



OFFERED FOR SALE

POINT DELUCE RETREAT

A Timberland and Recreational Investment Opportunity

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

OFFERED BY



AGRICULTURE | RECREATION | TIMBERLAND

Traditional Brokerage + Sealed Bids + Consulting

LICENSED IN ARKANSAS, LOUISIANA, MISSISSIPPI, TEXAS AND TENNESSEE



DISCLOSURE STATEMENT

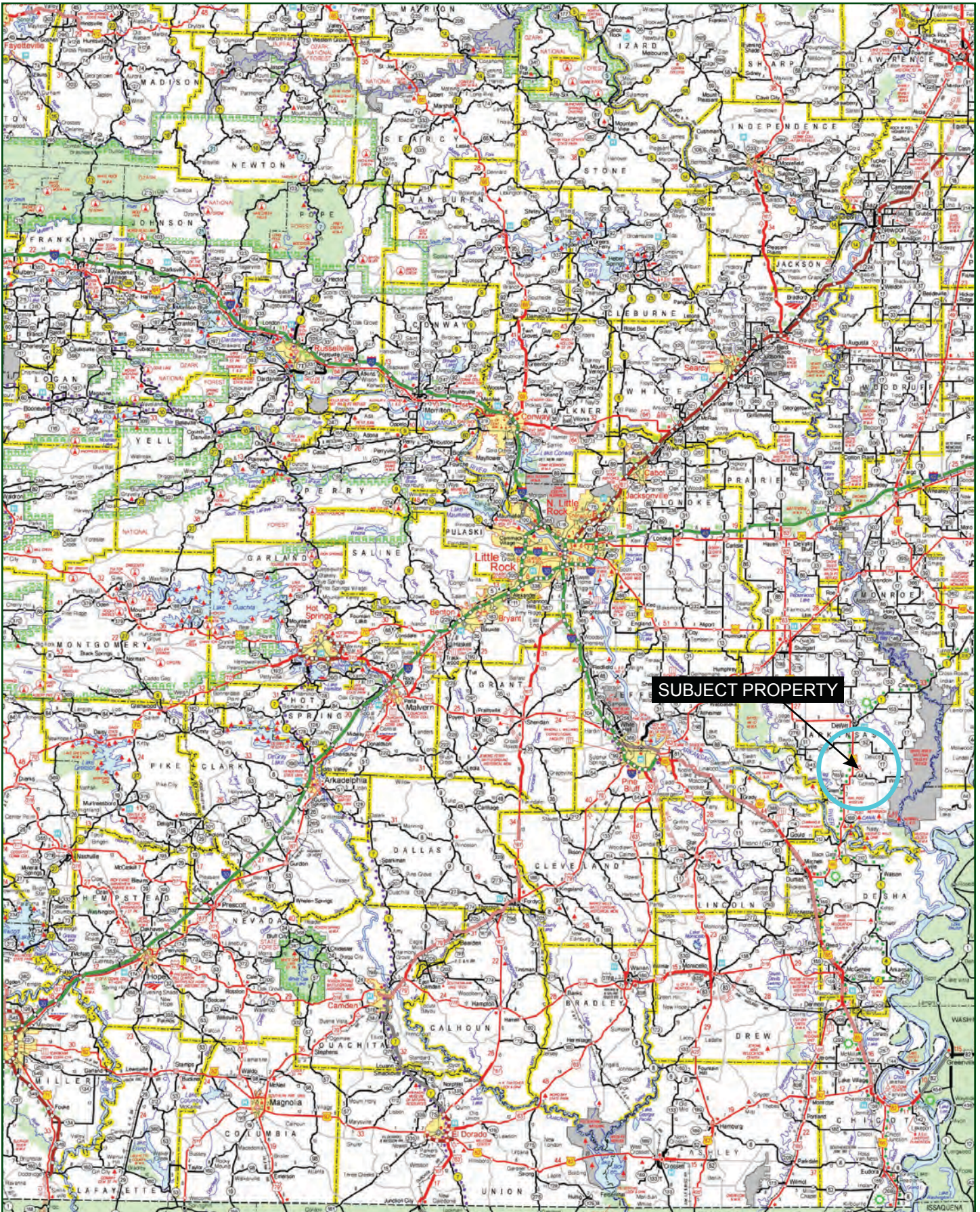
Lile Real Estate, Inc. is the listing agency for the owner of the property described within this offering brochure.

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

Description:	<p>The Point Deluce Retreat provides a great recreational and timberland investment opportunity located just west of the White River Refuge offering incredible whitetail deer hunting. The property consists of 128 acres, more or less, located in Arkansas County, just south of DeWitt. The land is a great mixture of mature/uneven age bottomland hardwood trees with the Point Deluce Bayou wrapping around the south end of the property. The southeastern portion of the property can be accessed from Hesser Levee Road, and the northern portion of the property can be accessed from a private easement road.</p> <p>This year-round recreational retreat is being offered for \$352,000.00. To find out more about the Point Deluce Retreat, 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>														
Location:	<p>DeWitt, Arkansas; Arkansas County; Southeastern Region of Arkansas</p> <p>Mileage Chart</p> <table><tr><td>DeWitt, AR</td><td>10 miles</td></tr><tr><td>Stuttgart, AR</td><td>36 miles</td></tr><tr><td>Pine Bluff, AR</td><td>55 miles</td></tr></table>			DeWitt, AR	10 miles	Stuttgart, AR	36 miles	Pine Bluff, AR	55 miles						
DeWitt, AR	10 miles														
Stuttgart, AR	36 miles														
Pine Bluff, AR	55 miles														
Acreage:	128 +/- acres														
Access:	<p>The northern portion can be accessed from a private easement from Hesser Levee Road, and the southern portion has frontage / access along Hesser Levee Road.</p>														
Real Estate Taxes:	<table><tr><th>Parcel Number</th><th>Acreage</th><th>Est. Real Estate Tax</th></tr><tr><td>002-03625-000</td><td>87.67</td><td>\$98.89</td></tr><tr><td>002-03616-000</td><td>40.00</td><td>\$41.11</td></tr><tr><td>Total</td><td>127.67</td><td>\$140.00</td></tr></table>	Parcel Number	Acreage	Est. Real Estate Tax	002-03625-000	87.67	\$98.89	002-03616-000	40.00	\$41.11	Total	127.67	\$140.00		
Parcel Number	Acreage	Est. Real Estate Tax													
002-03625-000	87.67	\$98.89													
002-03616-000	40.00	\$41.11													
Total	127.67	\$140.00													
Mineral Rights:	<p>All mineral rights owned by the Seller, if any, shall transfer to the Buyer.</p>														
Recreation:	<p>Deer, bear, and squirrel hunting opportunities exist on the property.</p>														
Offering Price:	<p>\$352,000.00 (\$2,750 per surveyed acre)</p>														
Contact:	<p>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.</p>														

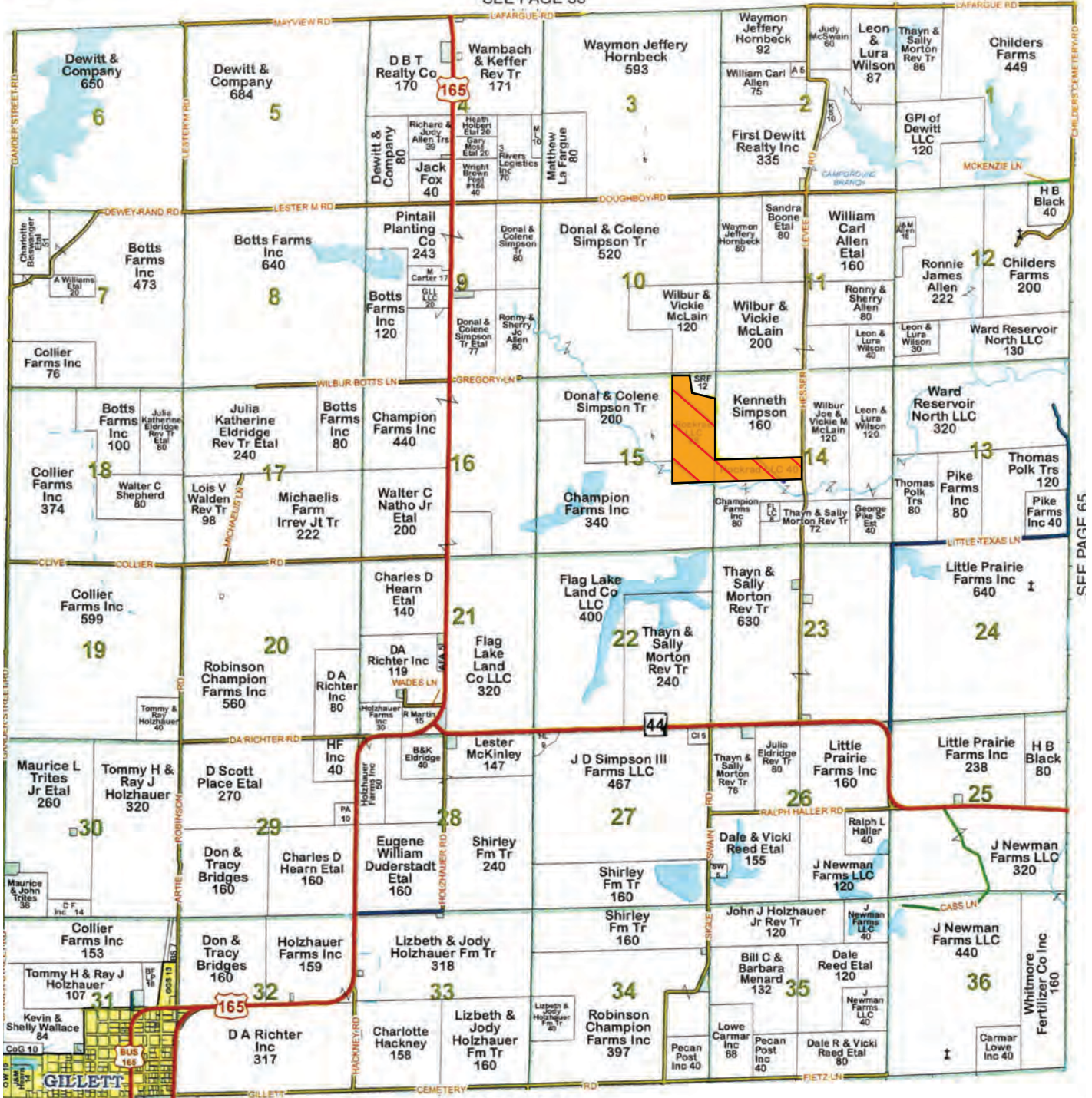
OWNERSHIP MAP

Township 6S - Range 3W

Copyright © 2020 Mapping Solutions

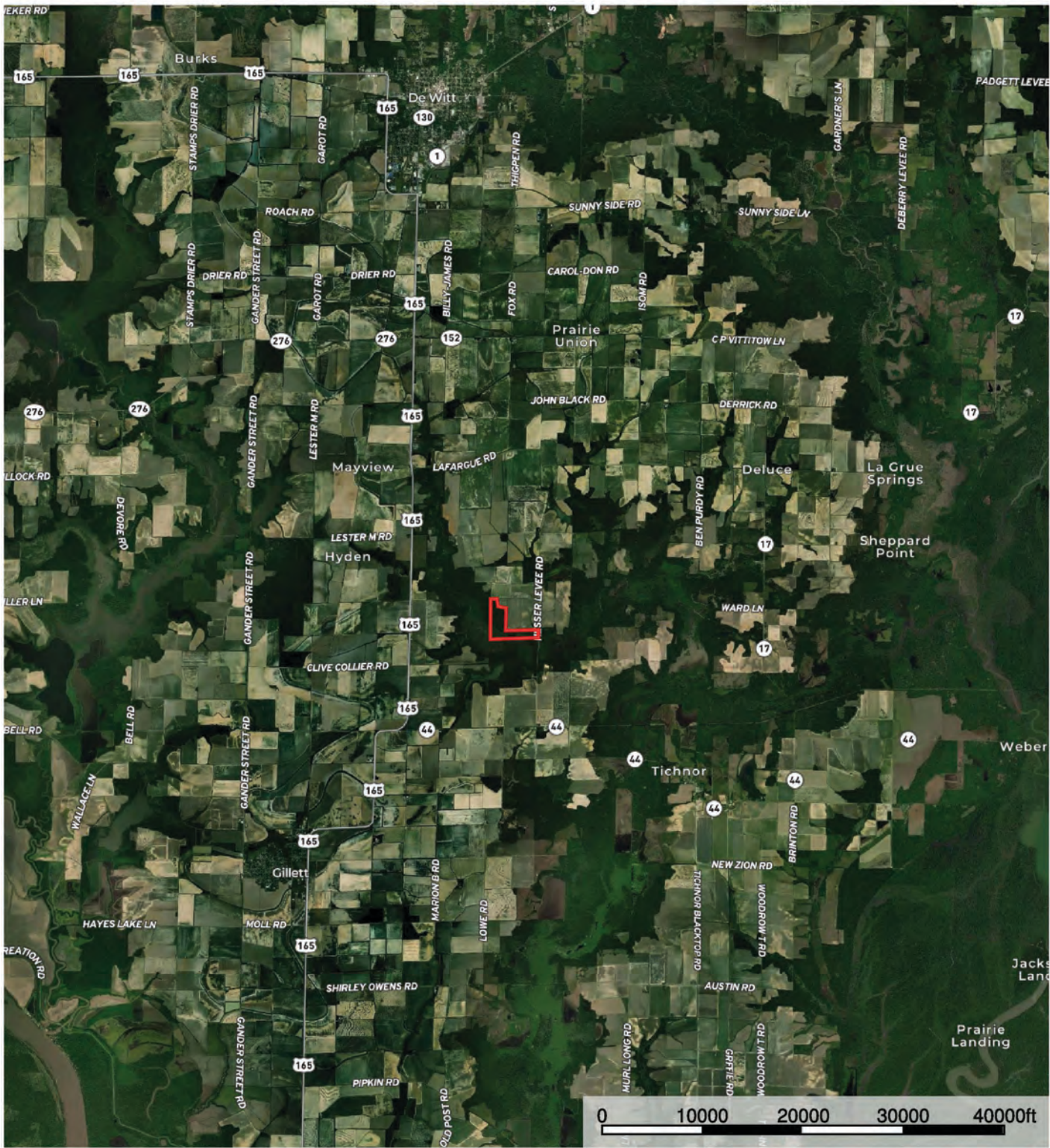


SEE PAGE 53




SEE PAGE 71

AERIAL MAP I

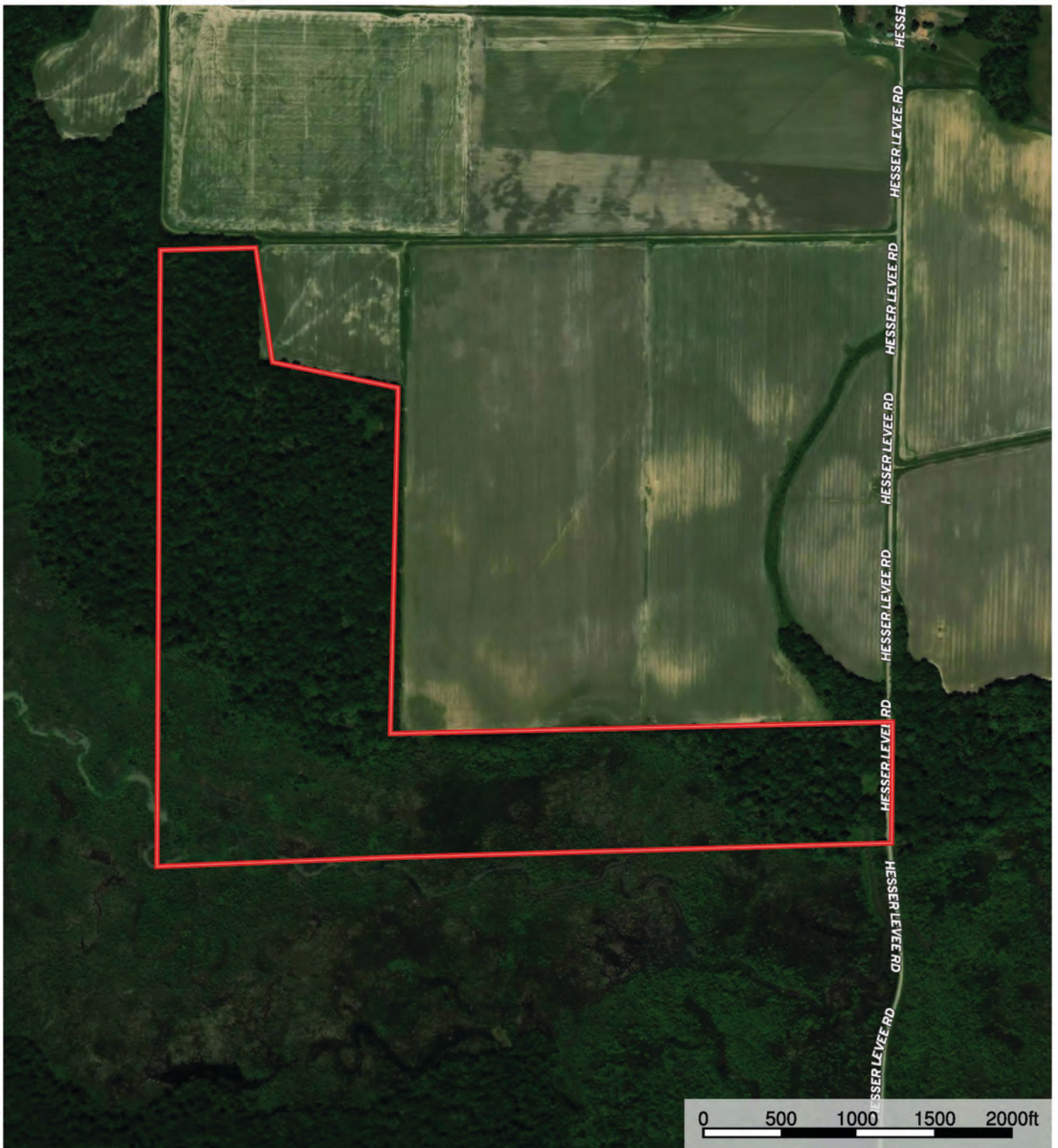


 Boundary

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

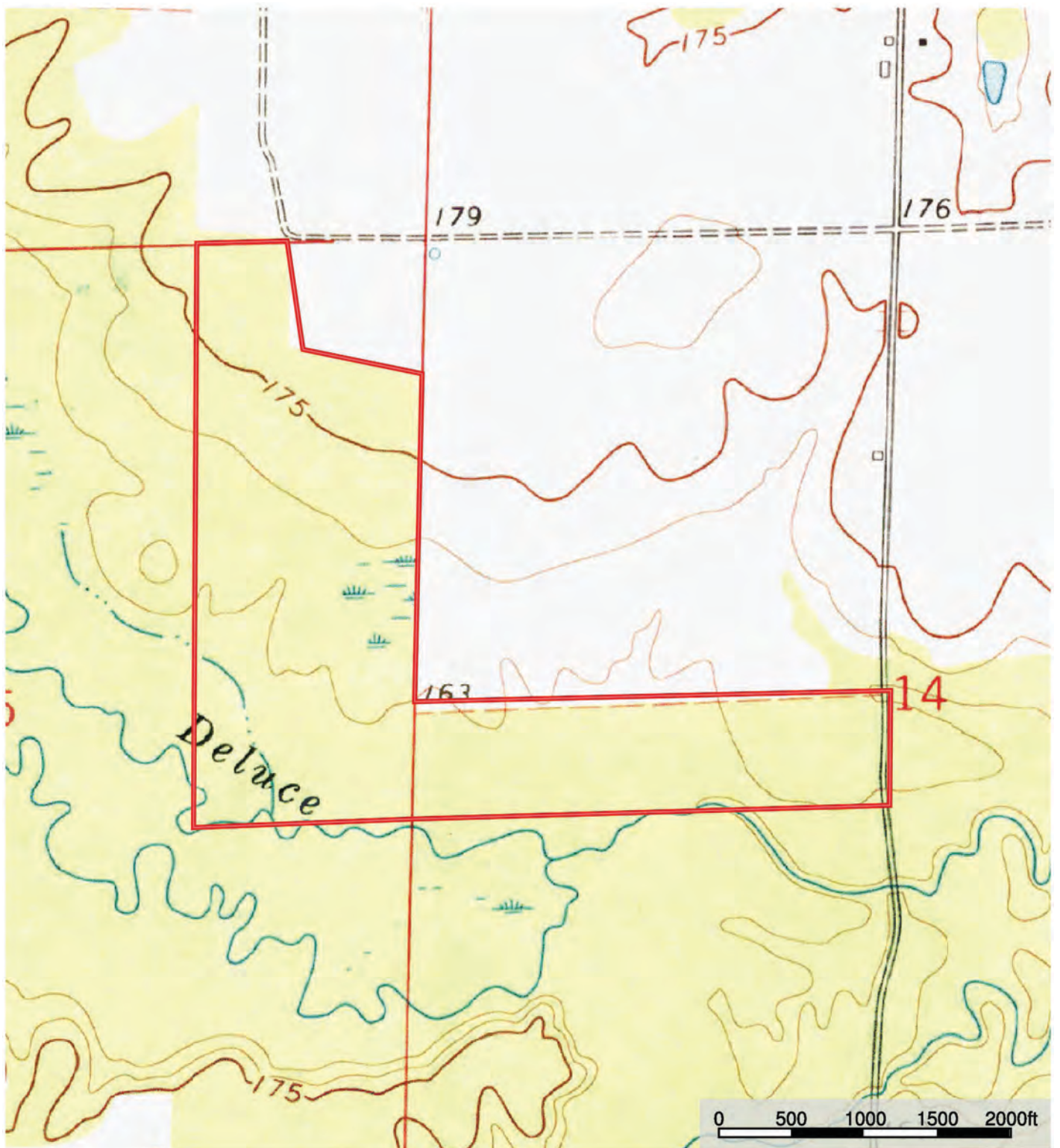


 Boundary

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


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



 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
9B	Immanuel silt loam, 1 to 3 percent slopes	40.3	31.95	2e
23A	Stuttgart silt loam, 0 to 1 percent slopes	15.4	12.19	2w
24A	Tichnor silt loam, 0 to 1 percent slopes, frequently flooded	70.5	55.86	4w
TOTALS		126.2	100%	3.12

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 | www.lilerealestate.com



AGRICULTURE | RECREATION | TIMBERLAND

Traditional Brokerage + Sealed Bids + Consulting

LICENSED IN ARKANSAS, LOUISIANA, MISSISSIPPI, TEXAS AND TENNESSEE