



OFFERED FOR SALE

# PARADISE POINT

**A Year-Round Recreational Investment Opportunity**

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

OFFERED BY



**AGRICULTURE | RECREATION | TIMBERLAND**

Traditional Brokerage + Sealed Bids + Consulting

LICENSED IN ARKANSAS, LOUISIANA, MISSISSIPPI AND TENNESSEE



**DISCLOSURE STATEMENT**

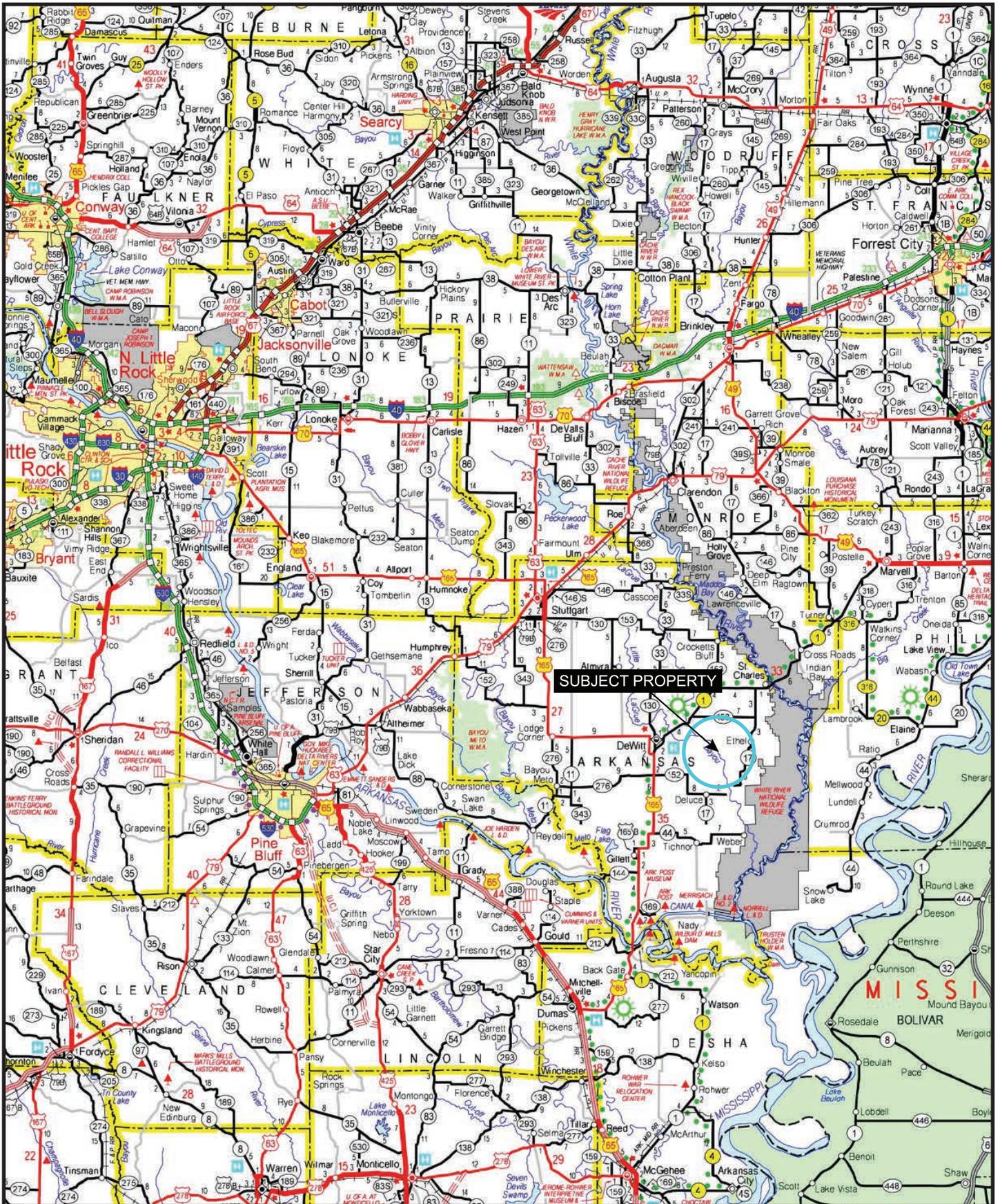
Lile Real Estate, Inc. is the listing agency for the owner of the property described within this offering brochure.

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

### Description:

Paradise Point consists of 505.1 +/- acres in two non-contiguous tracts located in Arkansas County, Arkansas, and provides a rare opportunity to acquire a year-round recreational property that offers deer, duck, and turkey hunting, as well as the potential for dove hunting. The property is located 10 miles east of DeWitt, offering easy access to necessities in town when needed. La Grue Bayou forms the western boundary and is a known waterfowl flyway. The property has three areas that have been designed specifically for duck hunting that can hold water and be drained to plant food plots on an annual basis. In addition, the property offers the opportunity to have a managed 23 +/- acre private fishing reservoir. Pasture and infrastructure is in place in the north central portion of the property to have horses or cattle, or plant in dove habitat. The 235.2 acres enrolled in the Conservation Reserve Program (CRP) offer great annual income, and the contracts were recently renewed for another 15 year term in 2021. There is a 4.90 +/- acre inholding, and the owner has legal access to the inholding. Any questions concerning this offering or to schedule a property tour should be directed to Gardner Lile (mobile: 501-658-9275) or Robert Moery (mobile: 501-516-5067) of Lile Real Estate, Inc.

### Location:

DeWitt, Arkansas; Arkansas County; Eastern Region of Arkansas

#### Mileage Chart

DeWitt, AR	10 miles
Stuttgart, AR	36 miles
Dumas, AR	44 miles
England, AR	63 miles

### Acreage:

505.1 +/- acres

### Access:

The larger tract is accessed from Gardner's Lane, and the smaller tract to the east is accessed from Deberry Levee Road.

### Conservation Reserve Program (CRP):

Farm #	Tract #	Contract #	Exp. Date	Field #	Acreage	Rental	Payment
3334	1668	11207	9/30/36	1	73.7	\$111.07	\$9,065
3242	2046	11207	9/30/36	14	23.8	\$131.57	\$2,927
3242	2046	11207	9/30/36	15	137.7	\$131.57	\$16,937
Total					235.2		\$28,929

## PROPERTY SUMMARY

<b>Est. Real Estate Taxes:</b>	<u>Parcel Number</u>	<u>Acreage</u>	<u>Est. Real Estate Tax</u>
	002-01143-001	129.1	\$2,169.36
	002-01143-000	118.0	\$116.61
	002-01164-000	178.0	\$488.54
	002-01155-000	80.0	\$98.78
	Total	505.1	\$2,873.29

**Recreation:** The property offers deer, duck, and turkey hunting, as well as the potential for dove hunting, and borders La Grue Bayou, which is a known waterfowl flyway. The property also offers fishing in the 23 +/- acre private reservoir.

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

**Offering Price:** \$2,272,500.00

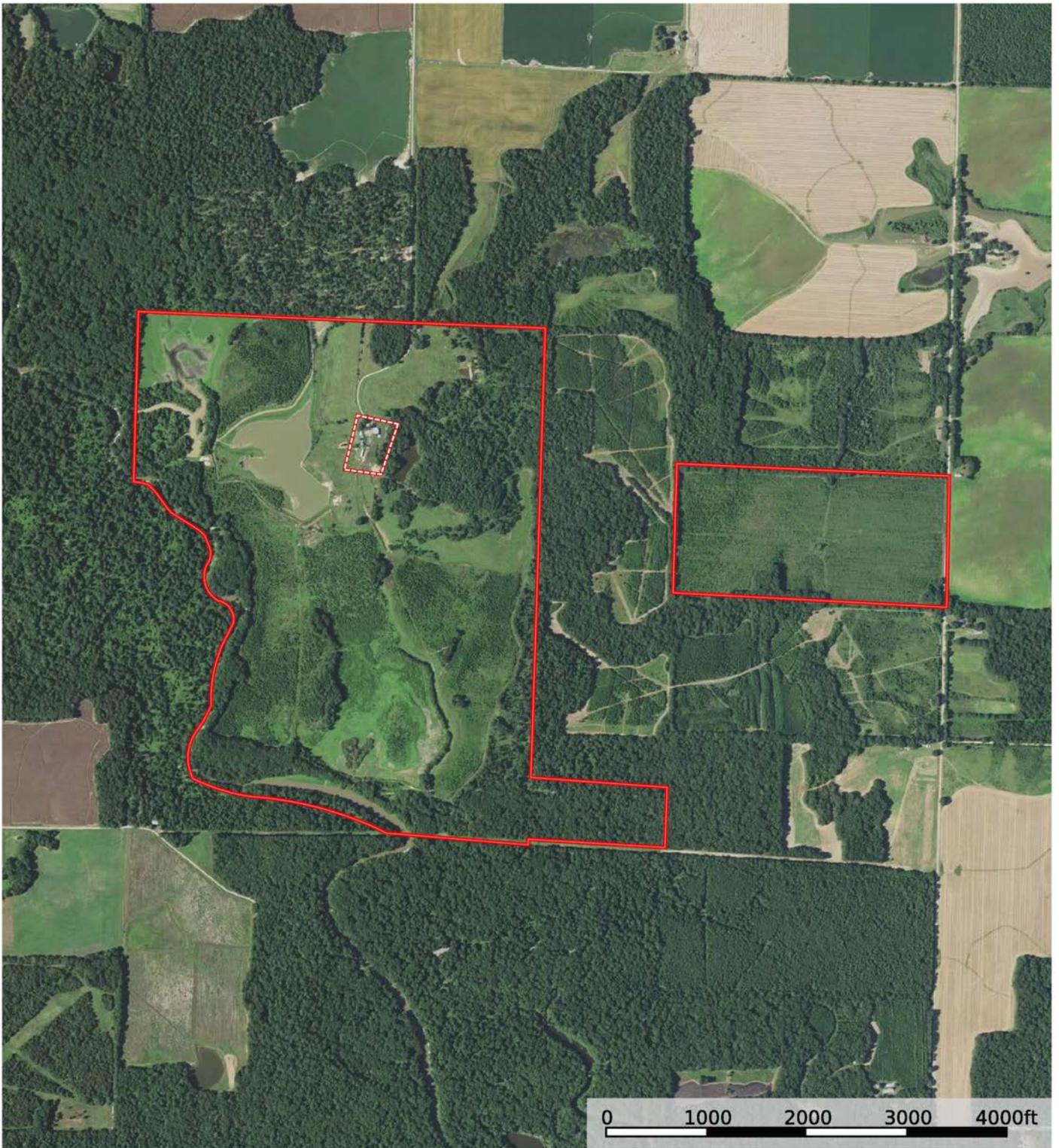
**Contact:** Any questions concerning this offering, or to schedule a property tour should be directed to Gardner Lile (mobile: 501-658-9275) or Robert Moery (mobile: 501-516-5067) of Lile Real Estate, Inc.

# AERIAL MAP I



 Boundary  Boundary \* The red/white dashed line is an estimated boundary of the 4.90 +/- acre inholding, but is not a survey.

# AERIAL MAP II

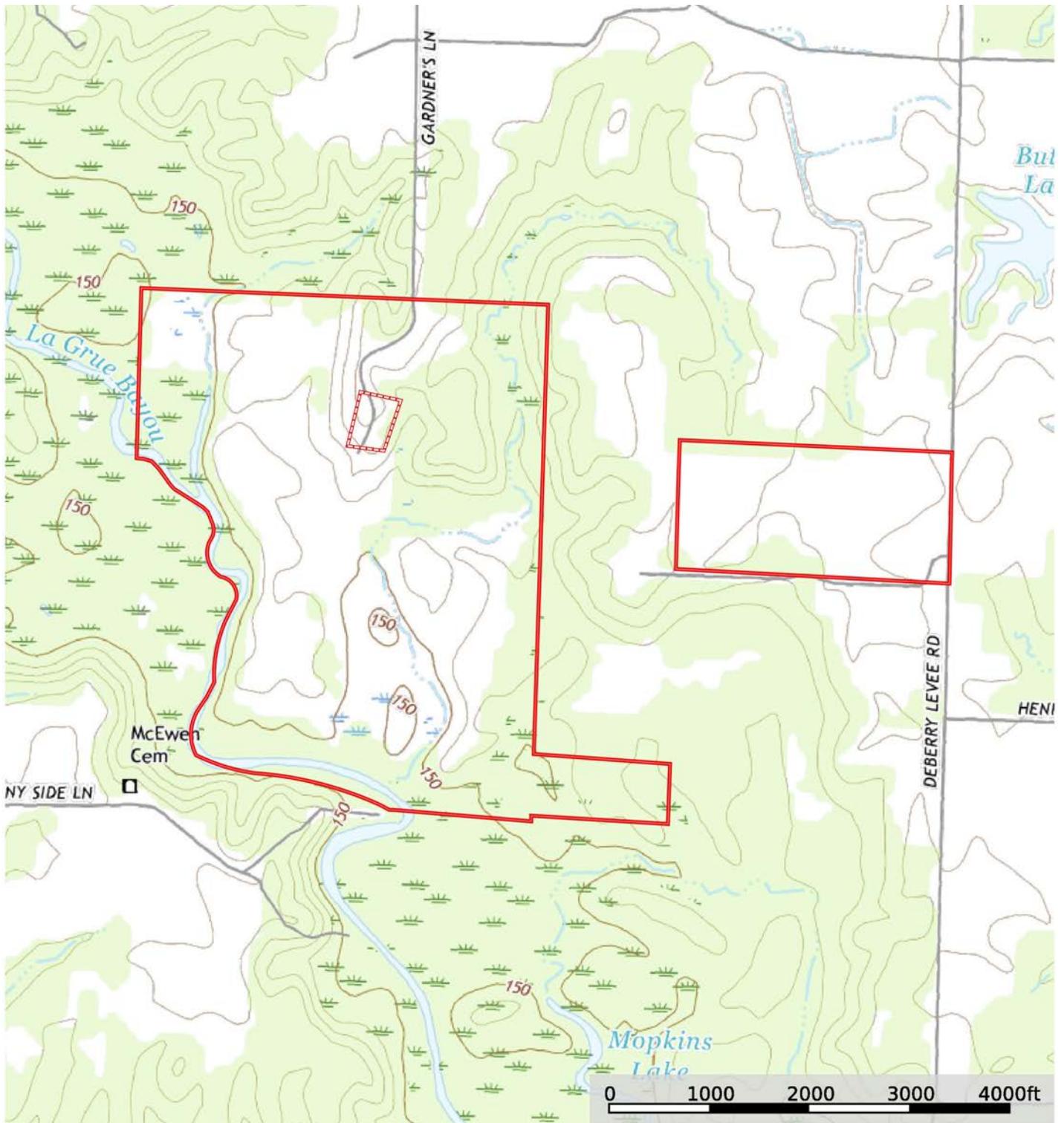


 Boundary

 Boundary

\* The red/white dashed line is an estimated boundary of the 4.90 +/- acre inholding, but is not a survey.

# TOPOGRAPHY MAP



Boundary Boundary

\* The red/white dashed line is an estimated boundary of the 4.90 +/- acre inholding, but is not a survey.

# SOIL MAP



 Boundary  Boundary

\* The red/white dashed line is an estimated boundary of the 4.90 +/- acre inholding, but is not a survey.

# SOIL MAP KEY

SOIL CODE	SOIL DESCRIPTION	ACRES	%	CPI	NCCPI	CAP
9B	Immanuel silt loam, 1 to 3 percent slopes	156.58	30.62	0	83	2e
9D	Immanuel silt loam, 8 to 15 percent slopes	79.65	15.57	0	79	4e
15A	Oaklimeter silt loam, 0 to 1 percent slopes, occasionally flooded	59.64	11.66	0	84	2w
24A	Tichnor silt loam, 0 to 1 percent slopes, frequently flooded	54.11	10.58	0	52	4w
27	Water	44.33	8.67	0	-	-
9C	Immanuel silt loam, 3 to 8 percent slopes	38.72	7.57	0	82	3e
23A	Stuttgart silt loam, 0 to 1 percent slopes	33.92	6.63	0	67	2w
23B	Stuttgart silt loam, 1 to 3 percent slopes	22.39	4.38	0	66	2e
6A	Ethel silt loam, 0 to 1 percent slopes	20.11	3.93	0	74	3w
9A	Immanuel silt loam, 0 to 1 percent slopes	1.9	0.37	0	82	2w
9E	Immanuel silt loam, 15 to 25 percent slopes	0.06	0.01	0	67	6e
TOTALS		511.41(*)	100%	-	69.78	2.7

(\*) 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



'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



**Common Land Unit** Tract Boundary

- Non-Cropland; Cropland
- CRP

**Wetland Determination**

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

Imagery Year: 2021

2022 Program Year

Map Created February 15, 2022

Farm 3242

Tract 2046

Tract Cropland Total: 177.50 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).



**Common Land Unit**  Tract Boundary  
 Non-Cropland; Cropland  
 CRP

**Imagery Year: 2021**

**2022 Program Year**  
 Map Created February 15, 2022

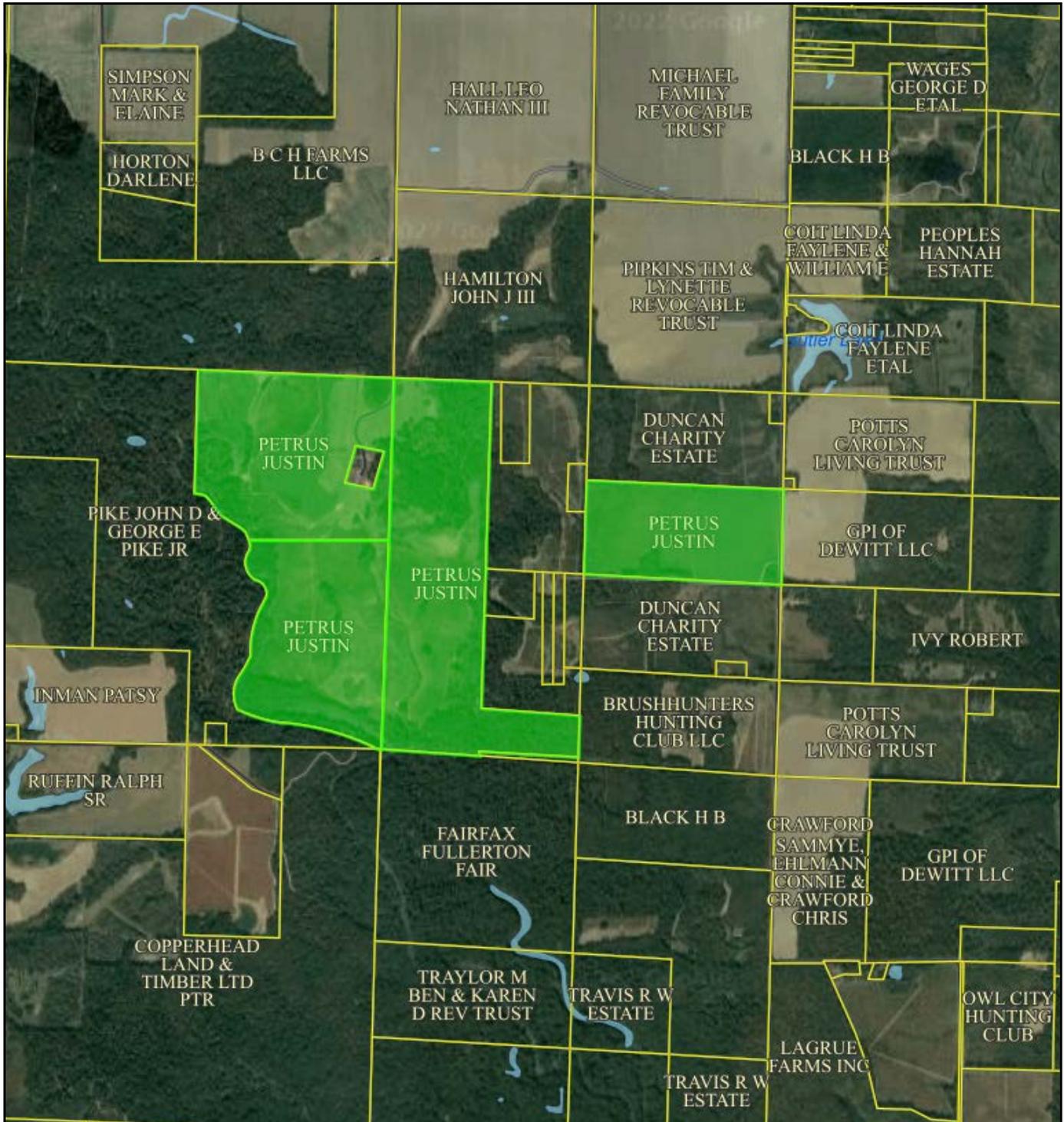
**Wetland Determination**  
 Restricted Use  
 Limited Restrictions  
 Exempt from Conservation  
 Compliance Provisions

**Tract Cropland Total: 73.70 acres**

**Farm 3334**  
**Tract 1668**

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).

# PARCEL INFORMATION



Date Created: 6/15/2022  
Created By: DataScoutPro

1 inch = 1825 feet

via DataScout OneMap

This map should be used for reference purposes only and should not be considered a legal document. While every effort has been made to ensure the accuracy of this product, the publisher accepts no responsibility for any errors or omissions nor for any loss or damage alleged to be suffered by anyone as a result of the publication of this map and the notations on it, or as a result of the use or misuse of the information provided herein.

# PARCEL INFORMATION

## 1) PETRUS JUSTIN

Address: GARDNERS LN

Legal: NORTH 135AC OF EAST 1/2 EAST OF BIG LAGRUE, DESCRIBED AS BEG NW COR SEC 10, SE1353.10' S2164.19' NW3218.01' ALONG BANK OF LAGRUE, NW207.48' NW218.19' NW276.43' NW164.44' N1683.35 SE2778.90' S69.60' POB (PART OF THE DESCRIP LIES IN SECT 10) (EX 4.9 AC E1/2 NE1/4)

Parcel: 002-01143-001

RPID: 21122

Acres: 129.1

---

## 2) PETRUS JUSTIN

Address: N/A

Legal: ALL E1/2 EAST OF BIG LAGRUE (EX NORTH 135 AC)

Parcel: 002-01143-000

RPID: 4977

Acres: 118

---

## 3) PETRUS JUSTIN

Address: N/A

Legal: S1/2 SE1/4 SW1/4 & W1/2 W1/2 (EX S62' S1/2 SE1/4 SW1/4 2AC MORE OR LESS)

Parcel: 002-01164-000

RPID: 4999

Acres: 178

---

## 4) PETRUS JUSTIN

Address: N/A

Legal: S1/2 NE1/4

Parcel: 002-01155-000

RPID: 4989

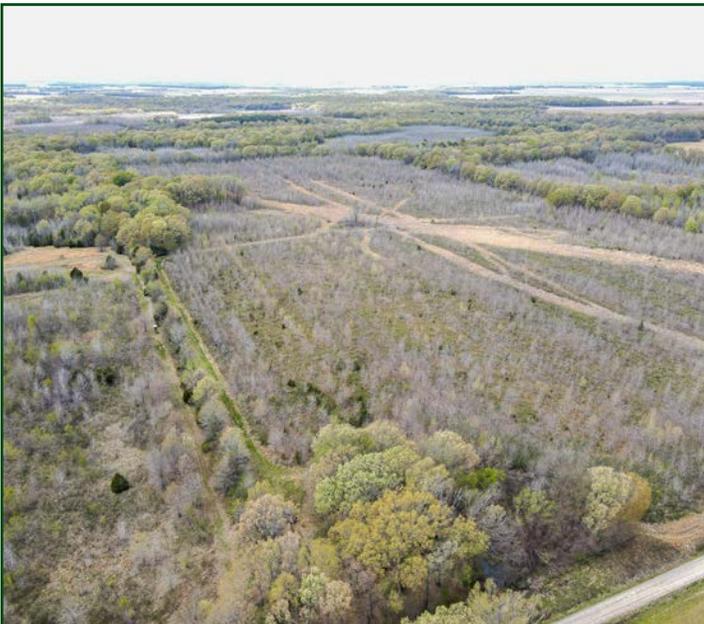
Acres: 80

---













CAM2  
9:38am

Mar 11, 2022



51 F 29.84 inHg CAM2 03/11/2022

First quarter 29.84 inHg 51°F

CAM2  
9:23am



M2 03/11/2022 10:23AM

First quarter 29.84 inHg 51°F



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

[info@lilerealestate.com](mailto:info@lilerealestate.com) | [www.lilerealestate.com](http://www.lilerealestate.com)



**AGRICULTURE | RECREATION | TIMBERLAND**

Traditional Brokerage + Sealed Bids + Consulting

LICENSED IN ARKANSAS, LOUISIANA, MISSISSIPPI AND TENNESSEE