



OFFERED FOR SALE

THE STEWART WOODS

A Recreational and Timberland Investment Opportunity

186.09 (+/-) Surveyed Acres • Prairie County, Arkansas

OFFERED BY



AGRICULTURE | RECREATION | TIMBERLAND

Traditional Brokerage + Sealed Bids + Consulting

LICENSED IN ARKANSAS, LOUISIANA, MISSISSIPPI, TEXAS AND TENNESSEE

**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.

A detailed map of Missouri and surrounding states (Tennessee, Arkansas, Illinois, Kentucky, and Oklahoma). The map shows county boundaries, major cities, and highways. A black arrow points to a specific location in the central part of the state, labeled 'SUBJECT PROPERTY'.

PROPERTY SUMMARY

Description: The Stewart Woods consists of 186.09 +/- surveyed acres offering a good recreational and timberland investment opportunity located in Prairie County, Arkansas just seven miles east of the community of Hickory Plains. The property consists of beautiful bottomland hardwoods with over a half mile of frontage along Bayou Des Arc. One of the neat features of this property is that it rests in one the few areas in the state of Arkansas that offers deer, turkey, and duck hunting. When the White River reaches 19 feet at Des Arc, the property floods from Bayou Des Arc and offers beautiful green timber duck hunting. In addition to duck hunting, the property has a strong history of harvesting large whitetail deer, and this stretch of the bayou is known for its turkey hunting. An added bonus of the Bayou Des Arc frontage is access to Linderman Lake. The lake is the portion of the bayou that starts at the northwest corner of the property, and is a wide channel of Bayou Des Arc that offers great fishing. The property has a good internal road system, and is accessed from an unimproved farm road that begins off Livesay Road to the south of the property.

Any questions concerning this offering, or to schedule a property tour should be directed to Gar Lile (mobile: 501-920-7015), Gardner Lile (mobile: 501-658-9275), or Jeryl Jones (mobile: 870-672-1365) of Lile Real Estate, Inc.

Location: Hickory Plains, Arkansas; Prairie County; Eastern Central Region of Arkansas

Mileage Chart

Searcy	36 miles
Stuttgart	40 miles
Conway	56 miles
Little Rock	56 miles

Acreage: 186.09 +/- surveyed acres

Access: Access is via an unimproved farm road.

Real Estate Taxes: \$160.00 (Estimated)

Mineral Rights: All mineral rights owned by the Seller, if any, shall transfer to the Buyer.

Government Programs: There are 93.20 acres enrolled in the Conservation Reserve Program practice CP-30 with an annual payment of \$5,145.00. The contract expires on 09/30/2027, and a copy of the contract can be provided upon request.

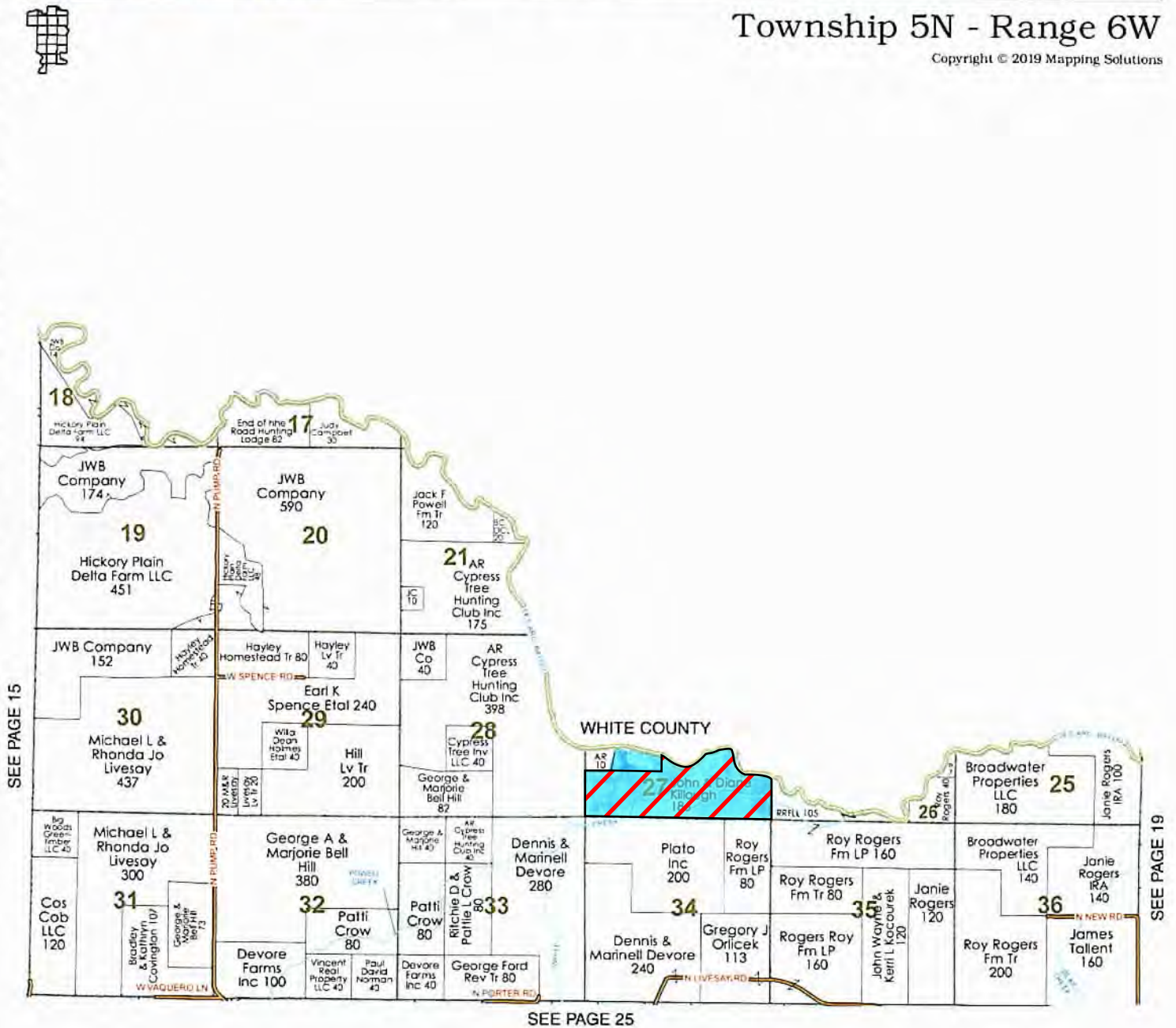
PROPERTY SUMMARY

Recreation:	Deer, turkey, and duck hunting opportunities exist on the property, in addition to fishing on Linderman Lake in Bayou Des Arc.
Offering Price:	\$604,792.50 (\$3,250.00 per surveyed acre)
Contact:	Any questions concerning this offering, or to schedule a property tour should be directed to Gar Lile (mobile: 501-920-7015), Gardner Lile (mobile: 501-658-9275), or Jeryl Jones (mobile: 870-672-1365) of Lile Real Estate, Inc.

OWNERSHIP MAP

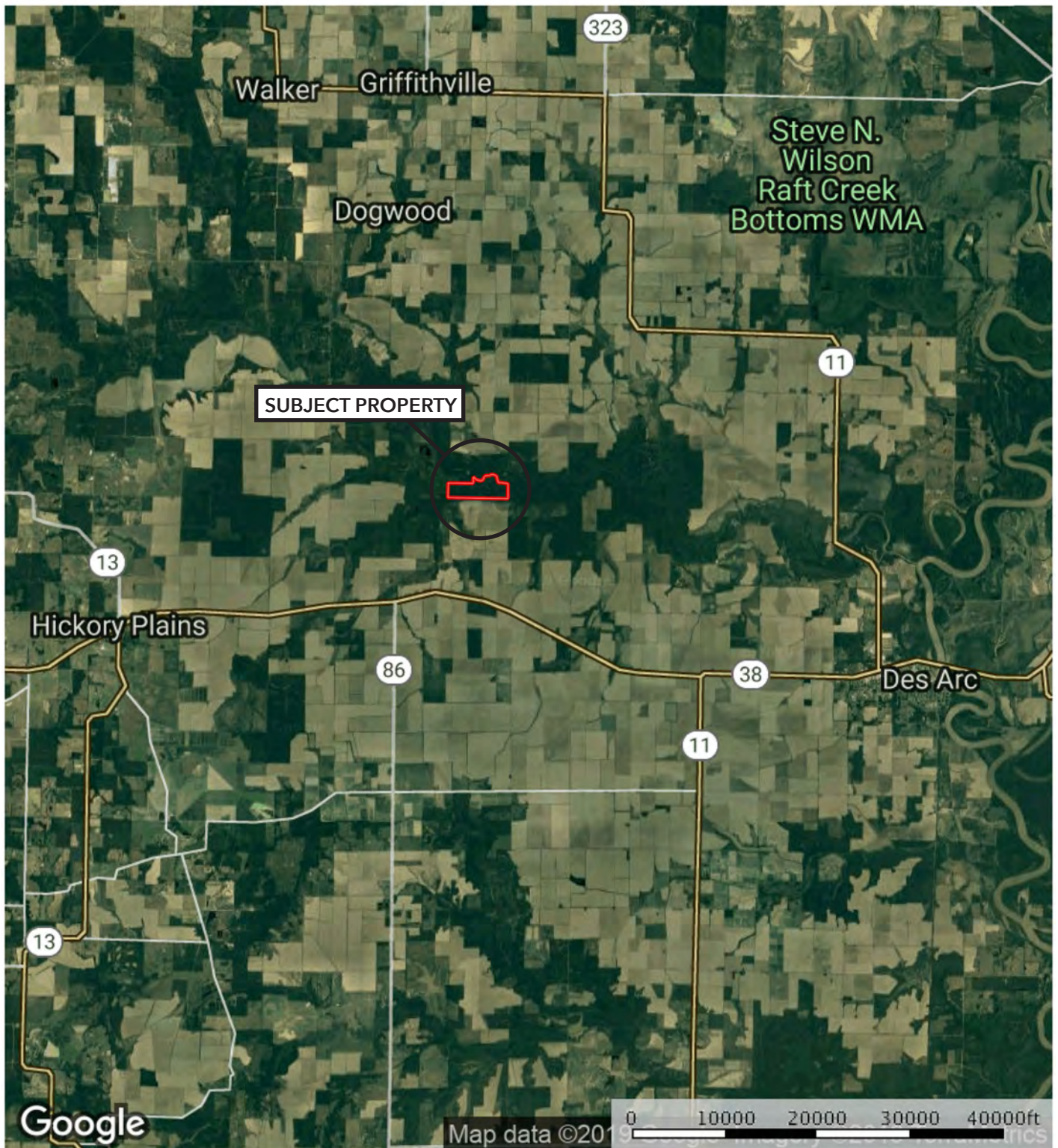
Township 5N - Range 6W

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AERIAL MAP I

Killough
Arkansas, AC +/-



Boundary

Sindy Cruthis

M 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

Killough

Arkansas, AC +/-



Boundary

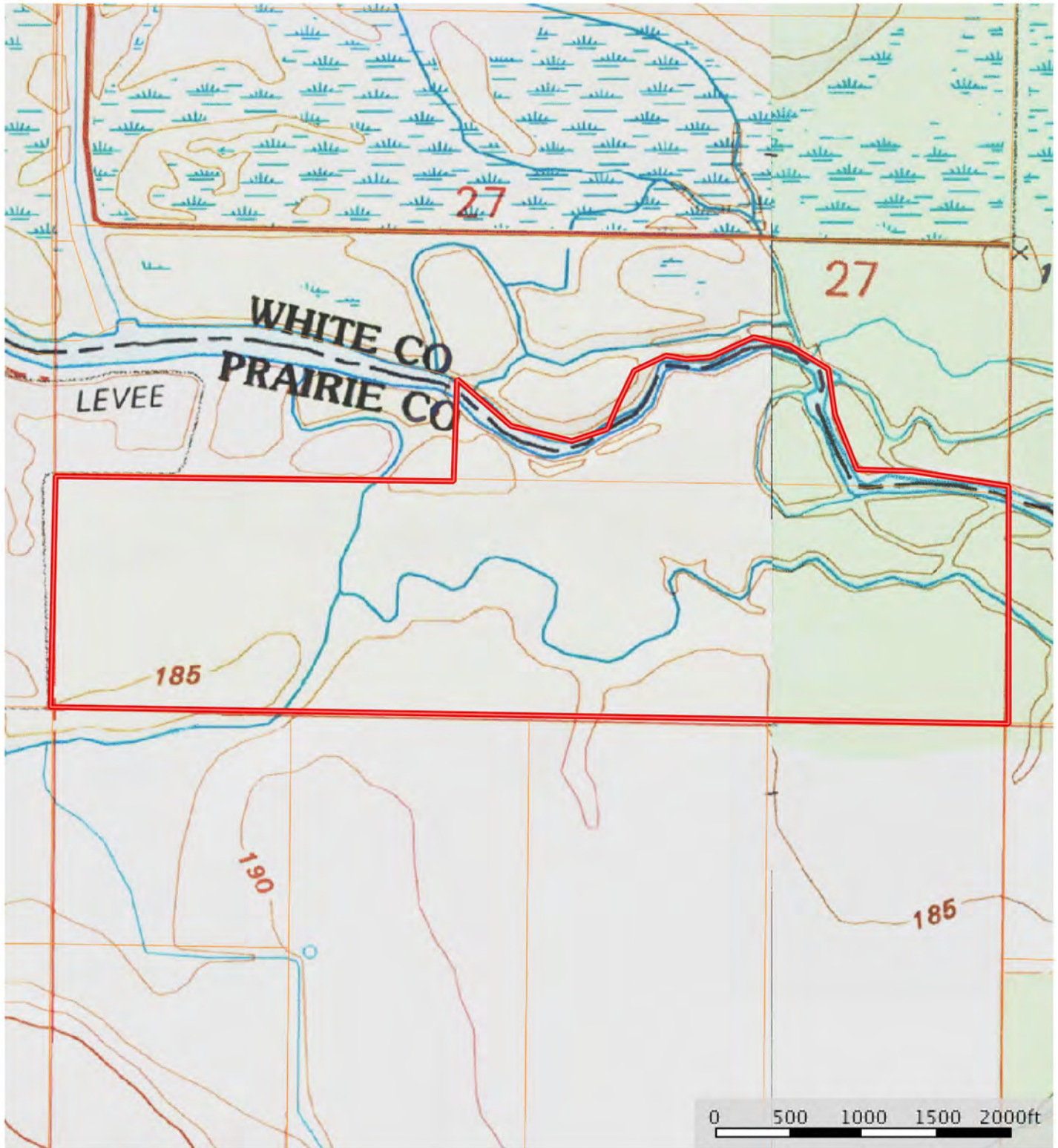
Sindy Cruthis

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TOPOGRAPHY MAP

Killough

Arkansas, AC +/-



 Boundary

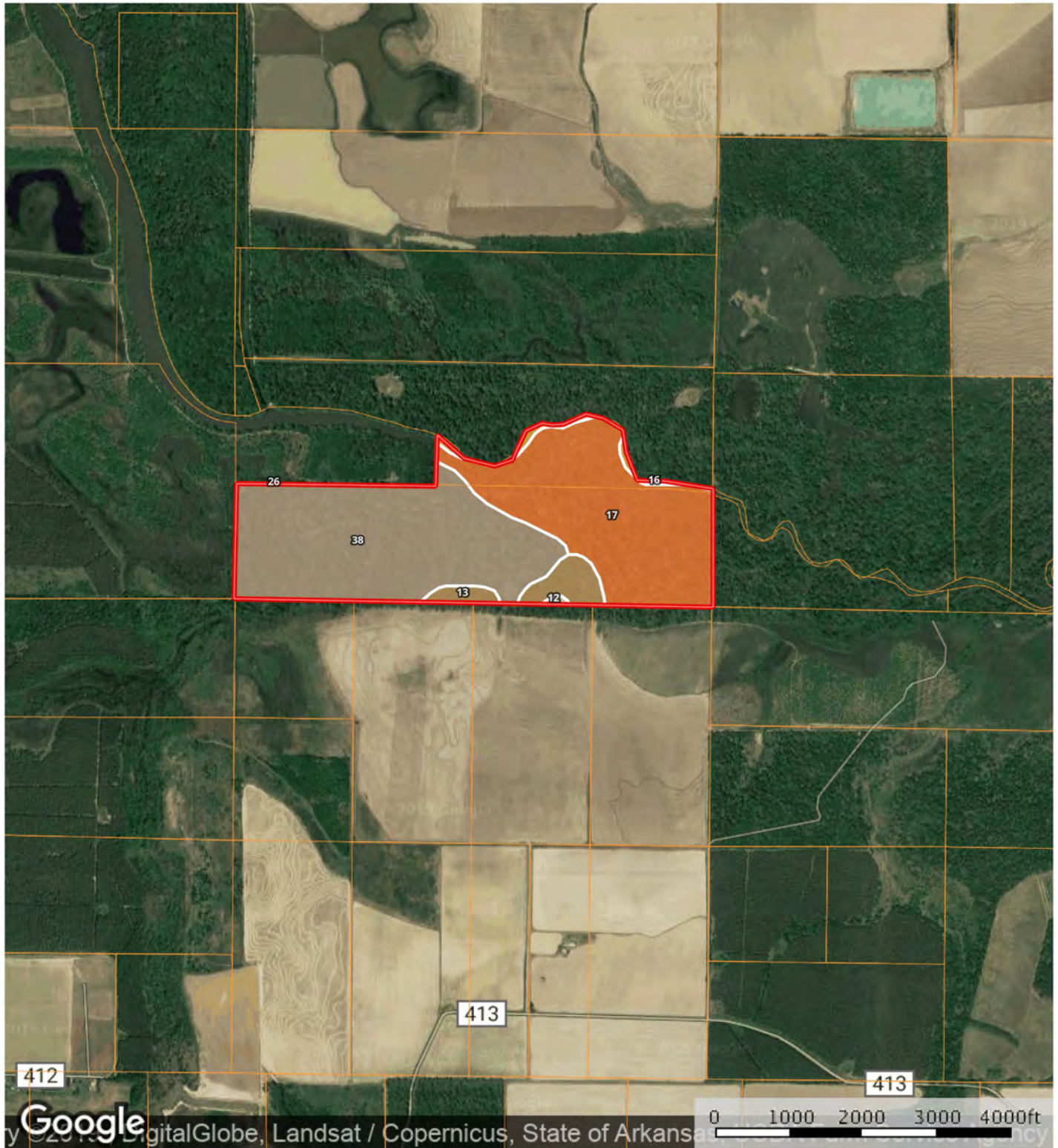
Sindy Cruthis

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SOIL MAP

Killough

Arkansas, AC +/-



Boundary

Sindy Cruthis

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SOIL MAP KEY

I  Boundary 189.0 ac

SOIL CODE	SOIL DESCRIPTION	ACRES	%	CAP
13	Jackport silty clay loam, 1 to 3 percent slopes	10.9	5.78	3e
17	Kobel silty clay loam, frequently flooded	78.4	41.51	4w
12	Jackport silty clay loam, 0 to 1 percent slopes	0.5	0.25	3w
16	Kobel silty clay, frequently flooded	2.9	1.52	4w
26	Oaklimeter silt loam, occasionally flooded	0.0	0.01	2w
38	Tichnor silt loam, 0 to 1 percent slopes, frequently flooded	96.3	50.94	4w
TOTALS		189.0	100%	3.94

Capability Legend

Increased Limitations and Hazards

Decreased Adaptability and Freedom of Choice Users

Land, Capability
Class(non-irrigated)



1 2 3 4 5 6 7 8

'Wild Life'

• • • • • • • •

Forestry

• • • • • • •

Limited

• • • • • • •

Moderate

• • • • • •

Intense

• • • • •

Limited

• • • •

Moderate

• • •

Intense

• •

Very Intense

•

Grazing Cultivation

(c) climatic limitations (e) susceptibility to erosion

(s) soil limitations within the rooting zone (w) excess of water









NOTES

[illegible]



401 Autumn Road | Little Rock, AR 72211
501.374.3411 (office) | 501.421.0031 (fax)

info@lilerealestate.com | www.lilerealestate.com



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