



OFFERED FOR SALE

# ARKANSAS RIVER BLUFF

A Recreational Investment Opportunity

294.54 (+/-) Surveyed Acres • Lincoln 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.

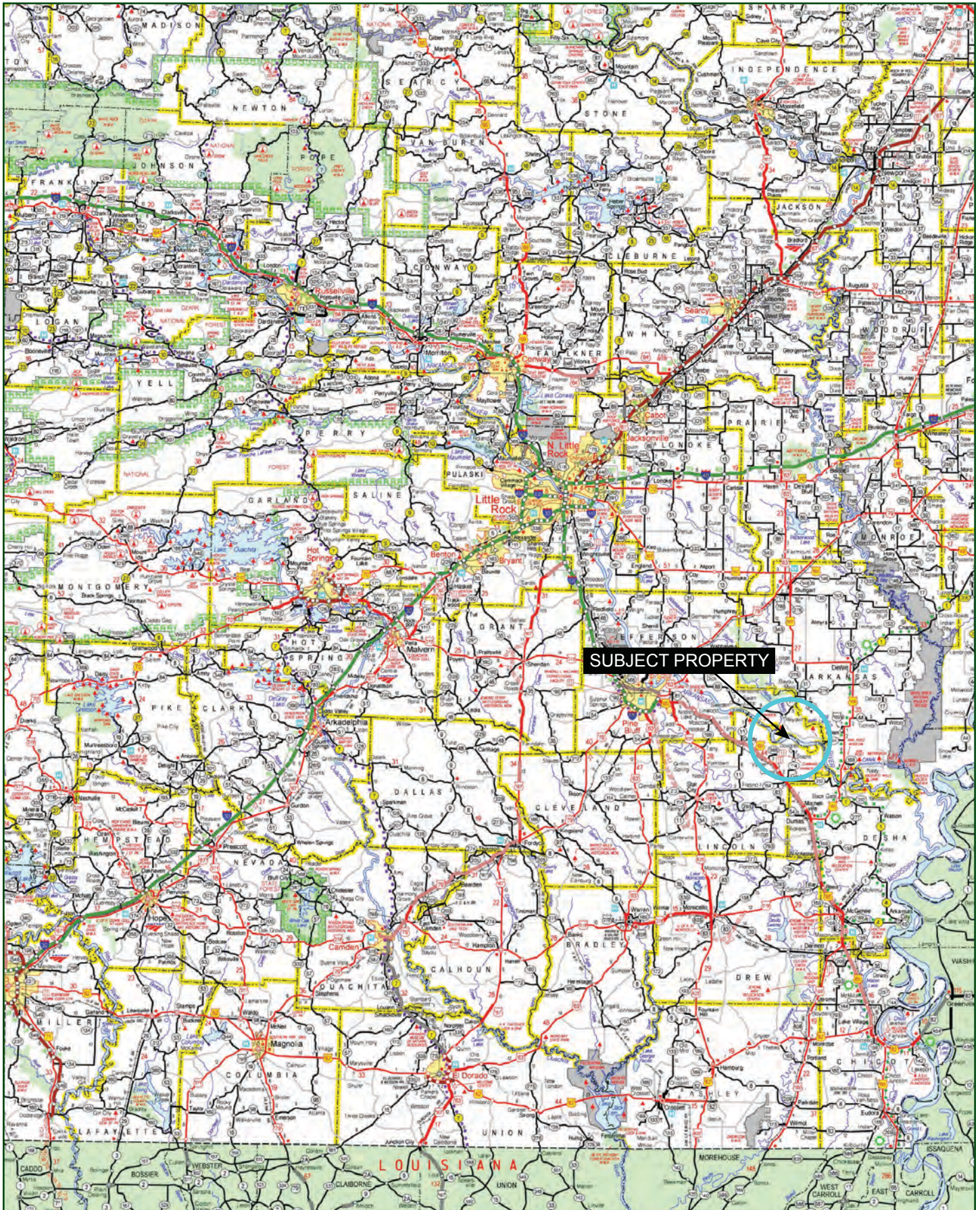
A representative of Lile Real Estate, Inc. must be present to conduct a showing. The management of Lile Real Estate, Inc. respectfully requests that interested parties contact us in advance to schedule a proper showing and do not attempt to tour or trespass on the property on their own. Thank you for 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 Bluff provides year-round recreational opportunities and the spot to get away from the city for rest and relaxation. The property consists of 294.54 surveyed acres, more or less, located in Lincoln County, just north of Gould. The land is a great mixture of mature/uneven age hardwood trees along with open areas and features over 1.0 mile of frontage on the Arkansas River. The property has been highly developed for hunting, and is a haven for the deer hunter. There are four large food plots that total 20 acres that are paired with four antler shed 4x6 box stands. Waterfowl hunting opportunities exist on the property at different times. Fishing opportunities exist in the bar pits and the Arkansas River.

To complete this offering is a metal building shop located on the southeastern portion of the property that provides a space to store equipment and hangout in between hunts. The enclosed portion is 40' x 30' with two roll up doors and features a 40' x 30' covered lean-to area. There is also a bathroom and shower. This property is very private with multiple gates on the deeded easement road from the Arkansas River Levee.

**This year-round recreational retreat is now offered for \$809,985.00, reduced from \$1,178,160.00.** To find out more about the Arkansas River Bluff, or to schedule a property tour please contact Brandon Stafford or Gardner Lile of Lile Real Estate, Inc. at 501-374-3411.

### Location:

Gould, Arkansas; Lincoln County; Southeastern Region of Arkansas

#### Mileage Chart

Gould	10 Miles
Pine Bluff	42 Miles
Stuttgart	70 Miles
Little Rock	88 Miles

### Acreage:

294.54 +/- surveyed acres

### Improvements:

Metal building shop

- 40' x 30' enclosed with a bathroom and shower.
- Two rollup doors
- Well water
- Septic Tank
- Electricity
- 40' x 30' lean-to area that is covered and great for storing equipment

### Access:

Deeded easement from Arkansas River Levee

## PROPERTY SUMMARY


<b>Recreation:</b>	Deer, duck, and goose hunting opportunities exist on the farm, as well as fishing.
<b>Mineral Rights:</b>	All mineral rights owned by the Seller, if any, shall transfer to the Buyer.
<b>Offering Price:</b>	<b>\$809,985.00 (\$2,750.00 per acre), REDUCED from \$1,178,160.00.</b>
<b>Contact:</b>	Any questions concerning this offering, or to schedule a property tour should be directed to Brandon Stafford or Gardner Lile of Lile Real Estate, Inc. (office: 501-374-3411)

# LOCATION 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.




AERIAL MAP



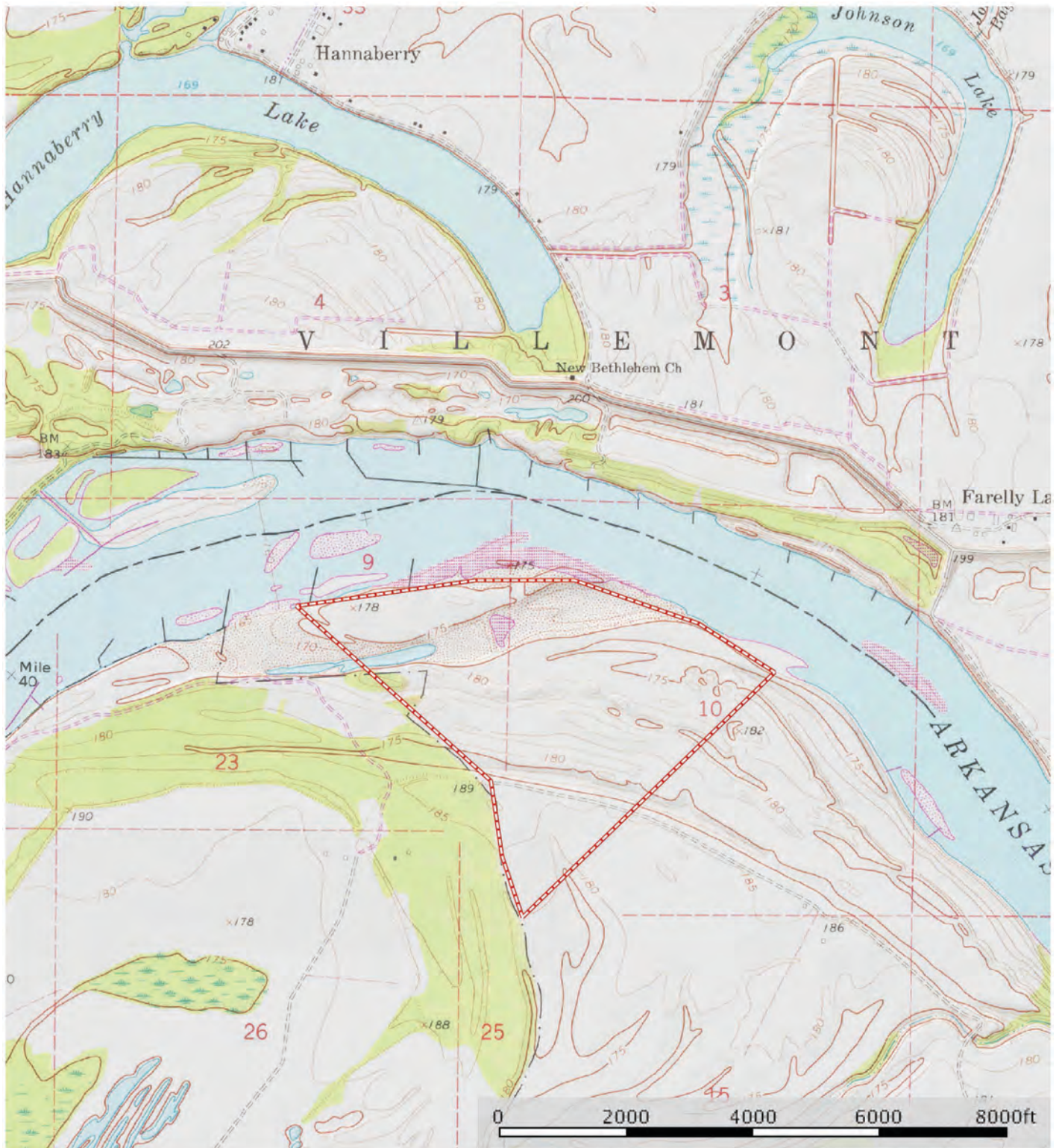
 Boundary

Sindy Cruthis

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# TOPOGRAPHY MAP



Boundary

Sindy Cruthis

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# SOIL MAP



 Boundary

Sindy Cruthis

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## SOIL MAP KEY

I Boundary 295.4 ac

SOIL CODE	SOIL DESCRIPTION	ACRES	%	CAP
52	Water	4.5	1.54	-
12	Crevasse soils, frequently flooded	174.5	59.06	5w
36	Roxana silt loam, occasionally flooded	70.2	23.75	2w
50	Wabbaseka-Latanier complex, occasionally flooded	46.2	15.65	3w
TOTALS		295.4	100%	3.9

### Capability Legend

Increased Limitations and Hazards

Decreased Adaptability and Freedom of Choice Users

Land, Capability



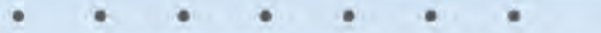
'Wild Life'



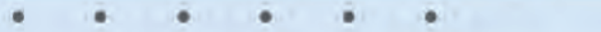
Forestry



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

















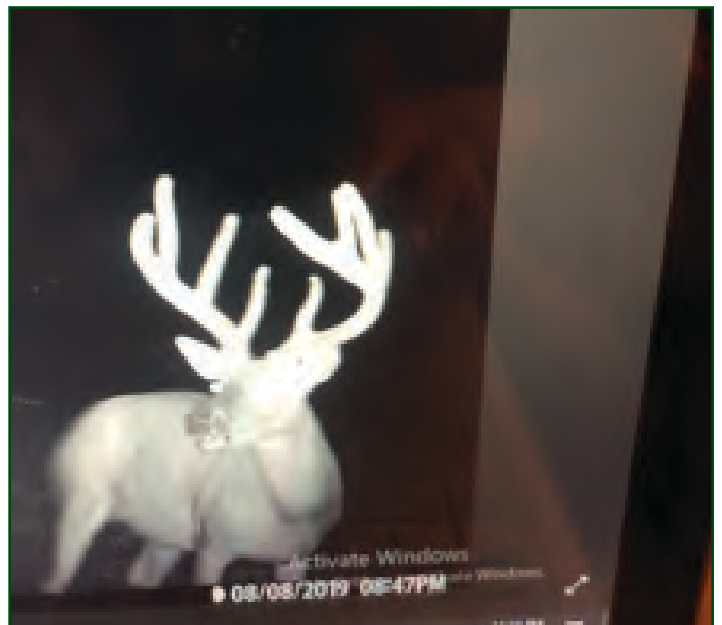


















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