



OFFERED FOR SALE

# WALKERS SLOUGH

A Recreational Investment Opportunity

229± Acres (Subject to Survey) • Ashley County, Arkansas

OFFERED BY



**AGRICULTURE | RECREATION | TIMBERLAND**

Traditional Brokerage + Sealed Bids + Consulting

LICENSED IN ARKANSAS, LOUISIANA, MISSISSIPPI, AND TENNESSEE

# WILLE

## REAL ESTATE

### DISCLOSURE STATEMENT

Notwithstanding any preprinted language to the contrary, this opinion is not an appraisal of the market value of the property. If an appraisal is desired, the services of a licensed or certified appraiser must be obtained. Pursuant to Ark. Code. Ann. § 17-42-110(d), a broker price opinion or market analysis issued by a real estate licensee shall not contain the terms "market value", "appraised value", or "appraisal".

Any reference in the report to a specific marketing time period is for illustrative purposes only and does not obligate the licensee or broker to sell the property within the stated timeframe or act as a representation or guarantee that the property will be sold within such timeframe.

Unless otherwise indicated, the broker price opinion assumes without investigation a fee simple title ownership interest without any reservation of minerals, subsurface rights, or otherwise.

This broker price opinion report is to be used solely for purposes allowed by state and federal law. If the report is to be used for any purpose not specifically allowed by state and federal law, legal counsel should be consulted.



## PROPERTY SUMMARY

**Description:** Walkers Slough consists of an ownership that is located one (1) mile northwest of Wilmot, Arkansas. These lands consists of 229 total acres that are pending survey. These lands offer excellent waterfowl habitat and hunting opportunities as they are lower elevation than the surrounding farm fields and are easily flooded. Walker's Slough is on the western side of the property and has a drainage ditch that provides ample cover for duck blinds. This would be an excellent area for moist soil management or duck flood plots. Overflow WMA is four (4) miles north of the property. There is also a mature old growth cypress brake on the property.

Access is considered excellent from Arkansas State Highway 173 to an access easement road.

**Location:** Wilmot; Ashley County; Southeastern Region of Arkansas

### Mileage Chart

Lake Village, AR	30 Miles
Greenville, MS	50 Miles
Monroe, LA	55 Miles
El Dorado, AR	82 Miles

**Acreage:** 229 ± total acres (survey pending)

**Access:** Arkansas Highway 173, Ashley County Road 34, Ashley County Road 357, and Ashley County Road 358.

**Recreation:** Recreational opportunities include deer and duck hunting.

**Mineral Rights:** All mineral rights owned by the Seller (if any) are subject to negotiations.

**Buyer Requirements:** Buyer is required to submit letter of approval from a bank or verified funds with any written formal offer.

**Offering Price:** \$778,600 (\$3,400 / acre)

**To find out more about Walkers Slough or to schedule a property tour, contact Brandon Stafford of Lile Real Estate, Inc.**

**Brandon Stafford**  
**501-416-9748 (mobile) | [bstafford@lilerealestate.com](mailto:bstafford@lilerealestate.com)**

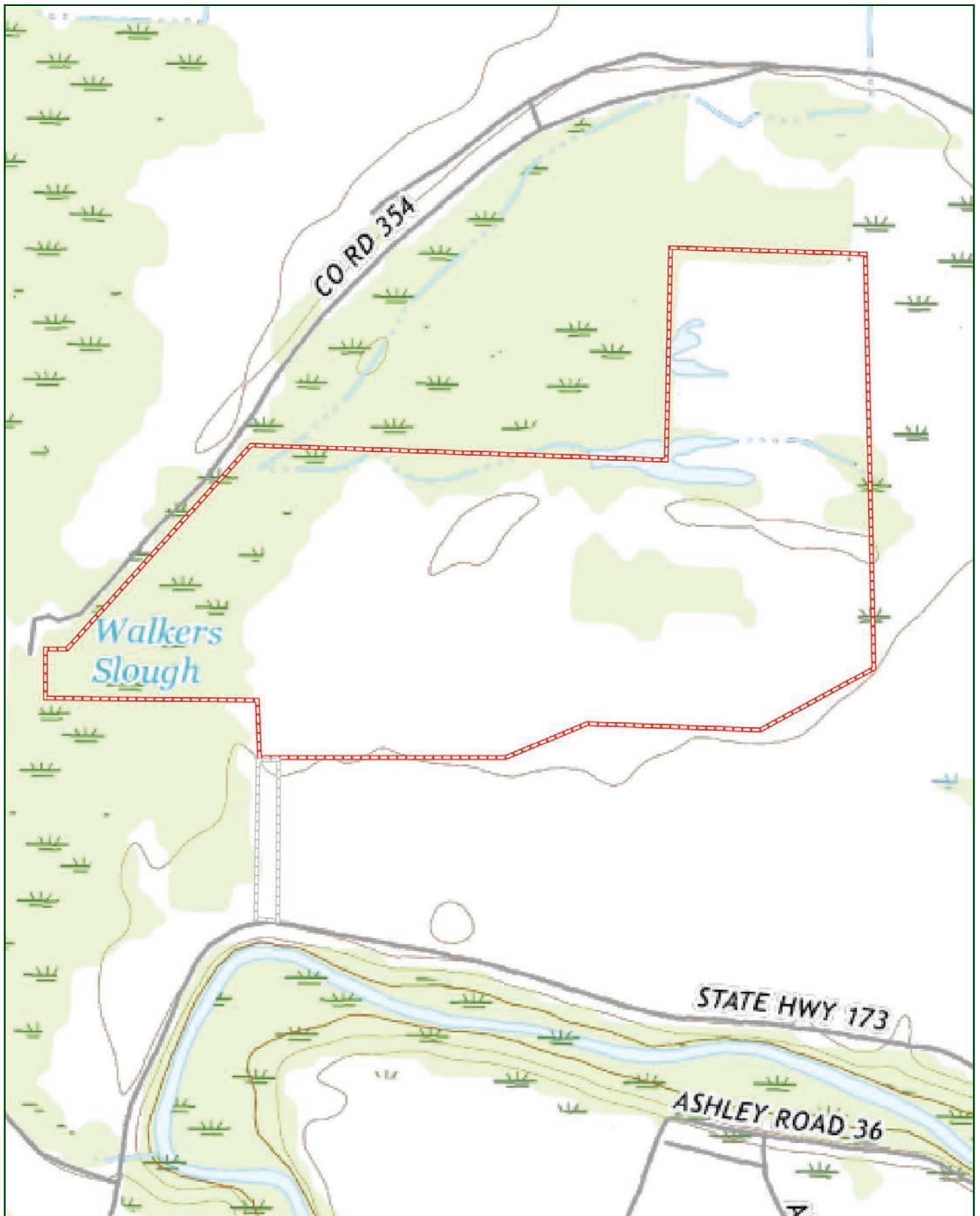
# LOCATION MAP



AERIAL MAP



TOPOGRAPHY MAP



# SOIL REPORT



## SOIL MAP KEY

SOIL CODE	SOIL DESCRIPTION	ACRES	%	CPI	NCCPI	CAP
19	Perry clay, 0 to 1 percent slopes	85.42	37.25	0	48	3w
23	Portland silty clay, 0 to 1 percent slopes	60.78	26.5	0	56	3w
26	Rilla silt loam, 3 to 5 percent slopes	44.95	19.6	0	85	2e
35	Yorktown silty clay, 0 to 1 percent slopes, frequently flooded, frequently ponded	28.34	12.36	0	10	7w
15	Hebert silt loam, 0 to 1 percent slopes	7.23	3.15	0	86	2w
25	Rilla silt loam, 0 to 1 percent slopes	2.62	1.14	0	85	2e
<b>TOTALS</b>		229.34 <sup>(*)</sup>	100%	-	54.3	3.26

(\*) 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

\*FSA base acres and yields are subject to proration by the Seller

ARKANSAS ASHLEY Form: FSA-156EZ See Page 3 for non-discriminatory Statements.	United States Department of Agriculture Farm Service Agency <b>Abbreviated 156 Farm Record</b>	<b>FARM : 2008</b> Prepared : 5/22/23 12:18 PM CST Crop Year : 2023
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**Operator Name** : THE HENDERSON FAMILY REVOCABLE TRUST  
**CRP Contract Number(s)** : None  
**Recon ID** : None  
**Transferred From** : None  
**ARCPLC G//F Eligibility** : Eligible

Farm Land Data									
Farmland	Cropland	DCP Cropland	WBP	EWP	WRP	GRP	Sugarcane	Farm Status	Number Of Tracts
659.50	538.70	538.70	0.00	0.00	0.00	0.00	0.0	Active	2
State Conservation	Other Conservation	Effective DCP Cropland	Double Cropped		CRP	MPL	DCP Ag.Rel. Activity	SOD	
0.00	0.00	538.70	0.00		0.00	0.00	0.00	0.00	0.00

Crop Election Choice		
ARC Individual	ARC County	Price Loss Coverage
None	SOYBN	CORN, SUP

DCP Crop Data				
Crop Name	Base Acres	CCC-505 CRP Reduction Acres	PLC Yield	HIP
Corn	93.70	0.00	126	
Soybeans	134.40	0.00	34	83
Seed Cotton	242.72	0.00	2141	
Unassigned Generic Base	60.68	0.00	0	
TOTAL	531.50	0.00		

**NOTES**

**Tract Number** : 1159  
**Description** : Q-13  
**FSA Physical Location** : ARKANSAS/ASHLEY  
**ANSI Physical Location** : ARKANSAS/ASHLEY  
**BIA Unit Range Number** :  
**HEL Status** : NHEL: No agricultural commodity planted on undetermined fields  
**Wetland Status** : Tract contains a wetland or farmed wetland  
**WL Violations** : None  
**Owners** : THE HENDERSON FAMILY REVOCABLE TRUST  
**Other Producers** : DONALD JASON DOLES  
**Recon ID** : None

Tract Land Data							
Farm Land	Cropland	DCP Cropland	WBP	EWP	WRP	GRP	Sugarcane
121.18	64.15	64.15	0.00	0.00	0.00	0.00	0.0

# FARM SERVICE AGENCY

ARKANSAS  
ASHLEY  
Form: FSA-156EZ



United States Department of Agriculture  
Farm Service Agency

## Abbreviated 156 Farm Record

**FARM : 2008**  
Prepared : 5/22/23 12:18 PM CST  
Crop Year : 2023

**Tract 1159 Continued ...**

State Conservation	Other Conservation	Effective DCP Cropland	Double Cropped	CRP	MPL	DCP Ag. Rel Activity	SOD
0.00	0.00	64.15	0.00	0.00	0.00	0.00	0.00

**DCP Crop Data**

Crop Name	Base Acres	CCC-505 CRP Reduction Acres	PLC Yield
Corn	11.68	0.00	126
Soybeans	16.76	0.00	34
Seed Cotton	27.84	0.00	2141
Unassigned Generic Base	6.96	0.00	0
<b>TOTAL</b>	<b>63.24</b>	<b>0.00</b>	

**NOTES**

**Tract Number : 1165**

**Description :** Q-13, R-13  
**FSA Physical Location :** ARKANSAS/ASHLEY  
**ANSI Physical Location :** ARKANSAS/ASHLEY  
**BIA Unit Range Number :**  
**HEL Status :** NHEL: No agricultural commodity planted on undetermined fields  
**Wetland Status :** Tract contains a wetland or farmed wetland  
**WL Violations :** None  
**Owners :** THE HENDERSON FAMILY REVOCABLE TRUST  
**Other Producers :** DONALD JASON DOLES  
**Recon ID :** None

**Tract Land Data**

Farm Land	Cropland	DCP Cropland	WBP	EWP	WRP	GRP	Sugarcane
538.32	474.55	474.55	0.00	0.00	0.00	0.00	0.0
State Conservation	Other Conservation	Effective DCP Cropland	Double Cropped	CRP	MPL	DCP Ag. Rel Activity	SOD
0.00	0.00	474.55	0.00	0.00	0.00	0.00	0.00

**DCP Crop Data**

Crop Name	Base Acres	CCC-505 CRP Reduction Acres	PLC Yield
Corn	82.02	0.00	126
Soybeans	117.64	0.00	34
Seed Cotton	214.88	0.00	2141
Unassigned Generic Base	53.72	0.00	0
<b>TOTAL</b>	<b>468.26</b>	<b>0.00</b>	







IMAGES - TRACT B (RECREATIONAL ACREAGE)





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