



OFFERED FOR SALE

LOUTRE BAYOU

A Timberland and Recreational Investment Opportunity

372.58 (+/-) Acres • Union County, Arkansas

OFFERED BY



AGRICULTURE | RECREATION | TIMBERLAND

Traditional Brokerage + Sealed Bids + Consulting

LICENSED IN ARKANSAS, LOUISIANA, MISSISSIPPI, TEXAS AND TENNESSEE



DISCLOSURE STATEMENT

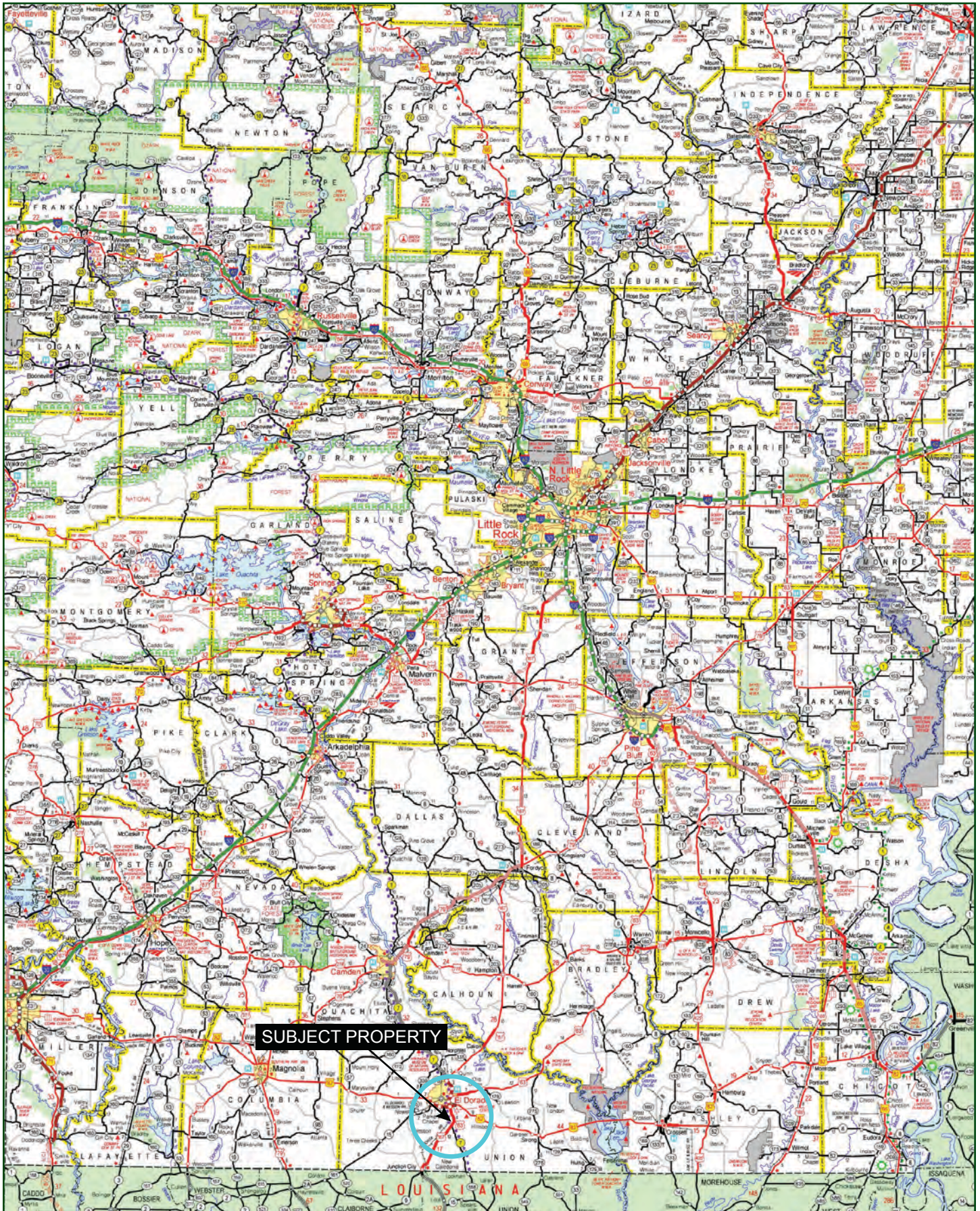
Lile Real Estate, Inc. is the listing agency for the owner of the property described within this offering brochure.

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

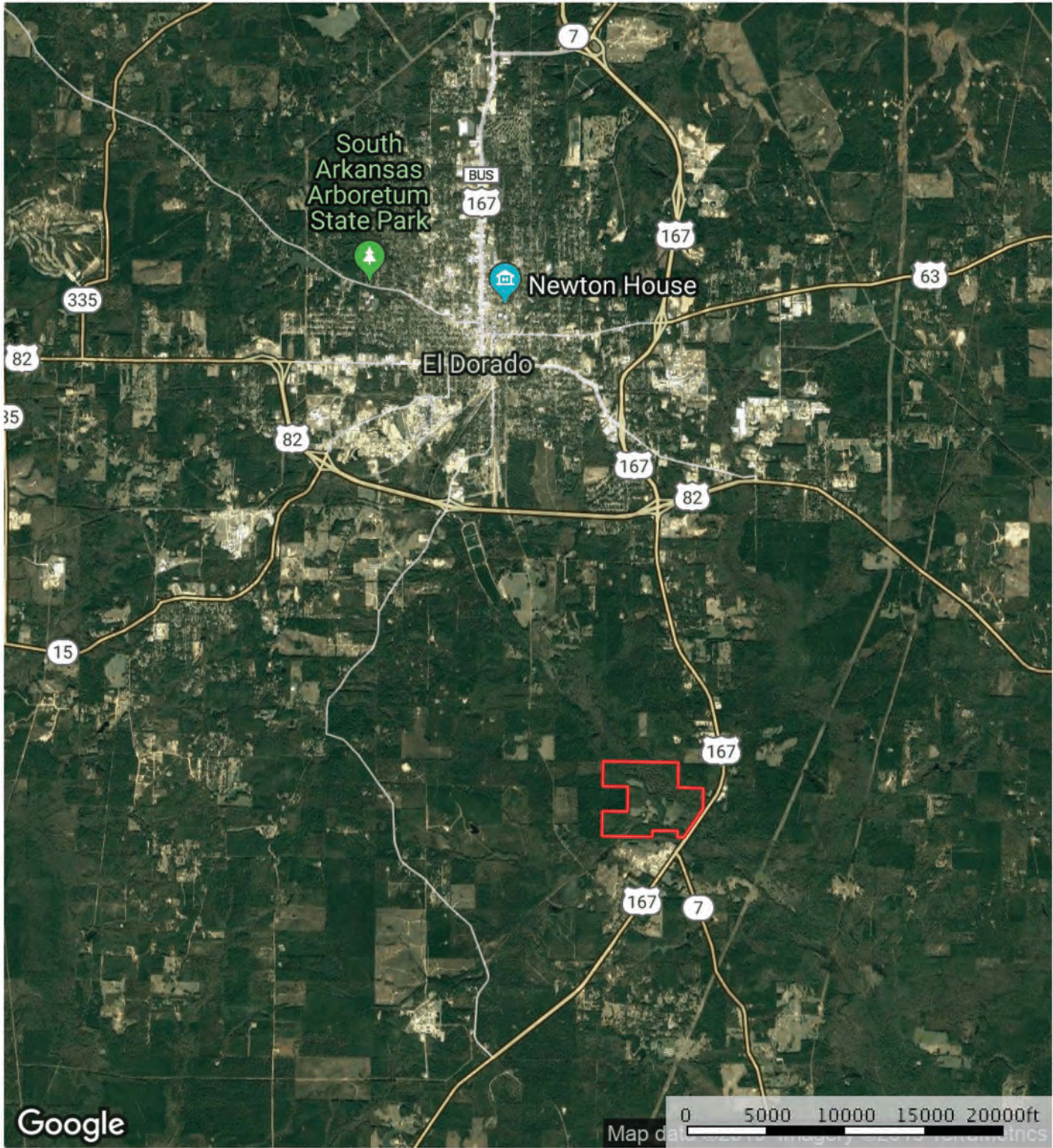


PROPERTY SUMMARY

Description:	This offering presents a unique opportunity to acquire a timberland and recreational property for a country residential estate or a seasonal weekend retreat, just minutes from the southern city limits of El Dorado, Arkansas. This ownership offers excellent access via Arkansas State Highway 167. The property is comprised of mixed age loblolly pine and mixed species hardwoods. Small meadow pasture lands are also located on the property, offering the ability to raise cattle and horses, or to be developed into wildlife food plots.
Location:	El Dorado, Arkansas; Union County; Southern Region of Arkansas Mileage Chart Little Rock, AR 119 miles Texarkana, AR 88 miles Monroe, LA 74 miles
Acreage:	372.58 +/- acres
Access:	Arkansas State Highway 167
Utilities:	Electricity and municipal water are available.
Recreation:	Deer and turkey hunting opportunities exist on the property.
Real Estate Taxes:	\$434.00 (estimated)
Mineral Rights:	Seller shall retain all mineral rights associated with these lands, but reserves the right to negotiate a potential sale of such if desired.
Offering Price:	PRICE ENHANCED! NEW OFFERING PRICE: \$599,500.00 (exclusive of mineral rights)
Contact:	Any questions concerning this offering, or to schedule a property tour should be directed to Gar Lile or Brandon Stafford of Lile Real Estate, Inc. (office: 501-374-3411)

AERIAL MAP I

Teague
Arkansas, AC +/-



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

Teague

Arkansas, AC +/-



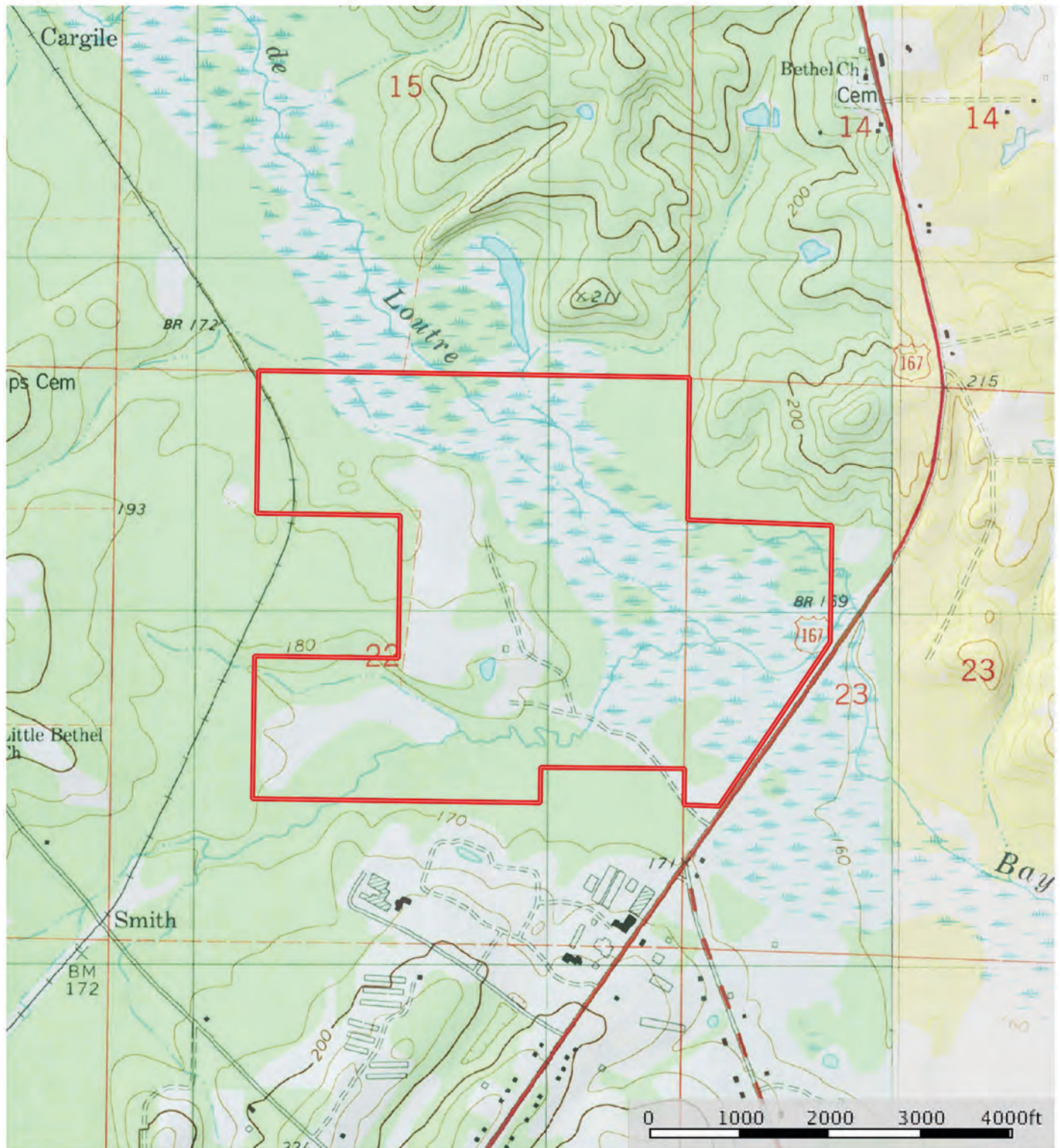
Sindy Cruthis

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TOPOGRAPHY MAP

Teague

Arkansas, AC +/-

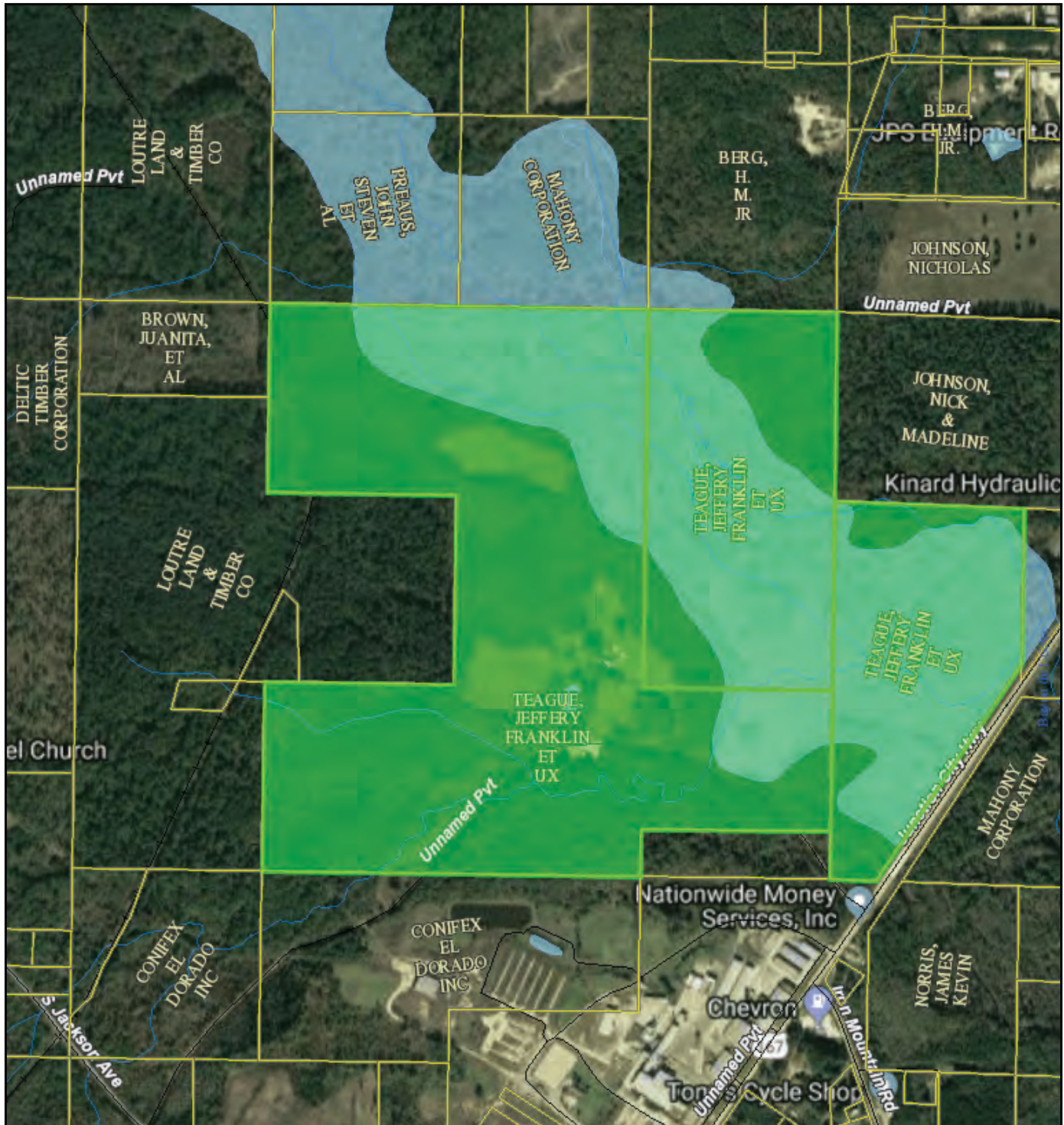


Boundary

Sindy Cruthis

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REAL ESTATE TAX INFORMATION



Date Created: 10/4/2019
Created By: DataScoutPro

1 inch = 929 feet

 via DataScout OneMap

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REAL ESTATE TAX INFORMATION

1) TEAGUE, JEFFERY FRANKLIN ET UX

Address:

Legal: E1/2 NE 80AC

INSTR. # 965339

017578 1/2

Parcel: 00000-17565-0000

RPID: 13703

Acres: 80

2) TEAGUE, JEFFERY FRANKLIN ET UX

Address:

Legal: NE SW (40ac);

W2 NE (80ac);

NE NW (40ac);

N2 SE (80ac) Less 10ac

#965339 017571

Parcel: 00000-17566-0000

RPID: 13704

Acres: 230

3) TEAGUE, JEFFERY FRANKLIN ET UX

Address:

Legal: N1/2 SW 80 A

& SW NW 40A

BK 1380 PG 1

LESS APPROX 57 AC N1/2 SW

LESS 0.42 AC TO HWY

INSTR #965339 17590

Parcel: 00000-17583-0000

RPID: 13726

Acres: 62.58

Date Created: 10/4/2019

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NOTES

[illegible]



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