



OFFERED FOR SALE

MACON BAYOU PROPERTY

A Recreational Investment Opportunity

37.87 (+/-) Total Acres • Chicot County, Arkansas

OFFERED BY



AGRICULTURE | RECREATION | TIMBERLAND

Traditional Brokerage + Sealed Bids + Consulting

LICENSED IN ARKANSAS, LOUISIANA, MISSISSIPPI, TEXAS AND TENNESSEE

**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.

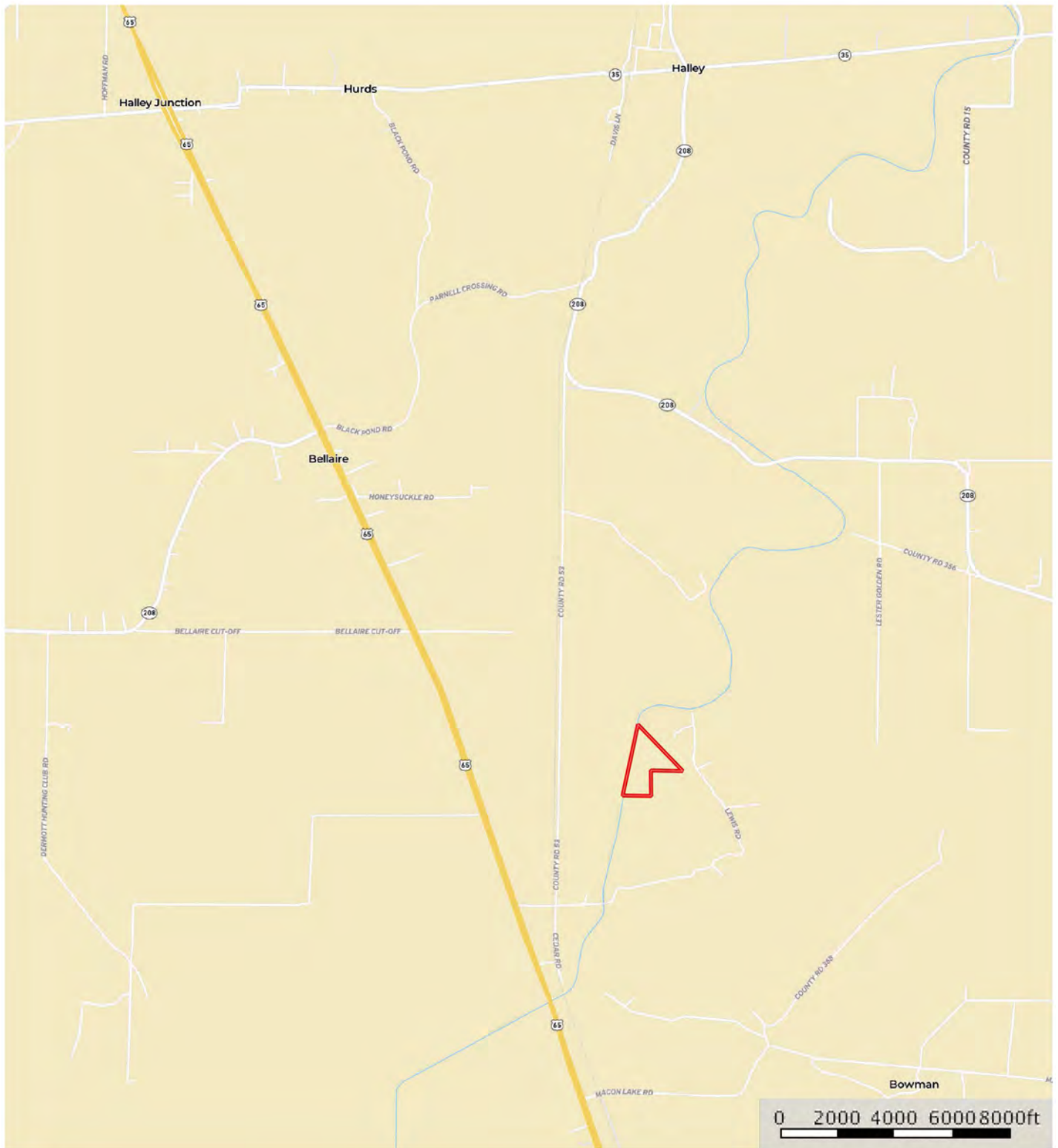
This offering is subject to errors, omissions, change or withdrawal without notice. All information provided herein is intended as a general guideline and has been provided by sources deemed reliable, but the accuracy of which we cannot guarantee.


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PROPERTY SUMMARY

Description:	<p>This offering features a unique parcel located in Chicot County, Arkansas that offers excellent opportunities to hunt whitetail deer. These lands are within 5.8 miles of the Mississippi River and consist of 37.87 total surveyed acres. Access is provided from the southern boundary via an improved field turn row. According to the certified land survey, these lands are located along Old Bayou Macon and New Bayou Macon. This creates a natural buffer from surrounding ownerships and enhances deer travel corridors.</p>								
Location:	<p>Chicot County, Arkansas</p> <p>Mileage Chart</p> <table><tr><td>Lake Village, AR</td><td>9 Miles</td></tr><tr><td>Monticello, AR</td><td>32 Miles</td></tr><tr><td>Pine Bluff, AR</td><td>70 Miles</td></tr><tr><td>Monroe, LA</td><td>94 Miles</td></tr></table>	Lake Village, AR	9 Miles	Monticello, AR	32 Miles	Pine Bluff, AR	70 Miles	Monroe, LA	94 Miles
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Monroe, LA	94 Miles								
Acreage:	37.87 (Source: Certified Land Survey)								
Access:	Improved field turn row								
Survey:	Provided within the brochure								
Notable Features:	Frontage along New Bayou Macon and Old Bayou Macon								
AGFC Info:	Deer Zone 16A								
Timber Notes:	Mixed species, mixed aged hardwood timber								
Recreation:	Whitetail deer hunting								
Offering Price:	\$115,000.00 (\$3,036.00 per acre)								
Contact:	Any questions concerning this offering, or to schedule a property tour should be directed to Brandon Stafford (mobile: 501-416-9748) of Lile Real Estate, Inc.								


LOCATION MAP I



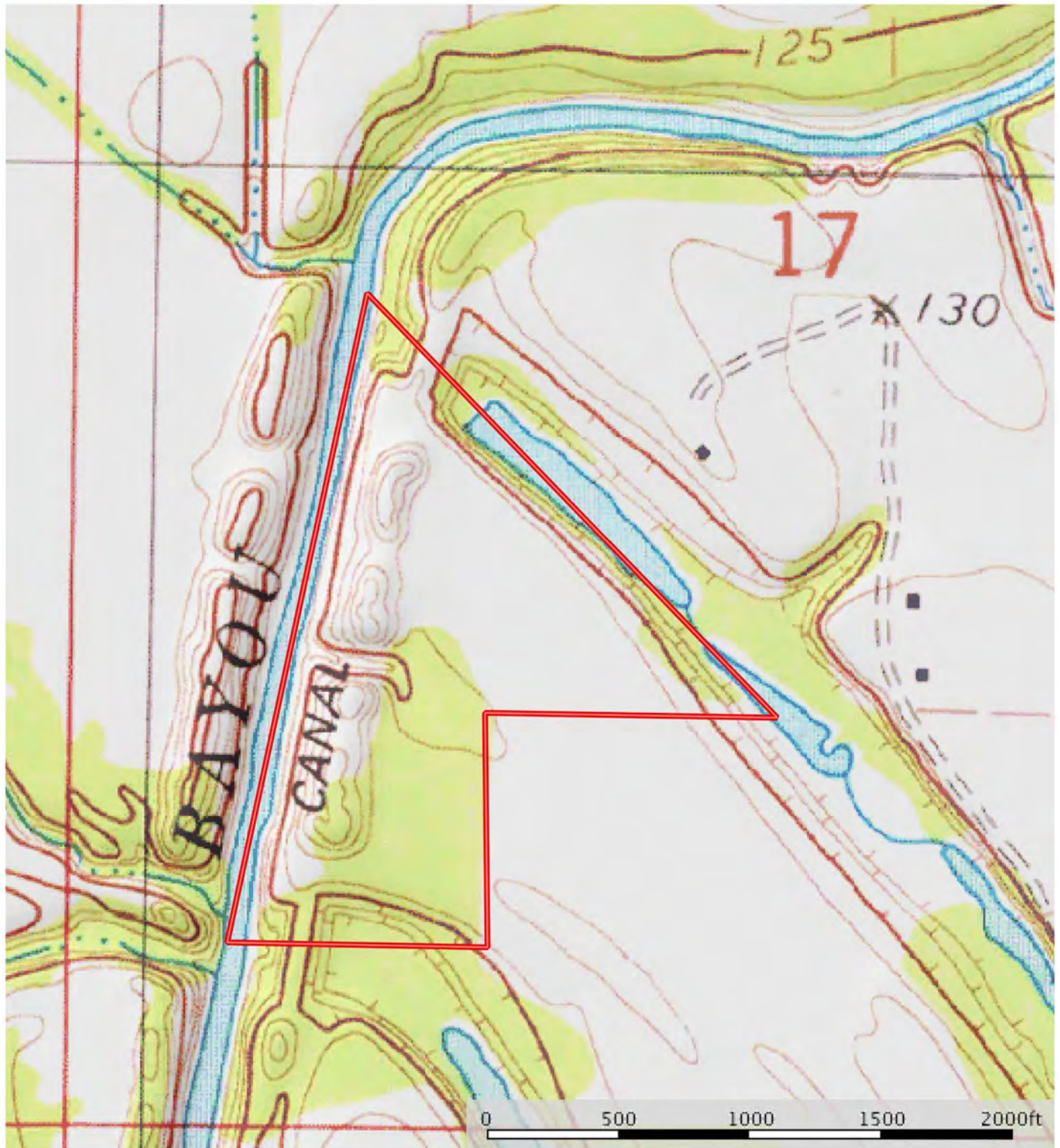
 Boundary

AERIAL MAP



 Boundary


TOPOGRAPHY MAP




Boundary

SOIL MAP




 Boundary

Sindy Cruthis

 The information contained herein was obtained from sources deemed to be reliable. MapRight Services makes no warranties or guarantees as to the completeness or accuracy thereof.

SOIL MAP KEY

I  Boundary 37.4 ac

SOIL CODE	SOIL DESCRIPTION	ACRES	%	CAP
PeP	Yorktown clay, ponded, 0 to 1 percent slopes, frequently flooded	0.4	1.06	7w
W	Water	3.7	9.86	-
PtU	Portland clay, 0 to 3 percent slopes	20.7	55.53	3w
GnA	Gallion silt loam, 0 to 1 percent slopes (rilla)	12.5	33.56	1
TOTALS		37.4	100%	2.08

Capability Legend

Increased Limitations and Hazards

Decreased Adaptability and Freedom of Choice Users

Land, Capability
Class(non-irrigated)



'Wild Life'

Forestry

Limited

Moderate

Intense

Limited

Moderate

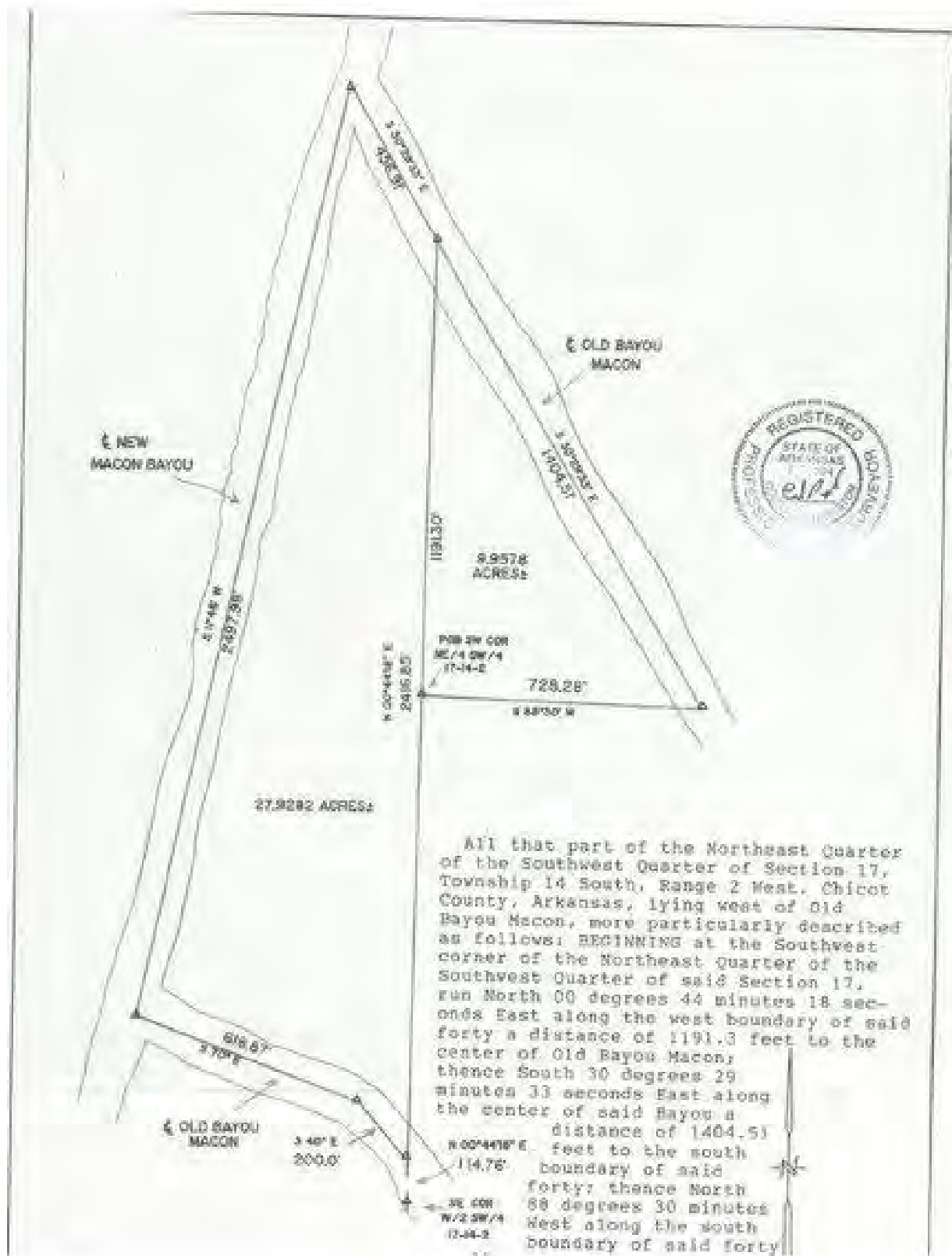
Intense

Very Intense

Grazing Cultivation

(c) climatic limitations (e) susceptibility to erosion

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







NOTES

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