



THE NEST

A Recreational and Residential Investment Opportunity

1± Total Acres | \$385,000.00

Arkansas County, Arkansas



AGRICULTURE | RECREATION | TIMBERLAND

Traditional Brokerage + Sealed Bids + Consulting

LICENSED IN ARKANSAS, LOUISIANA, MISSISSIPPI, AND TENNESSEE



THE NEST

QUICK FACTS

Acreage

1± acres

Location

Arkansas County, Arkansas

Access

Greenhead Lane

Recreation

Public deer, duck, and small game hunting

Notable Features

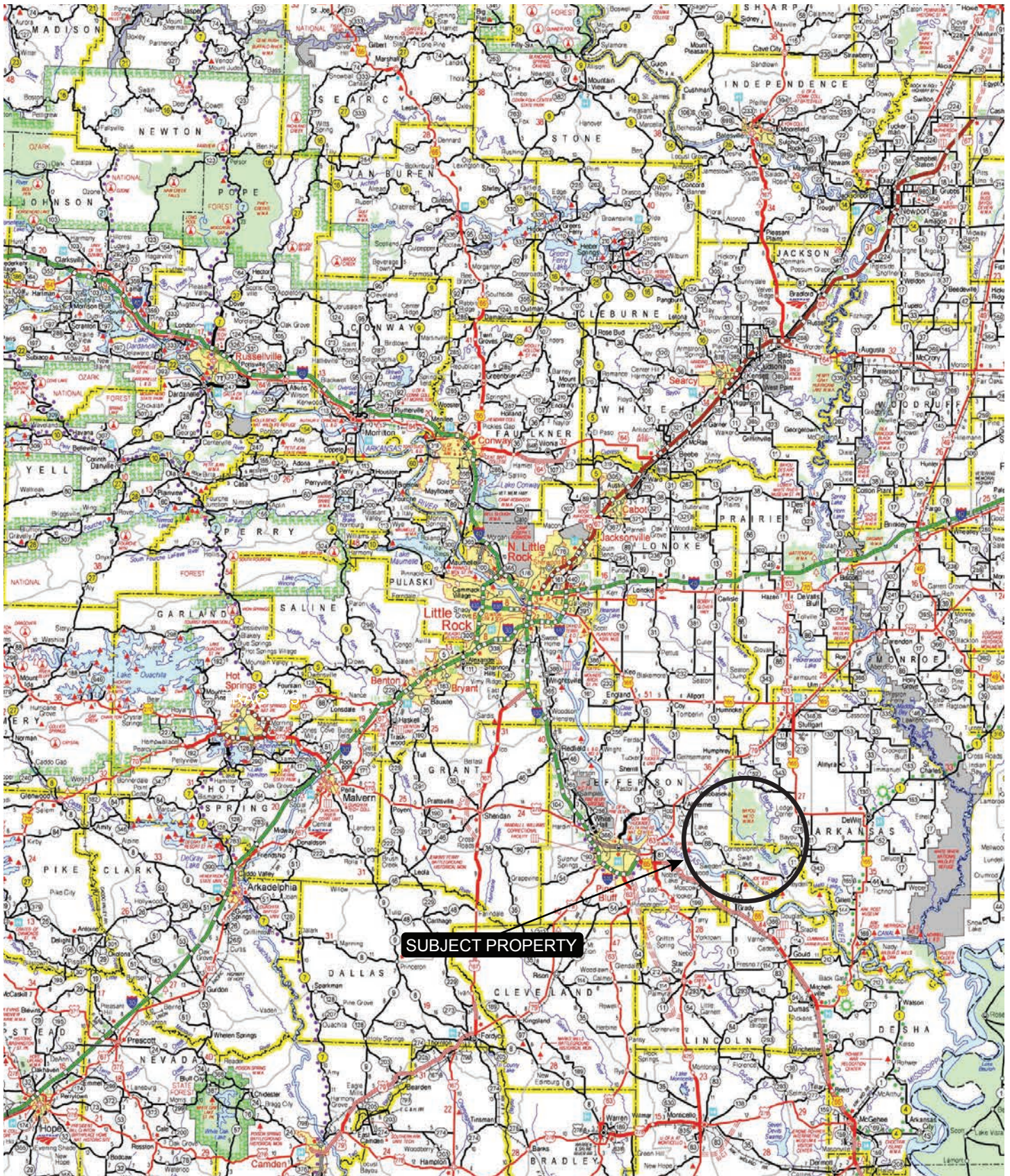
- Borders Bayou Meto Wildlife Management Area
- 2,189± sq. ft. main lodge
- 1,000± sq. ft. elevated deck
- 1,200± sq. ft. shop
- 600± sq. ft. of covered parking
- Electricity, Grand Prairie Rural Water, private propane, and septic system
- Security system
- Detached carport
- Metal storage container

Offering Price

\$385,000.00



VICINITY MAP



PROPERTY DESCRIPTION

THE NEST

Located on the south side of the Bayou Meto Wildlife Management Area adjacent to the Long Pond access, The Nest provides the opportunity to acquire a camp in the heart of Arkansas' premier hunting area that makes the perfect hunting retreat for hosting family or friends. The camp borders Bayou Meto Wildlife Management Area offering access to over 33,000± acres of public duck, deer, and small game hunting, as well as fishing opportunities. Additionally, it is common for farmers and landowners in this area to lease out hunting rights which has the potential to further enhance hunting opportunities.

The beautiful 2,189± square foot, three (3) bedroom and three (3) bathroom main lodge provides the comforts of home while retaining the

camp feel. The lodge features a full kitchen and dining room, as well as an excellent living room with 10' vaulted ceilings and a wood burning fireplace. Moving outside, the 1,000± square feet of elevated deck space with a large stone fire pit and outdoor speaker system creates a beautiful setup to watch the sun fall below the trees. The 1,200± square foot shop provides easy access for storing boats, side-by-sides, and other gear. Additionally, there is 600± square feet of covered parking on the south side of the shop. Utilities include electricity, Grand Prairie Rural Water, private propane, and septic system

The final acreage and legal description will be determined by a new survey. No equipment, furniture, or personal property will convey with sale.

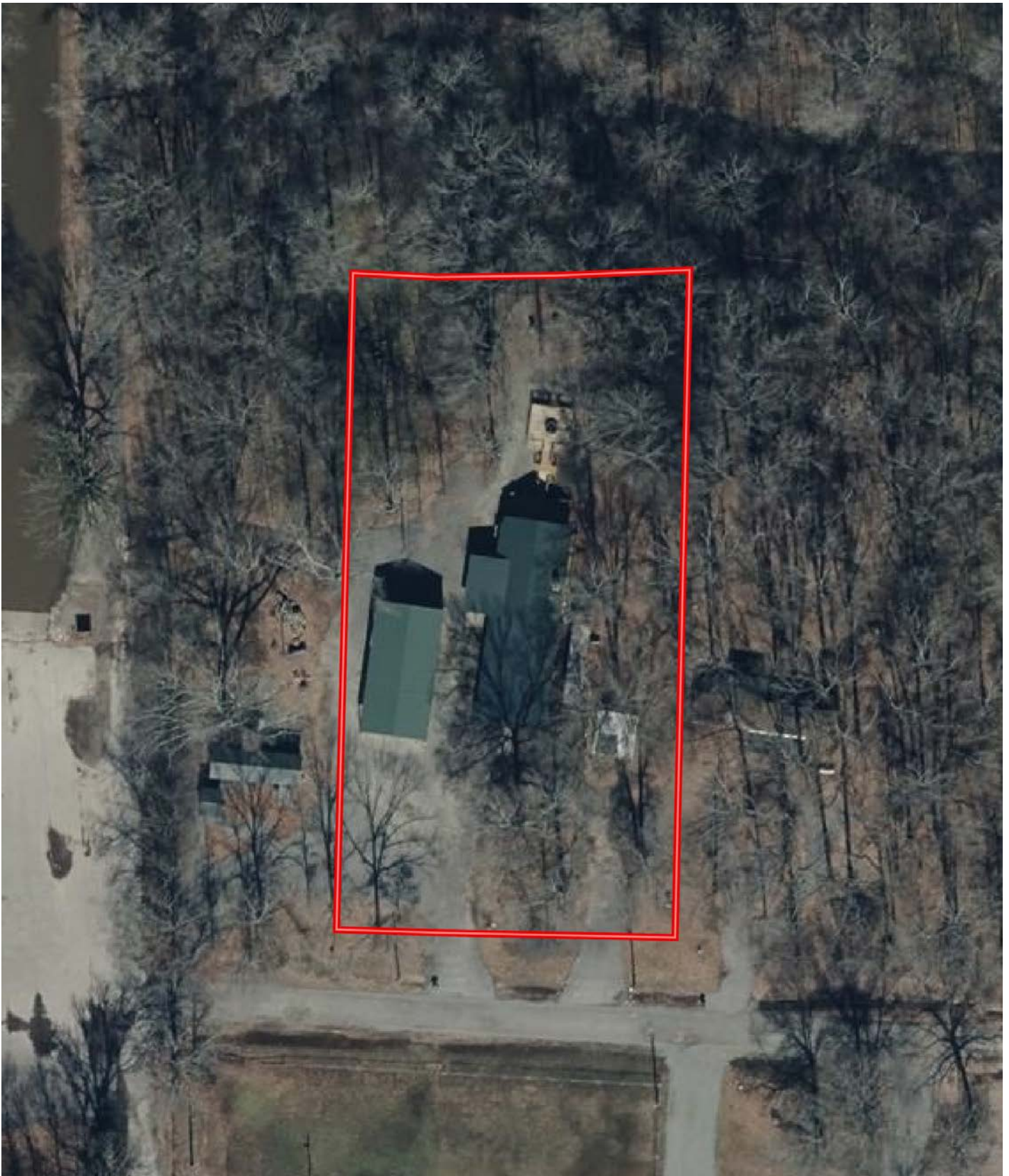


LOCATION MAP





AERIAL MAP



LOCATION & ACCESS

Arkansas County, Arkansas
Southeastern Region of Arkansas

Mileage Chart

Pine Bluff, AR	22 Miles
Stuttgart, AR	35 Miles
Little Rock, AR	70 Miles
Greenville, MS	115 Miles
Memphis, TN	145 Miles
Jonesboro, AR	145 Miles

Access to the property is considered excellent
from Greenhead Lane.







AMENITIES & NOTABLE FEATURES

Main Lodge

- Approximately 2,189± sq. ft.
- Three (3) bedrooms and three (3) full bathrooms
- Full kitchen
- Living room finished with 10' vaulted ceilings, knotty and pecky cypress walls, matching cypress wainscoting, and an accent wall in bedroom
- Expansive 1,000± sq. ft. deck with fire pit and outdoor speaker system
- Covered outdoor cooking area and game cleaning station that includes a stainless steel sink
- Security system
- Generator plug-in

Shops & Storage

- 30' x 40' red iron shop with two insulated electric roll-up doors
- Additional 600± sq. ft. covered parking
- Industrial fans



TOPOGRAPHY MAP





SOIL MAP



SOIL MAP KEY

SOIL CODE	SOIL DESCRIPTION	ACRES	%	CPI	NCCPI	CAP
18A	Perry clay, 0 to 1 percent slopes, frequently flooded	1.07	100	0	38	5w
TOTALS		1.07(*)	100%	-	38.0	5

(*) 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.

Offering Price

\$385,000.00

To learn more about The Nest or to schedule a property tour, contact Gardner Lile or Collier Watkins of Lile Real Estate, Inc.

Gardner Lile

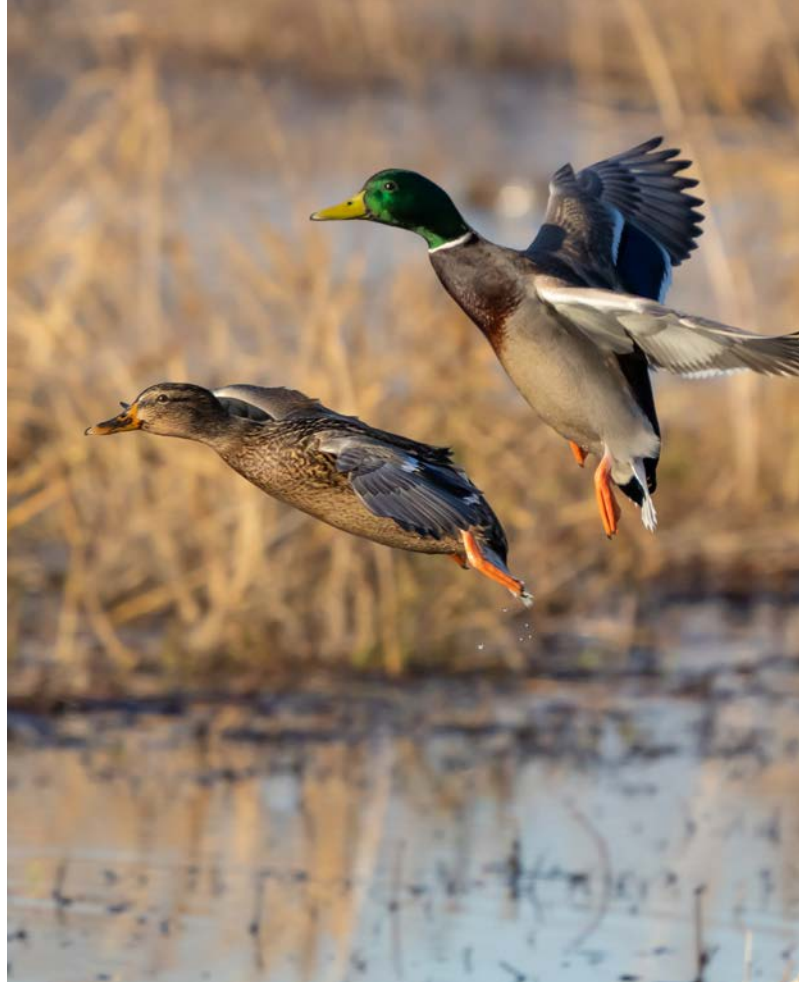
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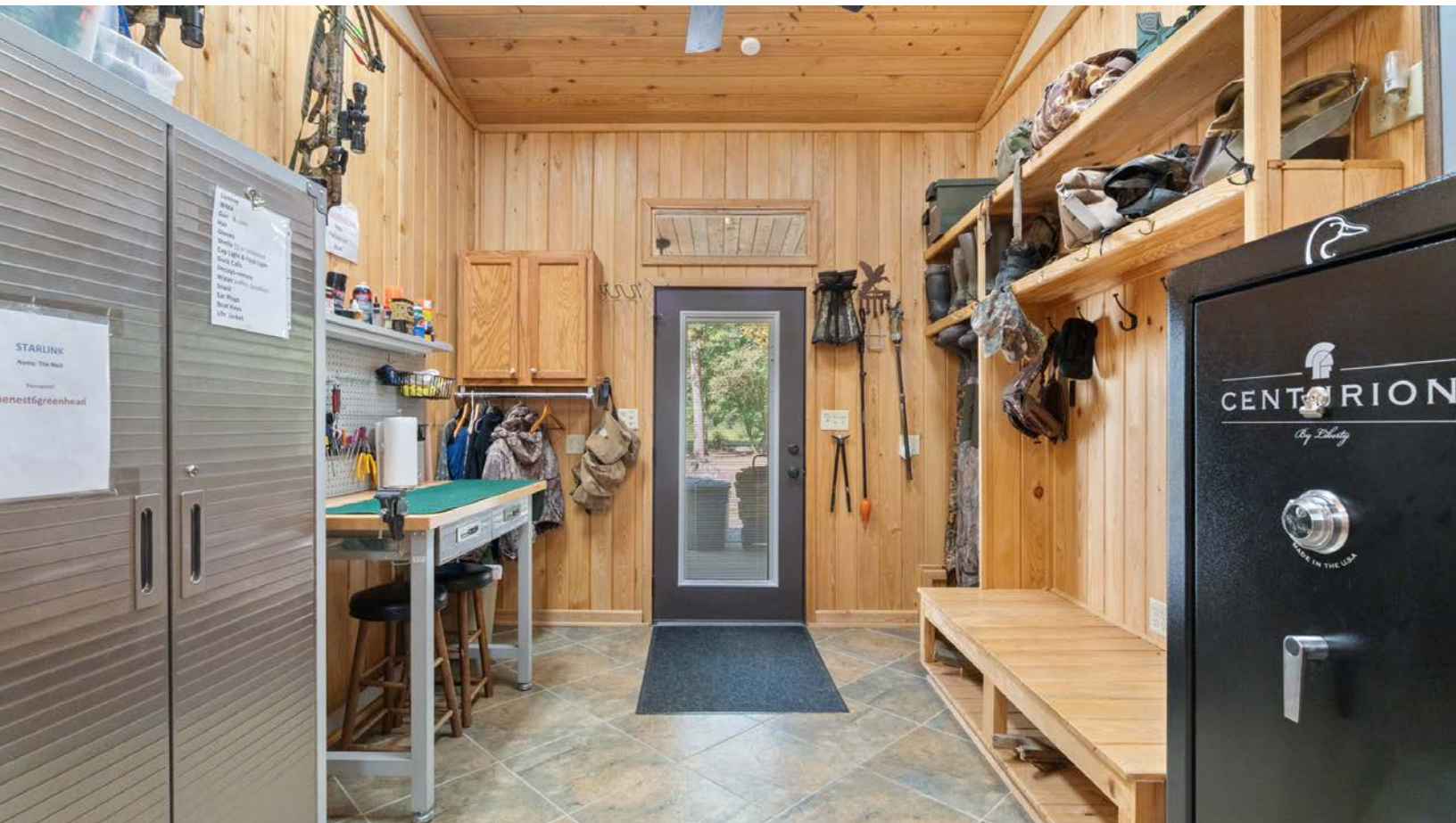
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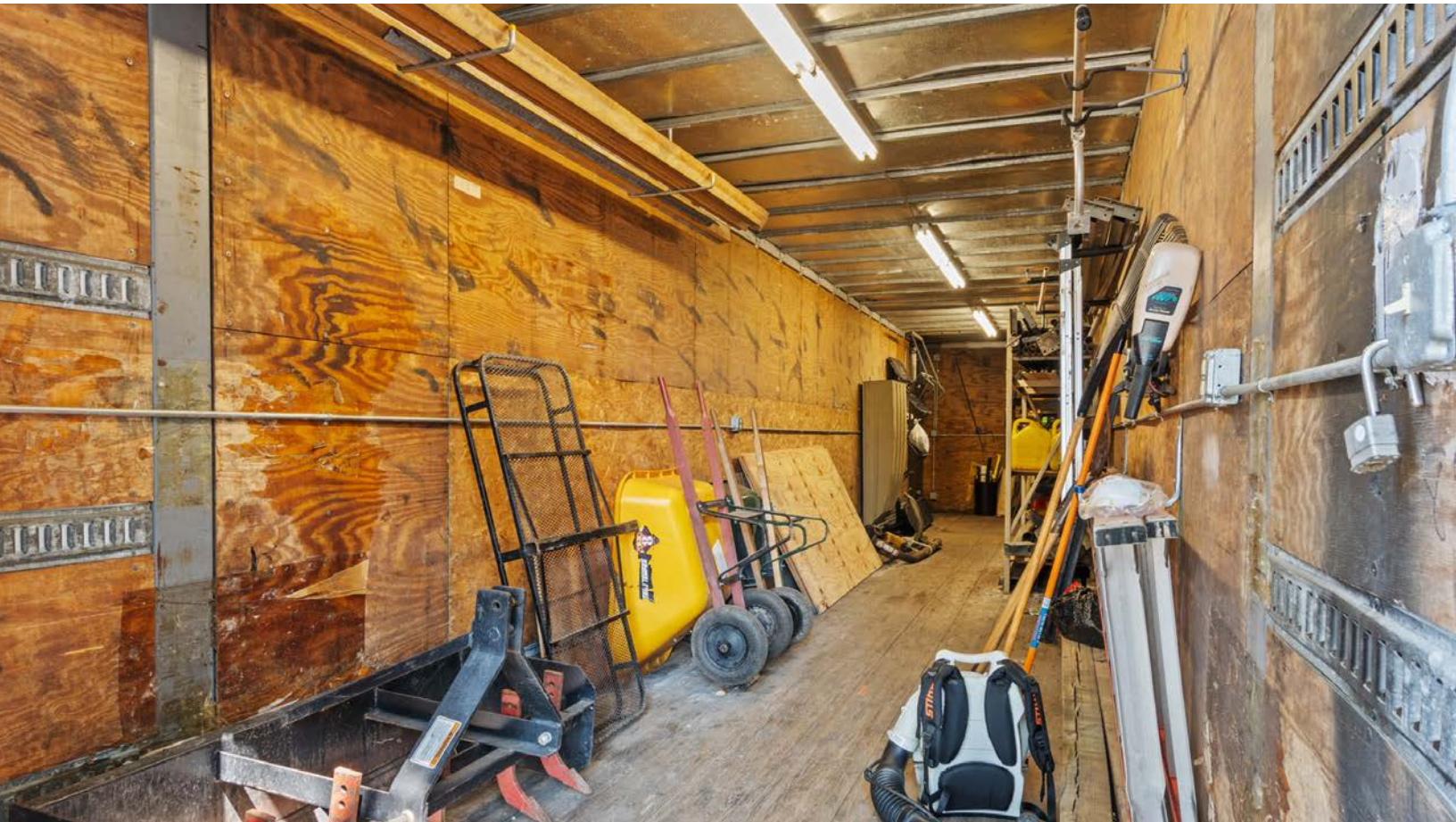














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The management of Lile Real Estate, Inc. respectfully requests that interested parties contact us in advance to schedule a proper showing and do not attempt to tour or trespass on the property on their own. Thank you for your cooperation.

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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.



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

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