



OFFERED FOR SALE

DELTA RIVERBEND

A recreational investment opportunity

784 ^(+/-) total acres • Desha 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

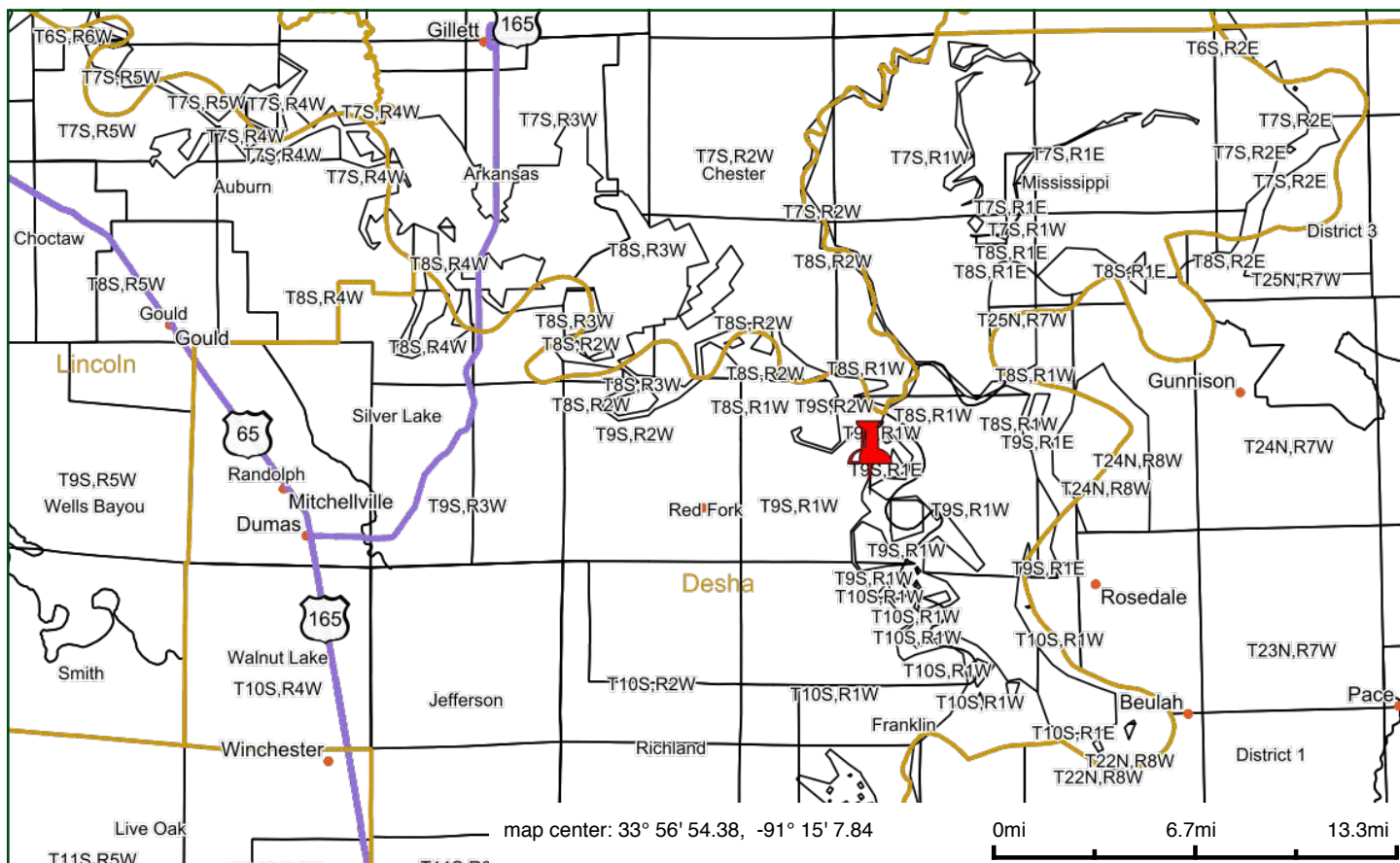
Lile Real Estate, Inc. is the listing agency for the owner of the property described within this offering brochure.

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 the property on their own. Thank you for your cooperation.

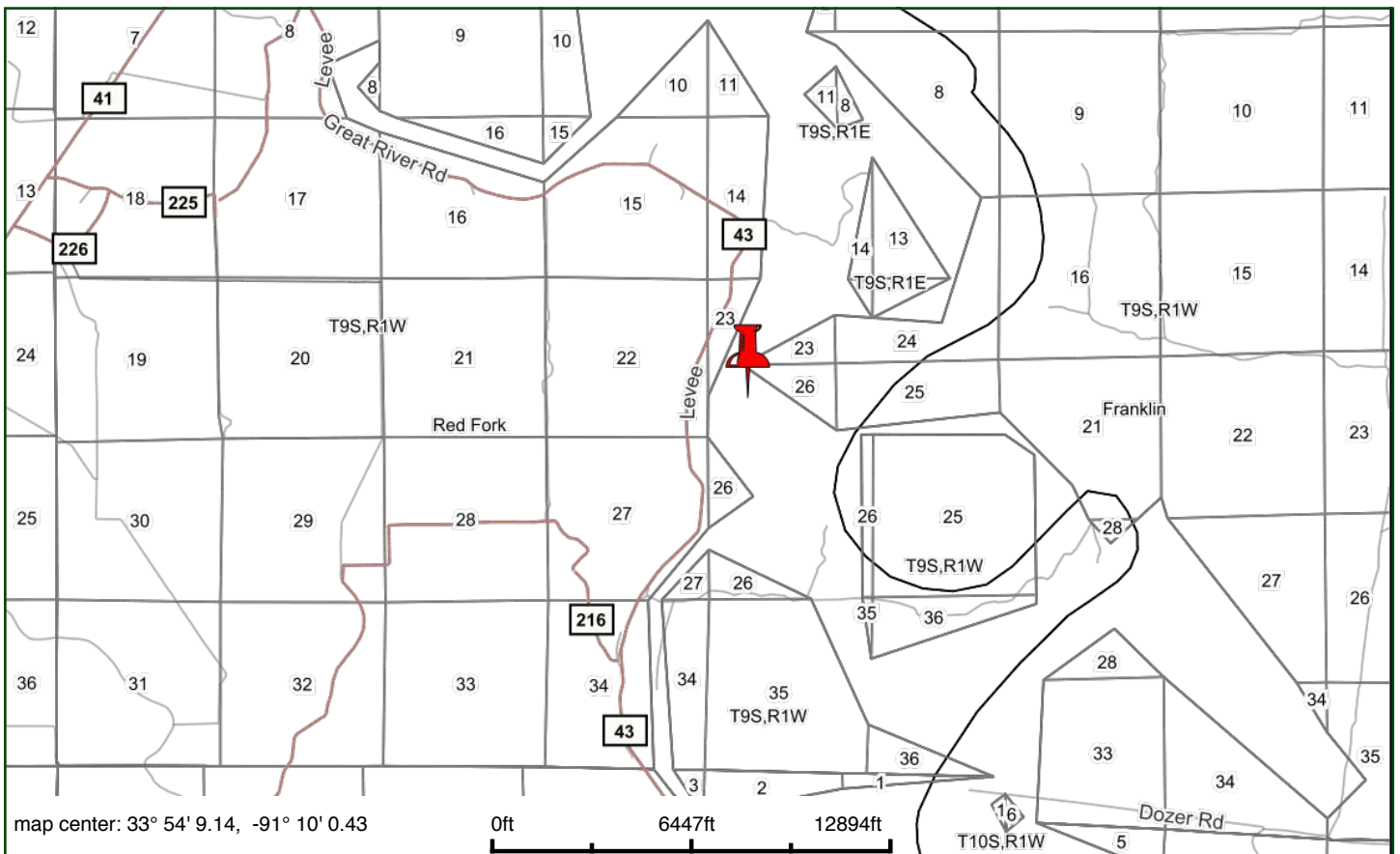
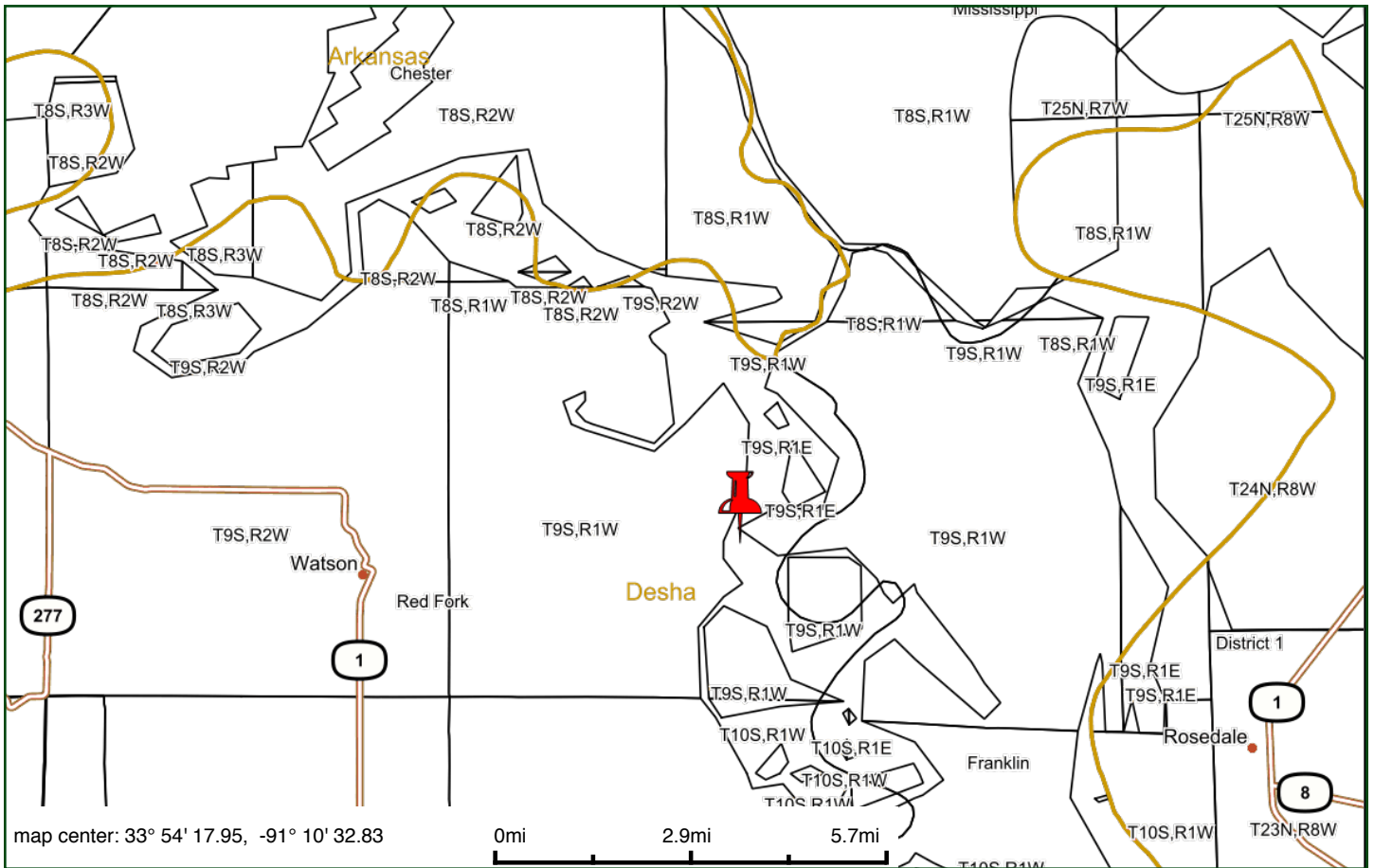
Some images shown within this offering brochure are used for representative purposes and may not have been taken on location at the subject property.

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 I & II



VICINITY MAP III & IV



VICINITY MAP V



Maps Provided By:



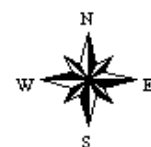
© AgriData, Inc. 2017

www.AgriDataInc.com

map center: 33° 54' 9.14, -91° 10' 0.43

0ft 6447ft 12894ft

22-9S-1W
Desha County
Arkansas



10/5/2017

PROPERTY SUMMARY

Total Acreage: 784 (+/-)

Acreage Source: Aerial depiction performed by Granderson Surveying & Mapping Inc.

Nearest Town: Watson, AR

Mileage Chart:	<i>Location</i>	<i>Distance</i>
	Watson, AR	12 miles
	Lake Village, AR	52.7 miles
	Monticello, AR	52.9 miles
	Little Rock, AR	111 miles
	Monroe, LA	127 miles
	Memphis, TN	159 miles

Latitude: 33.903168°

Longitude: -91.160946°

Features: 6 miles north from where the Arkansas and Mississippi Rivers meet.

1.8 miles of frontage along the Arkansas River.

4 miles south of the southern district of the The White River National Wildlife Refuge, which is a 160,756 acre wildlife refuge located in Desha, Monroe, Phillips, and Arkansas counties. The refuge is managed by the United States Fish and Wildlife Service. This refuge has the largest concentration of wintering mallard ducks in the Mississippi Flyway.

12 permanent deer stands, multiple food plots.

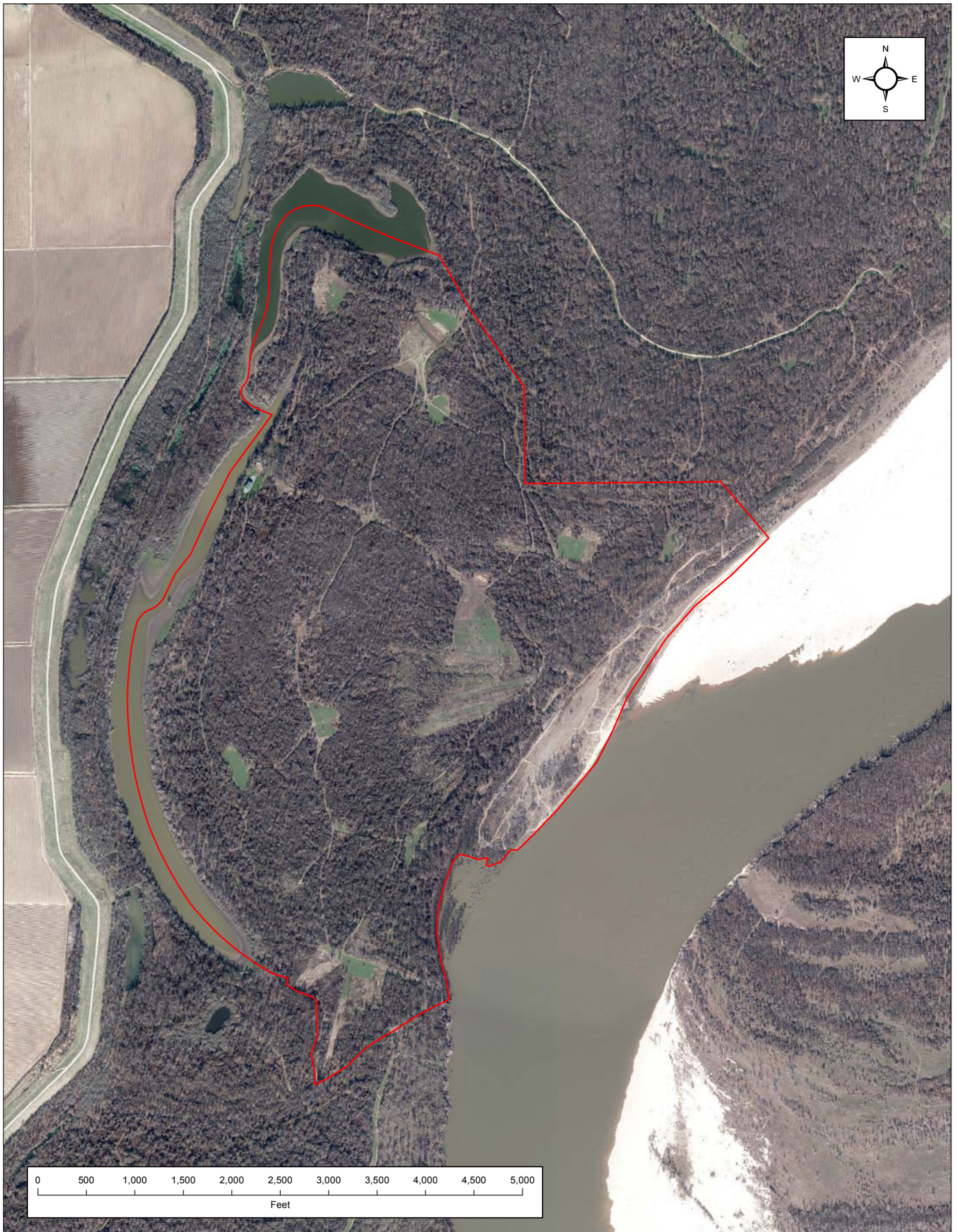
50x80 covered shed, metal roof / treated lumber framing

Timber Rights: All merchantable timber shall transfer to the Buyer, unencumbered by any timber deeds or timber management contracts.

Offering Price: \$2,352,000 (\$3,000 per acre)

Contact: Any questions concerning this offering or to schedule a property tour should be directed to Gar Lile (mobile: 501-920-7015) or Brandon Stafford (mobile: 501-416-9748) of Lile Real Estate, Inc. (office: 501-374-3411)

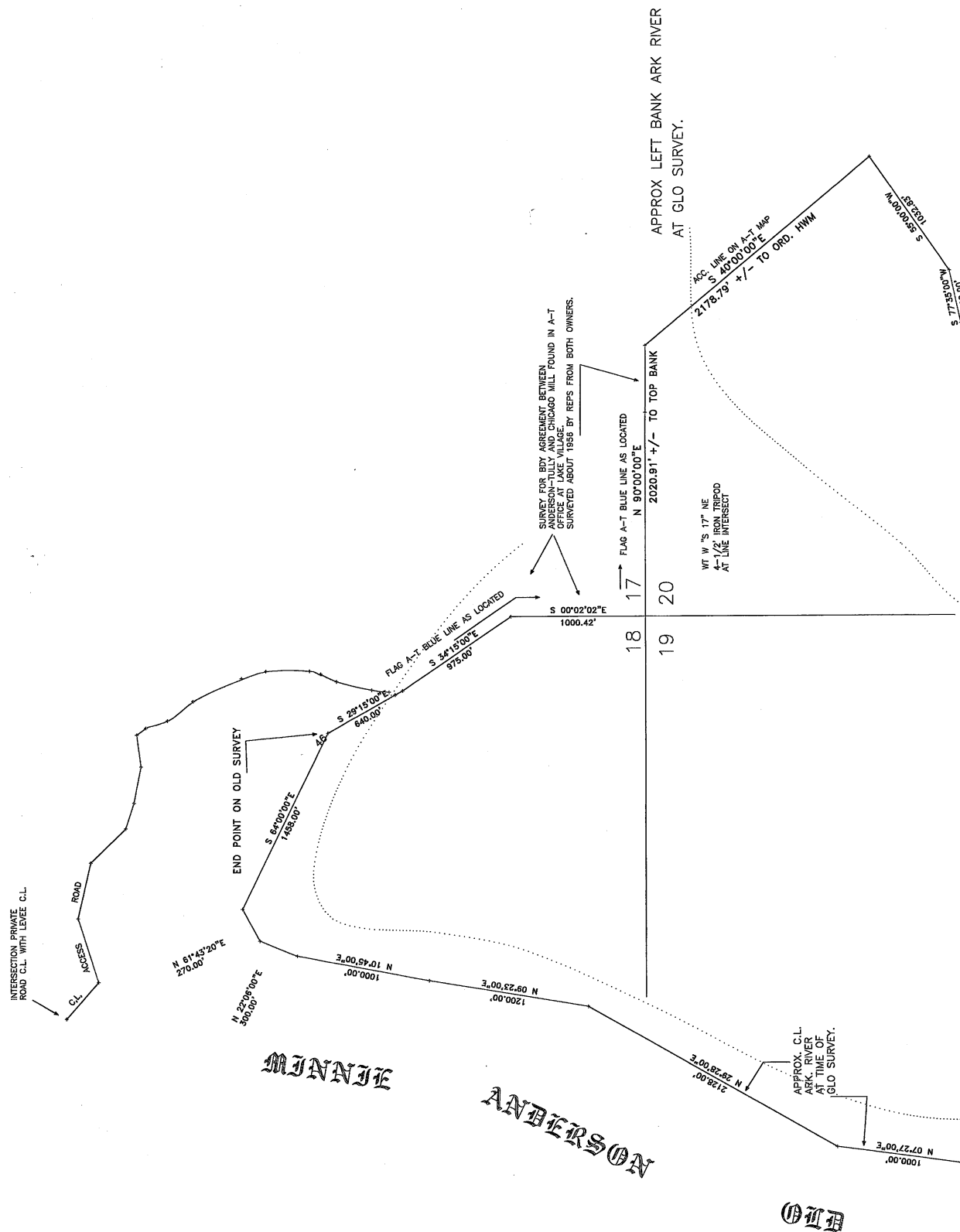
AERIAL MAP I



AERIAL MAP II & III



CTIONS 18
S,
D
D SECTION
TIONS, ALL
THE
WATER
ANK OF
RIVER, IN
OUTH,
N.A.R.
MADE TO 2
EEMENT
A 1956,
LY AND
THESE
N FILES
FULLY AT
N LAKE



The Arkansas River



Photo by Ken Archer

<http://www.northamericanwhitetail.com/tactics/how-to-identify-and-hunt-deer-crossings/>

The 1,469-mile long Arkansas River originates in the Rocky Mountains in Lake County, Colorado near the city of Leadville. Its source basin is in the Arkansas River Valley located in Colorado, where the headwaters come from a snowpack in the Sawatch and Mosquito mountain ranges. From there it flows generally east and southeast through Colorado, Kansas, Oklahoma, and Arkansas. The mouth of the Arkansas River is located in Napoleon, Arkansas, and its drainage basin covers nearly 170,000 square miles.

In addition to being the sixth-longest river in the United States, the Arkansas River is also the second-longest tributary in the Mississippi-Missouri system and the 45th longest river in the world.

The Arkansas River has had a significant impact on Arkansas's natural environment, settlement patterns, and economy. The 30 to 40 mile wide valley carved by the river was designated as one of the state's six natural regions and is named the Arkansas Valley (aka Arkansas River Valley). The valley separates the Ozark and Ouachita Mountain ranges.

Historically, the Arkansas River provided numerous settlement sites for cities and towns. The river deposited deep alluvial and agriculturally productive soil along its floodplain. The Arkansas River has a significant impact on Arkansas's economy due to its value as transportation artery, and by being a source of water for agricultural irrigation, industrial use, and recreation.

Sources:

Encyclopedia of Arkansas: Arkansas River

<http://www.encyclopediaofarkansas.net/encyclopedia/entry-detail.aspx?entryID=2225>

Wikipedia: Arkansas River

https://en.wikipedia.org/wiki/Arkansas_River

















UOVISION P 11.07.2017 22:26:07 19 014°C 057°F



N P 11.07.2017 21:52:37 19 014°C 057°F 3



P 11.08.2017 01:59:40 20 013°C 055°F 12



P 11.06.2017 17:32:31 18 023°C 073°F 15



P 11.09.2017 19:06:44 21 007°C 045°F 4 COVERT 4



SION P 11.07.2017 17:25:13 19 015°C 059°F

[illegible]



LILE REAL ESTATE, INC.

Arkansas - Corporate Office
401 Autumn Road
Little Rock, AR 72211
501.374.3411 501.421.0031 (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

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