



OFFERED FOR SALE

OLD RIVER CAMP

No Detail Overlooked

5.0 (+/-) Total Acres • Jefferson 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

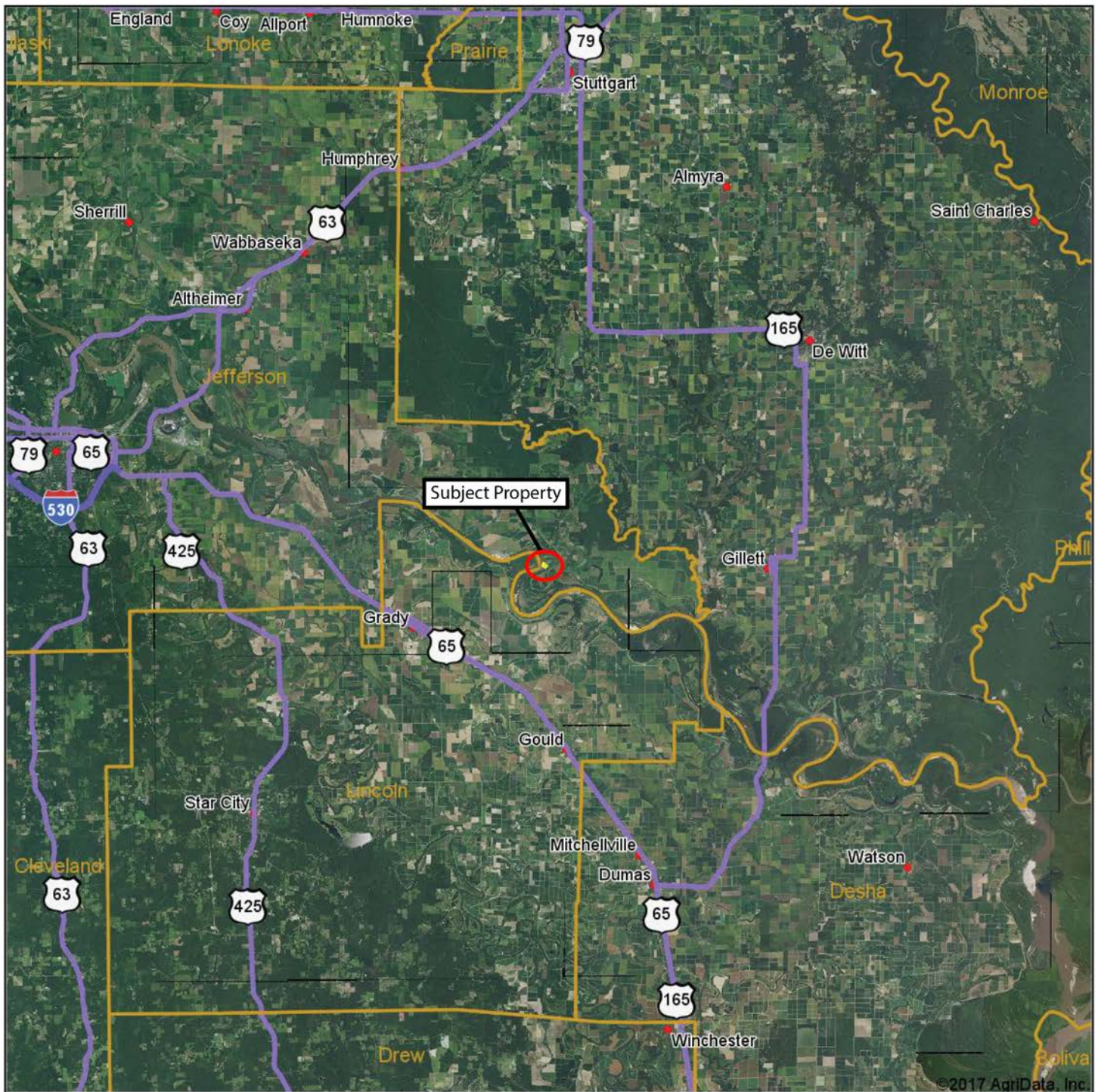
Lile Real Estate, Inc. is the listing agency for the owner of the property described within this offering brochure.

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.

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VICINITY MAP I



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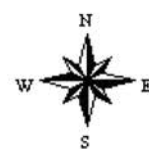
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Maps Provided By:



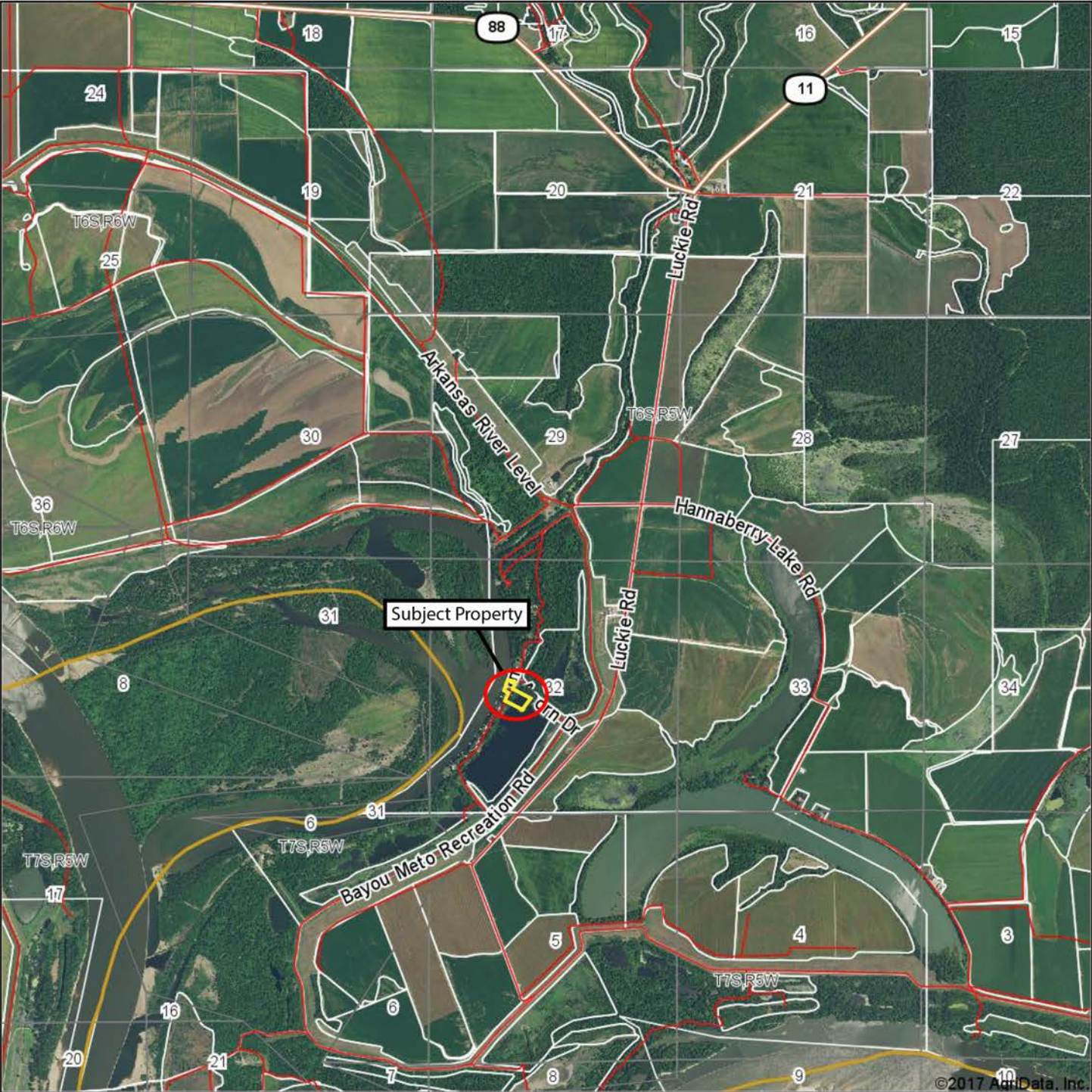
32-6S-5W
Jefferson County
Arkansas



8/28/2017

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

VICINITY MAP II



Maps Provided By:



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map center: 34° 8' 9.38, -91° 34' 33.53

0ft 3330ft 6660ft

29-6S-5W
Jefferson County
Arkansas



8/28/2017

PROPERTY SUMMARY

Description:

The Old River Camp features a 3 bedroom / 2 bathroom, 2,900 +/- sqft. custom built lodge resting on 5.0 +/- acres along the banks of the old river channel. No detail was overlooked in the construction of this lodge on steel beam stilts, from the solid wood paneled walls and ceilings to the open style commercial grade kitchen and living area. There is a sunroom located just off the kitchen that offers stellar views of the old river channel. Next to the carport, and connected to the lodge is a 22' x 24' covered deer skinning / fish cleaning station. There is an 800 +/- sqft. shop that has 3 rollup doors that provides great storage for boats, and hunting equipment, as well as a 600 +/- sqft. shed that is ideal for tractor storage.

The Bayou Meto Wildlife Management Area is located just north of the property, and more specifically the lodge has close proximity to the Wrape, Cannon Brake, and Long Pond access points. The Bayou Meto Wildlife Management Area is considered one the world's best public hunting grounds for mallard ducks and offers tremendous opportunity for the whitetail bow hunter. In addition to the duck hunting opportunities on Bayou Meto, the surrounding area offers potential leases for waterfowl and deer hunting. The old river channel itself offers great fishing opportunities and a venue for water sports in the summer months. The lodge also features a "dumb waiter" elevator that makes getting the house supplies and groceries up to the elevated living quarters almost effortless. With a short boat ride from the private one slip dock you can also be on the main channel of the Arkansas River in just a few minutes which also offers outstanding fishing. The property has great access on Acorn Drive. This very high quality, no item overlooked lodge is offered for sale for \$420,000.00. For more information, or to schedule a property tour, please contact Gar Lile, or Gardner Lile of Lile Real Estate, Inc. at 501-374-3411.

Location:

Reydel, Arkansas; Jefferson County; Southeast Region of Arkansas

Mileage Chart

Stuttgart	29 miles
Pine Bluff	39 miles
Little Rock	83 miles

Acreage:

5.0 +/- acres

Access:

Acorn Drive

Improvements:

2,900 +/- sqft. lodge on stilts

- Central heat and air
- Metal exterior construction
- Constructed on 6" x 6" square steel beams and piers
- Open concept living area
- Surround sound in great room

PROPERTY SUMMARY

Improvements (cont.):

- Commercial kitchen
 - Stove top with griddle and matching vent-a-hood
 - Microwave
 - Dishwasher
 - Refrigerator
 - Ice maker
- Ceramic tile throughout with exception of the bedrooms
- Master bathroom with marble floor
- Sunroom
- Ceiling fans throughout
- Can lighting
- Solid wood paneling, ceilings and doors
- Tornado shelter
- Kohler stand-alone generator that powers the whole cabin
- 30' x 30' carport with electricity
- 22' x 24' deer skinning / fish cleaning area

One slip private boat dock

40' x 40' Shop

- 3 roll up doors
- Central heat and air
- Double entry door

Real Estate Taxes:

\$725 (Estimated)

Mineral Rights:

All mineral rights owned by the Seller (if any) shall convey to the Buyer.

Recreation:

The lodge has close proximity to the Bayou Meto Wildlife Management Area which offers incredible mallard duck hunting, and whitetail archery hunting. Access to both the old river channel and the Arkansas River provide ample fishing and water sports opportunities.

Offering Price:

\$420,000.00

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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CUSTOMIZED ONLINE MAPPING

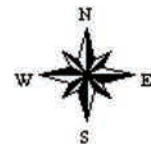
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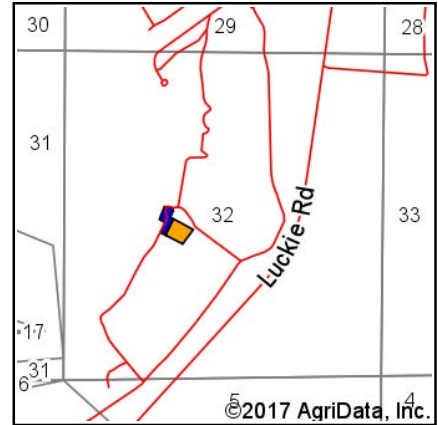
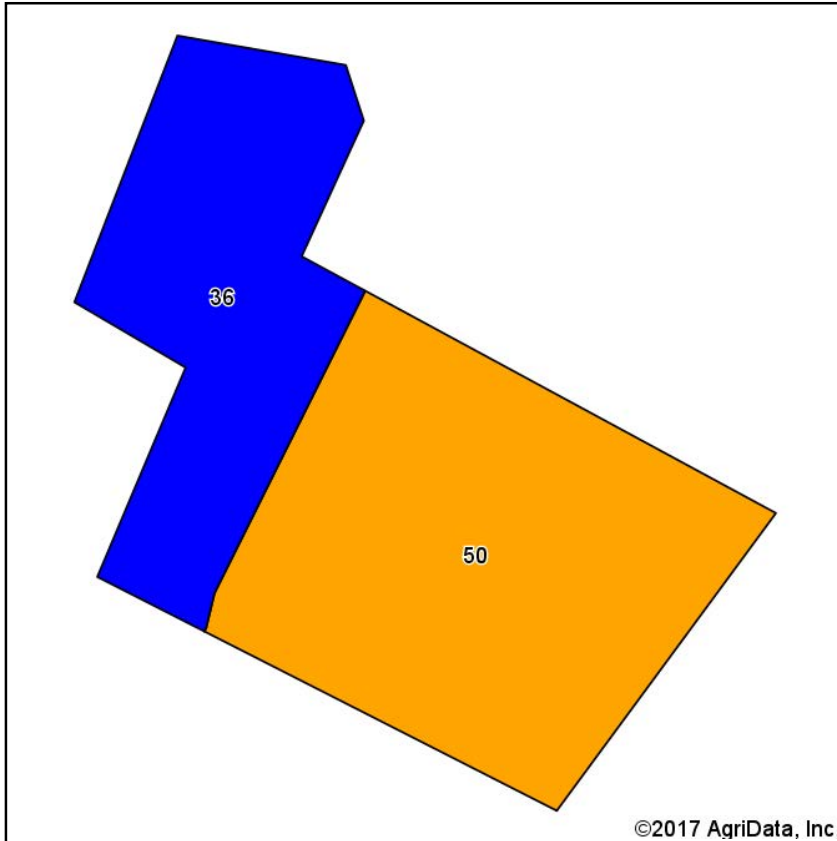
32-6S-5W
Jefferson County
Arkansas

0ft 262ft 525ft



8/28/2017

SOIL MAP



State: **Arkansas**
 County: **Jefferson**
 Location: **32-6S-5W**
 Township: **Villemont**

Date: **8/28/2017**



Maps Provided By



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 CUSTOMIZED ONLINE MAPPING

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Soils data provided by USDA and NRCS.

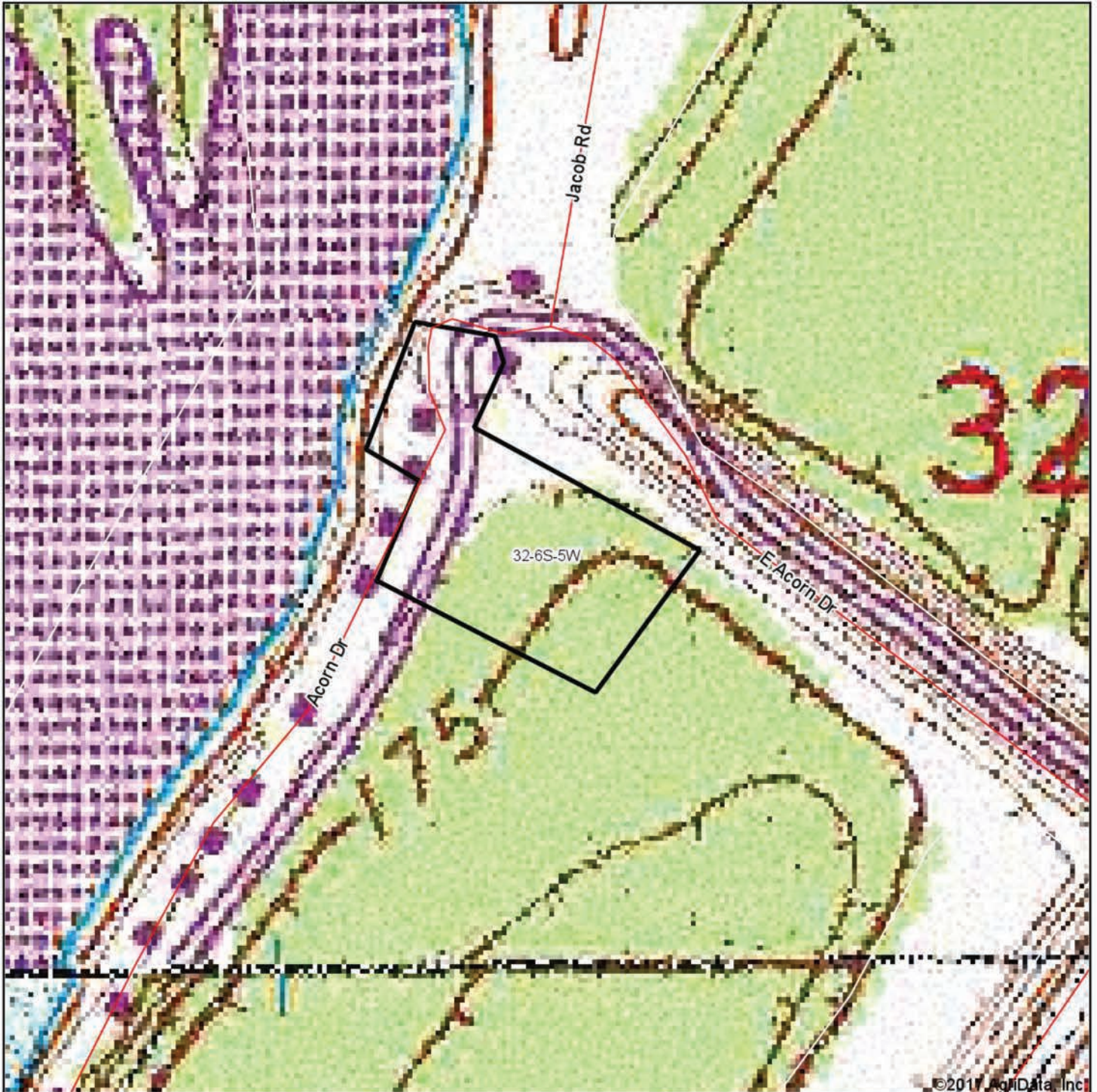
Area Symbol: AR660, Soil Area Version: 14

Code	Soil Description	Acres	Percent of field	Non-Irr Class Legend	Non-Irr Class *c	Common bermudagrass	Cotton lint	Improved bermudagrass	Rice Irrigated	Soybeans
50	Wabbaseka-Latanier complex, occasionally flooded	2.40	61.9%		IIIw	6	700		130	35
36	Roxana silt loam, occasionally flooded	1.48	38.1%		IIw	8.5		15.5		35
Weighted Average						7	433	5.9	80.4	35

*c: Using Capabilities Class Dominant Condition Aggregation Method

Soils data provided by USDA and NRCS.

TOPOGRAPHY MAP



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32-6S-5W
Jefferson County
Arkansas

0ft 262ft 525ft



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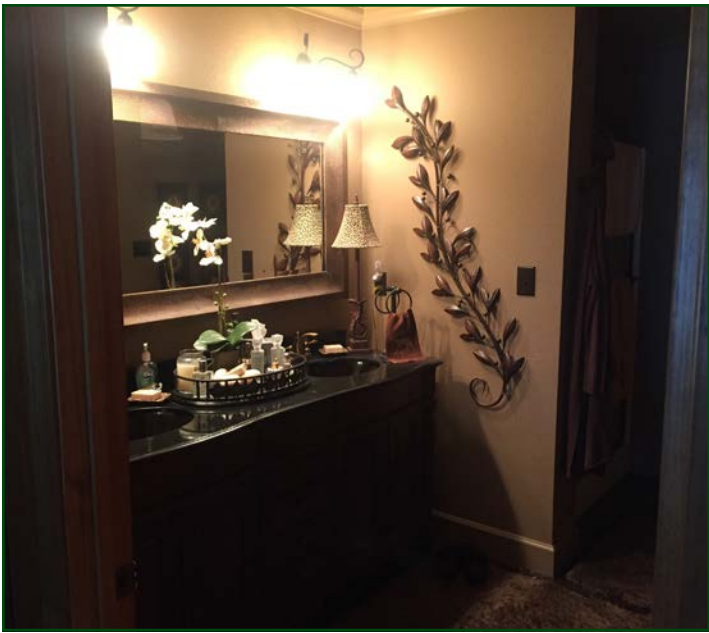


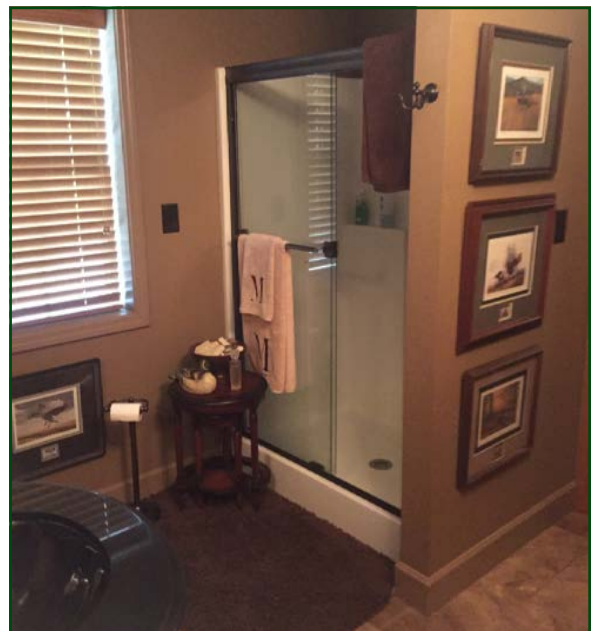
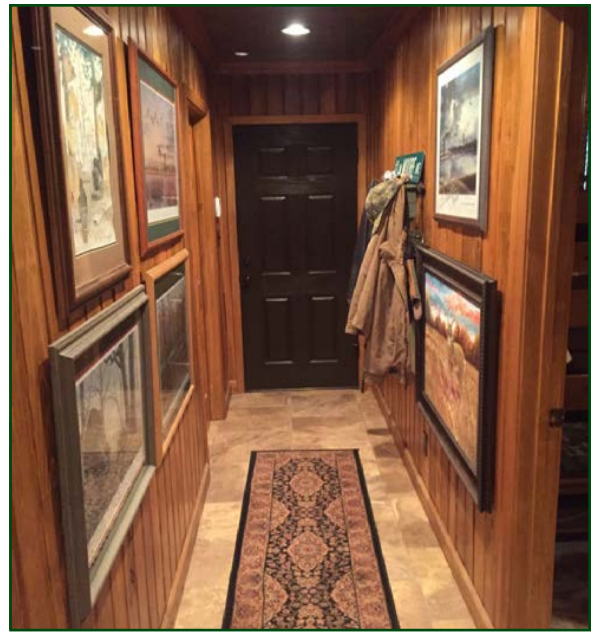
















NOTES



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

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