



OFFERED FOR SALE

RIVER BEND RESERVE

A Recreational Investment Opportunity

1,910 ^(+/-) total acres • Lake County, Tennessee

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

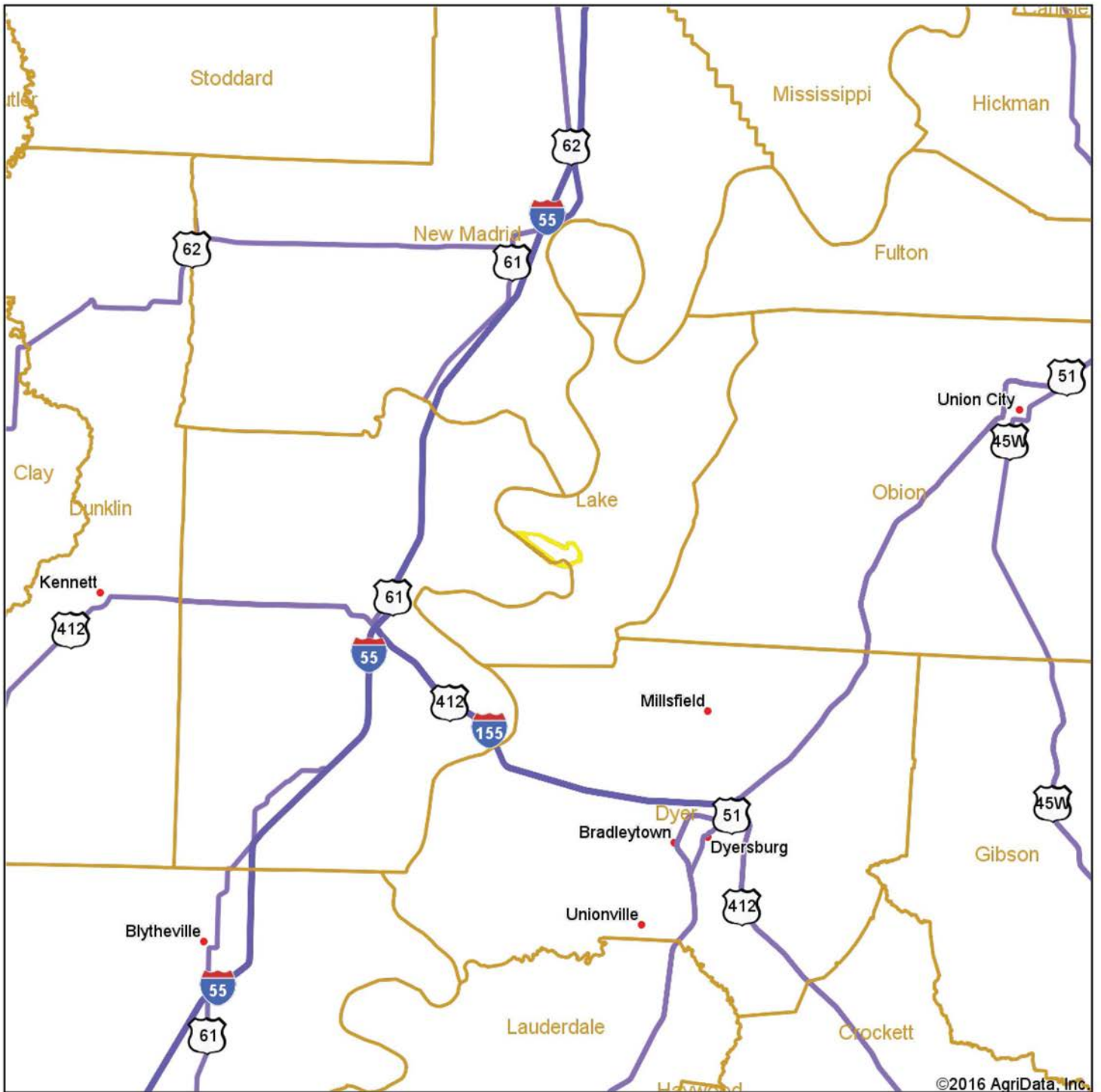
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A representative of Lile Real Estate, Inc. must be present to conduct a showing. The management of Lile Real Estate, Inc. respectfully requests that interested parties contact us in advance to schedule a proper showing and do not attempt to tour or 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 is 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 I



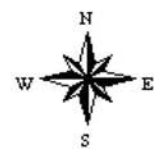
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map center: 36° 17' 19.78, 89° 33' 29.76

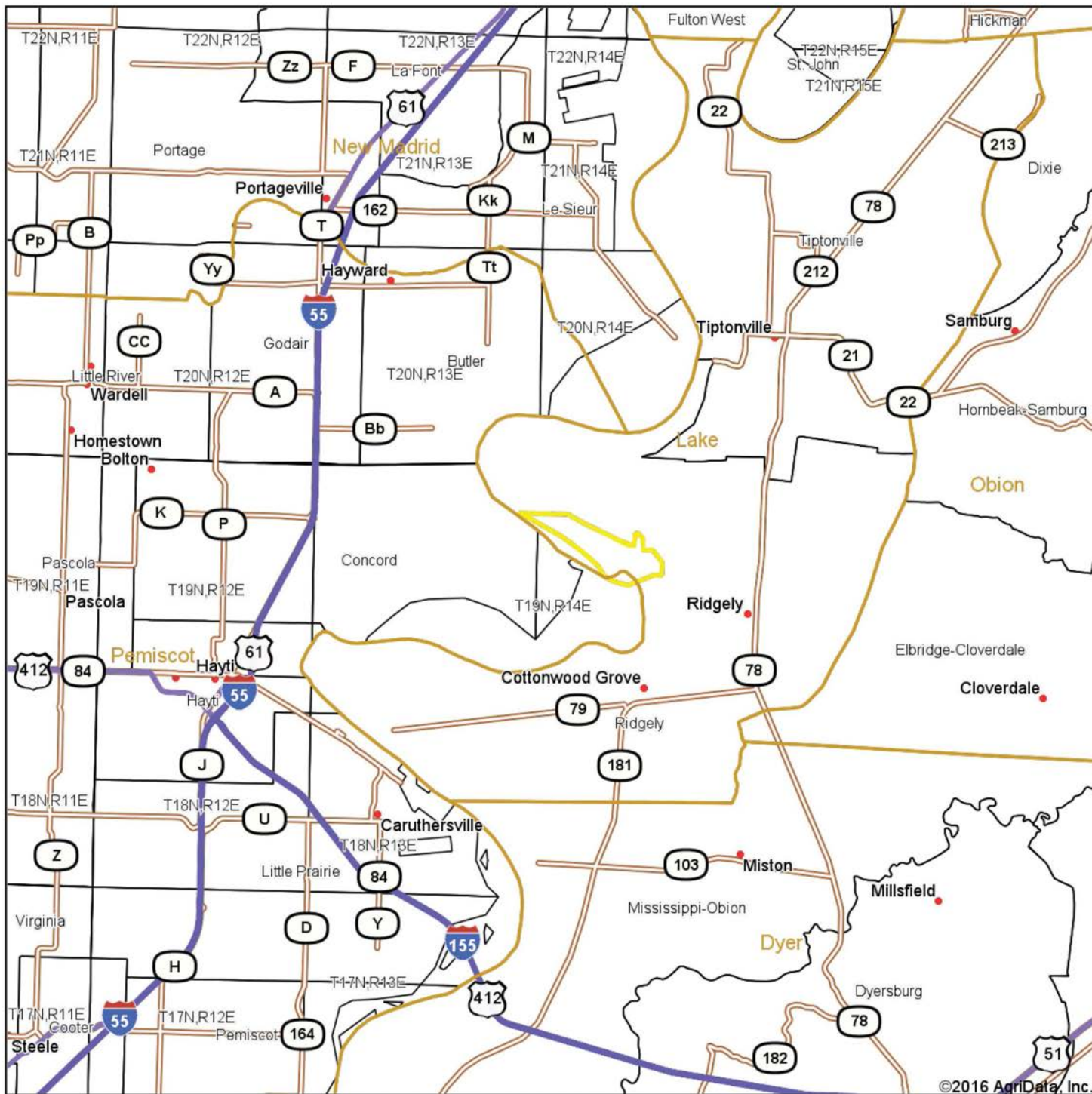
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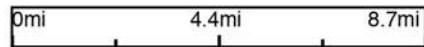
VICINITY MAP II



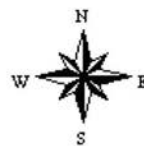
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map center: 36° 17' 16.58, 89° 34' 53.04

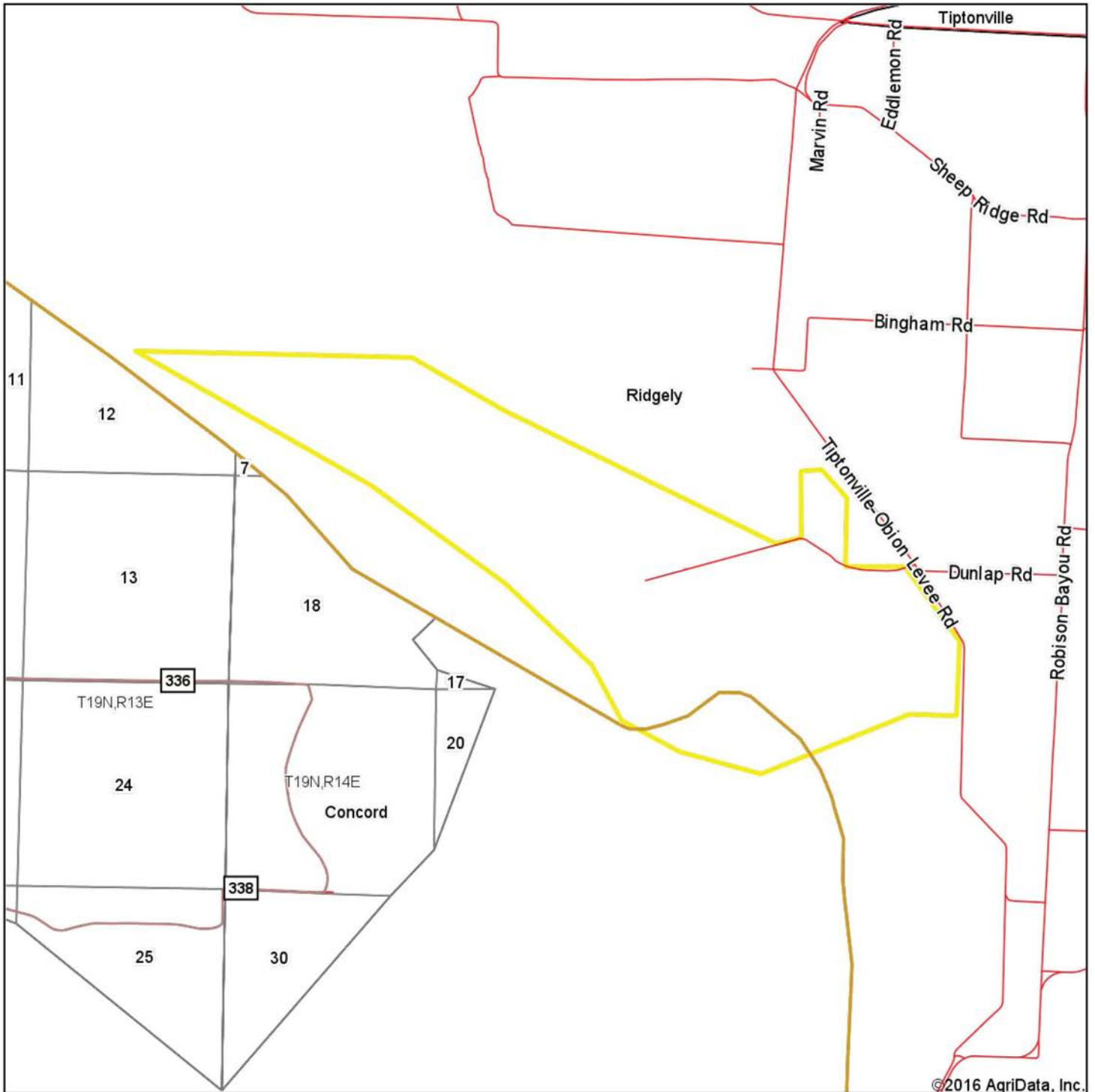


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VICINITY MAP III



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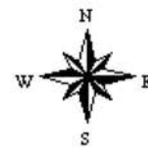
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map center: 36° 17' 24.3, 89° 33' 42.66

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PROPERTY SUMMARY

Description: River Bend Reserve is located in Lake County, TN along the banks of the Mississippi River and boasts over 3.5 miles of river frontage. Reelfoot Lake is only 8 miles northeast of the property. Being located on the river in the center of the Mississippi Flyway means a constant influx of migrating ducks. Every duck hunter in America has heard tales of the old-time legends of Reelfoot, and for good reason. Reelfoot Lake lies directly in the center of the Mississippi Flyway, conveniently close to the mighty Mississippi River. For that reason, it's an age-old waterfowl mecca. Since 1930, water levels in the lake have been regulated by the construction and operation of a spillway at the southern end where the Running Reelfoot Bayou flows out of it. Reelfoot lake encompasses 25,000 acres (15,000 of which are water) and harbors almost every kind of shore and wading bird. Also, to preserve these lands for outdoor enjoyment, the Reelfoot National Wildlife Refuge covers 10,428 acres and comprises primarily lands adjacent to the lake that have not been included in the Tennessee State Park system.

The property is comprised of 1,910 contiguous acres offering a very diverse habitat and consists of mature willows in the sloughs and a mixed species of river bottom timber that is well suited for hunting deer, ducks and turkey. In 2007, 1,319 acres of the property was enrolled in the Wetlands Reserve Program perpetually guaranteeing it will stay in a natural state and be a sanctuary for wild game. There are several deep sloughs that hold water year round and get restocked with fish when the river floods naturally. This property offers year-round recreational opportunities and miles of trails for ATV riding in a beautiful setting along the banks of the river.

Location: Ridgely, TN; Lake County

Mileage Chart:

Ridgely, TN	4 miles
Reelfoot Lake	8 miles
I-55 Bridge	12 miles
Dyersburg, TN	18 miles
Kennett, MO	31 miles
Jackson, TN	59 miles
Jonesboro, AR	73 miles
Memphis, TN	80 miles

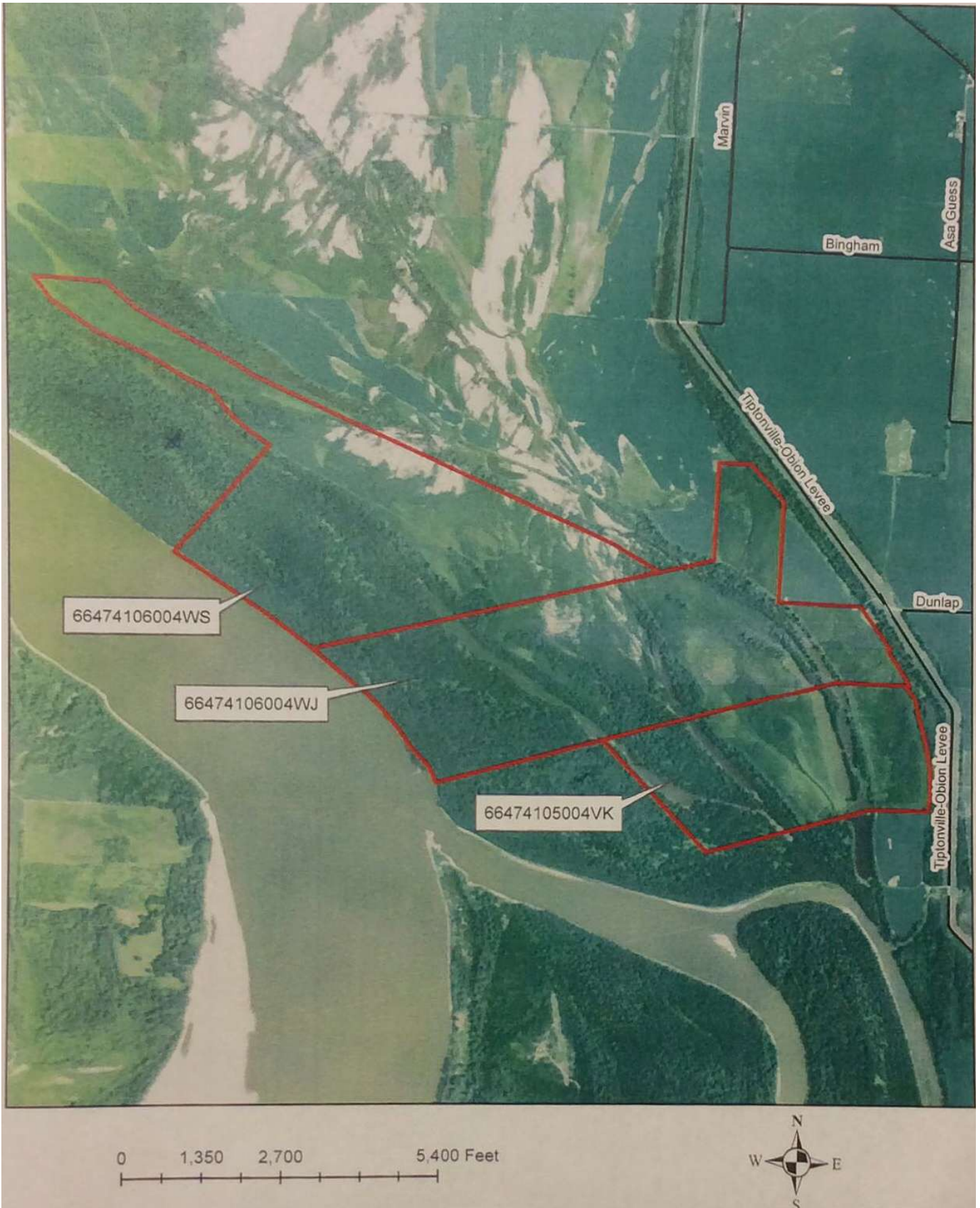
Access: Access is excellent via Tennessee Highway 79 (3.5 miles west), then Levee Robinson Bayou road (4 miles north), over the Tiptonville-Obion levee road and onto the private entrance road.

Improvements: The property is very natural and ready for improvements.

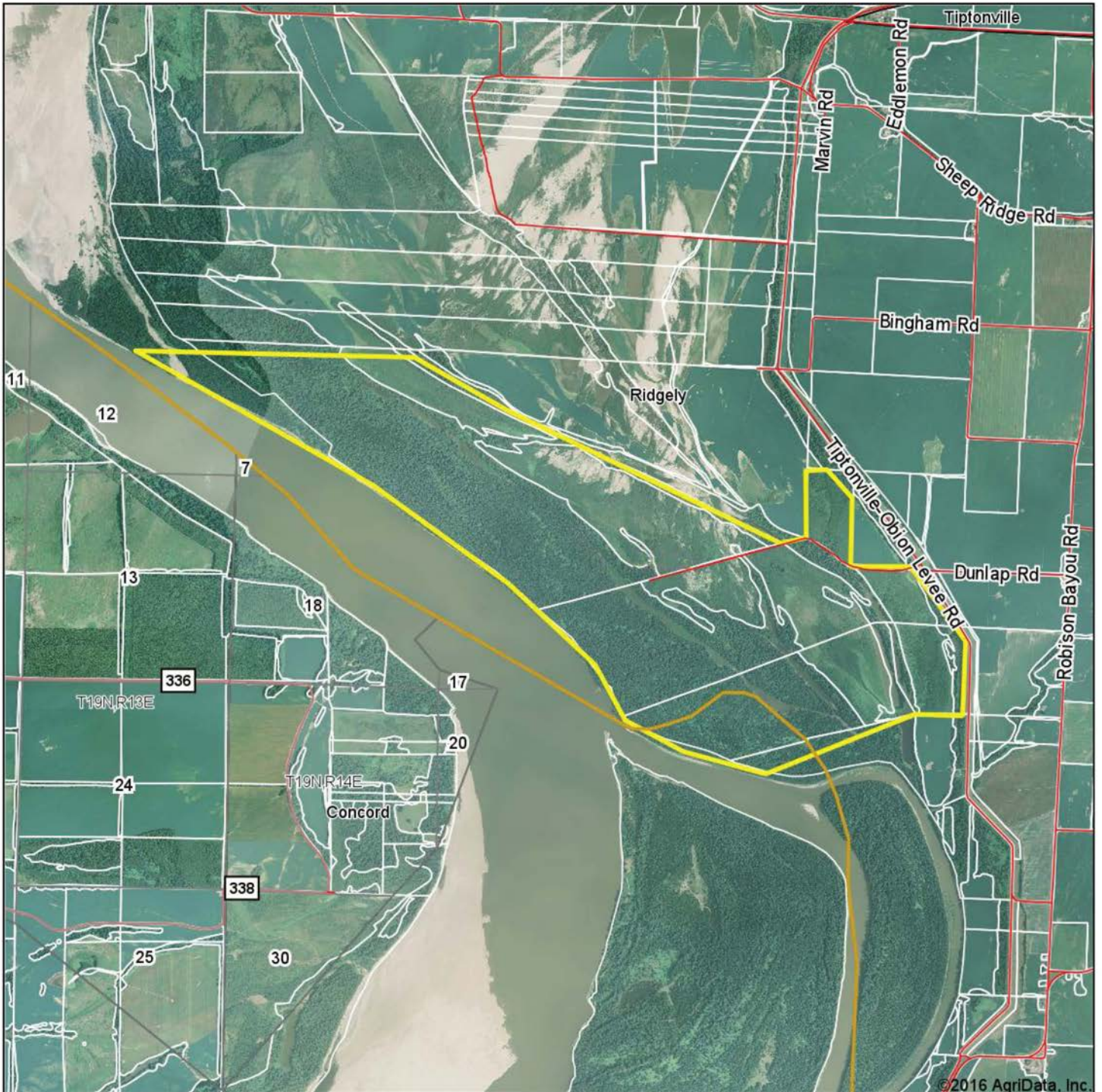
PROPERTY SUMMARY

- Acreage:** 1,910 (+/-) Total Acres
- Recreation:** The property offers deer, duck and turkey hunting along with fishing in the sloughs and the Mississippi River.
- Real Estate Taxes:** Annual taxes \$11,116
- Mineral Rights:** All owned by Seller (if any) shall transfer to Buyer without reservation and includes all timber unencumbered deed.
- Offering Price:** \$1,815,000.00 (\$950.00 per acre)
- Contact:** Any questions concerning this offering or to schedule a property tour should be directed to Hunter Ziegler (mobile: 901-351-5296) of Lile Real Estate, Inc.

WETLAND RESERVE PROGRAM EASEMENTS



AERIAL MAP I



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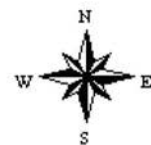
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map center: 36° 17' 24.3, 89° 33' 42.66

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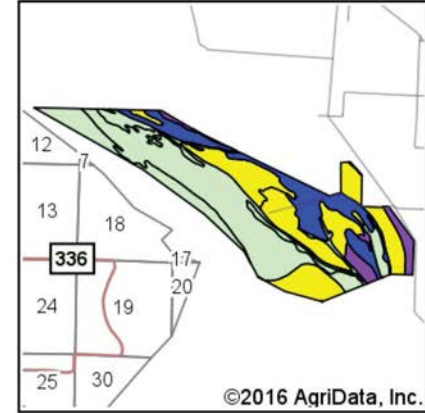
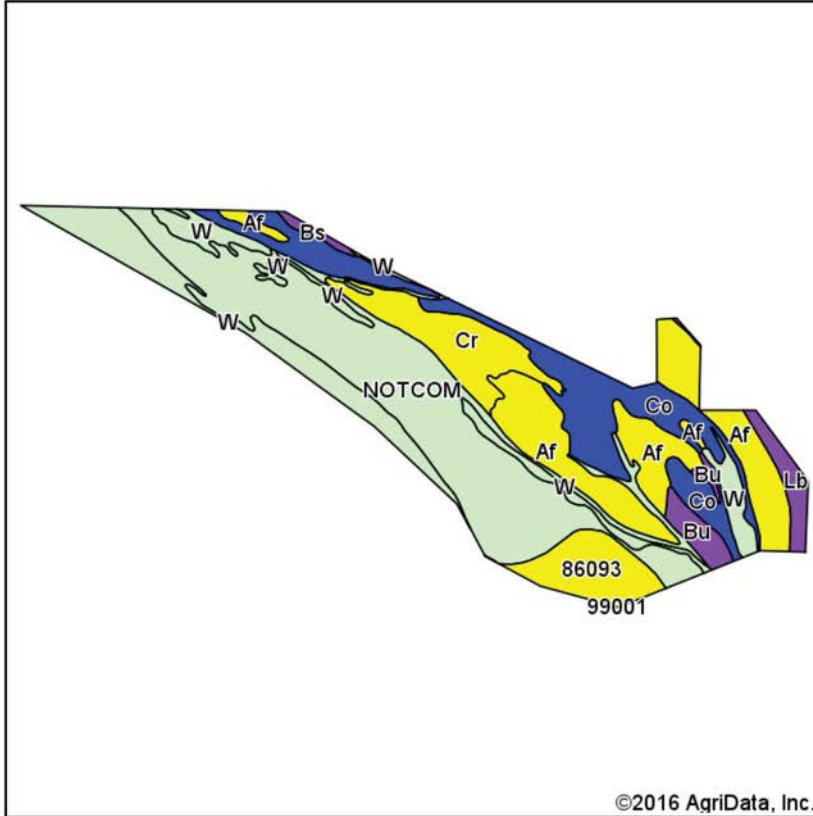
Lake County
Tennessee



7/11/2016

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

SOIL MAP



State: **Tennessee**
 County: **Lake**
 Location: **36° 17' 24.3, 89° 33' 42.66**
 Township: **Ridgely**

Date: **7/11/2016**



Maps Provided By:



Soils data provided by USDA and NRCS.

Area Symbol: MO155, Soil Area Version: 15
 Area Symbol: TN095, Soil Area Version: 12

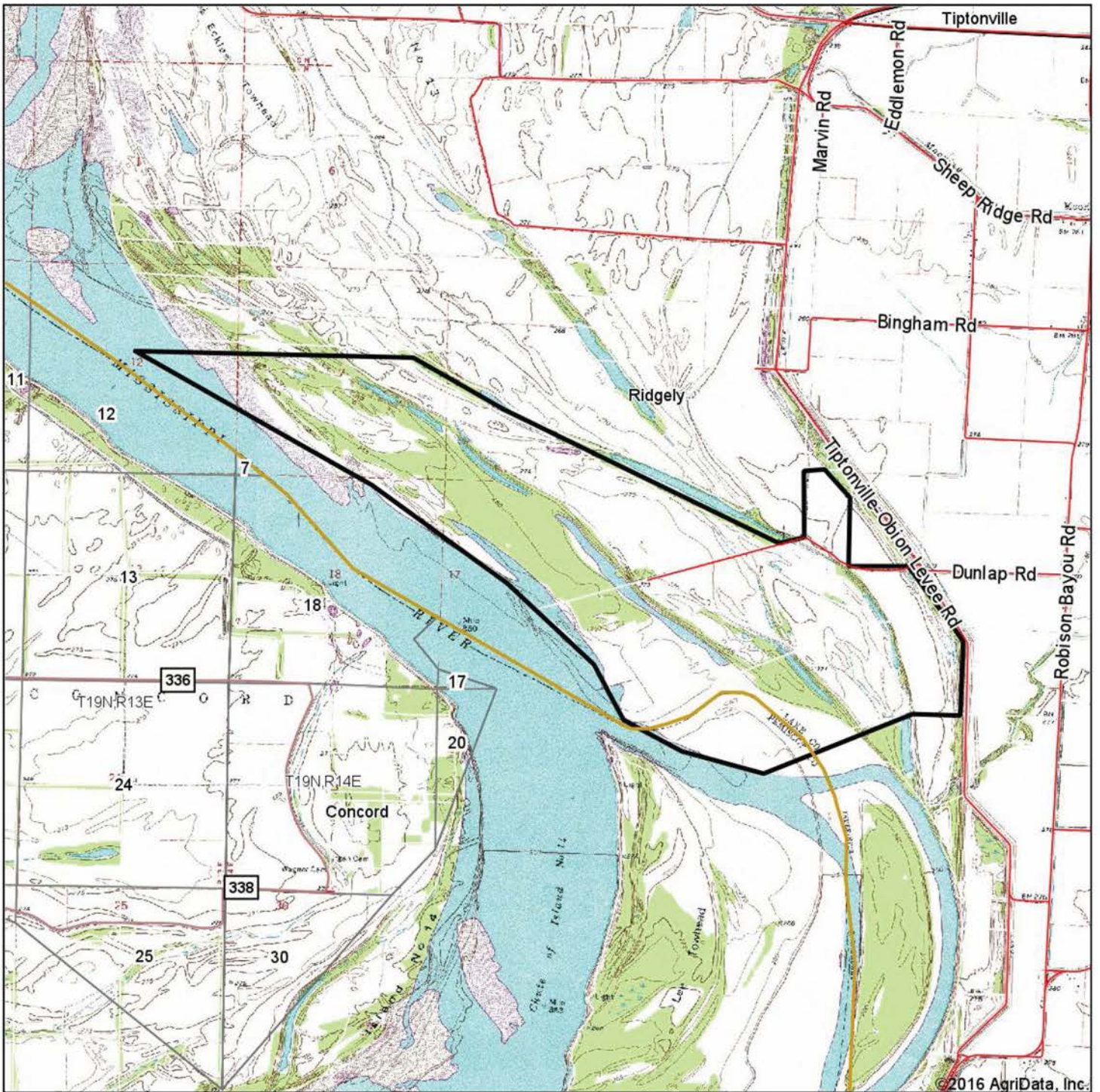
Code	Soil Description	Acres	Percent of field	Non-Irr Class Legend	Non-Irr Class *c	Improved bermudagrass	Pasture
NOTCOM	No Digital Data Available	640.43	33.0%				
Af	Adler silt loam, frequently flooded	347.51	17.9%		IVw	10	
Co	Commerce silt loam, 0 to 2 percent slopes, frequently flooded	300.33	15.5%		IIw		
W	Water	300.20	15.5%				
Cr	Crevasse loamy sand	144.67	7.5%		IVs		5
86093	Crevasse loamy sand, 0 to 1 percent slopes, frequently flooded	110.67	5.7%		IVw		
Bu	Bruno soils and alluvial land	44.54	2.3%		Vw		4.5
Lb	Levees and borrow pits (levees and mhoon)	42.33	2.2%		Vw		
Bs	Bowdre silty clay, frequently flooded	10.48	0.5%		Vw		
Weighted Average						1.8	0.5

Area Symbol: MO155, Soil Area Version: 15
 Area Symbol: TN095, Soil Area Version: 12

*c: Using Capabilities Class Dominant Condition Aggregation Method

Soils data provided by USDA and NRCS.

TOPOGRAPHY MAP



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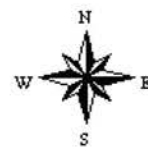
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Field borders provided by Farm Service Agency as of 5/21/2008.

















NOTES



LILE REAL ESTATE, INC.

Arkansas - Corporate Office
401 Autumn Road
Little Rock, AR 72211
501.374.3411 501.374.0609 (fax)

Tennessee - Regional Office
5521 Murray Avenue, Suite 110
Memphis, TN 38119
901.260.4580 901.260.4582 (fax)

info@lilerealestate.com
www.lilerealestate.com

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