



OFFERED FOR SALE

CACHE BAYOU ESTATES LODGE

A Recreational Camp & Residence

5± Acres • Woodruff County, Arkansas

OFFERED BY



AGRICULTURE | RECREATION | TIMBERLAND

Traditional Brokerage + Sealed Bids + Consulting

LICENSED IN ARKANSAS, LOUISIANA, MISSISSIPPI, AND TENNESSEE



DISCLOSURE STATEMENT

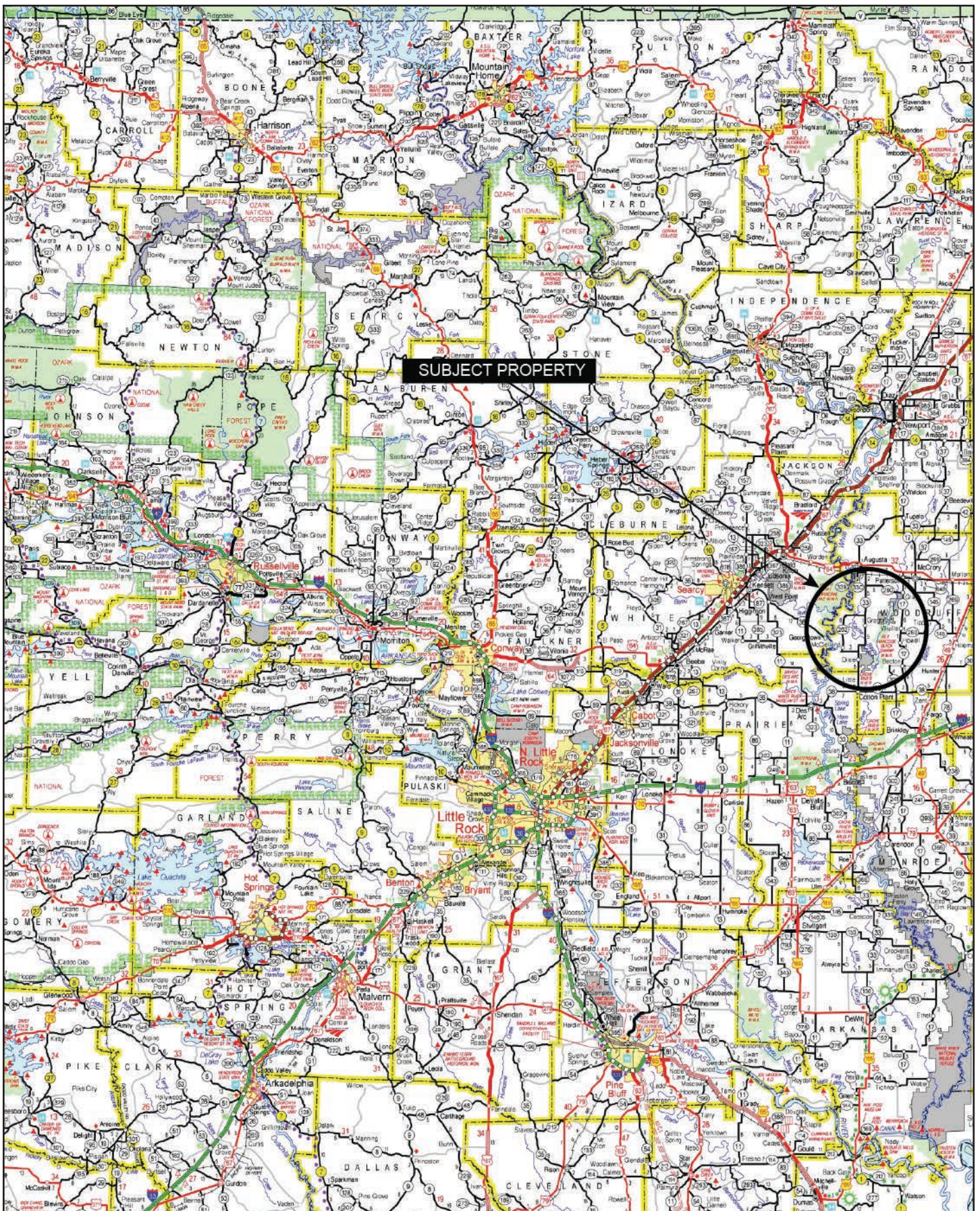
Lile Real Estate, Inc. is the listing agency for the owner of the property described within this offering brochure.

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 Cache Bayou Estates Lodge provides an excellent opportunity to acquire a spacious lodge in the heart of Arkansas duck and deer country that sits on 5± acres. It is located inside of Cache Bayou Estates, a private and well-maintained community consisting of similarly developed outdoor retreats. The community provides a well maintained gravel road which takes you right to the front gate of the property. The property is fenced along the road frontage and a gravel base drive leads you to a large lot inside of private wooded acreage. The property is almost completely bordered on three sides by Cache Bayou and offers easy access to private fishing.

The lodge sits on a higher bank and the layout is a very functional and comfortable place to settle in and to get away from it all with enough space to entertain guests. A large stone fireplace and cypress board walls give the lodge a great "camp" feel. There is also a convenient drive through garage which could serve as boat and ATV storage and as a mud room. If you are looking for an easily accessible family or business retreat close to excellent hunting and private fishing.

The final boundaries, legal description, and acreage will be determined by a new survey.

Location:

Gregory, Arkansas; Woodruff County; Eastern Region of Arkansas

Mileage Chart

Searcy, AR	39 Miles
Little Rock, AR	78 Miles
Jonesboro, AR	79 Miles
Memphis, AR	97 Miles

Acreage:

5± total acres

Access:

Woodruff County Road 845

Recreation:

Numerous public hunting and fishing opportunities, with many neighborhood possibilities for leasing.

- Cache River NWR
- Rex Hancock Black Swamp WMA
- Henry Grey Hurricane Lake WMA
- Bald Knob Refuge NWR
- Steve N. Wilson Raft Creek Bottoms WMA
- Bayou Des Arc WMA

Improvements:

- 3,648± square foot cabin
- 1,600 heated square feet
 - Two (2) story home
 - 4 bedrooms / 3 bathrooms

PROPERTY SUMMARY

Improvements (Continued):

- Gravel based driveway
- Underground utilities
- Electric appliances and water heaters
- Living room with wood burning fireplace and gas starter
- Screened-in porch on two (2) sides with views of Cache Bayou
- Drive through garage with 8' x 12' electric roll-up doors
- Storage container on property

Real Estate Taxes: \$228.66 (estimated)

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

Offering Price: \$350,000.00

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

Gar Lile

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Gardner Lile

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LOCATION MAP



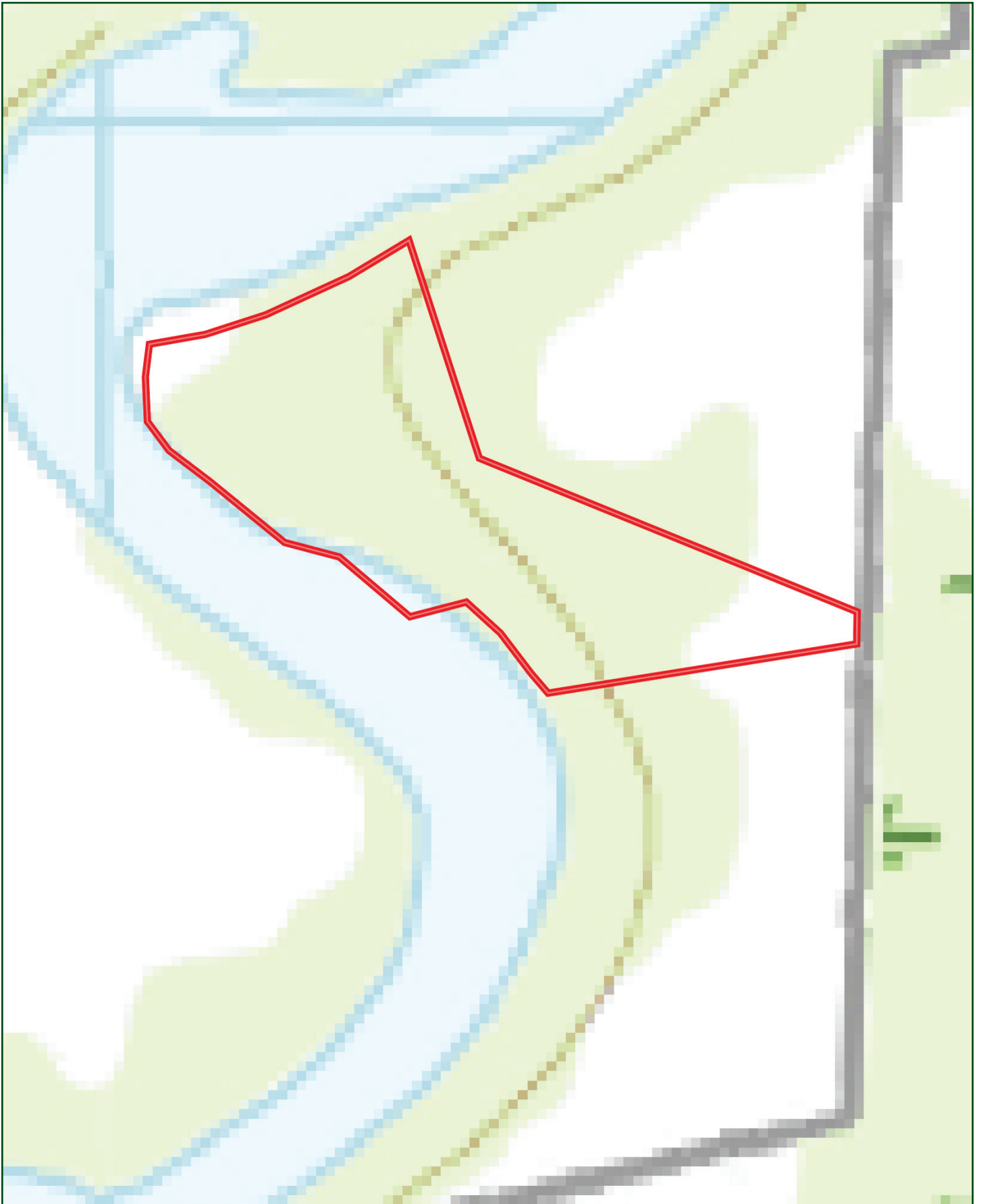
AERIAL MAP



RECREATION MAP



TOPOGRAPHY MAP



SOIL MAP

4



SOIL MAP KEY

SOIL CODE	SOIL DESCRIPTION	ACRES	%	CPI	NCCPI	CAP
TaB	Taylorbay silt loam, 0 to 3 percent slopes, rarely flooded	3.53	68.41	0	90	2e
KIA	Kobel silty clay loam, 0 to 1 percent slopes, frequently flooded	1.52	29.46	0	36	4w
W	Water	0.12	2.33	0	-	-
TOTALS		5.17(ⁿ)	100%	-	72.17	2.6









(*) 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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