



OFFERED FOR SALE

STUTTGART BASE CAMP

A Recreational Camp and Residence

7.60 Surveyed Acres • Arkansas County, Arkansas

OFFERED BY



AGRICULTURE | RECREATION | TIMBERLAND

Traditional Brokerage + Sealed Bids + Consulting

LICENSED IN ARKANSAS, LOUISIANA, MISSISSIPPI, TEXAS AND TENNESSEE

**DISCLOSURE STATEMENT**

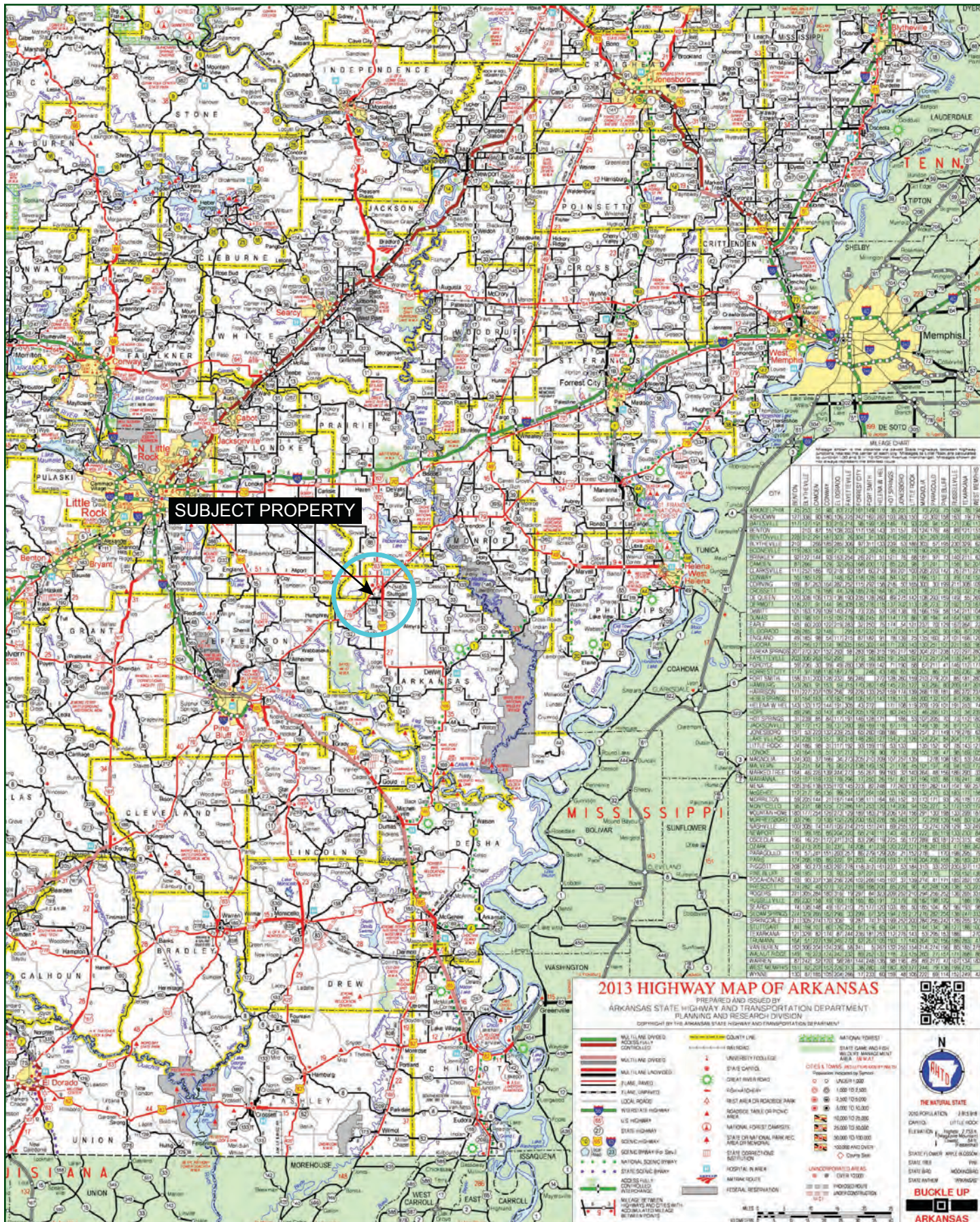
Lile Real Estate, Inc. is the listing agency for the owner of the property described within this offering brochure.

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.

VICINITY MAP



PROPERTY SUMMARY

Description:

The Stuttgart Base Camp features a 3 bedroom / 2 bathroom, 1,856 +/- sqft., heated and cooled, single-level residence located just outside the city limits of Stuttgart. The camp rests on 7.60 surveyed acres that includes a 3.0 +/- acre stocked fishing pond along with a large wooded yard. The deck located on the back of the house offers stellar views of the yard and pond. There is a two-car garage along with an additional space that is accessed by a rollup door that would be perfect for storing a boat, decoys, and all of your other hunting gear. The property is accessed by an easement on a private drive located off of Lone Tree Road which is a county-maintained road.

The property is well positioned for waterfowl hunters with the Bayou Meto Wildlife Management Area to the southwest, and the White River Refuge to the east and north of the property. These are two of the most famous areas in Arkansas for public access to famed green timber hunting. The property is also in area where it is common for farmers and landowners to lease out field hunting rights which could provide additional hunting opportunities. **This camp and acreage is now offered for sale for \$225,000.00, reduced from \$240,000.00.**

Location:

Stuttgart, Arkansas; Arkansas County; Southeast Region of Arkansas

Mileage Chart

Stuttgart	2.5 miles
Lodges Corner	15 miles
Wabbaseka	16 miles
Clarendon	23 miles
St. Charles	33 miles

Acreage:

7.60 surveyed acres

Access:

Easement on a private drive

Improvements:

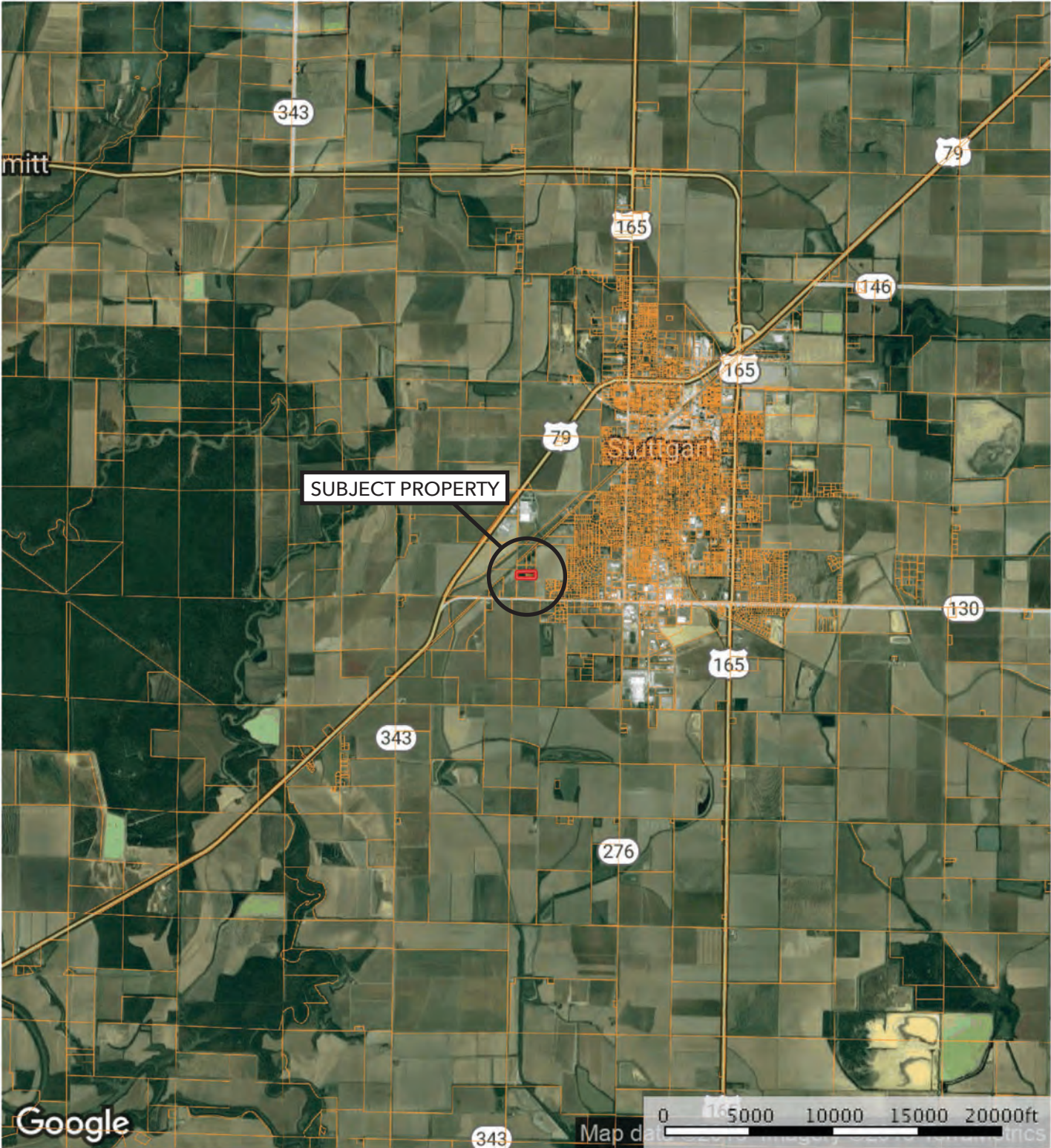
- 1,856 +/- sqft., heated and cooled, residence
- Central heat and air
- Brick/siding exterior
- 3 BR / 2 BA
 - Master suite has walk-in closet and granite shower
- Custom site-built wood burning fireplace
- Office area
- Individual laundry room
- Two car garage
- Two additional storage area with rollup door access for hunting gear
- Back deck and gazebo, with a waterfall feature
- Kitchen with island with all electric appliances
- Bruce oak hardwood floors in the living areas

PROPERTY SUMMARY

Improvements (Cont.):	<ul style="list-style-type: none">• High speed internet access• Grand Prairie Water; sewage treatment is by on-site septic tank• Additional storage out buildings and concrete dog runs• Excess acreage could be used for additional housing construction
Real Estate Taxes:	\$1,120.00 (Estimated)
Mineral Rights:	All mineral rights owned by the Seller, if any, shall transfer to the Buyer.
Recreation:	The property has close proximity to the Bayou Meto Wildlife Management Area and the White River Refuge which both offer incredible mallard duck hunting, and whitetail archery hunting. There could be additional hunting opportunities by leasing fields from farmers and landowners in the surrounding area.
Offering Price:	\$225,000.00, REDUCED from \$240,000.00
Contact:	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

Dardenne
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.

AERIAL MAP II

Dardenne

Arkansas, AC +/-



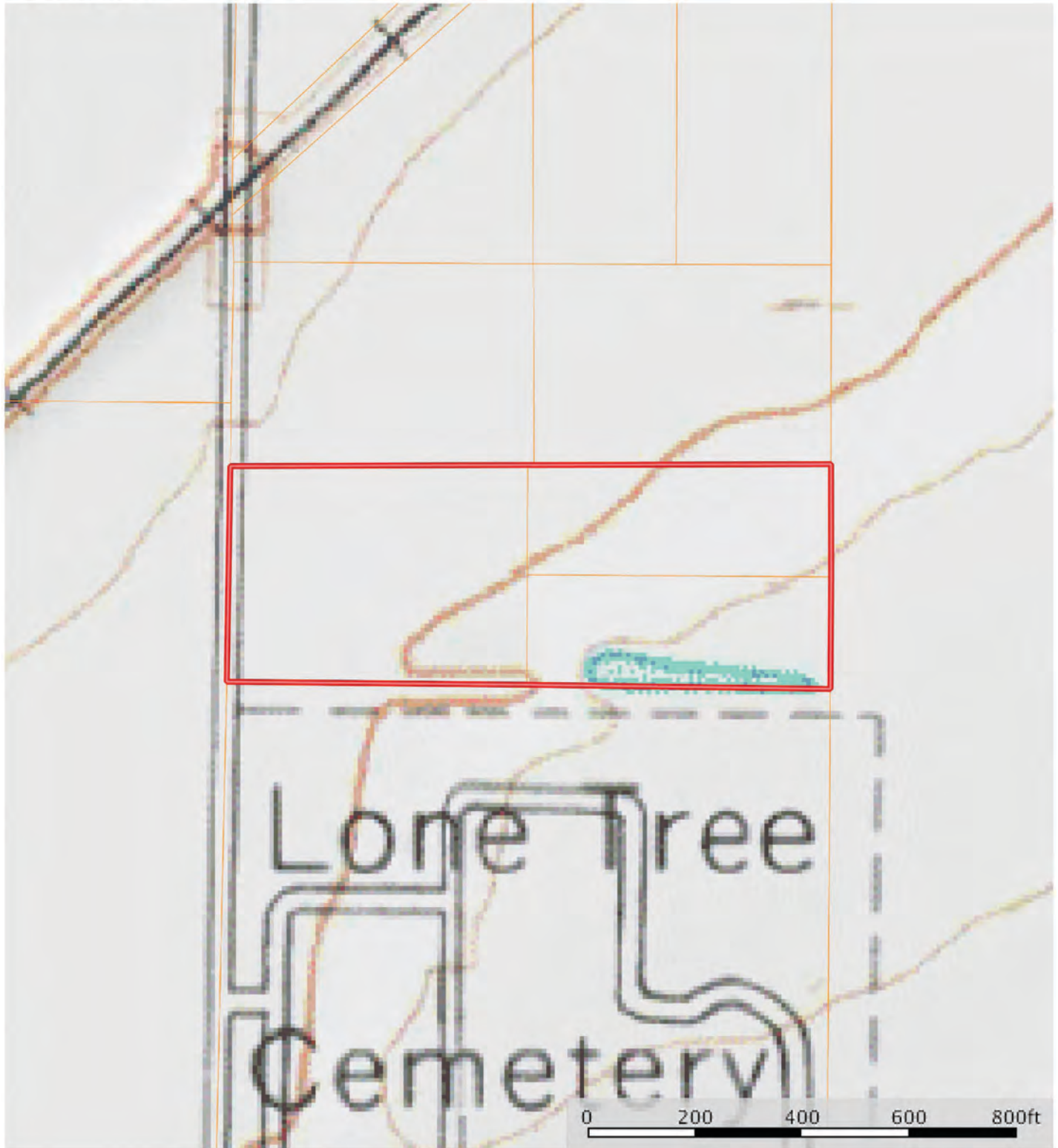
Boundary


Sindy Cruthis

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TOPOGRAPHY MAP

Dardenne
Arkansas, AC +/-



 Boundary

Sindy Cruthis

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PLAT OF SURVEY

SURVEYOR'S NOTES

- Bearings based on Grid North for Arkansas Coordinate System, South Zone, NAD83(2011).
 - Latitude = 34°28'55.45744", Longitude = 91°34'33.33810", Convergence Angle = 0°14'14.46"
- Distances shown on plat are Grid. Combined Scale Factor (Grid to Ground) = 1.00005642. This survey does not guarantee title or ownership.
- No guarantees are made or implied that all servitudes of record affecting this property are shown on this survey. A comprehensive title search was not performed in compiling the data for this survey.
- Reference documents used for this survey:
 - Warranty Deed filed for record at Book 194, Page 108, Arkansas County.
 - Warranty Deed filed for record at Book 331, Page 118, Arkansas County.
 - Warranty Deed filed for record at Book 2012, Page 6795, Arkansas County.
 - Plats of Survey by P.S. 993 dated September 7, 2004.
- All monuments set are 1/2" rebar with plastic caps stamped Smart PS# 1733, unless otherwise noted.

Found Signal
under pavement

Found Concrete Post

Found 1/2" Rebar

- Warranty Deed filed for record at Book 194, Page 108, Arkansas County.
- Warranty Deed filed for record at Book 331, Page 118, Arkansas County.
- Warranty Deed filed for record at Book 2012, Page 6795, Arkansas County.
- Plats of Survey by P.S. 993 dated September 7, 2004.

5. All monuments set are 1/2" rebar with plastic caps stamped Smart PS# 1733, unless otherwise noted.

Donny and Sarah Parker

Sarah Renken

TOTAL
7.60 ACRES
+/-

B2012, Page 6795
1.98 Acres +/-

Book 331, Page 118
3.62 Acres +/-

Book 194, Page 108
2.00 Acres +/-

Lone Tree Cemetery

LEGEND

- MONUMENT FOUND
- MONUMENT SET
- CALCULATED
- SET FRONT POST
- BOUNDARY LINE
- BROKEN SCALE

GRAPHIC SCALE 1" = 50'

CERTIFICATION

I, John H. Smart, Arkansas Registered Professional Surveyor No. 1733, do hereby certify that a boundary survey was performed under my direct supervision and this drawing accurately reflects monuments, both found and set, during the course of the survey to the best of my knowledge and ability.

John H. Smart Date 7/23/2019

Surveyed for: Ray Dardene

PARTS OF THE SOUTHWEST QUARTER OF SECTION 32, TOWNSHIP 2 SOUTH,
RANGE 5 WEST, ARKANSAS COUNTY, ARKANSAS.

**SMART
SURVEYING
INCORPORATED**

1816 E. Warren Rd.
Altshuler, AR 72004
Cell: (870) 892 - 9422
Office: (870) 788 - 9433

Date: July 23, 2019
Drawing: Dardene-23-25-Sw
Page: 1 of 1
Arkansas Plat Code
500-025-03W-6-2-306A)-1-1733

BAYOU METO WMA



The Bayou Meto Wildlife Management Area (WMA) encompasses 33,832 acres in Arkansas and Jefferson Counties, and is one of the largest state-owned wildlife management areas in the country. There are eight permanent streams, totaling 30.5 miles, as well as twelve intermediate streams, totaling 23 miles, which form an extensive drainage network that feeds the major permanent waterways. Each fall, around 13,000 acres of the WMA are flooded to attract ducks. There are two waterfowl rest areas - Halowell Reservoir and the Wrape Plantation - that also attract ducks in fall and winter.

The Bayou Meto WMA has some of the best green-timber duck hunting in the state of Arkansas. In addition to excellent duck hunting, there is also good deer hunting on the WMA, as well as turkey, squirrel, rabbit, and racoon hunting. There are 20 food plots on the WMA, which are managed on a two-year rotation.

Source:

Arkansas Game & Fish Commission

<https://www.agfc.com/en/zone-map/702/>

WHITE RIVER NATIONAL WILDLIFE REFUGE



Photo By Ray Paterra - Flickr: US Fish and Wildlife Service Southeast Region
<https://www.flickr.com/photos/usfwssoutheast/13925331295>

Officially known as the Dale Bumpers White River National Wildlife Refuge, this land totals 160,756 acres and is located in Desha, Monroe, Phillips, and Arkansas counties. The northern boundary of the refuge borders the Cache River National Wildlife Refuge. The White River NWR has 365 natural and man-made lakes making up 4,000 of the total acres. In addition, there are 154,000 acres of forestland, 900 acres of agricultural land, and 1,000 acres of grassland. The refuge was created in 1935 and is managed by the United States Fish and Wildlife Service. It is classified as a Wetland of International Importance.

The refuge ranges from 3 to 10 miles wide and includes 90 miles of the lower White River, as well as 3 miles of the Arkansas Post Canal on the Arkansas River. It is part of the Mississippi lowland forests ecoregion and contains four forest types -- American sweetgum, Nuttall's oak, willow oak; sugarberry, American elm, green ash; American sycamore, pecan, American elm; and baldcypress.

The White River National Wildlife Refuge is home to a wide range of wildlife. In addition to having the largest concentration of wintering mallard ducks in the Mississippi Flyway.

Source:

Wikipedia: White River National Wildlife Refuge
https://en.wikipedia.org/wiki/White_River_National_Wildlife_Refuge













NOTES

[illegible]



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