



PRICE REDUCED

OFFERED FOR SALE

BLACK RIVER RECREATIONAL TRACT

A Recreational Investment Opportunity

38.5 (+/-) Acres • Clay County, Arkansas

OFFERED BY



AGRICULTURE | RECREATION | TIMBERLAND

Traditional Brokerage + Sealed Bids + Consulting

LICENSED IN ARKANSAS, LOUISIANA, MISSISSIPPI, TEXAS AND TENNESSEE



DISCLOSURE STATEMENT

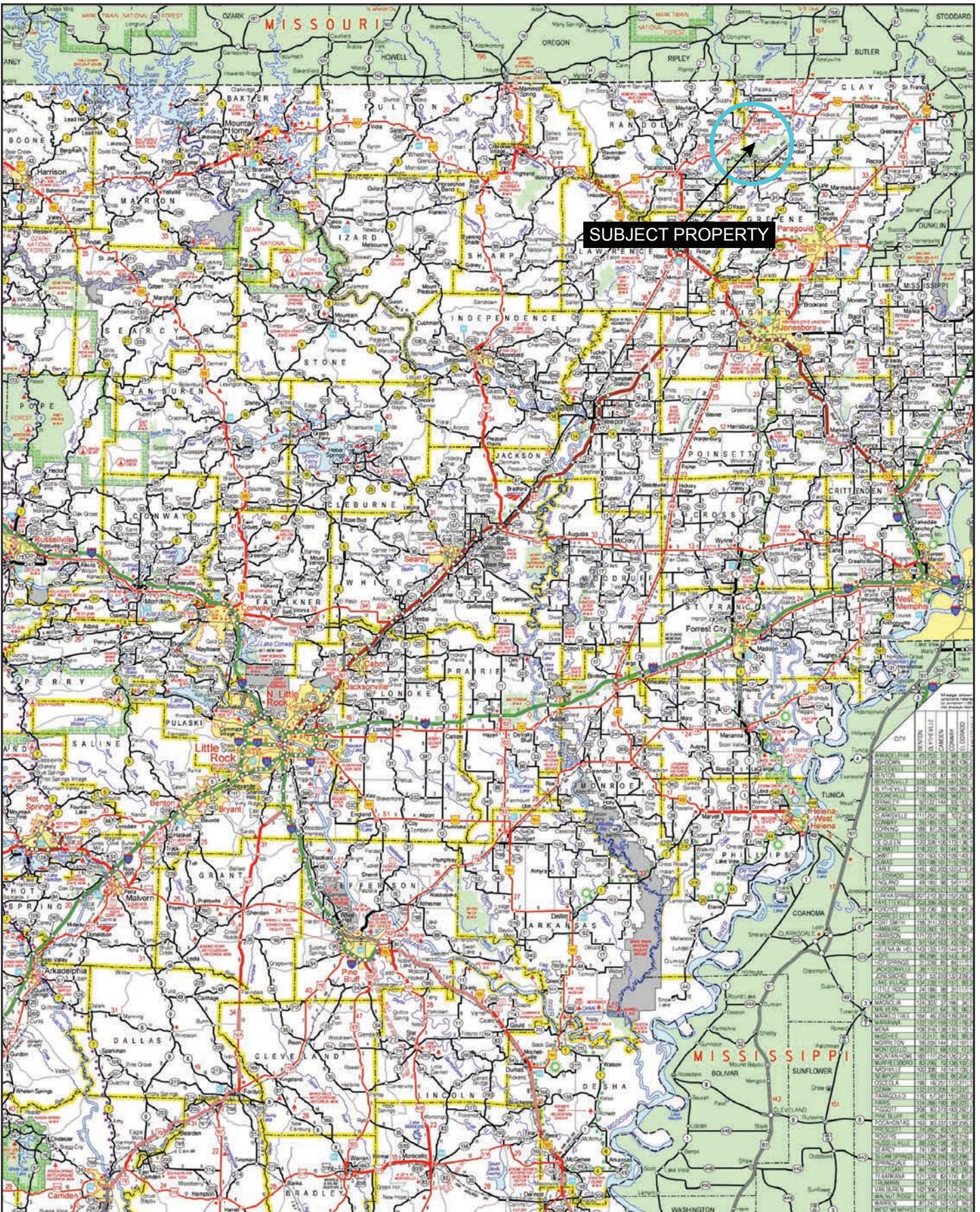
Lile Real Estate, Inc. is the listing agency for the owner of the property described within this offering brochure.

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 Black River Recreational Tract offers a recreational investment opportunity consisting of 38.5 +/- acres of overflow flooded green timber along the Black River near the community of Reyno. The property borders the Kody Riggan Datto public boat ramp, which provides access to the well-known Dave Donaldson Wildlife Management Area offering additional hunting opportunities. The woods overflow when the Black River is at flood stage, providing waterfowl hunting. The property has good access from Clay County Road 113, and would make for a great camp site.
Location:	Clay County; Northeastern Region of Arkansas
Access:	Clay County Road 113
Acreage:	38.5 +/- acres
Real Estate Taxes:	\$207.00 (Est.)
Mineral Rights:	All mineral rights owned by the Seller, if any, shall transfer to the Buyer.
Recreation:	Waterfowl hunting opportunities exist on the property. The property borders the Dave Donaldson WMA, which offers additional hunting opportunities.
Offering Price:	\$125,125.00 (\$3,250.00 per acre) REDUCED from \$134,750.00 (\$3,500.00 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

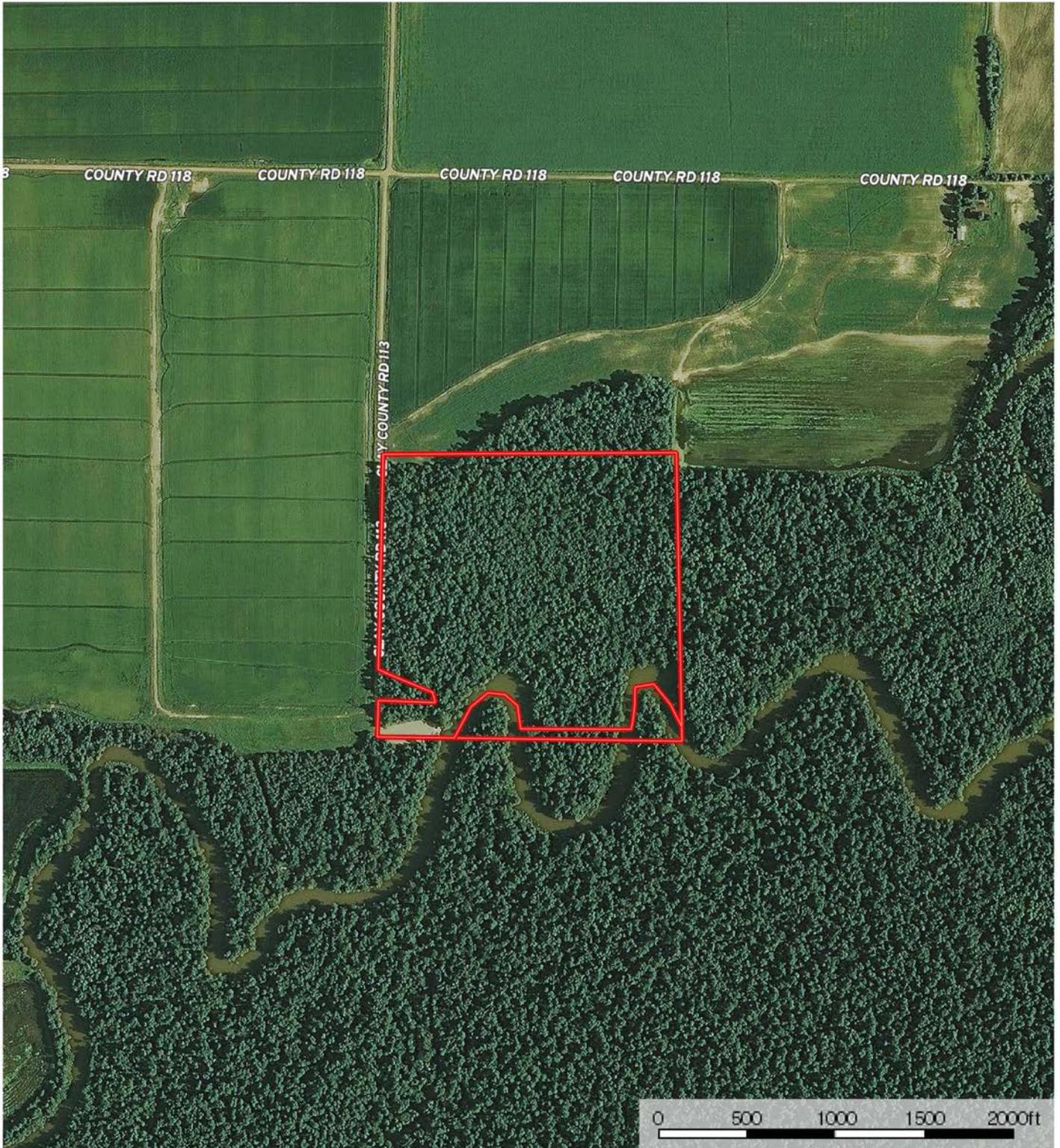


 Boundary

Sindy Cruthis

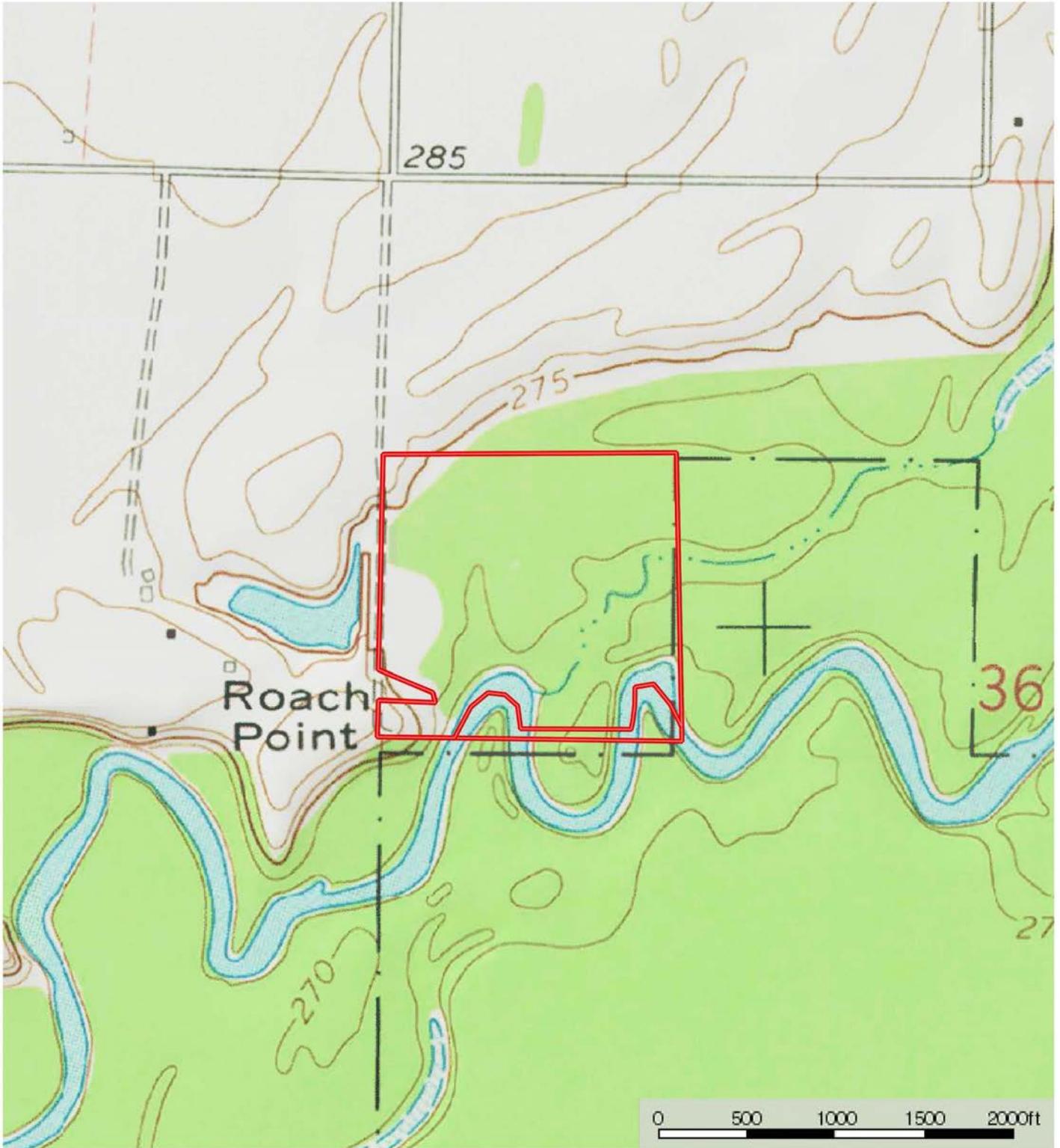
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AERIAL MAP II



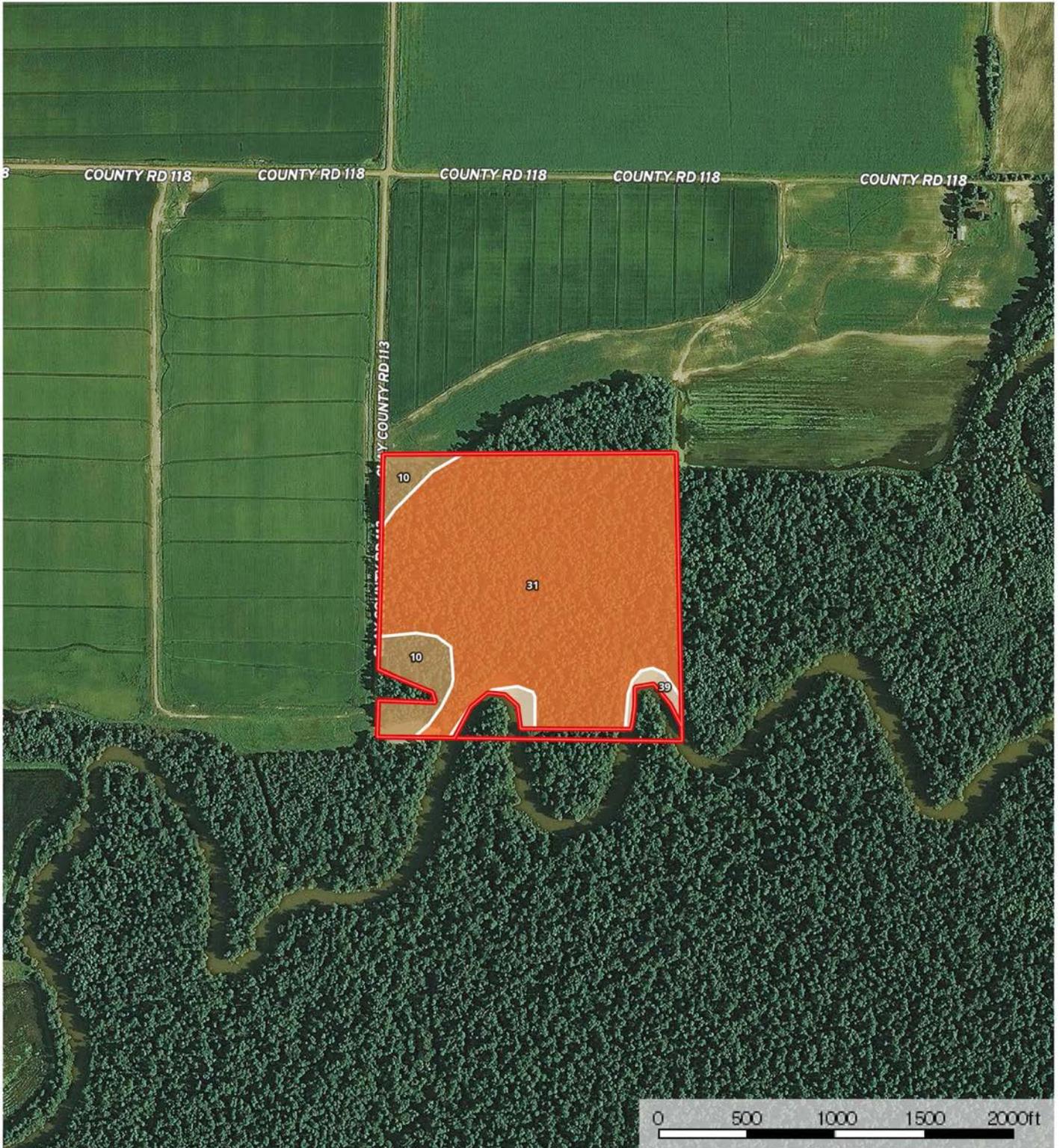
 Boundary

TOPOGRAPHY MAP



 Boundary

SOIL MAP



Boundary

SOIL MAP KEY

SOIL CODE	SOIL DESCRIPTION	ACRES	%	CAP
10	Amagon silt loam, 0 to 1 percent slopes	3.8	10.09	3w
31	Kobel soils, frequently flooded	32.7	87.1	5w
39	Water	1.1	2.8	-
TOTALS		37.6	100%	4.66

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/>





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