



PICKTHORNE HUNTING CLUB

A Recreational and Timberland Investment Opportunity

647.75± Total Acres | \$3,886,500.00

Prairie County, Arkansas



AGRICULTURE | RECREATION | TIMBERLAND

Traditional Brokerage + Sealed Bids + Consulting

LICENSED IN ARKANSAS, LOUISIANA, MISSISSIPPI, AND TENNESSEE



PICKTHORNE HUNTING CLUB

QUICK FACTS

Acreage

647.75± total acres

- 237± CRP acres
- 100± acres of overflow bottomland and buck brush
- 90± acres of pastureland

Location

Prairie County, Arkansas

Access

Pickthorne Road via Arkansas
State Highway 86

Recreation

Deer, waterfowl, turkey, dove
hunting, and fishing opportunities exist

Notable Features

- 60± acre reservoir and 2±
acre pond
- 1,700± sq. ft. house
- Annual income producing
CRP contracts

Improvements

An extensive list of improvements made to the property can be found in this brochure.

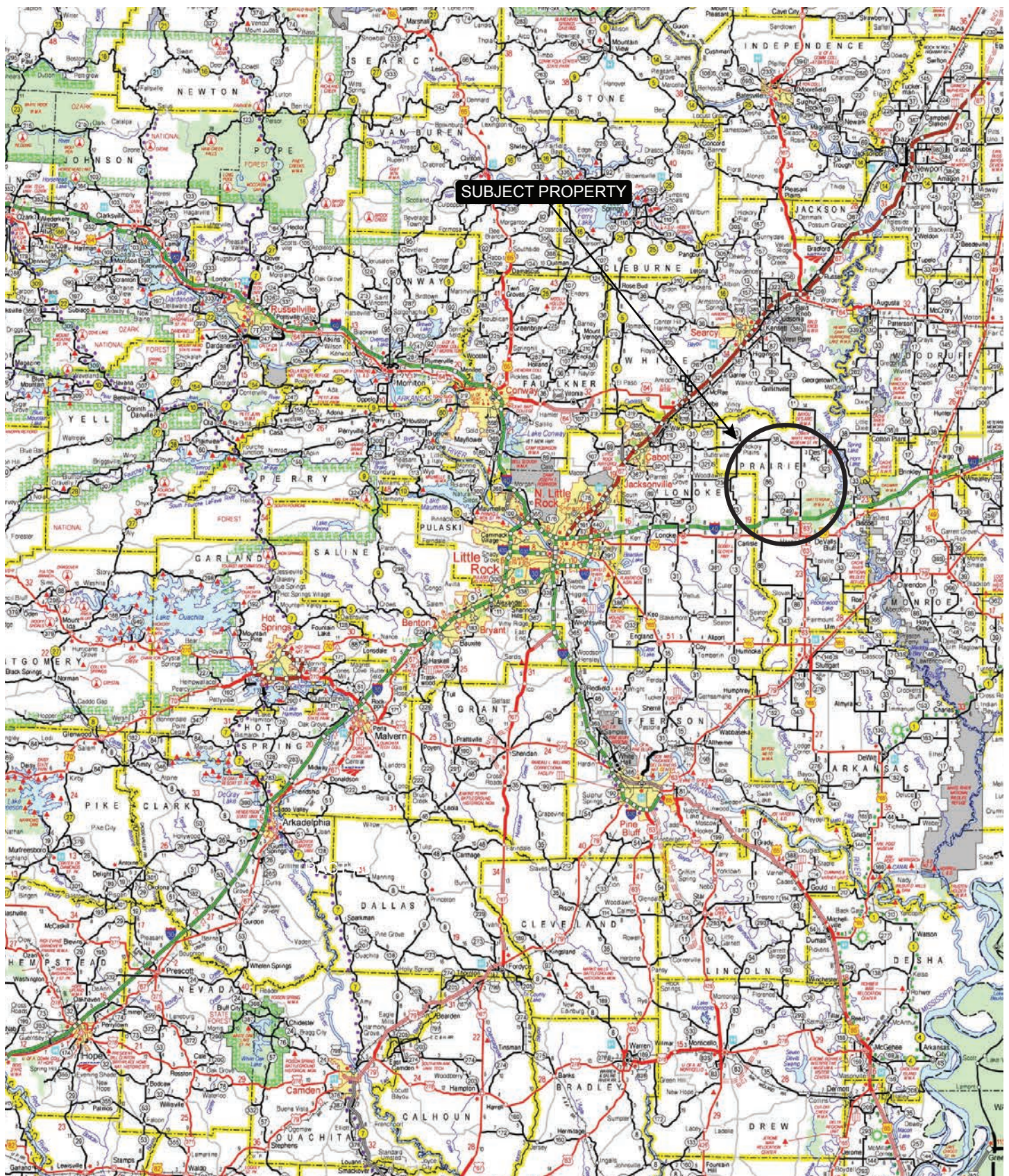
Offering Price

\$3,886,500.00 (\$6,000 per acre)

**Owner is willing to subdivide.*



VICINITY MAP



PROPERTY DESCRIPTION

PICKTHORNE HUNTING CLUB

The Pickthorne Hunting Club is located in Prairie County, Arkansas approximately 13± miles northwest of Hazen. The property consists of 647.75± acres and is bisected by Pickthorne Road with 350 acres on the north side and the remainder on the south side. The Pickthorne Hunting Club offers an excellent year-round recreational investment opportunity with established deer, turkey, and waterfowl hunting, as well as fishing. The past two hunting seasons have seen deer, turkey, and waterfowl harvested.

The hunting opportunities are further improved by the 237± acres enrolled in the Conservation Reserve Program. There are 203.60± acres enrolled in the hardwoods program with the

contract expiring in 2034, and the remaining 33.31± enrolled in the pine trees program with the contract expiring in 2030. Combined the CRP contracts pay \$10,444.00 annually. Additionally, there are 90± acres of pastureland that could be developed for dove or quail hunting, or redeveloped for cattle farming. The property's fishing opportunities expand across the 60± acre reservoir and the two acre pond. There are approximately 100 acres of overflow bottomland and buck brush.

There is an existing 1,700± square foot house on the property and there are also several places to expand lodging and build a new hunting lodge or shop.

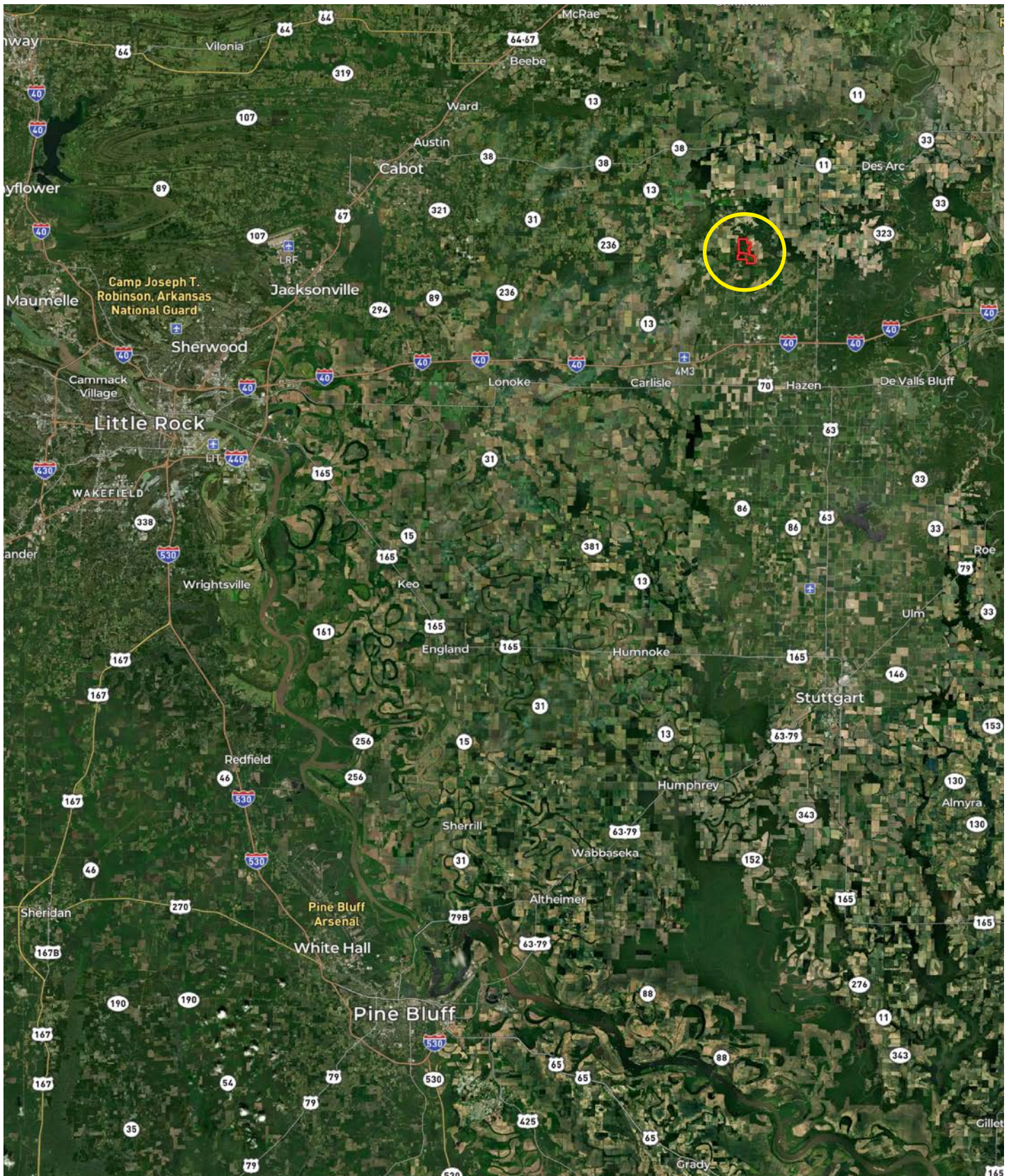




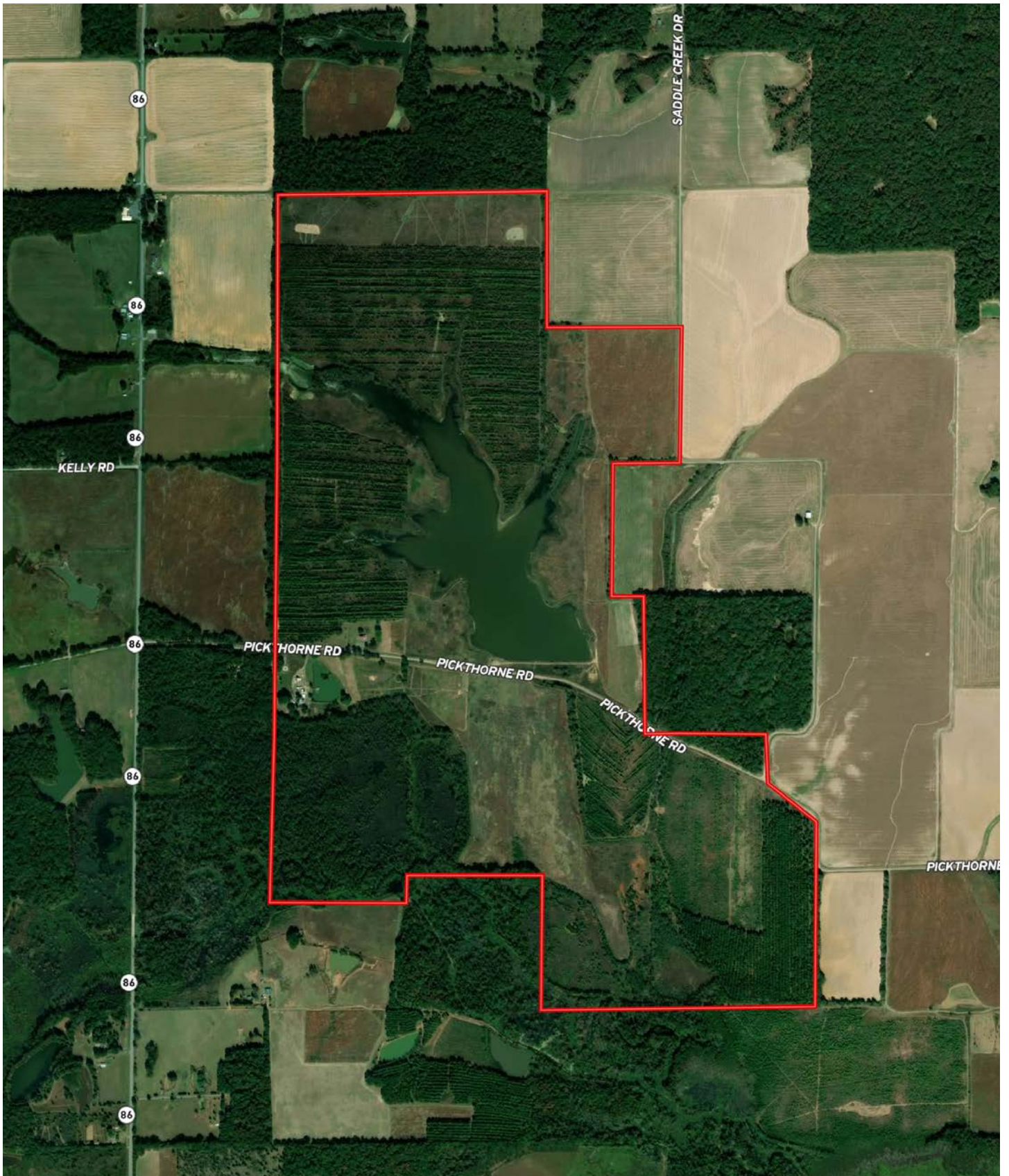




LOCATION MAP



AERIAL MAP



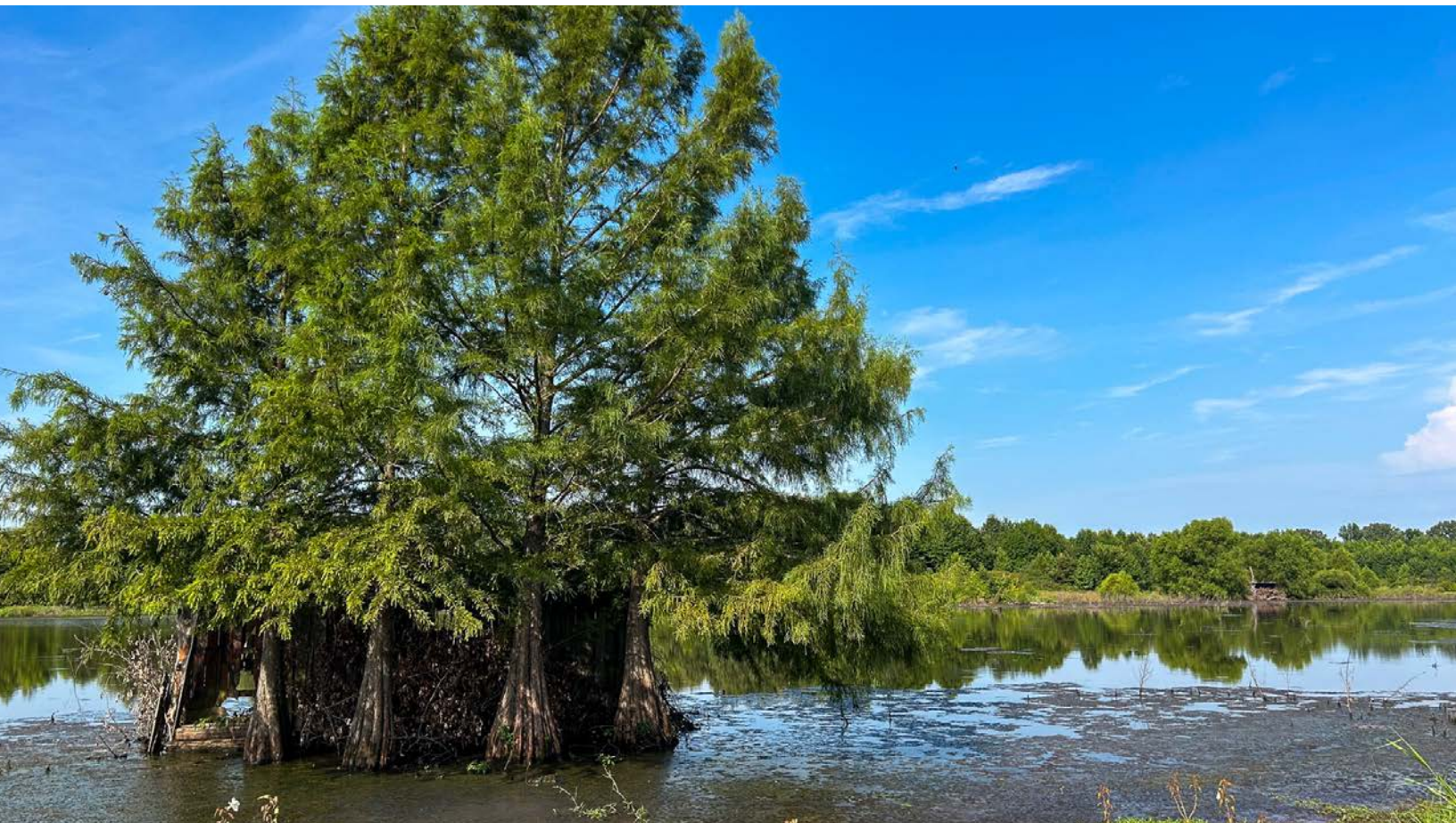
LOCATION & ACCESS

Prairie County, Arkansas
Eastern Region of Arkansas

Mileage Chart

Hazen, AR	13 Miles
Carlisle, AR	15 Miles
Cabot, AR	30 Miles
Stuttgart, AR	35 Miles
Searcy, AR	37 Miles
Little Rock, AR	50 Miles

Access is considered excellent due to
Pickthorne Road bisecting the property.





PROPERTY IMPROVEMENTS

The current owners have completed several improvements on the property since August 2024.

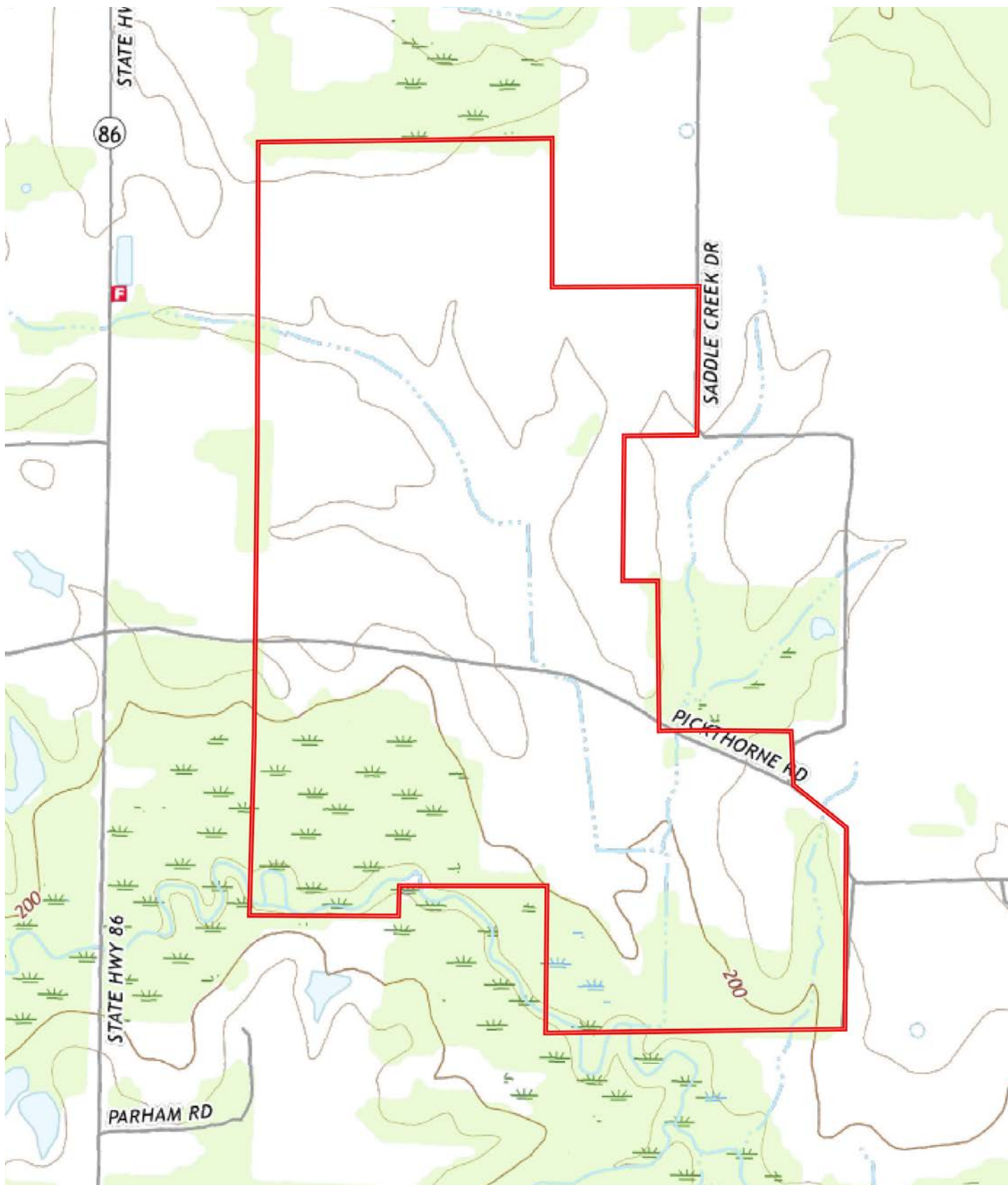
- Removal of old farm equipment including numerous tractors, cultivators, and trailers
- Removal of a total of 12 campers, manufactured homes, and storage buildings from the old camp site
- Removal of three grain bins from the old camp site
- Removal of large piles of waste tires at various locations on the property
- Removal of a dilapidated 2,400 square foot house which now provides another potential cabin site
- Removal of wiring, fence posts, feeding equipment, and irrigation equipment used previously for cattle farming
- Built up road and installed pipe to improve access to the northwest corner of the property and improve water flow into the reservoir
- Extensive bush hogging of existing trails and shooting lanes
- Extensive tree trimming of existing trails and shooting lanes
- Planted two rounds of millet for duck habitat last year in the reservoir
- Millet has been planted in the reservoir for the 2025 duck season
- Floating track hoe work completed in August 2024 that cleaned out boat roads and duck holes on the south side of the property
- Removal of dilapidated fishing pier in small fishing pond
- Installed spillway on two acre pond to improve water flow and control water level



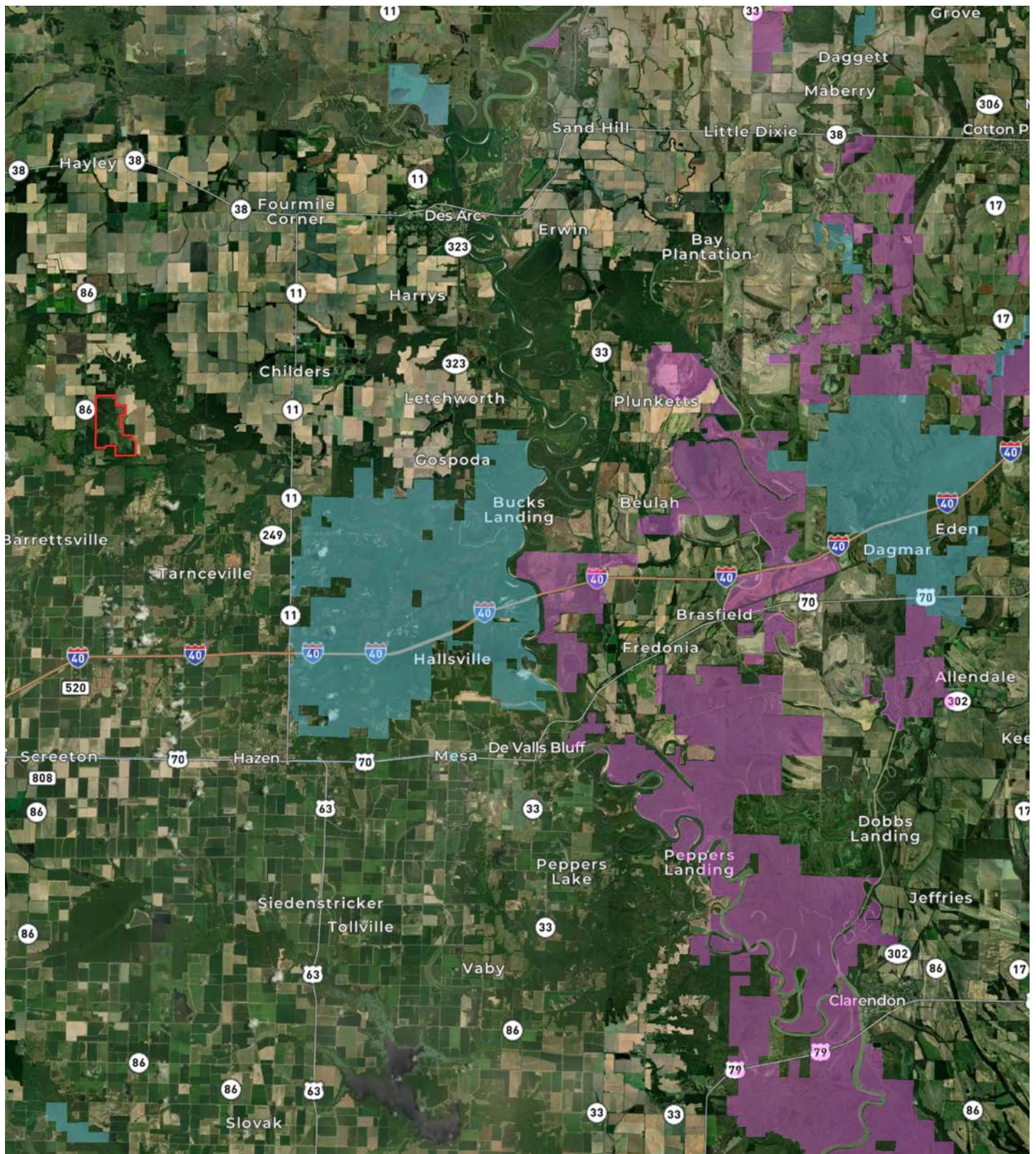




TOPOGRAPHY MAP



PUBLIC LANDS MAP

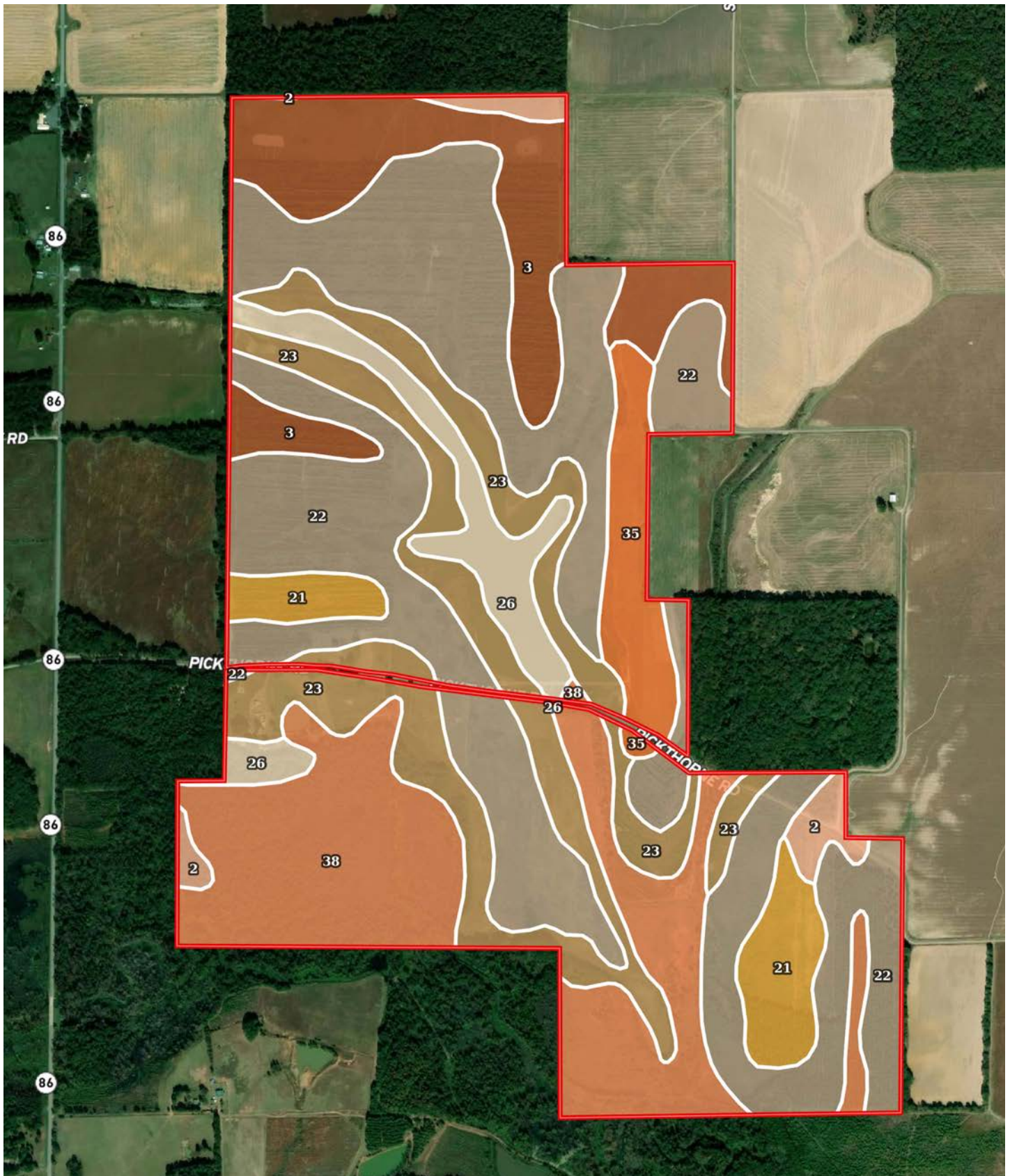


State Land Federal Land





SOIL MAP



SOIL MAP KEY

SOIL CODE	SOIL DESCRIPTION	ACRES	%	CPI	NCCPI	CAP
22	Immanuel silt loam, 3 to 8 percent slopes	242.9	37.68	0	82	3e
38	Tichnor silt loam, 0 to 1 percent slopes, frequently flooded	123.18	19.11	0	51	4w
23	Immanuel-McKamie complex, 8 to 20 percent slopes	107.87	16.73	0	59	6e
3	Calloway silt loam, 0 to 1 percent slopes	72.48	11.24	0	58	2w
26	Oaklimeter silt loam, occasionally flooded	32.33	5.02	0	81	2w
21	Immanuel silt loam, 1 to 3 percent slopes	28.15	4.37	0	65	2e
35	Stuttgart silt loam, 0 to 1 percent slopes	25.69	3.99	0	66	2w
2	Calhoun silt loam, 0 to 1 percent slopes	11.99	1.86	0	62	3w
TOTALS		644.59(*)	100%	-	67.73	3.45

(*) 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



RESOURCES & PRICE

Mineral Rights

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

Disclosure

Robert Moery is a partial owner of the property.

Real Estate Taxes (Estimated)

Parcel Number	Acreage	Real Estate Tax
001-05600-000	200.00	\$1,019.47
001-05661-000	380.00	\$2,731.58
001-05682-000	75.00	\$106.37
Total	655.00	\$3,857.42

Offering Price

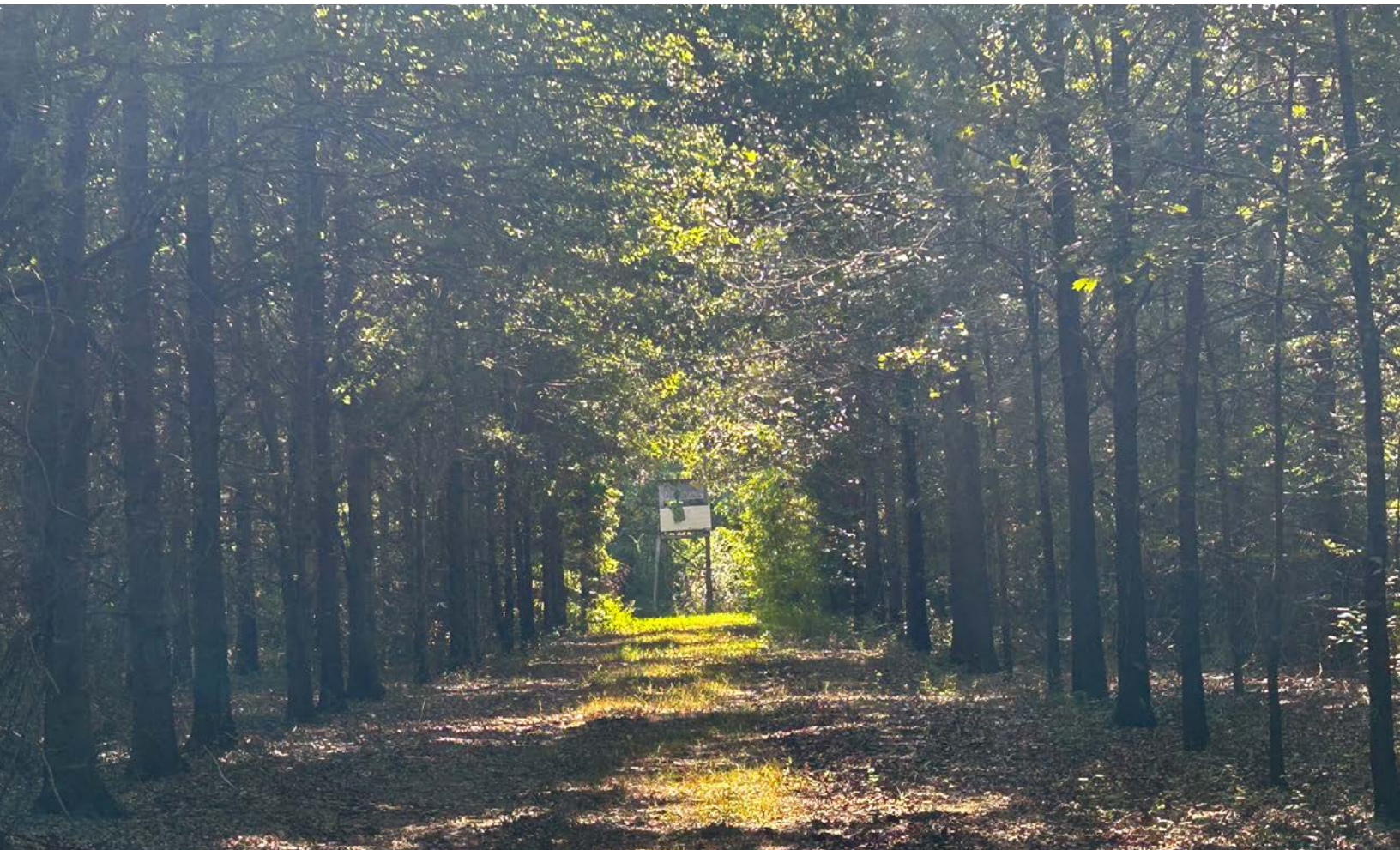
\$3,886,500.00 (\$6,000 per acre)

To learn more about the Pickthorne Hunting Club or to schedule a property tour, contact Robert Moery of Lile Real Estate, Inc.

Robert Moery

501-516-5067 (m)

rmoery@lilerealestate.com











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

ROBERT MOERY

501.516.5067 (m)
rmoery@lilerealestate.com

Scan for
more info





1 Allied Drive, Suite 2220
Little Rock, Arkansas 72202

WWW.LILEREALESTATE.COM



501.374.3411 (Office)
501.421.0031 (Fax)

INFO@LILEREALESTATE.COM