



HOOD LAKE

A Recreational Investment Opportunity

116.89± Surveyed Acres | \$1,950,000.00

Poinsett County, Arkansas



AGRICULTURE | RECREATION | TIMBERLAND

Traditional Brokerage + Sealed Bids + Consulting

LICENSED IN ARKANSAS, LOUISIANA, MISSISSIPPI, AND TENNESSEE



HOOD LAKE

QUICK FACTS

Acreage

116.89± surveyed acres

Location

Poinsett County, Arkansas

Recreation

Excellent waterfowl hunting opportunities

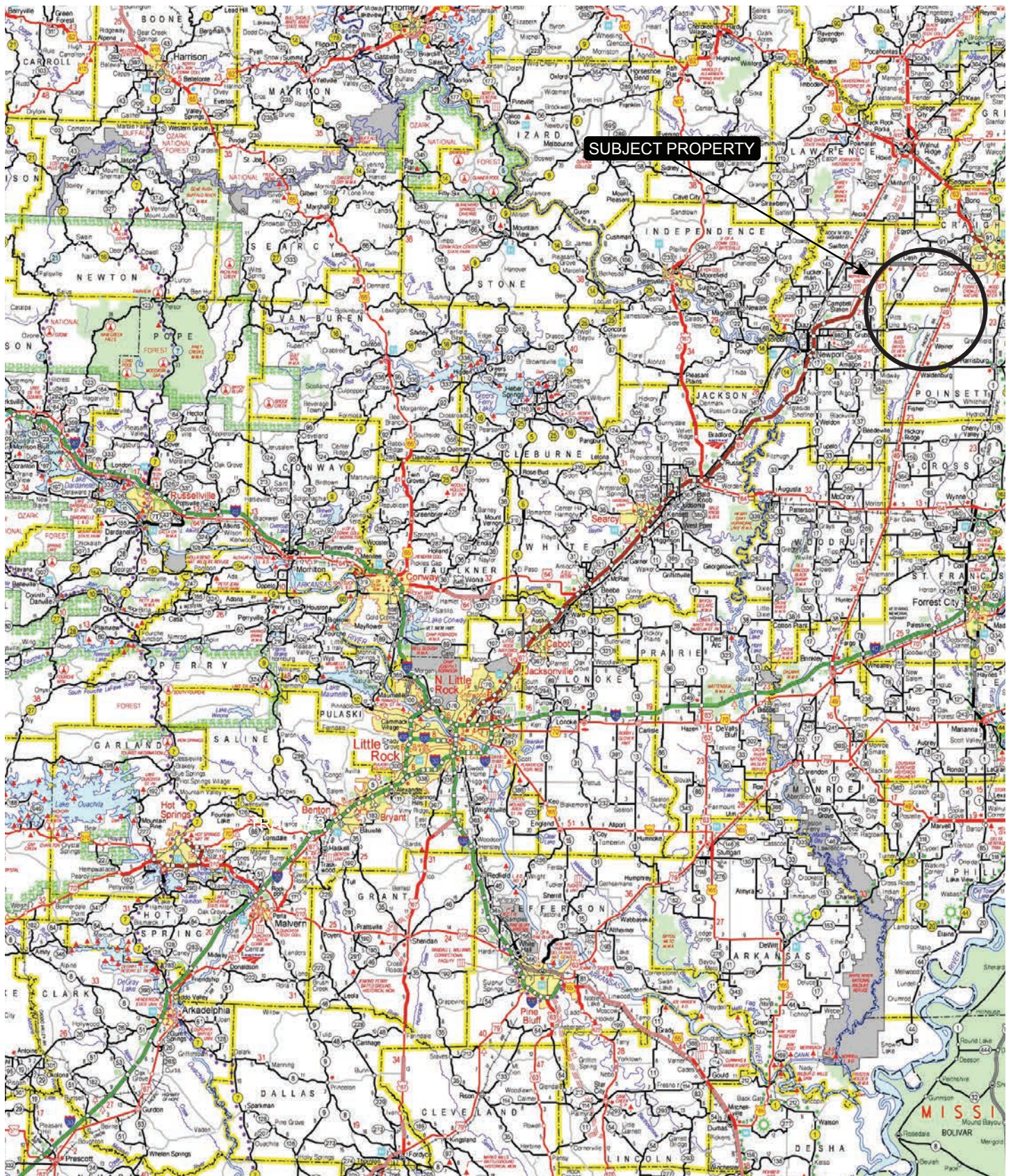
Access

Deeded easement on a private road

Offering Price

\$1,950,000.00

VICINITY MAP





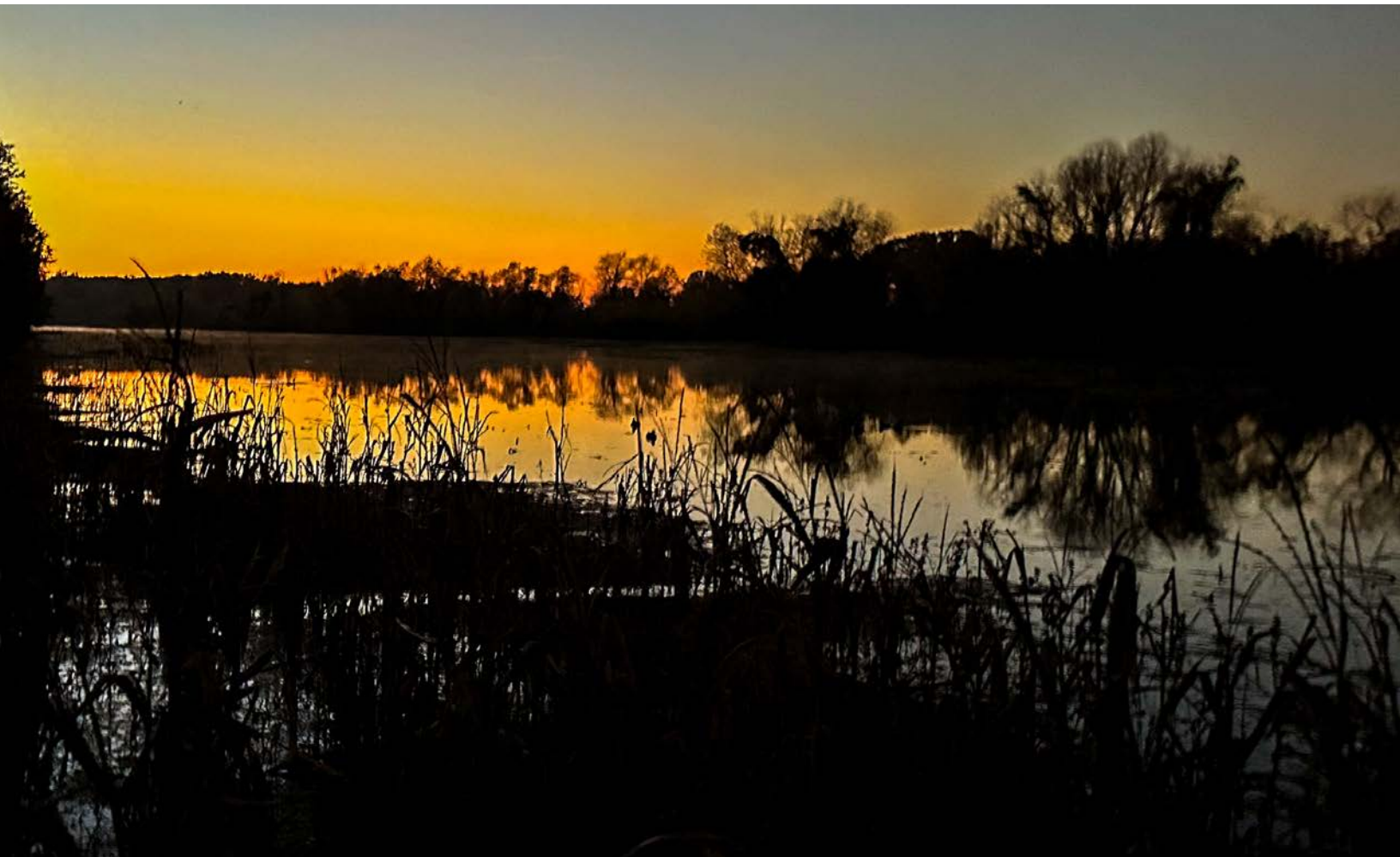
PROPERTY DESCRIPTION

HOOD LAKE

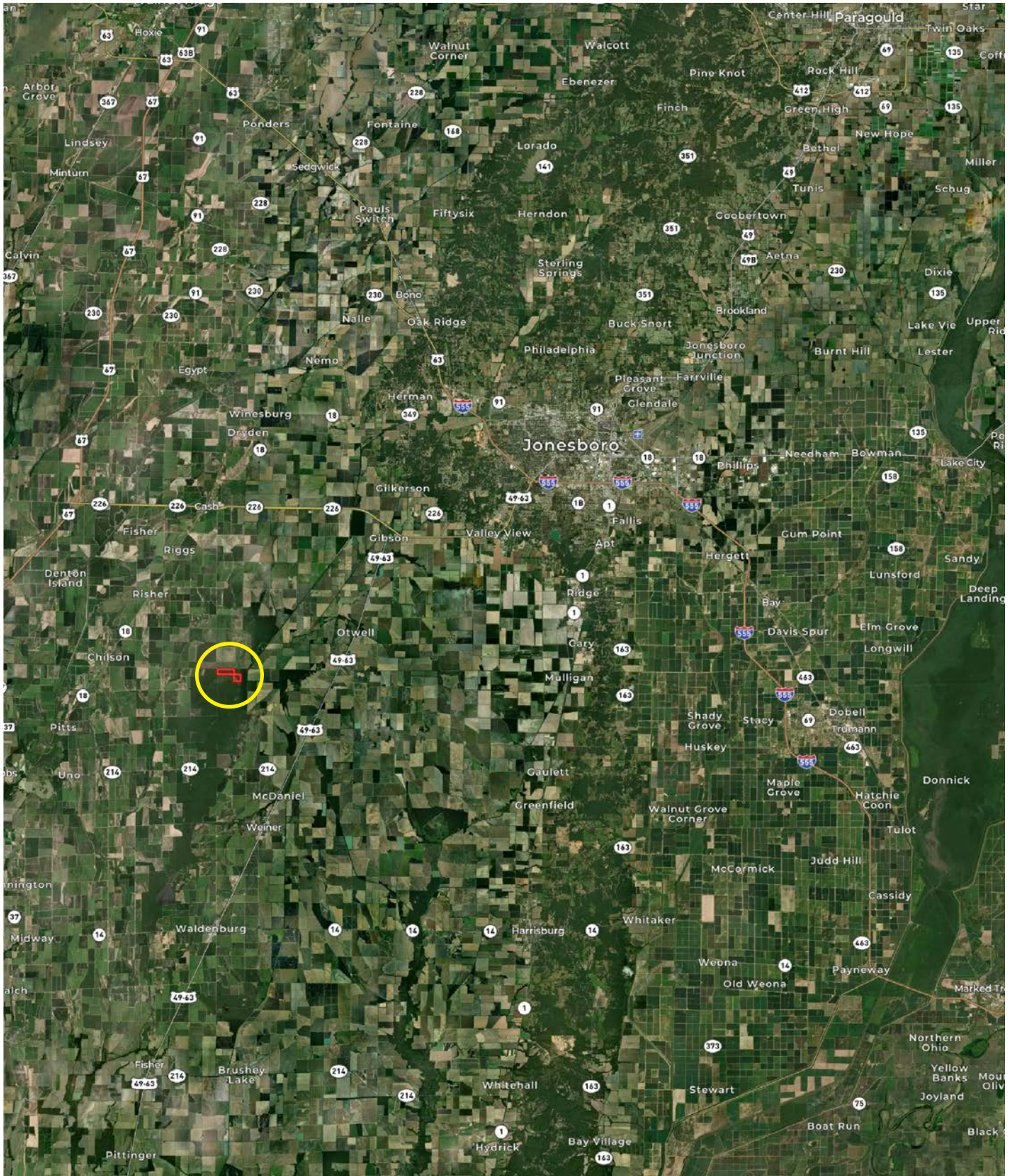
Hood Lake consist of 116.89± surveyed acres located northwest of the community of Weiner in Poinsett County. The property has great waterfowl hunting and offers a strong recreational investment opportunity. The waterfowl hunting opportunities are enhanced by the property being located amongst some of the most historic hunting clubs in northeast Arkansas – OK Hunting Club, Marked Tree Hunting Club, Greasy Slough, and the Crain Farm. The northwestern portion of the property offers green timber hunting that can be accessed by boat from the camp, located on the southwest

corner of the property. As you leave the camp you drive through Hood Lake proper, which offers a neat mixture of open water, buck brush, and tupelo trees that provides additional excellent waterfowl hunting. Resting on the banks of Hood Lake is a 855± square foot day camp of which 218± square feet is a screened porch that overlooks the lake. The property is accessed by a deeded easement on a private gated road.

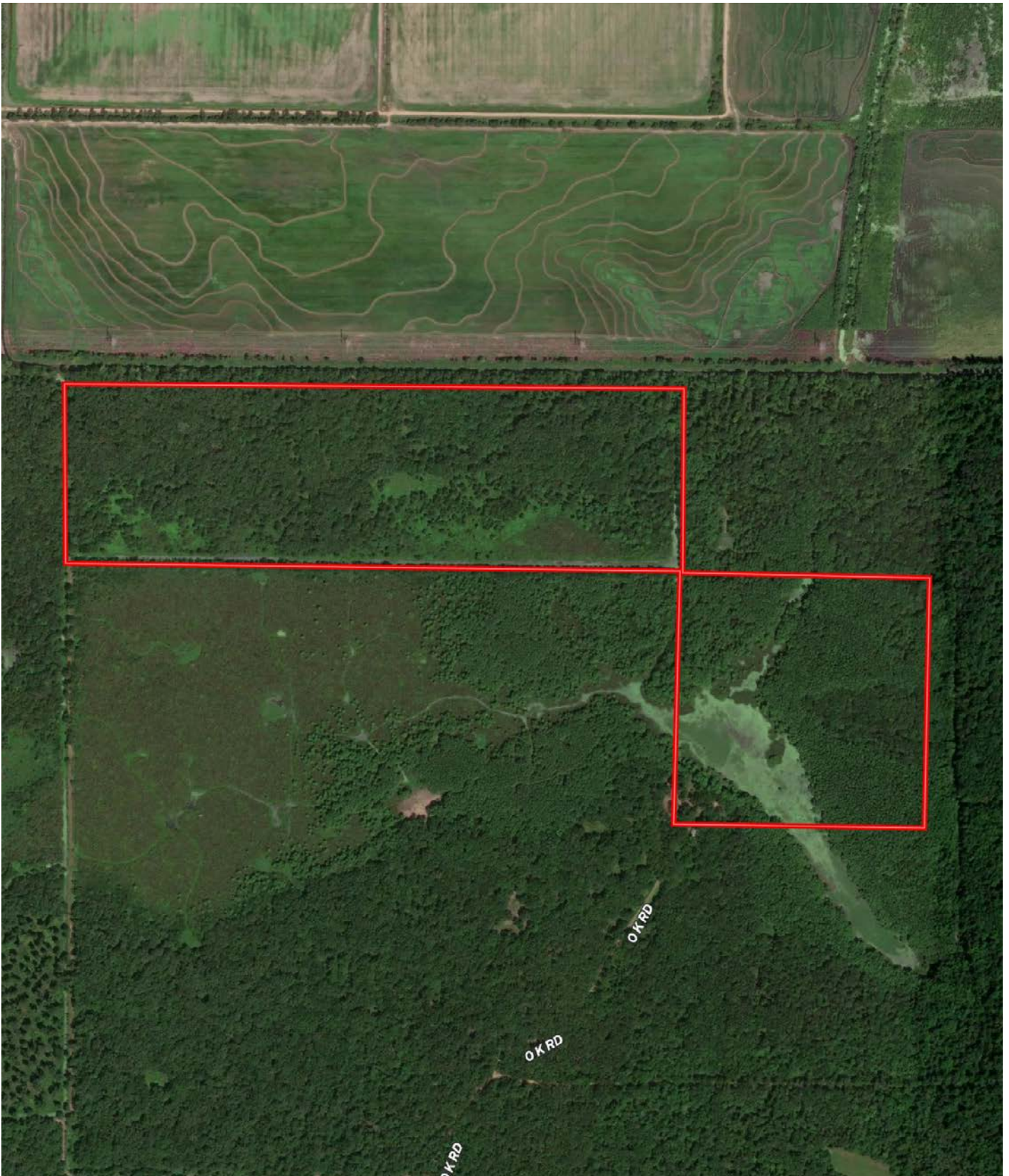
Hood Lake is a unique opportunity to acquire a small tract of land that offers green timber hunting in a historically proven area.



LOCATION MAP



AERIAL MAP





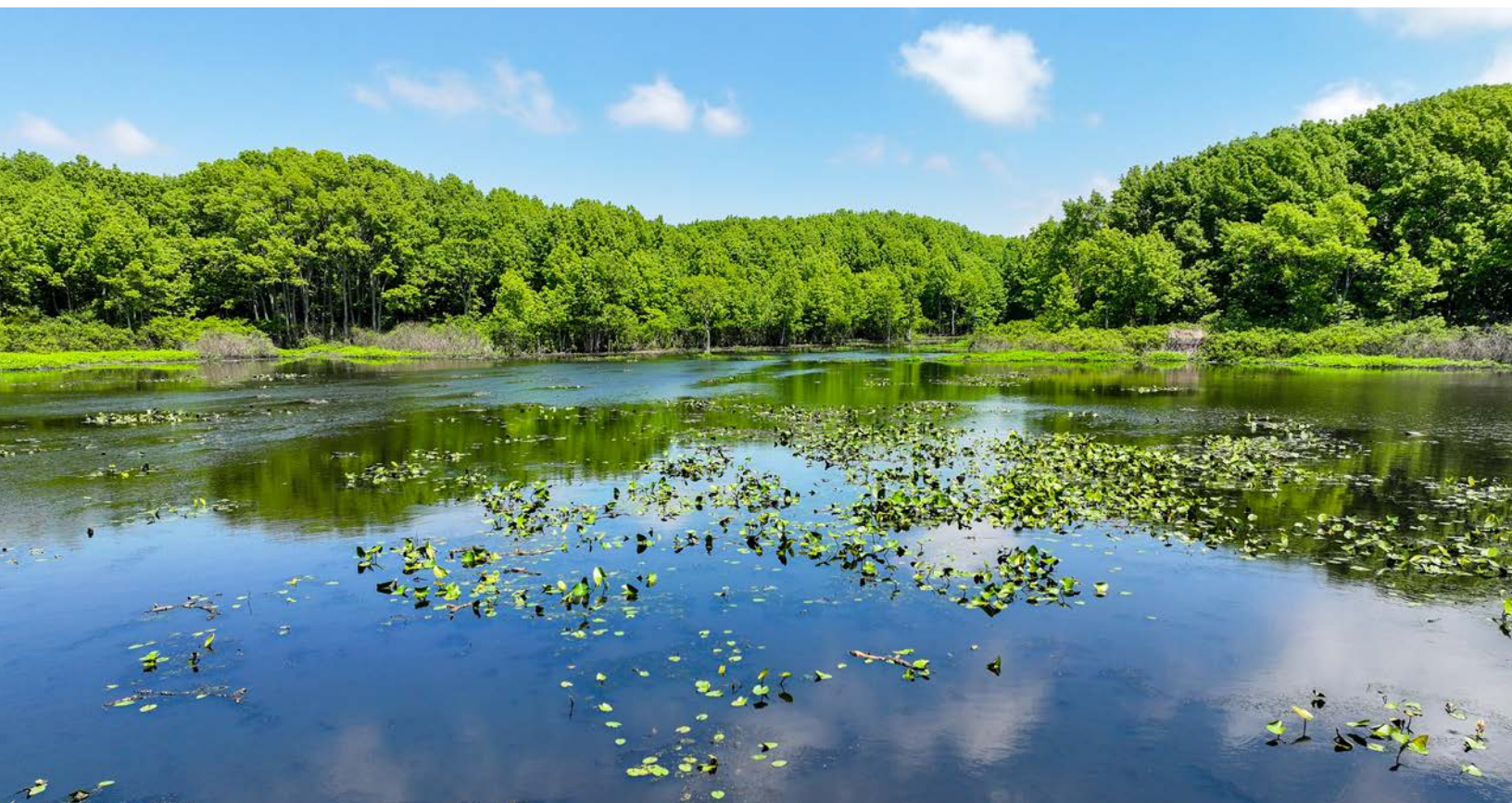
LOCATION & ACCESS

Weiner, Poinsett County, Arkansas
Northeastern Region of Arkansas

Mileage Chart

Jonesboro, AR	20 Miles
Weiner, AR	25 Miles
Searcy, AR	60 Miles
Memphis, TN	72 Miles
Stuttgart, AR	93 Miles
Little Rock, AR	110 Miles

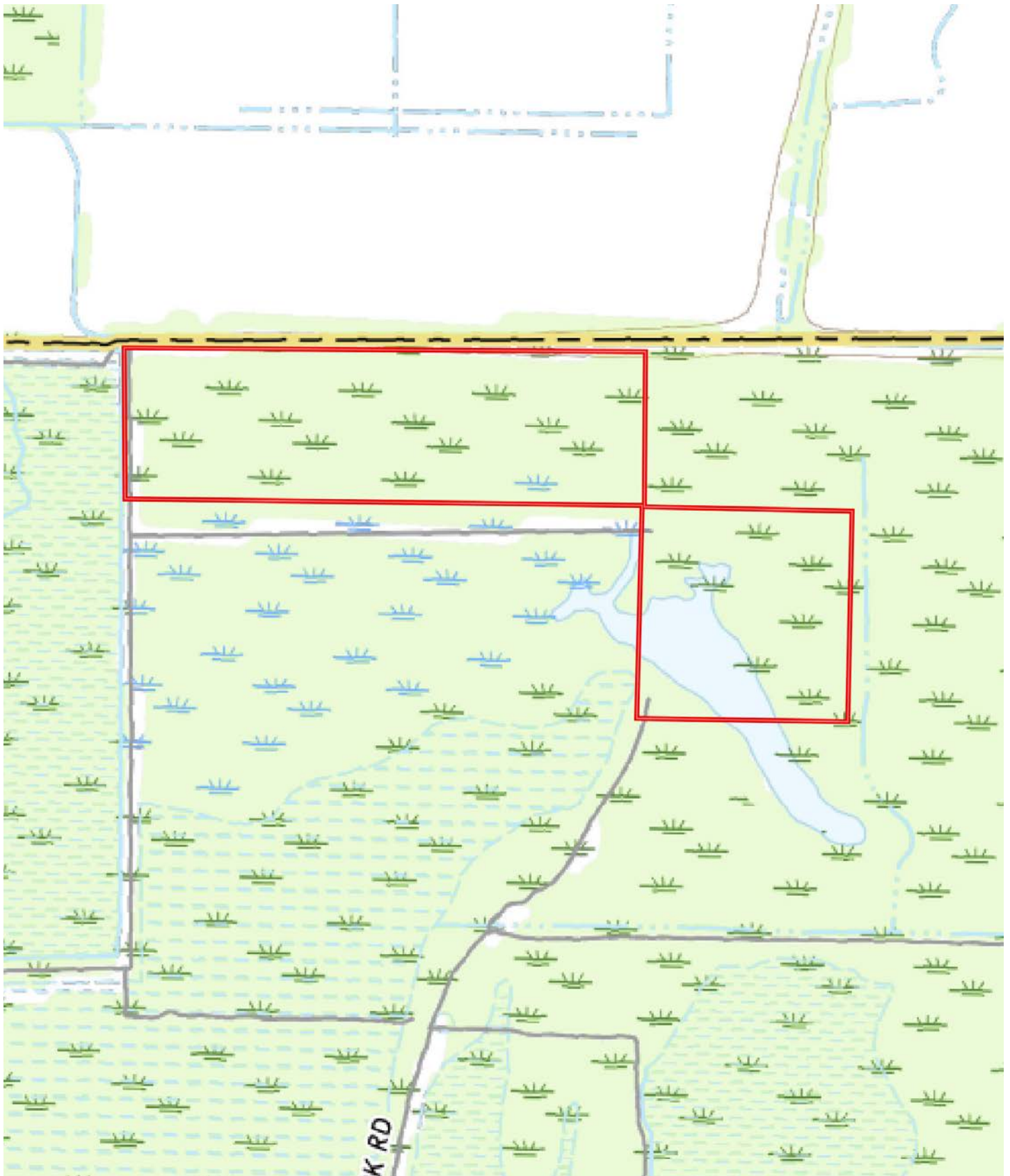
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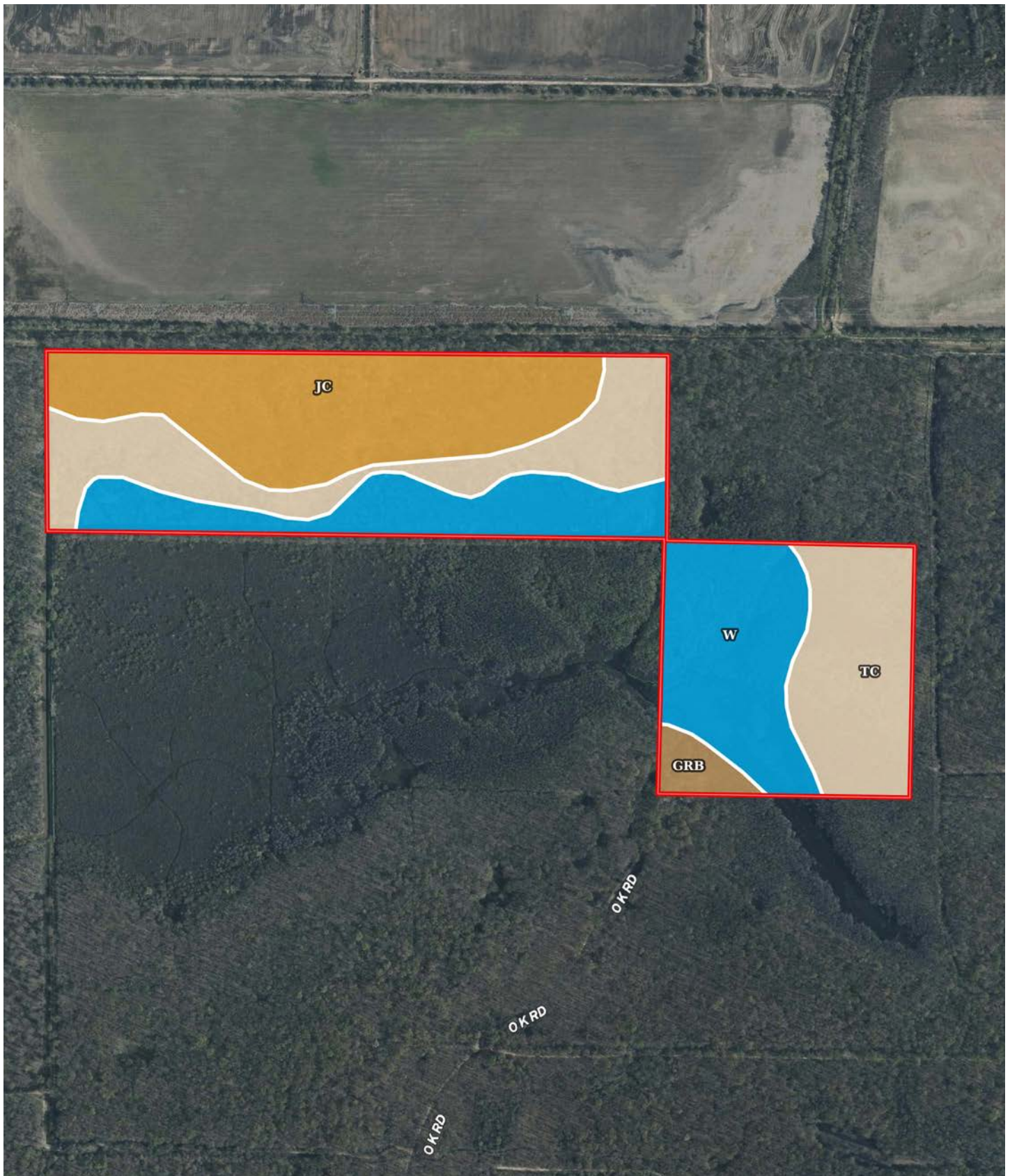
TOPOGRAPHY MAP







SOIL MAP



SOIL MAP KEY

SOIL CODE	SOIL DESCRIPTION	ACRES	%	CPI	NCCPI	CAP
Tc	Tichnor soils, frequently flooded	38.43	34.66	0	47	5w
W	Water	35.99	32.46	0	-	-
Jc	Jackport silty clay loam, 0 to 1 percent slopes	33.56	30.27	0	61	3w
GrB	Grenada silt loam, 1 to 3 percent slopes	2.9	2.62	0	63	2e
TOTALS		110.8 8(*)	100%	-	36.4	3.99

(*) 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

\$184.47 (estimated)

Offering Price

\$1,950,000.00

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

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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.

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

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