



OFFERED FOR SALE

THE PINES RECREATIONAL TRACT

A recreational investment opportunity.

70.466 surveyed acres • Monroe County, Arkansas

OFFERED BY



A G R I C U L T U R E R E C R E A T I O N T I M B E R L A N D
T R A D I T I O N A L B R O K E R A G E + S E A L E D B I D S + C O N S U L T I N G

LICENSED IN ARKANSAS, LOUISIANA, MISSISSIPPI, TENNESSEE AND TEXAS



DISCLOSURE STATEMENT

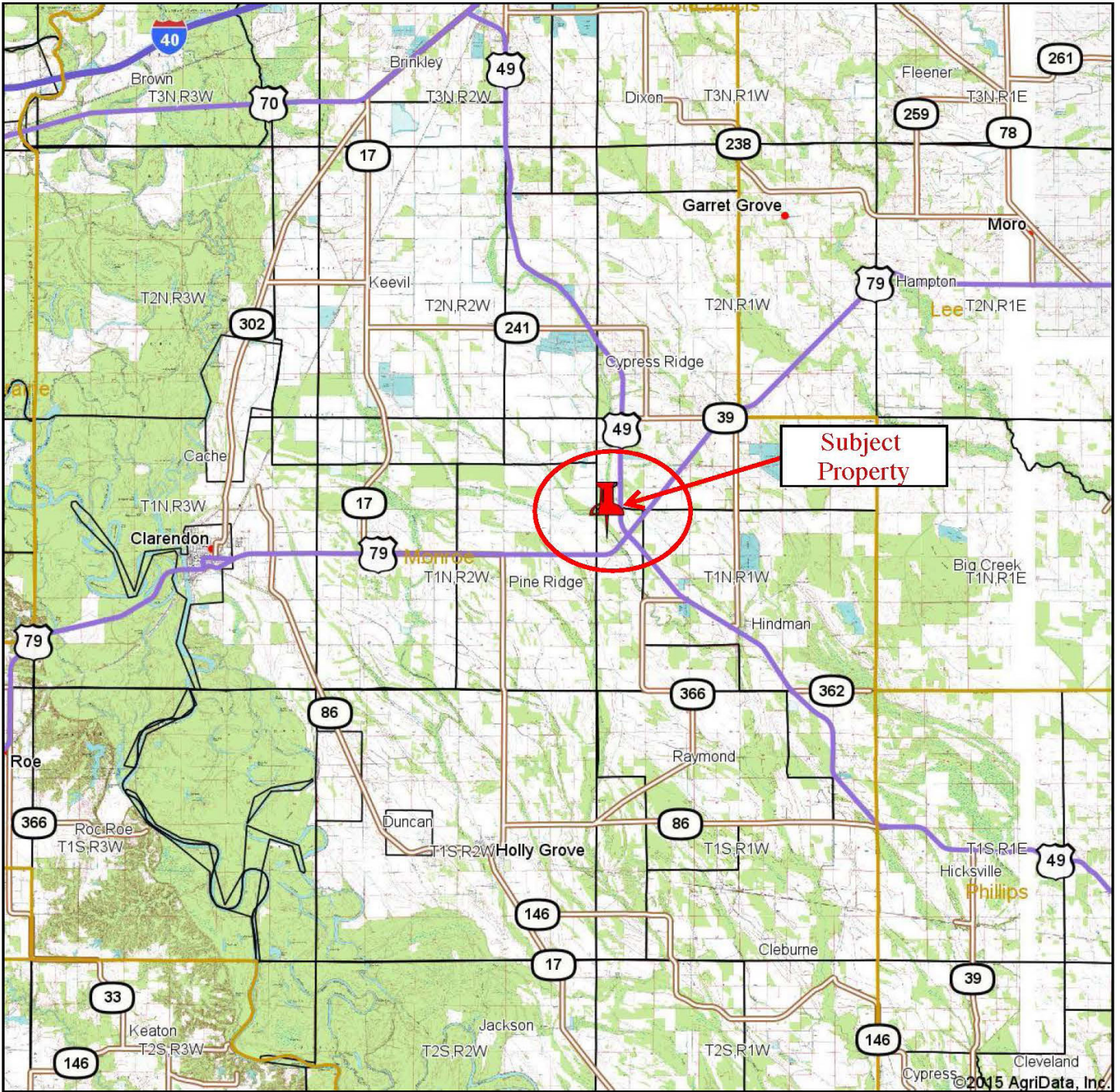
Lile Real Estate, Inc. is the listing agency for the owner of the property described within this offering brochure.

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 the property on their own. Thank you for your cooperation.

Some images shown within this offering brochure are used for representative purposes and may not have been taken on location at the subject property.

This offering subject to errors, omissions, change or withdrawal without notice. All information provided herein is intended as a general guideline and has been provided by sources deemed reliable, but the accuracy of which we cannot guarantee.

VICINITY MAP



map center: 34° 41' 37.91, 91° 10' 21.26

0mi 3.5mi 6.9mi



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REAL ESTATE
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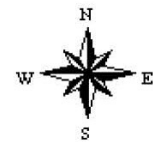
Maps Provided By:



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CUSTOMIZED ONLINE MAPPING

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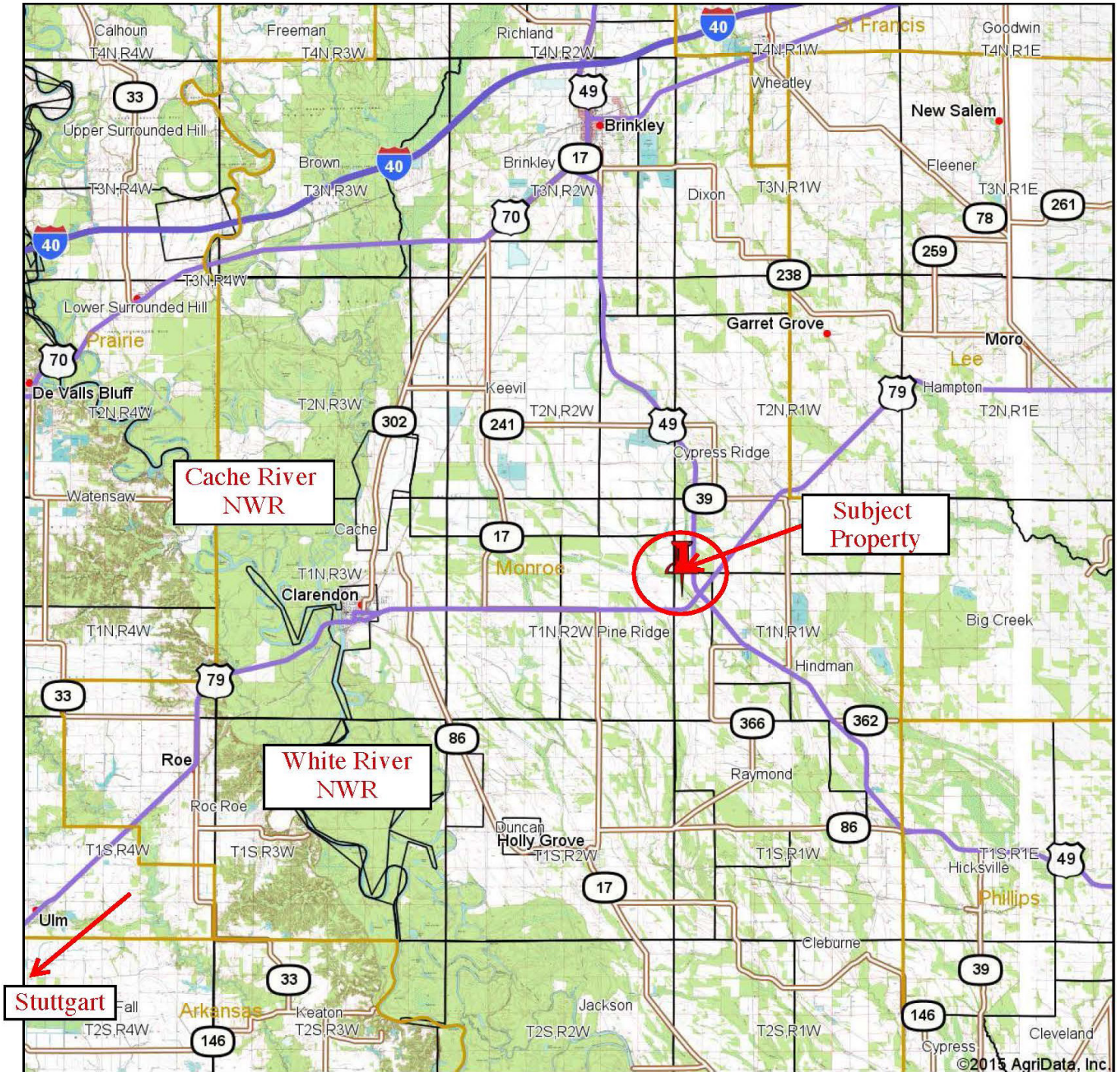
13-1N-2W
Monroe County
Arkansas



11/18/2015

Field borders provided by Farm Service Agency as of 5/21/2008.

VICINITY MAP



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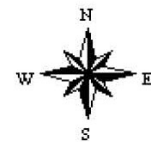


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map center: 34° 43' 13.17, 91° 12' 24.66

0mi 4.2mi 8.4mi

10-1N-2W
Monroe County
Arkansas



11/18/2015

Field borders provided by Farm Service Agency as of 5/21/2008.

PROPERTY SUMMARY

Description:

Offered for sale is a 70.446 acre (+/-) Nine Hole Golf Course with a 5,400 square-foot Club House. The Pines Recreation Tract property is located on Cypress Creek in Monroe County, Arkansas and is accessible from Arkansas State Highway 79. It is half of a mile west of the Highway 79 / Highway 49 intersection, and is also 8 miles east of Clarendon, AR. The property offers the sportsman a turn-key, year-round "base camp" for hunting and fishing the surrounding area. "The Gateway" to the White River National Wildlife Refuge and the Cache River National Wildlife Refuge is 8 miles away in Clarendon, AR. The area consistently attracts ducks and geese in large numbers throughout the season.

The club house is fully functional with a complete kitchen, 4 freezers, 2 upright coolers, oven, stove, microwave oven and dishwasher. There are two bathrooms with showers and lockers as well as a designated entertainment / dining area. A separate large room can be used as a bunkroom or can be partitioned for separate bedrooms. Complete heating and cooling systems in place and fully functional.

The property is fully irrigated with several ponds in place. Grown hardwood and pine trees define the property with a central ditch providing adequate drainage. Clarendon, AR is only 8 miles west of the property providing fuel, groceries, and restaurant amenities. This is a very unique opportunity to either acquire a golf course, or turn the club house into a base camp. If one desired, the club house would make for a great camp, and use the acreage to plant dove fields and have a shooting range. Additional recreational opportunities such as deer and duck hunting exist with the property's close proximity to the White River National Wildlife Refuge and the Cache River National Wildlife Refuge.

To find out more about this unique property, or to schedule a property tour, please contact Jim Benham of Lile Real Estate, Inc.
(Mobile) 501-590-0990 / jbenham@lilerealestate.com

Location:

The Pines Recreation Tract is located one mile west of the Highway 79 / Highway 49 intersection in Monroe County, East Arkansas.

<i>Mileage Chart</i>	<i>Distance</i>
Clarendon, AR	8 Miles
Stuttgart, AR	30 Miles
Brinkley, AR	15 Miles
Little Rock, AR	80 Miles
Memphis, TN	80 Miles

Access:

Excellent access from Arkansas State Highway 79.

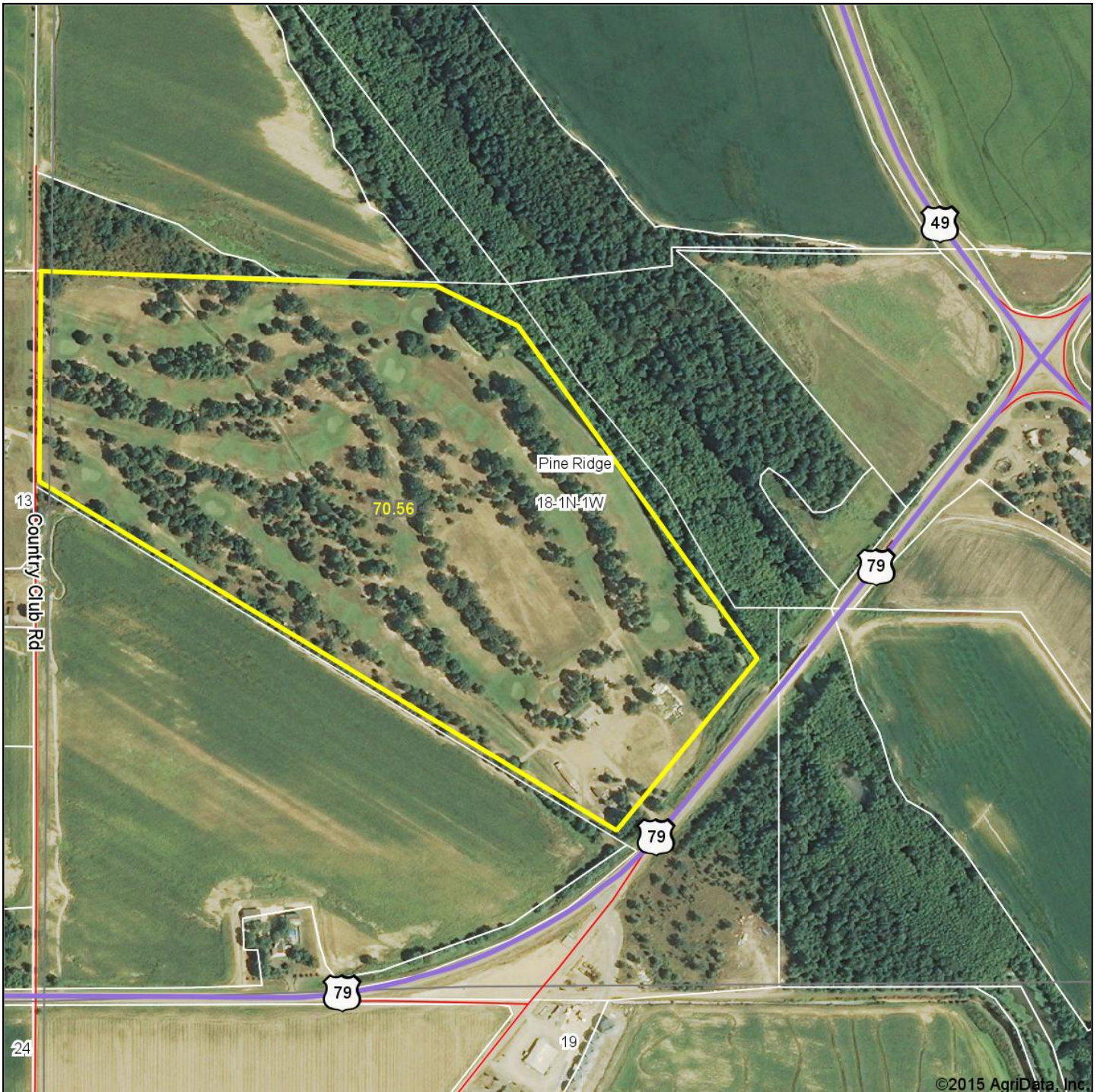
Acreage:

70.446 (+/-) Total Acres (Surveyed)

PROPERTY SUMMARY

Improvements:	5,400 sqft club house 1,440 sqft home Septic system Graveled parking lot Fully functioning kitchen with all appliances 4 freezers and 2 upright coolers Dining and entertainment areas Utility and storage rooms 2 restrooms with lockers Central air and heat, water and electricity Equipment shed 500 gallon diesel tank / 200 gallon gas tank with pump 3 inch and 2 inch relief pumps with hoses Maintenance equipment available for purchase (mowers, sprayers, etc.)
Recreation:	Excellent duck, goose, and deer hunting in the general area as well as paved road and water access to the White River National Wildlife Refuge and the Cache River National Wildlife Refuge.
Real Estate Taxes:	\$2,371.30
Mineral Rights:	All owned by the Seller (if any) shall transfer to the Buyer without reservation.
Offering Price:	REDUCED TO \$180,000.00. Equipment negotiable.
Contact:	Any questions concerning this offering or to schedule a property tour should be directed to Jim Benham of Lile Real Estate, Inc. (Mobile) 501-590-0990 / (Office) 501-374-3411

AERIAL MAP



Maps Provided By:



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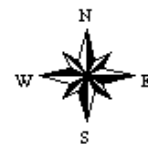
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0ft 568ft 1135ft

18-1N-1W

Monroe County

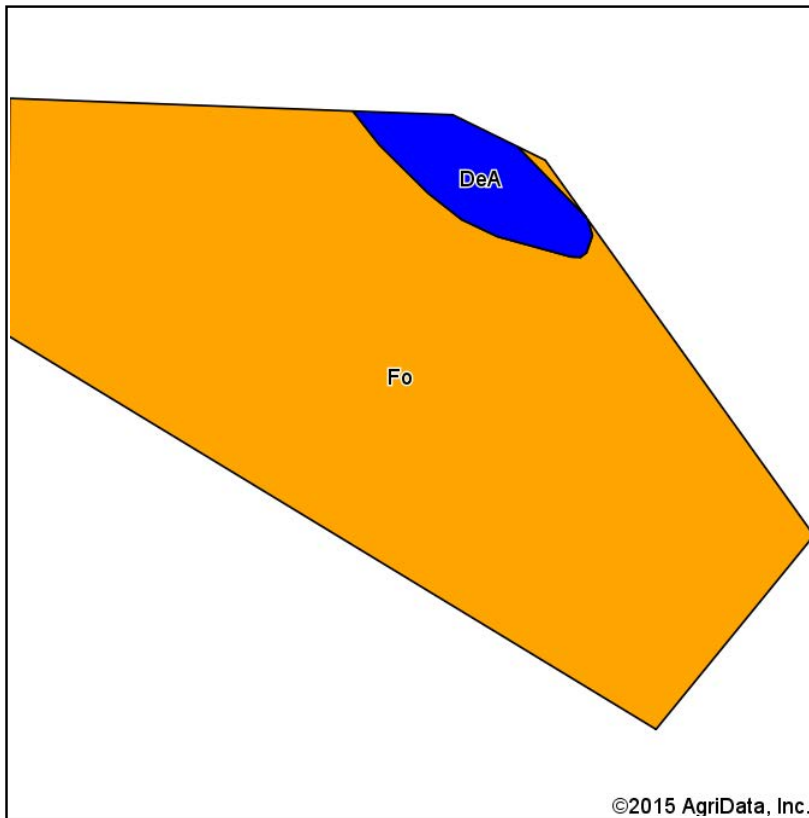
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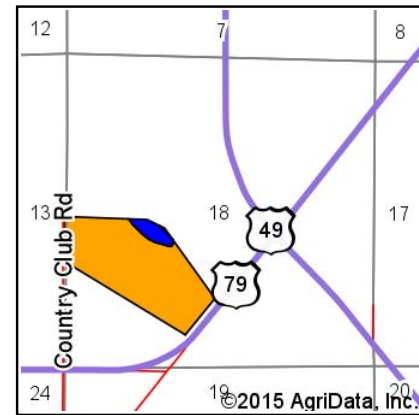
11/16/2015

Field borders provided by Farm Service Agency as of 5/21/2008.

SOIL MAP



Soils data provided by USDA and NRCS.



State: **Arkansas**
 County: **Monroe**
 Location: **18-1N-1W**
 Township: **Pine Ridge**
 Acres: **70.56**
 Date: **11/16/2015**



Maps Provided By:



Area Symbol: AR095, Soil Area Version: 14

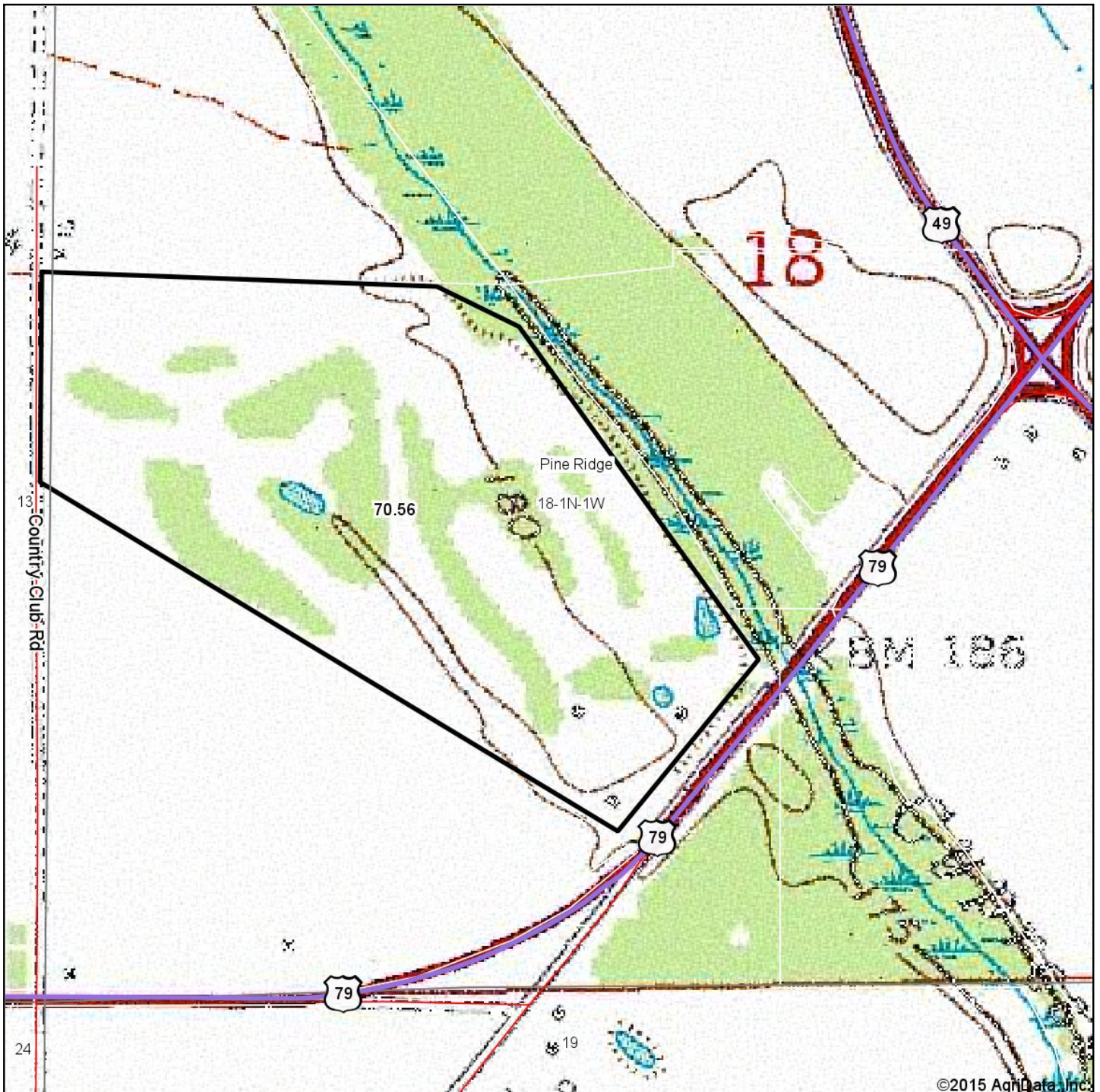
Code	Soil Description	Acres	Percent of field	Non-Irr Class Legend	Non-Irr Class *c	Common bermudagrass	Corn	Cotton lint	Improved bermudagrass	Rice Irrigated	Soybeans	Tall fescue	Wheat
Fo	Foley-Calhoun-Bonn complex	66.53	94.3%		IIIw	6		650		120	30	8	40
DeA	Dundee silt loam, 0 to 1 percent slopes	4.03	5.7%		IIw		85	750	9		40	9	45
Weighted Average						5.7	4.9	655.7	0.5	113.1	30.6	8.1	40.3

Area Symbol: AR095, Soil Area Version: 14

*c: Using Capabilities Class Dominant Condition Aggregation Method

Soils data provided by USDA and NRCS.

TOPOGRAPHY MAP



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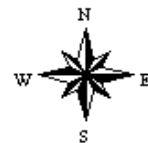
map center: 34° 41' 44.77, 91° 9' 6.98

18-1N-1W

Monroe County

Arkansas

0ft 568ft 1135ft



11/16/2015







NOTES



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L I C E N S E D I N A R K A N S A S , L O U I S I A N A , M I S S I S S I P P I , T E N N E S S E E A N D T E X A S