



OFFERED FOR SALE

# GARLAND LAKE

A Timberland and Recreational Investment Opportunity

427 (+/-) Acres • Arkansas County, Arkansas

OFFERED BY



**AGRICULTURE | RECREATION | TIMBERLAND**

Traditional Brokerage + Sealed Bids + Consulting

LICENSED IN ARKANSAS, LOUISIANA, MISSISSIPPI, TEXAS AND TENNESSEE

**DISCLOSURE STATEMENT**

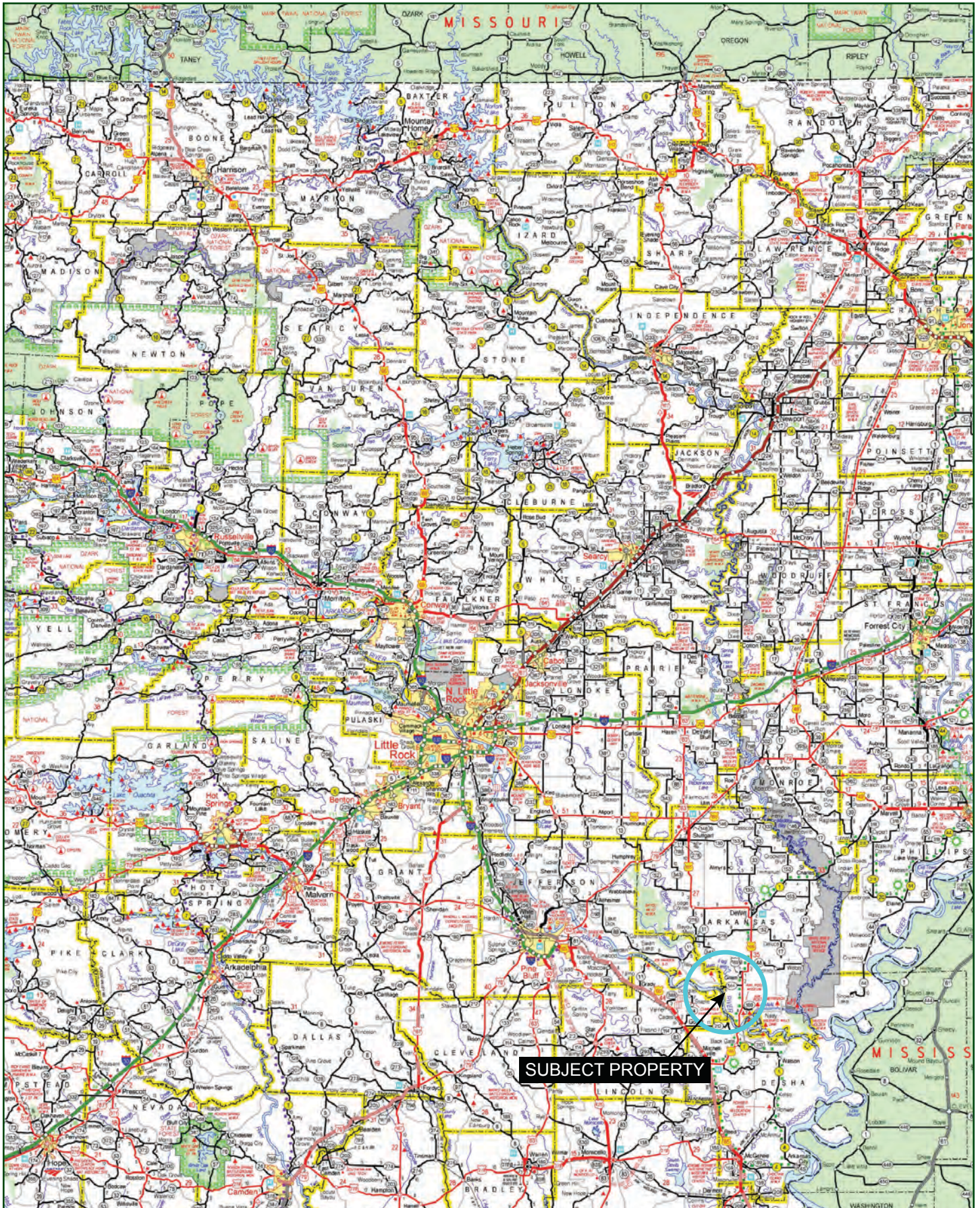
Lile Real Estate, Inc. is the listing agency for the owner of the property described within this offering brochure.

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.

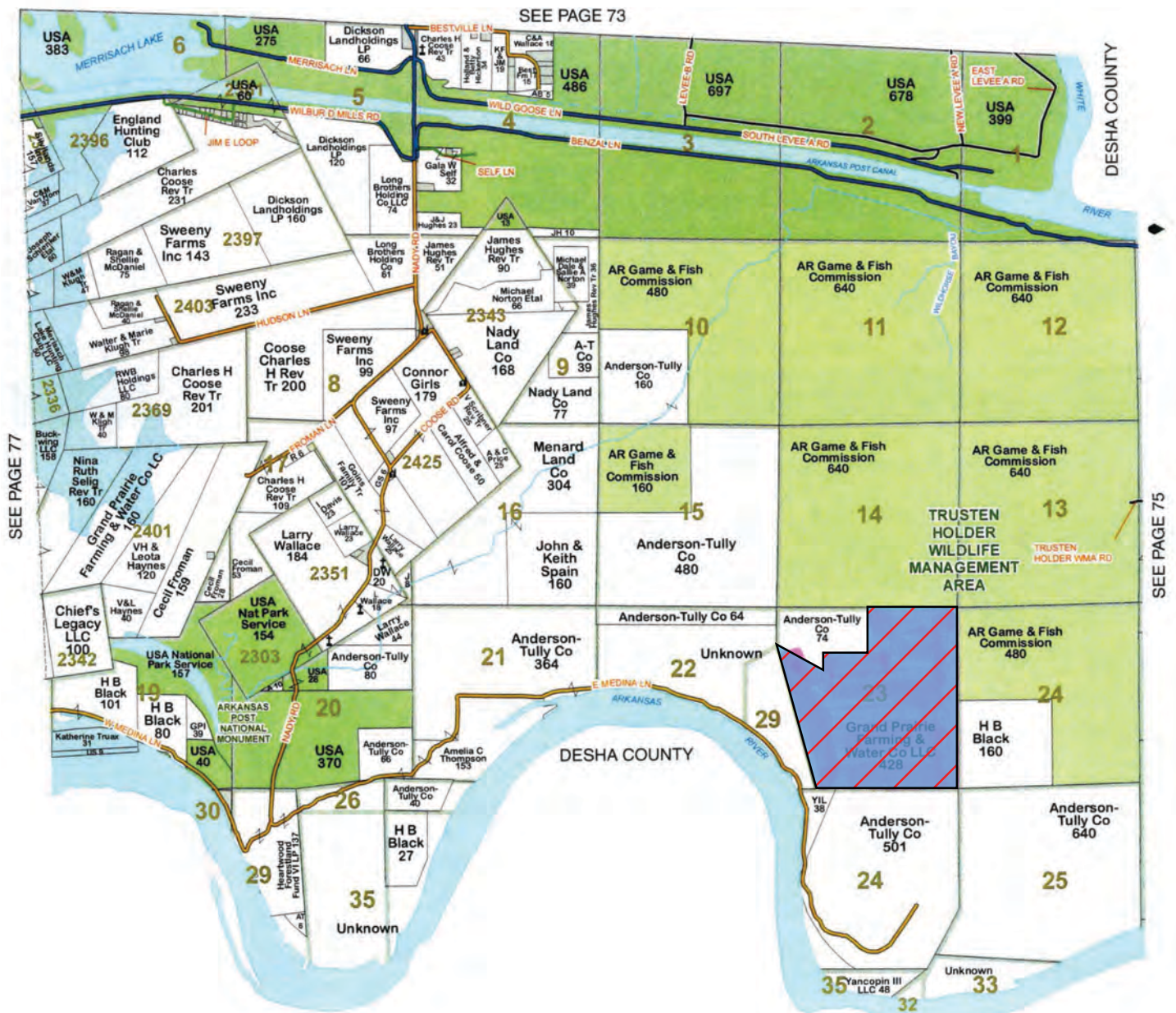
## VICINITY MAP



## PROPERTY SUMMARY

|                           |                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                               |            |          |               |          |                |          |                 |           |
|---------------------------|---------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|------------|----------|---------------|----------|----------------|----------|-----------------|-----------|
| <b>Description:</b>       | <p>Garland Lake provides an excellent timberland and recreational investment opportunity bordered by the Trusten Holder Wildlife Management Area, which is widely known for its deer hunting. The property consists of 427 +/- acres, more or less, located in Arkansas County, just east of Arkansas Post and near Merrisach Lake. There are approximately 350 +/- acres of beautiful uneven aged bottomland hardwoods that offer phenomenal deer hunting in addition to 77 +/- acres located in Garland Lake that offers waterfowl hunting opportunities. The property is situated just north of the Arkansas River and just west of the White River, both of which are known for growing large whitetail deer. Located on the east side of Garland Lake are two hunting camps that provide a place to stay.</p> <p>To find out more about Garland Lake, or to schedule a property tour please contact Gar Lile (mobile: 501-920-7015) or Gardner Lile (mobile: 501-658-9275) of Lile Real Estate, Inc.</p> |            |          |               |          |                |          |                 |           |
| <b>Location:</b>          | <p>Arkansas Post Arkansas; Arkansas County; Southeastern Region of Arkansas</p> <p>Mileage Chart</p> <table><tr><td>Dewitt, AR</td><td>30 miles</td></tr><tr><td>Stuttgart, AR</td><td>57 miles</td></tr><tr><td>Pine Bluff, AR</td><td>80 miles</td></tr><tr><td>Little Rock, AR</td><td>125 miles</td></tr></table>                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                         | Dewitt, AR | 30 miles | Stuttgart, AR | 57 miles | Pine Bluff, AR | 80 miles | Little Rock, AR | 125 miles |
| Dewitt, AR                | 30 miles                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                      |            |          |               |          |                |          |                 |           |
| Stuttgart, AR             | 57 miles                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                      |            |          |               |          |                |          |                 |           |
| Pine Bluff, AR            | 80 miles                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                      |            |          |               |          |                |          |                 |           |
| Little Rock, AR           | 125 miles                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                     |            |          |               |          |                |          |                 |           |
| <b>Acreage:</b>           | <p>427 +/- acres</p> <ul style="list-style-type: none"><li>• 350 +/- acres of uneven aged bottomland hardwoods</li><li>• 77 +/- acres in Garland Lake</li></ul>                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                               |            |          |               |          |                |          |                 |           |
| <b>Access:</b>            | All weather gravel road                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                       |            |          |               |          |                |          |                 |           |
| <b>Real Estate Taxes:</b> | \$375.00 (Estimated)                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                          |            |          |               |          |                |          |                 |           |
| <b>Mineral Rights:</b>    | All mineral rights owned by the Seller, if any, shall transfer to the Buyer.                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                  |            |          |               |          |                |          |                 |           |
| <b>Recreation:</b>        | Excellent deer hunting opportunities exist on the property, and Garland Lake provides good duck hunting opportunities.                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                        |            |          |               |          |                |          |                 |           |
| <b>Offering Price:</b>    | Contact Us                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                    |            |          |               |          |                |          |                 |           |
| <b>Contact:</b>           | 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.                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                 |            |          |               |          |                |          |                 |           |

Copyright © 2020 Mapping Solutions



AERIAL MAP I



 Boundary

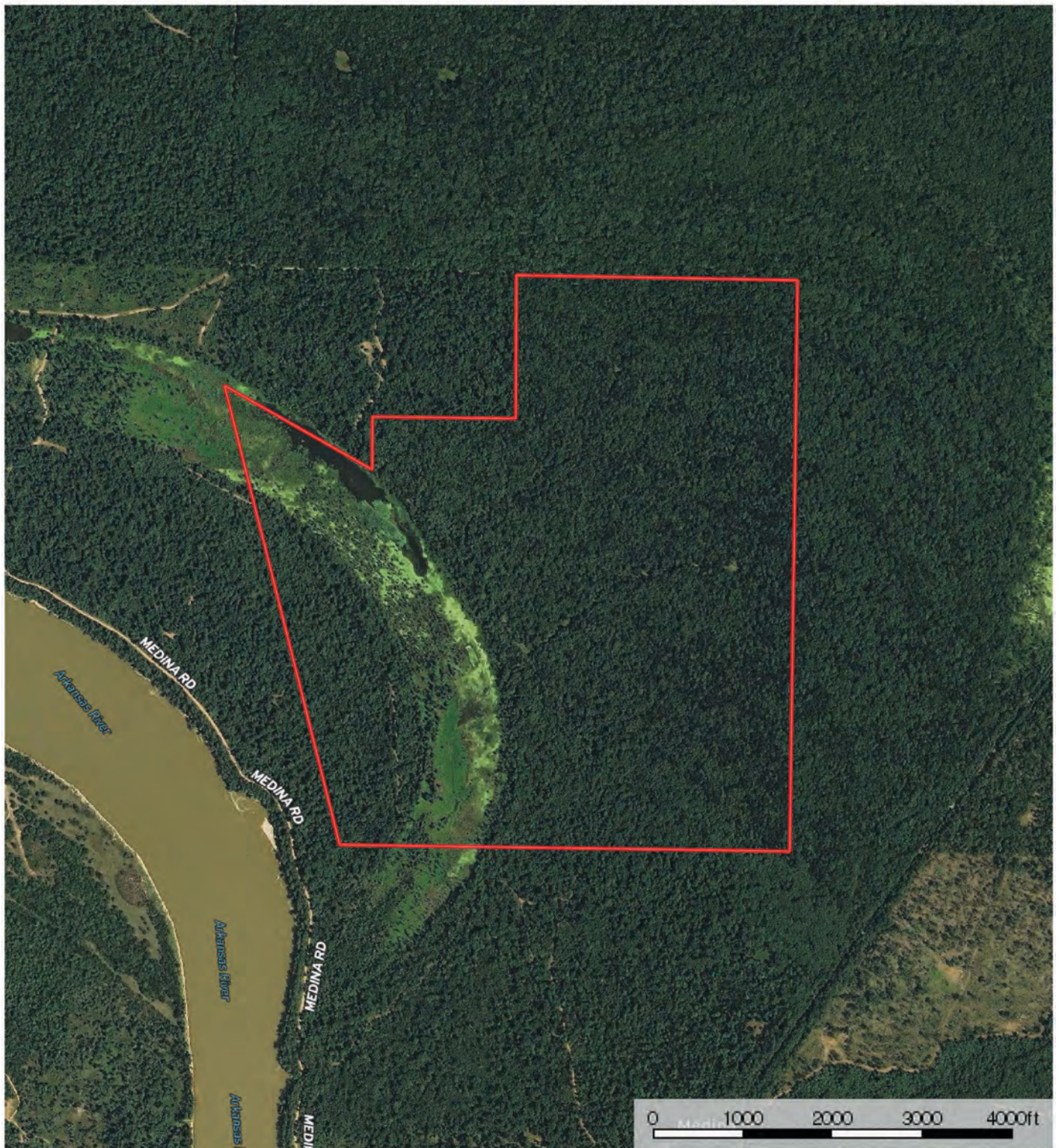
**Sindy Cruthis**



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

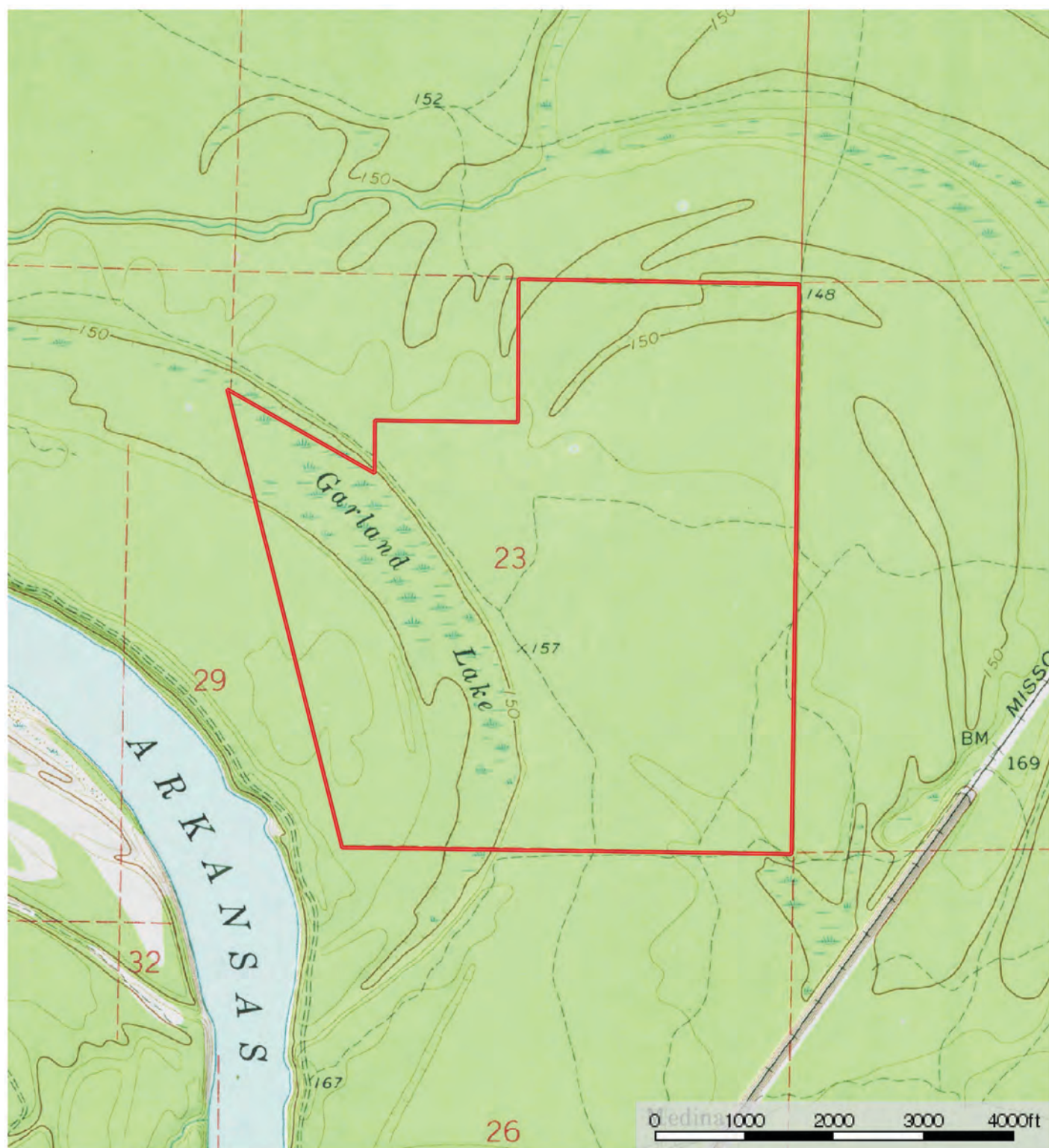


 Boundary

Sindy Cruthis

 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.

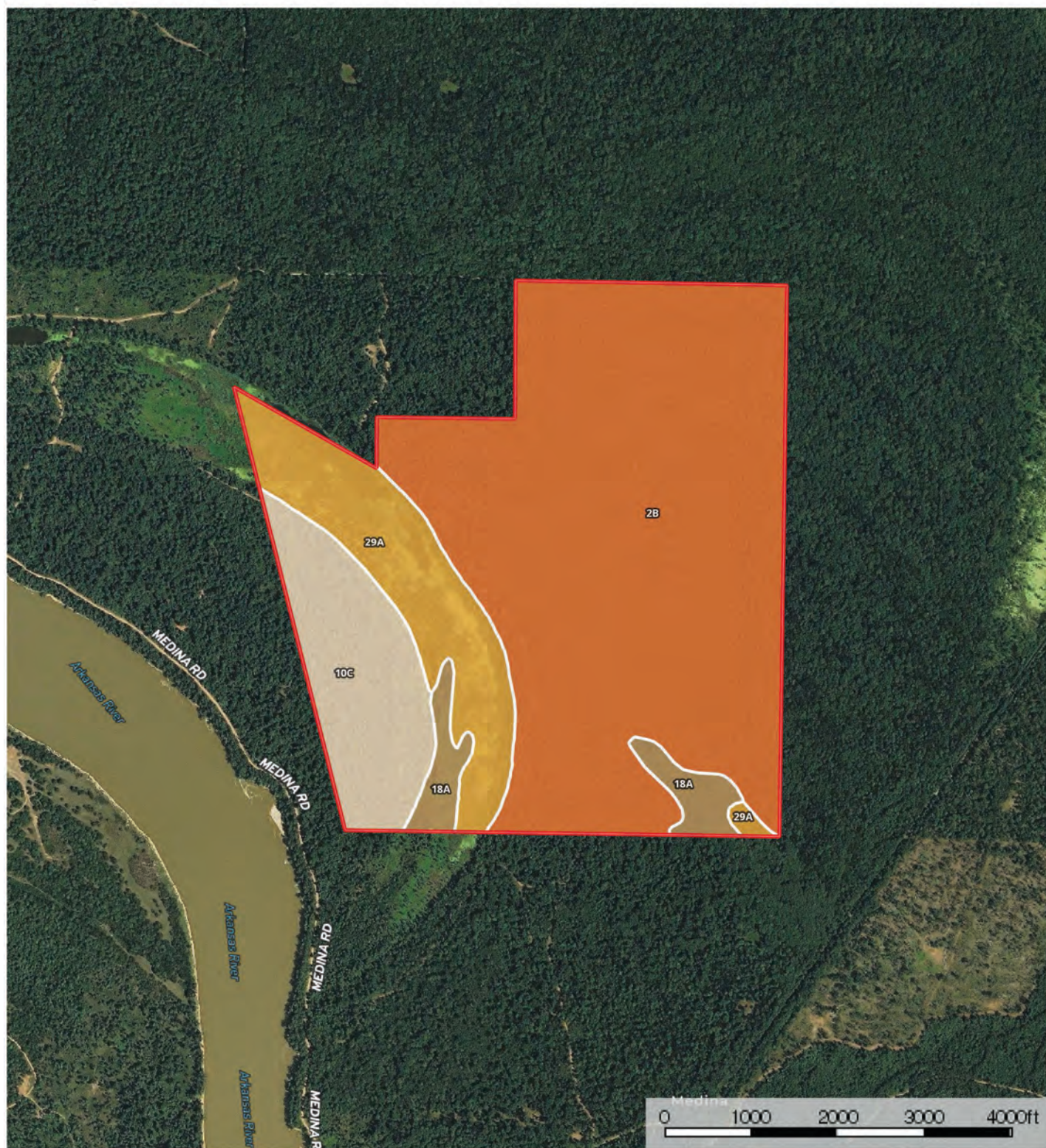
## TOPOGRAPHY MAP



 **Boundary**

**Sindy Cruthis**

# 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

| SOIL CODE | SOIL DESCRIPTION                                                                  | ACRES | %     | CAP  |
|-----------|-----------------------------------------------------------------------------------|-------|-------|------|
| 18A       | Perry clay, 0 to 1 percent slopes, frequently flooded                             | 20.9  | 4.13  | 5w   |
| 2B        | Desha silty clay, 0 to 3 percent slopes, occasionally flooded                     | 344.9 | 68.24 | 3w   |
| 10C       | Keo loam, 1 to 6 percent slopes, occasionally flooded                             | 66.0  | 13.05 | 2e   |
| 29A       | Yorktown silty clay, 0 to 1 percent slopes, frequently flooded, frequently ponded | 73.7  | 14.58 | 7w   |
| TOTALS    |                                                                                   | 505.5 | 100%  | 3.54 |

### 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]



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

[info@lilerealestate.com](mailto:info@lilerealestate.com) | [www.lilerealestate.com](http://www.lilerealestate.com)



**AGRICULTURE | RECREATION | TIMBERLAND**

Traditional Brokerage + Sealed Bids + Consulting

LICENSED IN ARKANSAS, LOUISIANA, MISSISSIPPI, TEXAS AND TENNESSEE