



OFFERED FOR SALE

L'ANGUILLE RIVER DUCK TRACT

A Recreational Investment Opportunity

66.92 (+/-) Total Acres • Poinsett 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

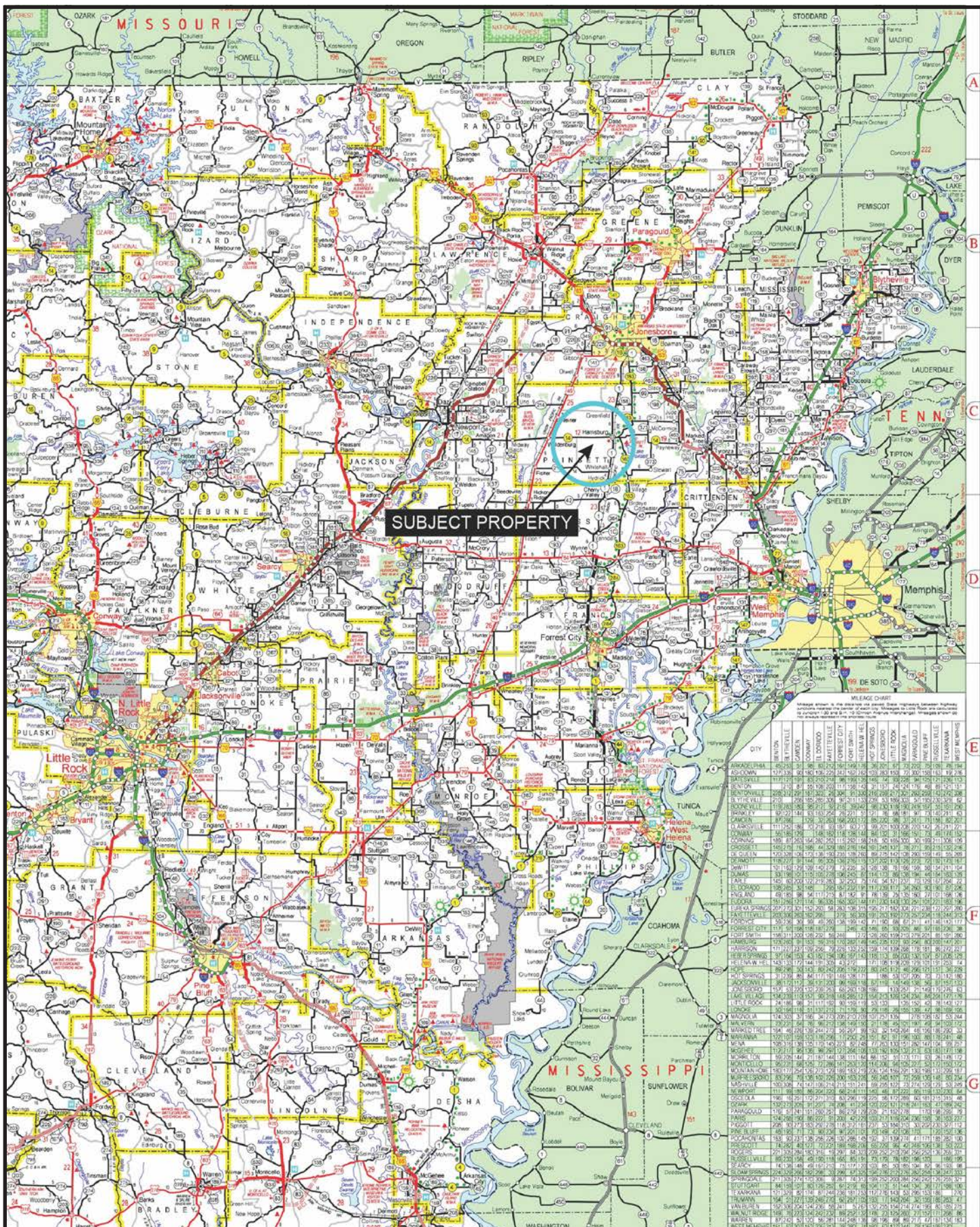
Lile Real Estate, Inc. is the listing agency for the owner of the property described within this offering brochure.

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



PROPERTY SUMMARY

| | | | | | | | | | |
|---------------------------|--|----------------------|--|-----------|----------|---------|----------|-------------|-----------|
| Description: | <p>The “L’Anguille River Duck Tract” consists of 66.92 +/- acres offering an excellent recreational investment opportunity. This property has good waterfowl hunting that is enhanced by the L’Anguille River forming the east boundary of the property, many other proven private duck clubs in immediate proximity, and in addition the famous Claypool’s Reservoir is only 5.50 +/- miles north of the property. Claypool’s Reservoir is one of the best-known waterfowl reservoirs in the Mississippi Delta, and this property’s proximity to the reservoir makes the duck hunting even better. The property offers timber style hunting with three different shooting holes in two impoundments that total 54 +/- acres. Each hole has a blind, and the north hole even has a walkway out to the blind for easy access. Both impoundments can be artificially flooded by the eight (8) inch camelback re-lift that pumps out of the river. There are also two tower stands located on the western portion of the property that provide deer hunting opportunities.</p> <p>This is a unique opportunity to acquire a small tract of land that offers green timber hunting environment. The property is offered for sale for \$501,900.00 (\$7,500.00 per acre). Any questions concerning this offering, or to schedule a property tour should be directed to Gardner Lile (mobile: 501-658-9275) of Lile Real Estate, Inc. (office: 501-374-3411).</p> | | | | | | | | |
| Location: | <p>Harrisburg, Arkansas; Poinsett County; Northeast Region of Arkansas</p> <table><tr><td colspan="2"><u>Mileage Chart</u></td></tr><tr><td>Jonesboro</td><td>28 miles</td></tr><tr><td>Memphis</td><td>65 miles</td></tr><tr><td>Little Rock</td><td>116 miles</td></tr></table> | <u>Mileage Chart</u> | | Jonesboro | 28 miles | Memphis | 65 miles | Little Rock | 116 miles |
| <u>Mileage Chart</u> | | | | | | | | | |
| Jonesboro | 28 miles | | | | | | | | |
| Memphis | 65 miles | | | | | | | | |
| Little Rock | 116 miles | | | | | | | | |
| Acreage: | 66.92 +/- acres | | | | | | | | |
| Access: | Access is via a deeded easement off of Easter Lane. | | | | | | | | |
| Real Estate Taxes: | \$65.39 (Estimated) | | | | | | | | |
| Mineral Rights: | All mineral rights owned by the Seller, if any, shall transfer to the Buyer. | | | | | | | | |
| Recreation: | Property offers green timber duck hunting, and deer hunting opportunities are available on the western portion of the property. | | | | | | | | |
| Offering Price: | \$501,900.00 (\$7,500.00 per acre) | | | | | | | | |
| Contact: | Any questions concerning this offering, or to schedule a property tour should be directed to Gardner Lile (mobile: 501-658-9275) of Lile Real Estate, Inc. (office: 501-374-3411). | | | | | | | | |

PLAT MAP

T10N • R3E

SEE PAGE 35

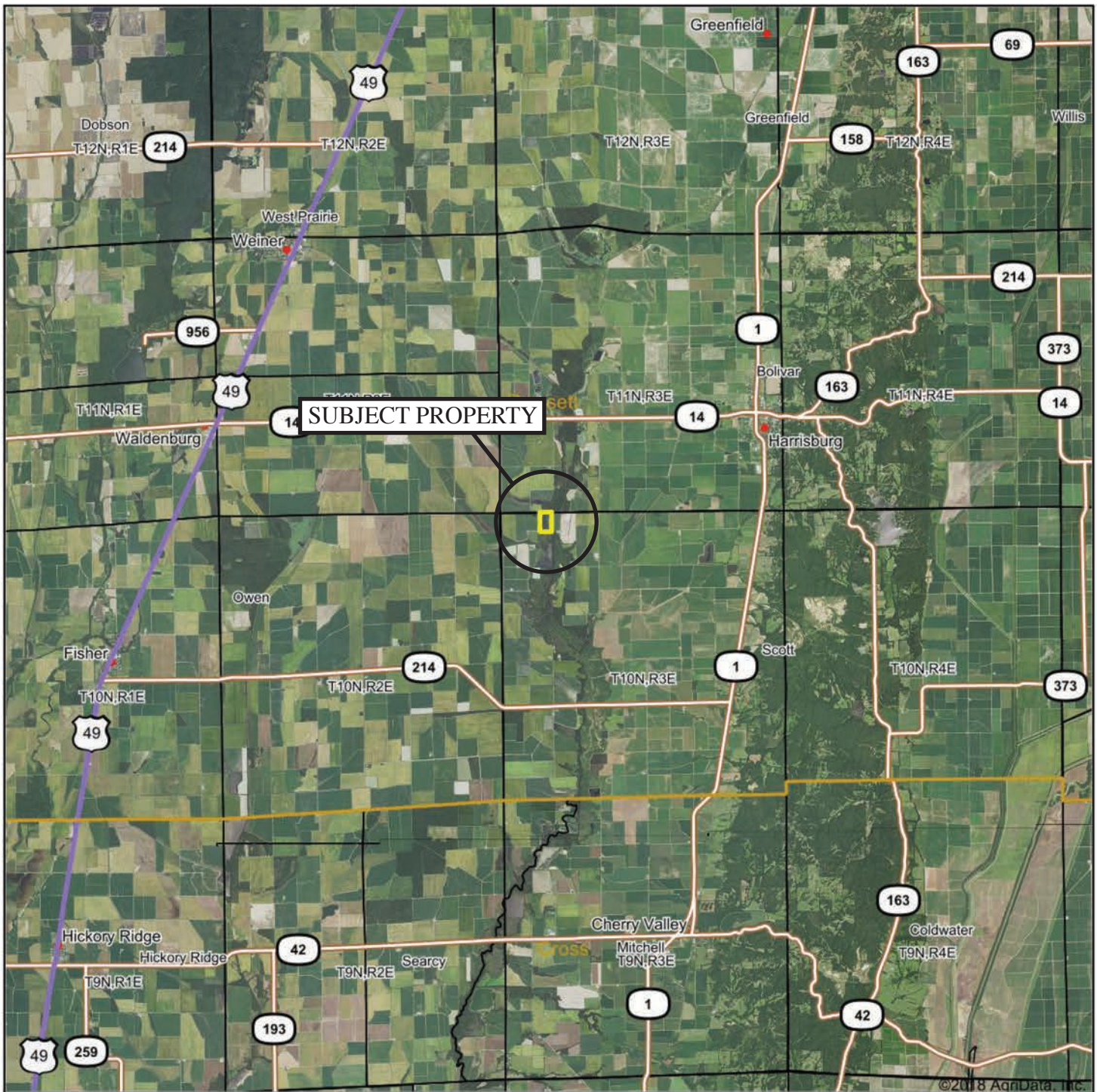
SUBJECT PROPERTY

SEE PAGE 47

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SEE PAGE 51

AERIAL MAP I



Maps Provided By:



map center: 35° 31' 25.84, -90° 48' 15.29

0mi 3.3mi 6.7mi

6-10N-3E
Poinsett County
Arkansas



5/15/2018

AERIAL MAP II



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Maps Provided By:



map center: 35° 31' 56.81, -90° 48' 22.17

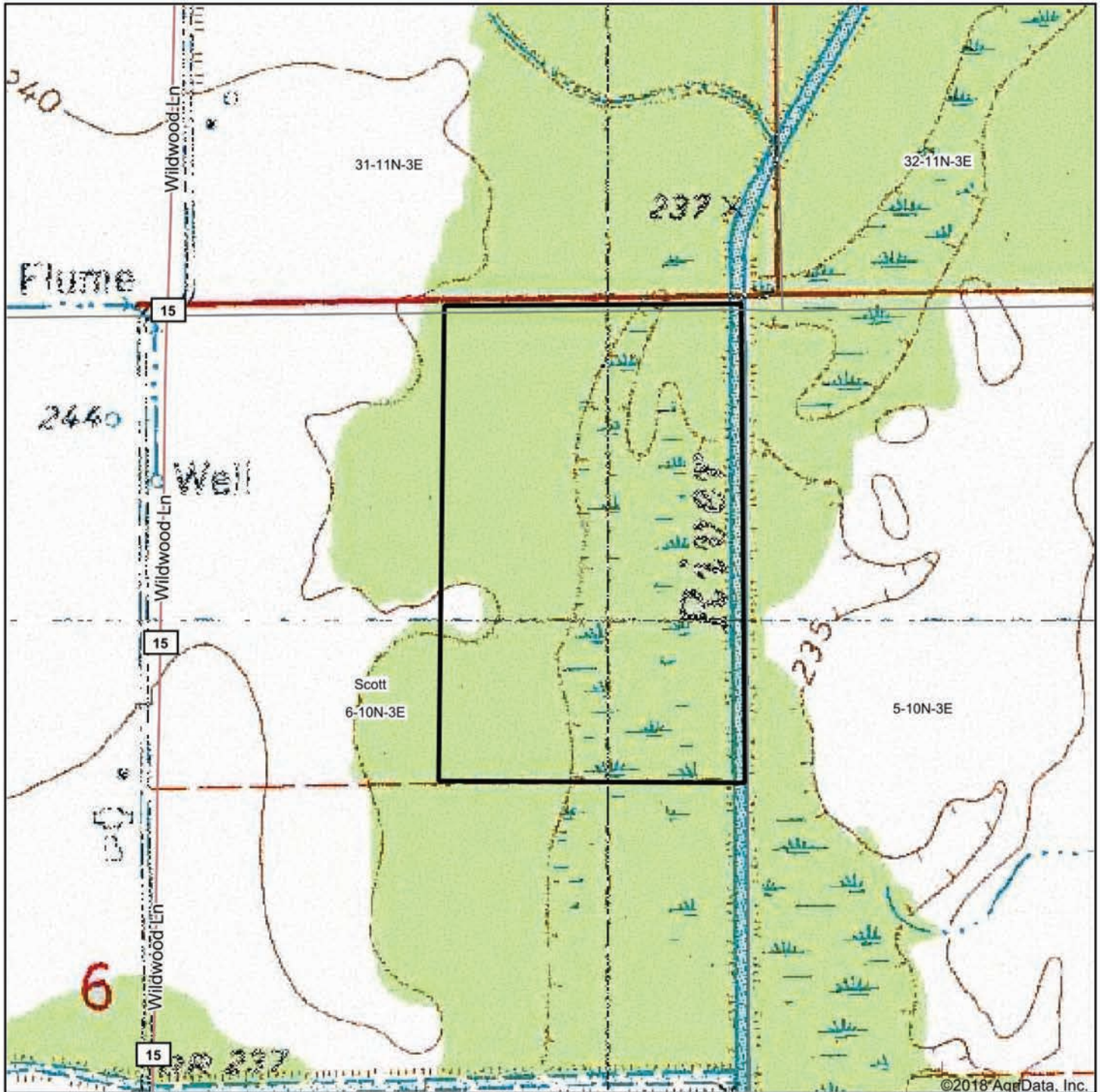


6-10N-3E
Poinsett County
Arkansas



5/15/2018

TOPOGRAPHY MAP



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map center: 35° 31' 56.81, -90° 48' 22.17

0ft 702ft 1404ft

6-10N-3E
Poinsett County
Arkansas

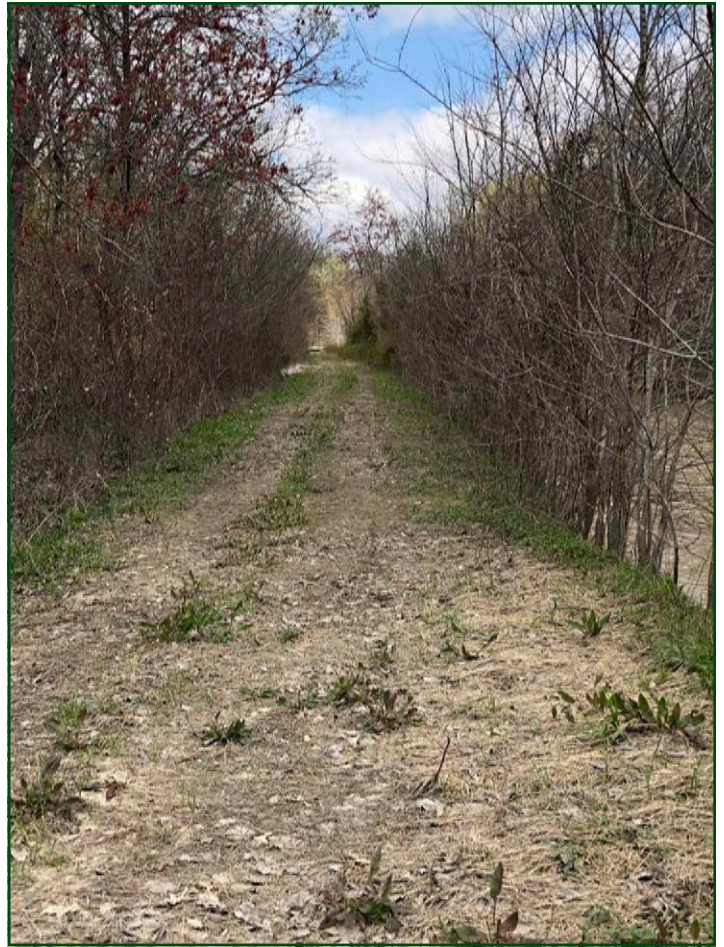


5/15/2018









NOTES



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