



OFFERED FOR SALE

DES ARC 70

**A Recreational & Timberland Investment Opportunity
Great Home & Camp Site**

70.0 (+/-) Total Acres • Prairie County, Arkansas

OFFERED BY



AGRICULTURE | RECREATION | TIMBERLAND

Traditional Brokerage + Sealed Bids + Consulting

LICENSED IN ARKANSAS, LOUISIANA, MISSISSIPPI, TEXAS AND TENNESSEE

**DISCLOSURE STATEMENT**

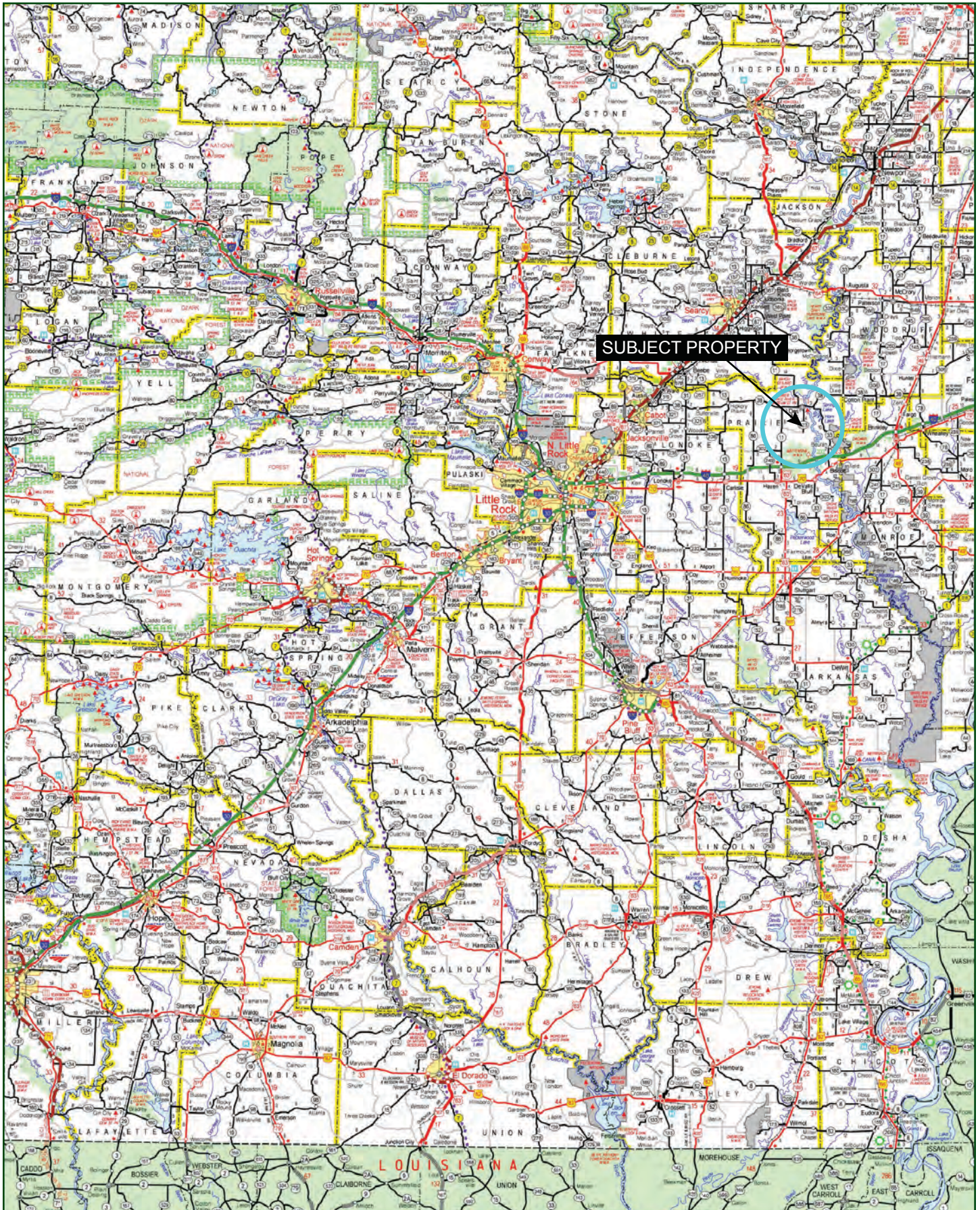
Lile Real Estate, Inc. is the listing agency for the owner of the property described within this offering brochure.

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.

VICINITY MAP



PROPERTY SUMMARY

Description:

The Des Arc 70 offers a good recreational and timberland investment opportunity located in Prairie County, Arkansas just three and a half miles south of the community of Des Arc. Consisting of 70.0 +/- total acres, the property features a unique mix of beautiful bottomland hardwoods in addition to 30 acres of mature pine plantation that is enrolled in the Conservation Reserve Program. Approximately 21 +/- acres in the northwest portion of the property is enrolled in the Wetland Reserve Program. Another excellent feature of the property is that it has a great site for a full time residence or just a camp on the east side of the property along Arkansas State Highway 323, with direct access to electricity and water. With the property's proximity to the Dagmar WMA, Raft Creek WMA, Black Swamp, White River Refuge, and Cache River Refuge it is an ideal location for a base camp. In addition to great deer hunting, the property also provides overflow duck hunting in the northwest corner when the White River is up.

Any questions concerning this offering, or to schedule a property tour should be directed to Gar Lile or Gardner Lile of Lile Real Estate, Inc. (office: 501-374-3411).

Location:

Des Arc, Arkansas; Prairie County; Eastern Central Region of Arkansas

Mileage Chart

Searcy	34 miles
Stuttgart	49 miles
Little Rock	57 miles

Acreage:

70.0 +/- acres

Access:

Arkansas State Highway 323

Real Estate Taxes:

\$155.00 (Estimated)

CRP Info:

Farm Number	Tract Number	Contract Number	Expiration Date	Field Number	Acreage	Rental Rate	Payment
2587	856	10051	9/30/2022	1	15.2	\$71.00	\$1,079.20
2587	856	10051	9/30/2022	2	13.8	\$71.00	\$979.80
Total					29		\$2,059.00

Recreation:

Deer, turkey, and duck hunting opportunities exist on the property.

Mineral Rights:

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

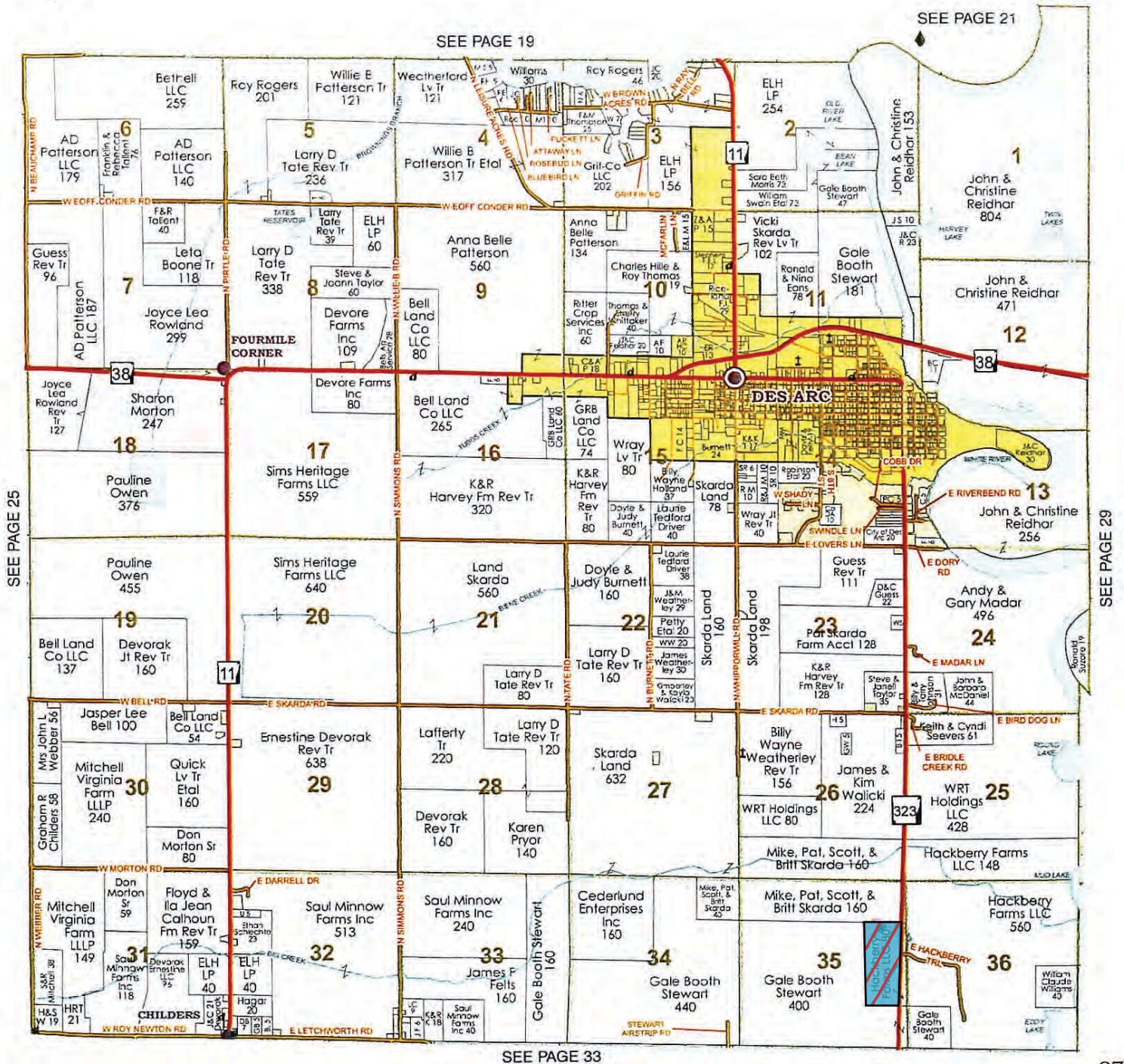
Offering Price:

\$259,000.00 (\$3,700.00 per acre)
* No deer stands will convey.

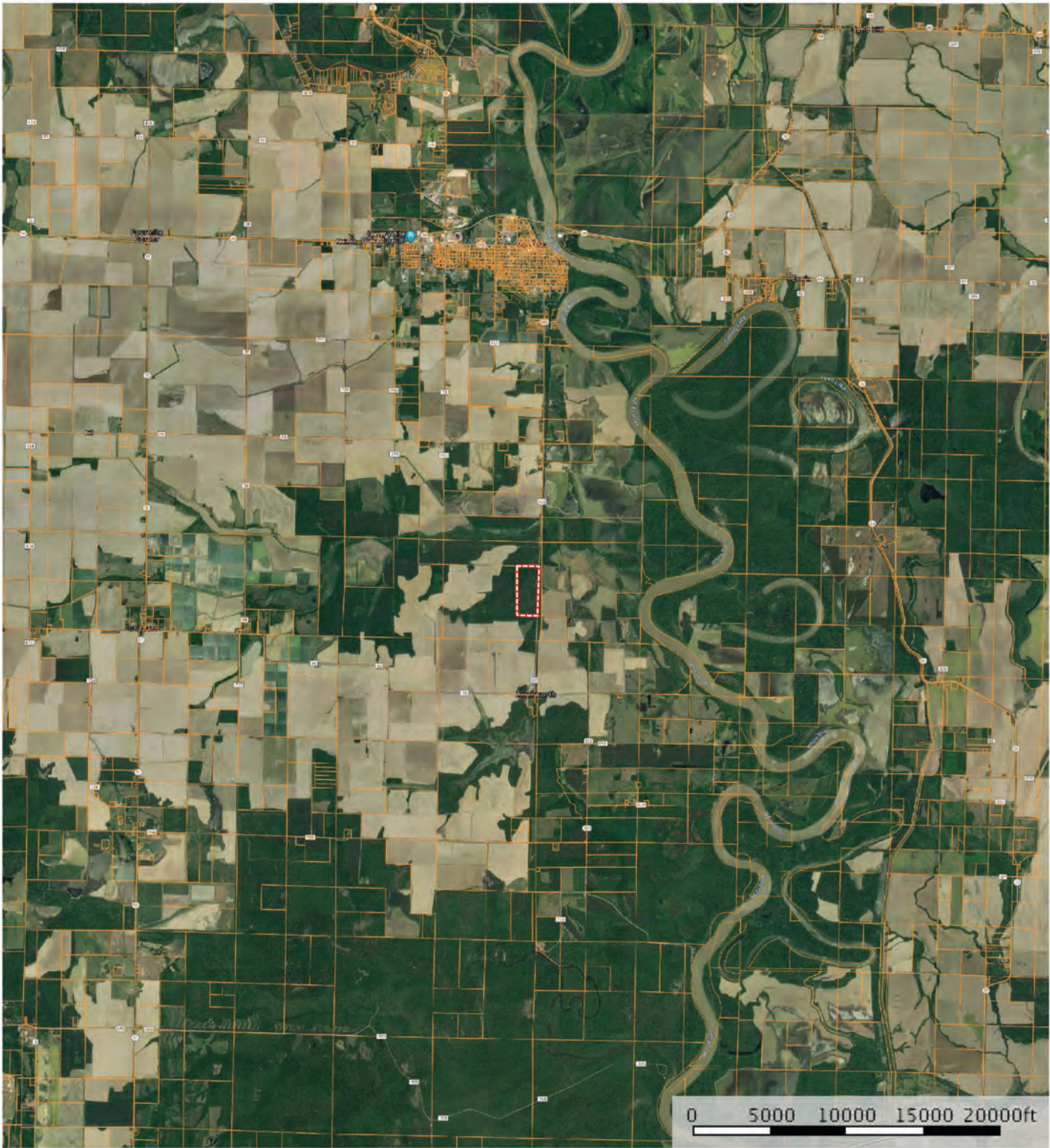
Contact:

Any questions concerning this offering, or to schedule a property tour should be directed to Gar Lile or Gardner Lile of Lile Real Estate, Inc.

Copyright © 2019 Mapping Solutions




AERIAL MAP I



 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



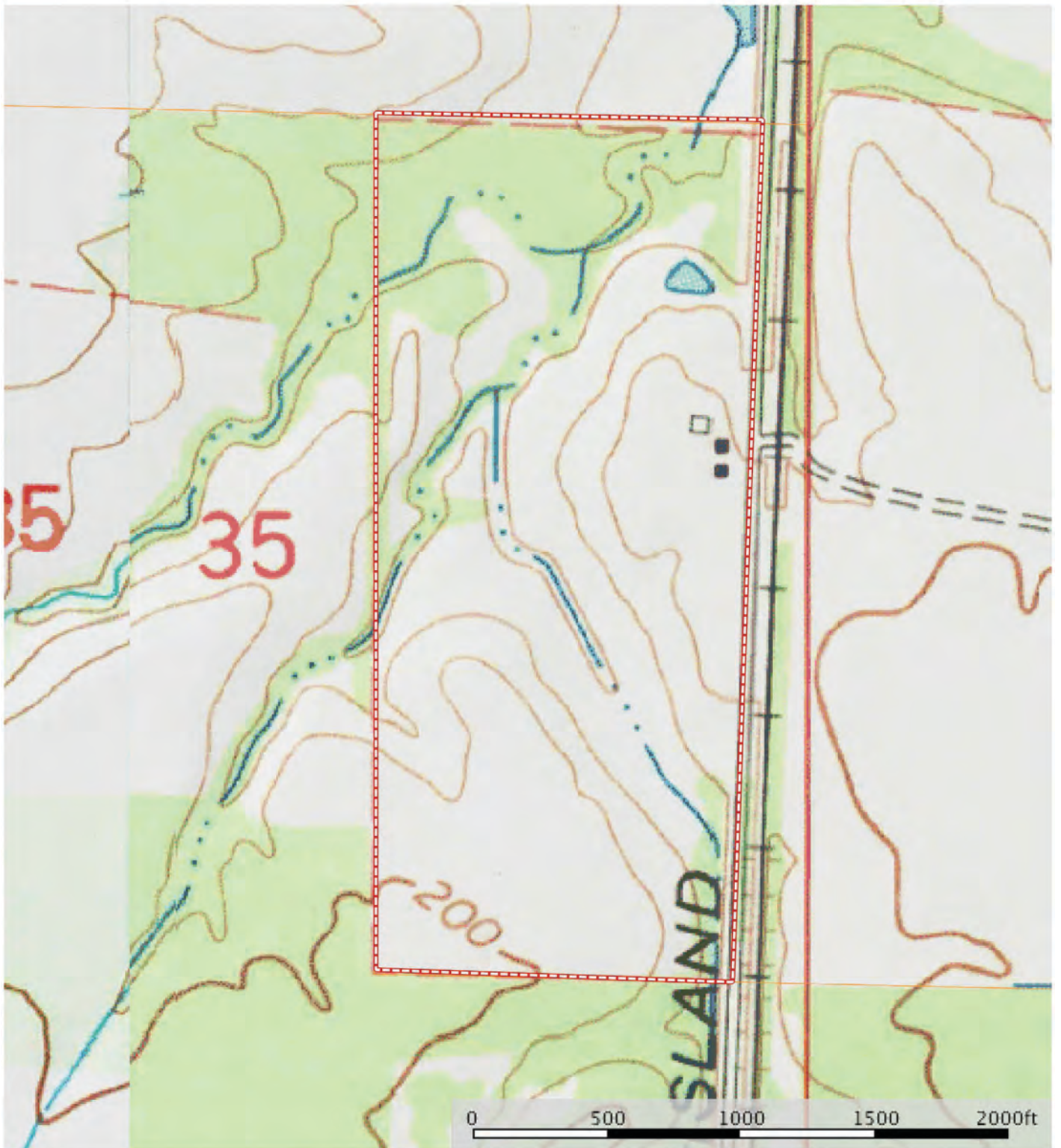
 Boundary

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.

TOPOGRAPHY MAP



 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.

SOIL MAP



 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.

SOIL MAP KEY

SOIL CODE	SOIL DESCRIPTION	ACRES	%	CAP
7	Dewitt silt loam, 0 to 1 percent slopes	0.4	0.63	3w
25	Muskogee silt loam, 3 to 8 percent slopes	52.9	76.15	3e
17	Kobel silty clay loam, frequently flooded	0.0	0.06	4w
38	Tichnor silt loam, 0 to 1 percent slopes, frequently flooded	16.1	23.16	4w
TOTALS		69.4	100%	3.23

Capability Legend

Increased Limitations and Hazards

Decreased Adaptability and Freedom of Choice Users

Land, Capability

								
	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



AGRICULTURE | RECREATION | TIMBERLAND

Traditional Brokerage + Sealed Bids + Consulting

LICENSED IN ARKANSAS, LOUISIANA, MISSISSIPPI, TEXAS AND TENNESSEE