

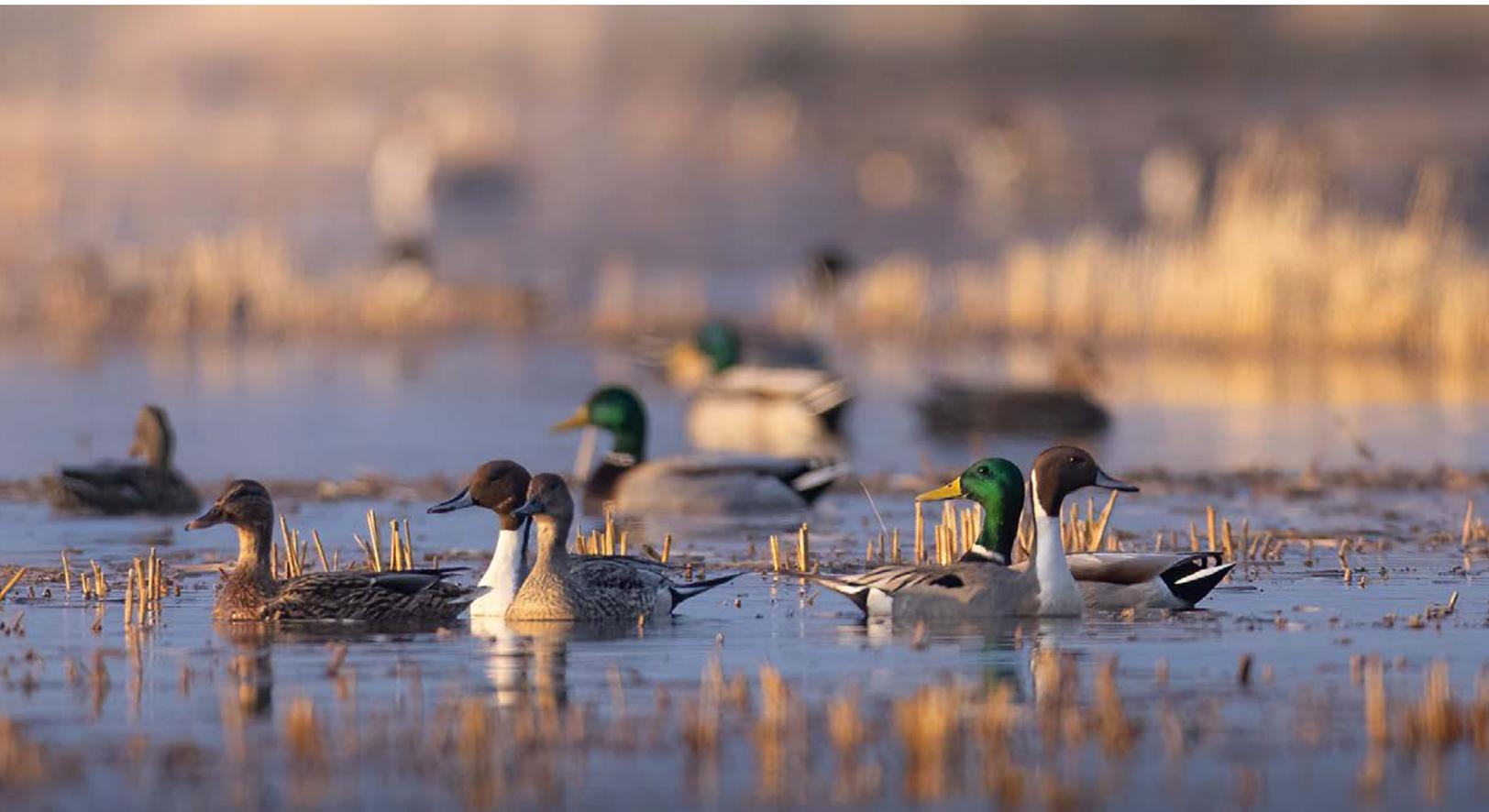


# HOWELL 120

A Recreational Investment Opportunity

120± Total Acres | \$1,260,000.00

Woodruff County, Arkansas



**AGRICULTURE | RECREATION | TIMBERLAND**

Traditional Brokerage + Sealed Bids + Consulting

LICENSED IN ARKANSAS, LOUISIANA, MISSISSIPPI, AND TENNESSEE



# HOWELL 120

## QUICK FACTS

### Acreage

120± total acres

### Location

Wiville, Woodruff County, Arkansas

### Access

A road running through the Cache River Wildlife Refuge

### Recreation

Both green timber waterfowl hunting and traditional field hunting opportunities exist

### Notable Features

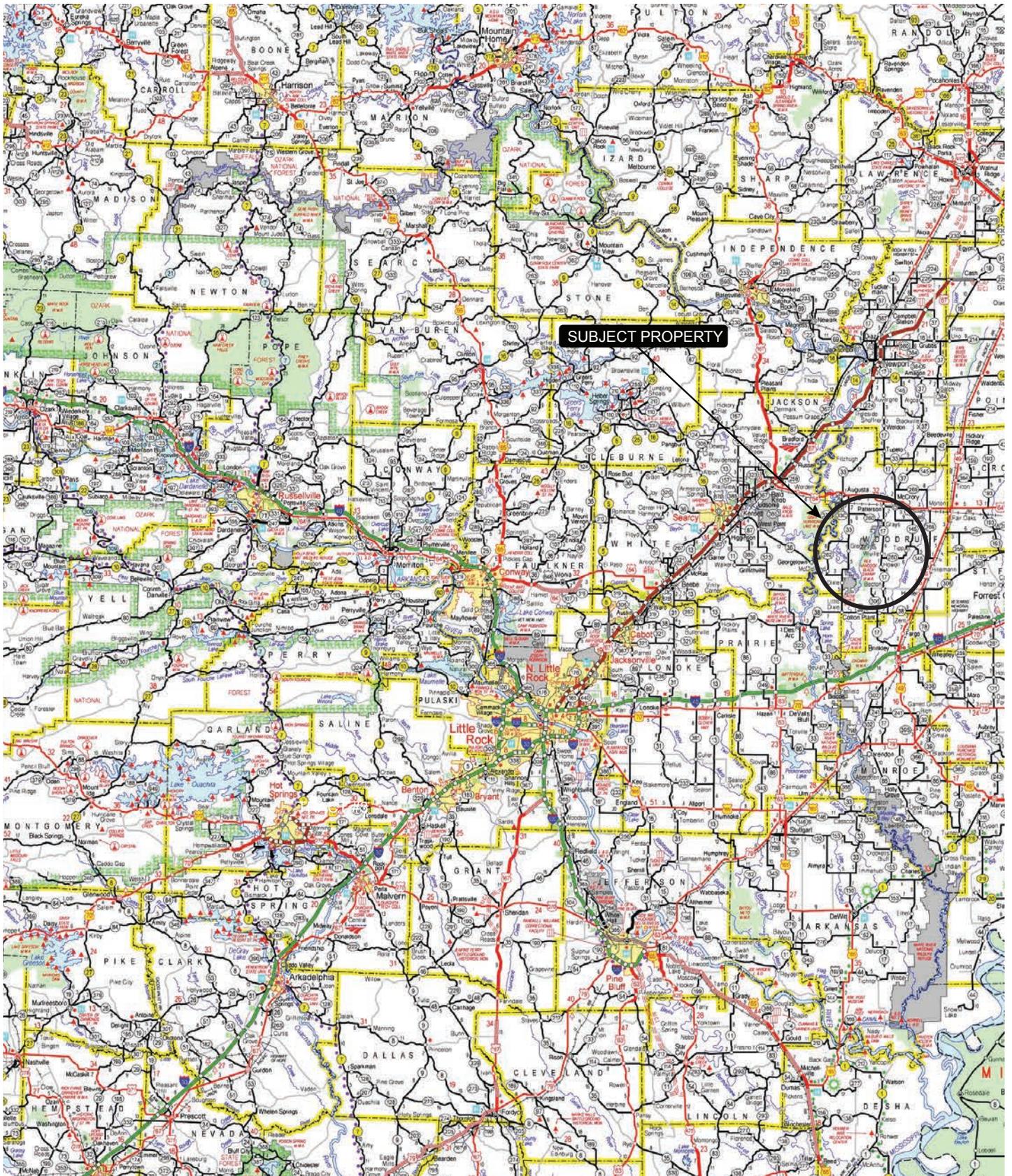
- Rests in one of the most historic flyways in the state
- Proximity to several private clubs
- Great potential for CRP or WRE enrollment

### Offering Price

\$1,260,000.00



# VICINITY MAP



# PROPERTY DESCRIPTION

## HOWELL 120

The Howell 120 is located in Woodruff County, Arkansas just southwest of the community of Wiville. The property consists of 120± acres offering an excellent recreational investment opportunity due to the property being located just east of the Cache River and adjoining the Cache River National Wildlife Refuge. The Black Swamp Wildlife Management Area is also just to the northwest and southwest of the property in addition to the property's close proximity to several famous private clubs.

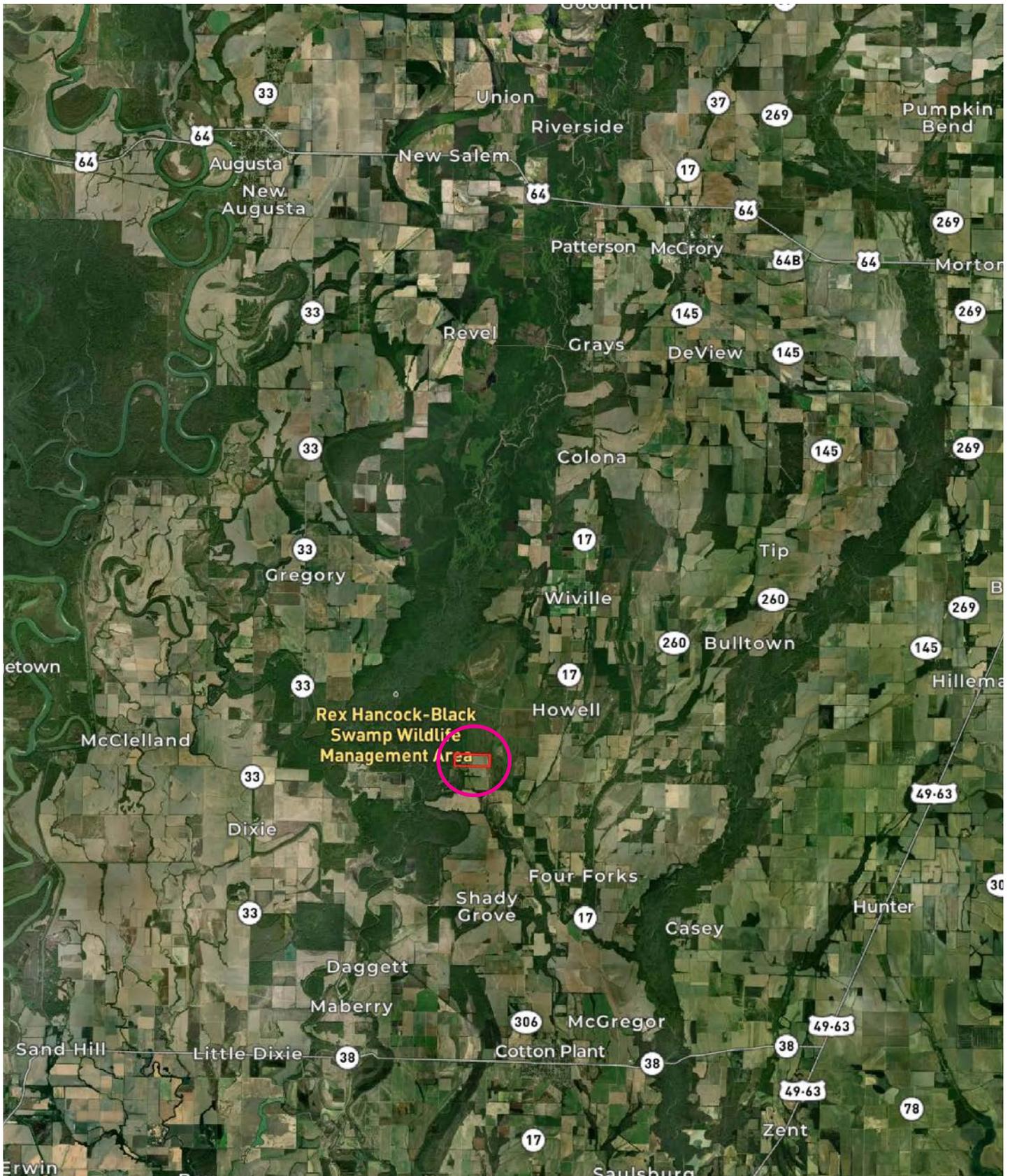
The property has a diverse mix of habitat that offers the opportunity to experience overflow green timber hunting on the western portion of the tract and traditional field hunting on the

east side of the property. Currently the farm is not enrolled in any government programs, but the property is prime to be enrolled in the Conservation Reserve Program, or potentially the Wetland Reserve Easement. If enrolled, the eastern side of the field could be developed as a moist soil unit, and the western side of the field planted in trees to further enhance the excellent deer hunting.

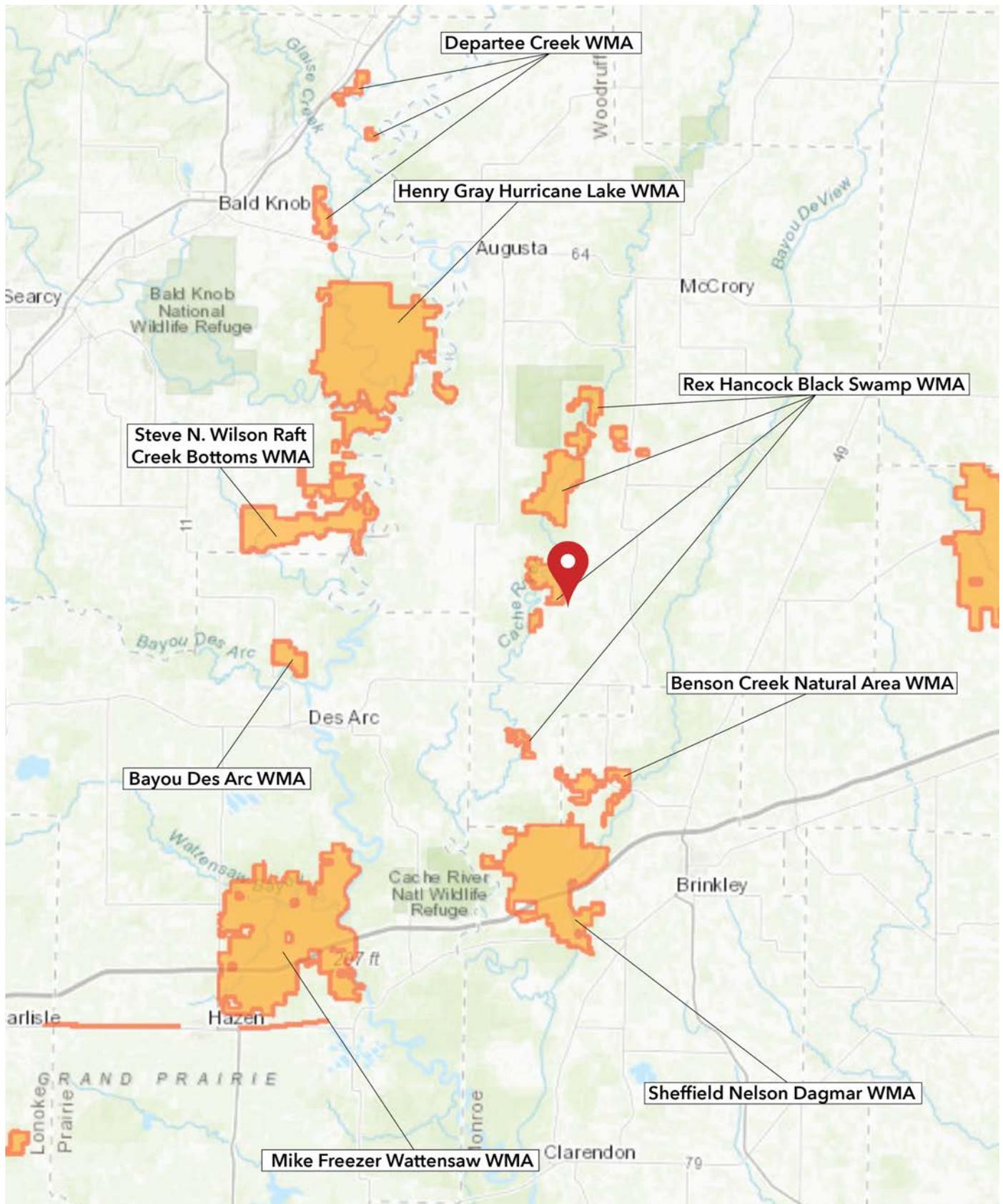
Howell 120 offers a unique opportunity in that there are not many recreational tracts of this size that have a successful hunting history within one of the most famous flyways in the state of Arkansas.



# LOCATION MAP



# RECREATIONAL MAP





# AERIAL MAP



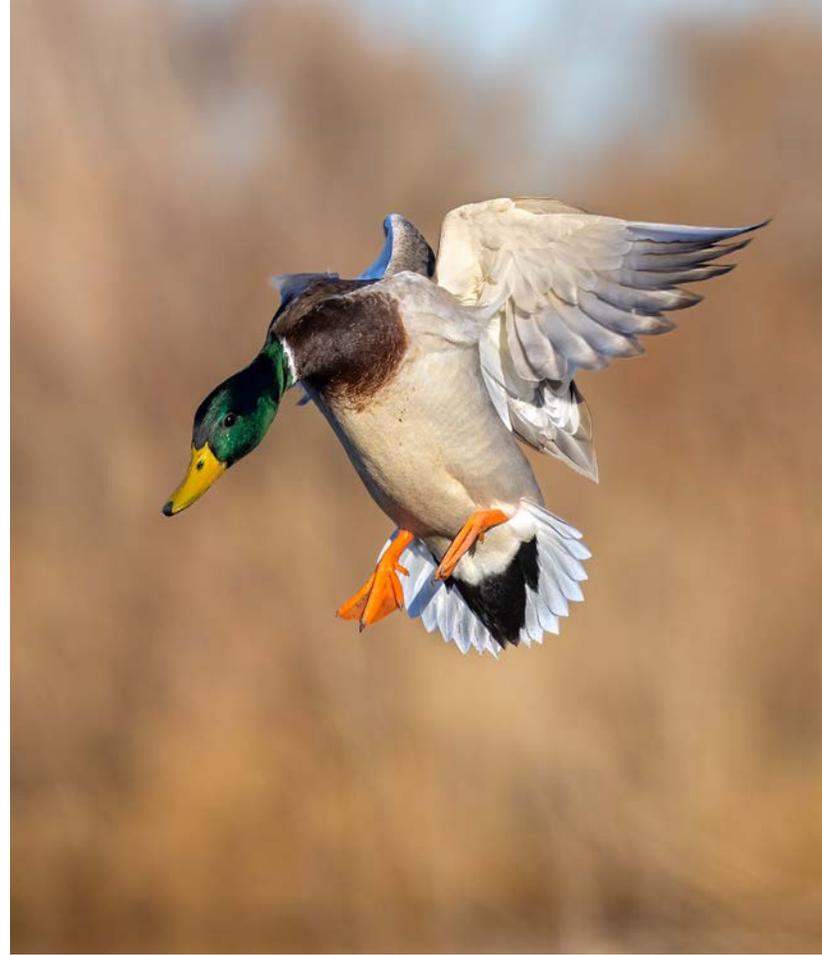
# LOCATION & ACCESS

Wiville, Woodruff County, Arkansas  
Eastern Region of Arkansas

## Mileage Chart

McCrary, AR	22 Miles
Searcy, AR	41 Miles
Jonesboro, AR	68 Miles
Memphis, TN	87 Miles
Little Rock, AR	89 Miles

Access is via a road running through the Cache River National Wildlife Refuge.

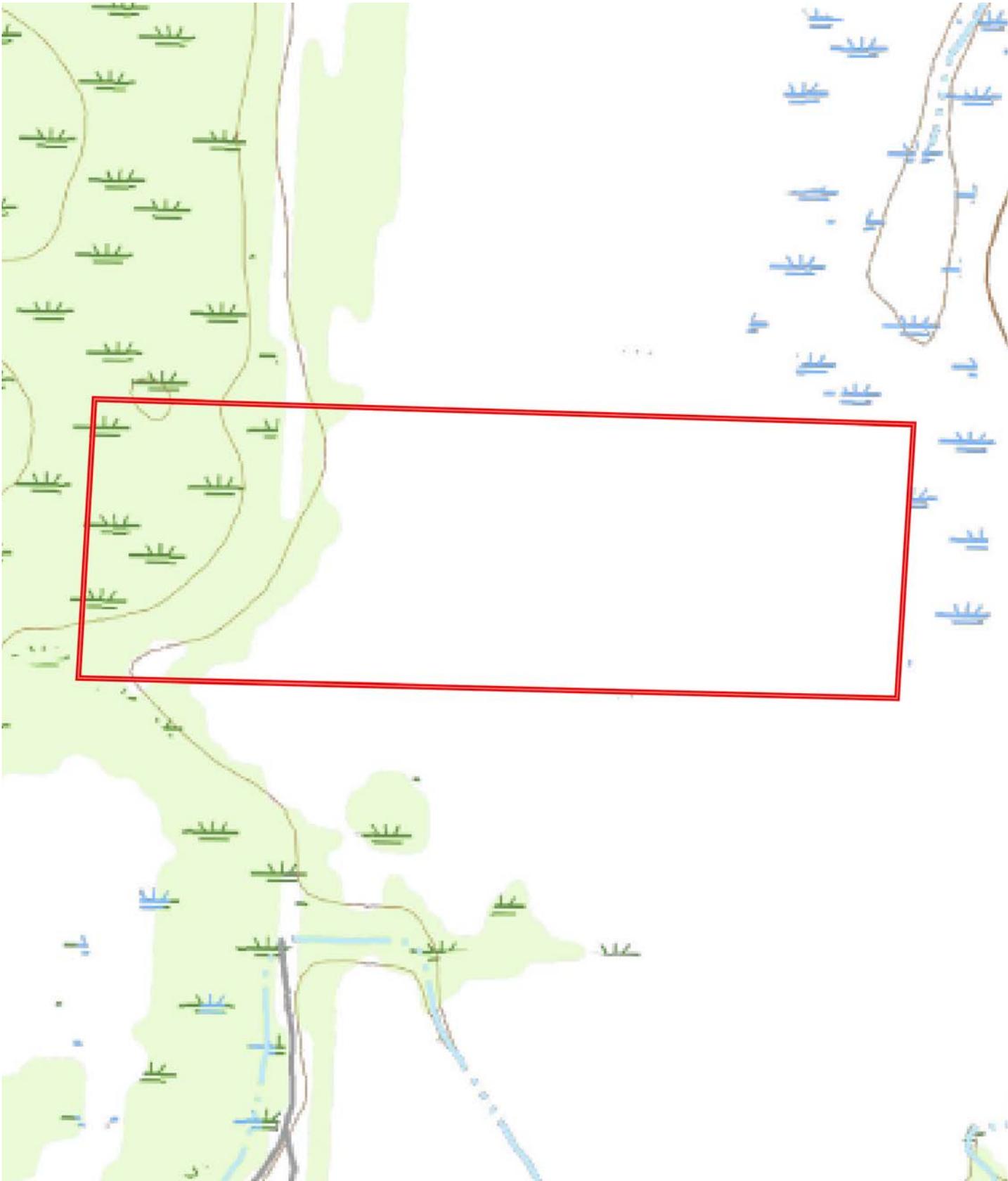




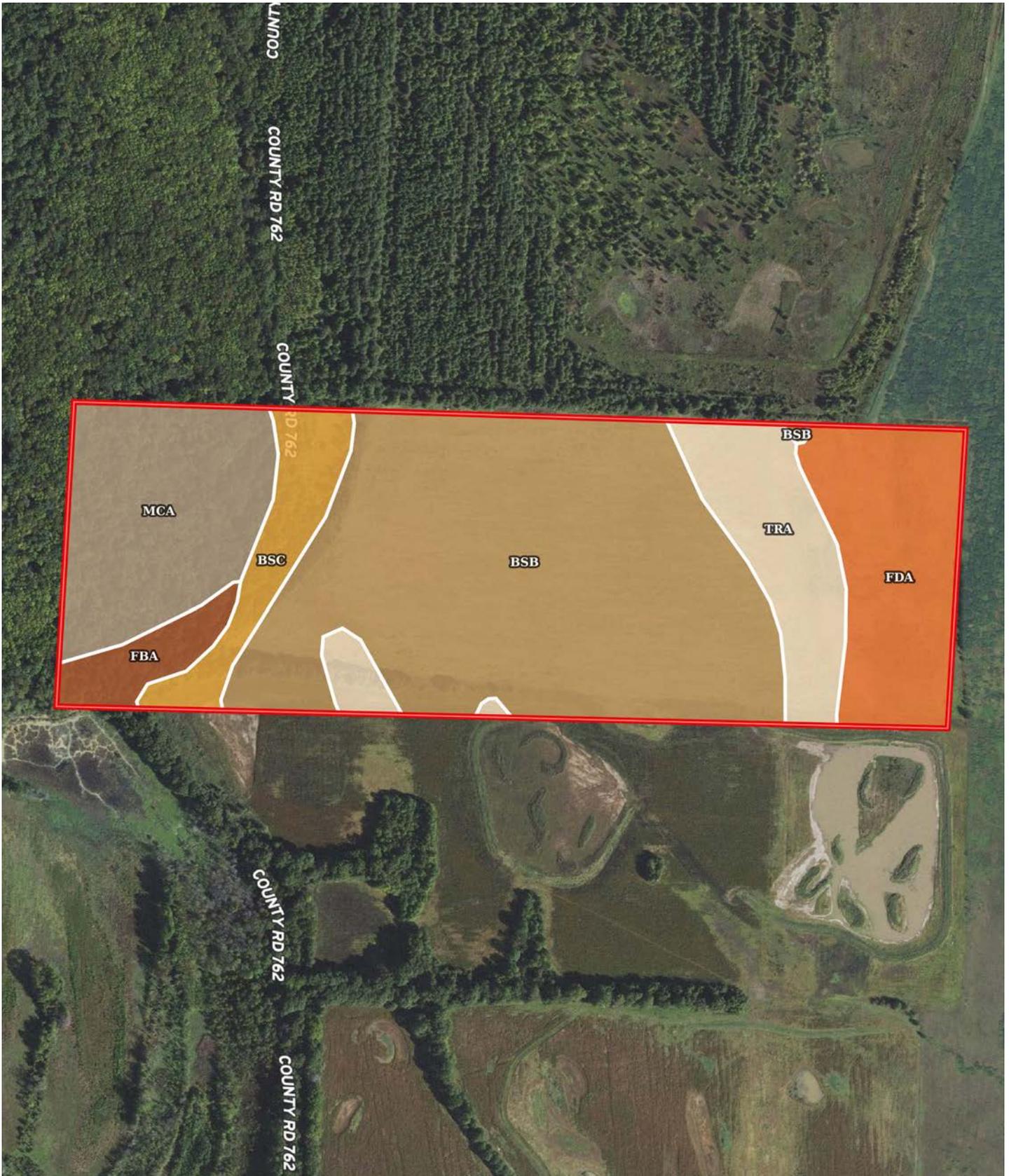




# TOPOGRAPHY MAP



# SOIL MAP



# SOIL MAP KEY

SOIL CODE	SOIL DESCRIPTION	ACRES	%	CPI	NCCPI	CAP
BsB	Teksob loam, 1 to 3 percent slopes	58.74	48.65	0	78	2e
McA	McCrory fine sandy loam, 0 to 1 percent slopes	19.35	16.03	0	64	3w
FdA	Forestdale silty clay loam, 0 to 1 percent slopes, frequently flooded	16.95	14.04	0	52	4w
TrA	Tuckerman loam, 0 to 1 percent slopes, frequently flooded	13.83	11.45	0	45	4w
BsC	Teksob loam, 3 to 8 percent slopes	7.57	6.27	0	77	3e
FbA	Foley-Bonn complex, 0 to 1 percent slopes	4.28	3.54	0	57	3w
TOTALS		120.7 2(*)	100%	-	67.51	2.77

(\*) 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'



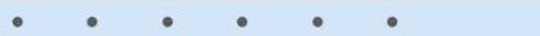
Forestry



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

# RESOURCES & PRICE

## Mineral Rights

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

## Real Estate Taxes

\$763.00 (estimated)

## Offering Price

\$1,260,000.00

To learn more about the Howell 120 tract or to schedule a property tour, contact Gardner Lile of Lile Real Estate, Inc. or Dustin Roddy of Cache River Farms.

## Gardner Lile

501-658-9275 (m)

[gardner@lilerealestate.com](mailto:gardner@lilerealestate.com)

## Dustin Roddy

501-230-0477 (m)

[dustin@cacheriverfarms.com](mailto:dustin@cacheriverfarms.com)

*\*Dustin Roddy of Cache River Farms is an owner of the property and is a licensed real estate broker in the state of Arkansas.*





**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.

# CONNECTING LAND BUYERS AND SELLERS SINCE 1993.

Lile Real Estate is a dedicated team of professionals with an in-depth understanding and a network of qualified buyers within the Mid-South and across the country. For over 30 years, we've connected land sellers with buyers in Arkansas, Louisiana, Mississippi, and Tennessee. In the last five years alone, we surpassed **\$500 million in sales**. You can be a part of that success story.



For more information or to  
schedule a property tour, contact:

**GARDNER LILE**

501.658.9275 (m)  
gardner@lilerealestate.com

**DUSTIN RODDY**

501.230.0477 (m)  
dustin@cacheriverfarms.com

Scan for  
more info





1 Allied Drive, Suite 2220  
Little Rock, Arkansas 72202

[WWW.LILEREALSTATE.COM](http://WWW.LILEREALSTATE.COM)



501.374.3411 (Office)  
501.421.0031 (Fax)

[INFO@LILEREALSTATE.COM](mailto:INFO@LILEREALSTATE.COM)