



OFFERED FOR SALE

## **DRAKE LANE CAMP**

**Private Camp near Bayou Meto WMA**

**2.0 (+/-) 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.

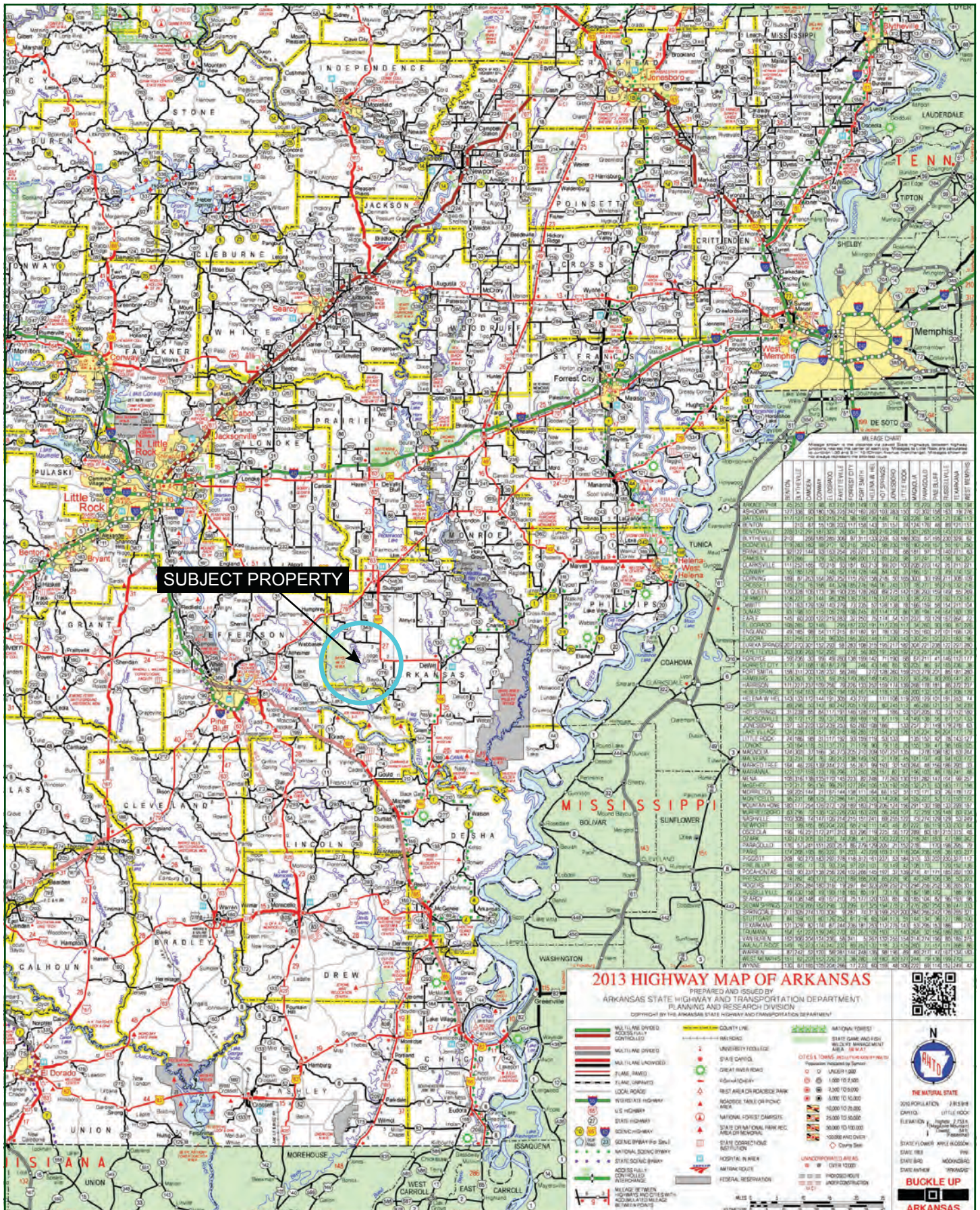
A representative of Lile Real Estate, Inc. must be present to conduct a showing. The management of Lile Real Estate, Inc. respectfully requests that interested parties contact us in advance to schedule a proper showing and do not attempt to tour or trespass on the property on their own. Thank you for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

|                           |   |
|---------------------------|---|
| <b>Description:</b>       | <p>The Drake Lane Camp offers an opportunity to acquire a secluded camp located near the Bayou Meto Wildlife Management Area. The camp is 2,100 +/- square feet and features 4 bedrooms and 2 full bathrooms, 2 living areas, a full kitchen, laundry room, 2 utility closets, a wood stove in each living room, and an 8 locker mud room. In addition, the property has 2 covered dog kennels, 5 covered boat stalls that are 10'x30', and a 450 +/- square foot shop with a locking garage door.</p> <p>The Bayou Meto WMA is known for some of the best public green timber duck hunting in the state, in addition to good deer hunting opportunities and other small game hunting. The camp has close proximity to the Upper Vallier, Lower Vallier, Beaver Dam, and Halowell access points, and is just a short drive from the White River Refuge. It is common for farmers and landowners in this area to lease out hunting rights, which has the potential to provide additional waterfowl hunting opportunities.</p> <p>For more information about the Drake Lane Camp, or to schedule a property tour, contact Gardner Lile (mobile: 501-658-9275) of Lile Real Estate, Inc.</p> |
| <b>Location:</b>          | Lodge Corner, Arkansas; Arkansas County   |
| <b>Acreage:</b>           | 2.0 +/- surveyed acres  |
| <b>Access:</b>            | Drake Lane  |
| <b>Real Estate Taxes:</b> | \$522.10 (Estimated)  |
| <b>Utilities:</b>         | Grand Prairie Water<br>Septic tank<br>Electricity<br>Central heat & air and two (2) wood-burning stoves   |
| <b>Mineral Rights:</b>    | All mineral rights owned by the Seller, if any, shall transfer to the Buyer.  |
| <b>Recreation:</b>        | Close proximity to the famous Bayou Meto Wildlife Management Area, as well as the White River Refuge, both of which offer excellent green timber duck hunting as well as good deer hunting opportunities and other small game. Leased land in the area could potentially offer additional waterfowl hunting opportunities.  |
| <b>Offering Price:</b>    | \$225,000.00  |
| <b>Contact:</b>           | Any questions concerning this offering, or to schedule a property tour should be directed to Gardner Lile (mobile: 501-658-9275) of Lile Real Estate, Inc.  |


AERIAL MAP I






## AERIAL MAP II



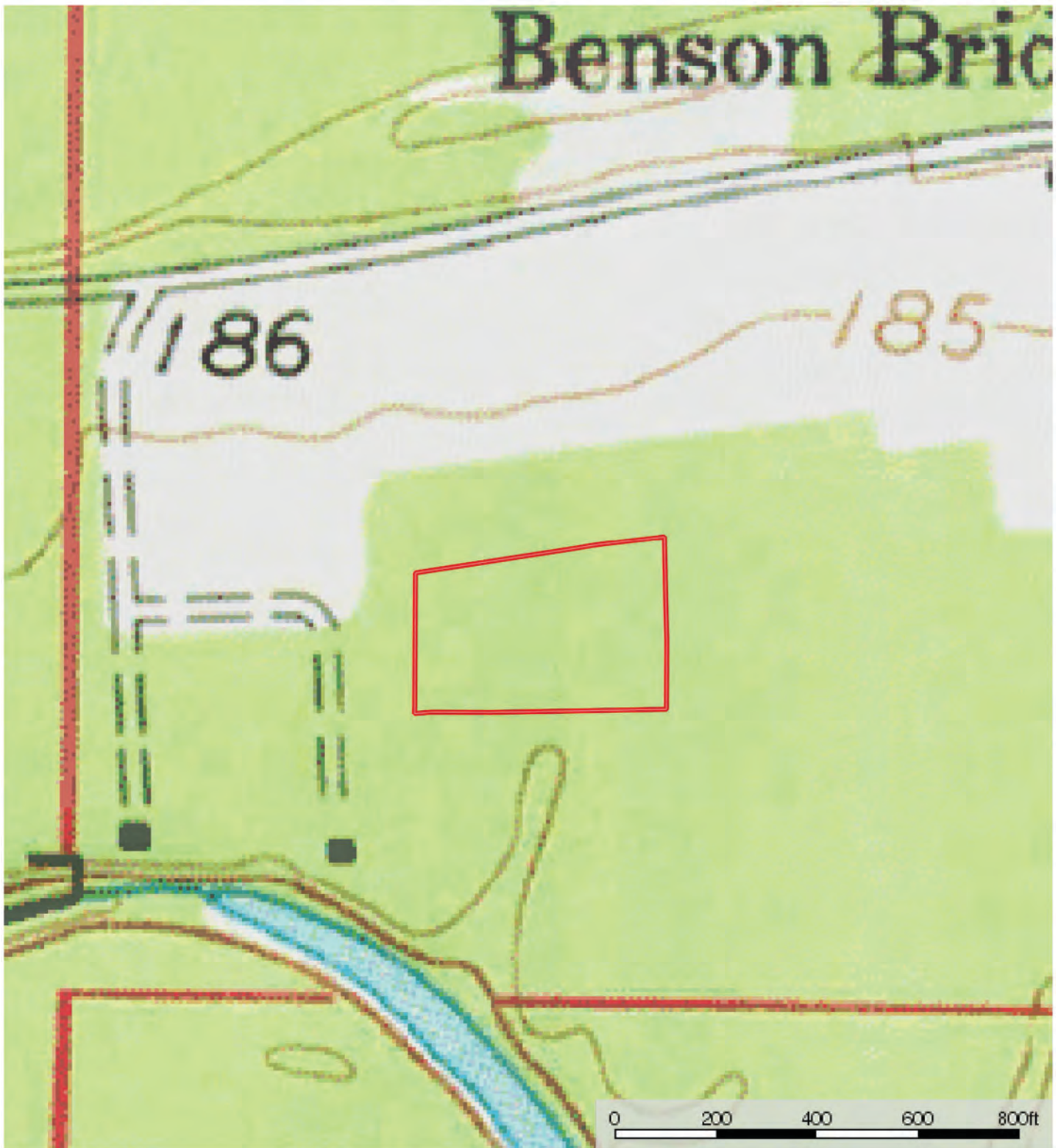
 Boundary


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

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# SOIL MAP



 Boundary

Sindy Cruthis

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## SOIL MAP KEY

Boundary 2.4 ac

| SOIL CODE | SOIL DESCRIPTION                                      | ACRES | %     | CAP  |
|-----------|---|-------|-------|------|
| 18A       | Perry clay, 0 to 1 percent slopes, frequently flooded | 0.3   | 11.74 | 5w   |
| 19A       | Portland clay, 0 to 1 percent slopes                  | 2.2   | 88.26 | 3w   |
| TOTALS    |   | 2.4   | 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

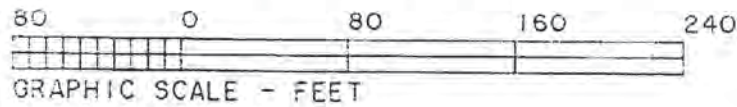
(c) climatic limitations (e) susceptibility to erosion

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



# SURVEY

PREPARED BY  
**DELTA SURVEY CO.**  
 PLANNERS - DESIGNERS - SURVEYORS  
 226 W. CEDAR ST.  
 BRINKLEY, ARKANSAS 72021

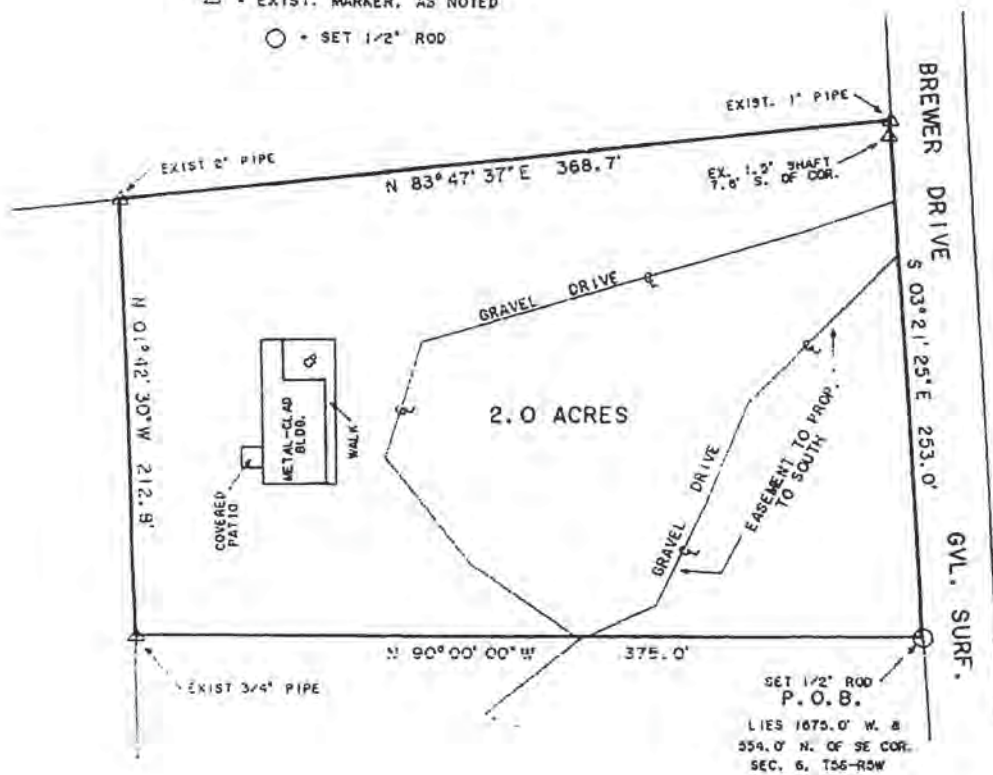


NOTE: THIS TRACT SURVEYED BY  
 T.L. STRODE, MARCH 2000

BEARINGS ASSUMED PER STRODE PLAT

△ - EXIST. MARKER, AS NOTED

○ - SET 1/2" ROD



DECEMBER 15, 2006

A PROPERTY SURVEY AND PLOT PLAN OF EXISTING IMPROVEMENTS PREPARED FOR TRAVIS ORAVEN, SELLER, AND GREGARY A. MINTON AND EARL L. MAYHUE, BUYERS, C/O THOMPSON-TRICE REALTY, LTD, 616 SOUTH MAIN STREET, STUTTGART, ARKANSAS, PART OF THE SOUTHWEST QUARTER (SW¼), SECTION SIX (6), TOWNSHIP FIVE SOUTH, RANGE FIVE WEST (T5S-R5W), NORTHERN DISTRICT, COUNTY OF ARKANSAS, STATE OF ARKANSAS, AND BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS: BEGIN AT A POINT BEING 1675.0 FEET WEST AND 554.0 FEET NORTH OF THE SOUTHEAST CORNER OF SAID SECTION 6; THENCE SOUTH 90° 00' 00" WEST A DISTANCE OF 375.0 FEET; THENCE NORTH 01° 42' 30" WEST A DISTANCE OF 212.8 FEET; THENCE NORTH 83° 47' 37" EAST A DISTANCE OF 368.7 FEET; THENCE SOUTH 03° 21' 25" EAST A DISTANCE OF 253.0 FEET TO THE POINT OF BEGINNING, CONTAINING 2.0 ACRES.

I, DONALD E. SIEFFER, R.L.S., ARK. REG. 993, HEREBY CERTIFY THIS AS BEING THE RESULTS OF A FIELD SURVEY PERFORMED BY ME, OR UNDER MY SUPERVISION, ON DECEMBER 15, 2006, AND IS SUBJECT TO UNNOTED EASEMENTS OF RECORD, OR NOT OF RECORD, PUBLIC UTILITY EASEMENTS, PRIVATE EASEMENTS AND MISCELLANEOUS EASEMENTS. THIS SURVEY IS FOR THE USE AND BENEFIT OF TRAVIS ORAVEN, SELLER, AND



# 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 public 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/>























NOTES

[illegible]





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