



OFFERED FOR SALE

SWAN POND

A Recreational Investment Opportunity

194.3 (+/-) Acres • Poinsett 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.

A detailed map of the Jonesboro, Arkansas area, showing various counties including Randolph, Lawrence, Greene, and Independence. The map features numerous towns, roads, and landmarks. A red circle highlights a specific area near the center, labeled 'SUBJECT PROPERTY'. The map includes county names like HOWELL, CLAY, BUTLER, RANDOLPH, LAWRENCE, GREENE, INDEPENDENCE, JACKSON, and others. Major roads and highways are shown with route numbers. Towns such as Mammouth Spring, Walnut Ridge, and Jonesboro are labeled. A red circle is drawn around a specific location in the center of the map, with an arrow pointing to it from the text 'SUBJECT PROPERTY'.

PROPERTY SUMMARY

Description:

Swan Pond consists of 194.3 (+/-) acres located in Poinsett County, just northeast of the town of Weiner, and offers an excellent recreational investment opportunity with proven duck hunting history. The property features 130 (+/-) acres of impounded green timber, and has been specifically developed for duck hunting with a 10-acre food plot, part of which has been leveled to a zero grade, located on the south side of the green tree reservoir, in addition to a 6-acre food plot on the west side of the woods/south side of the reservoir. The famous Claypool's Reservoir is located less than 3 miles to the east, and Bayou DeView, which is a historic waterfowl flyway, is less than 5 miles to the west. In addition, there is a 26 (+/-) acre stocked fishing reservoir on the west side of the property with a dock and strategically-placed feeders.

Resting on the northwestern portion of the property on the bank of the fishing reservoir is a two-story lodge with 1,840 SF of heated and cooled living space and an attached shop. The lodge is a wood post and beam construction with stained concrete floors and features 1 bedroom and 1 full bath downstairs, as well as a boot room, laundry room, kitchen, and den with fireplace. Located upstairs is the master bedroom plus 2 additional bedrooms and 2 full baths. The attached shop is 1,400 SF with two roll-up doors and a 36' x 14' lean-to.

Swan Pond offers a unique opportunity to purchase a property with proven duck hunting, a turn-key lodge, and a stocked fishing reservoir located in an area that is well known for excellent waterfowl hunting. 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.

Location:

Weiner, Arkansas; Poinsett County; Northeast Region of Arkansas

Mileage Chart

Weiner, AR	3 miles
Harrisburg, AR	12 miles
Jonesboro, AR	22 miles
Memphis, TN	70 miles

Acreage:

194.3 +/- acres

Access:

Access is via Raybourn Road off of U.S. Highway 49.

Real Estate Taxes:

\$472.46 (Estimated)

PROPERTY SUMMARY

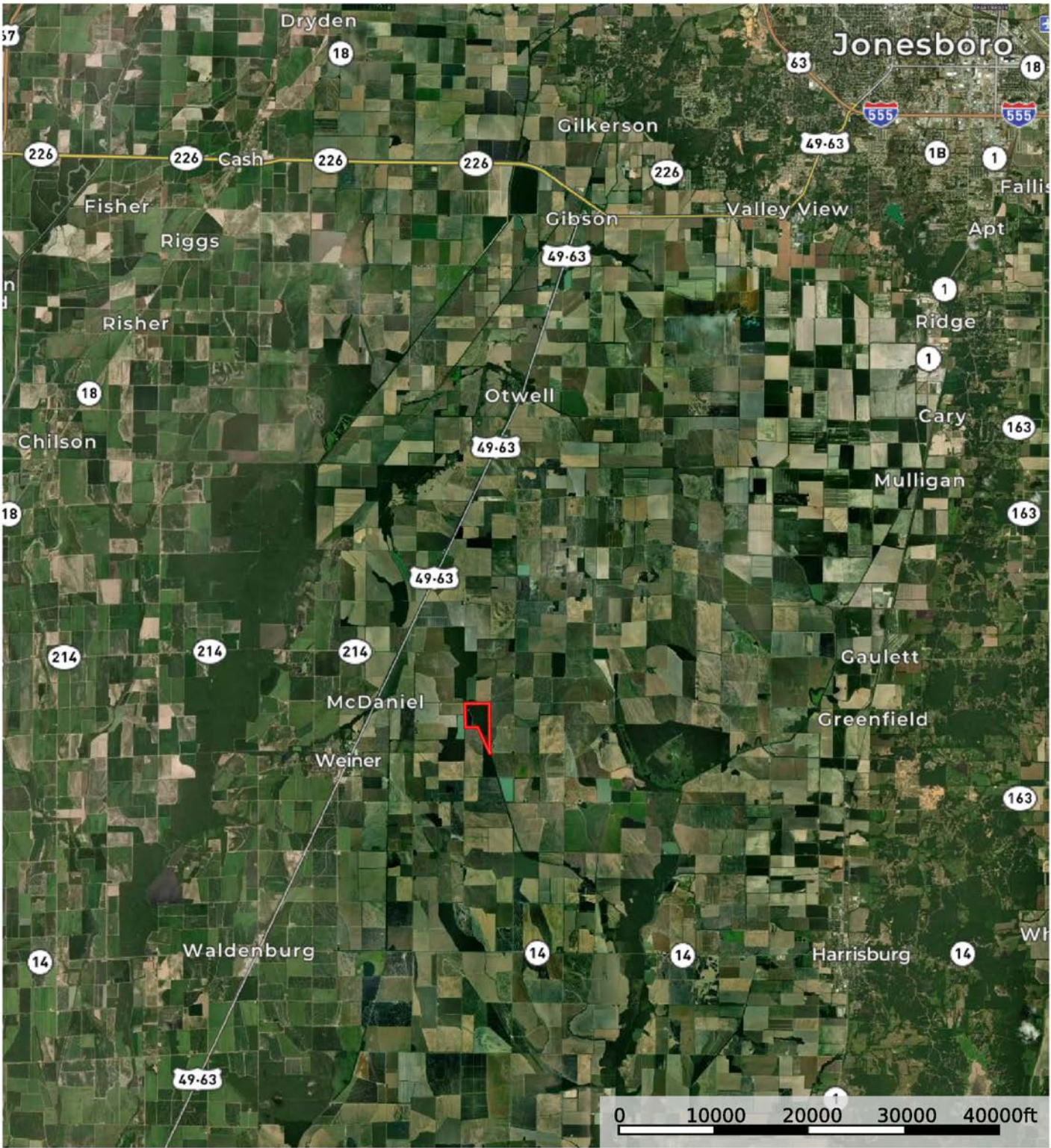
Recreation:	The property offers proven green timber duck hunting, as well as fishing in the 30 (+/-) acre stocked reservoir.
Mineral Rights:	All mineral rights owned by the Seller, if any, shall transfer to the Buyer.
Offering Price:	\$2,331,600.00
Contact:	Any questions concerning this offering, or 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.

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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

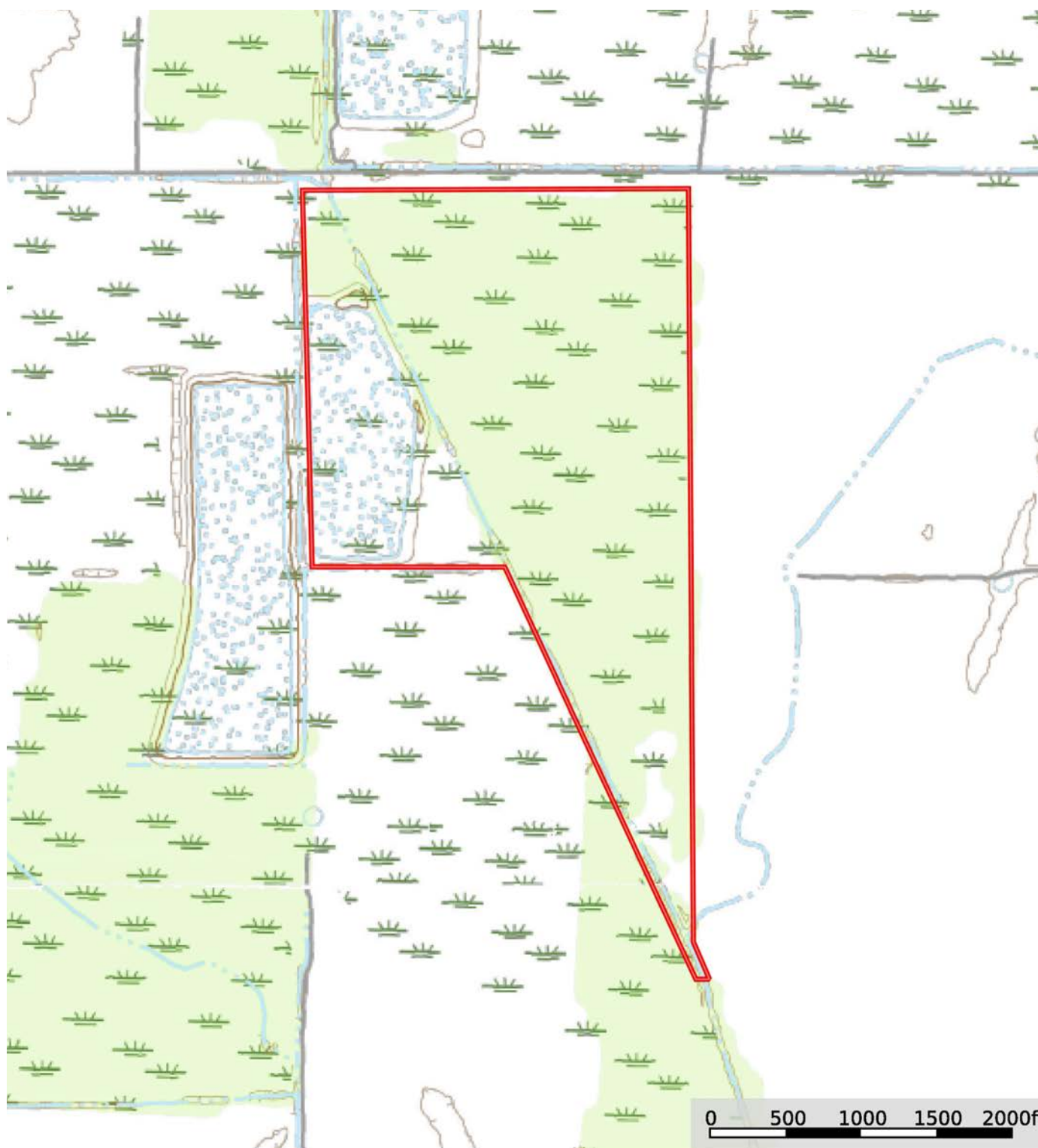


 Boundary

Sindy Cruthis

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TOPOGRAPHY MAP



Boundary

ndy Cruthis



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SOIL MAP



Boundary

ndy Cruthis

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SOIL MAP KEY

SOIL CODE	SOIL DESCRIPTION	ACRES	%	CPI	NCCPI	CAP
He	Henry silt loam, 0 to 1 percent slopes	185.0 4	100.0	0	55	3w
TOTALS		185.0 4(*)	100%	-	55.0	3.0

(*) 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

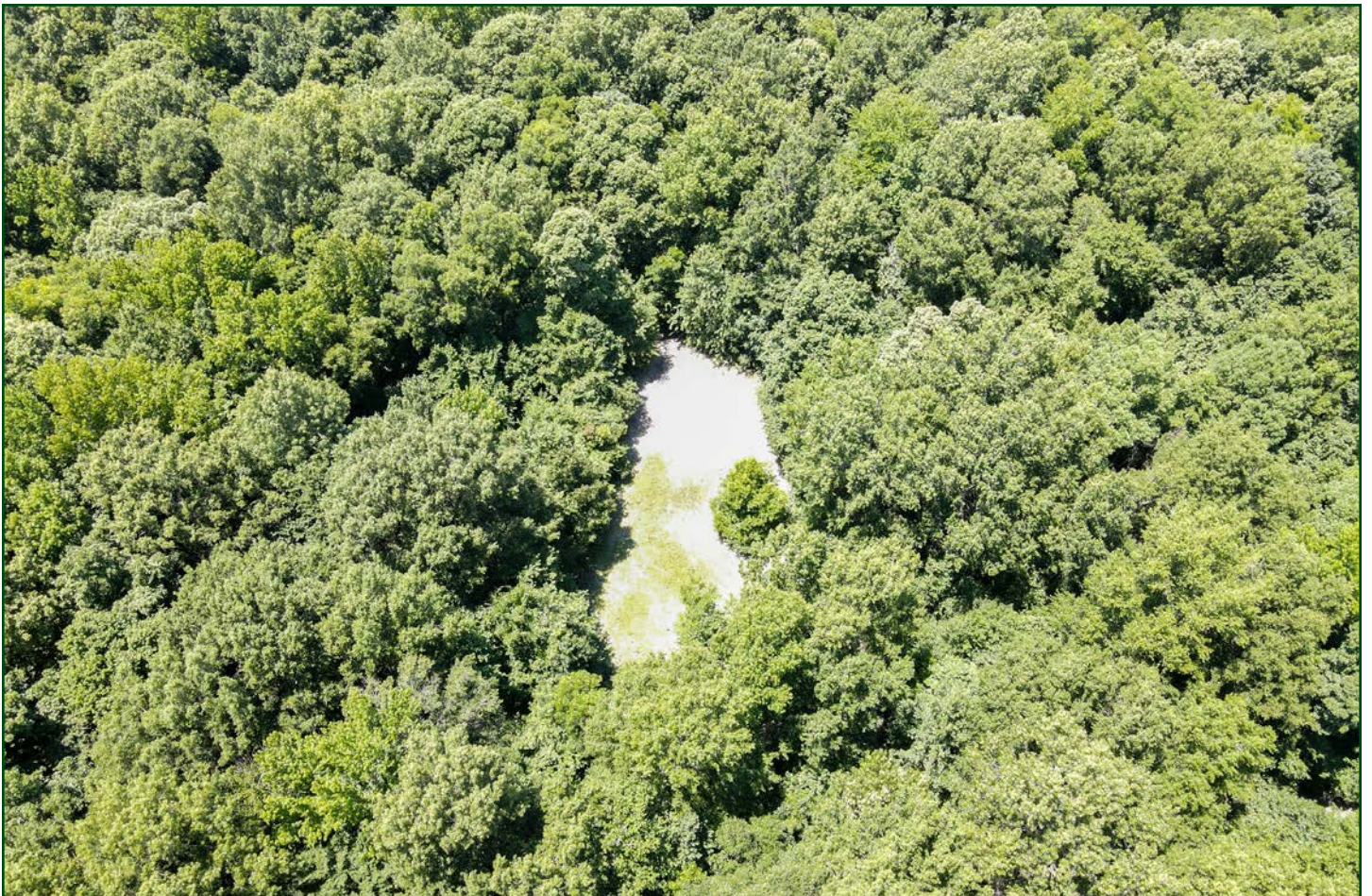


	1	2	3	4	5	6	7	8
'Wild Life'	•	•	•	•	•	•	•	•
Forestry	•	•	•	•	•	•	•	
Limited	•	•	•	•	•	•	•	
Moderate	•	•	•	•	•	•		
Intense	•	•	•	•	•			
Limited	•	•	•	•				
Moderate	•	•	•					
Intense	•	•						
Very Intense	•							

Grazing Cultivation

(c) climatic limitations (e) susceptibility to erosion
 (s) soil limitations within the rooting zone (w) excess of water





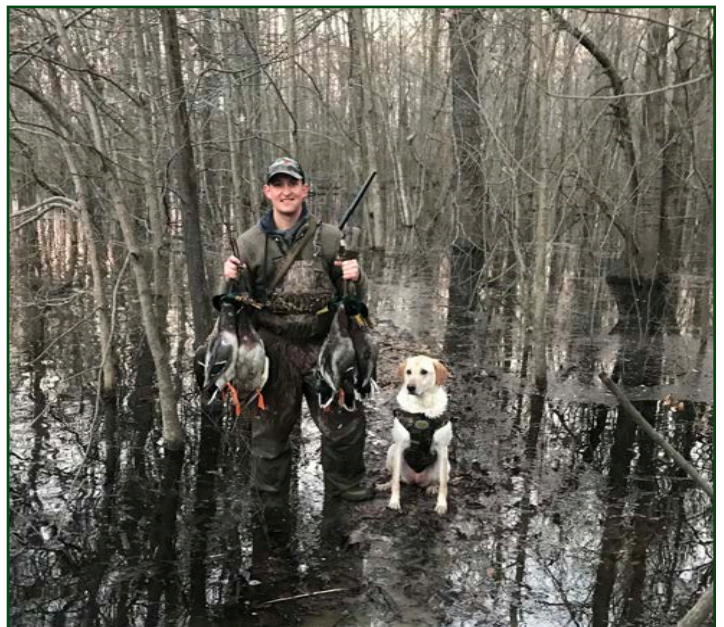
















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