



OFFERED FOR SALE

BAYOU DES ARC SPORTING RETREAT

A Recreational Investment Opportunity

53± Acres • Prairie County, Arkansas

OFFERED BY

LILE
REAL ESTATE

AGRICULTURE | RECREATION | TIMBERLAND

Traditional Brokerage + Sealed Bids + Consulting

LICENSED IN ARKANSAS, LOUISIANA, MISSISSIPPI, AND TENNESSEE

WILLE REAL ESTATE

DISCLOSURE STATEMENT

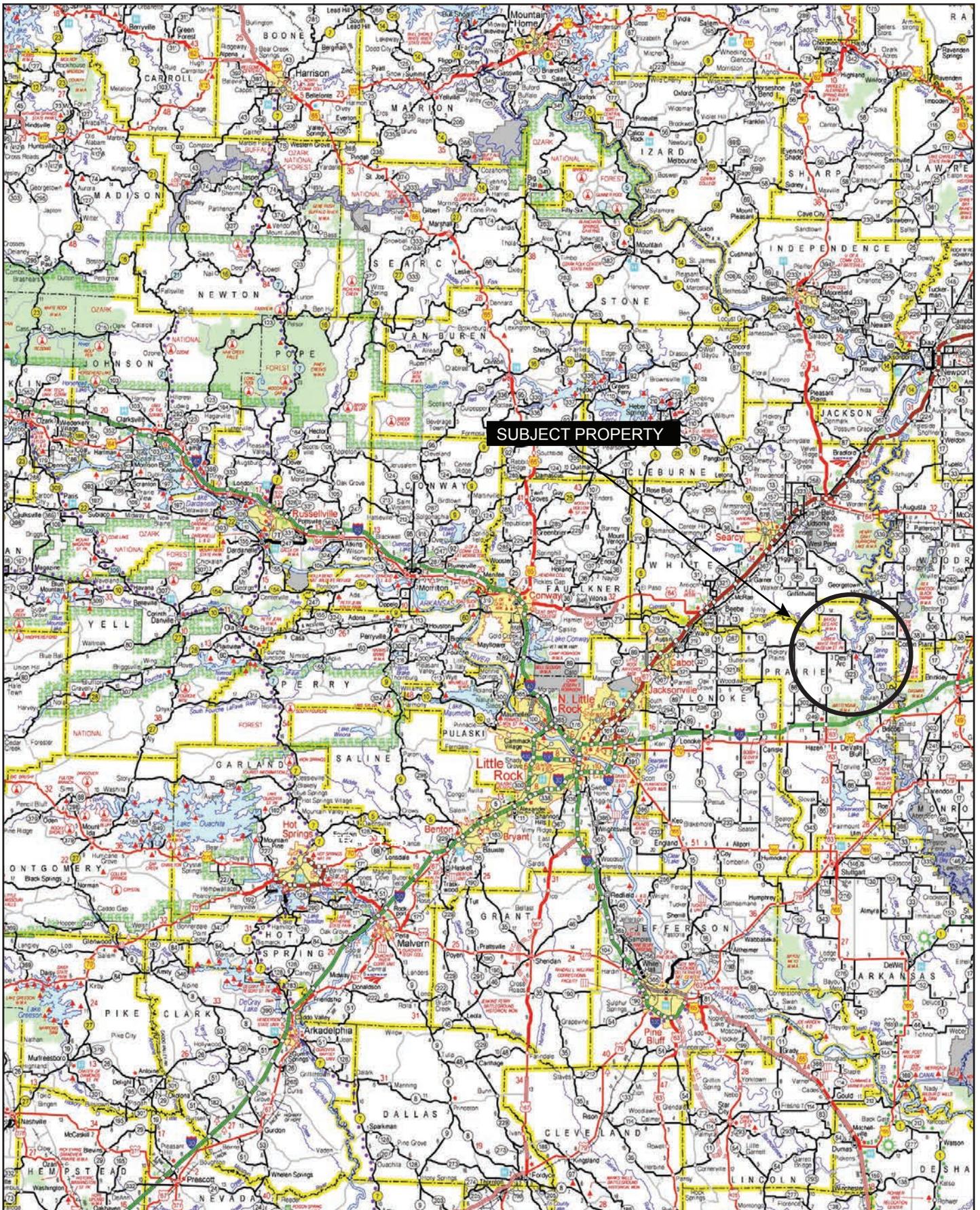
Notwithstanding any preprinted language to the contrary, this opinion is not an appraisal of the market value of the property. If an appraisal is desired, the services of a licensed or certified appraiser must be obtained. Pursuant to Ark. Code. Ann. § 17-42-110(d), a broker price opinion or market analysis 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 time frame or act as a representation or guarantee that the property will be sold within such time frame.

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.

VICINITY MAP



PROPERTY SUMMARY

Description:

If you're looking for that great little tract of paradise that has it all, we've found it! The Bayou Des Arc Sporting Retreat is 53± acres nestled on the south bank of Bayou Des Arc in a neighborhood with several highly productive hunting areas. The property makes an excellent year-round weekend retreat as it offers fishing, deer and waterfowl hunting, as well as small game hunting, and more.

The property intersects two different loops of Bayou Des Arc as it meanders toward its confluence with the White River, some three miles downstream. This stretch of the bayou is locally known to have some of the best fishing on the bayou for crappie, bass, catfish, and bream. That is evidenced by the numerous fishing camps located downstream, on the bayou between this property, and the river. An added bonus is that the new landowner will have year-round contracted access to a private boat ramp adjacent to the property, saving several miles of boat travel to and from the property.

Diversity is what make this property so special. It encompasses several different habitats for deer, ducks, and small game. The upland portion has several beautiful white oak ridges with mature timber where you can see long distances in the park-like timber - a deer hunter's dream. There is also a tall bluff on the bayou with a gorgeous view of the bayou channel and its huge cypress trees. A sizeable portion of the property lies within the floodplain of the bayou where three (3) duck holes have been developed and are practically ready to hunt. Two of the duck holes have permanent blinds in place - one a sizeable floating blind and the other a sled blind. The third duck hole is easily accessible through wading and setting up to whichever way the wind may blow. On most years, the bayou will back up into these holes creating a beautiful setting to harvest mallards, wood ducks, teal, gadwalls, and other ducks that traverse the channel. There are also a couple of sites where the channel itself can be utilized with a boat blind. Potential is unlimited.

Located nearby is several public lands that offer great additional hunting and fishing opportunities. The White River is a mere seven (7) minute boat ride down Bayou Des Arc from the property and offers access to thousands of acres of National Wildlife Refuge lands and Arkansas Game & Fish lands. Additionally, Bayou Des Arc WMA is a five (5) minute boat ride down the bayou and offers roughly 500+ acres of green timber overflow waterfowl hunting, which is primarily only accessible from Bayou Des Arc. Next, Lake Des Arc is a short three (3) mile drive located just north of Bayou Des Arc on Highway 11 and has long been known as a jewel of the AFGC's public lakes. Just on up Highway 11, you will find the Steve N. Wilson Raft Creek WMA - home to some of the state's premier waterfowl hunting.

PROPERTY SUMMARY

Description: And just above that is the Hurricane Creek WMA and Bald Knob National Wildlife Refuge. Below the history-rich town of Des Arc lies Wattensaw Wildlife Management Area where you can hunt deer, turkey and small game.

To top it all off, there are several great sites to build a cabin or lodge. Power is available adjacent to several different sites and on multiple boundaries. If a new owner was to build, water is also already accessible via the North Prairie County Water Systems. This region of Arkansas really is a true sportsman's paradise and Bayou Des Arc Sporting Retreat sits right in the middle of it all!

Location: Des Arc, Arkansas; Prairie County; Eastern Region of Arkansas

Mileage Chart

Des Arc, AR	3 Miles
Hazen, AR	19 Miles
Beebe, AR	27 Miles
Searcy, AR	31 Miles
Cabot, AR	32 Miles
Bald Knob, AR	34 Miles
Little Rock, AR	60 Miles
Memphis, TN	98 Miles

Acreage: 53± total acres

Access: Gated access off of N. Leisure Acres Road

Directions: Highway 11 (north from Des Arc), left onto Eoff-Conder Road (~1 mile), and then right onto N. Leisure Acres Road (~1 mile)

Recreation: Deer, waterfowl, and small game hunting, and fishing. The property is located in close proximity to several excellent public hunting spots.

Notable Features: Gated access off of Leisure Acres Rd.
Three (3) established duck holes with two (2) permanent blinds in place.
Interior road network.
Additional contracted access to a private boat ramp on the adjacent property.

Real Estate Taxes: \$53.00 (estimated)

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

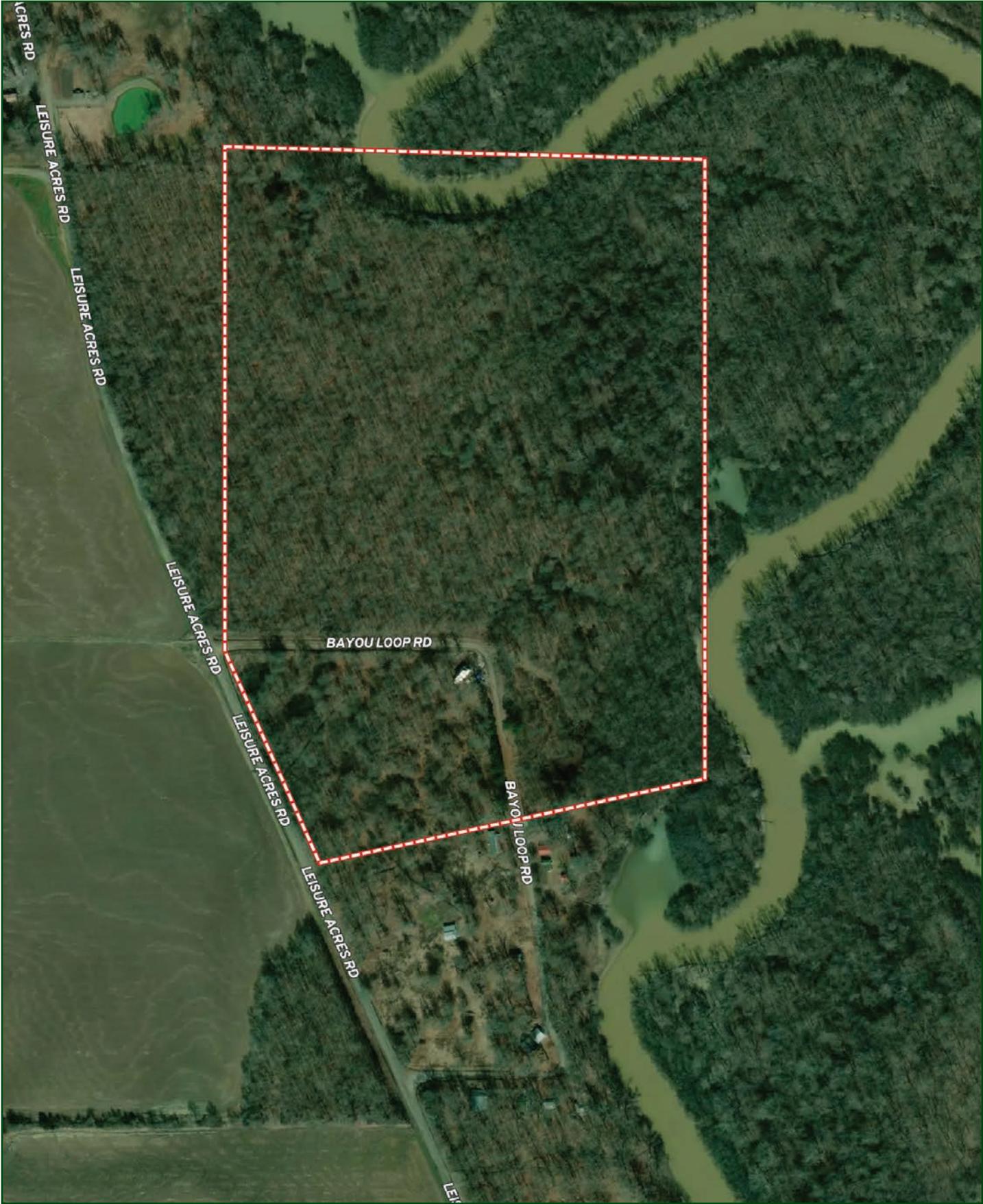
PROPERTY SUMMARY

Offering Price: \$363,050.00 (\$6,850 per surveyed acre)

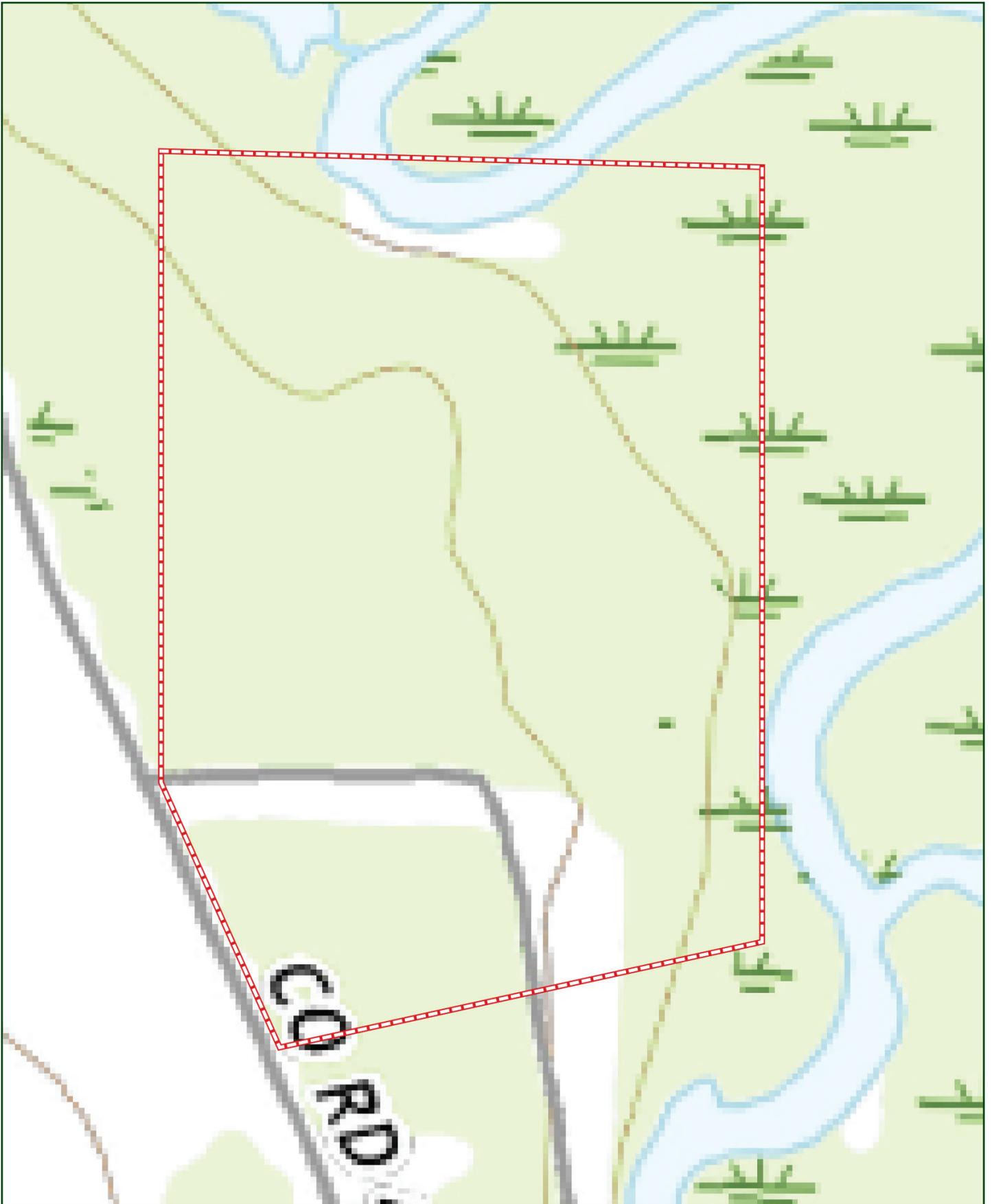
Questions concerning this offering or to schedule a property tour should be directed to Gardner Lile or Jeryl Jones of Lile Real Estate, Inc.

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Jeryl Jones | 870-672-1365 | jjones@lilerealestate.com

AERIAL MAP



TOPOGRAPHY MAP



SOIL MAP



SOIL MAP KEY

SOIL CODE	SOIL DESCRIPTION	ACRES	%	CPI	NCCPI	CAP
12	Jackport silty clay loam, 0 to 1 percent slopes	21.52	38.55	0	55	3w
17	Kobel silty clay loam, frequently flooded	19.98	35.79	0	33	4w
13	Jackport silty clay loam, 1 to 3 percent slopes	12.26	21.96	0	55	3e
42	Water	2.05	3.67	0	-	8
TOTALS		55.81(*)	100%	-	45.1	3.54

(*) 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	•							

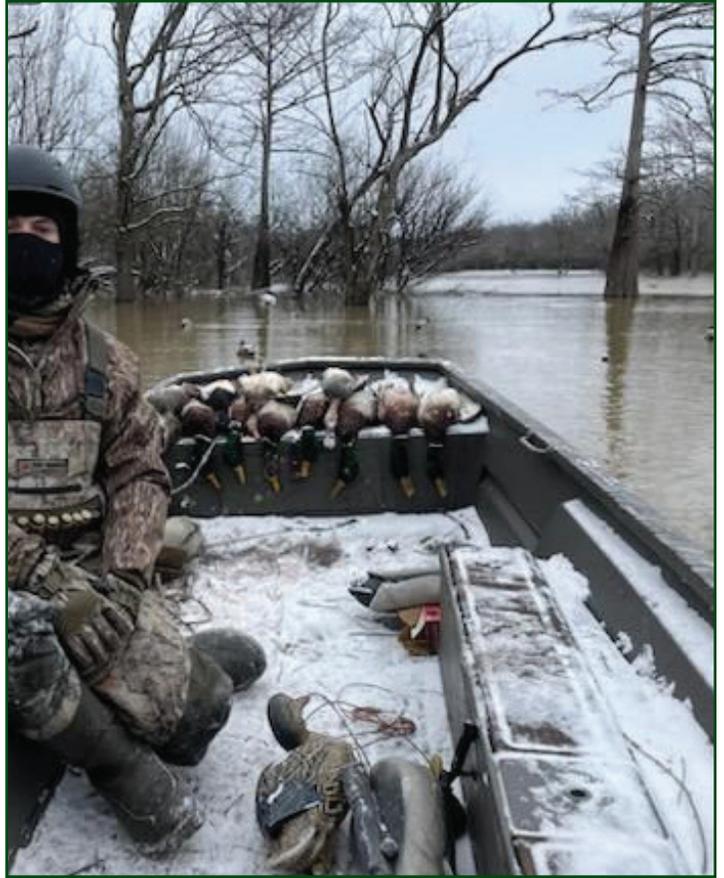
Grazing Cultivation

(c) climatic limitations (e) susceptibility to erosion

(s) soil limitations within the rooting zone (w) excess of water

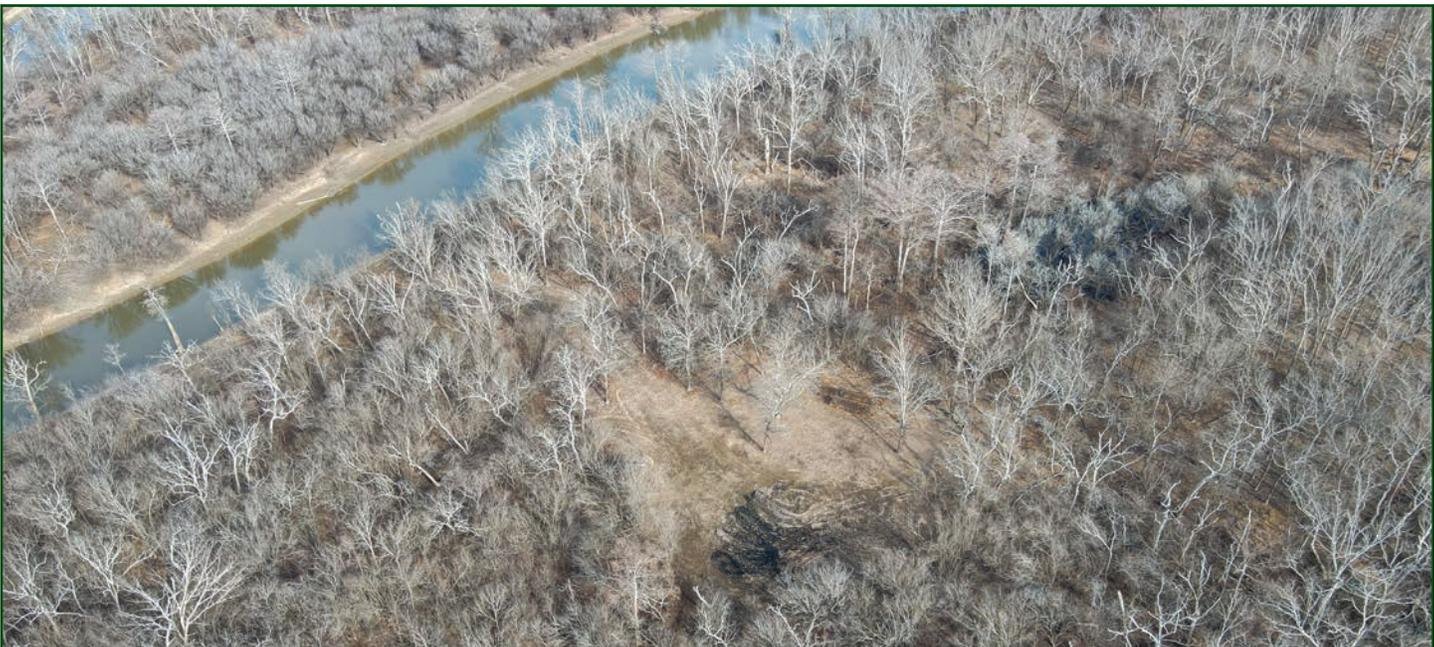


2023-2024 DUCK SEASON























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