



OFFERED FOR SALE

BAYOU METO WMA DUCK LODGE

A recreational investment opportunity located at Hollowell Sactuary.

2,524^(+/- sq. ft.) hunting lodge situated on a .45^(+/-) acres • Arkansas 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

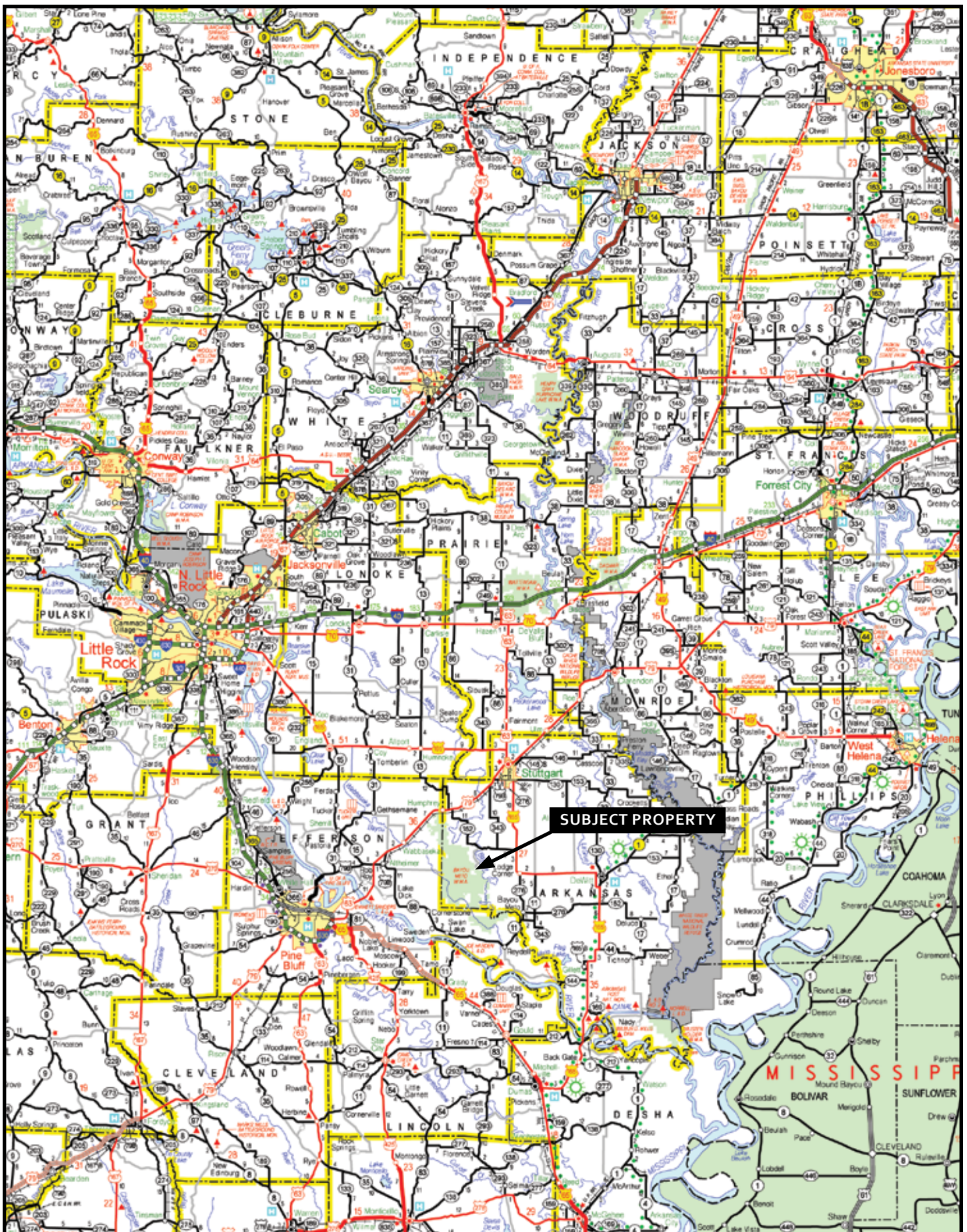
Lile Real Estate, Inc. is the listing agency for the owner of the property described within this offering brochure.

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



PROPERTY SUMMARY

Description: Offered for sale is a unique opportunity to own a duck hunting camp located on the east side of Bayou Meto Wildlife Management Area with semi-private boat access via Hollowell Ditch into the shooting grounds direct from the property. Bayou Meto Wildlife Management Area is considered one of the World's best public hunting grounds for mallard ducks. In addition to the duck hunting opportunities on Bayou Meto, the surrounding area offers potential leases for waterfowl hunting, and great public fishing is just down the road via Cox Cypress Lake. Only a limited few hunting camps on the east side of Bayou Meto WMA have the luxury of being located on Hollowell Ditch and there are no lots available for fee ownership. The lodge rests on .45 ^(+/-) acres near the southeast corner of Hollowell Reservoir and has excellent access via Vallier Road. Built in 1999 this classic style duck camp offers everything the sportsman needs such as: commercial kitchen, three (3) primary bedrooms, two (2) bunk rooms, two (2) full baths and one (1) half bath, living and dining areas, boot/utility room, outdoor cooking area, covered parking, concrete slab for dog runs, and a covered boat house (30' x 32') offering four (4) stalls (16' x 48'). The property offers the perfect hunting retreat for family and friends. This one-of-a-kind duck camp is offered for sale at an asking price of \$270,000.00 through Lile Real Estate, Inc. Contact Gar Lile at 501-920-7015 or 501-374-3411 to schedule a tour or for additional information.

Location: Humphrey, Arkansas, Arkansas County, Southeast Region of Arkansas

Mileage Chart

Little Rock, AR	62 miles
Stuttgart, AR	18 miles
Pine Bluff, AR	32 miles

Legal: Lot 3, Sub-Div of S 210' of E 474' of W 624' of S 1/2 SW 1/4. Plat 1/1
35-04S-06W
#10 Duck Lane, Humphrey, AR 72073

Access: Arkansas Highway 152 and Vallier/Cox Cypress Road.

Acreage: .45 ^(+/-) Total Acres (19,602 square feet)

Improvements: 2,524 ^(+/-) sqft. one (1) level hunting camp

- Central heat and air
- Metal exterior construction
- Slab foundation
- Living and dining area
- Commercial kitchen
 - Griddle and fryer
 - Electrical range/oven
 - Refrigerator
 - Dish washer
- Boot/utility room
- Three (3) primary bedrooms
- Two (2) bunk rooms
- Two (2) full baths and one (1) half bath off utility/boot room
- Tile flooring

Carport/outdoor cooking area

Covered boat house (30' x 32') offering four (4) stalls (16' x 48') - positioned on Hollowell Ditch (walk directly from camp to boat)

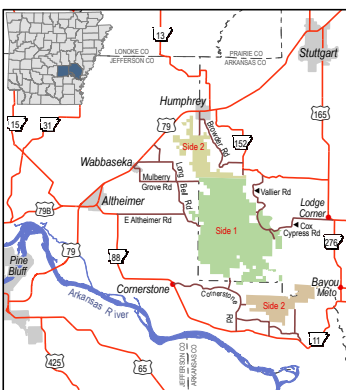
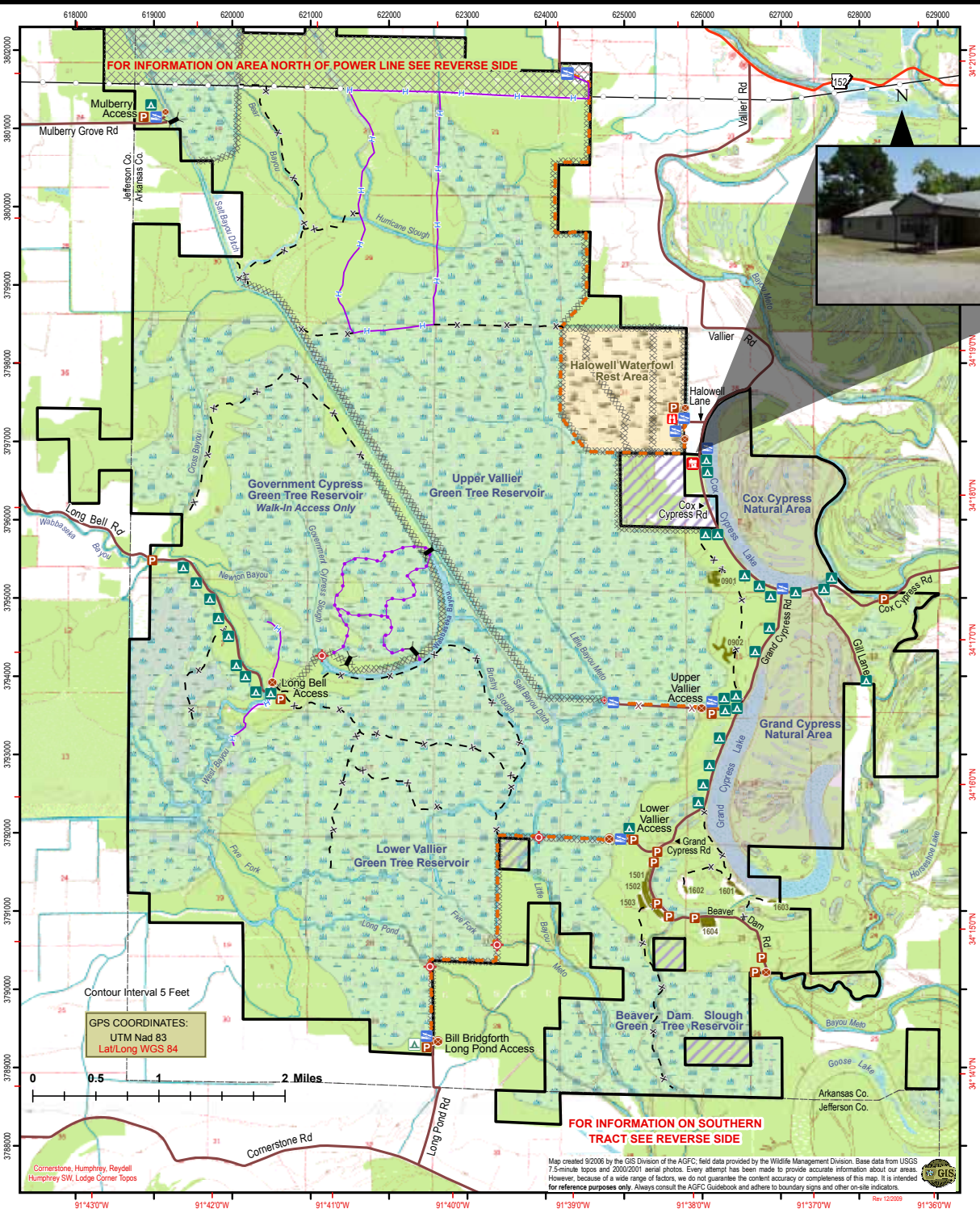
Real Estate Taxes: Parcel No. 001-02925.001
\$918.28 (2012)

Mineral Rights: Any and all owned by Seller will transfer to Buyer.

Recreation: Duck hunting by way of direct, semi-private boat access from property into Bayou Meto Wildlife Management Area. Additional duck hunting opportunities via numerous access points of Bayou Meto WMA for both walk and boat in. Hunting leases might also be obtained in the area.

Offering Price: \$270,000.00

Contact: Any questions concerning this offering or to schedule a property tour should be directed to Gar Lile (cell: 501-920-7015 | office: 501-374-3411) of Lile Real Estate, Inc.



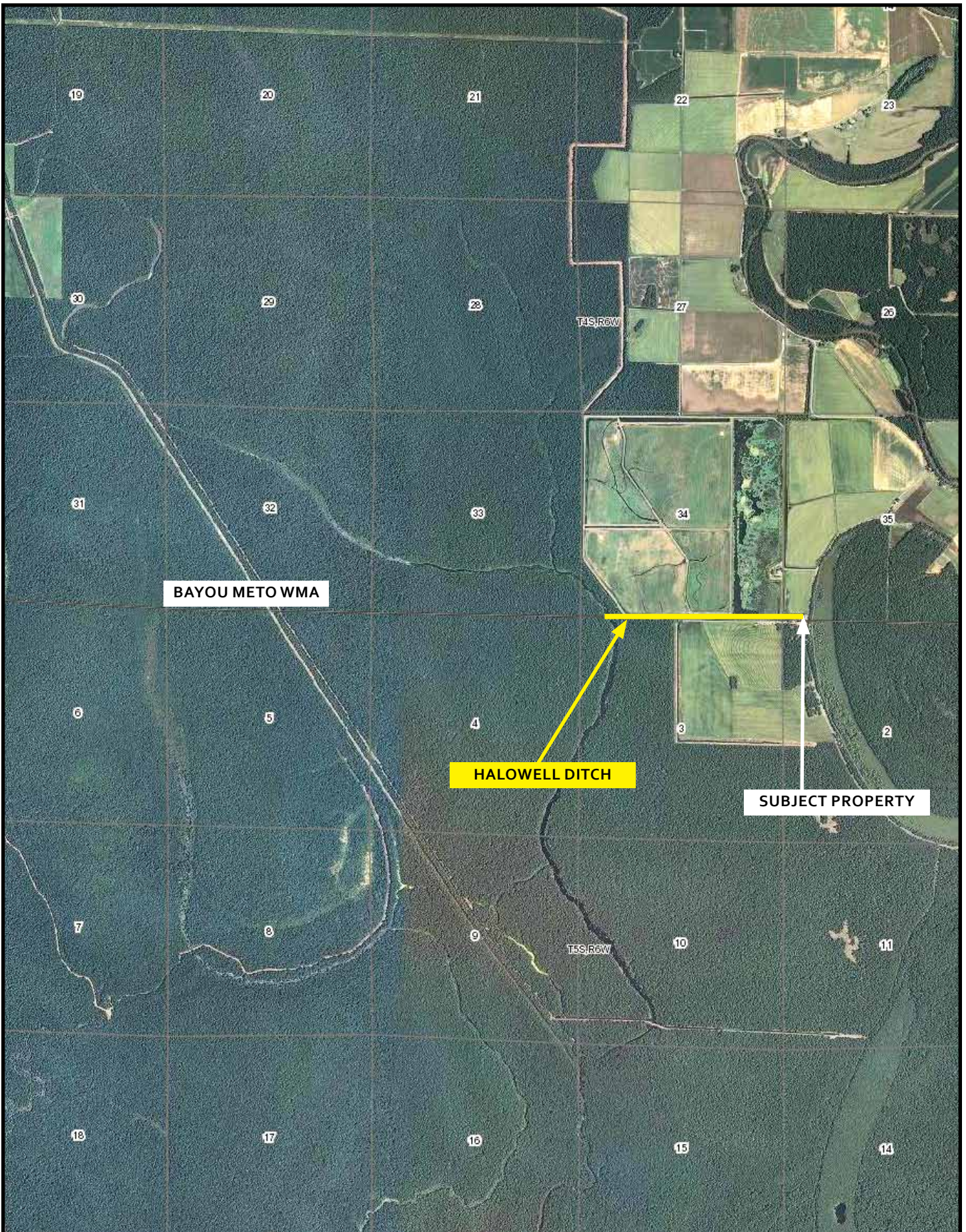
BAYOU METO WMA

Arkansas, Jefferson counties, Arkansas

- | | |
|-------------------------|-----------------------------------|
| Improved Boat Ramp | WMA Boundary |
| Primitive Camping | Private Property |
| Parking | Wildlife Opening |
| Foot Bridge | Improved Road |
| Headquarters | Boat Lane |
| Hampton Research Center | Levee |
| Observation Tower | Power Line |
| Gate | Restricted Access/See Regulations |
| Water Control Structure | Foot Trail |
| | Handicap Access |
| | Improved Road |
| | Unimproved Road |

Bayou Meto WMA has been an outdoors legend since its creation in 1948. It's internationally known as a prime waterfowl hunting facility and a winter-habitat wonderland of flooded timber on 33,832 acres between Stuttgart and Pine Bluff. It also offers high-quality deer, turkey and squirrel hunting. The land is cut by a system of creeks, sloughs, ditches, backwaters and drainages created by nature and augmented by man. Thirty miles of levees, a dam, four relief pumps, more than 150 water-control structures, and a few beaver dams manipulate water levels. Camping is at 52 designated primitive sites. Waterfowl rest areas are closed to all forms of trespass during waterfowl season. Primary accesses are from U.S. Highway 79 and Arkansas Highway 152. For additional information contact the Monticello Regional Office toll-free at 1-877-367-3559.

AERIAL VIEW





















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