



OFFERED FOR SALE

ROUND LAKE

A Recreational Investment Opportunity

611 (+/-) Total Acres • Prairie 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.

PROPERTY SUMMARY

Description:

Round Lake is a sportsman's paradise located on the White River in the heart of some of Arkansas' finest hunting and fishing. It's 611 +/- acres has been methodically developed to provide exceptional duck and deer hunting as well as providing fantastic fishing opportunities. Diversity is the key attribute of this property, as it has over 2000 feet of White River frontage, a 40-acre oxbow lake, and five moist soil units that can be flooded for duck season. These shallow water impoundments provide over 100 acres of water and waterfowl feeding areas. There are four duck pits, several permanent duck blinds, and numerous deer stands in place, which will all convey with the property. It also has a stand of mature, river-bottom hardwoods with towering cypress, oaks, hackberry, and hickory. The impounded moist soil units are enrolled as a perpetual easement in the Wetlands Reserve Program and have been reforested with hardwoods, which are currently providing great cover for deer, ducks, turkey and small game. As these hardwoods age, they will provide mast and cover for many years to come, as well as a timber investment in the future. An established 7-acre (+/-) dove field behind the camp also provides additional opportunity for recreation. A boat ramp for access to the White River's fantastic fishing is located 2.8 miles upriver near Des Arc.

Location:

Prairie County, Arkansas

Mileage Chart

Des Arc	3 miles
Hazen	17 miles
Little Rock	58 miles
Memphis	98 miles

Access:

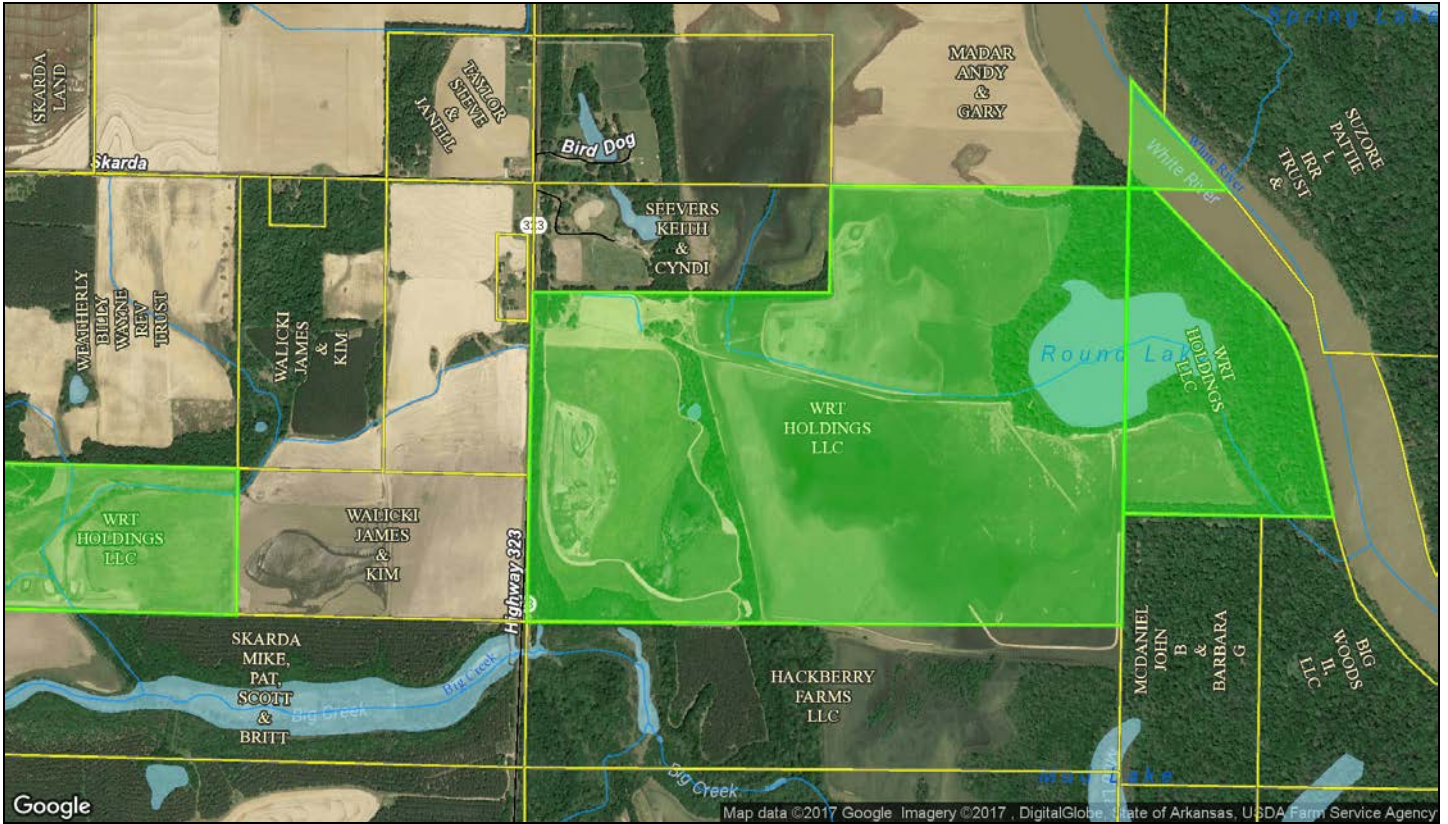
Access is via Arkansas Highway 323 south of Des Arc, or by Arkansas Highway 11, and Stine-Letchworth Road. All paved access.


Acreage:

Approximately 517 acres in Parcel A, east of Highway 323, and approximately 80 acres in Parcel B, west of Highway 323. Approximately 40 acres in a White River Oxbow lake, Approximately 104 acres in moist soil units, and approximately 85 acres of mature hardwood timber. Most of the remainder has been reforested in hardwood saplings that are about six years of age.

PROPERTY SUMMARY

Irrigation:	The property has an 8 inch well which can be used to provide water for four of the moist soil units on the east side of Highway 323. A diesel power unit provides the drive for the well.
Improvements:	There is a gated entrance to the main parcel. A campsite includes two camping trailers with a large wooden deck incorporated to make a cozy and serviceable camp. There is also a lockable storage shed with a lean-to tool shed. A deer-hanging rack and fish cleaning station complete the campsite. Grand Prairie Water is at the camp and electricity is provided by Entergy.
Real Estate Taxes:	Real Estate Taxes are approximately \$2,805.56 annually.
Mineral Rights:	All mineral rights owned by the seller shall convey; however, seller does not warrant or guarantee ownership of such.
Offering Price:	REDUCED TO \$1,649,700.00 (\$2,700.00 per acre)
Contact:	Any questions concerning this offering, or to schedule a property tour should be directed to Jeryl Jones (mobile: 870-672-1365) or Gar Lile (mobile: 501-920-7015) of Lile Real Estate, Inc. www.lilerealestate.com



Date Created: 11/28/2017
Created By: DataScoutPro
 via DataScout OneMap

Round Lake Ownership Map

1 inch = 1233 feet

This map should be used for reference purposes only and should not be considered a legal document. While every effort has been made to ensure the accuracy of this product, the publisher accepts no responsibility for any errors or omissions nor for any loss or damage alleged to be suffered by anyone as a result of the publication of this map and the notations on it, or as a result of the use or misuse of the information provided herein.

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

1) WRT HOLDINGS LLC

Address: HWY 323
Legal: S PT N/2 NW/4 SEC 25 T4N R5W
Parcel: 001-03951-000

RPID: 4494

Acres: 427.82

2) WRT HOLDINGS LLC

Address:
Legal: N PT W FRL SW/4 AND W OF RIVER PT NW 1/4
Parcel: 001-02053-000

RPID: 2458

Acres: 89.02

3) WRT HOLDINGS LLC

Address:
Legal: W OF RIVER PT SW 1/4 SEC 19 T4N R4W
Parcel: 001-01965-000

RPID: 2312

Acres: 0.49

4) WRT HOLDINGS LLC

Address:
Legal: N/2 SW/4 SEC 26 T4N R5W
Parcel: 001-03963-000

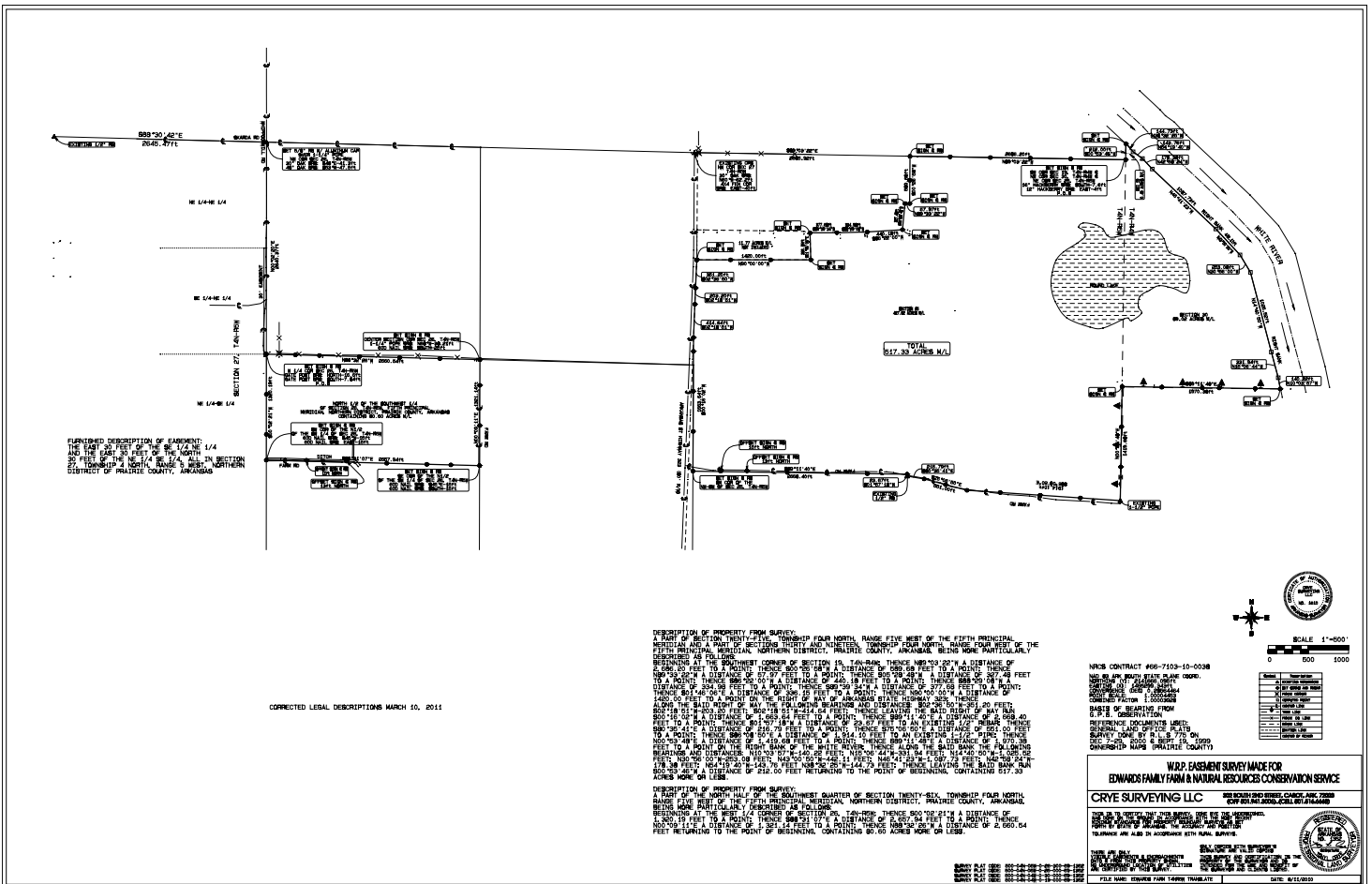
RPID: 4511

Acres: 80.6

AERIAL MAP



SURVEY



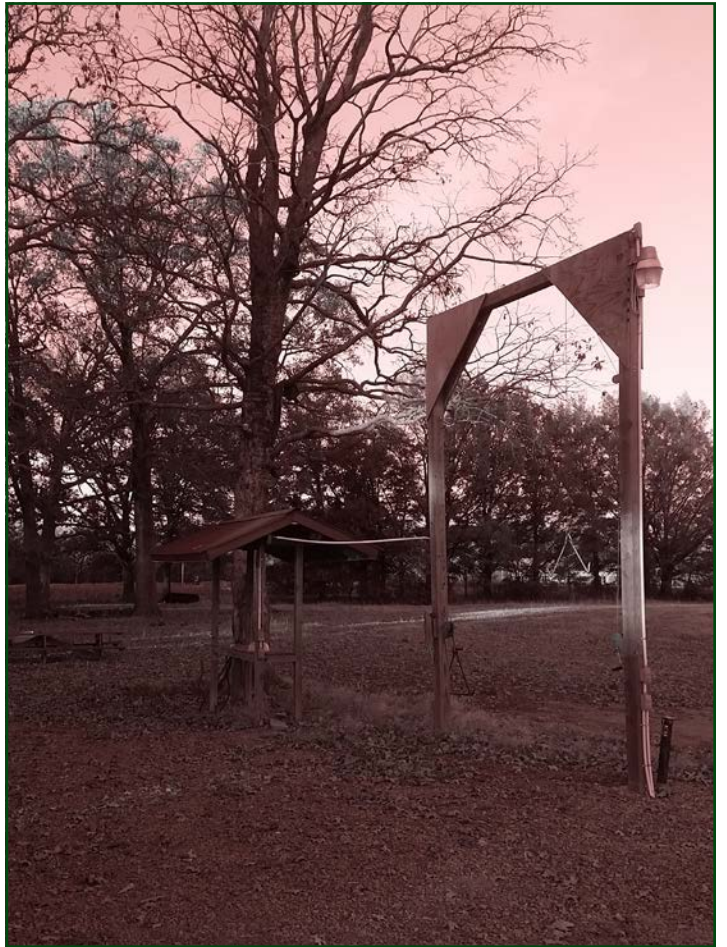
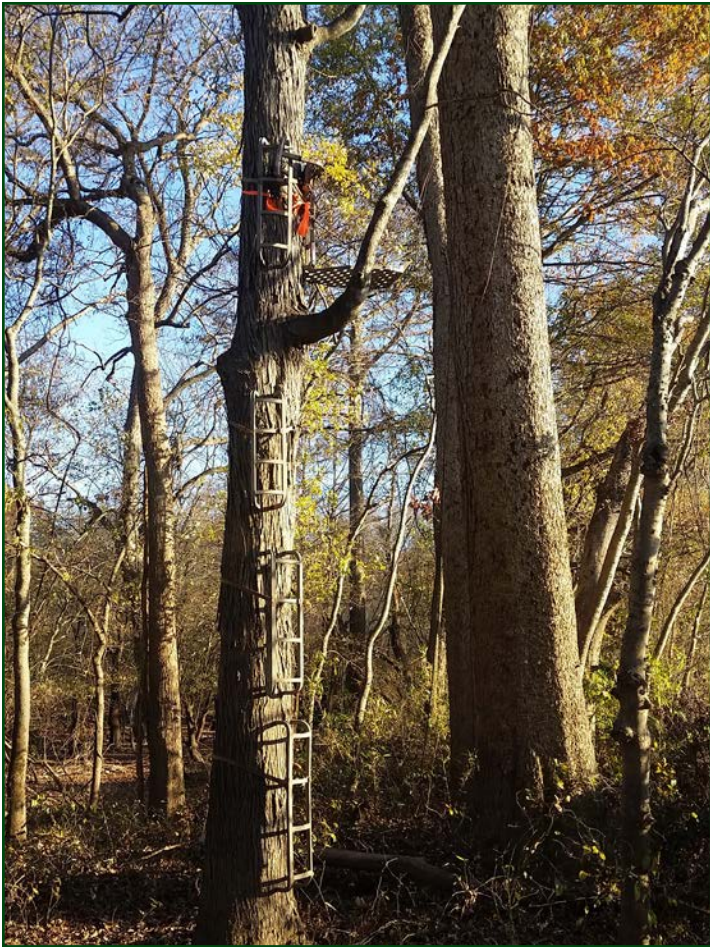
MOIST SOIL UNITS AND WATER CONTROL STRUCTURES

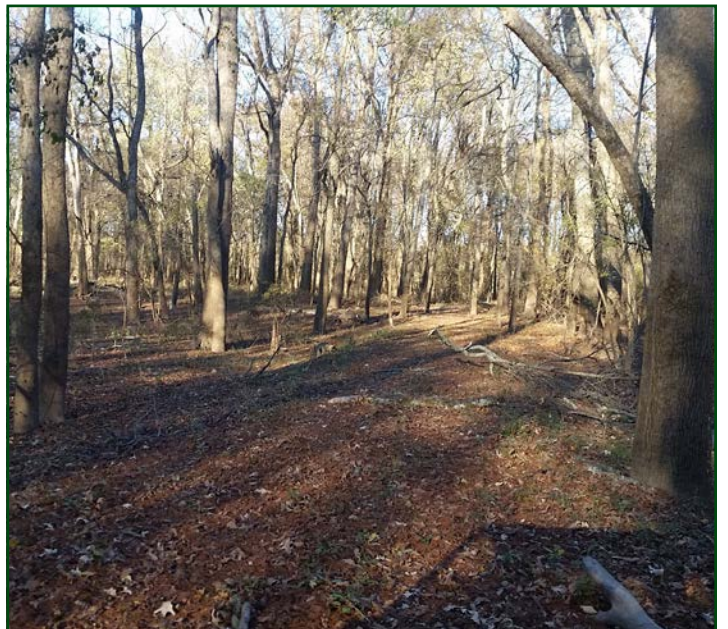






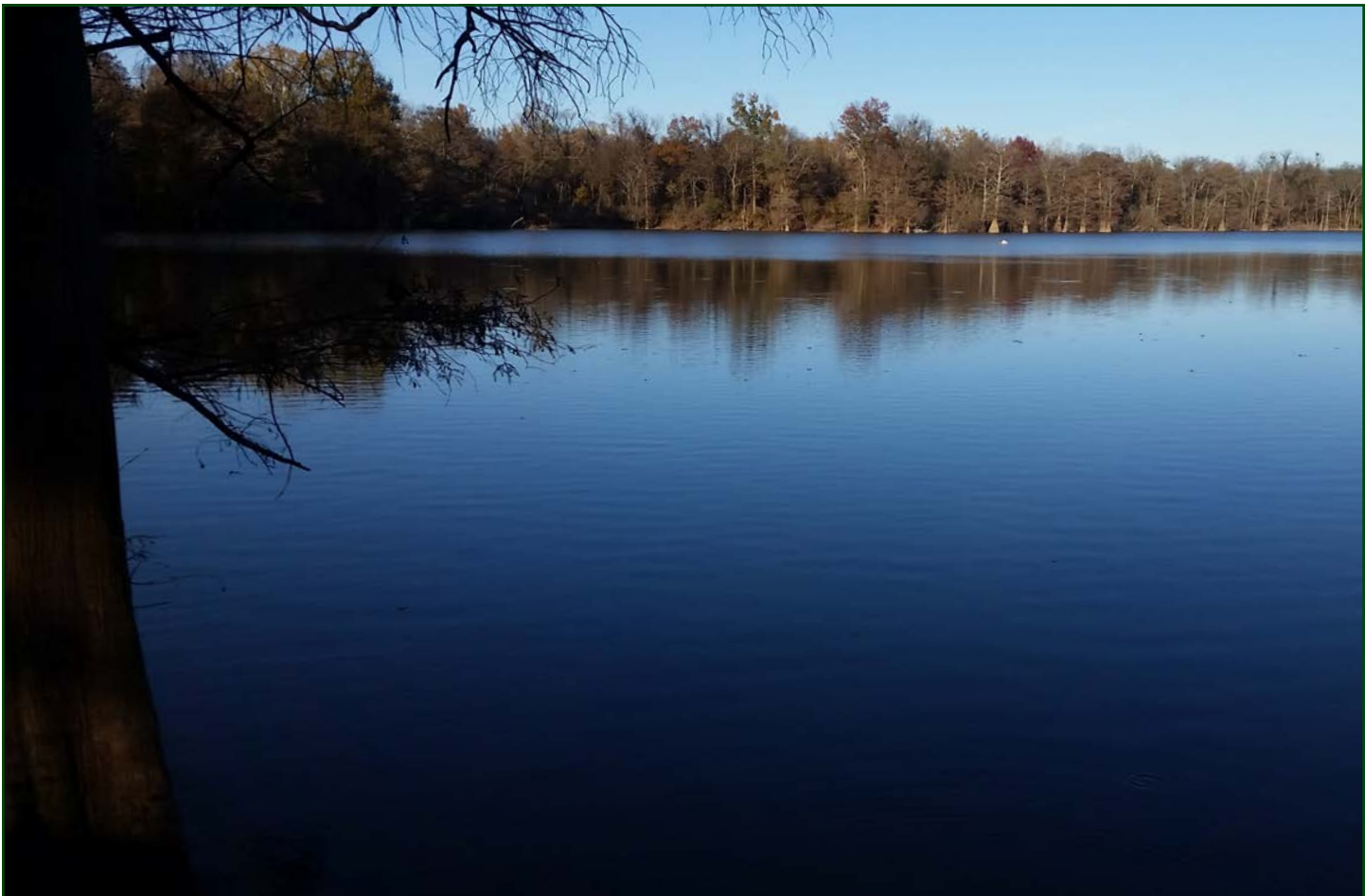












NOTES



LILE REAL ESTATE, INC.

Arkansas - Corporate Office
401 Autumn Road
Little Rock, AR 72211
501.374.3411 501.374.0609 (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
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