



OFFERED FOR SALE

LICK CREEK RESERVE

A Recreational Investment Opportunity

1,008 (+/-) Acres • Phillips County, Arkansas

OFFERED BY



AGRICULTURE | RECREATION | TIMBERLAND

Traditional Brokerage + Sealed Bids + Consulting

LICENSED IN ARKANSAS, LOUISIANA, MISSISSIPPI AND TENNESSEE



DISCLOSURE STATEMENT

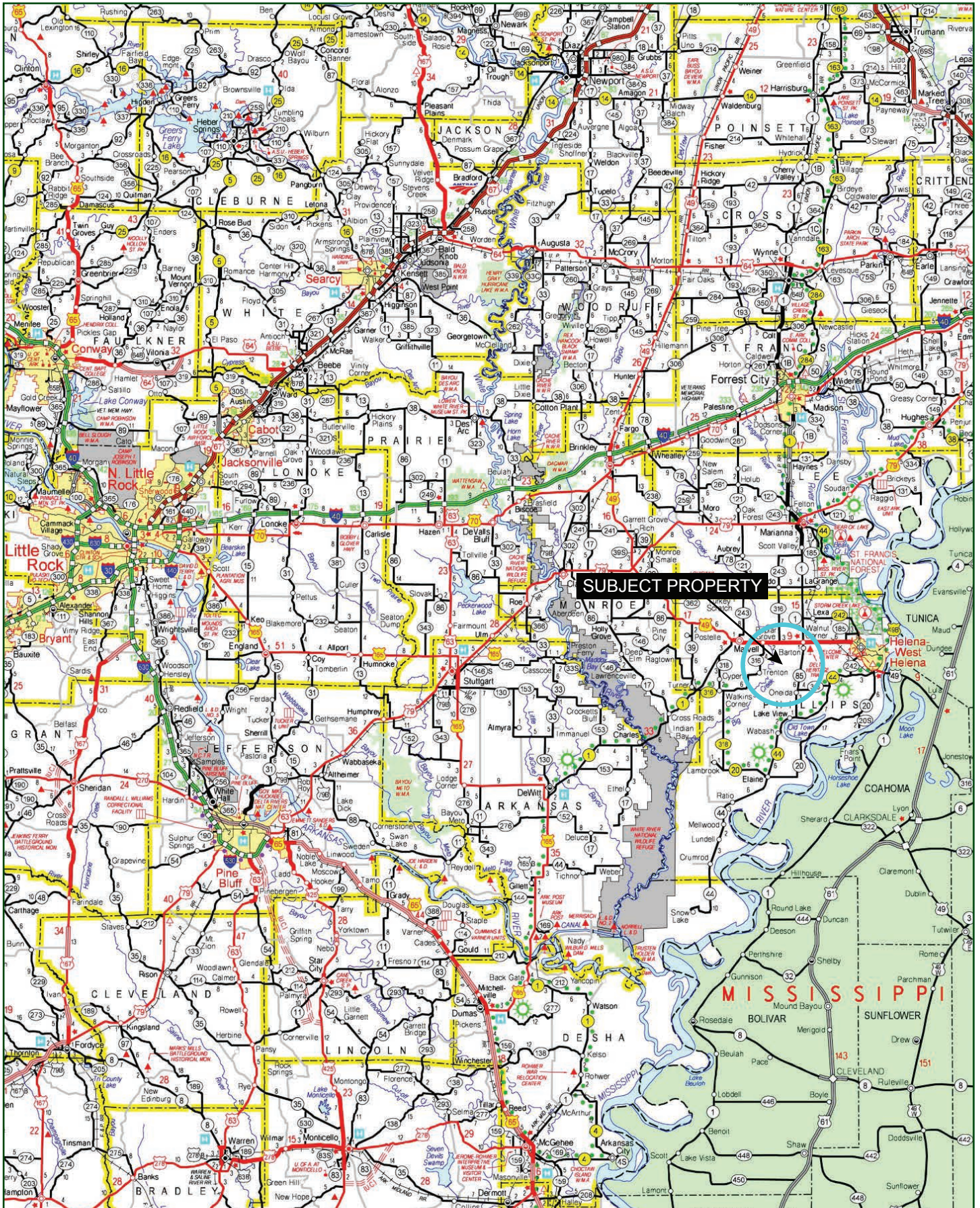
Lile Real Estate, Inc. is the listing agency for the owner of the property described within this offering brochure.

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:

The Lick Creek Reserve tract consists of 1,008 +/- acres offering an excellent recreational investment opportunity located in Phillips County, Arkansas just south of the town of Barton. The property consists of Wetland Reserve Easement (WRE) lands along with a very nice and accommodating lodge.

The Wetland Reserve Easement (WRE) lands consist of 990 +/- acres located just south of County Road 350 and begins just over 100 yards from the front door of the lodge. Just past the gate entrance, a 17 +/- acre pond is present and has been generously stocked with catfish and bream. A six (6) inch electric submersible well allows for consistency in the management of the pond. Just past the pond down the road is a steel arched bridge over Lick Creek that was added in 2019, which offers excellent access to the numerous hunting locations by ATV/UTV. The WRE lands at Lick Creek are unique and designed with the waterfowler in mind. Within the approximately 990 +/- acres of WRE, 243 +/- acres have been specifically designed into moist soil units (MSU). There are numerous tree lines, islands and areas of bank cover throughout the WRE that allows the hunter to easily move to where the ducks want to be. Irrigation exists via two (2) diesel turbine wells that are linked to risers by underground pipe. This gives the property owner the ability to flood many of the moist soil areas during dry years. There are also excellent deer hunting opportunities throughout the property.

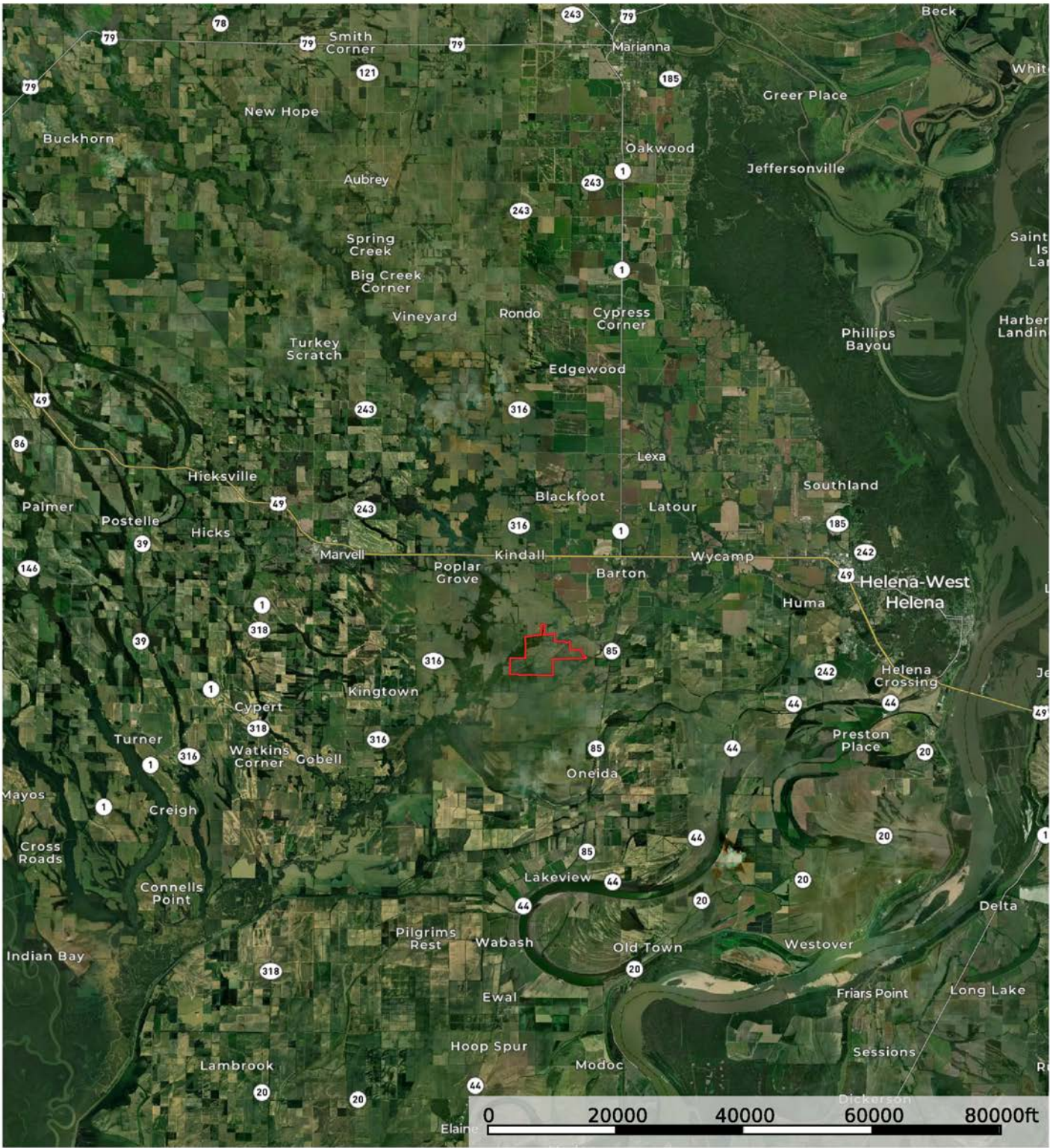
The very well-designed and comfortable lodge at Lick Creek is situated on a secluded and tree-shaded ten (10) +/- acre site, and has approximately 3,800 square feet under roof, 2,500 square feet of which is heated and cooled. It is configured with four bedrooms and four and a half bathrooms. There is a large open concept living area and kitchen that splits the bedrooms two and two. Additionally, there are two 600 square foot hunting/storage shops on each end which can be accessed internally or from the outside by single entry or roll up doors. The like-new lodge, constructed in 2018, is good quality steel beam construction with metal exterior walls and roof on a concrete slab. All interior walls are insulated to provide sound reduction and climate control, and the interior ceiling height is 10 feet. On the west side of the lodge is a comfortable 600 square foot painted wood frame pavilion/fire pit area, and a 4 bay dog pen. Behind the lodge, there is an 8 +/- acre field that has been planted in sunflowers and in recent years has been used as a dove field. Its close proximity to the lodge offers a "bonus" to the recreational aspect of this property.

* Sellers may entertain offers to segregate the two properties and sell separately.

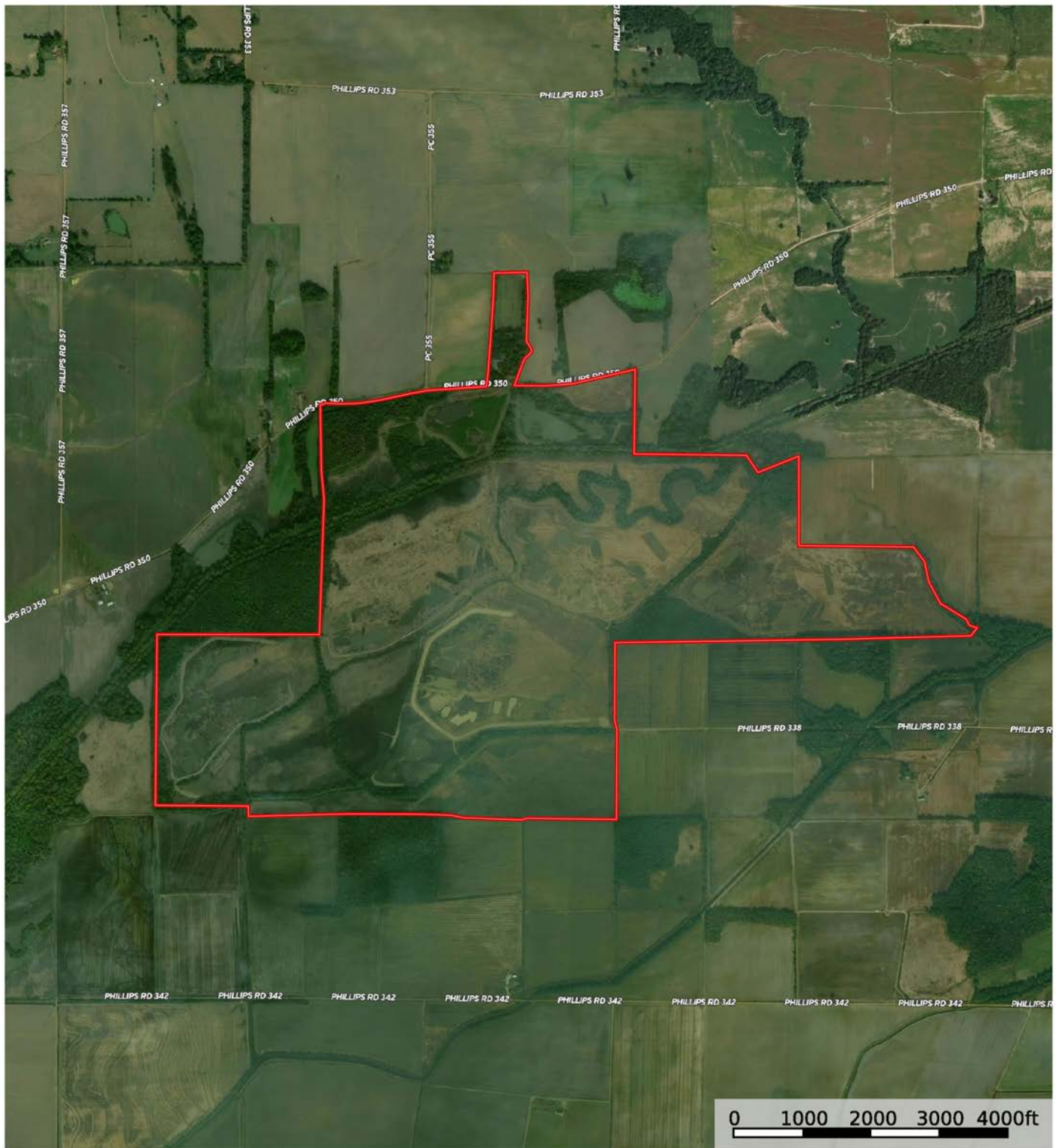
PROPERTY SUMMARY

Location:	Phillips County, Arkansas; East Central Region of Arkansas Mileage Chart <hr/> <table><tr><td>Memphis, TN</td><td>75 miles</td></tr><tr><td>Oxford, MS</td><td>85 miles</td></tr><tr><td>Jonesboro, AR</td><td>95 miles</td></tr><tr><td>Little Rock, AR</td><td>110 miles</td></tr></table>	Memphis, TN	75 miles	Oxford, MS	85 miles	Jonesboro, AR	95 miles	Little Rock, AR	110 miles
Memphis, TN	75 miles								
Oxford, MS	85 miles								
Jonesboro, AR	95 miles								
Little Rock, AR	110 miles								
Acreage:	1,008 (+/-) total acres <ul style="list-style-type: none">• 990.20 easement acres (source: Natural Resource & Conservation Service)• 18.5 (+/-) acres with lodge site and dove field* <p>* Sellers may entertain offers to segregate the two properties and sell separately.</p>								
Access:	County Road 350								
Irrigation:	One (1) 6" electric submersible well Two (2) 10" diesel turbine wells								
Improvements:	Lodge: 3,800 SF under roof; 2,500 SF heated and cooled; 4 bedrooms and 4.5 bathrooms, open concept living area and kitchen; metal exterior and roof on concrete slab; 10 foot ceiling height. Two (2) 600 SF hunting/storage shops on each end of the lodge; accessed internally or from the outside by single entry or roll up doors. 600 SF pavilion/fire pit area 4 dog pens								
Real Estate Taxes:	\$3,350.00 (Estimated)								
Mineral Rights:	All mineral rights owned by the Seller, if any, shall transfer to the Buyer.								
Offering Price:	\$1,600,000.00 (\$1,590.00 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 Trey Morris (mobile: 870-338-1385) of Lile Real Estate, Inc.								


AERIAL MAP I



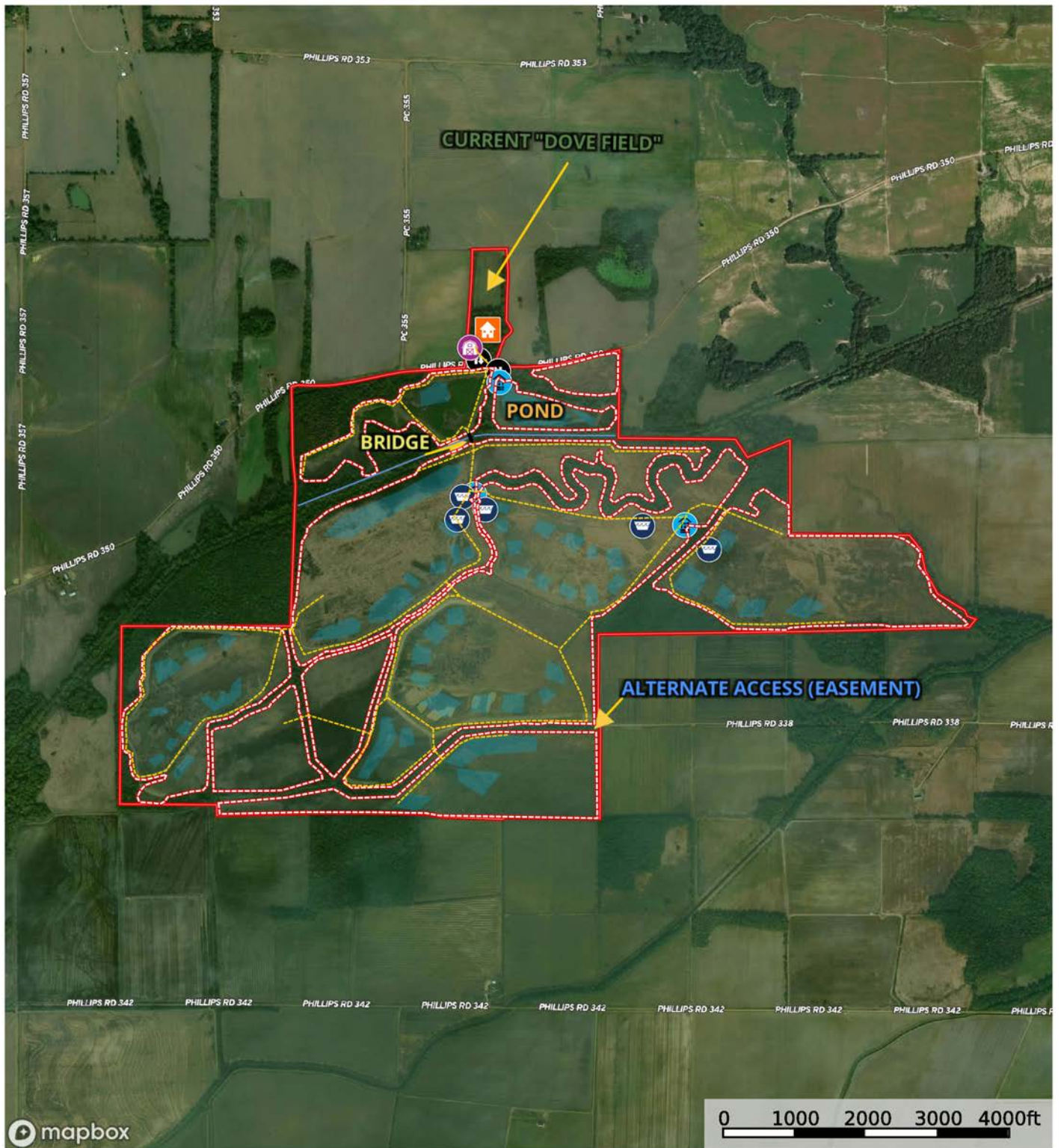
AERIAL MAP II



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.

DETAILED AERIAL MAP



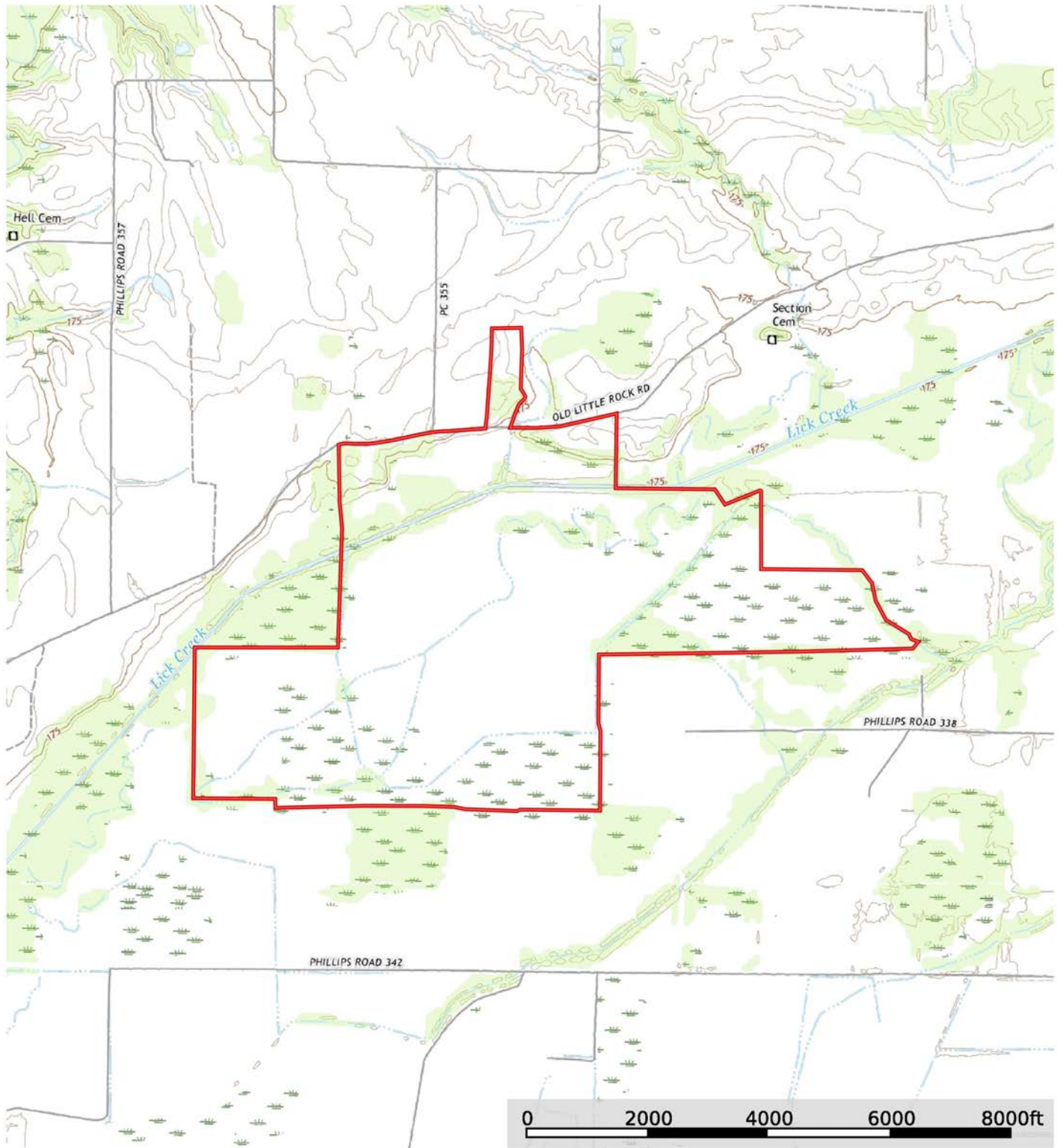
mapbox



Sindy Cruthis

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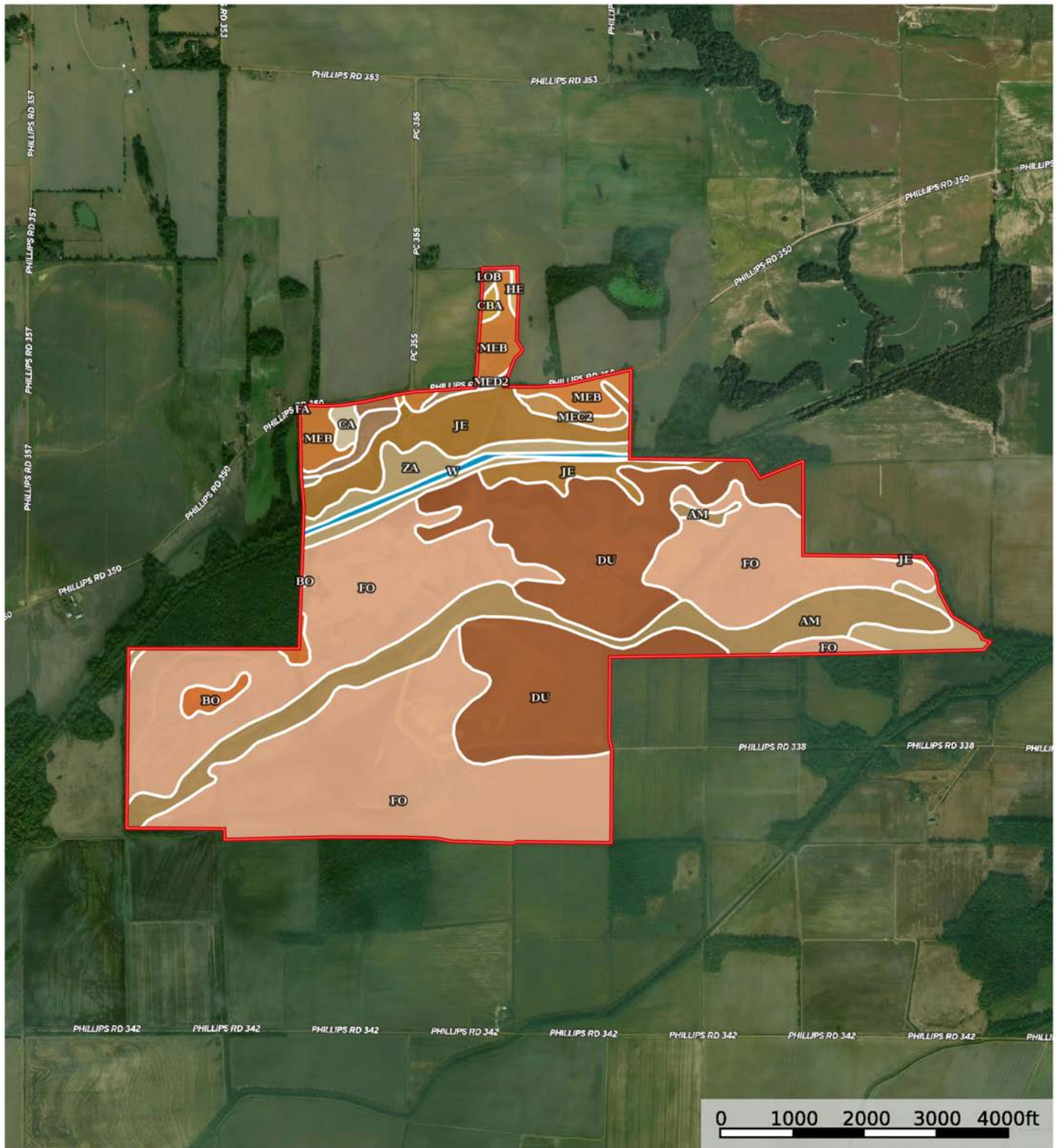
TOPOGRAPHY MAP



Sindy Cruthis

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SOIL MAP



SOIL MAP KEY

SOIL CODE	SOIL DESCRIPTION	ACRES	%	CPI	NCCPI	CAP
Fo	Foley silt loam	478.67	47.25	0	74	3w
Du	Dundee silt loam, 0 to 1 percent slopes	226.93	22.4	0	82	2w
Am	Amagon silt loam	100.1	9.88	0	74	3w
Je	Jeanerette silt loam	72.25	7.13	0	76	2w
Za	Zachary soils, frequently flooded	51.06	5.04	0	20	4w
MeB	Memphis silt loam, 1 to 3 percent slopes	35.97	3.55	0	86	2e
MeD2	Memphis silt loam, 8 to 12 percent slopes, eroded	9.97	0.98	0	78	4e
Bo	Bonn silt loam	9.16	0.9	0	36	4s
W	Water	9.08	0.9	0	-	-
MeC2	Memphis silt loam, 3 to 8 percent slopes, eroded	7.05	0.7	0	81	3e
Ca	Calhoun silt loam	4.3	0.42	0	75	3w
LoB	Loring silt loam, 1 to 3 percent slopes, west	3.74	0.37	0	62	2e
CbA	Calloway silt loam, 0 to 1 percent slopes	2.42	0.24	0	56	2w
He	Henry silt loam, 0 to 1 percent slopes	1.5	0.15	0	55	3w
Fa	Falaya silt loam	0.75	0.07	0	76	2w
GrB	Grenada silt loam, 1 to 3 percent slopes	0.03	0.0	0	63	2e
TOTALS		1013.0(*)	100%	-	72.61	2.73

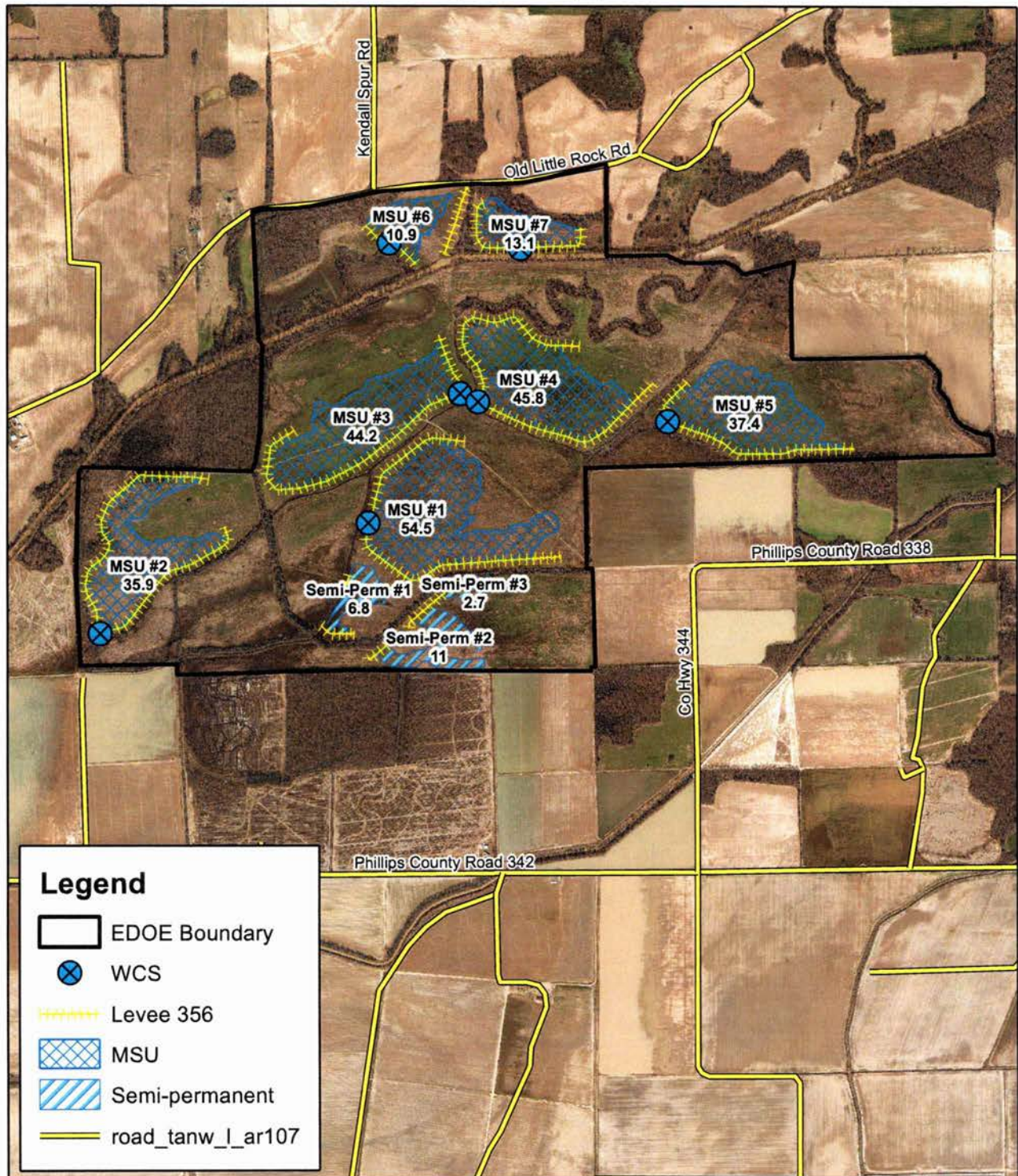
(*) Total acres may differ in the second decimal compared to the sum of each acreage soil. This is due to a round error because we show the acres of each soil with two decimal.

#54-7103-1701-MWD

District: Northeast Area

Field Office: Lonoke TSC

Moist Soil Units Phillips County., AR



Approximate Acres: 989.19

Orthographic Imagery: 2017



0 500 1,000 2,000 3,000 4,000 Feet

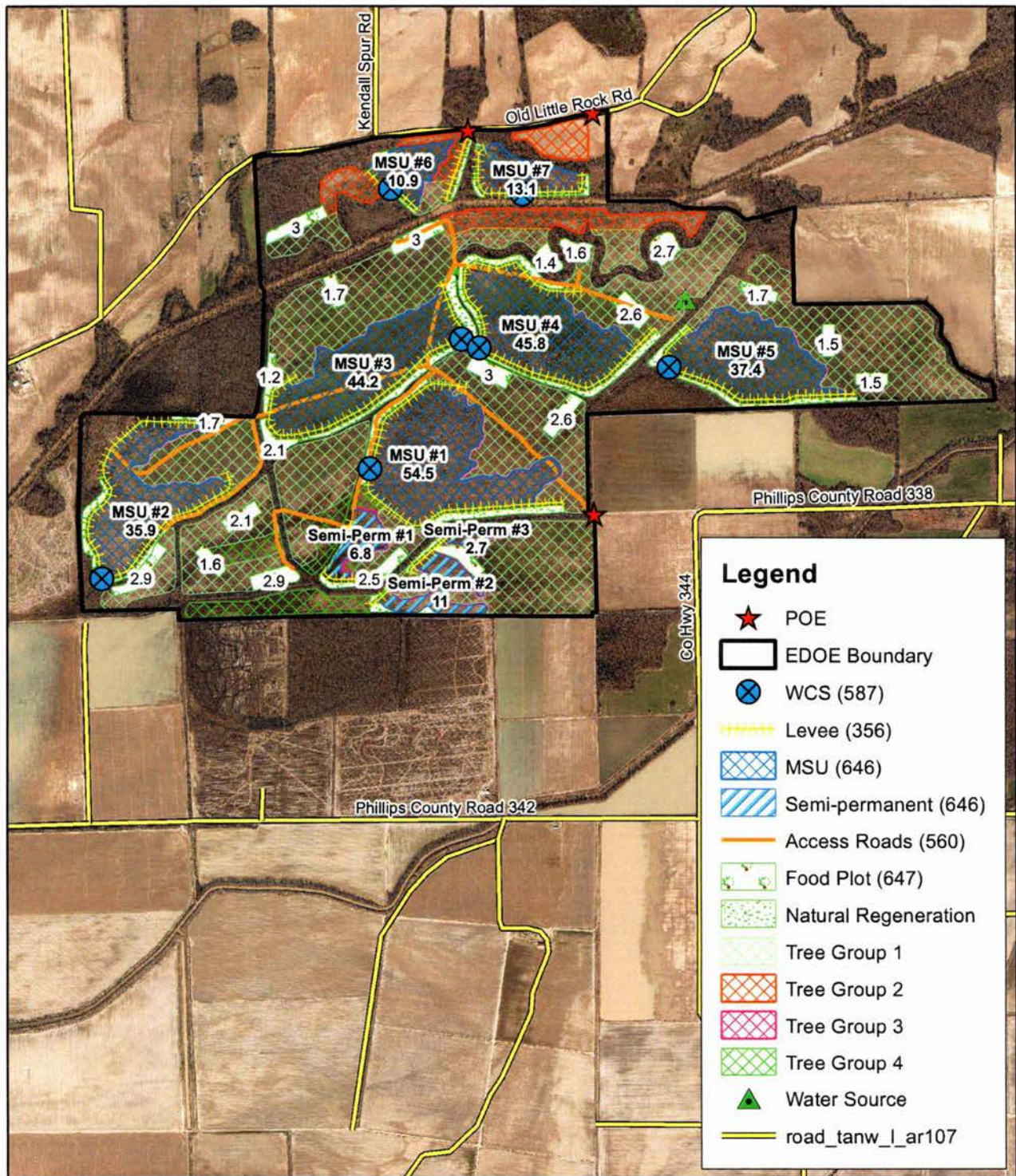


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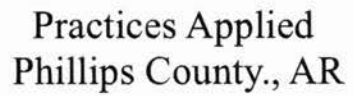
Field Office: Lonoke TSC

Practices Applied with Tree Groups Phillips County., AR



0 500 1,000 2,000 3,000 4,000 Feet



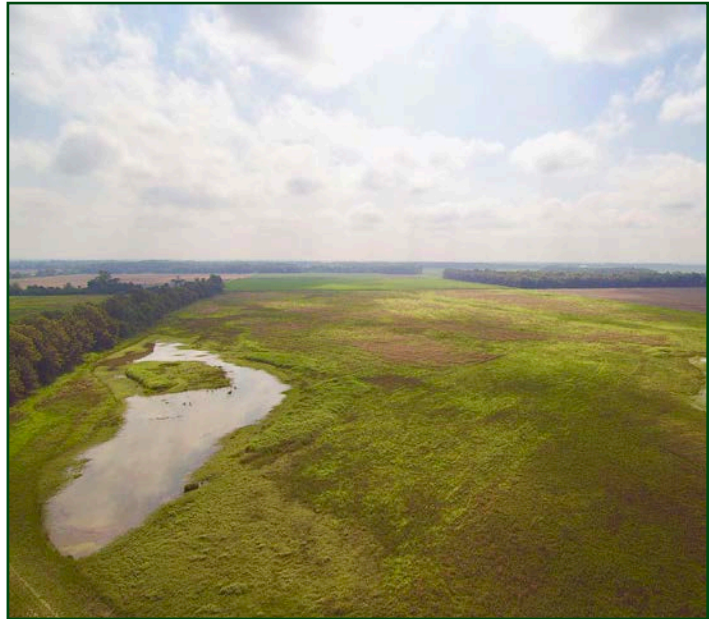


LICK CREEK

THE GROUNDS

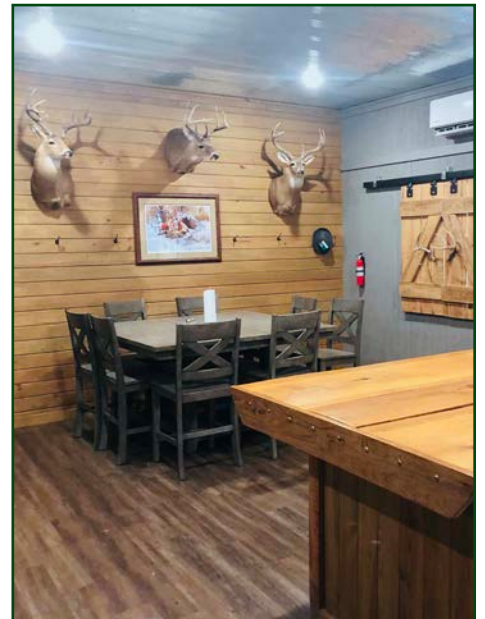


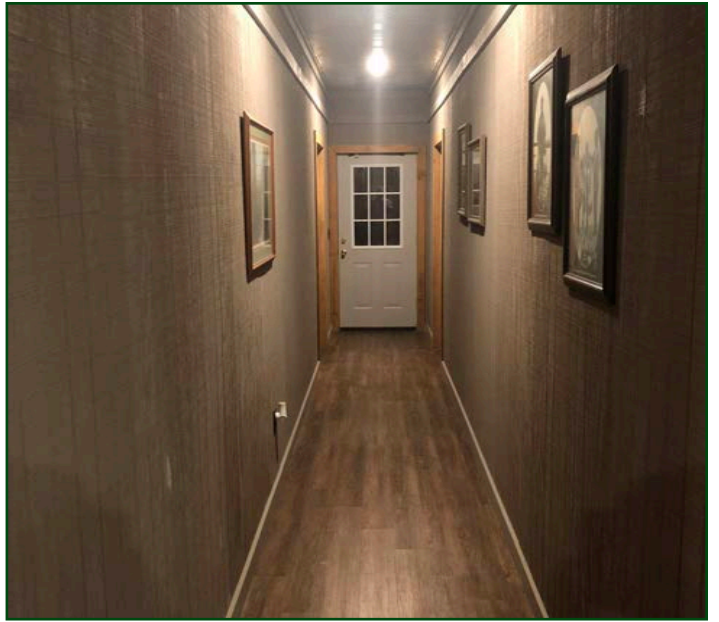




LICK CREEK

THE LODGE







NOTES

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