



L7 WOODS

An Agricultural and Recreational Investment Opportunity

163.81± Surveyed Acres
Jackson County, Arkansas



AGRICULTURE | RECREATION | TIMBERLAND

Traditional Brokerage + Sealed Bids + Consulting

LICENSED IN ARKANSAS, LOUISIANA, MISSISSIPPI, AND TENNESSEE



L7 Woods

QUICK FACTS

Acreage

163.81± surveyed acres

Location

Jackson County, Arkansas

Access

Jackson County Road 15

Recreation

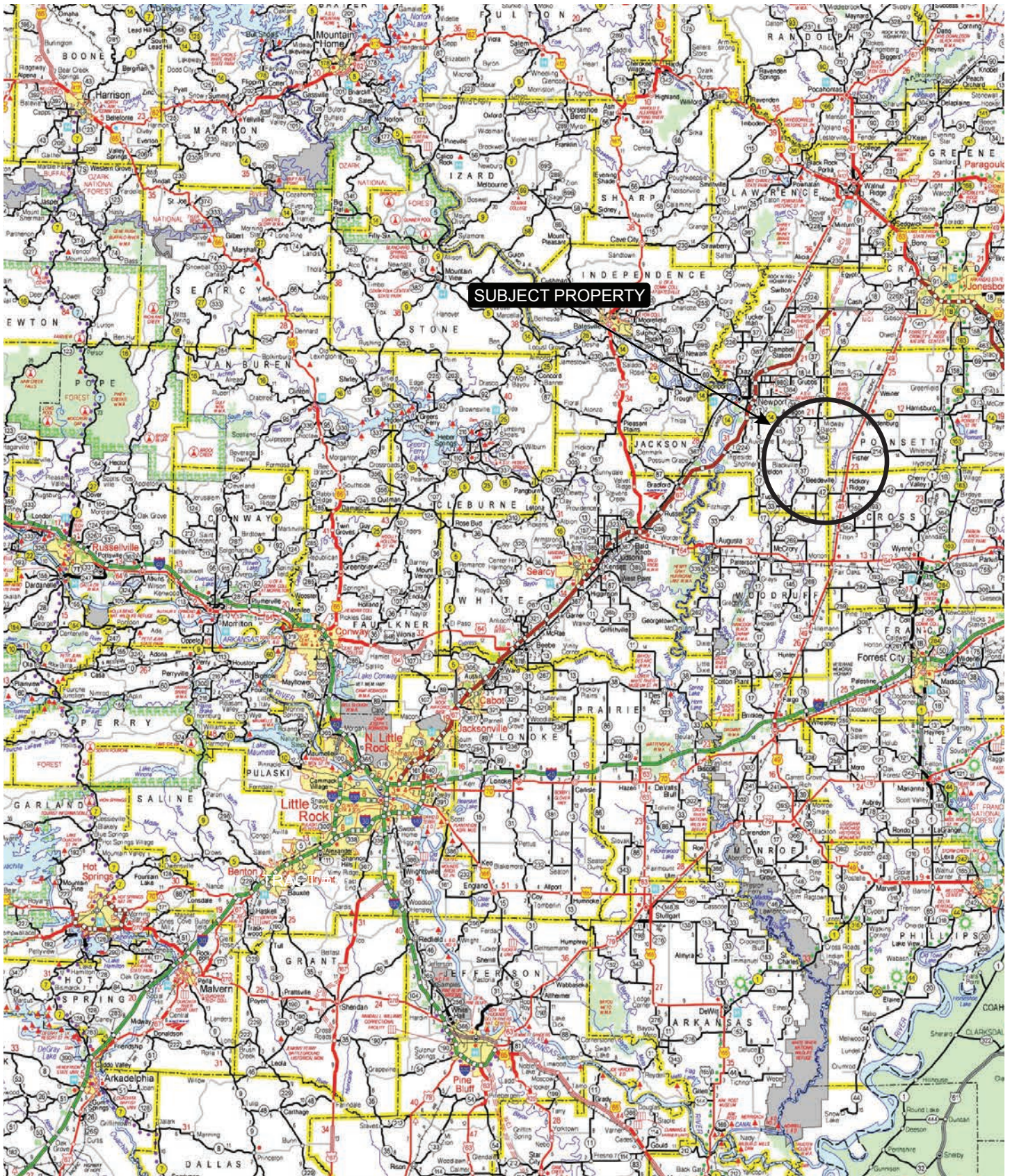
Green timber waterfowl hunting and deer hunting

Offering Price

\$2,457,150.00



VICINITY MAP



PROPERTY DESCRIPTION

L7 WOODS

L7 Woods consists of 163.81± surveyed acres located in Jackson County, Arkansas just southwest of the community of Fisher. The property rests between the Cache River and Bayou DeView flyways featuring a proven 86± acre green timber reservoir that has 56± acres of cropland to the north and east. The cropland has been split into three separate units and has been planted and managed for waterfowl habitat the last two years. There are multiple established shooting holes in the impounded woods, as well as a healthy stand of red oaks.

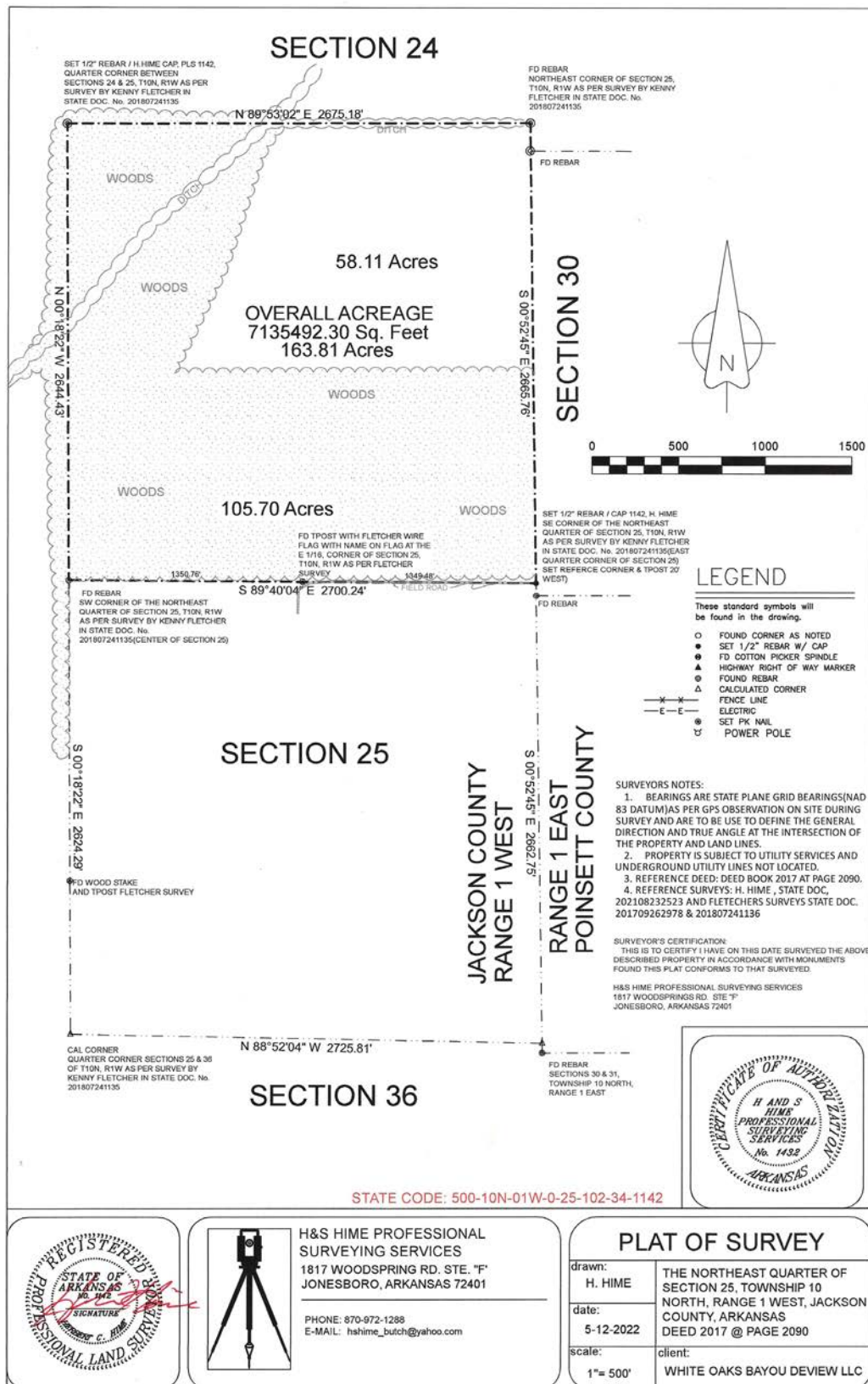
Both the green timber reservoir and the three units can be artificially flooded by the electric submersible well that is located along the northern portion of the center unit. Immediately adjoining the property to the east is a large ownership, 3 Mile Refuge, that is intensively managed for waterfowl as well. The property offers deer hunting opportunities on the acreage previously mentioned as well as in the 21± acres of woods in the northwest portion of the property. Access is considered excellent with frontage along Jackson County Road 15.





LOCATION MAP









55 F 29.71 inHg

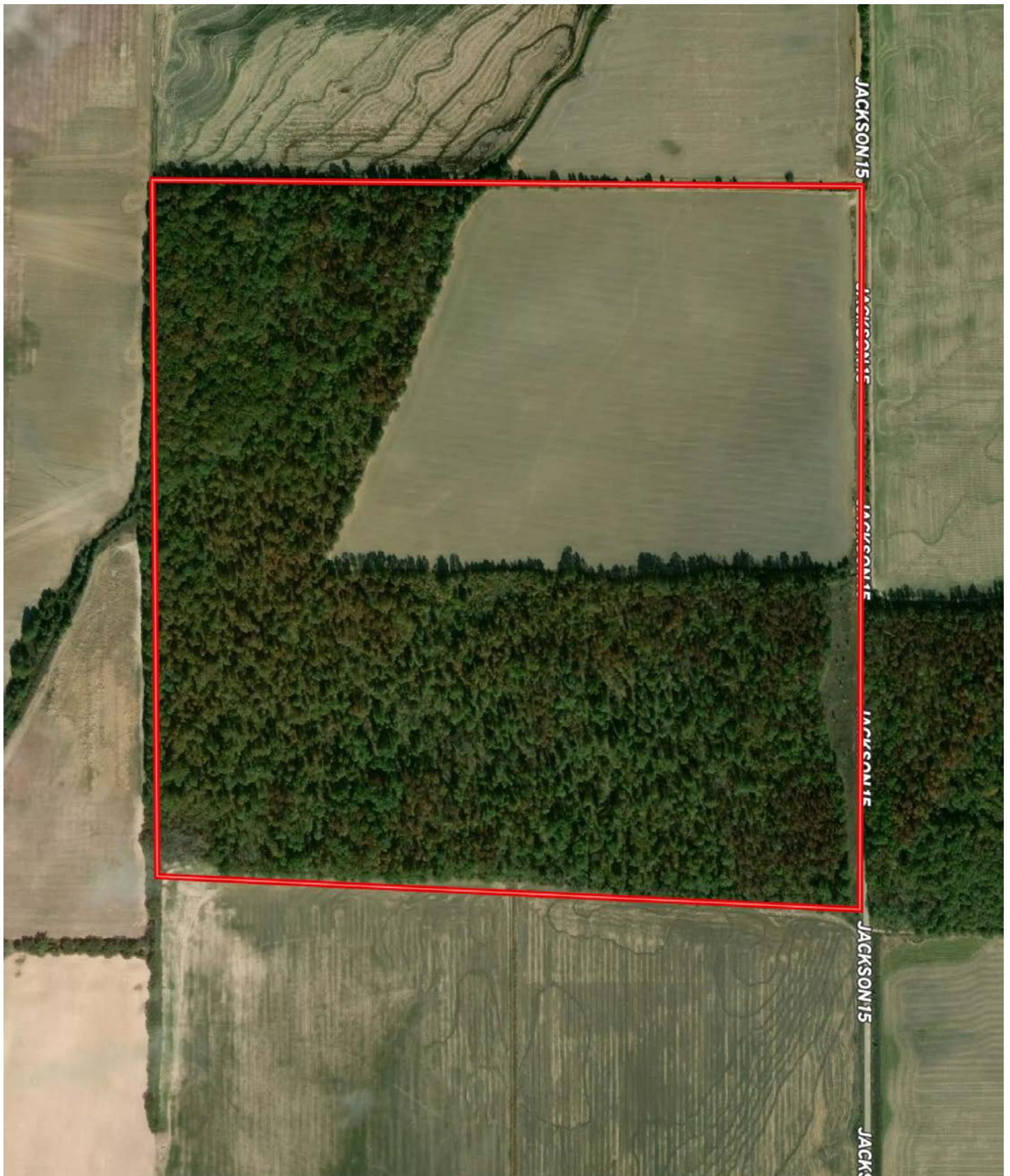
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AERIAL MAP



LOCATION & ACCESS

Fisher, Jackson County, Arkansas
Eastern Region of Arkansas

Mileage Chart

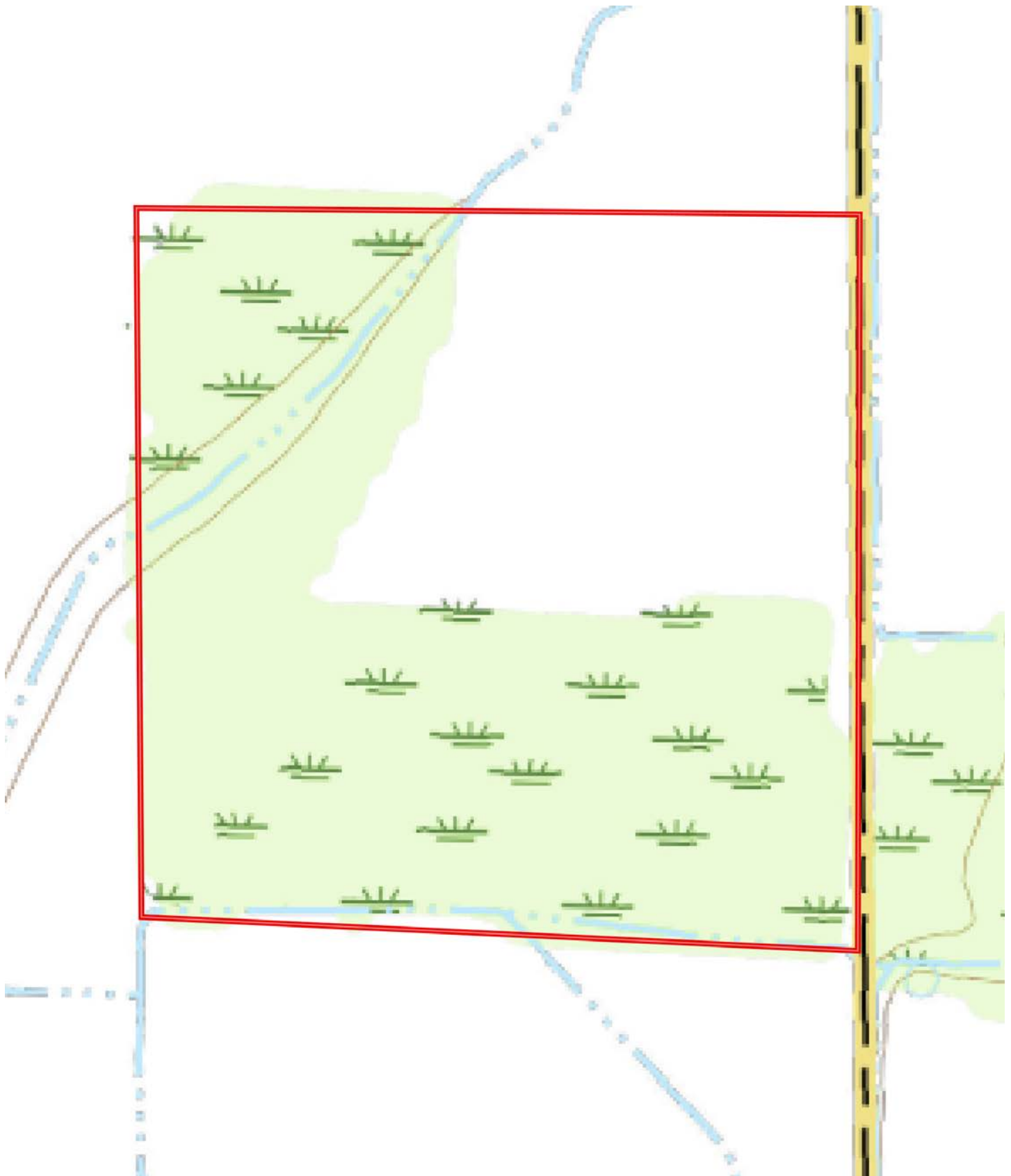
Jonesboro, AR	30 Miles
Wynne, AR	31 Miles
Searcy, AR	60 Miles
Memphis, TN	70 Miles
Little Rock, AR	111 Miles

The property is easily accessible from Jackson County Road 15.





TOPOGRAPHY MAP





SOIL MAP



SOIL MAP KEY

SOIL CODE	SOIL DESCRIPTION	ACRES	%	CPI	NCCPI	CAP
Fc	Foley-Calhoun complex, 0 to 1 percent slopes	63.57	37.09	0	63	3w
Ja	Jackport silty clay loam, 0 to 1 percent slopes	63.02	36.77	0	61	3w
Cr	Crowley and Hillemann silt loams	44.8	26.14	0	70	3w
TOTALS		171.39(*)	100%	-	64.1	3.0

(*) 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

\$48.00 (estimated)

Offering Price

\$2,457,150.00

To learn more about L7 Woods or to schedule a property tour, contact Gardner Lile or Dustin Roddy of Lile Real Estate, Inc.

Gardner Lile

501-658-9275 (m)

gardner@lilerealestate.com

Dustin Roddy

501-230-0477 (m)

dustin@cacheriverfarms.com



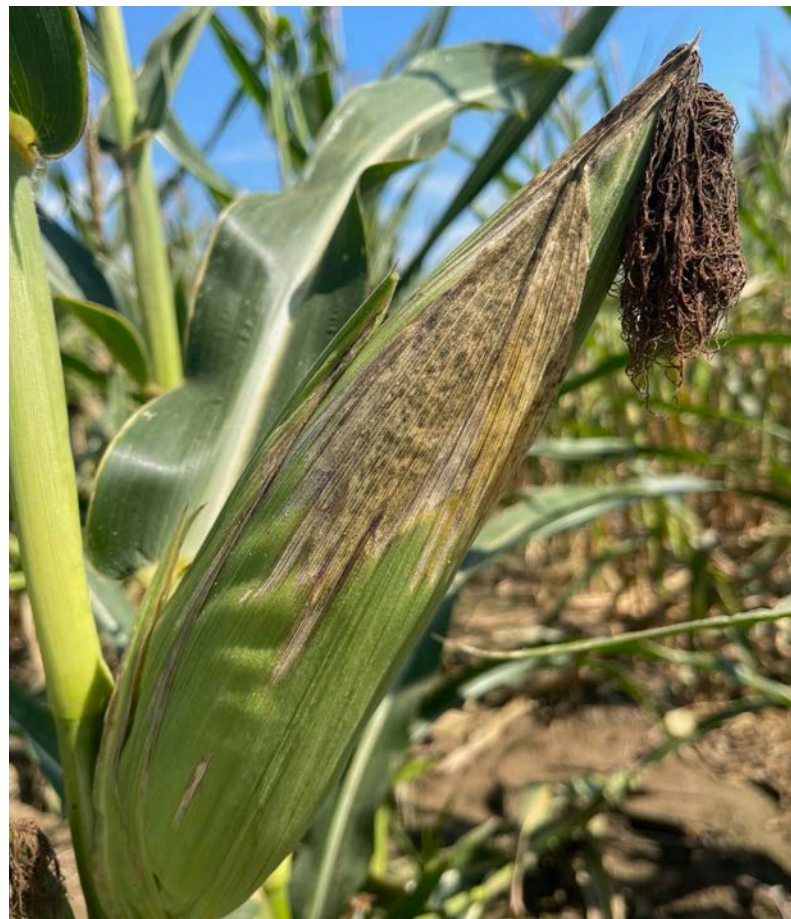
Disclaimer

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





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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:

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.LILEREALESTATE.COM



501.374.3411 (Office)
501.421.0031 (Fax)

INFO@LILEREALESTATE.COM