



FAT MALLARD

A Recreational Investment Opportunity

0.60± Acres | \$225,000.00

Arkansas County, Arkansas



PRICE IMPROVEMENT

AGRICULTURE | RECREATION | TIMBERLAND

Traditional Brokerage + Sealed Bids + Consulting

LICENSED IN ARKANSAS, LOUISIANA, MISSISSIPPI, AND TENNESSEE



FAT MALLARD

QUICK FACTS

Acreage

0.60± acres

Location

Humphrey, Arkansas County,
Arkansas

Access

An easement from SWL Road
which is a county maintained
road

Recreation

Waterfowl, deer, and small
game hunting

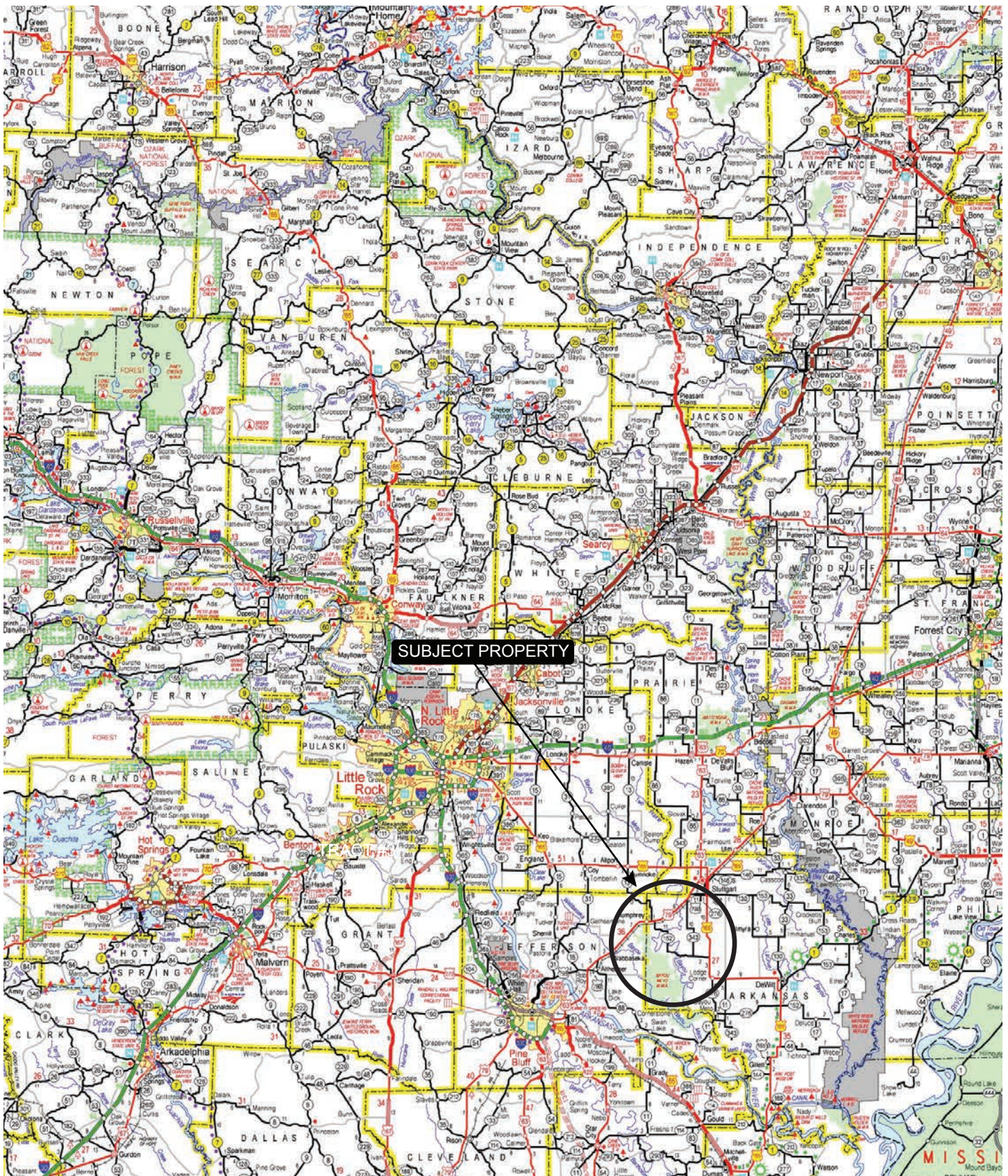
Notable Features

Close proximity to Bayou
Meto WMA

Offering Price

\$225,000.00 (*originally*
\$270,000.00)

VICINITY MAP



PROPERTY DESCRIPTION

FAT MALLARDS

The Fat Mallard offers an opportunity to acquire a well-built two-story camp located in close proximity to the Bayou Meto Wildlife Management Area. Constructed of concrete block in 2009, the camp is sturdy and was recently repainted on the exterior and interior. The camp is 2,920± heated and cooled square feet and features five bedrooms with one large bathroom. The camp also features a full kitchen, less a dishwasher, with an open concept living room that includes a wood burning stove and pool table. Located next to the living room is a garage that is perfect for storing hunting equipment and features roll up doors on both sides

to provide easy access for storing boats, side-by-sides, and all other gear. Utilities include Grand Prairie Water, First Electric for electricity, a septic tank, and a central HVAC.

The Bayou Meto WMA is known for some of the best public green timber duck hunting in the state, in addition to good deer hunting opportunities and other small game hunting. It is common for farmers and landowners in this area to lease out hunting rights, which has the potential to provide additional waterfowl hunting opportunities.

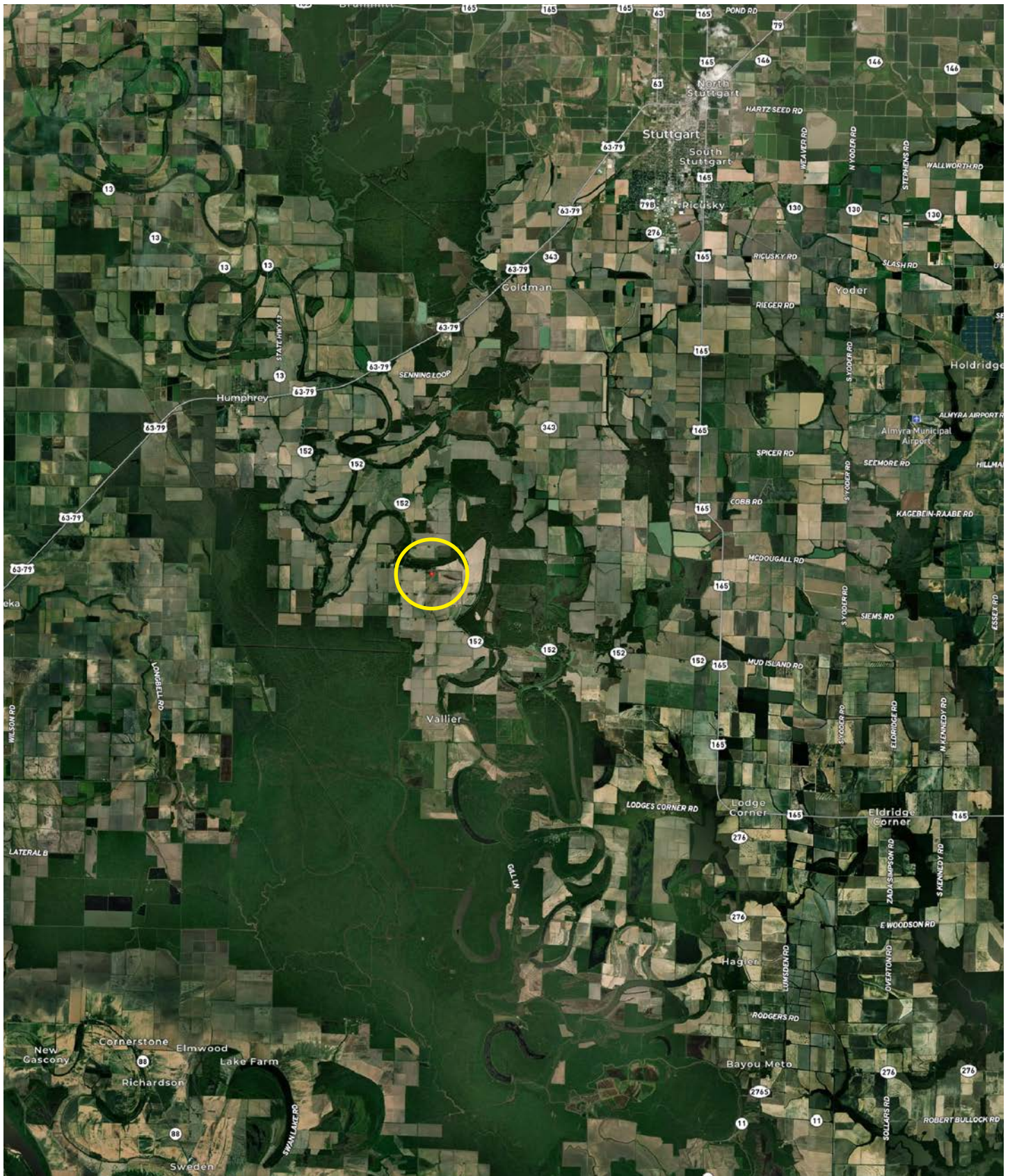




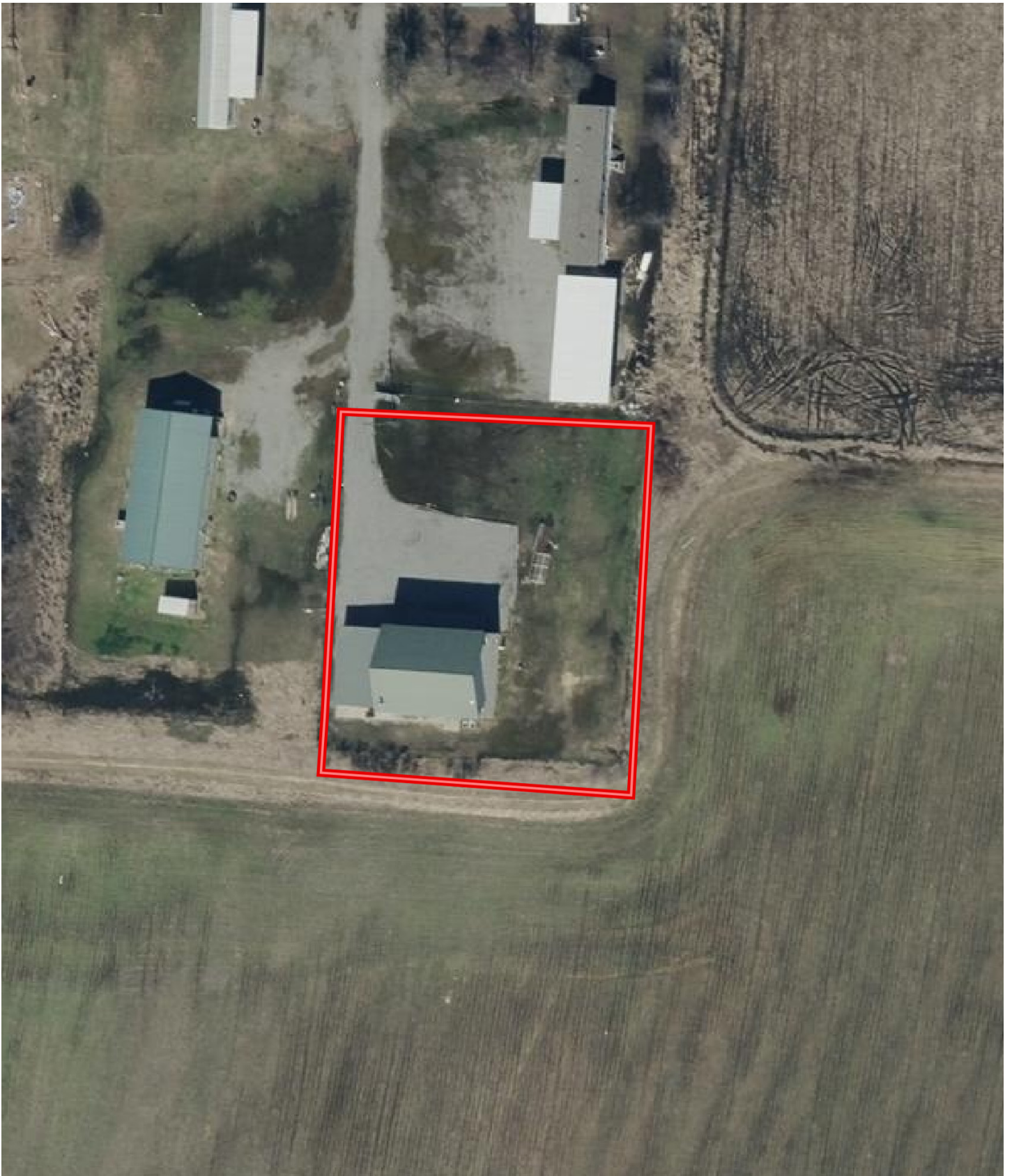




LOCATION MAP



AERIAL MAP





LOCATION & ACCESS

Humphrey, Arkansas County, Arkansas
Eastern Region of Arkansas

Mileage Chart

Stuttgart, AR	10 Miles
Pine Bluff, AR	25 Miles
Little Rock, AR	53 Miles
Conway, AR	80 Miles
Memphis, TN	119 Miles
Greenville, MS	120 Miles
Jonesboro, AR	122 Miles

Access is via an easement from SWL Road which is a county maintained road.

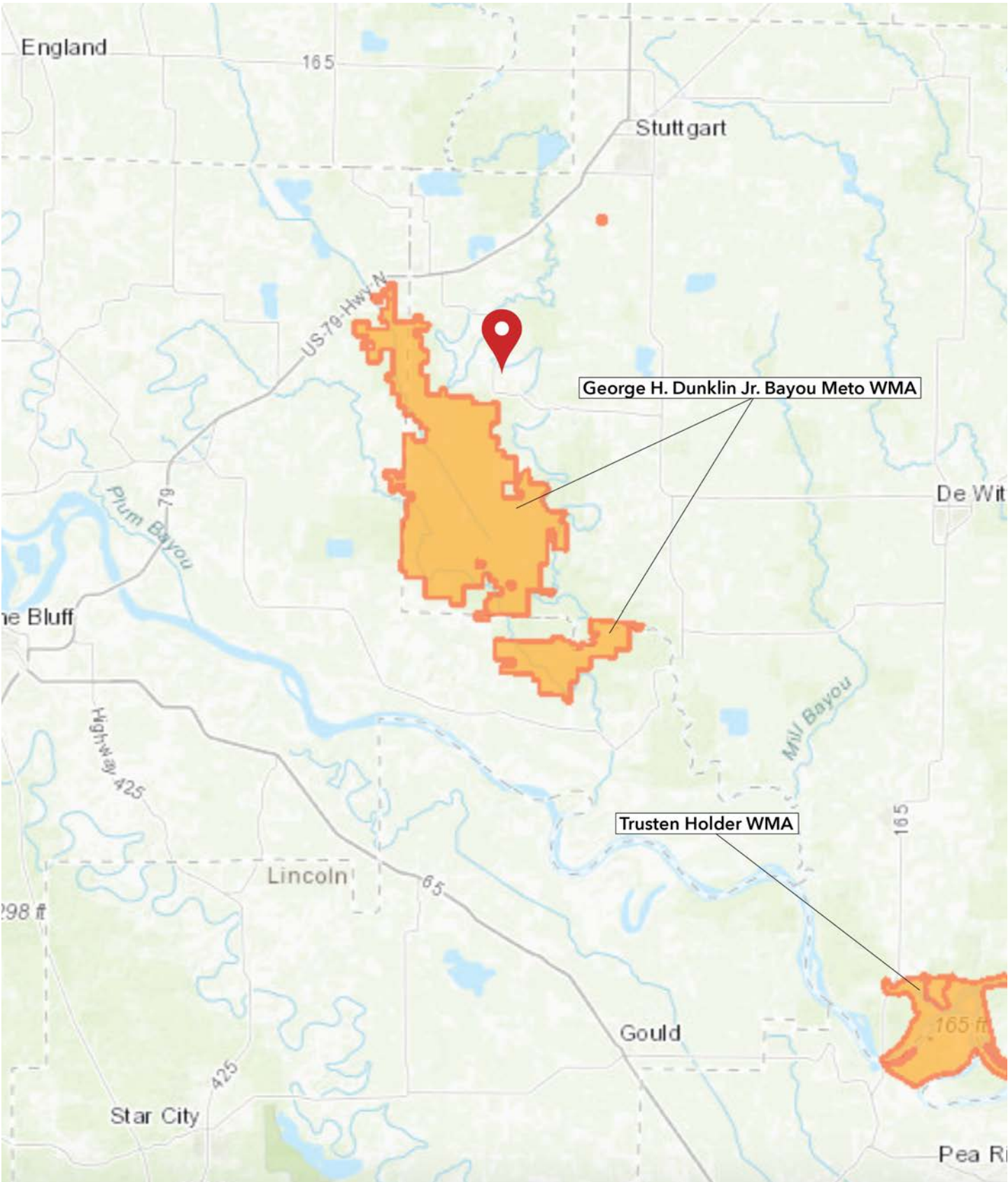








RECREATIONAL MAP







TOPOGRAPHY MAP



SOIL MAP



SOIL MAP KEY

SOIL CODE	SOIL DESCRIPTION	ACRES	%	CPI	NCCPI	CAP
8A	Hebert silt loam, 0 to 1 percent slopes	0.61	100	0	86	2w
TOTALS		0.61(*)	100%	-	86.0	2

(*) 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.

Real Estate Taxes

\$1,768.00 (estimated)

Offering Price

\$225,000.00 (*originally \$270,000.00*)

To learn more about Fat Mallard or to schedule a property tour, contact Gardner Lile of Lile Real Estate, Inc.

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

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