



OFFERED FOR SALE

# BAYOU DE VIEW SETT HUNTING CLUB

A Recreational Investment Opportunity

84 (+/-) Acres • Woodruff County, Arkansas

OFFERED BY



**AGRICULTURE | RECREATION | TIMBERLAND**

Traditional Brokerage + Sealed Bids + Consulting

LICENSED IN ARKANSAS, LOUISIANA, MISSISSIPPI AND TENNESSEE



#### **DISCLOSURE STATEMENT**

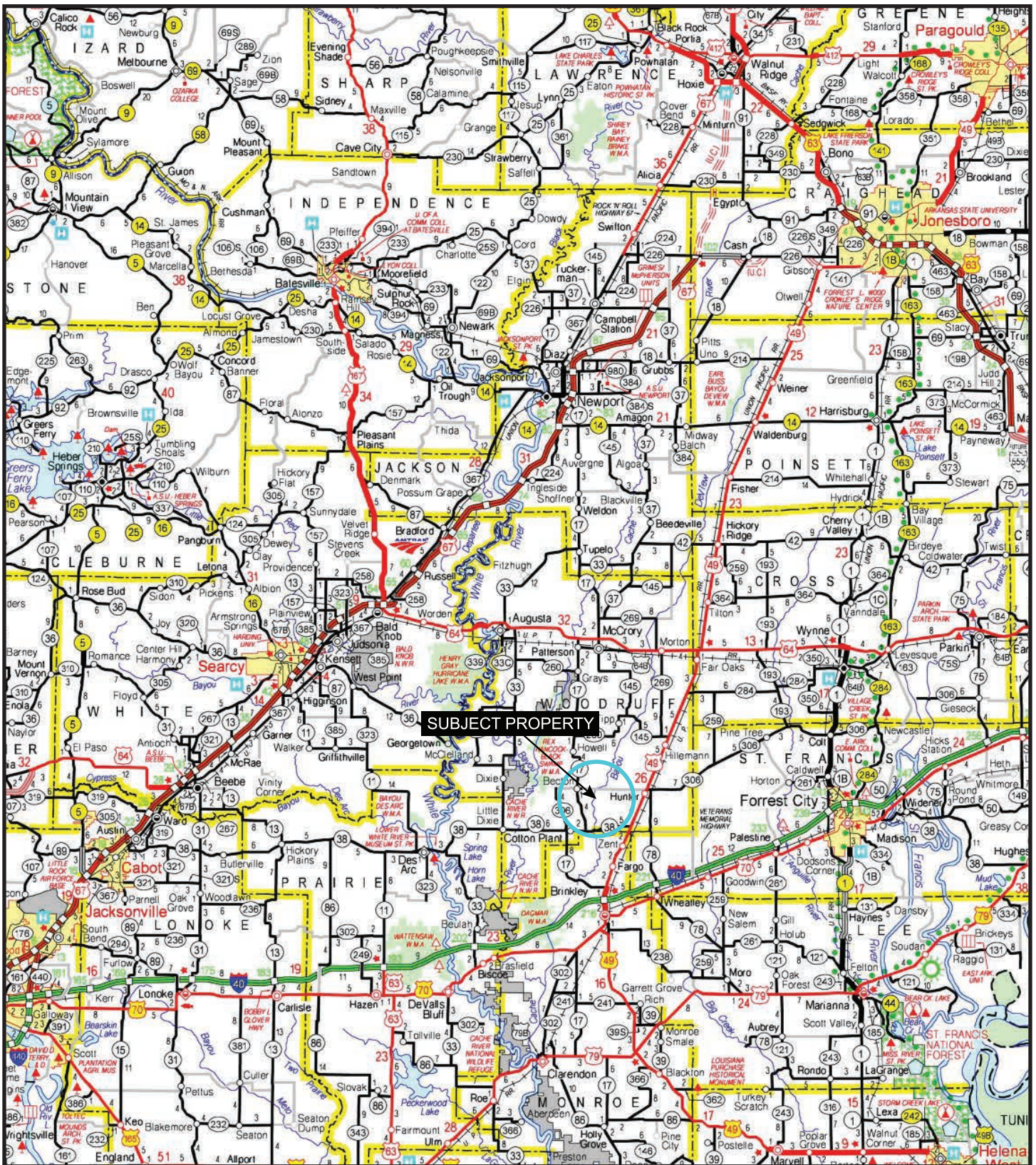
Lile Real Estate, Inc. is the listing agency for the owner of the property described within this offering brochure.

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

<b>Description:</b>	<p>The property offers a unique opportunity to acquire an ownership located in Woodruff County, Arkansas consisting of 84 acres per the tax assessor's office. The property is located just 4 miles west of Hunter, Arkansas. Access is provided via Woodruff County Road #639, and the property is gated. On-site utilities include water and electric, and the upland site index along the eastern boundary line would be well-suited for a cabin location.</p> <p>The property is located in a major wintering waterfowl corridor and adjoins the famous Cache River National Wildlife Reserve. The offering is comprised of a 12-acre waterfowl food plot and old growth seasonally flooded hardwood timber.</p> <p>For more information or to schedule a property tour, contact Brandon Stafford (mobile: 501-416-9748) of Lile Real Estate, Inc.</p>								
<b>Location:</b>	<p>Woodruff County, Arkansas</p> <p>Mileage Chart</p> <table><tr><td>Stuttgart, AR</td><td>51 miles</td></tr><tr><td>Jonesboro, AR</td><td>62 miles</td></tr><tr><td>Memphis, TN</td><td>74 miles</td></tr><tr><td>Little Rock, AR</td><td>78 miles</td></tr></table>	Stuttgart, AR	51 miles	Jonesboro, AR	62 miles	Memphis, TN	74 miles	Little Rock, AR	78 miles
Stuttgart, AR	51 miles								
Jonesboro, AR	62 miles								
Memphis, TN	74 miles								
Little Rock, AR	78 miles								
<b>GPS Coordinates:</b>	35.051841 N, 91.196894 W								
<b>Parcel Number:</b>	001-01644-000								
<b>S-T-R:</b>	15-05-02								
<b>Acreage:</b>	84 (+/-) acres								
<b>Access:</b>	Woodruff County Road #639								
<b>Irrigation:</b>	Six (6) inch discharge electric submersible well								
<b>Farm Service Agency:</b>	CRP / WRP - No active enrollments								
<b>Notable Features:</b>	<ul style="list-style-type: none"><li>• 0.32 miles from Bayou De View</li><li>• Close proximity to Hunter, Arkansas (4 miles)</li><li>• Water and electricity on-site</li><li>• Gated with county road frontage</li><li>• Adjoins Cache River National Wildlife Refuge</li><li>• 12-acre fully irrigated and drained wildlife/waterfowl food plot with professionally built levee system</li></ul>								

## PROPERTY SUMMARY

<b>Recreation:</b>	Waterfowl and deer hunting
<b>Bayou De View:</b>	<p>"Bayou De View is an 83-mile-long (134 km) waterway that flows through parts of Poinsett, Woodruff, Monroe and Prairie counties in northeastern Arkansas. The bayou is part of the Cache and White River basins, ultimately flowing into the Mississippi River.</p> <p>Several miles of the lower portion of Bayou de View is within the Cache River National Wildlife Refuge. In 2012, the Fish and Wildlife Service proposed an expansion of the refuge, purchasing land as available from willing sellers, to include an additional 30 miles (48 km) of Bayou De View in the refuge.</p> <p>The land area bordering the bayou supports dense vegetation in the form of tupelo, bald cypress, hickory, pine and other native trees of the hardwood and softwood families. This area used to be known as part of the "Big Woods" of Arkansas, but most of the standing timber was cleared for farming by the second half of the 20th century. Now, however, there are many reforestation projects underway around the edges of the bayou, including moist-soils projects and hardwood planting projects."</p> <p><i>*Source - Wikipedia: <a href="https://en.wikipedia.org/wiki/Bayou_De_View">https://en.wikipedia.org/wiki/Bayou_De_View</a></i></p>
<b>Mineral Rights:</b>	All mineral rights owned by the Seller, if any, shall transfer to the Buyer.
<b>Offering Price:</b>	\$369,600.00
<b>Contact:</b>	Any questions concerning this offering, or to schedule a property tour should be directed to Brandon Stafford (mobile: 501-416-9748) of Lile Real Estate, Inc.

# OWNERSHIP MAP



## SETT HUNTING CLUB, LLC

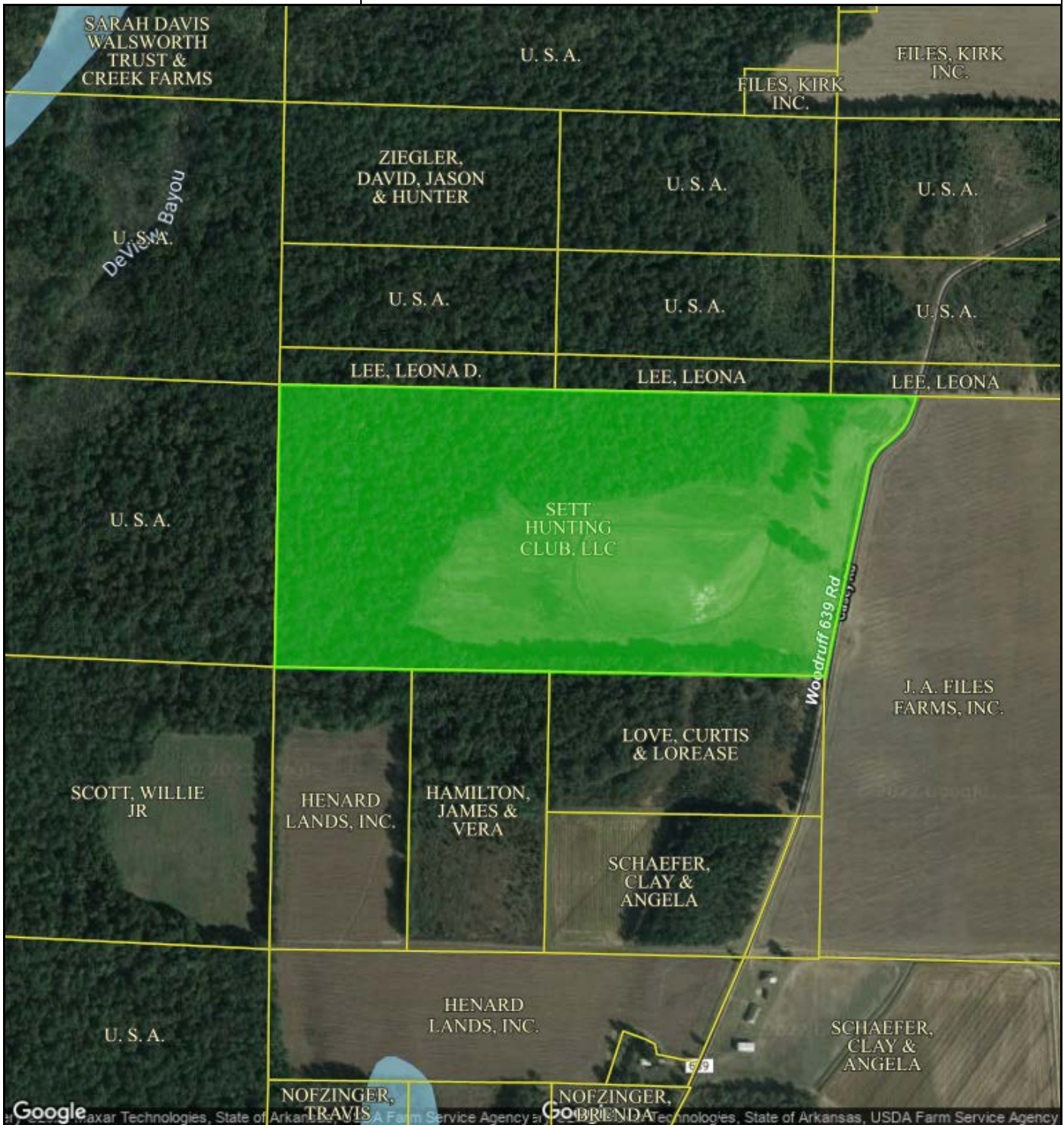
Address: N/A

Legal: N1/2 SW1/4 & THAT PRT NW1/4 SE1/4 LYING

Parcel: 001-01664-000

RPID: 1774

Acres: 84



Google Maxar Technologies, State of Arkansas, USDA Farm Service Agency

Date Created: 2/15/2022  
Created By: DataScoutPro

1 inch = 626 feet

via DataScout OneMap

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# LOCATION MAP



Boundary

Sindy Cruthis

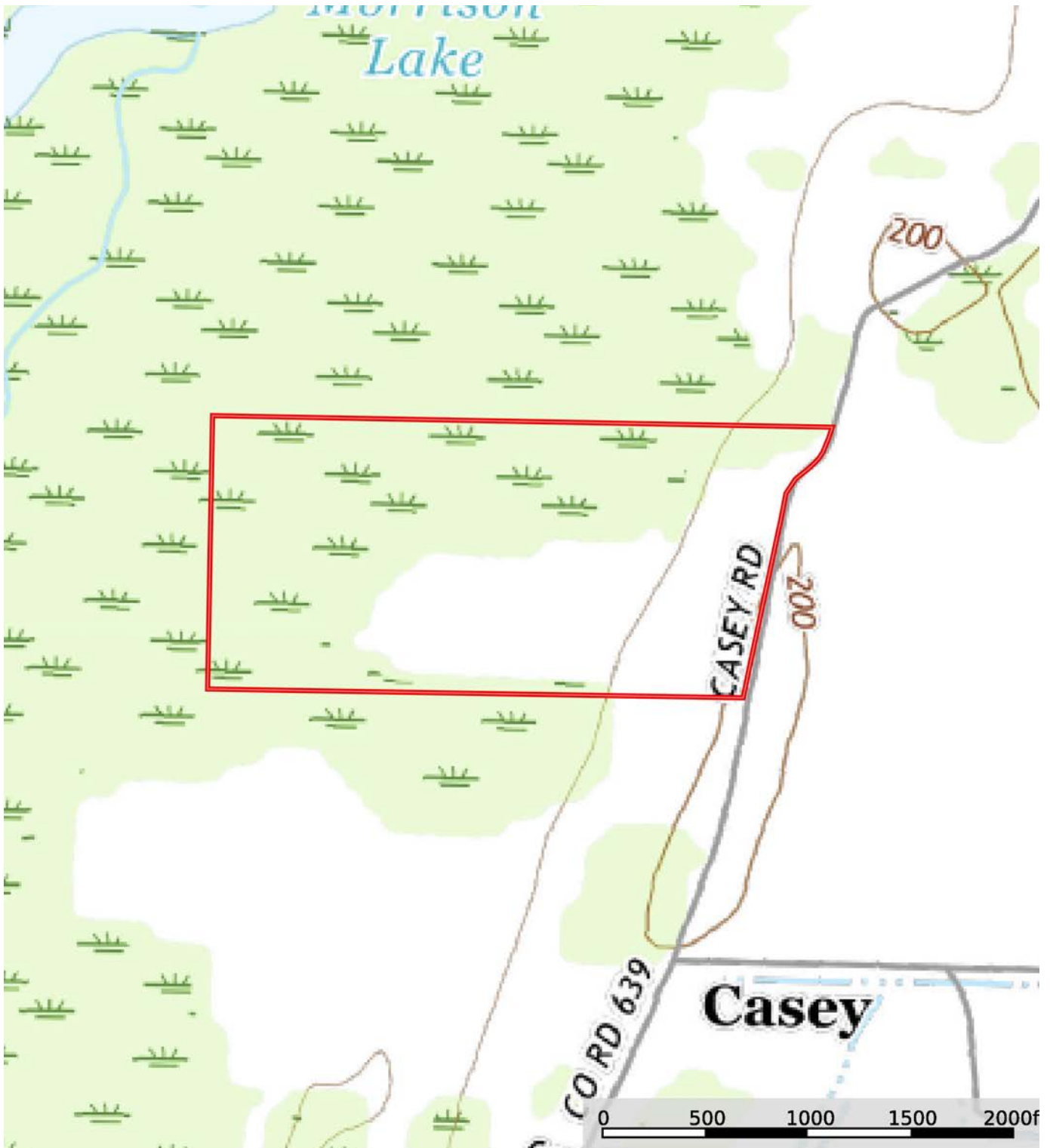
The information contained herein was obtained from sources deemed to be reliable. MapRight Services makes no warranties or guarantees as to the completeness or accuracy thereof.

AERIAL MAP



- Pipe
- Deer Stand
- Blind
- Gate
- Water Hydrant
- Electric Well
- Levee
- Transmission Line
- Pipeline
- Boundary

# TOPOGRAPHY MAP



Boundary

ndy Cruthis

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# SOIL MAP



Boundary

## SOIL MAP KEY

SOIL CODE	SOIL DESCRIPTION	ACRES	%	CPI	NCCPI	CAP
TuA	Tuckerman silty clay loam, 0 to 1 percent slopes, frequently flooded	41.77	49.61	0	46	5w
AsB	Askew fine sandy loam, 1 to 3 percent slopes	12.01	14.27	0	83	2e
DbC	Dubbs silt loam, 3 to 8 percent slopes	10.37	12.32	0	79	3e
GuB	Grubbs silt loam, 1 to 3 percent slopes	7.8	9.26	0	61	2e
GuC	Grubbs silt loam, 3 to 8 percent slopes, eroded	6.72	7.98	0	57	3e
DbA	Dubbs silt loam, 0 to 1 percent slopes	4.63	5.5	0	82	2e
OvA	Overcup silt loam, 0 to 1 percent slopes	0.8	0.95	0	57	3w
McA	McCrory fine sandy loam, 0 to 1 percent slopes	0.09	0.11	0	64	3w
TOTALS		84.19(*)	100%	-	59.71	3.7









(\*) Total acres may differ in the second decimal compared to the sum of each acreage soil. This is due to a round error because we only show the acres of each soil with two decimal.

### 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

# FARM SERVICE AGENCY INFORMATION

Arkansas

Woodruff

Report ID: FSA-156EZ

U.S. Department of Agriculture

Farm Service Agency

## Abbreviated 156 Farm Record

**FARM: 1985**

Prepared: 2/22/22 8:05 AM

Crop Year: 2022

Page: 1 of 2

DISCLAIMER: This is data extracted from the web farm database. Because of potential messaging failures in MIDAS, this data is not guaranteed to be an accurate and complete representation of data contained in the MIDAS system, which is the system of record for Farm Records.

### Operator Name

ANDERSON, ELO GEROME

### Farm Identifier

COMB FSN 1983 & 1612

### Farms Associated with Operator:

None

ARC/PLC G/F Eligibility: Eligible

CRP Contract Number(s): None

Farmland	Cropland	DCP Cropland	WBP	WRP	EWP	CRP Cropland	GRP	Farm Status	Number of Tracts
87.2	39.88	39.88	0.0	0.0	0.0	0.0	0.0	Active	2
State Conservation	Other Conservation	Effective DCP Cropland	Double Cropped	MPL/FWP					
0.0	0.0	39.88	9.4	0.0					

ARC/PLC						
PLC	ARC-CO	ARC-IC	PLC-Default	ARC-CO-Default	ARC-IC-Default	
WHEAT	SOYBN	NONE	NONE	NONE	NONE	

Crop	Base Acreage	PLC Yield	CCC-505 CRP Reduction	HIP
WHEAT	9.4	41	0.00	
SOYBEANS	39.82	19	0.00	0
<b>Total Base Acres:</b>	49.22			

Tract Number: 1212 Description J-14/B-2 R2W T5N SEC 15

FSA Physical Location : Woodruff, AR

ANSI Physical Location: Woodruff, AR

BIA Range Unit Number:

HEL Status: NHEL: no agricultural commodity planted on undetermined fields

Wetland Status: Wetland determinations not complete

WL Violations: None

Farmland	Cropland	DCP Cropland	WBP	WRP	EWP	CRP Cropland	GRP
4.11	3.62	3.62	0.0	0.0	0.0	0.0	0.0
State Conservation	Other Conservation	Effective DCP Cropland	Double Cropped	MPL/FWP			
0.0	0.0	3.62	0.8	0.0			

Crop	Base Acreage	PLC Yield	CCC-505 CRP Reduction
WHEAT	0.9	41	0.00
SOYBEANS	3.5	19	0.00
<b>Total Base Acres:</b>	4.4		

Owners: ANDERSON, ELO GEROME

# FARM SERVICE AGENCY INFORMATION

Arkansas

Woodruff

Report ID: FSA-156EZ

U.S. Department of Agriculture

Farm Service Agency

## Abbreviated 156 Farm Record

**FARM: 1985**

Prepared: 2/22/22 8:05 AM

Crop Year: 2022

Page: 2 of 2

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Other Producers: None

Tract Number: 1213 Description J-14/B-2 R2W T5N SEC15

FSA Physical Location : Woodruff, AR

ANSI Physical Location: Woodruff, AR

BIA Range Unit Number:

HEL Status: NHEL: no agricultural commodity planted on undetermined fields

Wetland Status: Wetland determinations not complete

WL Violations: None

Farmland	Cropland	DCP Cropland	WBP	WRP	EWP	CRP Cropland	GRP
83.09	36.26	36.26	0.0	0.0	0.0	0.0	0.0
State Conservation	Other Conservation	Effective DCP Cropland	Double Cropped	MPL/FWP			
0.0	0.0	36.26	8.6	0.0			

Crop	Base Acreage	PLC Yield	CCC-505 CRP Reduction
WHEAT	8.5	41	0.00
SOYBEANS	36.32	19	0.00
Total Base Acres:	44.82		

Owners: ANDERSON, ELO GEROME

Other Producers: None

# FARM SERVICE AGENCY MAP



United States  
Department of  
Agriculture

## Woodruff County, Arkansas



### Common Land Unit

- Non-Cropland; Cropland
- Tract Boundary

### Wetland Determination

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

Imagery Year: 2021

2022 Program Year

Map Created February 13, 2022

Farm **1985**

Tract **1212**

Tract Cropland Total: 3.62 acres

United States Department of Agriculture (USDA) Farm Service Agency (FSA) maps are for FSA Program administration only. This map does not represent a legal survey or reflect actual ownership; rather it depicts the information provided directly from the producer and/or National Agricultural Imagery Program (NAIP) imagery. The producer accepts the data 'as is' and assumes all risks associated with its use. USDA-FSA assumes no responsibility for actual or consequential damage incurred as a result of any user's reliance on this data outside FSA Programs. Wetland identifiers do not represent the size, shape, or specific determination of the area. Refer to your original determination (CPA-026 and attached maps) for exact boundaries and determinations or contact USDA Natural Resources Conservation Service (NRCS).

# FARM SERVICE AGENCY MAP



United States  
Department of  
Agriculture

**Woodruff County, Arkansas**



## Common Land Unit

- Non-Cropland; Cropland
- Tract Boundary

## Wetland Determination

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

Imagery Year: 2021

2022 Program Year

Map Created February 13, 2022

**Farm 1985**

**Tract 1213**

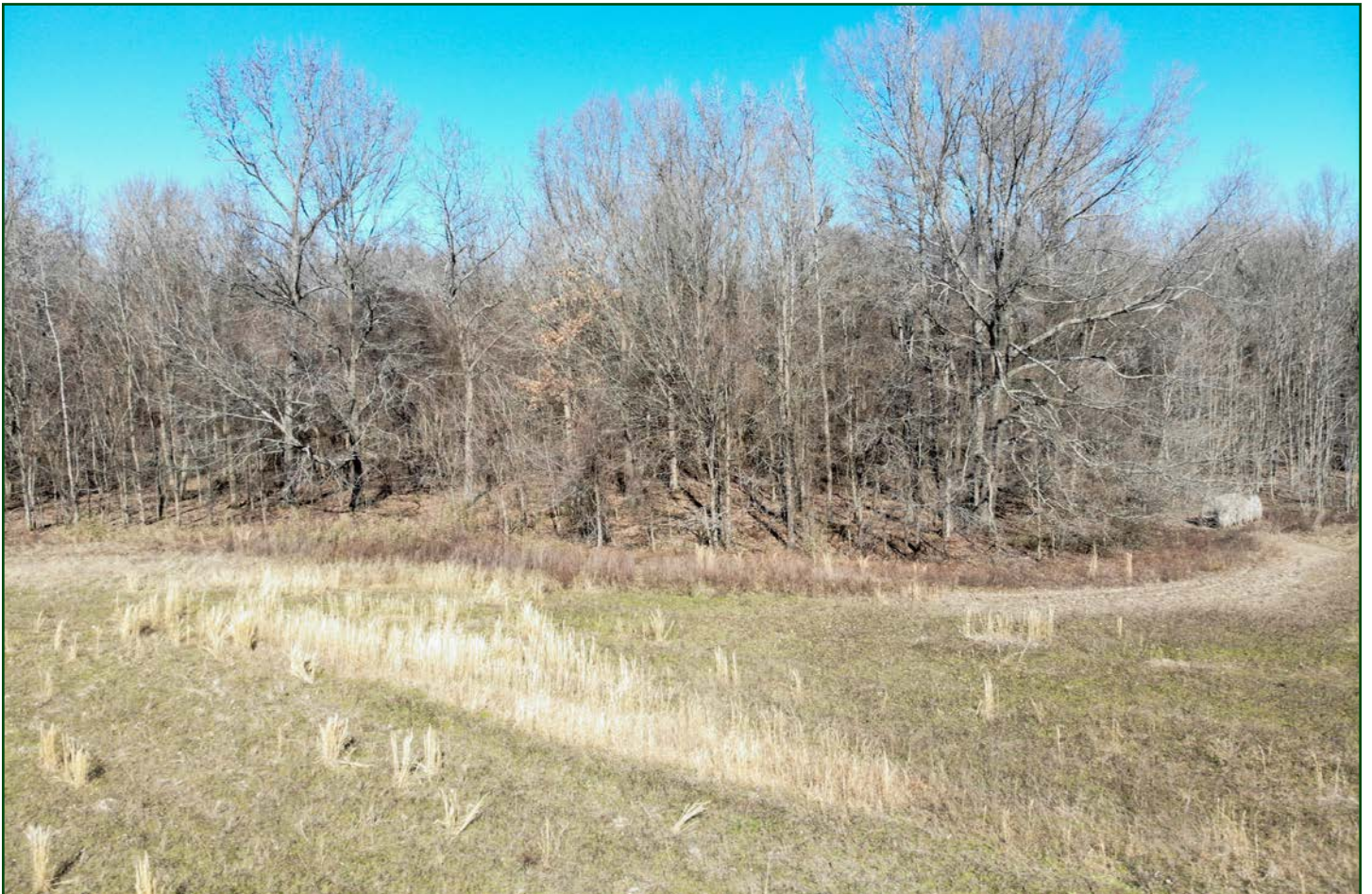
Tract Cropland Total: 36.26 acres

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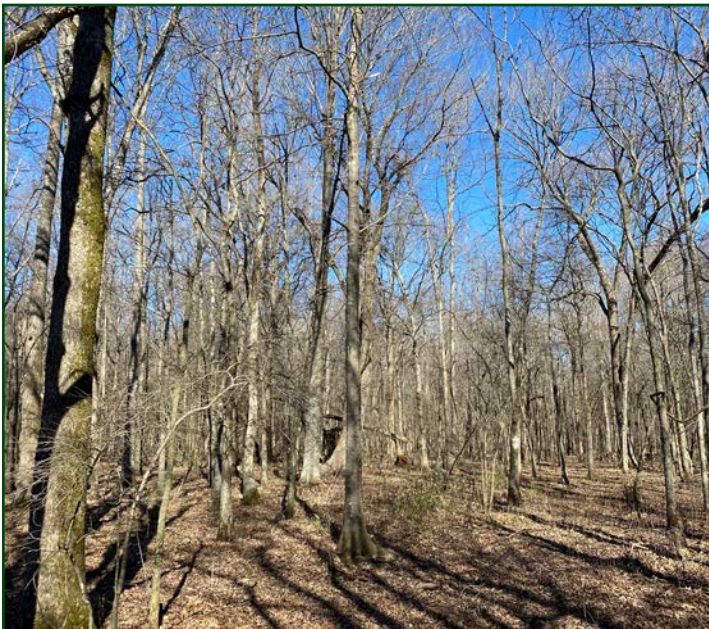














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