



**PRICE REDUCED**

OFFERED FOR SALE

## **TWO PRAIRIE BAYOU LANDS**

*A Residential and Recreational Investment Opportunity*

*Aquacultural Opportunities | Fishing Development*

85.34 (+/-) Total Acres • Lonoke 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.

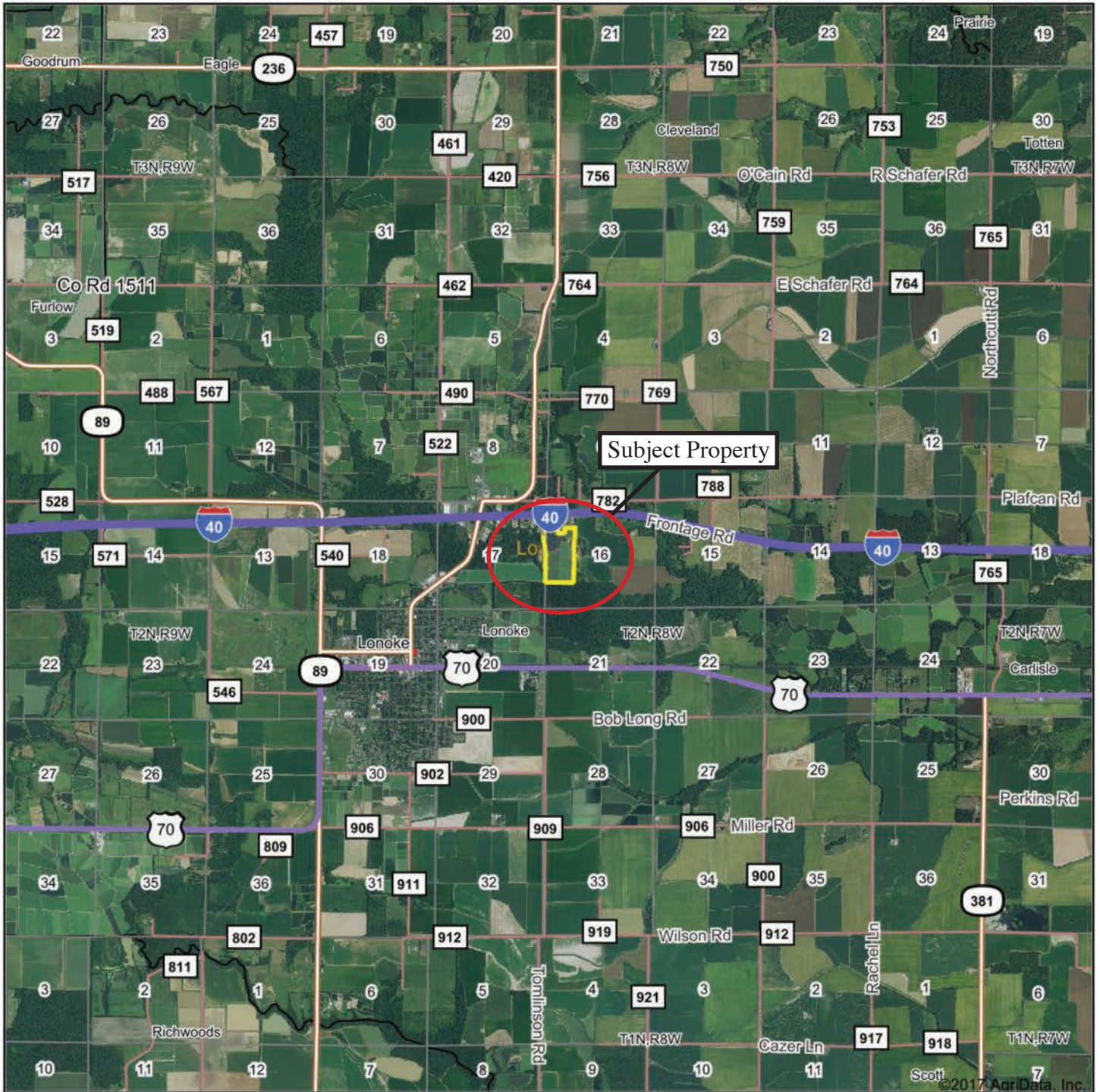
A representative of Lile Real Estate, Inc. must be present to conduct a showing. The management of Lile Real Estate, Inc. respectfully requests that interested parties contact us in advance to schedule a proper showing and do not attempt to tour or trespass on the property on their own. Thank you for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



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Maps Provided By:



map center: 34° 47' 59.22, -91° 52' 38.68

0ft 7582ft 15164ft

**16-2N-8W**  
**Lonoke County**  
**Arkansas**



10/24/2017

## **PROPERTY SUMMARY**

<b>Description:</b>	<p>The Two Prairie Bayou Lands consist of 85.34 +/- acres offering a residential dwelling, with opportunity for development for commercial aquacultural or recreational fishing. The property is located in Lonoke County, Arkansas, just northeast of the Lonoke city limits. The land is accessed via a private road just off Frontage Road, the Interstate 30 south service road. There are five (5) ponds currently out of production located on the property, along with a 1,400 +/- square foot house. The house features 2 large bedrooms, 2 bathrooms and a 1-car garage. Another use of the land is to take the fallow ponds and convert them to wildlife habitat, or fishing reservoirs. There is also another small pond located on the northwest portion of the property. To find out more about this property, or to schedule a property tour please contact Gardner Lile of Lile Real Estate, Inc. at 501-374-3411.</p>						
<b>Location:</b>	<p>Lonoke, Arkansas; Lonoke County; East Central Region of Arkansas</p> <p>Mileage Chart</p> <table><tr><td>Little Rock</td><td>27 miles</td></tr><tr><td>Searcy</td><td>36 miles</td></tr><tr><td>Memphis</td><td>112 miles</td></tr></table>	Little Rock	27 miles	Searcy	36 miles	Memphis	112 miles
Little Rock	27 miles						
Searcy	36 miles						
Memphis	112 miles						
<b>Acreage:</b>	<p>85.34 +/- total acres</p> <p>59 acres in former commercial production fish ponds 2.5 acre pond 4 acres in home site 19.84 acres in woods, roads &amp; levees</p>						
<b>Access:</b>	<p>Access is via a private road just off Frontage Road.</p>						
<b>Irrigation:</b>	<p>6 inch electric submersible well</p>						
<b>Real Estate Taxes:</b>	<p>\$827.66 (Estimated)</p>						
<b>Mineral Rights:</b>	<p>All mineral rights owned by the Seller (if any) shall convey to the Buyer.</p>						
<b>Recreation:</b>	<p>The property offers deer and other small game hunting.</p>						
<b>Offering Price:</b>	<p><b>REDUCED TO \$200,000.00</b></p>						
<b>Contact:</b>	<p>Any questions concerning this offering, or to schedule a property tour should be directed to Gardner Lile (mobile: 501-658-9275) of Lile Real Estate, Inc. at 501-374-3411.</p>						



# AERIAL MAP



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Maps Provided By:



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map center: 34° 47' 59.34, -91° 52' 38.95

0ft 597ft 1194ft

**16-2N-8W**  
**Lonoke County**  
**Arkansas**

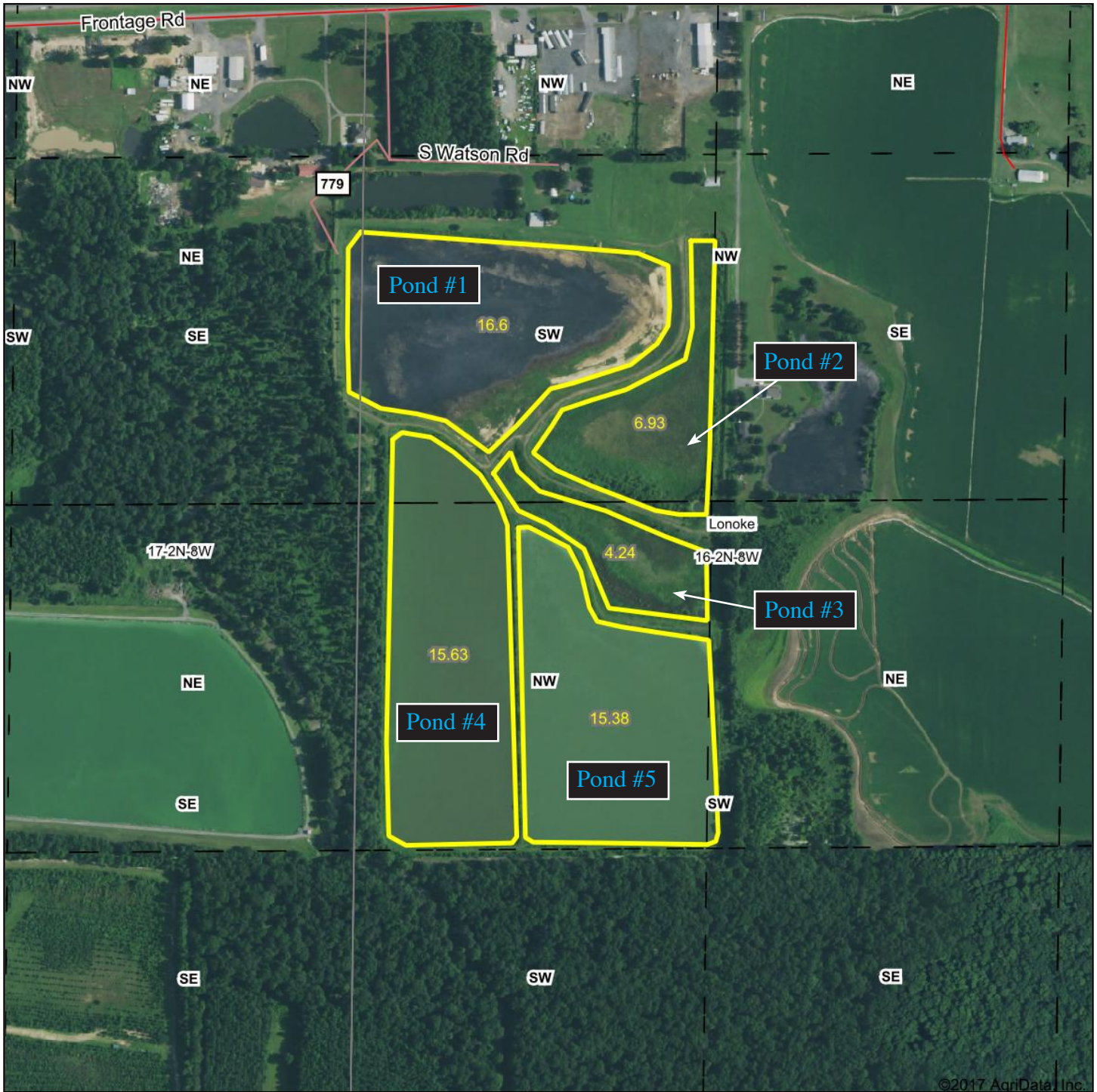


10/24/2017

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



# AERIAL COMPONENT MAP



Maps Provided By



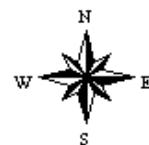
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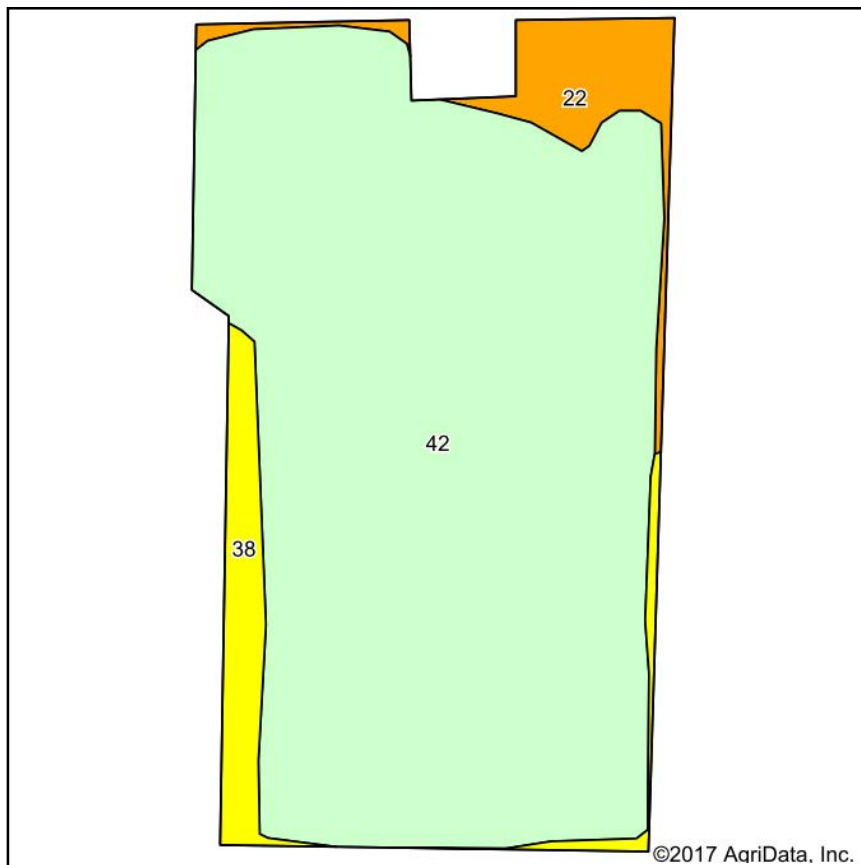
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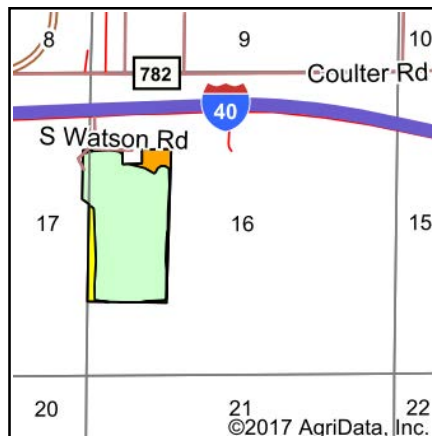
16-2N-8W  
Lonoke County  
Arkansas



11/30/2017



Soils data provided by USDA and NRCS.



State: **Arkansas**

County: **Lonoke**

Location: **16-2N-8W**

Township: **Lonoke**

Date: **10/24/2017**



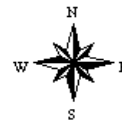
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**surety**  
CUSTOMIZED ONLINE MAPPING

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Area Symbol: AR680, Soil Area Version: 14

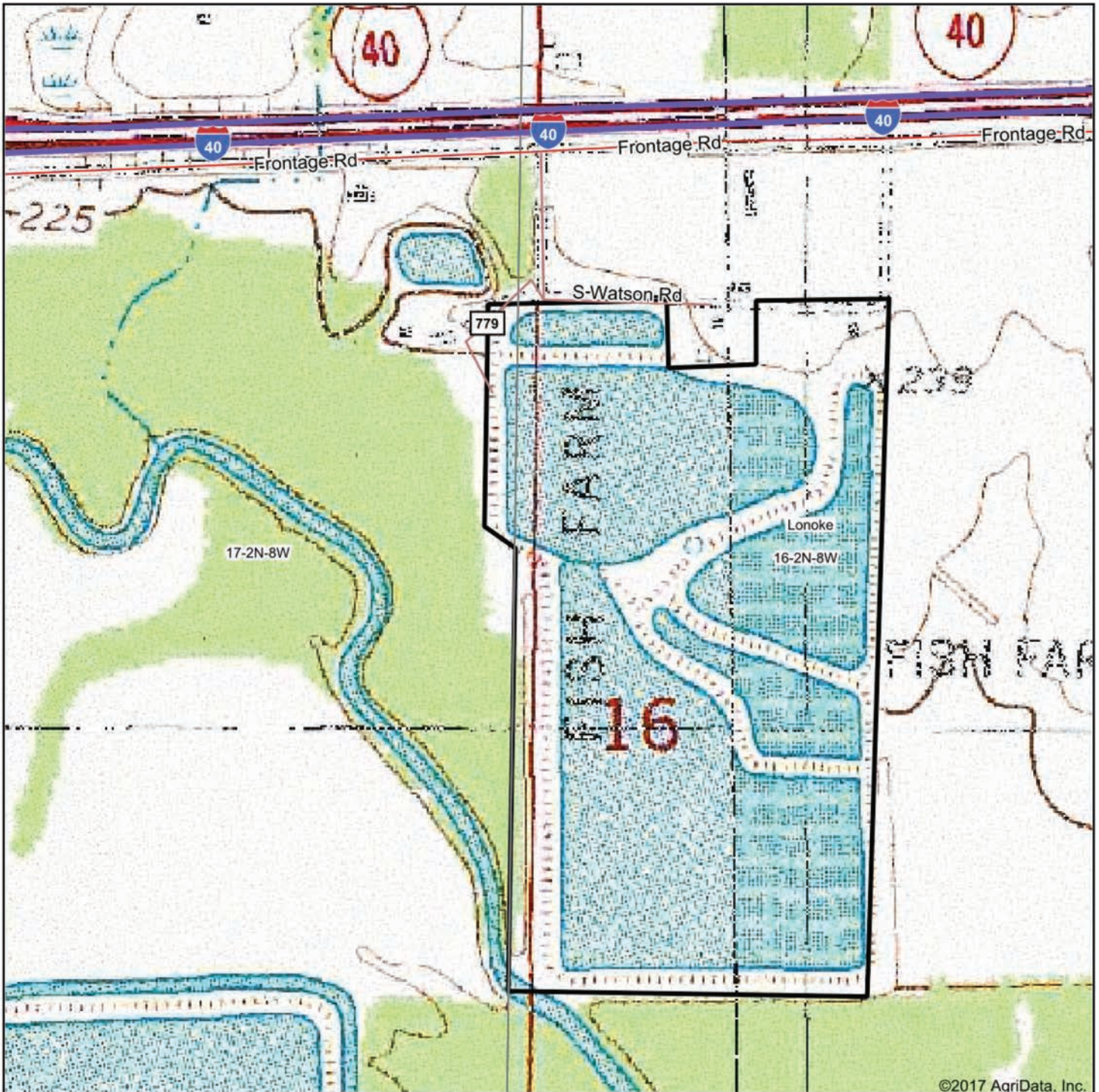
Code	Soil Description	Acres	Percent of field	Non-Irr Class Legend	Non-Irr Class *c	Rice Irrigated	Tall fescue	Improved bermudagrass	Common bermudagrass	Corn	Soybeans	Wheat
42	Water	75.20	87.7%									
38	Tichnor silt loam, 0 to 1 percent slopes, frequently flooded	5.41	6.3%		IVw				5		27	
22	Immanuel silt loam, 3 to 8 percent slopes	5.17	6.0%		IIIe	7	7	6	6	76	20	34
<b>Weighted Average</b>						<b>0.4</b>	<b>0.4</b>	<b>0.4</b>	<b>0.7</b>	<b>4.6</b>	<b>2.9</b>	<b>2</b>

\*c: Using Capabilities Class Dominant Condition Aggregation Method

Soils data provided by USDA and NRCS.



# TOPOGRAPHY MAP



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map center: 34° 47' 59.34, -91° 52' 38.95

0ft 597ft 1194ft

**16-2N-8W**  
**Lonoke County**  
**Arkansas**



10/24/2017





















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**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**

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