



OFFERED FOR SALE

ARKANSAS RIVER BIG WOODS

A Timberland and Recreational Investment Opportunity

960 (+/-) Acres • Pulaski County, Arkansas

OFFERED BY



AGRICULTURE | RECREATION | TIMBERLAND

Traditional Brokerage + Sealed Bids + Consulting

LICENSED IN ARKANSAS, LOUISIANA, MISSISSIPPI, TEXAS AND TENNESSEE



DISCLOSURE STATEMENT

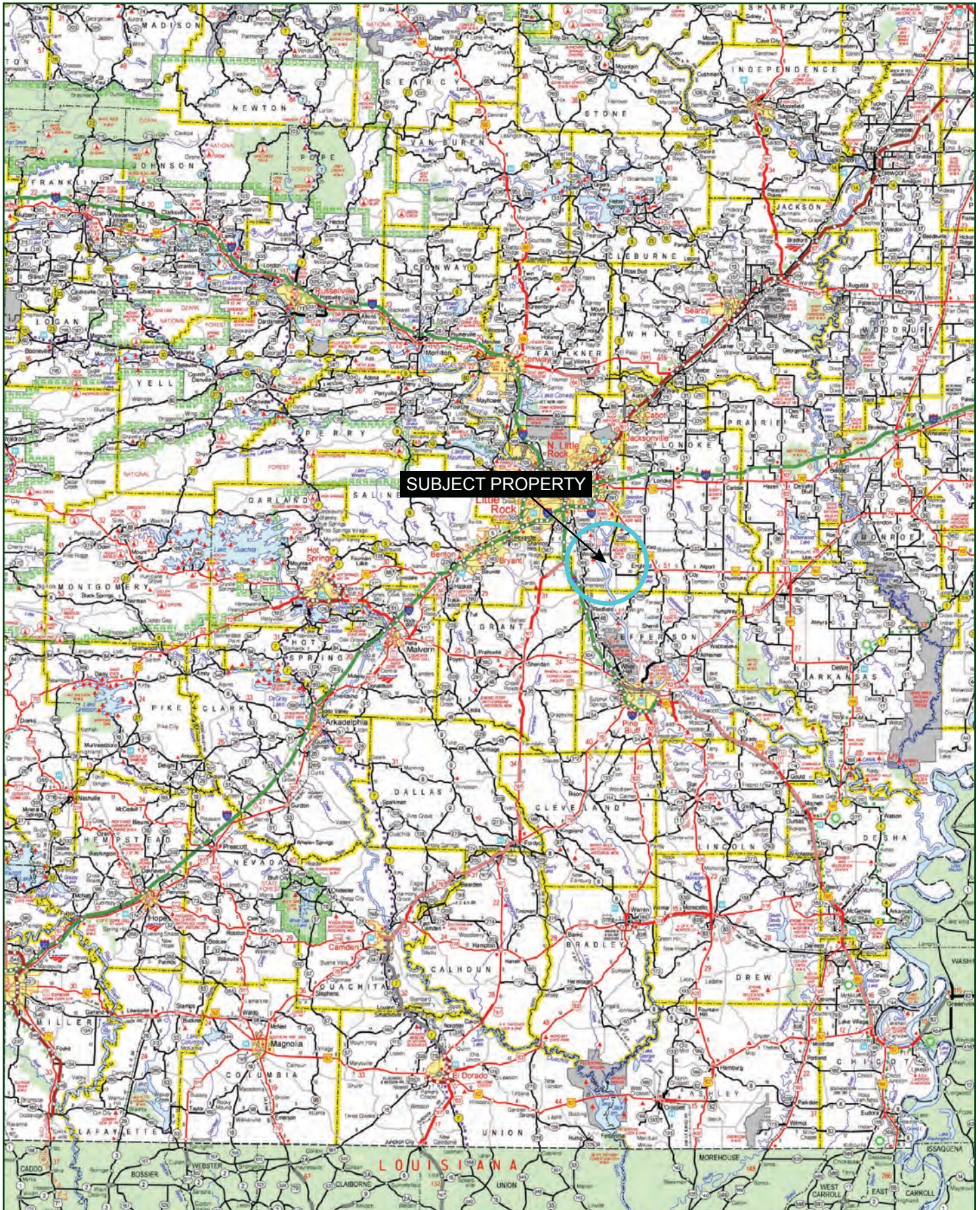
Lile Real Estate, Inc. is the listing agency for the owner of the property described within this offering brochure.

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.

VICINITY MAP



PROPERTY SUMMARY

Description:

The Arkansas River Big Woods property provides an excellent timberland and recreational investment opportunity with very close proximity to the Little Rock metropolitan area. The property consists of 960 acres, more or less, of beautiful hardwood bottomland and upland mature pine plantations, located in Pulaski County, just south of Scott along the Arkansas River. There are approximately 804 +/- acres enrolled in the Wetland Reserve Program, which were enrolled in 2006. Located in the central portion of the property is 119.8 +/- acres of pine plantation that were formerly enrolled in the Conservation Reserve Program, contract expired. Great deer and good turkey with some waterfowl hunting opportunities exist on the property in addition to fishing and water sports available on the river.

Located on the east side of Arkansas State Highway 161 is approximately 7.61 +/- acres located within a pecan orchard that provides a perfect place to build a lodge or multiple cabins. All utilities are available along the highway frontage.

The Arkansas River Big Woods property offers approximately 12,250 linear feet of beautiful water frontage along the Arkansas River. A protected back water river slough separates a parcel ownership of a river island totaling 31.3 +/- acres. This timberland and recreational investment opportunity is being offered for \$2,100.00 per surveyed acre, or as a whole for \$2,016,000.00. To find out more about the Arkansas River Big Woods, or to schedule a property tour please contact Gar Lile or Gardner Lile of Lile Real Estate, Inc. at 501-374-3411.

Location:

Scott, Arkansas; Pulaski County; Eastern Central Region of Arkansas

Mileage Chart

England, AR	12 miles
Little Rock, AR	24 miles
Stuttgart, AR	38 miles

Acreage:

960 +/- total acres

Access:

Arkansas State Highway 161 and a graveled private road.

Real Estate Taxes:

Parcel Number	Acreage	Est. Real Estate Tax
16R0060000100	446.07	\$451.57
26R0010000800	478.05	\$591.33
15R0320000600	7.61	\$232.00
15R0310000102 *	21.69	\$48.67
Total	953.42	\$1,323.57

* This parcel includes other acreage. This is an estimated proration of the acreage included in this offering.

PROPERTY SUMMARY

Mineral Rights:	All mineral rights owned by the Seller, if any, shall transfer to the Buyer.
Recreation:	Excellent deer, good turkey, and waterfowl hunting opportunities exist on the property in addition to fishing and water sports on the Arkansas River. The hunting rights are leased for the current season for \$13,710.00 annually through the 2021-2022 hunting season; however, this lease may be terminated through the sale of the fee title of the land.
Offering Price:	\$2,016,000.00 (\$2,100.00 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.

AERIAL MAP I

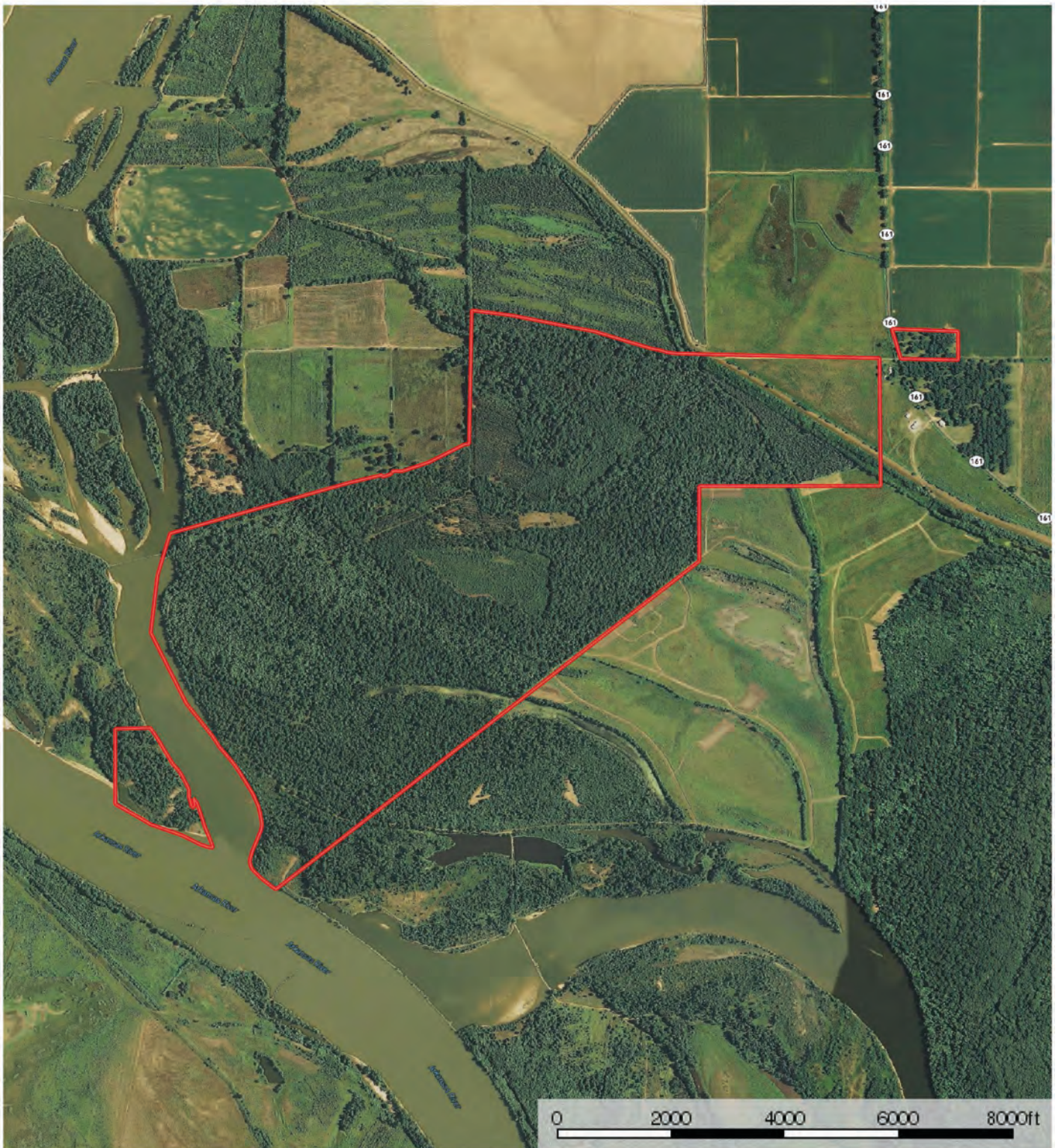


Boundary

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

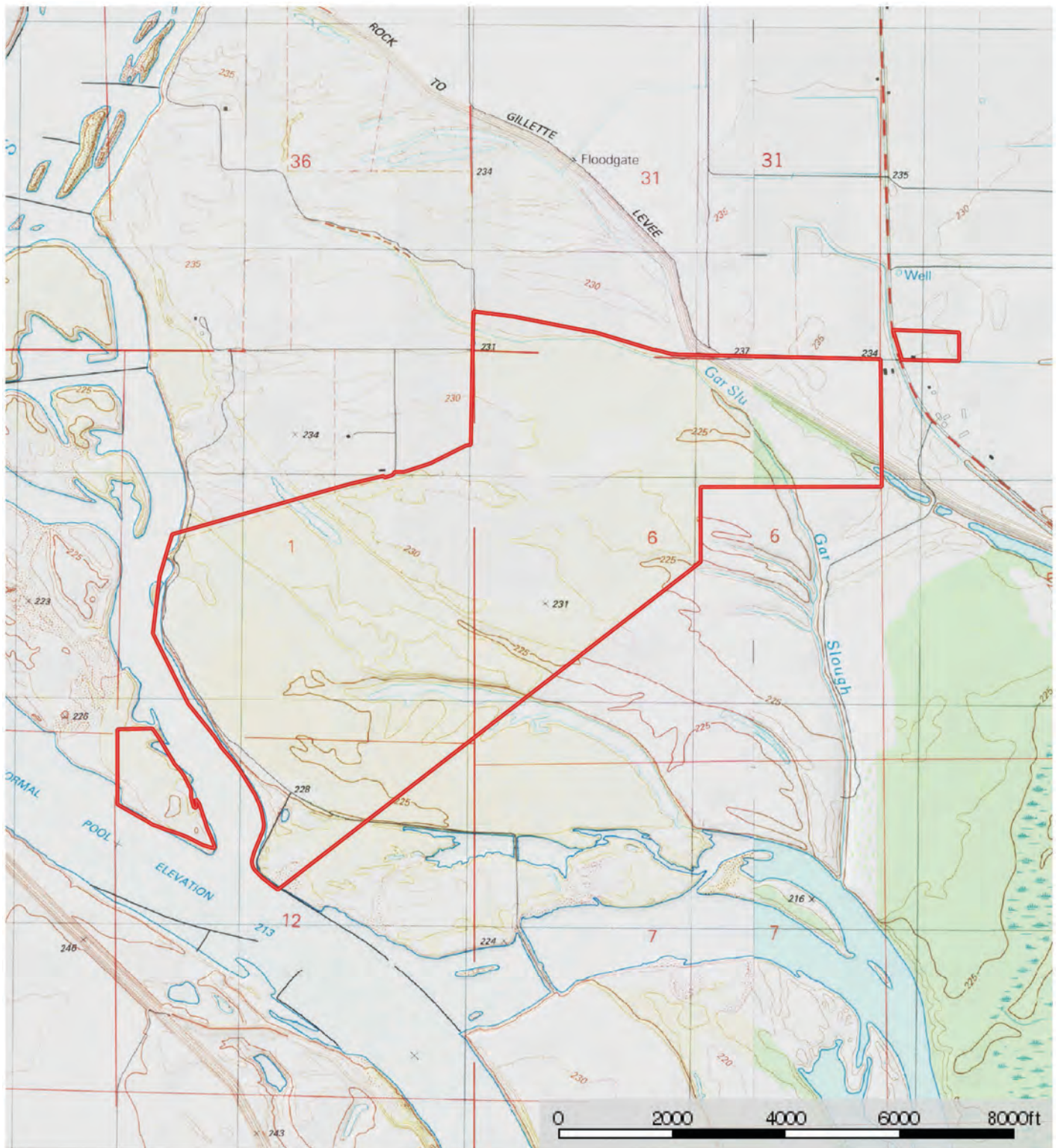


 Boundary

Sindy Cruthis

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TOPOGRAPHY MAP

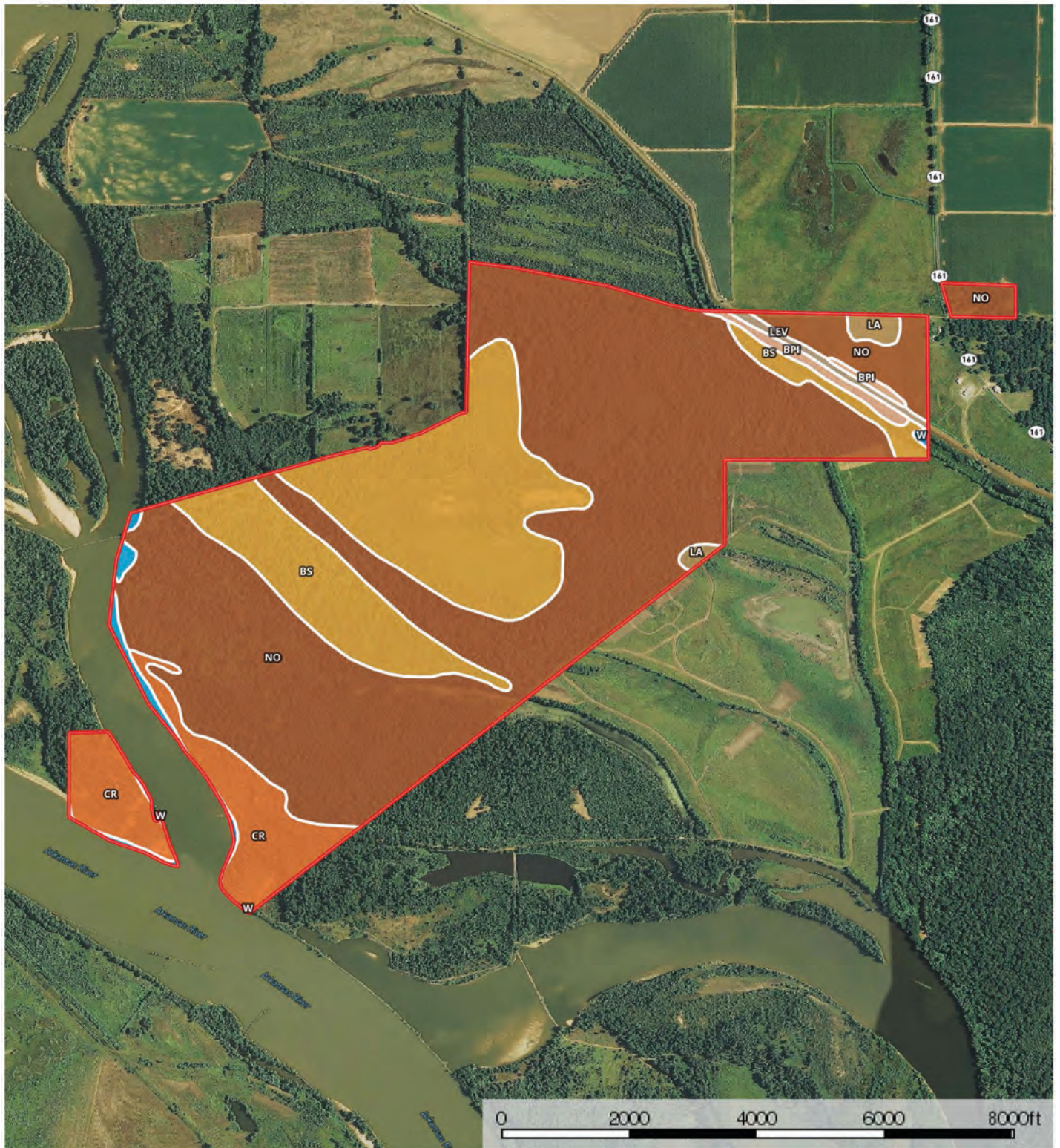


Boundary

Sindy Cruthis

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SOIL MAP



Boundary

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SOIL MAP KEY

SOIL CODE	SOIL DESCRIPTION	ACRES	%	CAP
La	Latanier silty clay	7.7	0.8	3w
Cr	Crevasse fine sand	79.8	8.31	4s
W	Water	10.5	1.1	-
Bs	Bruno fine sandy loam	242.4	25.25	3s
No	Norwood silty clay loam	602.4	62.76	1
LEV	Levee	6.3	0.65	-
BPI	Pits, borrow	10.8	1.12	-
TOTALS		959.8	100%	1.74

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









NOTES

[illegible]



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