



OFFERED FOR SALE

WHITE OAKS BLACK RIVER

A Recreational Investment Opportunity

443 (+/-) Acres • Clay 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:

White Oaks Black River consists of 443 +/- total acres offering a great recreational investment opportunity located along the famous Black River flyway in Clay County, Arkansas. The property is located less than three miles east of the Black River, and features an impoundment of 320 +/- acres that includes uneven aged bottomland green timber in addition to 25 +/- acres of duck food plots, all of which can be artificially flooded. The ownership has designed and installed the infrastructure so that the food plots can be pumped up and de-watered separately to further enable the planting of duck food in the summer months. Another neat attribute of the property is the 12" underground pipe that has been run from the ten (10) inch electric turbine well to the main shooting hole and the two food plots. This improvement allows the ownership to irrigate duck food during the summer months, and to keep open water during freeze up periods in duck season. The current owners have also secured leases on the agricultural fields surrounding the ownership which allows for more rest areas and buffer for the woods.

Resting in the southeastern portion of the property is a 30 +/- acre trophy fishing reservoir. The reservoir has been intensely managed, and there are a number of fish feeders around the reservoir to offer supplemental feeding. Located just off the west bank of the fishing reservoir is the 1,500 +/- square foot cabin that provides "house shoe" hunting with the boat house located just a few steps from the cabin.

A great feature of this offering is that the farm is only 10 miles east of the city of Corning, as well as 14 miles from the Corning Municipal Airport. This is a rare opportunity to acquire a property that has proven waterfowl green timber hunting history in such a highly sought-after area. Any questions concerning this offering, or to schedule a property tour should be directed to Gar Lile (mobile: 501-920-7015) or Gardner Lile (mobile: 501-658-9275) of Lile Real Estate, Inc. (office: 501-374-3411).

Location:

McDougal, Arkansas; Clay County; Northeastern Region of Arkansas

Mileage Chart

Jonesboro, AR	52 miles
Memphis, AR	114 miles
Little Rock, AR	173 miles
St. Louis, MO	217 miles

Acreage:

443 +/- total acres

Access:

Private road just off of Arkansas State Highway 62.

PROPERTY SUMMARY

Real Estate Taxes:

Parcel Number	Acreage	Est. Real Estate Tax
021-00313-000	160	\$1,026.00
021-00304-000	160	\$998.00
021-00310-000	40	\$242.00
021-00315-001	38	\$841.00
021-00314-000	40	\$239.00
Total	438	\$3,346.00

Mineral Rights:

All mineral rights owned by the Seller, if any, shall transfer to the Buyer.

Recreation:

Outstanding duck and deer hunting opportunities exist on the property.

Offering Price:

\$4,300,000.00 (\$9,700.00 per acre)

Contact:

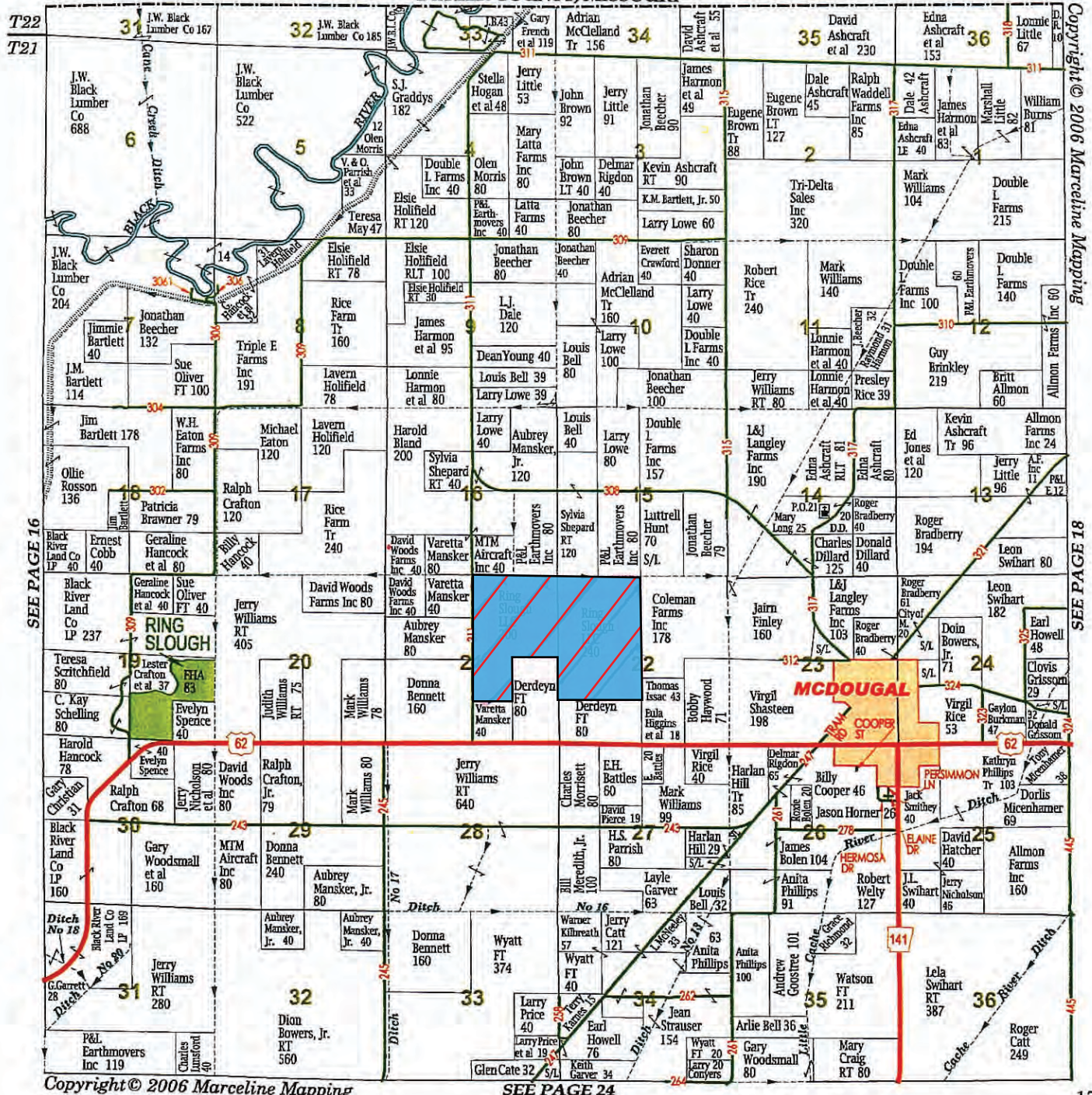
Any questions concerning this offering, or to schedule a property tour should be directed to Gar Lile (mobile: 501-920-7015) or Gardner Lile (mobile: 501-658-9275) of Lile Real Estate, Inc.

OWNERSHIP MAP

Exhibit " A "

TOWNSHIP 22-21N • RANGE 6E

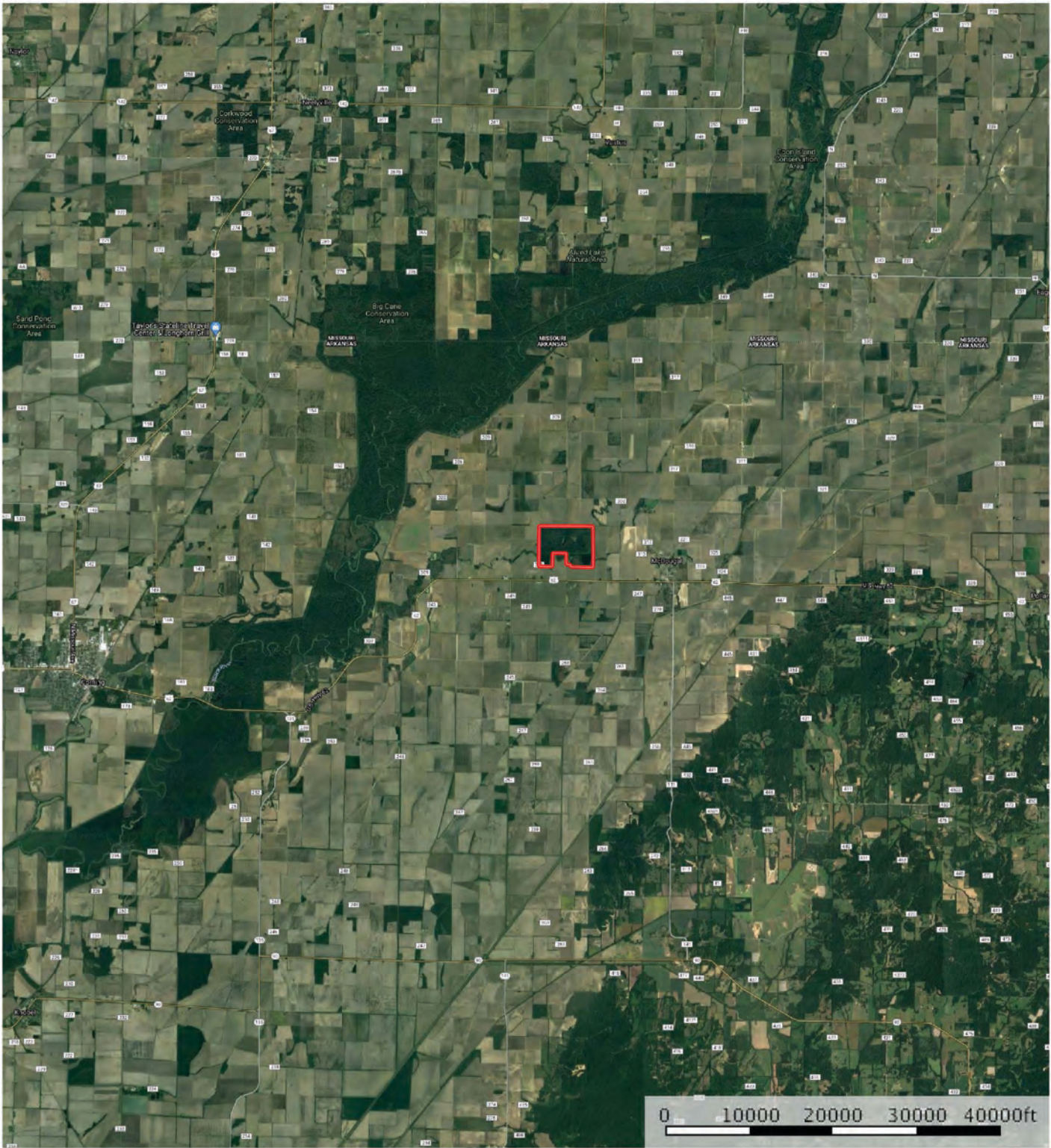
BUTLER COUNTY, MISSOURI



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AERIAL MAP I



 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.

AERIAL MAP II

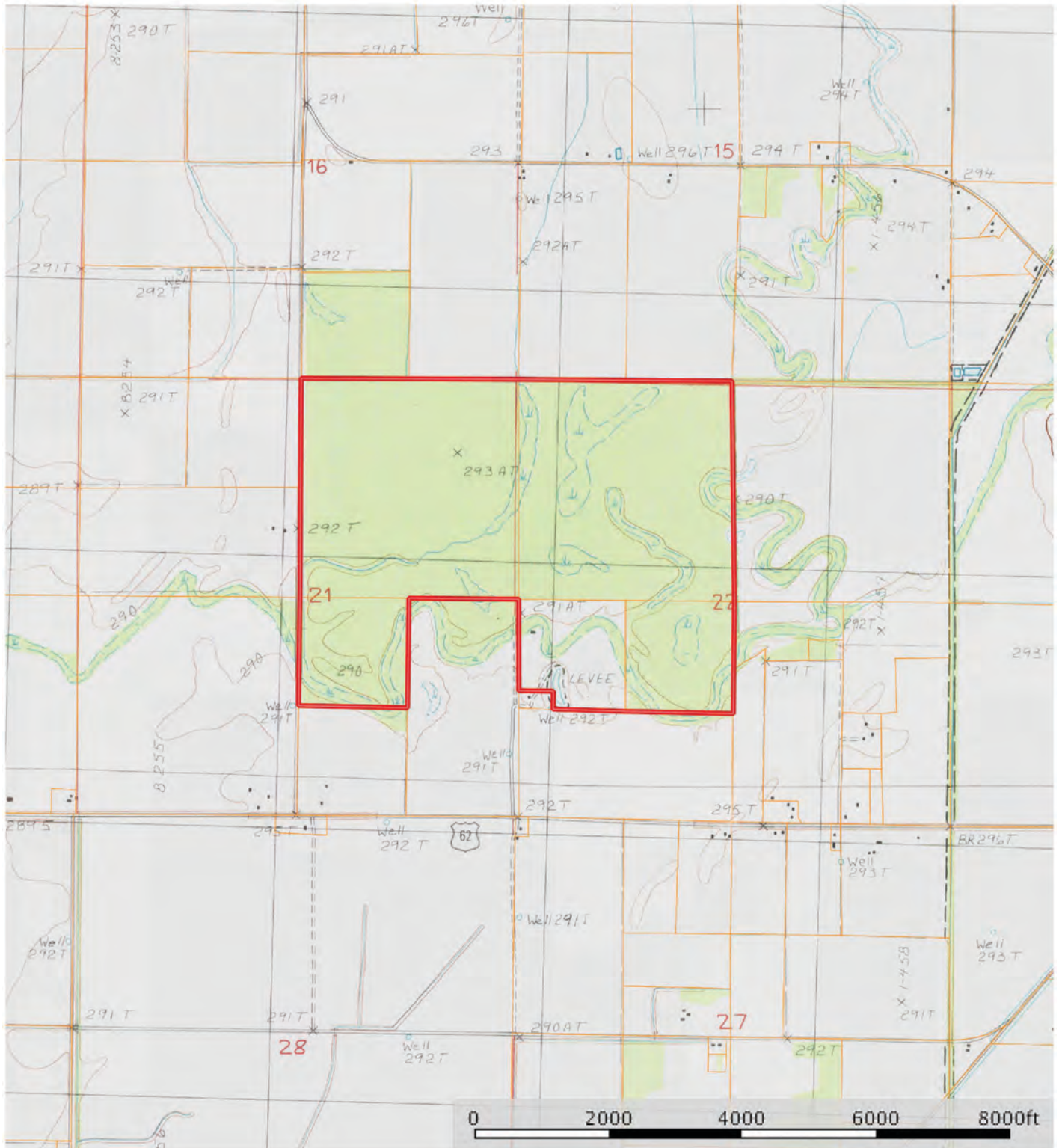


 Boundary

Sindy Cruthis

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TOPOGRAPHY MAP

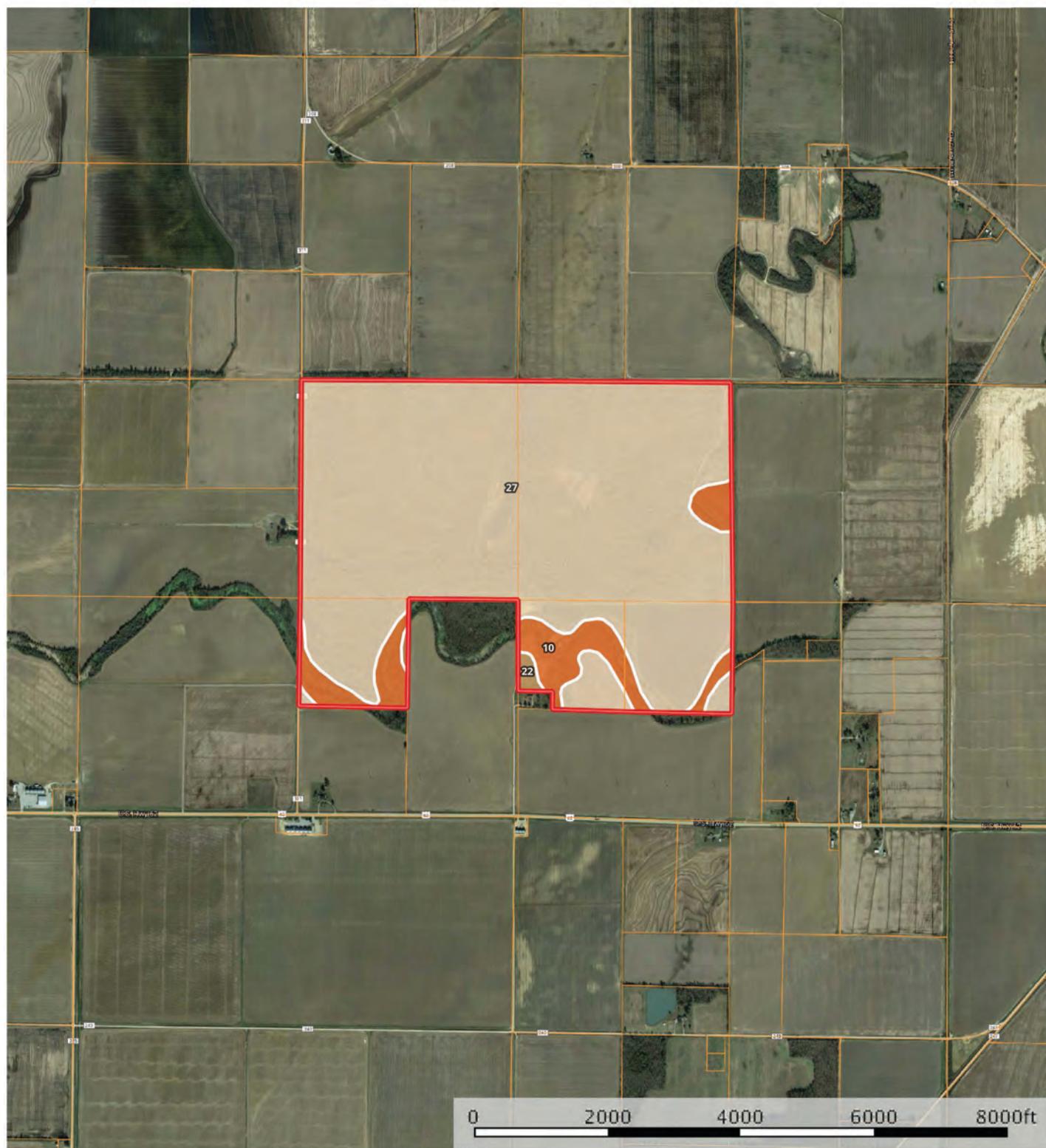


Boundary

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SOIL MAP



 Boundary

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SOIL MAP KEY

SOIL CODE	SOIL DESCRIPTION	ACRES	%	CAP
22	Crowley silt loam	3.2	0.73	3w
10	Amagon silt loam, 0 to 1 percent slopes	42.1	9.66	3w
27	Foley silt loam, 0 to 1 percent slopes	390.5	89.62	3w
TOTALS		435.8	100%	3.0

Capability Legend

Increased Limitations and Hazards

Decreased Adaptability and Freedom of Choice Users

Land, Capability

								
	1	2	3	4	5	6	7	8
'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

THE BLACK RIVER



The Black River has played a significant role in history as an essential source of food and transportation for the early Native Americans, as well as for European settlers. Today, the river continues to be an important recreational site and provides habitat for an abundance of wildlife.

The Black River begins in southeast Missouri and crosses into Arkansas in Clay County. It flows generally southwest, passing through the Dave Donaldson Black River Wildlife Management Area (WMA), down into Lawrence County, through the Shirey Bay–Rainey Brake WMA, and finally deposits into the White River at Jacksonport in Jackson County. The Black River is part of the Mississippi River watershed, and its Arkansas tributaries are the Little Black, Spring, and Strawberry Rivers.

The Black River and the WMAs through which it flows provide an abundance of recreational opportunities including hiking, fishing, hunting, bird watching, watersports, and more. The main fish species are crappie, largemouth bass, and catfish. Hunting opportunities include duck, squirrel, deer, rabbit, and turkey hunting. In the winter, bald and golden eagles can be sighted around Lake Ashbaugh in the Donaldson WMA.

Source:

Black River - Encyclopedia of Arkansas

<https://encyclopediaofarkansas.net/entries/black-river-4120/>





















NOTES

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401 Autumn Road | Little Rock, AR 72211
501.374.3411 (office) | 501.421.0031 (fax)

info@lilerealestate.com | www.lilerealestate.com



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