



OFFERED FOR SALE

CYPRESS LAKE DUCK RESERVE

An Agricultural and Recreational Investment Opportunity

200 (+/-) 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

LICENSED IN ARKANSAS, LOUISIANA, MISSISSIPPI, TENNESSEE AND TEXAS



DISCLOSURE STATEMENT

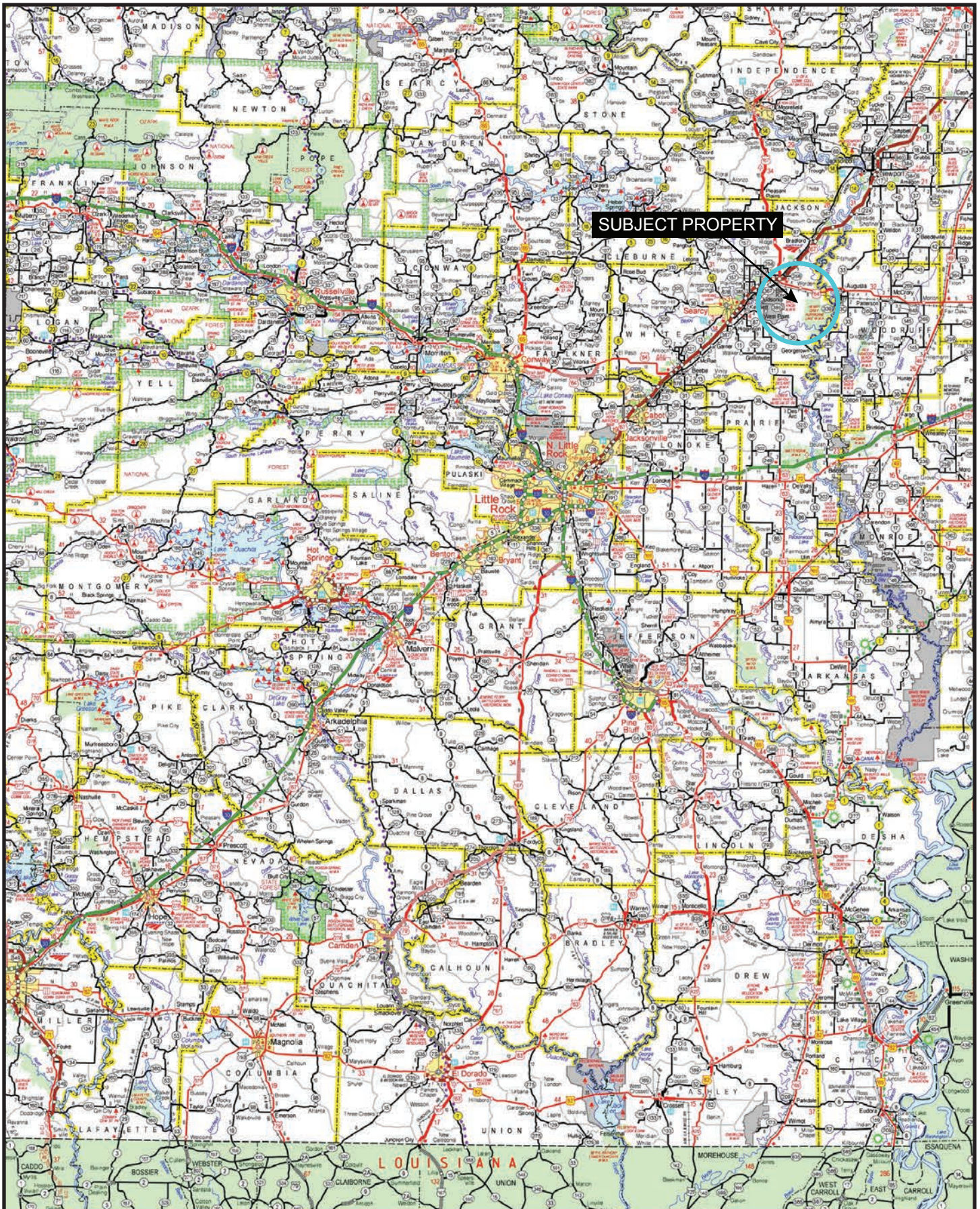
Lile Real Estate, Inc. is the listing agency for the owner of the property described within this offering brochure.

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:

This offering consists of a unique opportunity to acquire a turn-key recreational property located between two major waterfowl refuge systems in the Mississippi Flyway's most sought after state of Arkansas. This property offers a gated and secured lodge site location, custom 3 bedroom / 2 bath stone lodge, multiple utility buildings, all utilities, frontage along two maintained county roads, rock boat launch pad, improved levee system, and numerous other amenities.

Waterfowl hunting on this property has proven to be successful for the current owners and the immediate area is known for holding a substantial amount of wintering geese and ducks during the migration period. Hunting is within the 157-acre levee impounded area which is an early-stage green tree reservoir environment. This impounded area has been strategically developed encompassing red oak hardwoods planted through the Conservation Reserve Program (CRP) for the southern half of the impoundment. This contract expires September 30, 2019. The northern half was planted in 2017 by the current landowner on 20' x 20' spacing. The northern 40 acres was intentionally not impounded and would be ideally suited to create a series of moist soil impoundments or for building a fishing reservoir.

Location:

White County, Arkansas

Mileage Chart

Searcy, AR	19
Little Rock, AR	68
Jonesboro, AR	76
Memphis, TN	95

Latitude:

35.249332

Longitude:

91.535670

Acreage:

200 +/- total acres

Access:

Liberty Valley Road and Waller Road frontage (County Maintained)

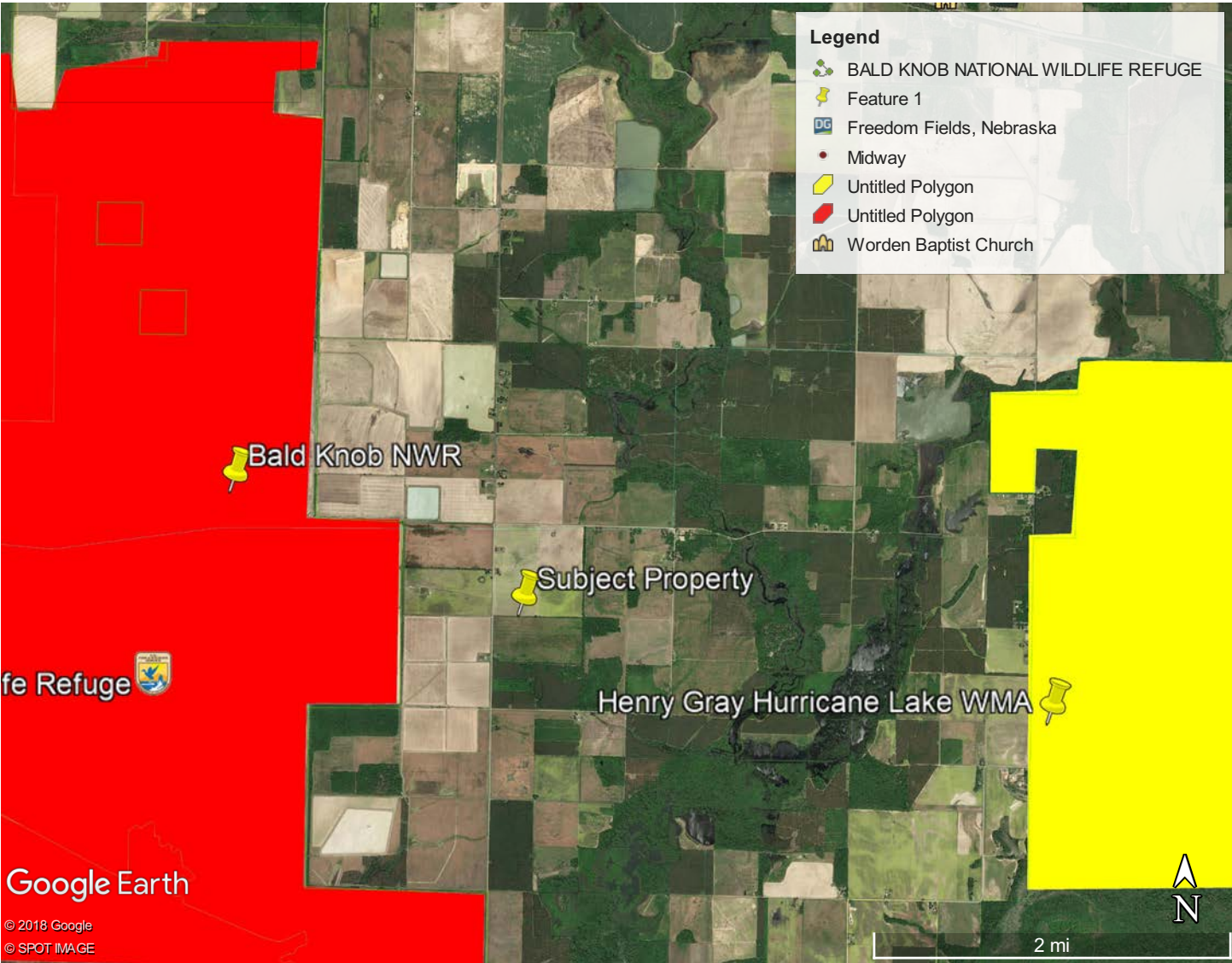
Improvements:

- Lodge: 3 Bedroom / 2 Bath (1,670 sq.ft. not including back porch)
- Four (4) utility buildings
 - Garage with 2 doors (25' x 24')
 - West shop - metal building with 4 garage doors (40' x 48')
 - East shop - metal equipment shop (40' x 40')
 - Small storage silo (18' diameter)
- Concrete storm shelter
- Extensive levee system (3 years old)
- Screw gates, drainage pipes, flashboard riser box
- Rock boat launch
- Electric gated entrance
- Utilities
- Excavation work inside the impoundment (shooting holes and mounds)
- The impoundment can be naturally gravity flow flooded from the bar ditch system

PROPERTY SUMMARY

Real Estate Taxes:	Parcel Number	Acres	Tax Amount
	001-01141-000	40	\$249.63
	001-01142-000	80	\$519.43
	001-01143-000	80	\$521.49
	Total	200	\$1,290.55
CRP/WRP:	80 acres are currently enrolled in the Conservation Reserve Program, set to expire in September 2019.		
CRP Payment:	\$3,000.00 (Annual)		
Utilities:	All major utilities are provided onsite.		
Recreation:	Waterfowl and deer hunting opportunities		
Notable Features:	One half of a mile from the Bald Knob NWR and the Henry Gray Hurricane Lake WMA is less than two (2) miles away.		
Helpful Links:	Bald Knob NWR - https://www.fws.gov/refuge/bald_knob/		
	https://www.fws.gov/refuge/Bald_Knob/about.html		
	Henry Gray Hurricane Lake WMA - https://www.agfc.com/en/zone-map/709/		
Mineral Rights:	All mineral rights owned by the Seller, if any, shall transfer to the Buyer.		
Offering Price:	REDUCED TO \$749,000.00 (\$3,745.00 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.		

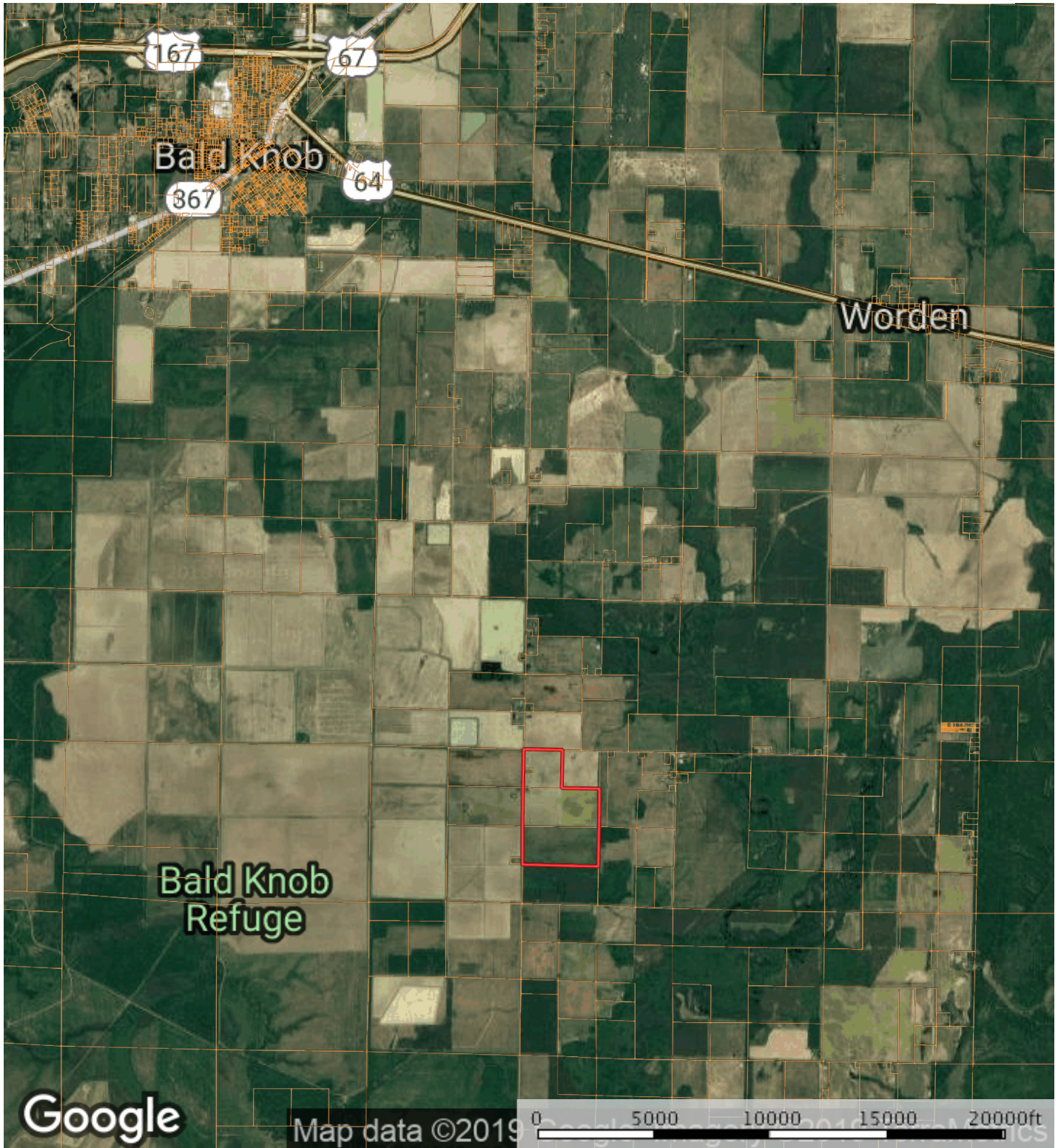
WMA/NWR MAP




AERIAL MAP I


Somers 200

Arkansas, AC +/-



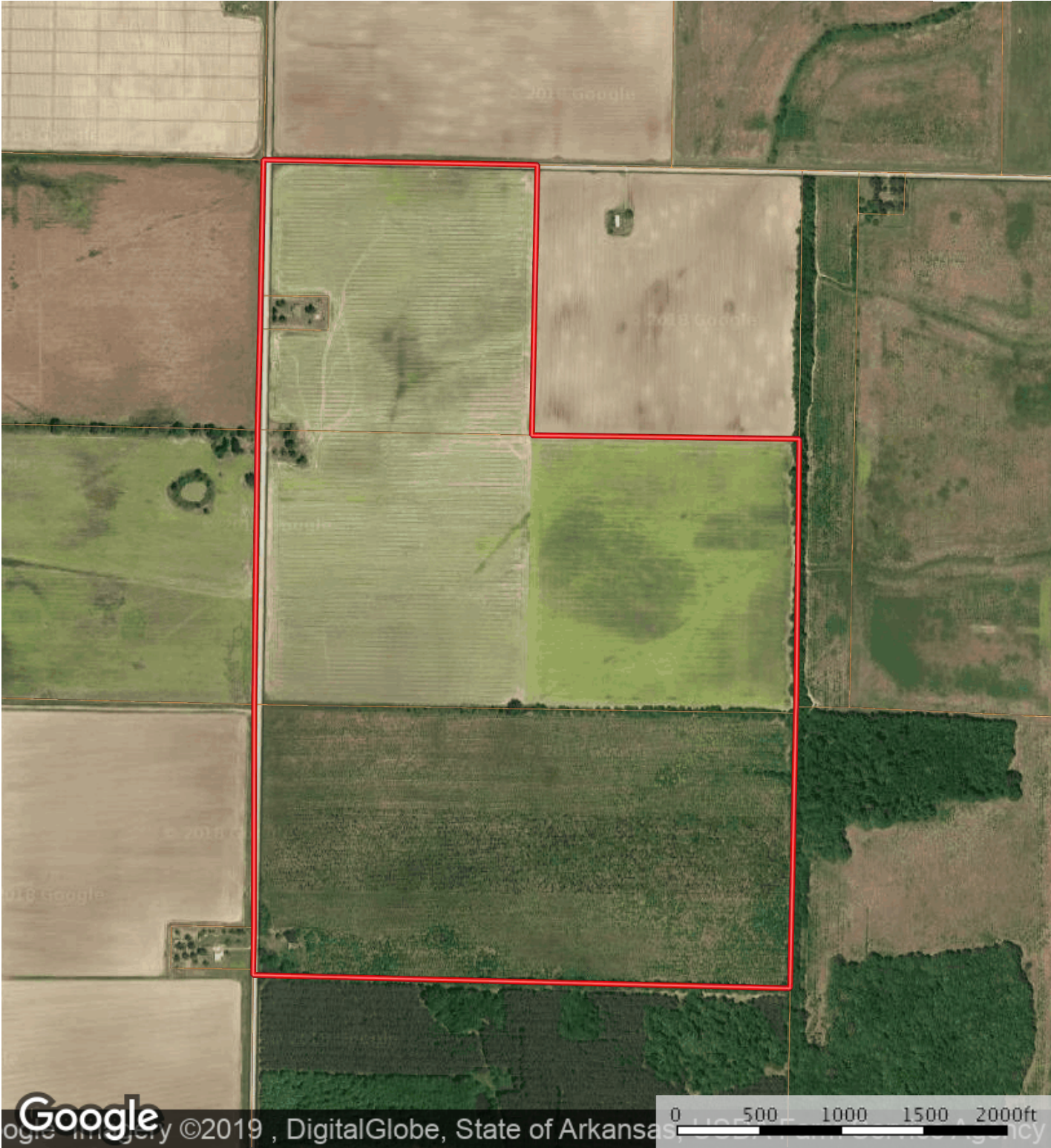
 Boundary


Sindy Cruthis

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AERIAL MAP II

Somers 200
Arkansas, AC +/-

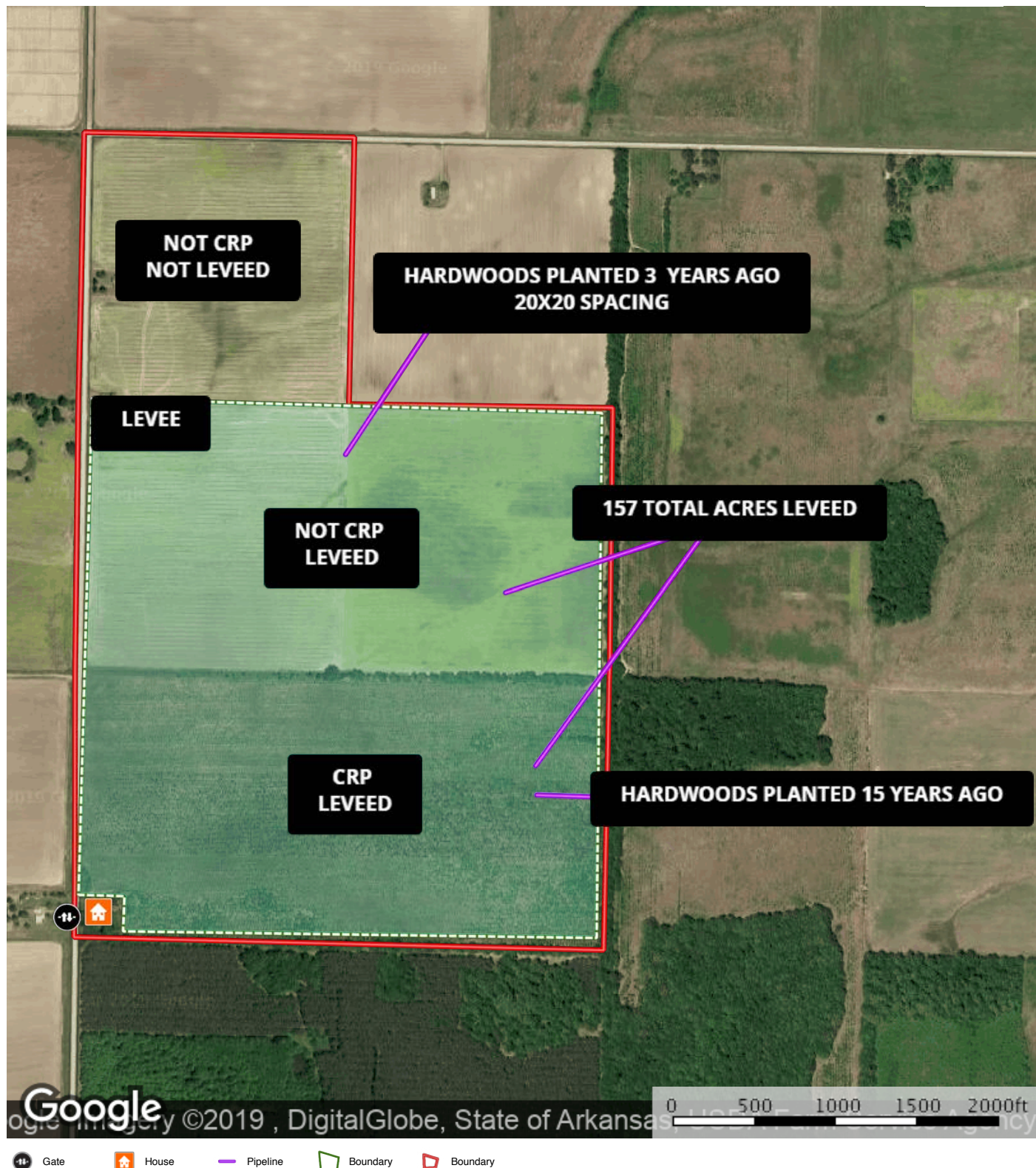


 Boundary

DETAILED AERIAL MAP

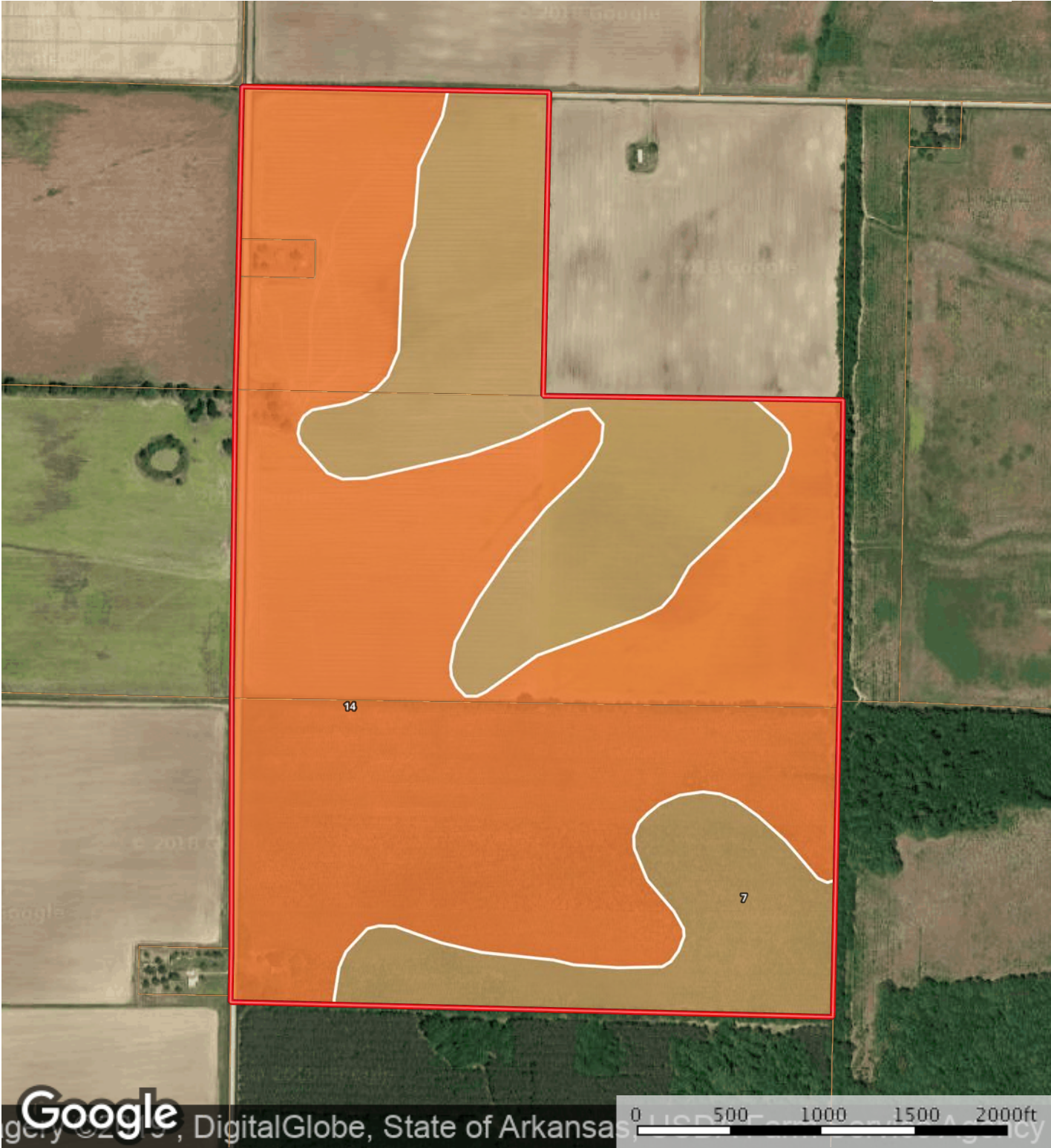
Somers 200


Arkansas, AC +/-



SOIL MAP

Somers 200
Arkansas, AC +/-



 Boundary

SOIL MAP KEY




I  Boundary 209.7 ac

SOIL CODE	SOIL DESCRIPTION	ACRES	%	CAP
7	Dewitt silt loam, 0 to 1 percent slopes	71.4	34.05	-
14	Jackport silty clay loam, 0 to 1 percent slopes	138.3	65.95	-
TOTALS		209.7	100%	-

Capability Legend

Increased Limitations and Hazards

Decreased Adaptability and Freedom of Choice Users

Land, Capability Class(non-irrigated)								
	1	2	3	4	5	6	7	8

'Wild Life'	•	•	•	•	•	•	•	•
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Forestry	•	•	•	•	•	•	•	
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Limited	•	•	•	•	•	•	•	
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Moderate	•	•	•	•	•	•		
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Intense	•	•	•	•	•			
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Limited	•	•	•	•				
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Moderate	•	•	•					
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Intense	•	•						
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Very Intense	•							
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Grazing Cultivation

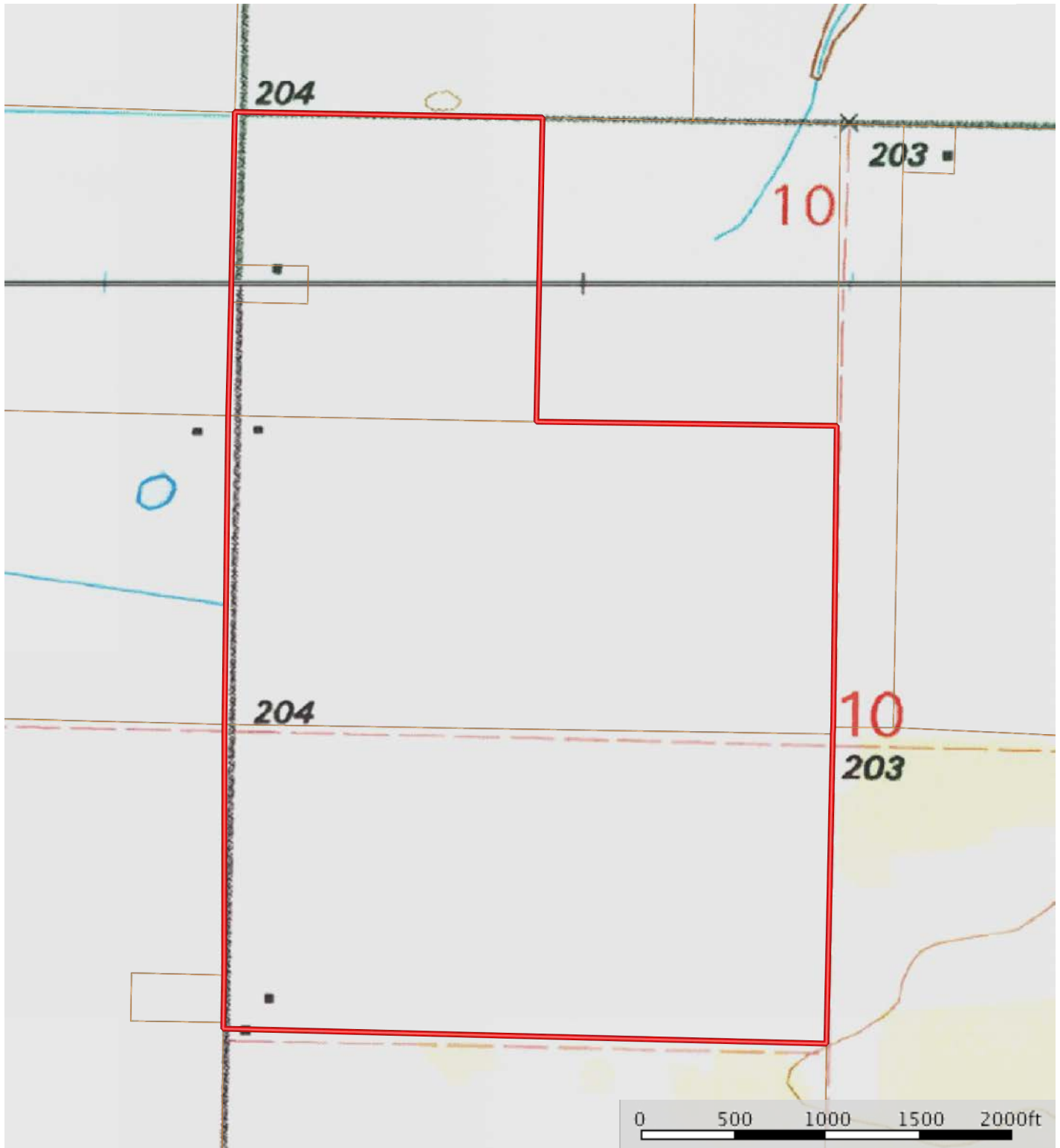
(c) climatic limitations (e) susceptibility to erosion


(s) soil limitations within the rooting zone (w) excess of water

TOPOGRAPHY MAP


Somers 200

Arkansas, AC +/-

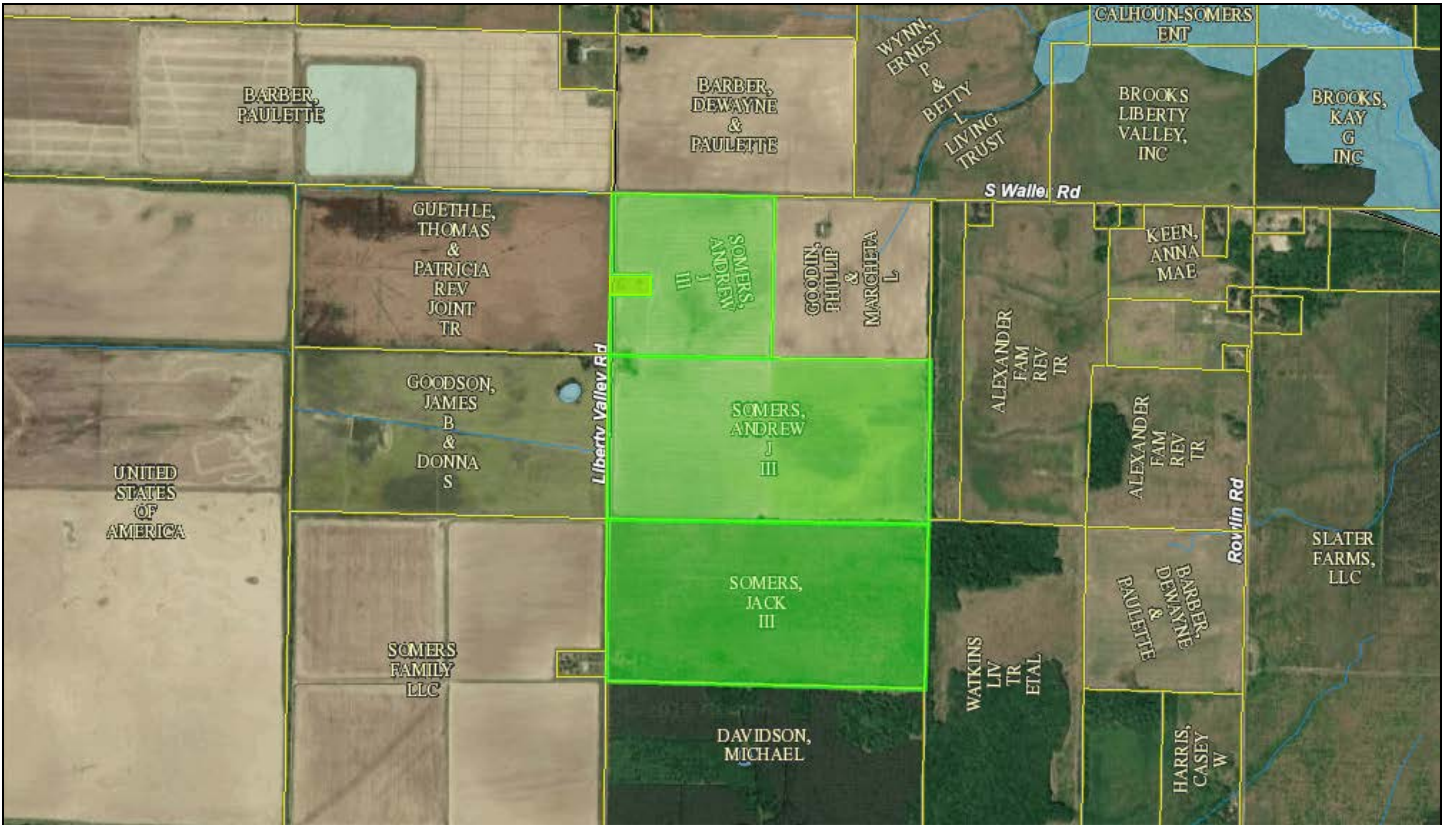


 Boundary

Sindy Cruthis

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REAL ESTATE TAX INFO



Date Created: 2/8/2019
Created By: DataScoutPro
1 inch = 1143 feet
via DataScout OneMap

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REAL ESTATE TAX INFO

1) SOMERS, ANDREW J III

Address:
Legal: NW NW

Parcel: 001-01141-000

RPID: 1546

Acres: 40

2) SOMERS, ANDREW J III

Address: LIBERTY VALLEY RD
Legal: S 1/2 NW

Parcel: 001-01142-000

RPID: 1547

Acres: 80

3) SOMERS, JACK III


Address: 759 LIBERTY VALLEY RD 72010
Legal: N 1/2 SW

Parcel: 001-01143-000

RPID: 1549

Acres: 80

Date Created: 2/8/2019
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 via DataScout OneMap

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NOTES



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

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