



OFFERED FOR SALE

## **CACHE RIVER WOODS**

*A Recreational Investment Opportunity*

495.72 (+/-) Total Acres • Monroe 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.

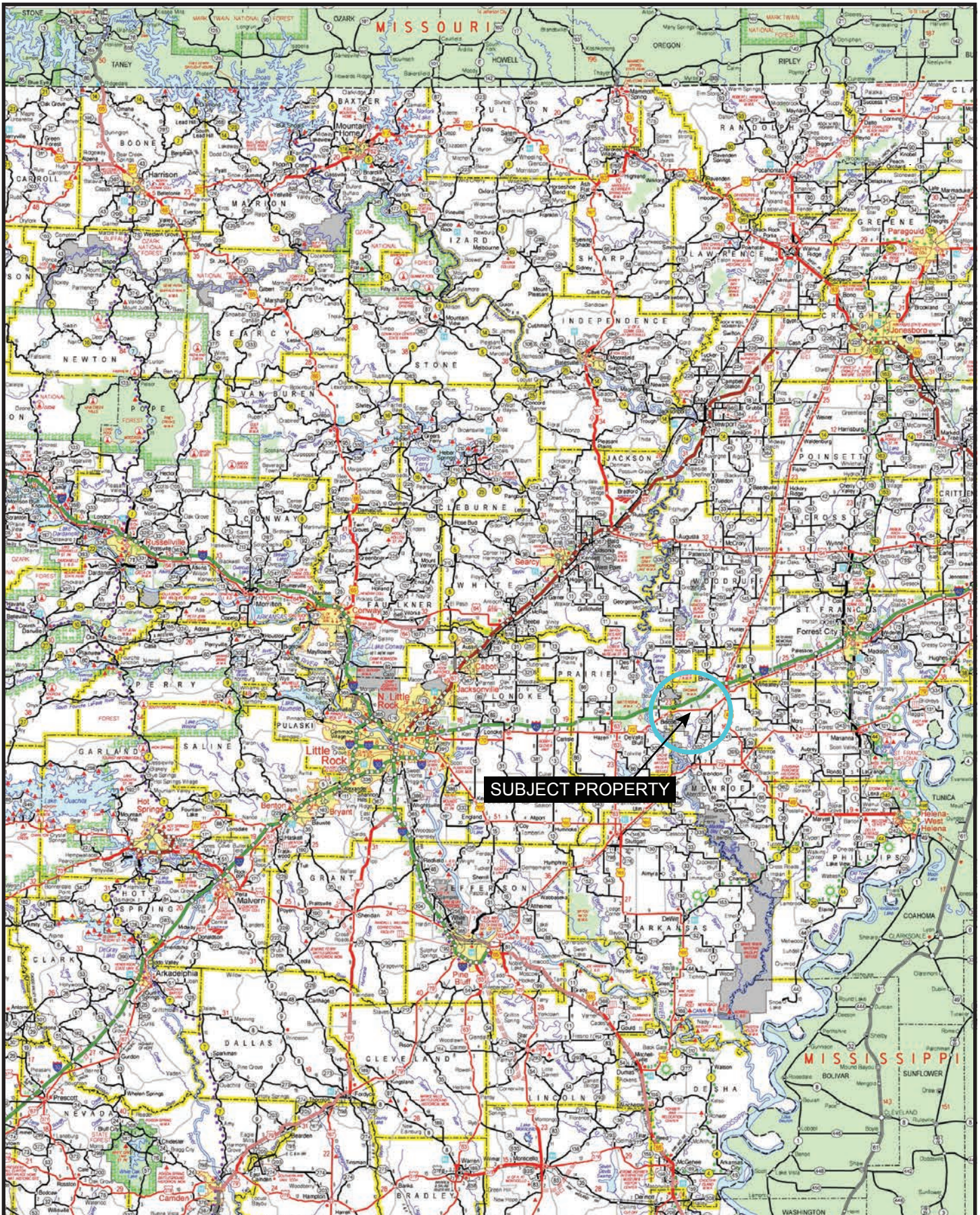
A representative of Lile Real Estate, Inc. must be present to conduct a showing. The management of Lile Real Estate, Inc. respectfully requests that interested parties contact us in advance to schedule a proper showing and do not attempt to tour or trespass on the property on their own. Thank you for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

The "Cache River Woods" consist of 495.72 +/- total surveyed acres offering a great recreational investment opportunity with green timber duck hunting located between the famous Cache River and Bayou DeView flyways in Monroe County, Arkansas. The property is located just one mile east of the Cache River and is bordered by the Cache River National Wildlife Refuge on the east. The southeast corner of the property is only 0.15 +/- miles from Bayou DeView, and the Dagmar Wildlife Management area is only 1.0 +/- miles to the northeast. The tract features 315 +/- acres of bottomland uneven aged mixed species hardwoods that provide outstanding waterfowl hunting, and portions of the woods can be artificially flooded by three (3) electric wells located on the north boundary. All of the woods flood when the Cache River and White River hit certain flood stages. The Monroe County Farm Service Agency reports a total of 150.9 +/- tillable acres that border the woods on the west and the south. The tillable acreage on the west side can be irrigated, and the southern field is non-irrigated. Both fields provide great rest areas to hold wintering waterfowl. Superb deer hunting opportunities also exist on the property, and there are tower stands strategically placed throughout the property. Access to the property is via an easement from Arkansas State Highway 70 that comes into the property at the northwest corner.

This is a rare opportunity to acquire a property that has proven waterfowl hunting history in such a highly sought-after area. Any questions concerning this offering, or to schedule a property tour should be directed to Gar Lile (mobile: 501-920-7015) or Gardner Lile (mobile: 501-658-9275) of Lile Real Estate, Inc. (office: 501-374-3411).

### **Location:**

Biscoe, Arkansas; Monroe County; Eastern Region of Arkansas

#### **Mileage Chart**

Stuttgart	36 miles
Little Rock	62 miles
Memphis	81 miles

### **Acreage:**

495.72 +/- surveyed acres

### **Access:**

Access is via an easement from Arkansas State Highway 70.

### **Real Estate Taxes:**

Parcel Number	Acreage	Est. Real Estate Tax
0001-01647-000	253.07	\$759.00
0001-01648-000	60.00	\$40.00
0001-01649-000	60.65	\$40.00
0001-01651-000	120.00	\$512.00
Total	493.72	\$1,351.00




## **PROPERTY SUMMARY**

<b>Mineral Rights:</b>	All mineral rights owned by the Seller, if any, shall transfer to the Buyer.
<b>Recreation:</b>	Outstanding duck and deer hunting opportunities exist on the property.
<b>Offering Price:</b>	\$3,222,180.00 (\$6,500.00 per acre)
<b>Contact:</b>	Any questions concerning this offering, or to schedule a property tour should be directed to Gar Lile (mobile: 501-920-7015), or Gardner Lile (mobile: 501-658-9275) of Lile Real Estate, Inc.


# AERIAL MAP I

**Sorrells Woods**  
Monroe County, Arkansas, 496 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.



**AERIAL MAP II**

**Sorrells Woods**  
Monroe County, Arkansas, 496 AC +/-



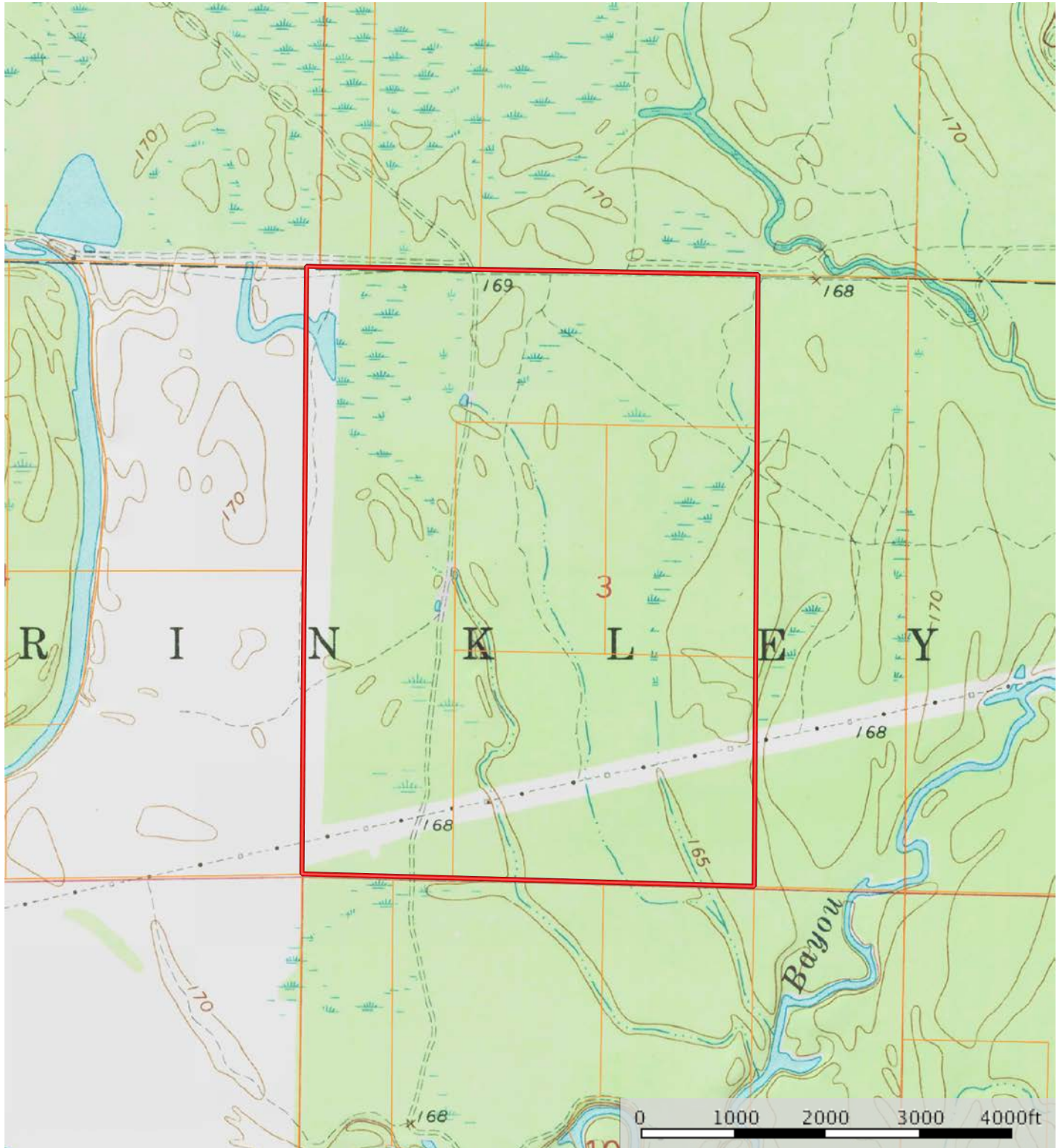
 Boundary




# TOPOGRAPHY MAP


## Sorrells Woods

Monroe County, Arkansas, 496 AC +/-



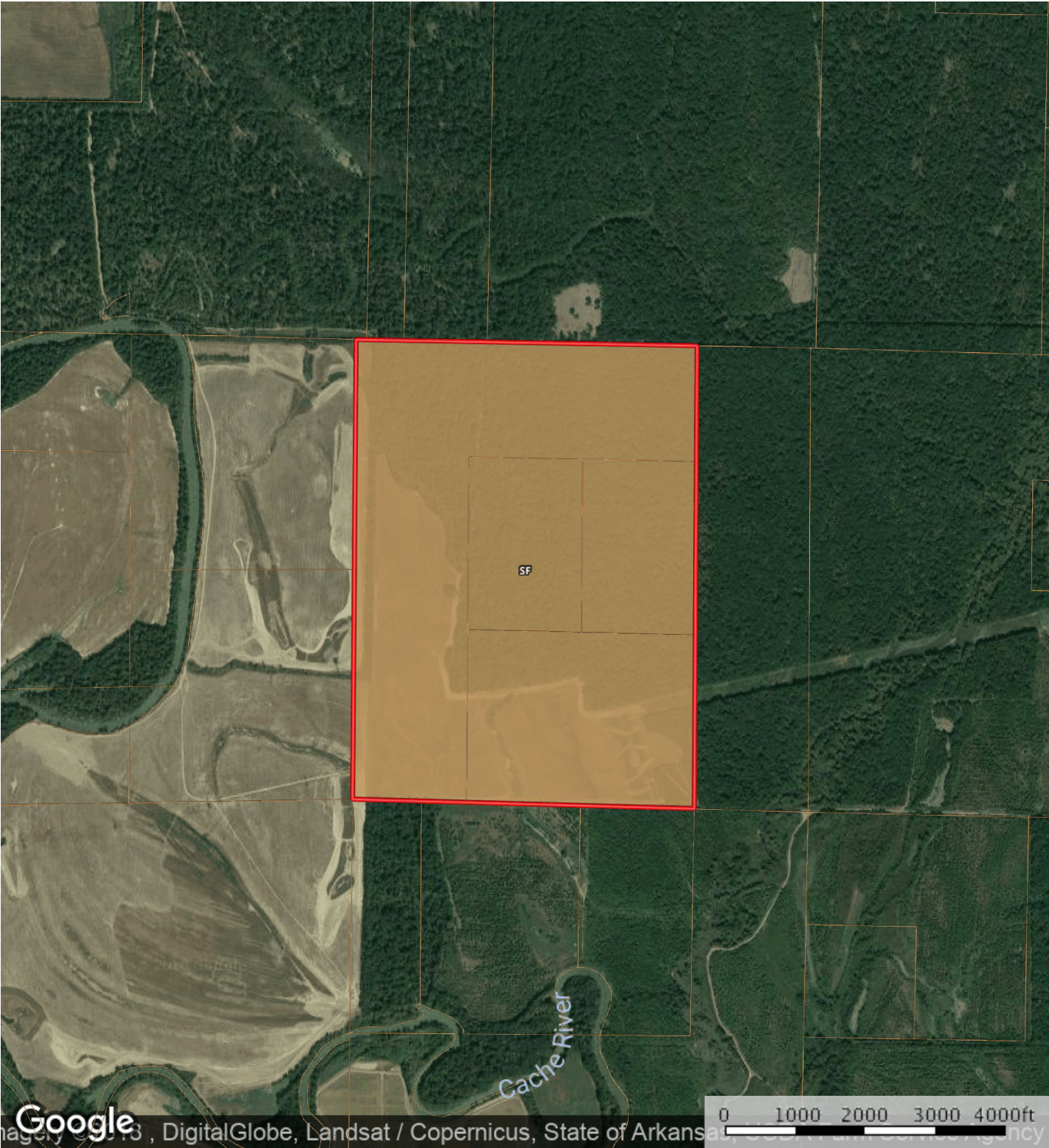
 Boundary


Sindy Cruthis

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SOIL MAP



 Boundary

SOIL CODE	SOIL DESCRIPTION	%	CAP
SF	Sharkey soils, 0 to 1 percent slopes, frequently flooded	100.0	7w
TOTALS		100%	7.0



# Cache River National Wildlife Refuge



The Cache River National Wildlife Refuge (NWR) currently encompasses over 72,000 acres in multiple non-contiguous tracts across Jackson, Woodruff, Monroe and Prairie counties in east central Arkansas. The refuge is located in the 10-year flood plain of the Cache River from its confluence with the White River near Clarendon, AR to Grubbs, AR.

The Cache River NWR was established in 1986 to protect significant wetlands habitats and provide feeding and resting areas for migrating waterfowl. It is recognized by the RAMSAR convention as a Wetland of International Importance and by the North American Waterfowl Management Plan as the most important wintering area for mallards.

The Cache River basin contains some of the most intact and least disturbed bottomland hardwood forests in the Mississippi Valley region. From late fall to early spring, abundant waterfowl species on the refuge include Mallards, Northern Pintails, Green-winged Teal, White-fronted Geese, Snow Geese, and more. Wood Ducks are present year-round. The Cache River has as many as 500,000 birds or more using the area.

## Sources:

**Arkansas State Parks** | [https://www.stateparks.com/cache\\_river\\_national\\_wildlife\\_refuge\\_in\\_arkansas.html](https://www.stateparks.com/cache_river_national_wildlife_refuge_in_arkansas.html)

**U.S. Fish & Wildlife Service** | [https://www.fws.gov/refuge/Cache\\_River/](https://www.fws.gov/refuge/Cache_River/)



# Sheffield Nelson Dagmar WMA



The Sheffield Nelson Dagmar Wildlife Management Area (WMA) was acquired in 1952 as a refuge for waterfowl and small game. It now encompasses approximately 9,805 acres in Monroe County, Arkansas. The Dagmar WMA is managed by the Arkansas Game & Fish Commission and is recognized by the RAMSAR convention as a wetland of international importance.

The Dagmar WMA is a bottomland hardwood overflow area with many lakes, ponds, sloughs and bayous including Bayou Devieu, Robe Bayou, Hickson Lake, Gator Pond, Apple Lake Waterfowl Rest Area, and more. It is considered an important waterfowl wintering area, and the WMA contains old growth Tupelo-Cypress swamps with many of the large cypress being 450 to 1200 years old.

In addition to waterfowl, the Dagmar WMA supports a diverse wildlife community including white-tailed deer, black bear, wild turkey, alligators, and wintering bald eagles. The area is also known for excellent fishing with crappie, bass, bream, and catfish being most sought after throughout the WMA.

## Sources:

**U.S. Fish & Wildlife Service** | <https://www.fws.gov/arkansas-es/BigWoodsBirding/Dagmar.pdf>

**Arkansas Game & Fish Commission** | <https://www.agfc.com/en/zone-map/761/>









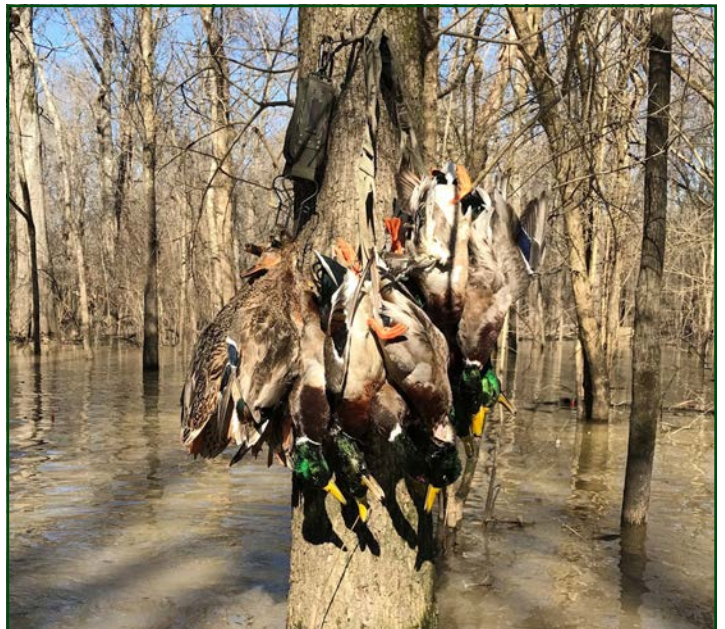




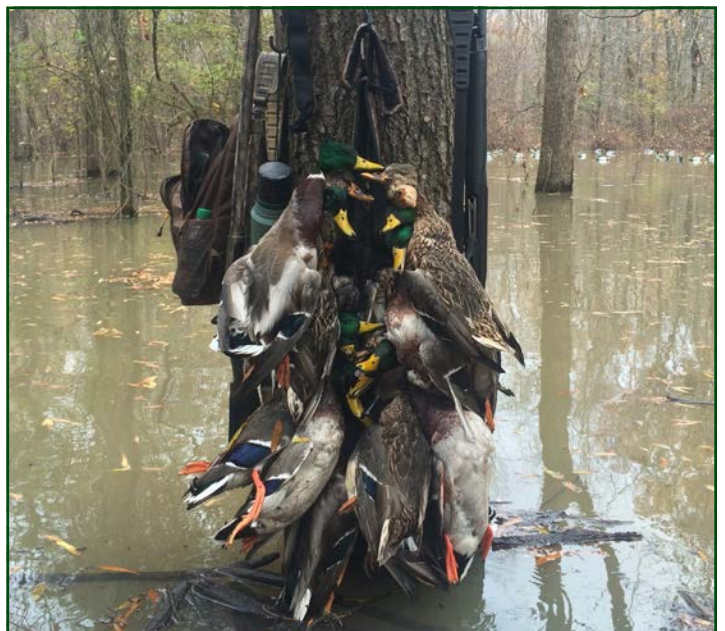






























## NOTES

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