



OFFERED FOR SALE

WILCOX SPORTING RETREAT

A Recreational Investment Opportunity

225.8 (+/-) Acres • Lonoke 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:** Conway, Pulaski, Benton, Grant, Jefferson, Lincoln, Dallas, Cleveland, Bradley, Calhoun, Ouachita, and others.
- Cities and Towns:** Little Rock, Conway, Morrilton, Pottsville, Russellville, Fayetteville, Springdale, Jonesboro, and many smaller communities.
- Water Bodies:** Lake Maumelle, Lake Conway, and various rivers.
- Infrastructure:** Major highways (Interstates 49, 55, 76, 94) and local roads.
- Subject Property:** A specific location in Little Rock is circled in blue and labeled "SUBJECT PROPERTY".

PROPERTY SUMMARY

Description:

Located along the southern boundaries of the city of Carlisle in Lonoke County, Arkansas, the Wilcox Sporting Retreat consists of 225.8 acres (+/-) of bottomland hardwood timber land which has been managed for wildlife and waterfowl under the same family ownership for over 60 years. The property has tremendous possibilities for enhancements for recreational hunting, with an investment return, and long term development potential. Two Prairie Bayou bisects the southern portion of the property, and offers outstanding fishing. The acreage south of the bayou is highly accessible via a private steel bridge which provides off-road vehicular access. The property provides access to true mature green tree timber hunting with 60 (+/-) acres of impounded pristine mature red oaks, and another 25 (+/-) acres of overflow red oak/ miscellaneous hardwoods on the south side of the Bayou. Located in the north central portion of the property, there is a container for storing hunting equipment, and there is an electricity hook-up on-site.

There are approximately 122 acres enrolled under a Conservation Reserve Program (CRP) contract, which was enhanced with the planting of hardwoods, levee road systems, and erecting moist soil impoundments, and are in an excellent growing condition. The impounded woods and a portion of the CRP acres can be artificially flooded from a 50 horsepower electric relift (1,800 GPM rating) on the bayou, with a 10" discharge through underground irrigation line to a riser, and in some conditions flooded via gravity feed. The CRP acres are under a 15 year contract, provide excellent annual income, and provide excellent habitat for ducks and deer.

An excellent, and slightly unusual, bonus addition to this investment is the inclusion of nine (9) city lots immediately adjacent to the northwestern areas of the CRP along the western right of way of South Francis Street. These lots have all city utilities available along the right of way, and provide an opportunity to build investment residential rental properties. There is a deed restriction in place which prevents mobile homes from being placed on these lots.

This offering provides a rare opportunity to acquire a green timber duck hunting property as well annual income through the acreage enrolled in CRP located in close proximity to the Little Rock metropolitan area. In addition, the property is in close proximity to several notable hunting clubs. For more information about the Wilcox Sporting Retreat, 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:

Carlisle, Arkansas; Lonoke County; Central Region of Arkansas

PROPERTY SUMMARY

Acreage: 225.8 +/- acres

Mileage Chart

Hazen, AR	10 miles
Stuttgart, AR	31 miles
Little Rock, AR	37 miles

Access: South Frances St

CRP Info:

Farm Number	Tract Number	Expiration Date	Field Number	Acreage	Rental Rate	Payment
5127	923	9/30/31	1	20.35	\$81.31	\$1,654.66
5127	923	9/30/31	2	19.42	\$81.31	\$1,579.04
5127	923	9/30/31	3	31.94	\$81.31	\$2,597.04
5127	923	9/30/31	4	50.35	\$81.31	\$4,093.96
Total				122.06		\$9,924.70

Utilities: Electricity, municipal water and sewer, natural gas, trash pickup

Real Estate Taxes: \$577 (Estimated)

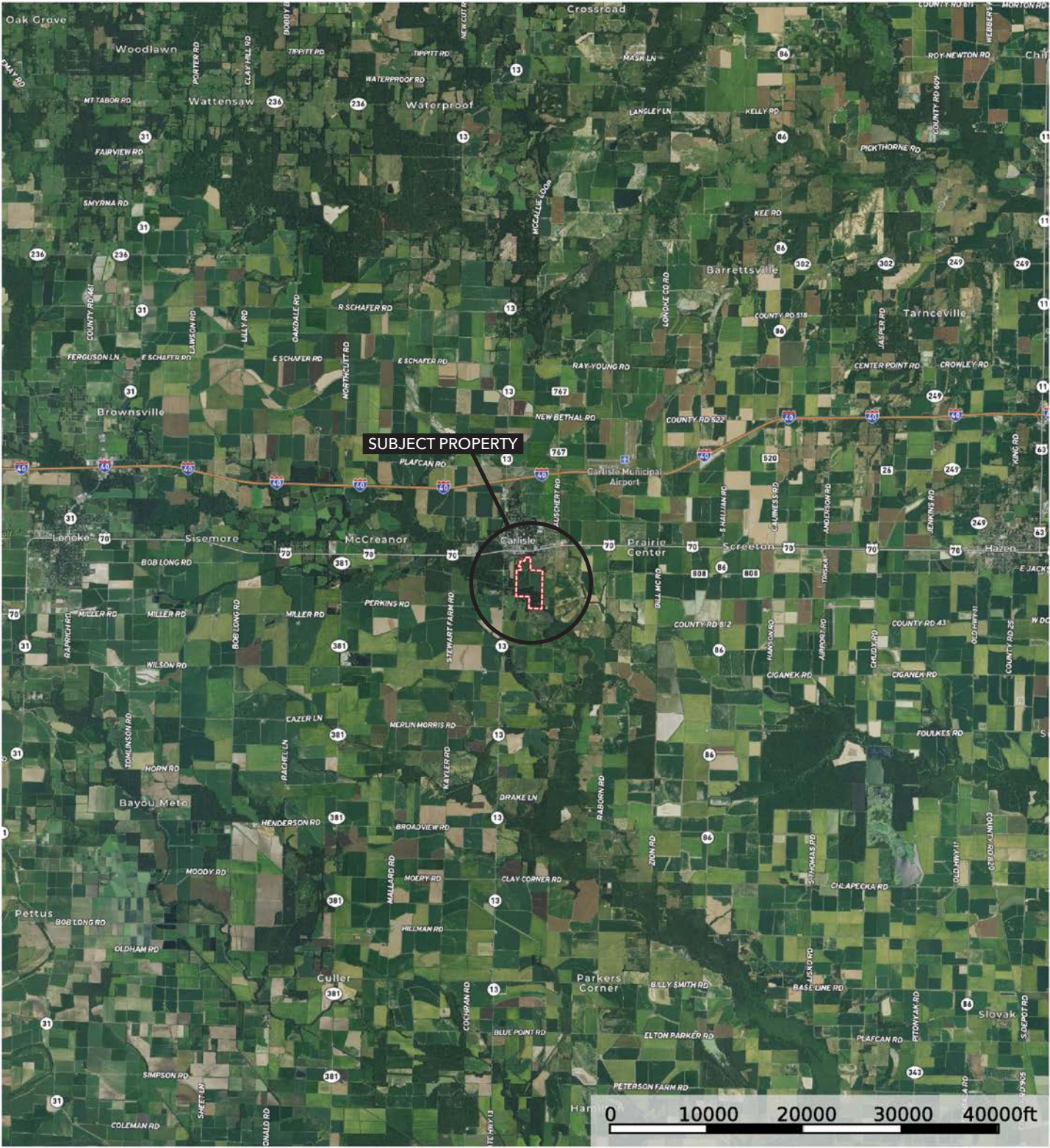
Mineral Rights: All mineral rights owned by the Seller, if any, shall transfer to the Buyer.

Recreation: The property offers green timber duck hunting in addition to great deer hunting.

Offering Price: \$900,000.00 (\$3,985.00 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

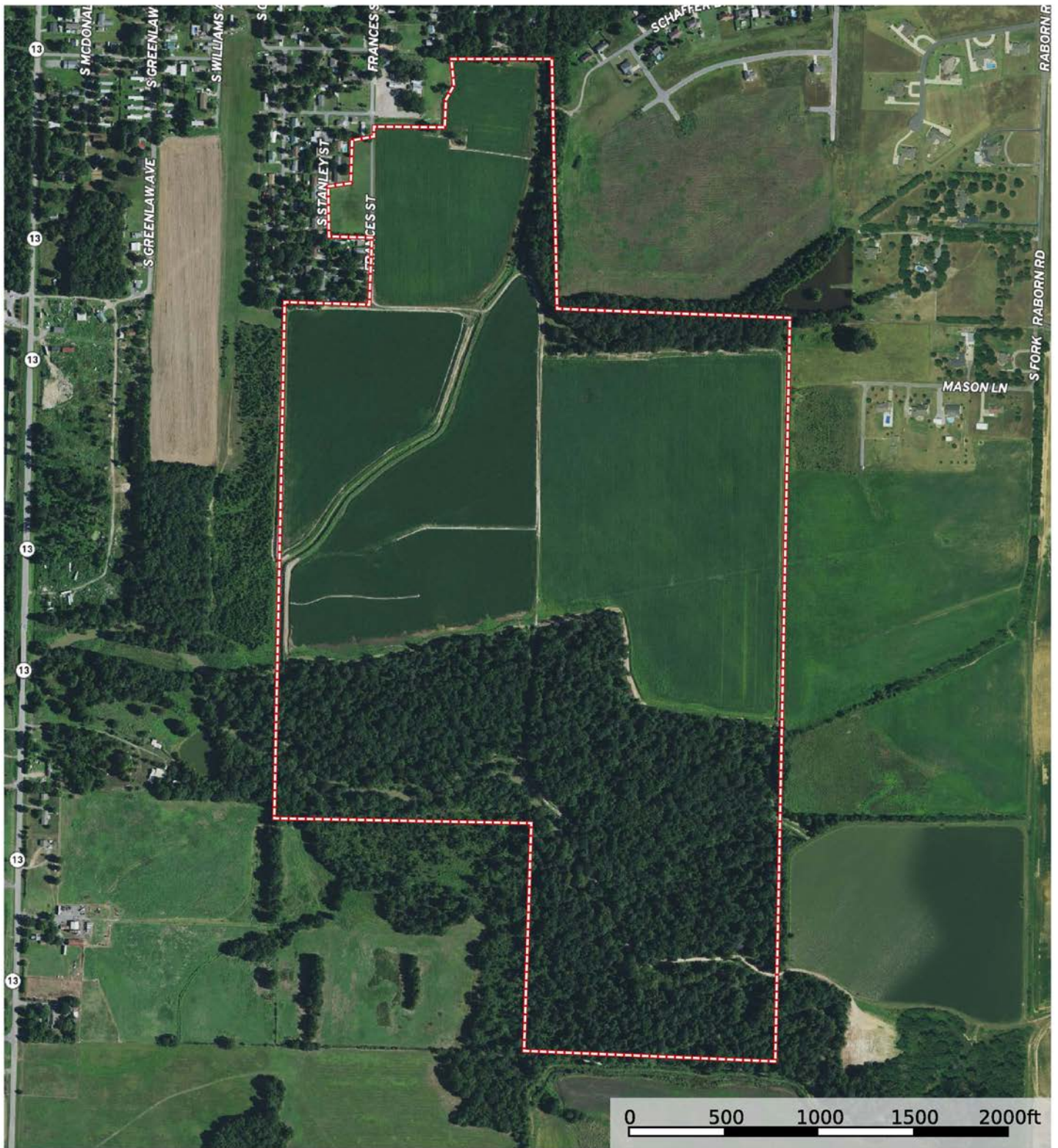


 Boundary

Sindy Cruthis

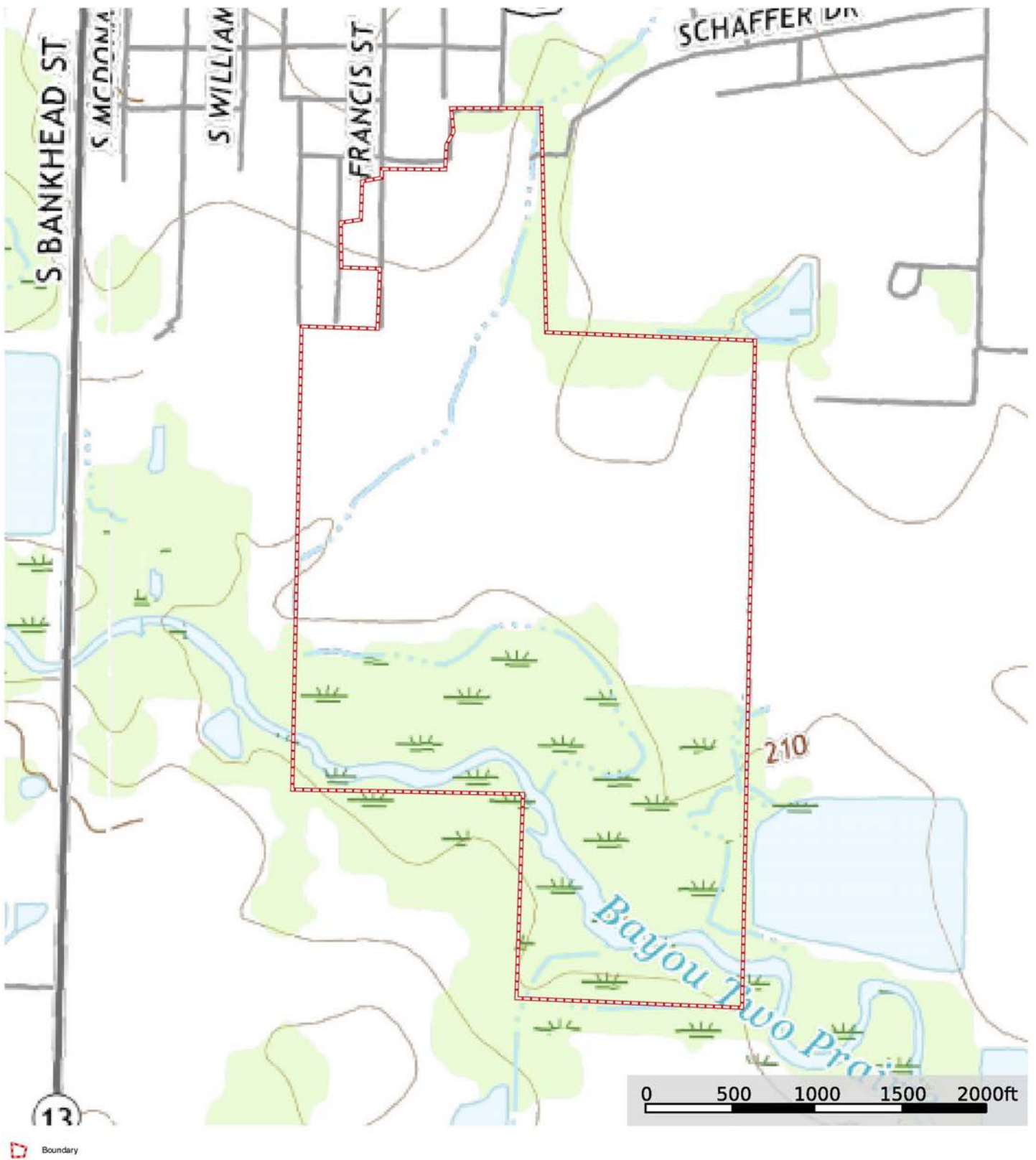
 The information contained herein was obtained from sources deemed to be reliable. MapRight Services makes no warranties or guarantees as to the completeness or accuracy thereof.

AERIAL MAP II



 Boundary

TOPOGRAPHY MAP

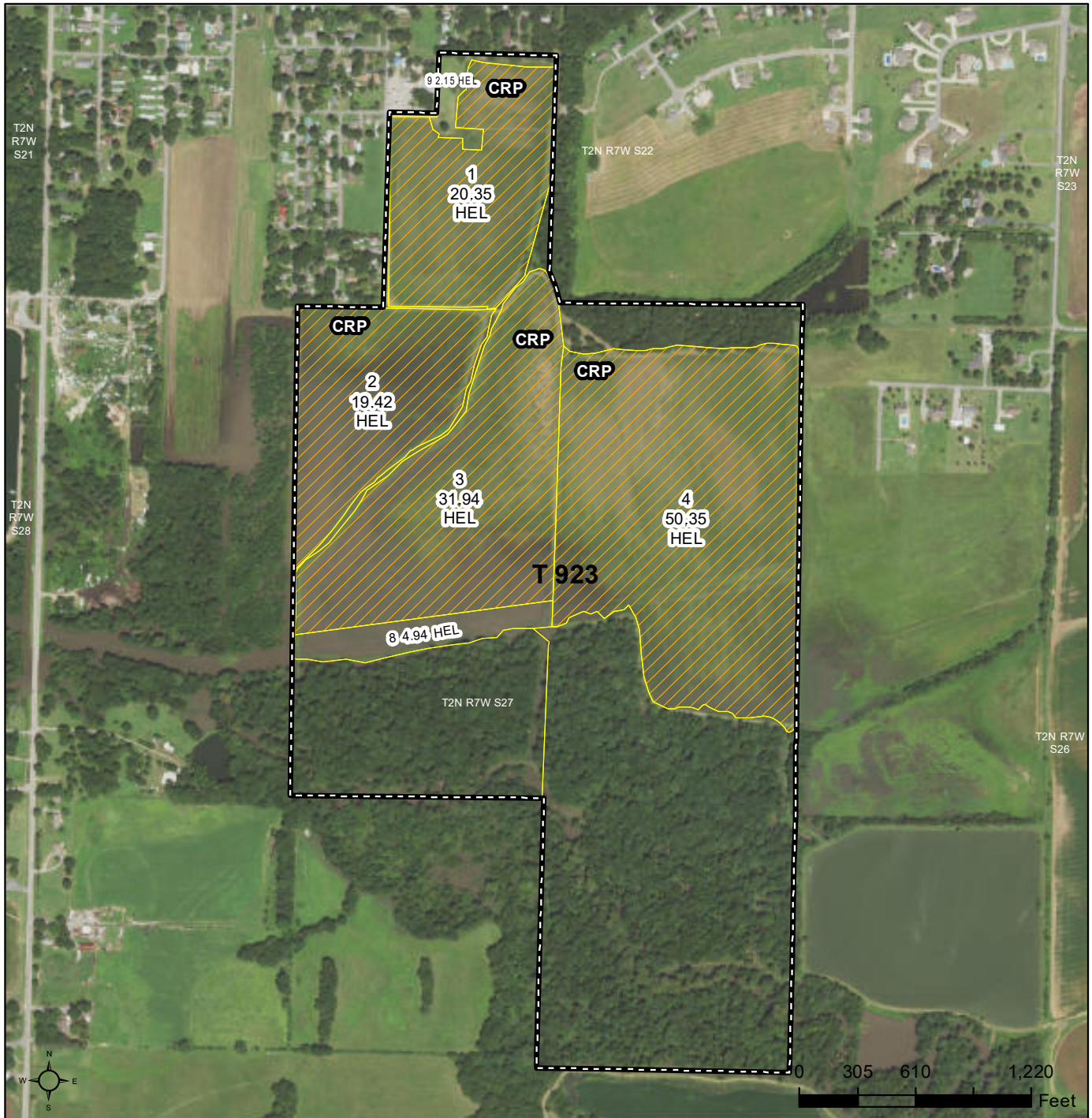


FARM SERVICE AGENCY



United States
Department of
Agriculture

Lonoke County, Arkansas



Common Land Unit Tract Boundary

- Non-Cropland; Cropland
- CRP

Wetland Determination Identifiers

- Restricted Use
- Limited Restrictions
- Exempt from Conservation Compliance Provisions

Imagery Year: 2019

2021 Program Year

Map Created October 23, 2020

Farm 5127
Tract 923

Tract Cropland Total: 129.15 acres

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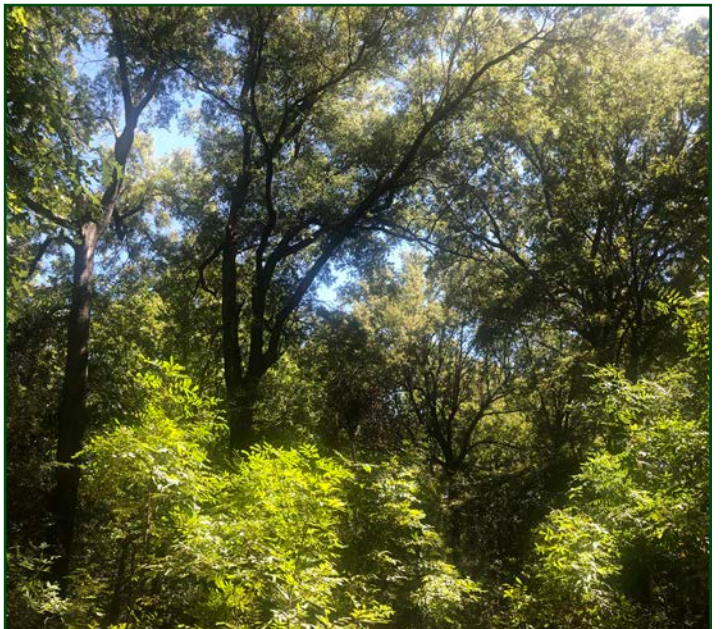


















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