



OFFERED FOR SALE

## PLUM BAYOU RESERVE II

A Recreational Investment Opportunity

440 (+/-) Surveyed Acres • Pulaski County, Arkansas

OFFERED BY



**AGRICULTURE | RECREATION | TIMBERLAND**

Traditional Brokerage + Sealed Bids + Consulting

LICENSED IN ARKANSAS, LOUISIANA, MISSISSIPPI, TEXAS AND TENNESSEE



**DISCLOSURE STATEMENT**

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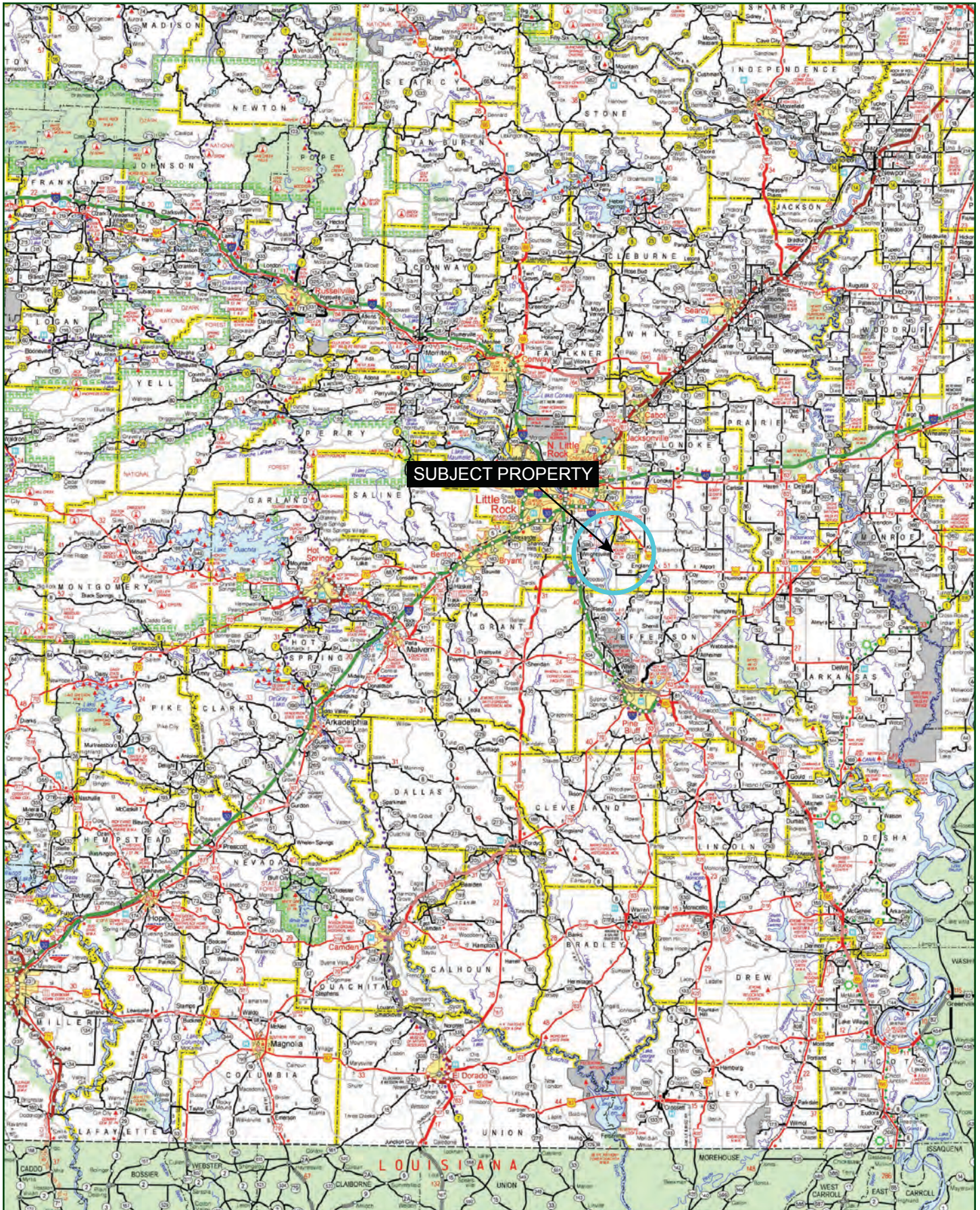
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This offering is subject to errors, omissions, change or withdrawal without notice. All information provided herein is intended as a general guideline and has been provided by sources deemed reliable, but the accuracy of which we cannot guarantee.



## VICINITY MAP





## PROPERTY SUMMARY

### Description:

The Plum Bayou Reserve provides an excellent recreational investment opportunity with very close proximity to the Little Rock metropolitan area. The property consists of 440 surveyed acres, more or less, located in Pulaski County, just west of Keo. All of the acreage is enrolled in the Wetland Reserve Program with the exception of one (1) out-holding that is strategically placed where the current lodge rests. Great deer hunting opportunities exist on the property in addition to waterfowl hunting in the moist soil units and multiple shooting holes in Plum Bayou. There are numerous highly improved food plots that are all connected by a groomed internal road system.

To complete this family retreat is the 3,840 square foot lodge, located in the center of the property, that was built in 2014 with 6 bedrooms and 4 full bathrooms. There are two master suites that have their own full bathrooms on the main floor in addition to two guest rooms that share a full hall bathroom. The kitchen is nicely finished out with granite countertops, wood cabinets, and all new electric appliances. Tied into the kitchen is the open-concept main living room with vaulted ceilings. Located just off the kitchen is a large entertainment area with a full bar and numerous games to entertain all guests. The second floor has an additional living area with two more guest rooms and a full bathroom. Located on the west side of the lodge is a 675 square foot concrete parking area and a stone fire pit. To store all of your hunting equipment there is a 1,500 square foot storage building with two roll up doors and an 800 square foot covered lean-to next to the lodge.

This year-round recreational property is being offered for sale for \$1,500,000.00. To find out more about the Plum Bayou Reserve, 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.

### Location:

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

#### Mileage Chart

England	9 Miles
Little Rock	23 miles
Stuttgart	36 miles

### Acreage:

440 +/- acres

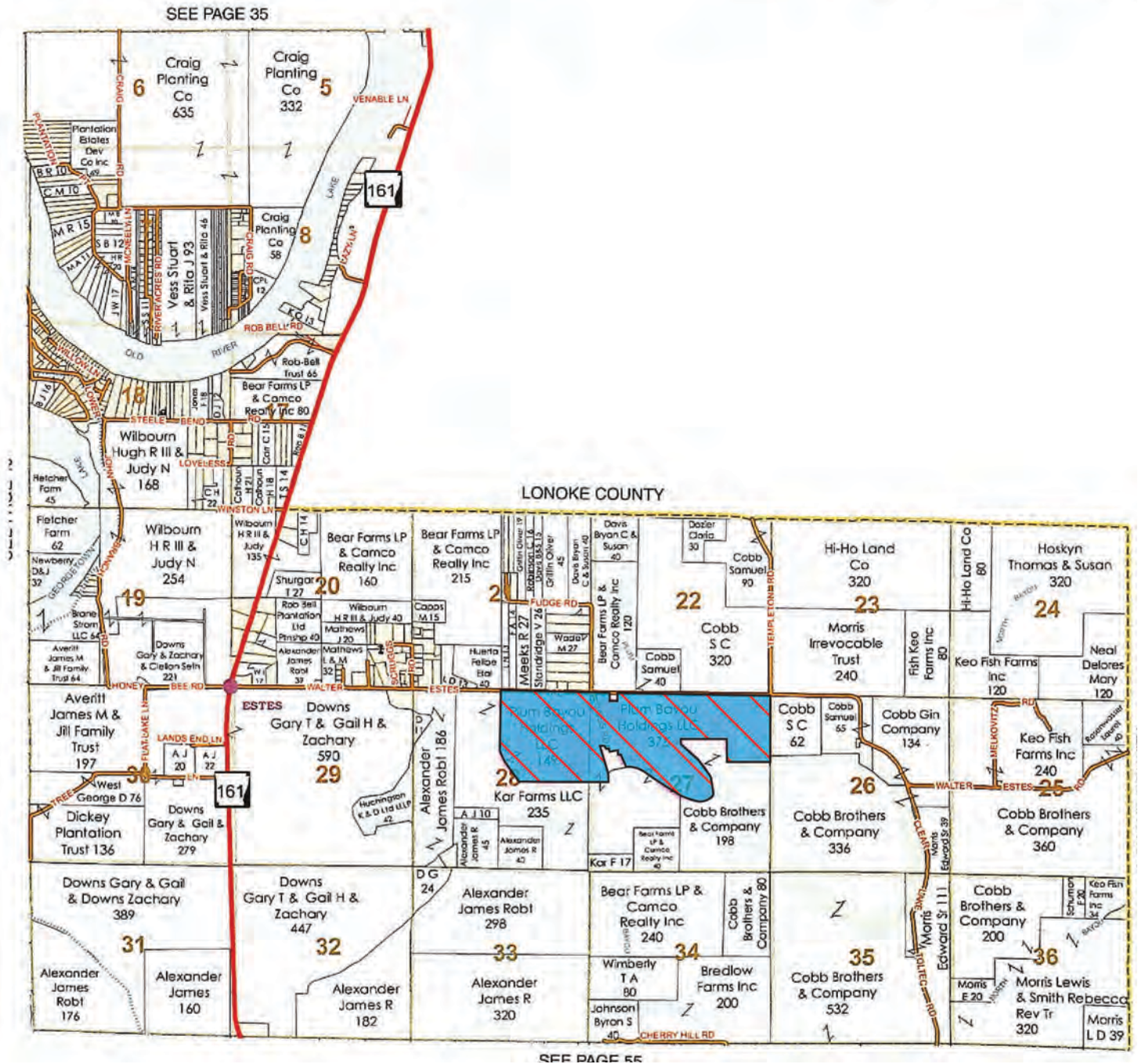
## PROPERTY SUMMARY

<b>Improvements:</b>	<p>3,840 square foot lodge</p> <ul style="list-style-type: none"><li>• 6 bedrooms/4 full bathrooms</li><li>• 2 master suites</li><li>• Kitchen has granite countertops, wood cabinets, and all new electric appliances</li><li>• Entertainment area with full bar and numerous games</li><li>• Additional living area on second floor</li></ul> <p>675 square foot concrete parking area</p> <p>1,500 square foot storage building with two roll up doors</p> <p>800 square foot covered lean-to</p> <p>Numerous duck blinds are located throughout the property.</p> <p>* Please note: No equipment conveys with the property, and the Seller will retain all deer stands.</p>
<b>Access:</b>	Gibbs Road
<b>Real Estate Taxes:</b>	\$3,400.00 (Estimated)
<b>Recreation:</b>	Deer and duck hunting opportunities exist on the property.
<b>Mineral Rights:</b>	All mineral rights owned by the Seller, if any, shall transfer to the Buyer.
<b>Offering Price:</b>	\$1,500,000.00
<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.

# OWNERSHIP MAP

## Township 1S - Range 10W


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AERIAL MAP I



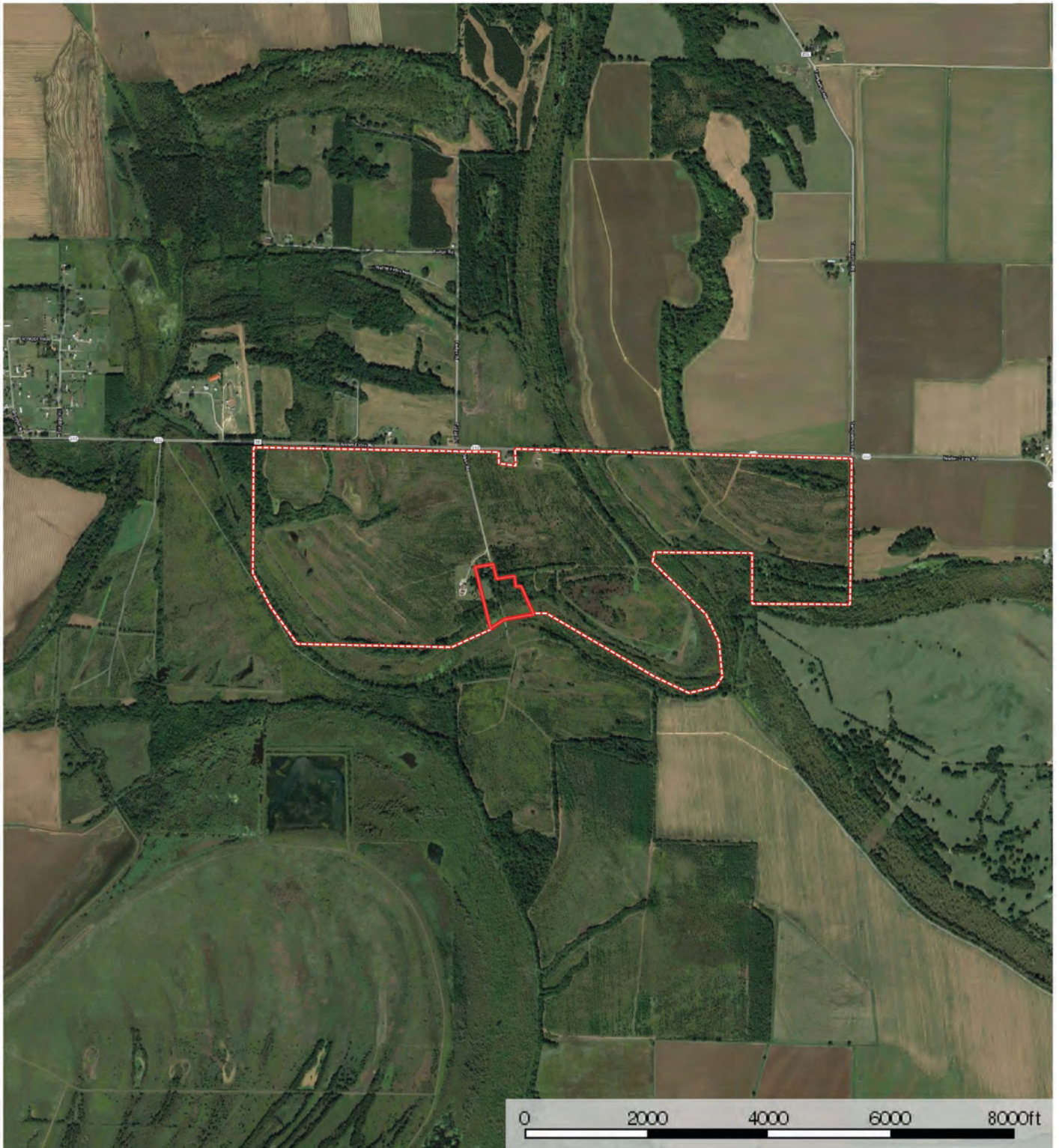
 In-holding  Boundary

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



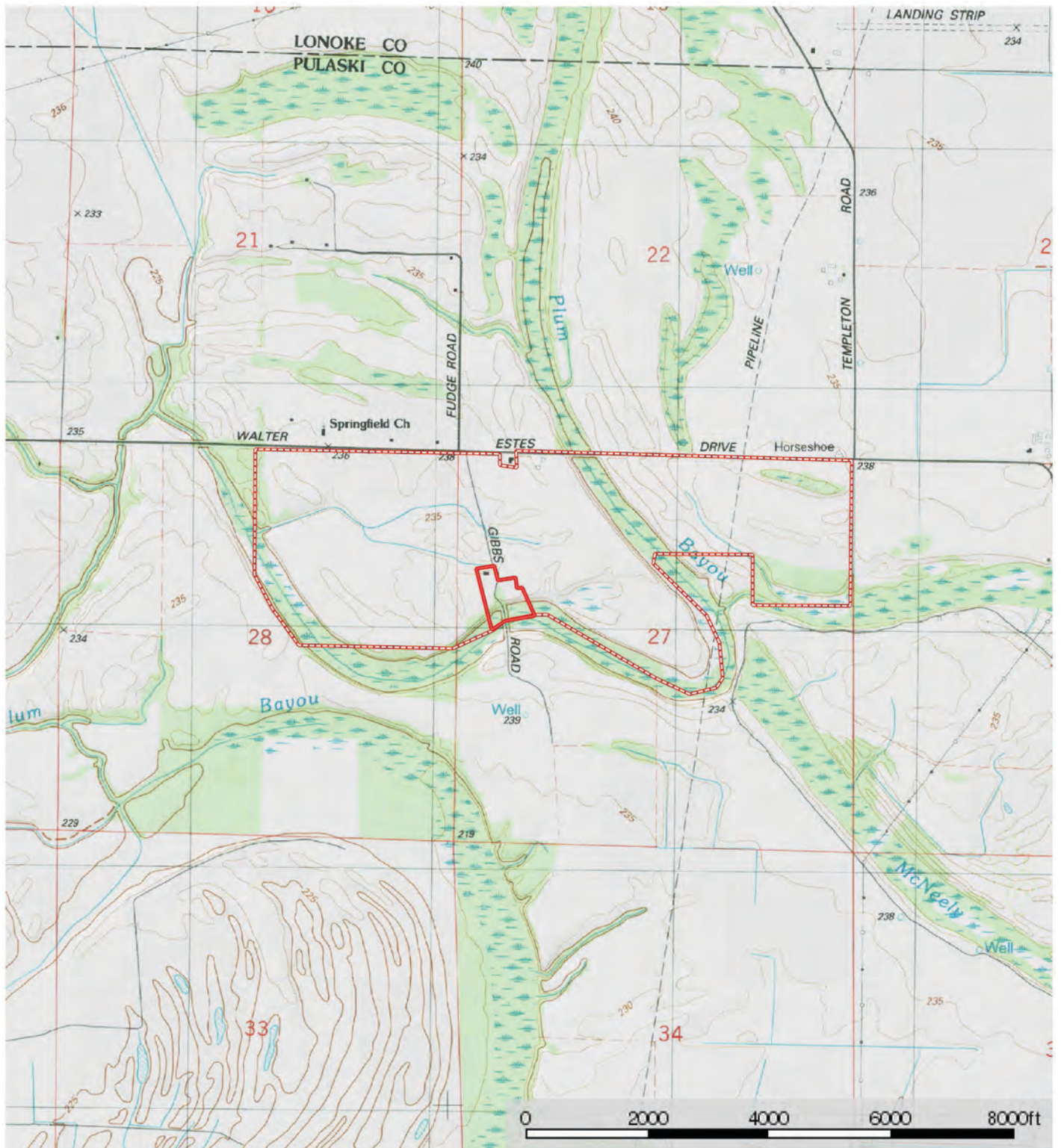
▣ In-holding ▣ Boundary

Sindy Cruthis

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# TOPOGRAPHY MAP



▮ In-holding ▮ Boundary

Sindy Cruthis

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# SOIL MAP



□ In-holding □ Boundary

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## SOIL MAP KEY

SOIL CODE	SOIL DESCRIPTION	ACRES	%	CAP
Pe	Perry clay, 0 to 1 percent slopes, rarely flooded	70.6	15.98	3w
RmC	Rilla silt loam, 3 to 5 percent slopes	149.0	33.73	2e
Ko	Keo silt loam, 0 to 1 percent slopes, rarely flooded	92.6	20.95	1
Me	Moreland silty clay	22.9	5.17	3w
W	Water	12.3	2.78	-
RmA	Rilla silt loam, 0 to 1 percent slopes	86.6	19.6	2e
No	Norwood silty clay loam	7.9	1.78	1
TOTALS		441.8	100%	1.93

### 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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