



OFFERED FOR SALE

SOGGY BOTTOMS HUNTING CLUB

A Timberland and Recreational Investment Opportunity

275 (+/-) Total Acres • Desha 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

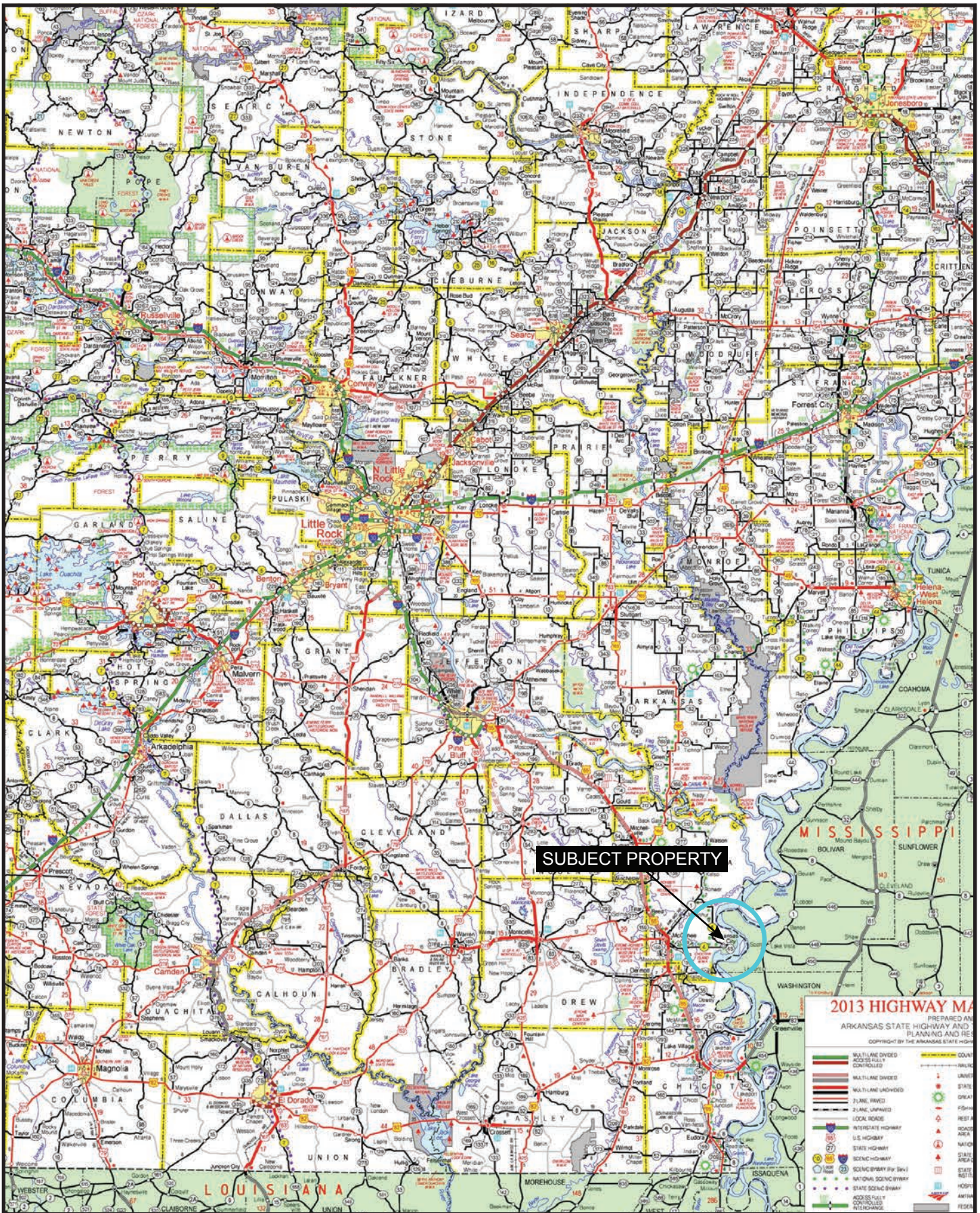
Lile Real Estate, Inc. is the listing agency for the owner of the property described within this offering brochure.

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



PROPERTY SUMMARY

Description: This property consists of 275 +/- acres located in Desha County, Arkansas. These lands are just 3 miles from the town of Arkansas City and offer over 1 mile of frontage along the Mississippi River Levee. The property is privately gated and accessed from the bottom of the levee. Notable features include being located 1.3 miles from the banks of the Mississippi River, and less than $\frac{3}{4}$ of a mile from the Freddie Black Choctaw Island WMA. Internal access is provided via an elaborate improved road system that leads to established and maintained deer food plots and fixed stand locations. This parcel offers a timberland investment coupled with a rare opportunity to own recreational lands along the Mississippi River hunting corridor.

Location: Arkansas City, Arkansas; Desha County, Southern Region of Arkansas

Mileage Chart

Arkansas City, AR	3 miles
Monticello, AR	59 miles
Monroe, LA	109 miles
Little Rock, AR	128 miles
Jackson, MS	168 miles

Latitude: 33.62336

Longitude: -91.20051

Acreage: 275 +/- acres (per the Desha County Assessor's Office)

Access: Gated and locked private road, frontage along the Mississippi River Levee

Real Estate Taxes:	<u>Parcel Number</u>	<u>Acres</u>	<u>Tax Amount</u>
	001-01656-000	5.00	\$29.32
	001-01657-000	120.00	\$208.49
	001-01661-000	61.61	\$117.26
	001-01662-000	42.41	\$64.50
	001-01665-000	46.00	\$96.25
	Total	275.02	\$515.82

Survey:

Timber Notes: Bottomland Hardwood species of which are predominately found along the Mississippi River basin – Hackberry, Willow, Cottonwood, and multiple varieties of Red Oaks.

PROPERTY SUMMARY

Timber Rights:	All merchantable timber shall transfer unencumbered by any timber deeds or timber management contracts.
Mineral Rights:	All mineral rights owned by the Seller (if any) shall convey to the Buyer.
Recreation:	Deer, turkey, and squirrel hunting
Offering Price:	\$962,500.00 (\$3,500.00 per acre)
Contact:	Any questions concerning this offering, or to schedule a property tour should be directed to Brandon Stafford (mobile: 501-416-9748) of Lile Real Estate, Inc.


AERIAL MAP

Soggy Bottom
Arkansas, AC +/-



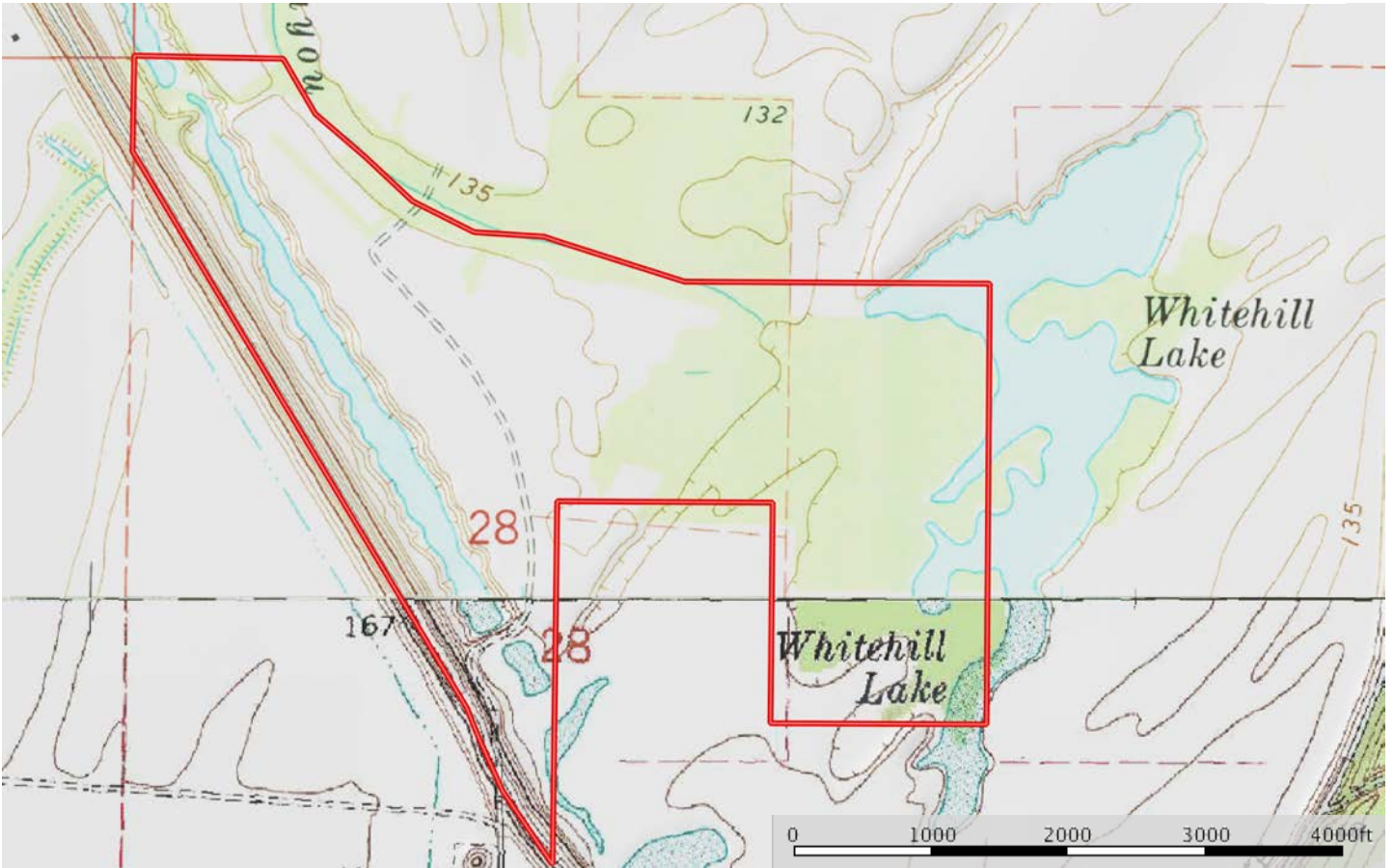
 Boundary

Sindy Cruthis

 The information contained herein was obtained from sources deemed to be reliable. MapRight Services makes no warranties or guarantees as to the completeness or accuracy thereof.


TOPOGRAPHY MAP

Soggy Bottom
Arkansas, AC +/-



 Boundary


Sindy Cruthis

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Date Created: 8/21/2018
Created By: DataScoutPro

1 inch = 4289 feet

 via DataScout OneMap

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<http://www.datascoutpro.com/>

1) SOGGY BOTTOMS LLC

Address:

Legal: S1/2 NE1/4 & NE1/4 SE1/4

Parcel: 001-01657-000

RPID: 1864

Acres: 120

2) SOGGY BOTTOMS LLC

Address:

Legal: FRL PT NW1/4 NE1/4 S OF C
BAYOU

Parcel: 001-01656-000

RPID: 1863

Acres: 5

3) SOGGY BOTTOMS LLC

Address:

Legal: FRL NW1/4

Parcel: 001-01661-000

RPID: 1868

Acres: 61.61

4) SOGGY BOTTOMS LLC

Address:

Legal: FRL SW1/4 OL


Parcel: 001-01665-000

RPID: 1872

Acres: 46

Date Created: 8/21/2018

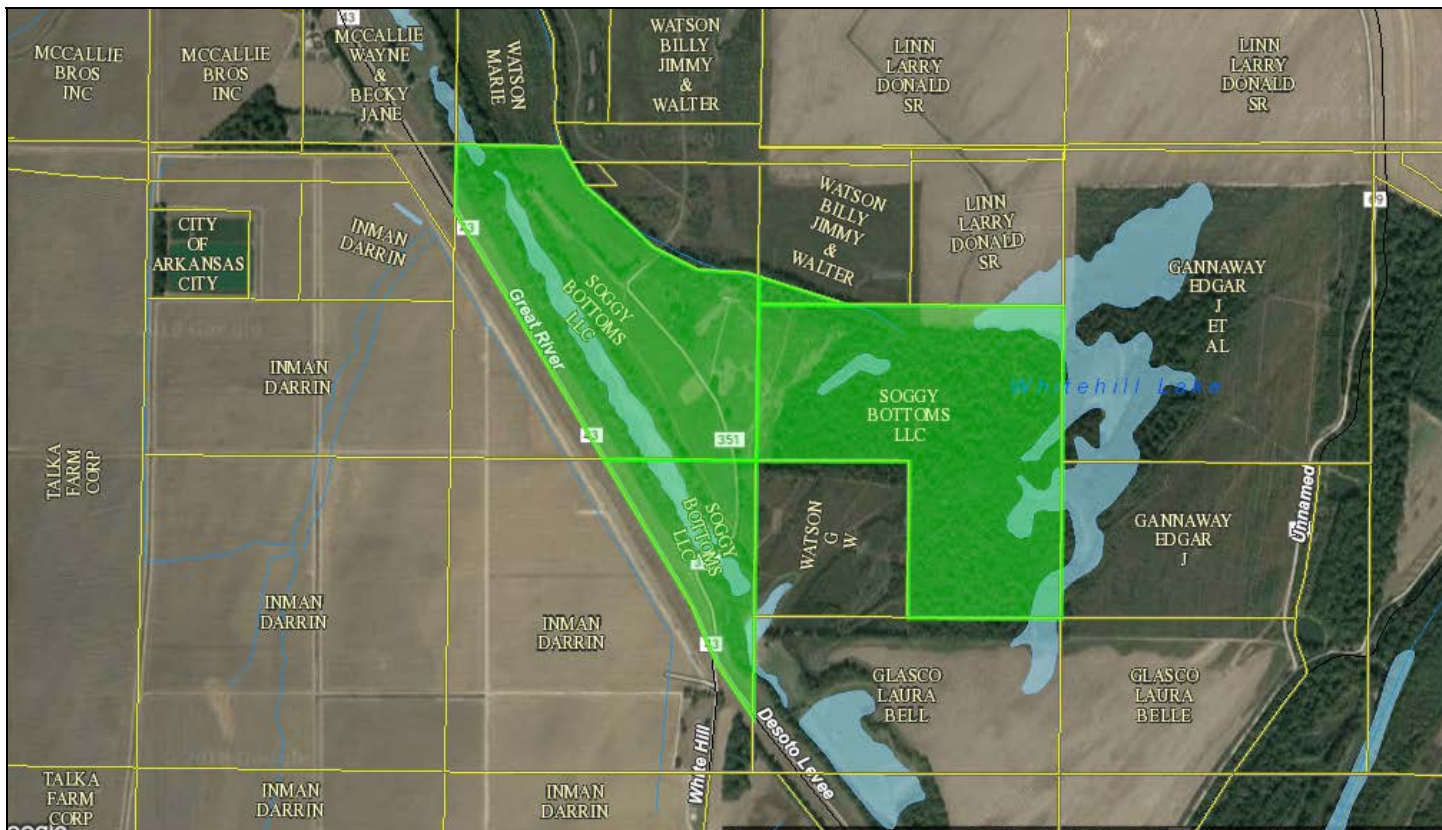
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DataScout, LLC
Data. Delivered.



Date Created: 8/21/2018
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1 inch = 1179 feet

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Lower Mississippi River



Lower Mississippi River Barge

Photo by Thomas Robertson

The Lower Mississippi River is the portion of the Mississippi River downstream of Cairo, Illinois, where the Ohio River and Upper Mississippi River converge. The Lower Mississippi River flows just under 1000 miles to the Gulf of Mexico and is the most heavily travelled component of the Mississippi River system.

The Lower Mississippi River has no locks or dams, but is constrained by levees and dikes to control flooding and provide a navigation channel for barges. Several man-made structures manipulate the flow of water in the vicinity of New Orleans, including the Old River Control Structure, the Bonnet Carre Spillway and the Mississippi River - Gulf Outlet Canal. Deliberate water diversion at the Old River Control Structure in Louisiana allows the Atchafalaya River to be a major distributary of the Mississippi River, with 30% of the Mississippi flowing to the Gulf of Mexico by this route.

The major tributaries of the Lower Mississippi River include the Ohio River, White River, Arkansas River, Big Black River, and the Yazoo River. The Mississippi River's widest point is in the Lower Mississippi River, where the width exceeds 1 mile in several places.

Historically, the Lower Mississippi River, along with its tributaries, encompassed the largest floodplain fishery in North America. More than 150 species of fish have been recorded.

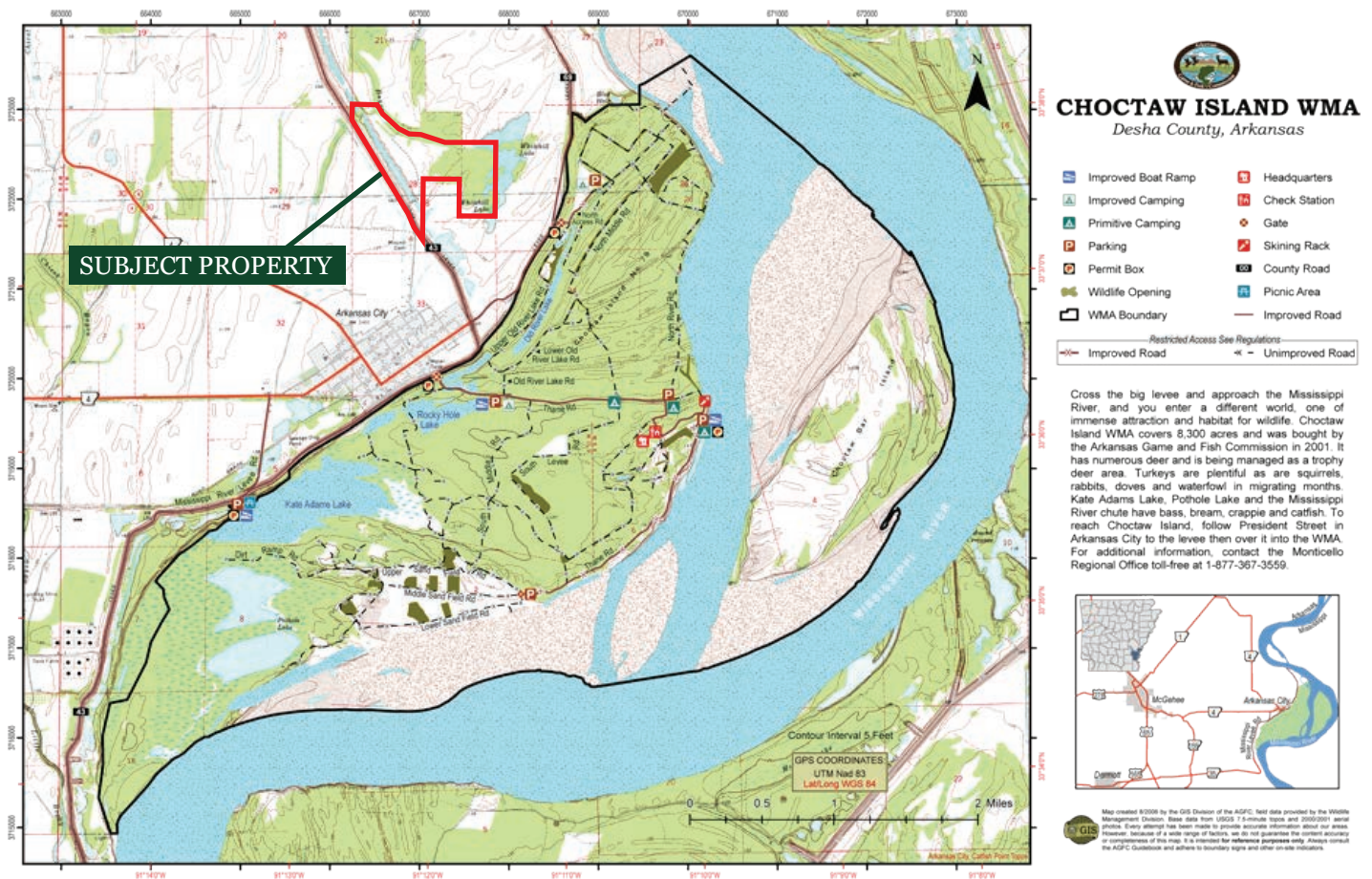
Sources:

Wikipedia: Mississippi River | https://en.wikipedia.org/wiki/Mississippi_River

Wikipedia: Lower Mississippi River | https://en.wikipedia.org/wiki/Lower_Mississippi_River

Lower Mississippi River Fisheries Coordination Office | <https://www.fws.gov/lowermississippiriver/>

Freddie Black Choctaw Island WMA



Map: Arkansas City USA | <http://arkansascityusa.com/recreation/>

The Freddie Black Choctaw Island Wildlife Management Area (Choctaw Island WMA) consists of 8,300 acres located adjacent to the Mississippi River. The Choctaw Island WMA is comprised of a mainland and island tract, which are separated by a secondary channel of the Mississippi River. The Choctaw Island WMA is the only WMA in Arkansas located inside the levees of the Mississippi River.

Choctaw Island is one of sixteen wildlife management areas management by the AGFC designated for increased deer management - a comprehensive strategy that aims to understand the factors regulating local deer populations and apply strategies to promote deer herd health. Several collaborative research initiatives between the AGFC and University of Arkansas have been carried out since the purchase of the Choctaw Island WMA in 2001. These initiatives have provided information to increase understanding of deer biology and ecology in Arkansas's flood prone regions, which in turn has improved deer management strategies throughout Arkansas.

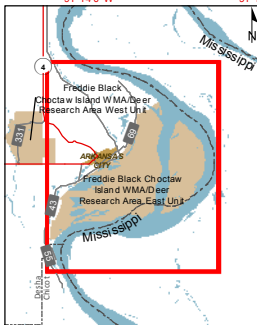
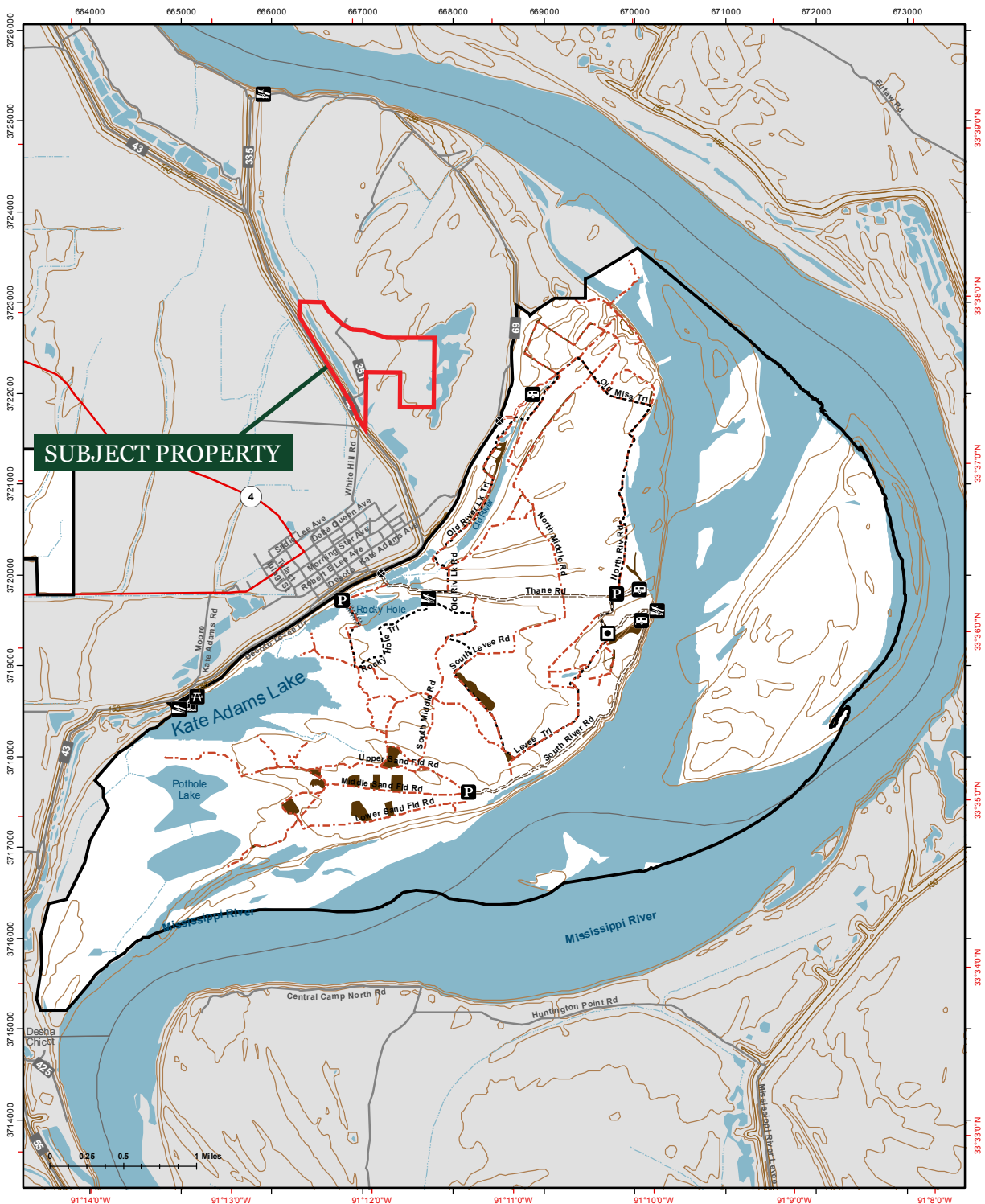
In addition to deer, the WMA also has turkeys, squirrels, rabbits, doves, waterfowl in migrating months, as well as several species of fish in the Kate Adams Lake, Pothole Lake and the Mississippi River chute.

Sources:

The White-tailed Deer of Choctaw Island WMA | <http://biggame.cast.uark.edu/deer/>

Choctaw Island Wildlife Management Area

<https://www.arkansas.com/bird-watching-area/choctaw-island-wildlife-management-area>



FREDDIE BLACK CHOCTAW ISLAND WMA DEER RESEARCH AREA EAST

- | | |
|--|----------------------------|
| P Parking Area | --- Dirt Road - Restricted |
| ⛺ Picnic Area | ~~~~~ Levee |
| 📊 Biological Data Station | ■ Wildlife Opening |
| 🚐 RVs Allowed - No Fee | □ WMA Boundary |
| 🚤 Boating Access - Paved/Concrete | |
| 🎣 Fishing Pier | |
| ⚓ Gate | |
| --- Foot Trail | |
| — Paved Road - Unrestricted | |
| == Gravel Road - Unrestricted | |
| === Gravel Road - Restricted | |

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Last Updated: 9/18/2018
Coordinate System: NAD 1983 UTM Zone 15N
Grid: Meters
Graticule: Degree Minutes Seconds
Reference Scale 1:40000
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CWD Management Zone

















NOTES



LILE REAL ESTATE, INC.

Arkansas - Corporate Office

401 Autumn Road

Little Rock, AR 72211

501.374.3411 501.421.0031 (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

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
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