



OFFERED FOR SALE

BAYOU METO YACHT CLUB

A Private Camp/Multi-Family Retreat near Bayou Meto WMA

0.6 (+/-) 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.

The map displays the Little Rock, Arkansas metropolitan area and surrounding regions. Key features include:

- Counties:** Numerous counties are labeled, including Madison, Newton, Pope, Franklin, Johnson, Logan, Yell, Perry, Garland, Saline, Pulaski, Conway, Searcy, White, Faulkner, Boone, Madison, Jackson, Monroe, Grant, Jefferson, Pike, Clark, Dallas, Cleveland, Lincoln, Desha, Bradley, Calhoun, Ouachita, Columbia, Lafayette, Union, Morehouse, West Carroll, and East Carroll.
- Cities and Towns:** Major cities like Little Rock, Conway, Searcy, Cabot, Hot Springs, and Camden are visible. Other towns include Morrilton, Pottsville, and Magnolia.
- Water Bodies:** The Mississippi River is shown on the right side of the map. Other water features include Lake Dardanelle and various smaller lakes and reservoirs.
- Infrastructure:** A dense network of roads, including highways and local streets, is depicted. Major highways like I-49 and I-55 are prominent.
- Subject Property:** A red circle in Jefferson County, near the border with Arkansas, is labeled "SUBJECT PROPERTY" with an arrow pointing to it. This area is also circled in blue.

PROPERTY SUMMARY

Description:

The Bayou Meto Yacht Club offers an opportunity to acquire a secluded camp/multi-family retreat with numerous improvements located near the Bayou Meto Wildlife Management Area. The lodge is located on Cox Bend Lane, which is a county maintained road with little traffic due to no outlet. The property consists of five (5) buildings constructed of wood/metal on a 0.6 acre shaded lot with pecan, pine, hickory, and fruit trees. The lot is privacy fenced and has outdoor security lights. In addition, the area has great cell phone service. The property is zoned out of the floodplain, and has access to Bayou Meto across the county road. A long term lease exists with the landowner across the road that includes concrete dog kennels and two large covered storage areas with electricity and water connected to the ownership's meters.

In all, the compound sleeps 24-28 people and has a total of 9 full bathrooms, 12 bedrooms, 4 dens, 2 full kitchens, 1 kitchenette, and a total of 4,996 square feet of indoor living space. The main lodge, built in 1998, is 2,389 square feet with 6 bedrooms and 3 full bathrooms, a full kitchen, dining area with bar, den, boot room with freezer, and central gas, heat, and air conditioning. The original cypress clubhouse building, built in 1940 and renovated in 1995, is 1-story and 1,023 square feet with a full bathroom, full kitchen, bar, dining room, lounge, and more. The camp also includes a lounge/tv building, guest room building, and guide's quarters building. In addition, the property features a total of 1,638 square feet of covered outdoor living space, including numerous covered porches, a firepit area, and a covered bar/grilling area. There is a covered lot made of river stone for parking. Several furnishings will convey to the Buyer; a complete list of those items is available.

The Bayou Meto WMA is known for some of the best public green timber duck hunting in the state, in addition to good deer hunting opportunities and other small game hunting. The seller has a lease in place on the neighboring field which has three (3) blinds. If the new owner desires, this lease could be transferred. For more information about the Bayou Meto Yacht Club, or to schedule a property tour, contact Gar Lile (mobile: 501-920-7015) or Gardner Lile (mobile: 501-658-9275) of Lile Real Estate, Inc.

Location:

246 Cox Bend Lane, Humphrey, Arkansas; Arkansas County

Mileage Chart

Stuttgart, AR	15 miles
Pine Bluff, AR	32 miles
Little Rock, AR	58 miles

Acreage:

0.6 +/- acres

Access:

Cox Bend Lane

PROPERTY SUMMARY

Improvements:

2,389 sf main lodge built in 1998

- 6 bedrooms/3 full bathrooms
- 1 office/extra bedroom
- Full kitchen
- Dining area with bar
- Den
- Washer/dryer
- Storage room
- Boot room with freezer
- Central gas
- Central heat and a/c (NEW in 2019)
- 2 50-gallon hot water heaters (NEW in 2019)
- 250 sf covered front porch
- 180 sf covered back porch

1,023 sf original clubhouse building built in 1940 and renovated in 1995

- Full bathroom
- Full kitchen
- Bar
- Dining room
- Lounge
- Washer/dryer
- Storage room
- 2 mini fridges
- Window air unit and electric room heater
- 120 sf covered front portch

400 sf lounge/TV building built in 2014

- Window air unit and electric room heater
- 80 sf covered front porch

800 sf guest room building built in 2015

- 4 bedrooms/4 full bathrooms
- 2 40-gallon hot water heaters
- 4 window air units and coiled oil room heater
- Septic tank
- 160 sf covered front porch
- 400 sf covered side porch/firepit area

384 sf guide's quarters building built in 2018

- Studio apartment with kitchenette
- 1 full bathroom
- 40-gallon hot water heater
- Window air unit and coiled oil room heater
- Septic tank
- 48 sf covered front porch
- 400 sf side covered bar/grilling area

PROPERTY SUMMARY

Real Estate Taxes:	\$1,755.00 (Est.)
Utilities:	Grand Prairie Water 3 septic tanks First Electric Natural gas tank DIRECTV Century Link phone lines/internet TV antenna (guide's quarters) Central heat & air
Mineral Rights:	All mineral rights owned by the Seller, if any, shall transfer to the Buyer.
Recreation:	Close proximity to the famous Bayou Meto Wildlife Management Area, which offers excellent green timber duck hunting as well as good deer hunting opportunities and other small game.
Offering Price:	\$310,000.00
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



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


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TOPOGRAPHY MAP



 Boundary

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BAYOU METO WMA



The Bayou Meto Wildlife Management Area (WMA) encompasses 33,832 acres in Arkansas and Jefferson Counties, and is one of the largest state-owned wildlife management areas in the country. There are eight permanent streams, totaling 30.5 miles, as well as twelve intermediate streams, totaling 23 miles, which form an extensive drainage network that feeds the major permanent waterways. Each fall, around 13,000 acres of the WMA are flooded to attract ducks. There are two waterfowl rest areas - Halowell Reservoir and the Wrape Plantation - that also attract ducks in fall and winter.

The Bayou Meto WMA has some of the best public green-timber duck hunting in the state of Arkansas. In addition to excellent duck hunting, there is also good deer hunting on the WMA, as well as turkey, squirrel, rabbit, and racoon hunting. There are 20 food plots on the WMA, which are managed on a two-year rotation.

Source:

Arkansas Game & Fish Commission
<https://www.agfc.com/en/zone-map/702/>



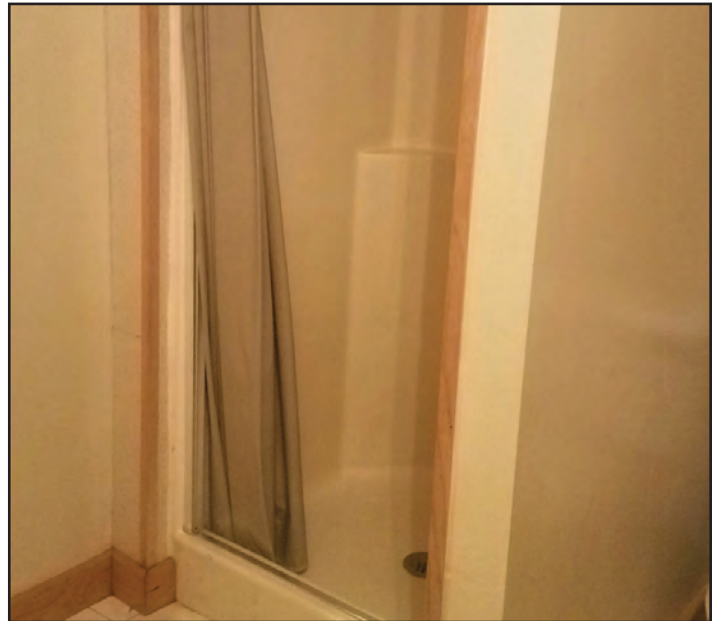
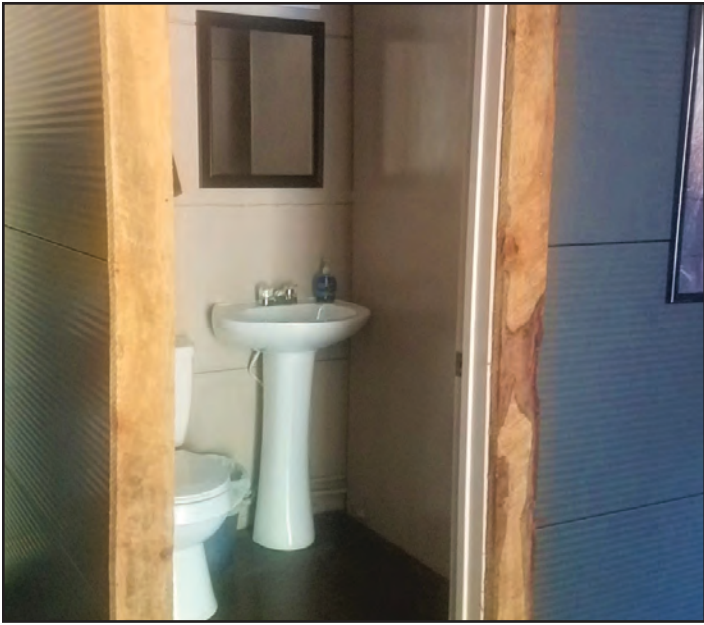
















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401 Autumn Road | Little Rock, AR 72211
501.374.3411 (office) | 501.421.0031 (fax)

info@lilerealestate.com | www.lilerealestate.com



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