convey to the Buyer.	
Recreation:	The property offers an excellent opportunity to build a singular, or multiple camps on the banks of Bayou Meto, and have close proximity to the famous Bayou Meto Wildlife Management Area.	
	Fishing opportunities exist in Big Bayou Meto.	
Offering Price:	\$92,000.00	
Contact:	Any questions concerning this offering, or to schedule a property tour should be directed to Gar Lile, or Gardner Lile (office: 501-374-3411) of Lile Real Estate, Inc.	

AERIAL MAP



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surety
CUSTOMIZED ONLINE MAPPING

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map center: 34° 23' 6.39, -91° 39' 38.44

0ft 308ft 617ft

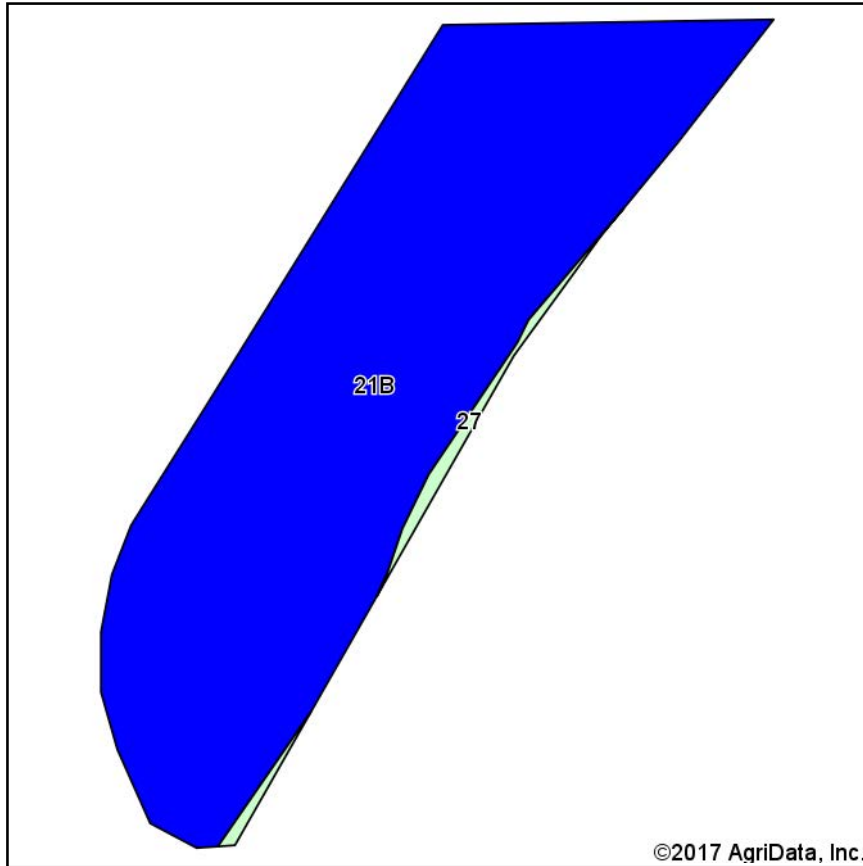
4-4S-6W
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Arkansas



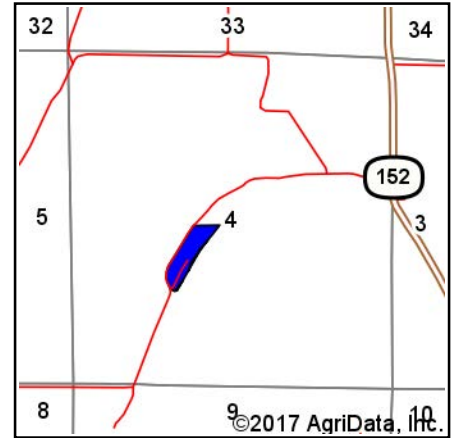
6/1/2017

Field borders provided by Farm Service Agency as of 5/21/2008.

SOIL MAP



Soils data provided by USDA and NRCS.



State: **Arkansas**
 County: **Arkansas**
 Location: **4-4S-6W**
 Township: **Barton**

Date: **6/1/2017**



Maps Provided By:



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Area Symbol: AR001, Soil Area Version: 19

Code	Soil Description	Acres	Percent of field	Non-Irr Class Legend	Non-Irr Class *c	Common bermudagrass	Corn	Cotton lint	Grain sorghum	Improved bermudagrass	Soybeans	Wheat
21B	Rilla silt loam, 1 to 3 percent slopes	8.31	97.9%		Ile	7.5	95	900	95	13.5	40	60
27	Water	0.18	2.1%									
Weighted Average						7.3	93	880.9	93	13.2	39.2	58.7

*c: Using Capabilities Class Dominant Condition Aggregation Method

Soils data provided by USDA and NRCS.

TOPOGRAPHY MAP

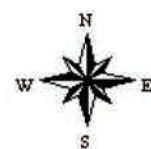


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Field borders provided by Farm Service Agency as of 5/21/2008.





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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

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