



PRICE REDUCED

OFFERED FOR SALE

BAYOU METO RECREATIONAL TRACT

A Recreational Investment Opportunity

371.86 (+/-) Total Acres • Pulaski County, Arkansas

OFFERED BY



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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

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



DISCLOSURE STATEMENT

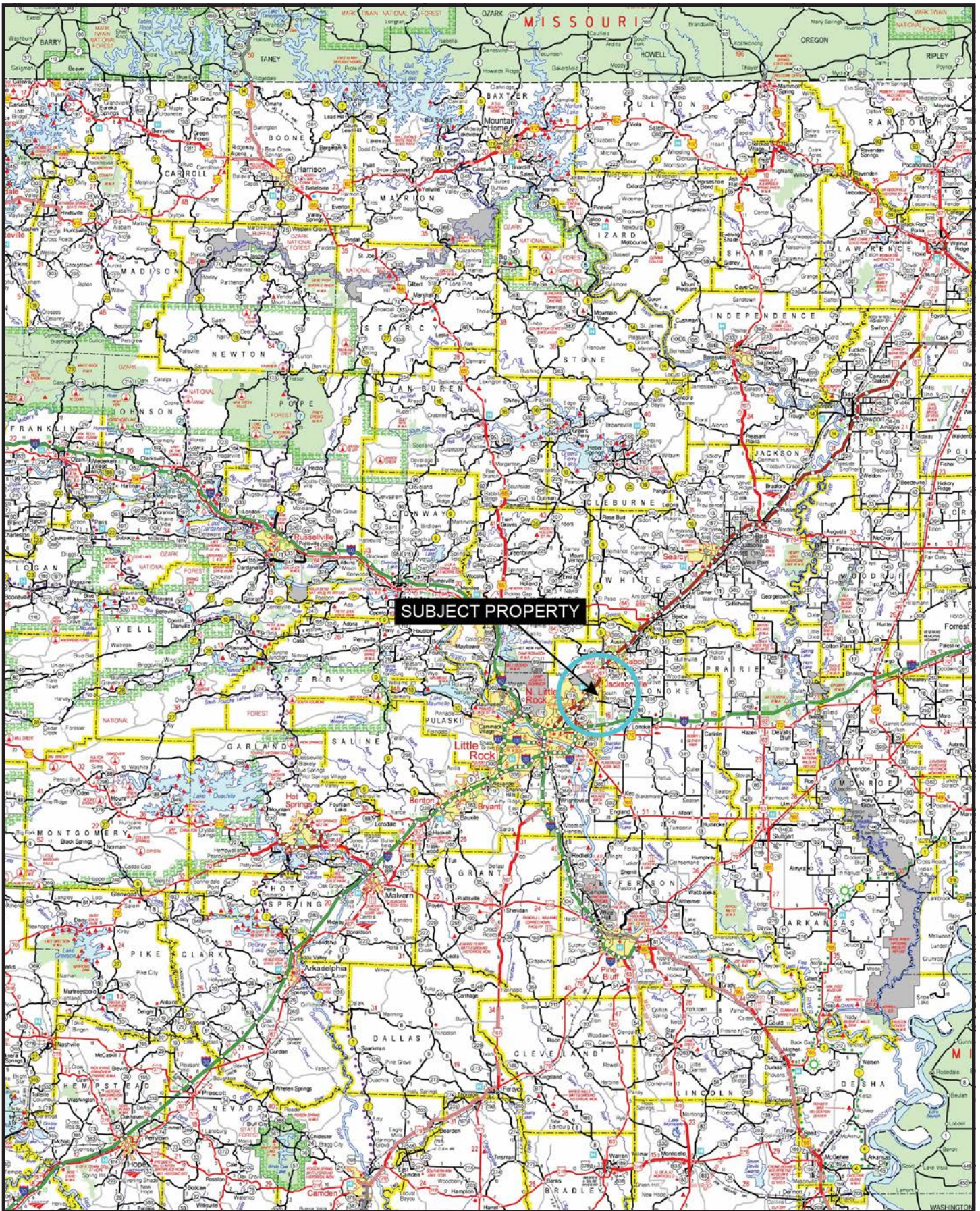
Lile Real Estate, Inc. is the listing agency for the owner of the property described within this offering brochure.

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:

The “Bayou Meto Recreational Tract” consists of 371.86 +/- total acres offering a good recreational investment opportunity that is less than 20 miles from Little Rock. The tract features 1.10 +/- miles of frontage along the famous Bayou Meto, which forms the northern boundary of the property. Southeastern Avenue provides great all-weather access to the property and is the eastern boundary. Waterfowl hunting opportunities exist on the eastern and central portions of the property. The western portion of the land consists of planted hardwoods that have flourished, producing acorns, and offer great habitat for whitetail deer. All the acreage was enrolled in the Wetland Reserve Program (WRP) in 1998. Both the waterfowl and deer hunting could be improved on the property if a trachoe was engaged to help improve the drainage on the eastern side of the property, and areas planted for food plots.

Any questions concerning this offering, or to schedule a property tour should be directed to Gardner Lile (mobile: 501-658-9275) or John Witherspoon (mobile: 501-940-5222).

Location:

Jacksonville, Arkansas; Pulaski County; Central Region of Arkansas

Mileage Chart

Cabot	14 miles
Little Rock	18 miles
Conway	39 miles
Benton	40 miles

Acreage:

371.86 +/- acres

Access:

Access is via Southeastern Avenue which is a county-maintained asphalt road.

Real Estate Taxes:

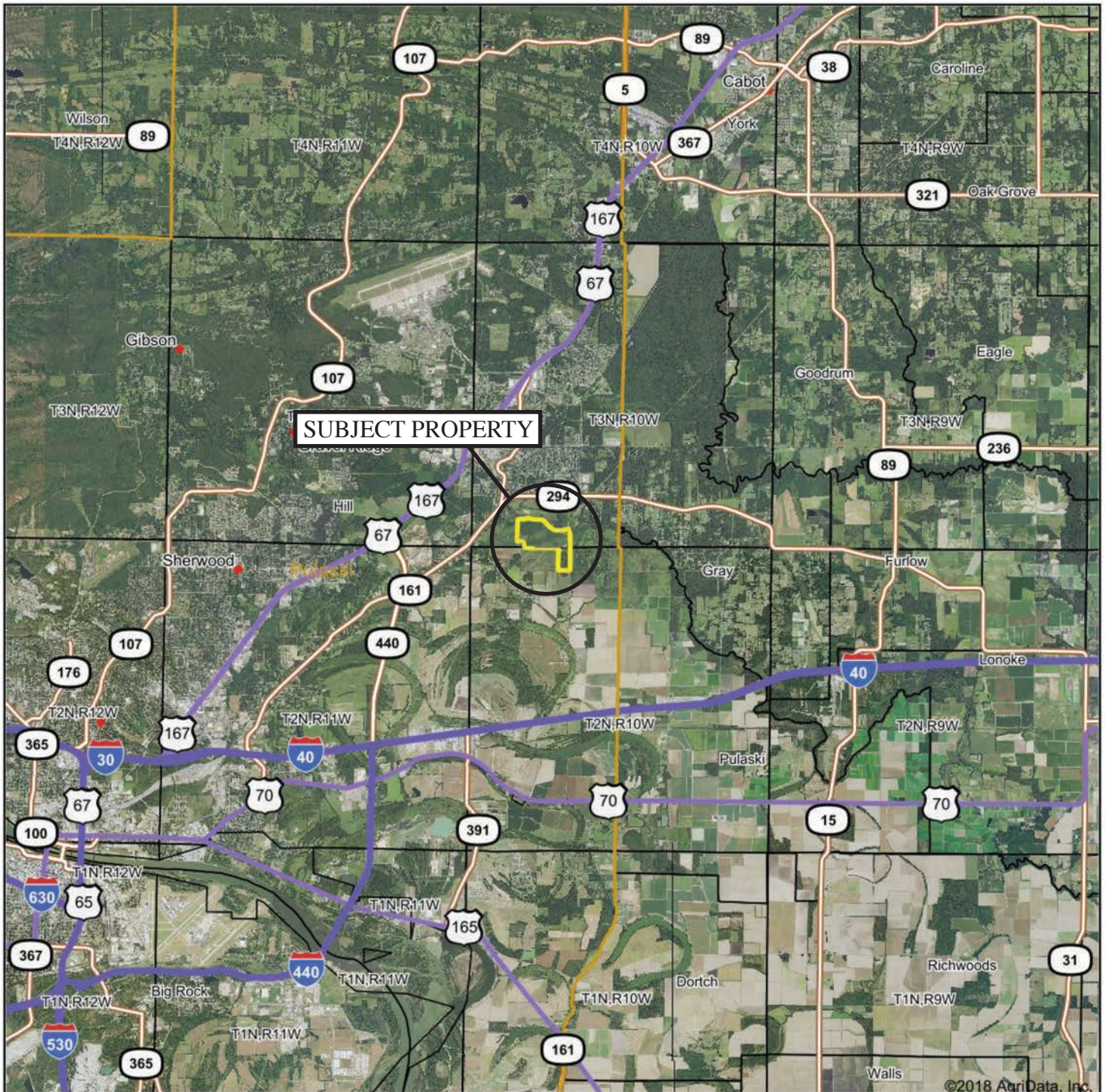
Parcel Number	Acreage	Est. Real Estate Tax
13R0050000100	33.45	\$46.00
12R0320000400	20.70	\$26.00
12R0330002900	11.00	\$15.00
12R0320000500	40.00	\$56.00
12R0320000900	80.00	\$112.00
12R0320000600	20.00	\$28.00
12R0320001102	70.50	\$95.00
13R0050000400	40.00	\$55.00
12R0320001100	56.21	\$75.00
Total	371.86	\$508.00

PROPERTY SUMMARY

Mineral Rights:	All mineral rights owned by the Seller, if any, shall transfer to the Buyer.
Recreation:	Duck and deer hunting opportunities exist on the property.
Offering Price:	REDUCED TO \$464,825.00 (\$1,250.00 per acre)
Contact:	Any questions concerning this offering, or to schedule a property tour should be directed to Gardner Lile (mobile: 501-658-9275) or John Witherspoon (mobile: 501-940-5222).

PLAT MAP

AERIAL MAP I



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Maps Provided By:



map center: 34° 50' 13.28, -92° 5' 54.61

0mi 3.1mi 6.2mi

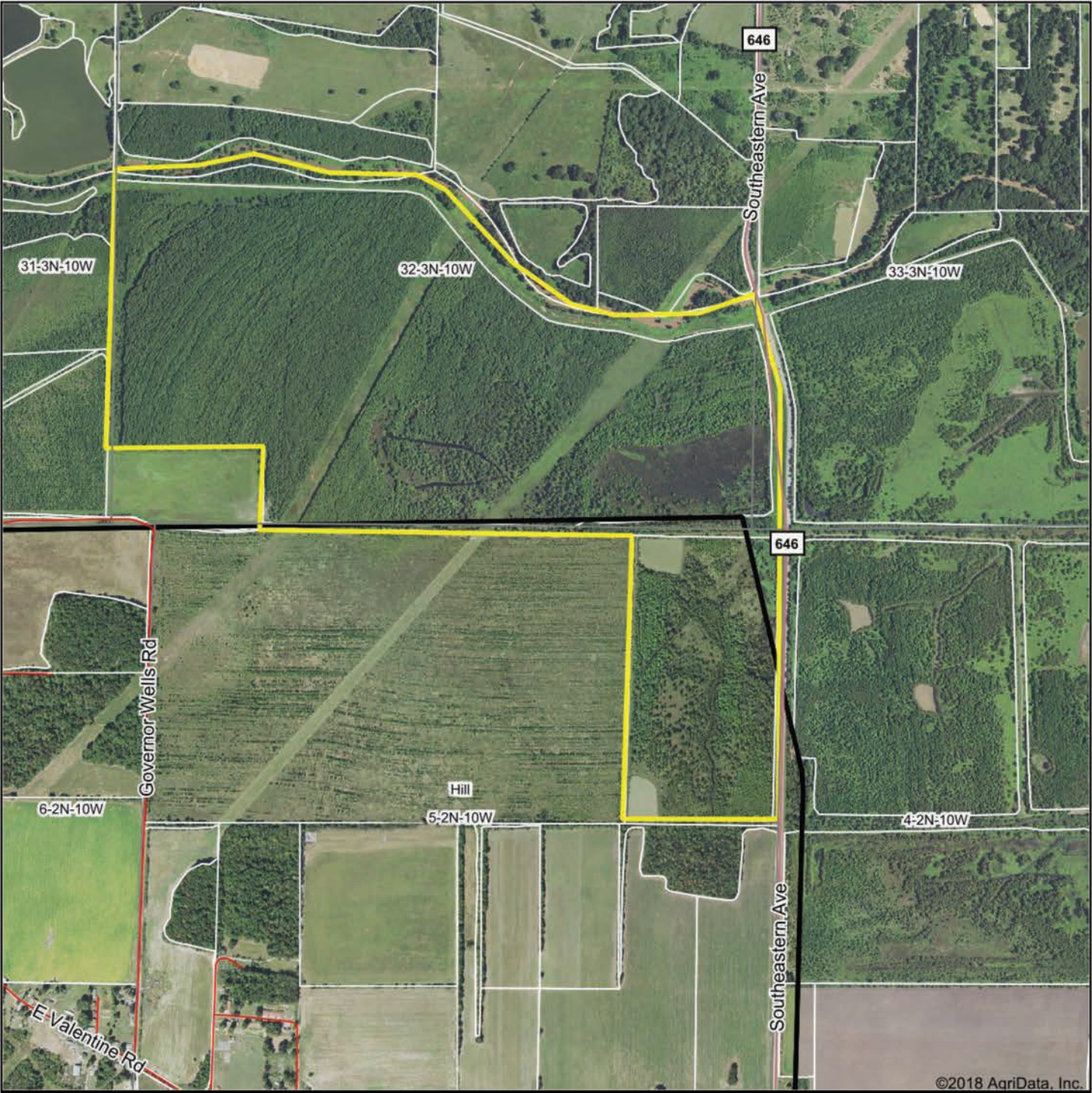
5-2N-10W
Pulaski County
Arkansas



4/11/2018

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

AERIAL MAP II



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Maps Provided By:



map center: 34° 50' 13.84, -92° 5' 55.88



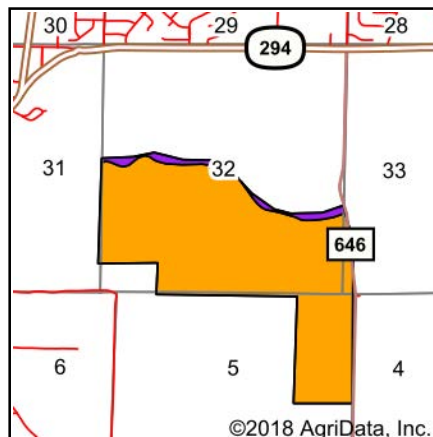
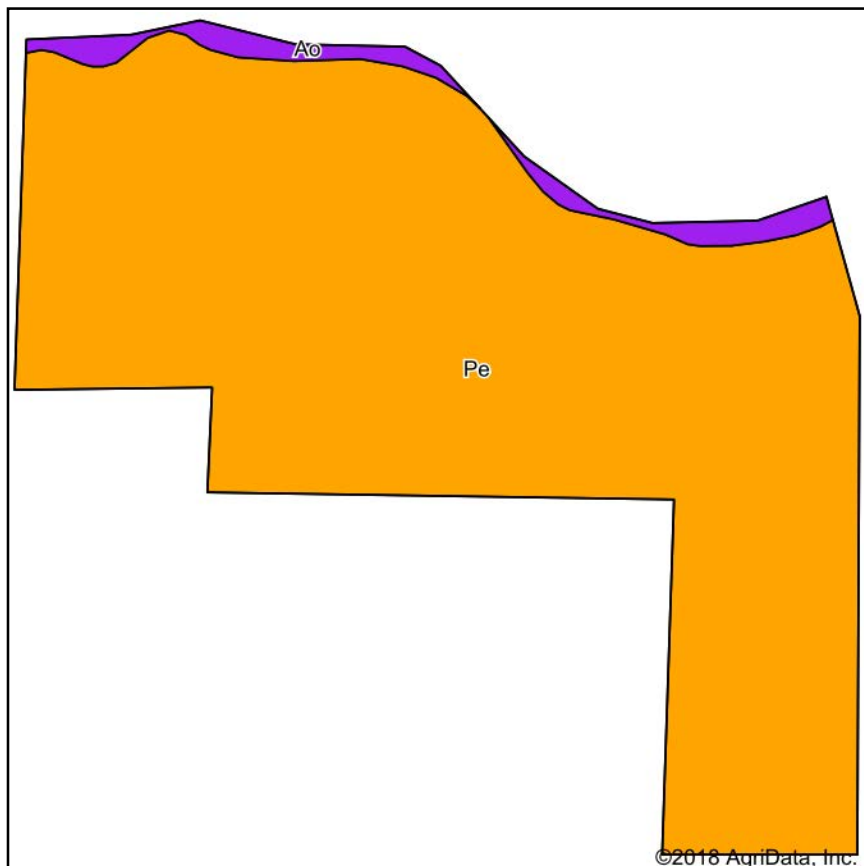
5-2N-10W
Pulaski County
Arkansas



4/11/2018

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

SOIL MAP



State: **Arkansas**
 County: **Pulaski**
 Location: **5-2N-10W**
 Township: **Hill**
 Date: **4/11/2018**



Maps Provided By:



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Soils data provided by USDA and NRCS.

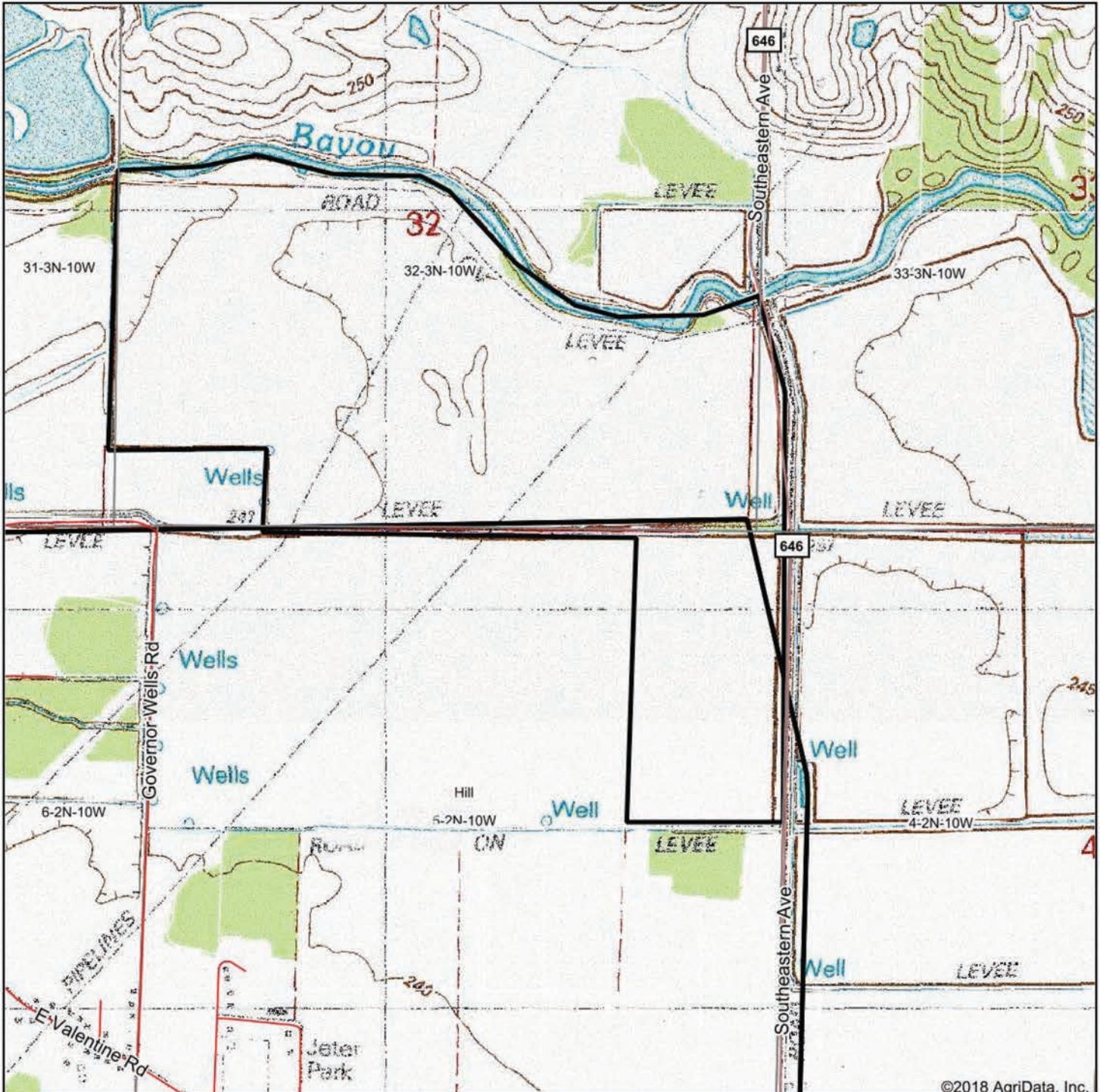
Area Symbol: AR119, Soil Area Version: 14

Code	Soil Description	Acres	Percent of field	Non-Irr Class Legend	Non-Irr Class *c	Common bermudagrass	Cotton lint	Grain sorghum	Improved bermudagrass	Rice Irrigated	Soybeans	Tall fescue
Pe	Perry clay, 0 to 1 percent slopes, rarely flooded	349.34	96.3%		Illw	6.5	475	65	12	130	30	7.5
Ao	Amy silt loam, 0 to 1 percent slopes, frequently flooded	13.59	3.7%		Vw							
Weighted Average						6.3	457.2	62.6	11.6	125.1	28.9	7.2

*c: Using Capabilities Class Dominant Condition Aggregation Method

Soils data provided by USDA and NRCS.

TOPOGRAPHY MAP

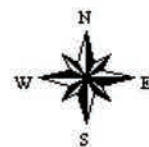


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map center: 34° 50' 13.84, -92° 5' 55.88

0ft 1280ft 2559ft

5-2N-10W
Pulaski County
Arkansas



4/11/2018



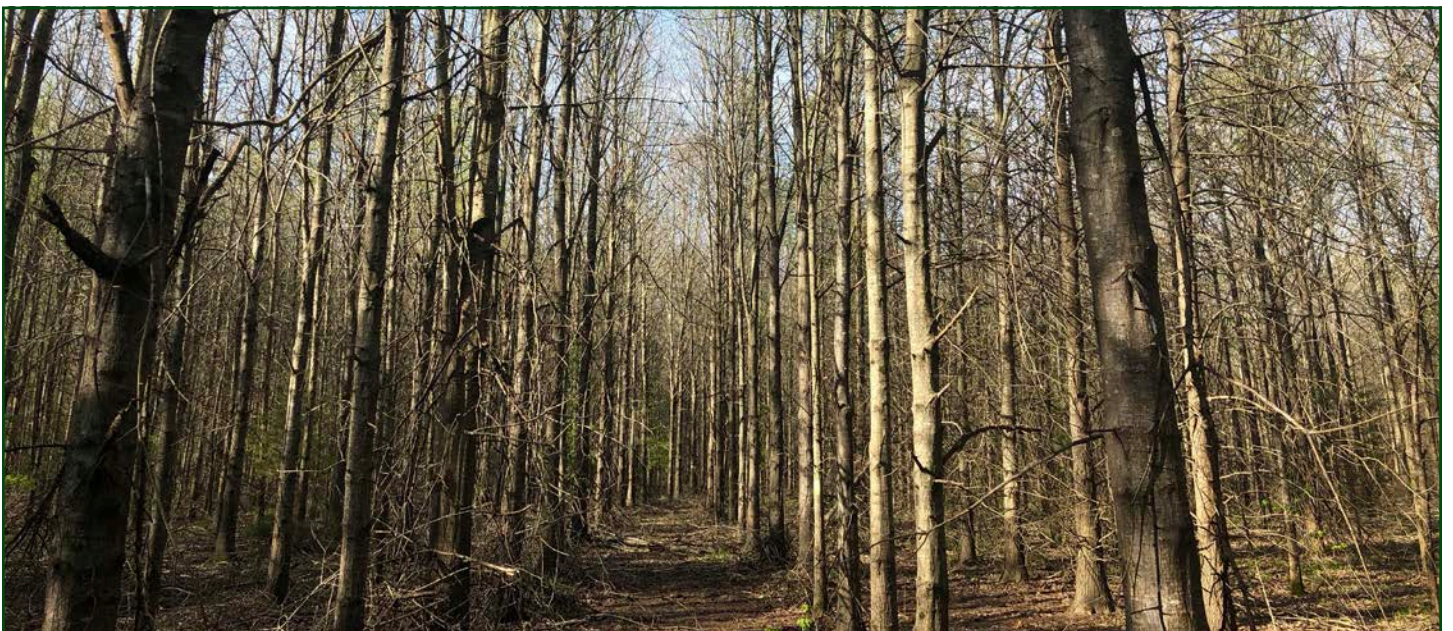
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NOTES



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