



OFFERED FOR SALE

SQUARESHOOTER LAND CO., LLC

A Recreational Investment Opportunity

523 (+/-) Acres • Clay and Greene Counties, Arkansas

OFFERED BY



AGRICULTURE | RECREATION | TIMBERLAND

Traditional Brokerage + Sealed Bids + Consulting

LICENSED IN ARKANSAS, LOUISIANA, MISSISSIPPI, TEXAS AND TENNESSEE



DISCLOSURE STATEMENT

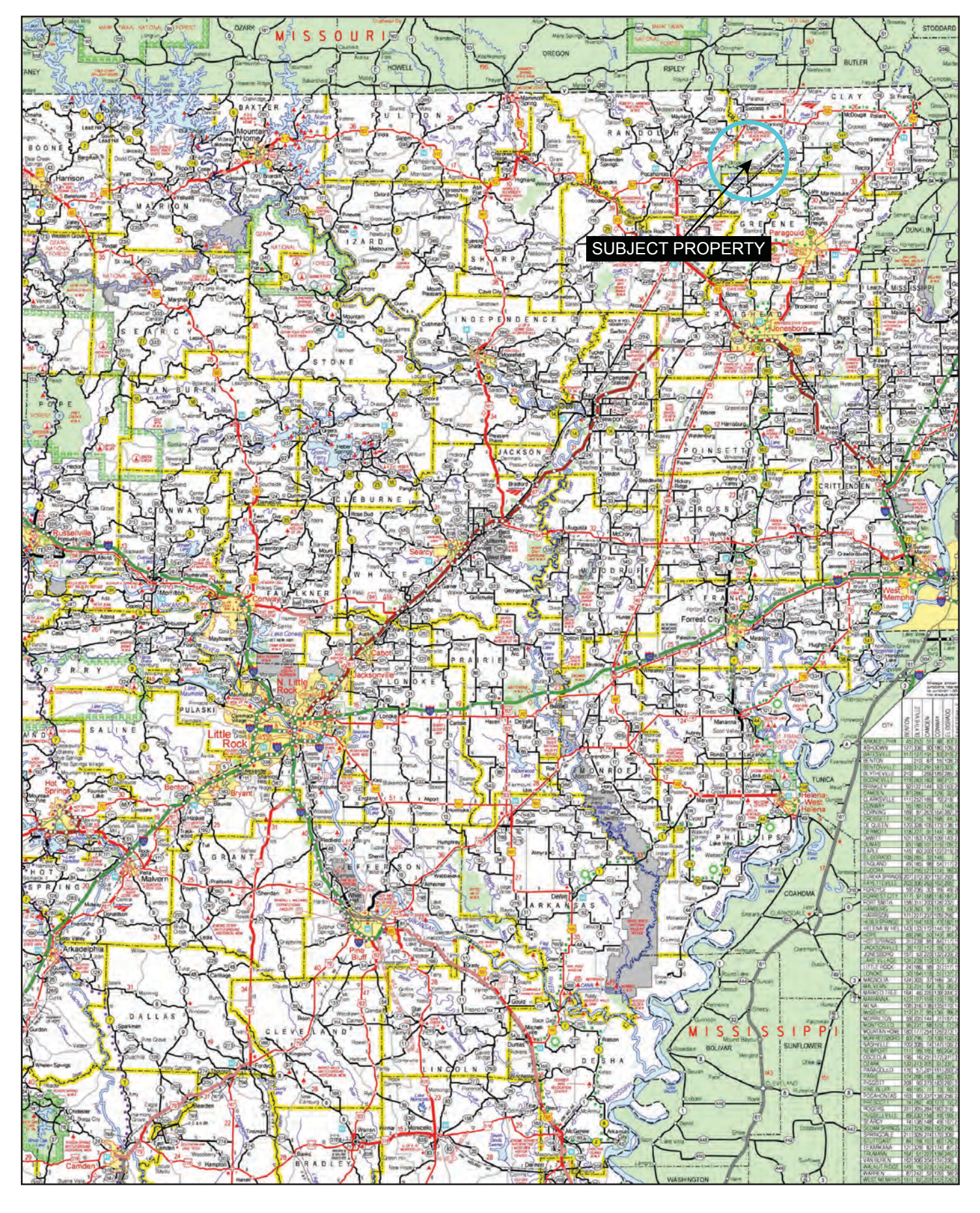
Lile Real Estate, Inc. is the listing agency for the owner of the property described within this offering brochure.

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:

Squareshooter Land Co., LLC offers a recreational investment opportunity consisting of 523 +/- acres in four (4) non-contiguous tracts, located in Clay and Greene Counties, Arkansas. Three of these tracts are located on the south side of the Black River near the community of Brookings, and the fourth tract is located on the north side of the river near Reyno. All four of the tracts border the well-known Dave Donaldson Wildlife Management Area, which provides additional hunting opportunities.

Tract 1 is the most northern tract, consisting of about 40 +/- acres of overflow flooded green timber along the Black River that borders an Arkansas Game & Fish Commission public access boat ramp, and is about a 20-minute drive from the lodge. The woods overflow when the Black River is at flood stage, providing waterfowl hunting. The tract has good access, and would make for a great camp site.

Tract 2 totals 443 +/- acres consisting of two non-contiguous tracts. The northern tract consists of about 204 +/- acres, of which 127 +/- acres are impounded green timber while the balance are river overflow woods. It is bordered on the west and north by the Dave Donaldson WMA. The impoundment has several established shooting holes, and can be artificially flooded by a re-lift. This tract has a strong hunting history documented with numerous pictures of successful hunts.

The southern tract is 239 +/- acres located just east of the Brookings community along Arkansas State Highway 280. Approximately 235.55 acres of the tract was enrolled in the Wetland Reserve Program in 2014 under a perpetual easement. The acreage was strategically designed for holding wintering waterfowl with a mixture of moist soil units that have water control structures in place, and other portions that were planted in trees. The tract offers great waterfowl hunting, and has been planted annually in millet in the moist soil unit that is just north of the cabin, enhancing waterfowl holding ability. The two wells that were used to irrigate the land prior to enrollment in the program were left out as out holdings so that they could be used to pump the moist soil units on low water years. The tract features a road that runs through the WMA that ends on the northeast corner of this tract, which provides access to the landowner to drive around and hunt the northeastern portion of the tract without disturbing ducks in other parts.

Resting on the southeast 4 +/- acres is the family cabin that is separated in two (2) living areas connected by an 8-foot breezeway. The western portion of the cabin is 1,260 square feet with 3 bedrooms, 3 full baths, and a locker room. The eastern part is 900 square feet primarily designed as a living/entertainment area and full kitchen, with a bedroom and a full bath. There is a 12-foot under roof concrete floored rear porch with a concrete firepit. Located just to the east of the cabin is a 1,200 square foot shop to store vehicles, hunting equipment, and supplies.

PROPERTY SUMMARY

Description: (Cont.)	Tract 3 is the most southwest parcel, which entails 40+/- acres of overflow woods within the Dave Donaldson Black River WMA. This tract offers good duck hunting with easy access from a public boat ramp off a county road. Just east of it is the well-known Ashbaugh Lake which hosts thousands of ducks each winter and also provides fishing opportunities. Tract 3 is just a short drive away from the cabin on Tract 2.
Location:	Clay & Greene Counties; Northeastern Region of Arkansas
Access:	Tract 1: Clay County Road 113 Tract 2: Private road and Arkansas State Highway 280. Tract 2 can also be accessed by boat via the Black River, and by land via AGFC property. Tract 3: County road to public boat ramp at Lake Ashbaugh
Acreage:	523 +/- total acres <ul style="list-style-type: none">• Tract 1: 40 +/- acres• Tract 2: 443 +/- acres• Tract 3: 40 +/- acres
Irrigation:	Tract 2: Two (2) wells and one (1) relift
Improvements:	2,160 SF cabin 40' x 30' shop with two 12' roll up doors and a 12' lean-to * Primary furnishings will convey. Seller will retain all personal items and hunting equipment.
Utilities:	All utilities are available at the cabin.
Real Estate Taxes:	\$2,701.00 (Estimated all properties)
Mineral Rights:	All mineral rights owned by the Seller, if any, shall transfer to the Buyer.
Recreation:	Excellent deer and duck hunting opportunities exist on the property. All four tracts border the Dave Donaldson WMA, which offers additional hunting opportunities.
Offering Price:	Tract 1: \$140,000.00 (\$3,500 per acre) Tract 2: \$3,450,000 (\$7,788 per acre) Tract 3: \$200,000.00 (\$5,000 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




AERIAL MAP II

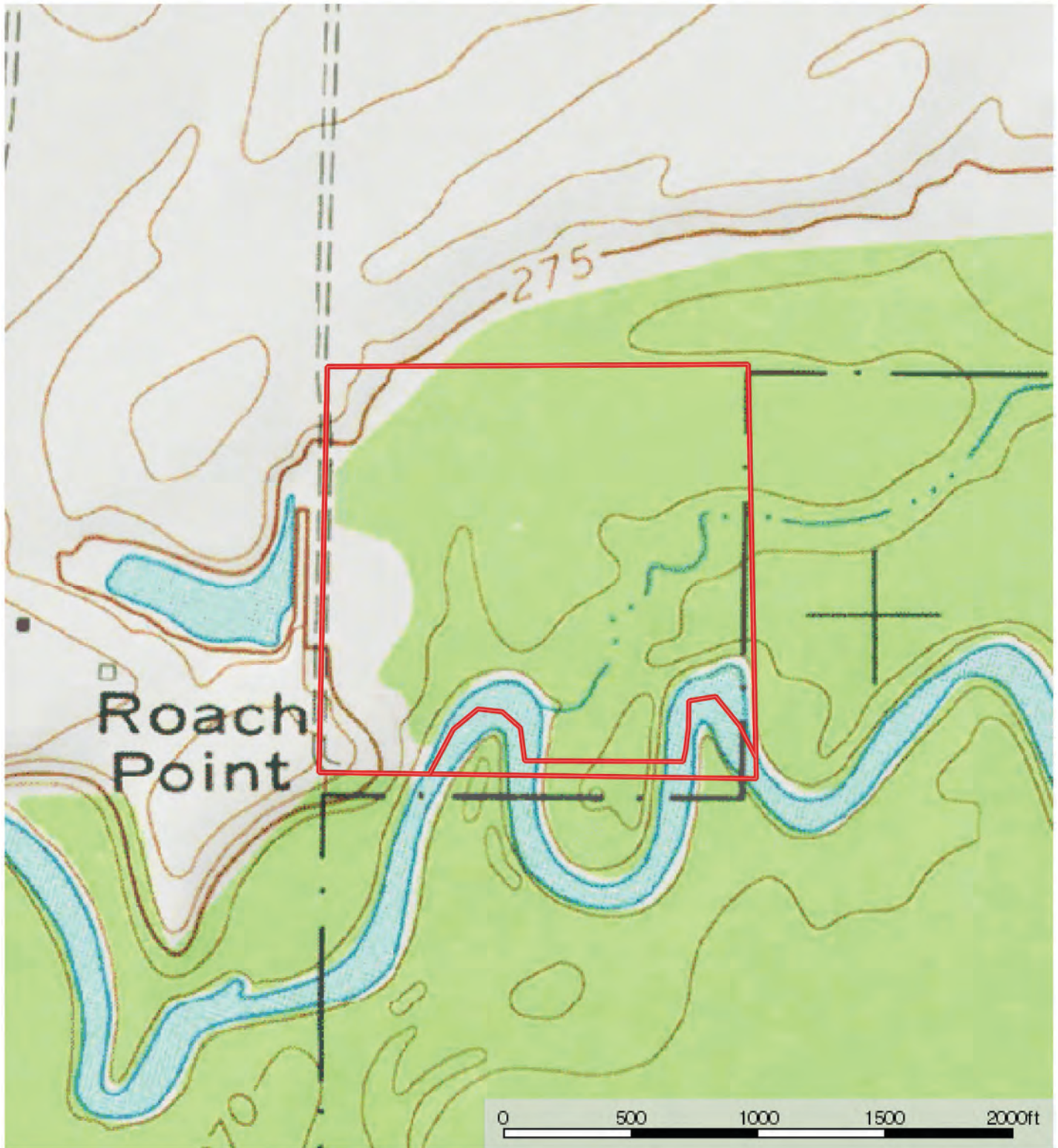



TRACT 1 | AERIAL MAP



 Boundary


TRACT 1 | TOPOGRAPHY MAP



 Boundary

TRACT 1 | SOIL MAP



 Boundary

TRACT 1 | SOIL MAP KEY

SOIL CODE	SOIL DESCRIPTION	ACRES	%	CAP
10	Amagon silt loam, 0 to 1 percent slopes	4.3	11.35	3w
31	Kobel soils, frequently flooded	32.7	85.89	5w
39	Water	1.1	2.76	~
TOTALS		38.1	100%	4.63

Capability Legend

Increased Limitations and Hazards

Decreased Adaptability and Freedom of Choice Users

Land, Capability

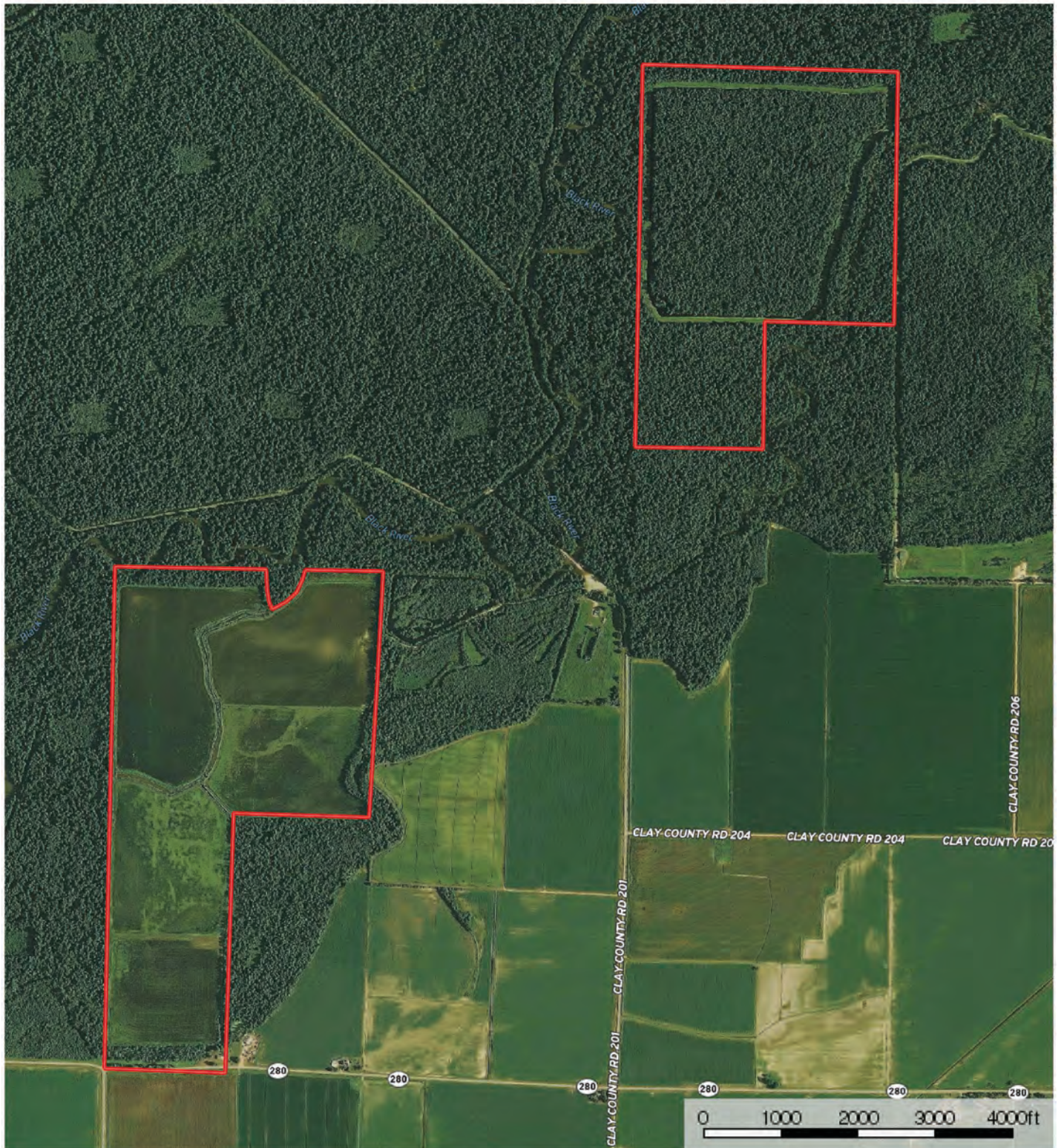
								
	1	2	3	4	5	6	7	8
'Wild Life'	•	•	•	•	•	•	•	•
Forestry	•	•	•	•	•	•	•	
Limited	•	•	•	•	•	•	•	
Moderate	•	•	•	•	•	•		
Intense	•	•	•	•	•			
Limited	•	•	•	•				
Moderate	•	•	•					
Intense	•	•						
Very Intense	•							


Grazing Cultivation

(c) climatic limitations (e) susceptibility to erosion

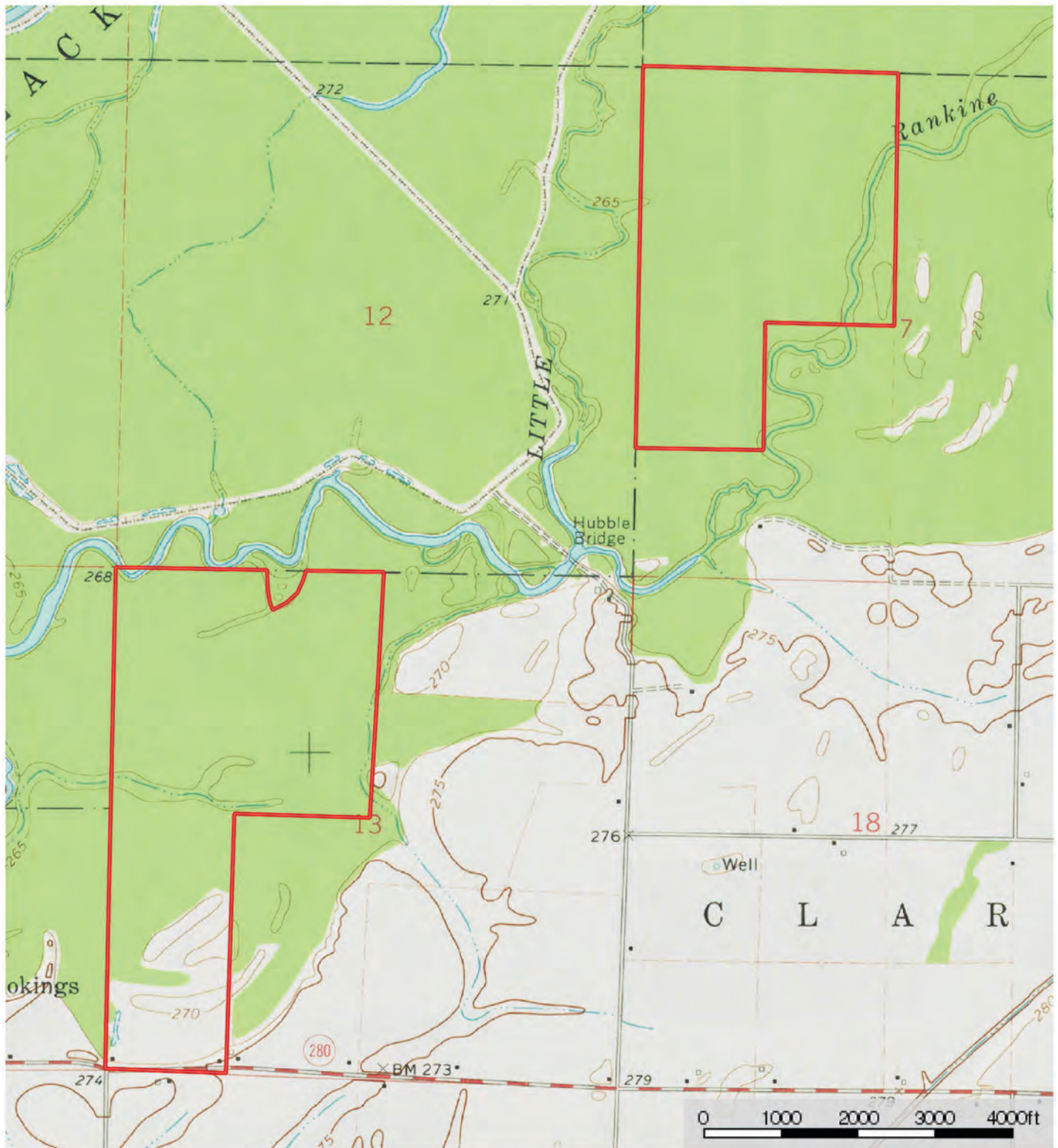
(s) soil limitations within the rooting zone (w) excess of water

TRACT 2 | AERIAL MAP



 Boundary

TRACT 2 | TOPOGRAPHY MAP



Boundary

TRACT 2 | SOIL MAP



Boundary

TRACT 2 | SOIL MAP KEY

SOIL CODE	SOIL DESCRIPTION	ACRES	%	CAP
31	Kobel soils, frequently flooded	204.4	100.0	5w
TOTALS		204.4	100%	5.0



SOIL CODE	SOIL DESCRIPTION	ACRES	%	CAP
23	Dexter silt loam, gently undulating	24.2	10.1	2e
31	Kobel soils, frequently flooded	185.3	77.37	5w
28	Fountain silt loam, 0 to 1 percent slopes	29.5	12.31	3w
39	Water	0.5	0.21	-
TOTALS		239.5	100%	4.44

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

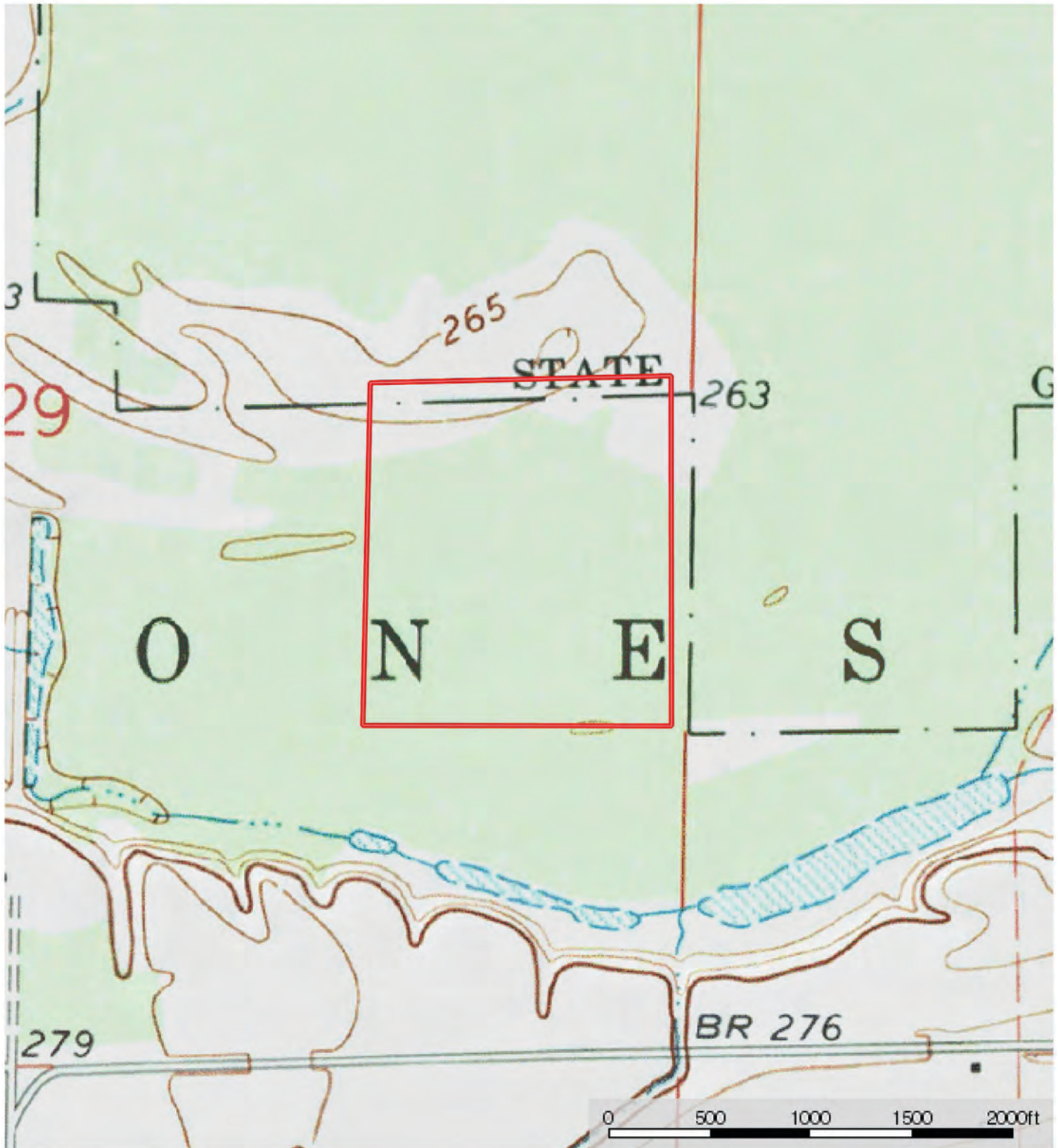
(c) climatic limitations (e) susceptibility to erosion

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

TRACT 3 | AERIAL MAP



TRACT 3 | TOPOGRAPHY MAP



 Boundary

TRACT 3 | SOIL MAP



Boundary

TRACT 3 | SOIL MAP KEY

SOIL CODE	SOIL DESCRIPTION	ACRES	%	CAP
22A	Kobel silty clay, 0 to 1 percent slopes	11.4	29.42	3w
5C	Bulltown loamy fine sand, 3 to 8 percent slopes	2.2	5.79	3s
25A	McCrory fine sandy loam, 0 to 1 percent slopes, frequently flooded	25.2	64.8	4w
TOTALS		38.8	100%	3.65

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/>

TRACT 1



TRACT 2



TRACT 2



TRACT 2



TRACT 2



TRACT 2



TRACT 2



TRACT 2



TRACT 2



TRACT 2



TRACT 2



TRACT 2



TRACT 2



TRACT 2



TRACT 3



HUNTING PHOTOS



HUNTING PHOTOS



HUNTING PHOTOS



HUNTING PHOTOS





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

info@lilerealestate.com | www.lilerealestate.com



AGRICULTURE | RECREATION | TIMBERLAND

Traditional Brokerage + Sealed Bids + Consulting

LICENSED IN ARKANSAS, LOUISIANA, MISSISSIPPI, TEXAS AND TENNESSEE