



OFFERED FOR SALE

# CARLISLE OUTING CLUB

A Recreational Investment Opportunity

246.1 (+/-) Acres • Lonoke 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 Arkansas, showing county boundaries, major roads, and cities. A red circle and arrow point to a specific location in the eastern part of the state, labeled "SUBJECT PROPERTY". The map includes various geographical features like rivers and lakes, and is color-coded to distinguish between different regions and infrastructure.



## PROPERTY SUMMARY

**Description:** Located just south of Carlisle in Lonoke County, Arkansas, the Carlisle Outing Club consists of 246.1 +/- acres of hardwood timber intensively developed for duck habitat. The property provides access to true green tree timber duck hunting with impounded timber and other overflow timber. The property has been significantly improved including the installation of three (3) screw gates and one (1) large flashboard riser box, which all help to hold/retain flood water on approximately half of the acreage. This offering provides a rare opportunity to acquire a green timber duck hunting property in close proximity to the Little Rock metropolitan area, as well as Stuttgart, which is known as the duck hunting capital of the world. In addition, the property borders the Prairie Bayou Wildlife Management Area and is in close proximity to several notable hunting clubs, specifically bordering Duck-Rock. For more information about the Carlisle Outing Club, or to schedule a property tour, contact Gar Lile (mobile: 501-920-7015) or Gardner Lile (mobile: 501-658-9275) of Lile Real Estate, Inc.

**Location:** Carlisle, Arkansas; Lonoke County; Central Region of Arkansas

**Acreage:** 246.1 +/- acres

### Mileage Chart

Carlisle, AR	6 miles
Stuttgart, AR	29 miles
Little Rock, AR	37 miles

**Access:** Easement from the west that is just off Arkansas State Highway 13.

Real Estate Taxes:	Parcel Number	Acreage	Est. Real Estate Tax
	001-03198-000	43.5	\$46.94
	001-03199-000	42.6	\$39.50
	001-03202-000	40.0	\$37.04
	001-03203-000	40.0	\$47.59
	001-03211-000	80.0	\$90.54
	Total	246.1	\$261.61

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

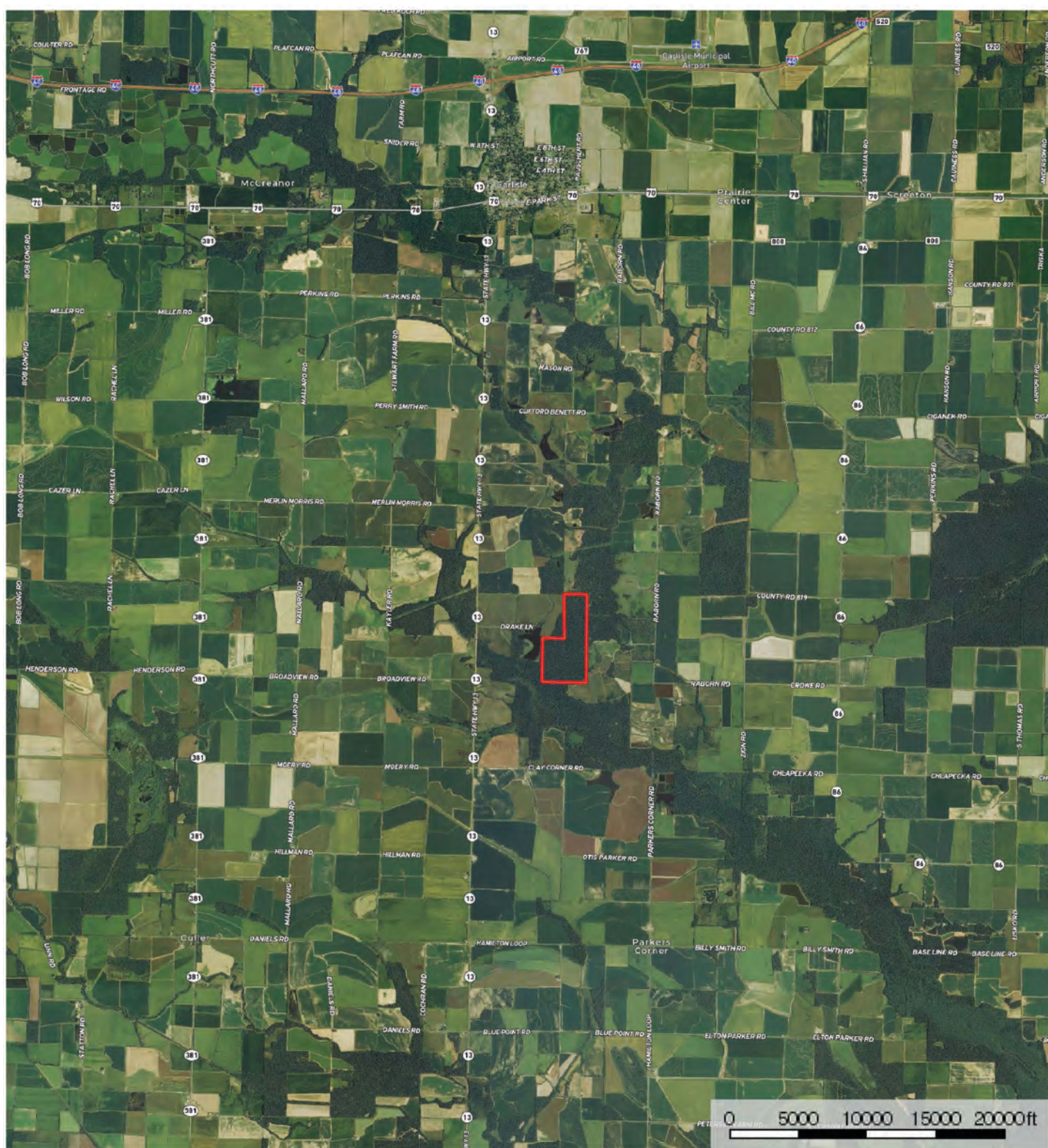
**Recreation:** The property offers impounded green timber and overflow duck hunting, in addition to great deer hunting.

**Offering Price:** \$1,599,650.00 (\$6,500.00 per acre)

**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



 Boundary

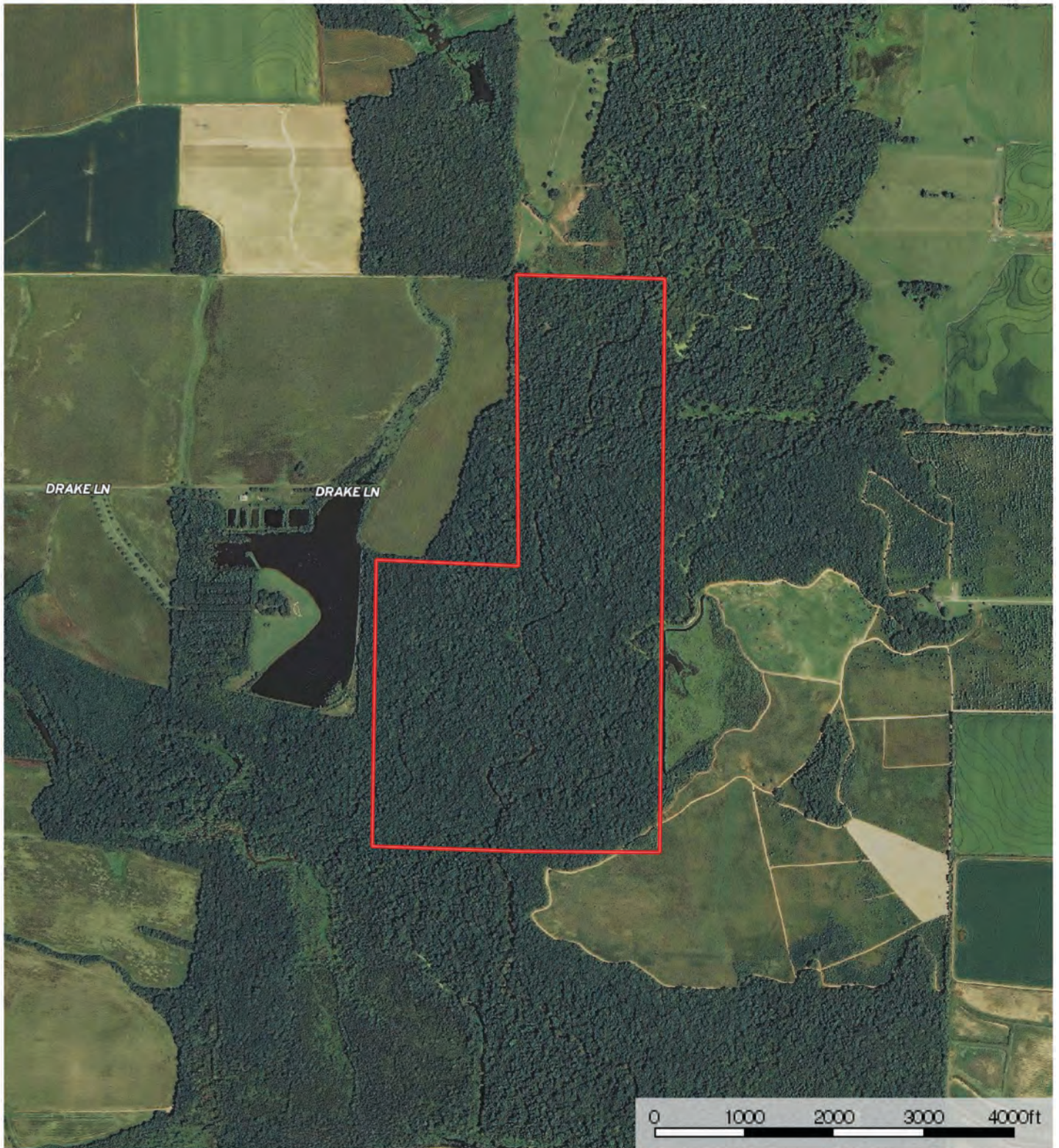
**Sindy Cruthis**




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



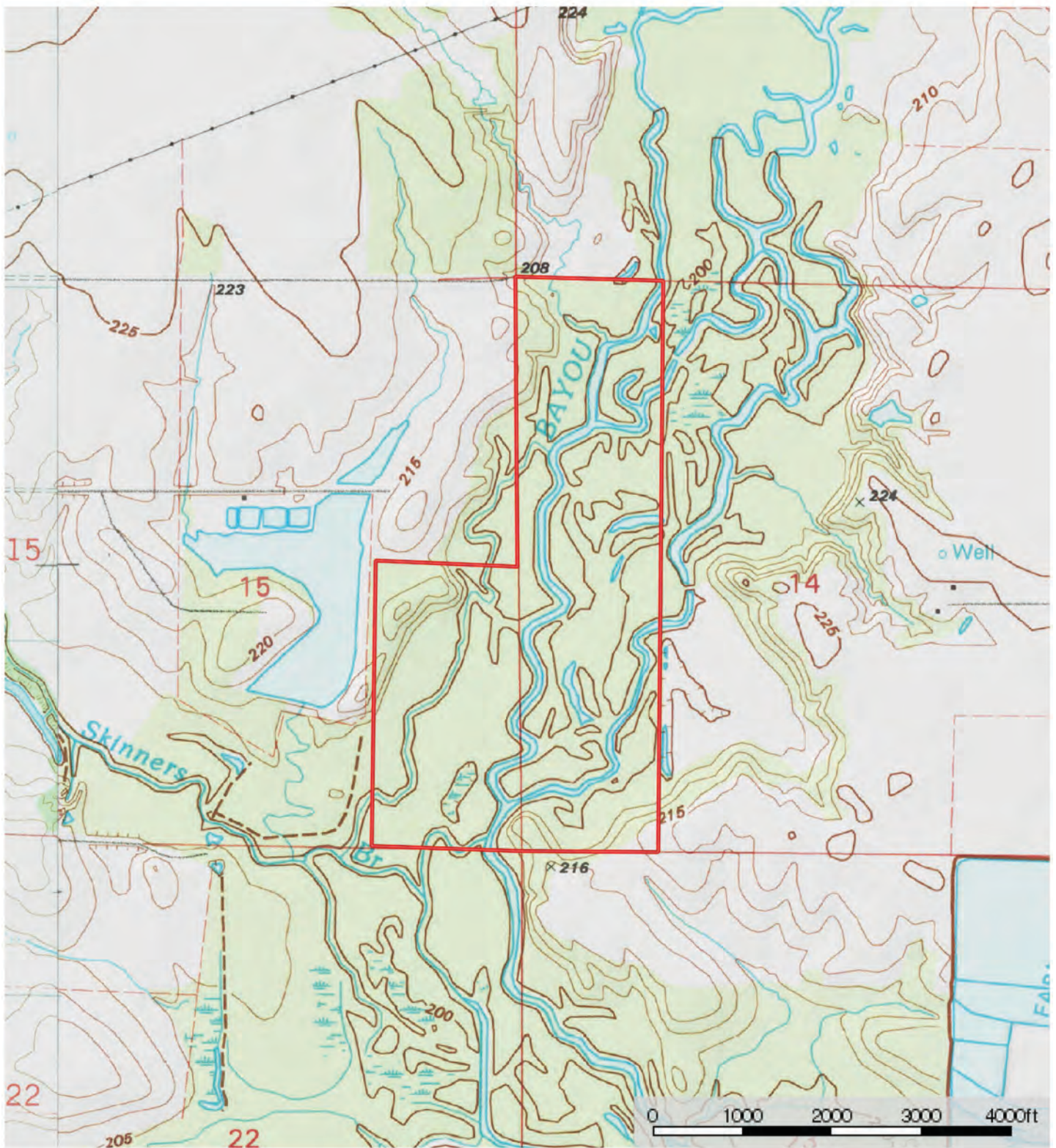
 Boundary

Sindy Cruthis

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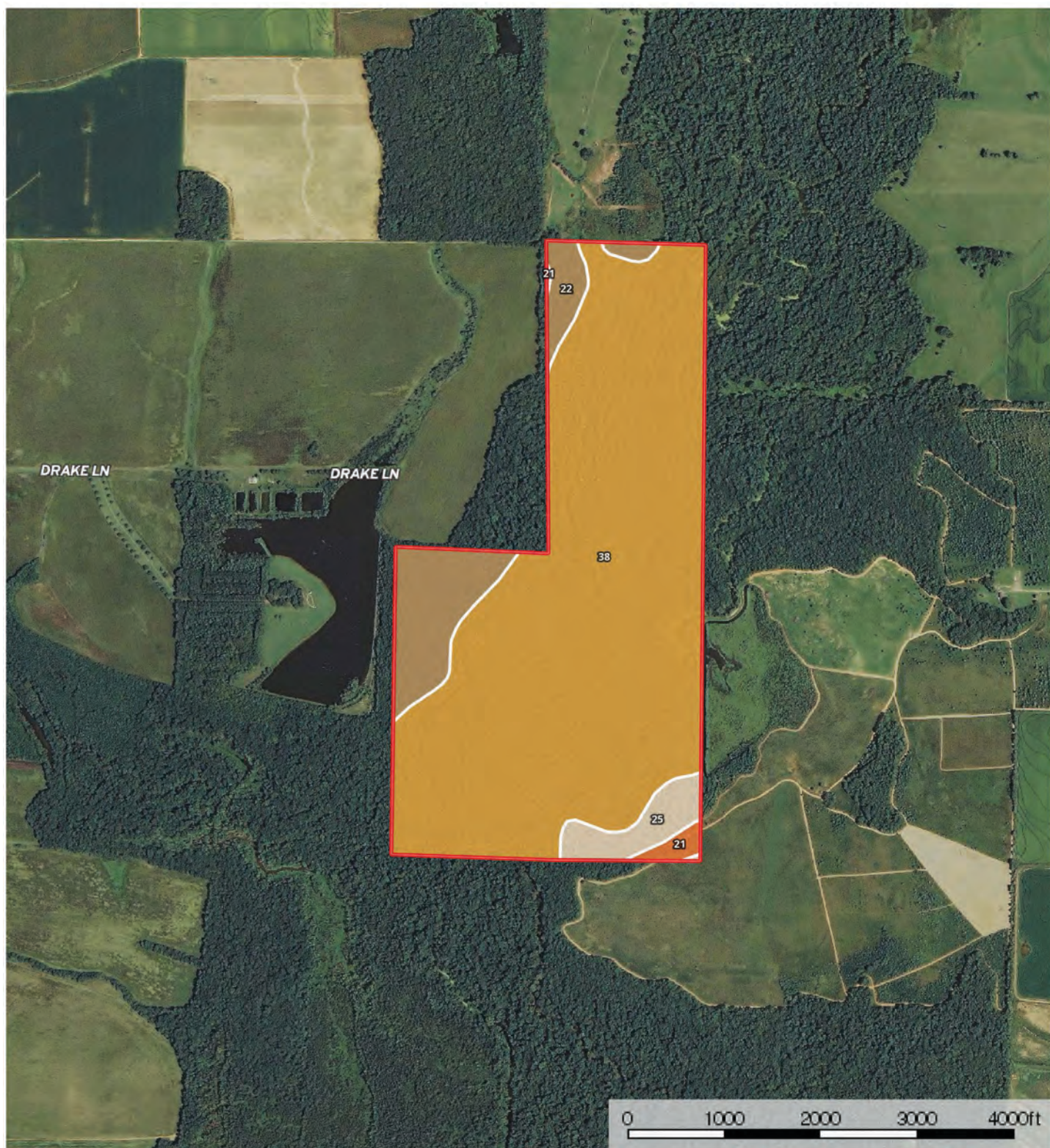
# TOPOGRAPHY MAP




Boundary




# SOIL MAP



 Boundary

Sindy Cruthis

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## SOIL MAP KEY

SOIL CODE	SOIL DESCRIPTION	ACRES	%	CAP
22	Immanuel silt loam, 3 to 8 percent slopes	26.4	10.9	3e
21	Immanuel silt loam, 1 to 3 percent slopes	2.5	1.05	2e
25	Muskogee silt loam, 3 to 8 percent slopes	9.7	4.02	3e
38	Tichnor silt loam, 0 to 1 percent slopes, frequently flooded	203.5	84.03	4w
TOTALS		242.1	100%	3.83

### Capability Legend

Increased Limitations and Hazards

Decreased Adaptability and Freedom of Choice Users

Land, Capability

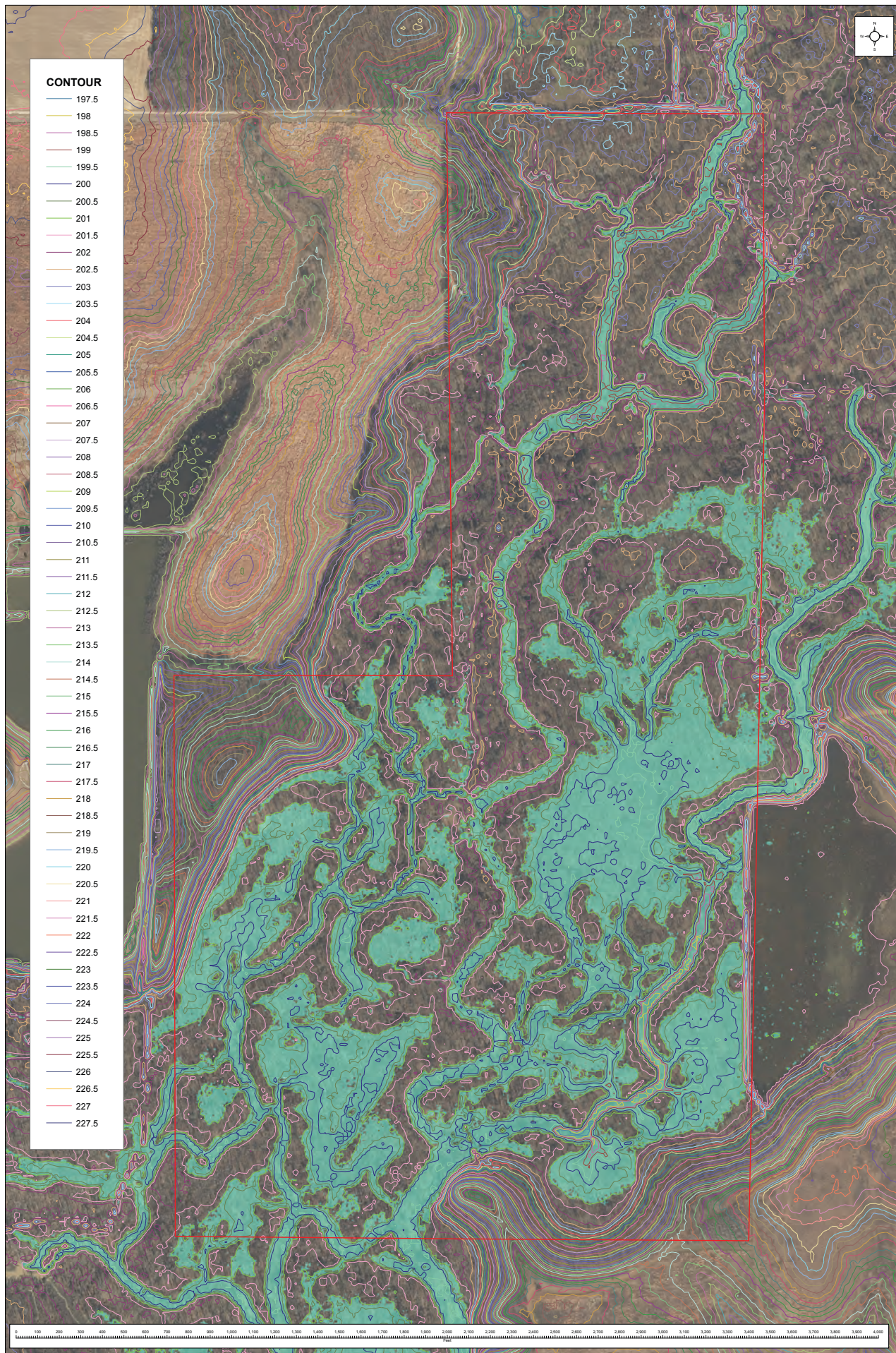
	1	2	3	4	5	6	7	8
'Wild Life'	•	•	•	•	•	•	•	•
Forestry	•	•	•	•	•	•	•	
Limited	•	•	•	•	•	•	•	
Moderate	•	•	•	•	•	•		
Intense	•	•	•	•	•			
Limited	•	•	•	•				
Moderate	•	•	•					
Intense	•	•						
Very Intense	•							

### Grazing Cultivation

(c) climatic limitations (e) susceptibility to erosion

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













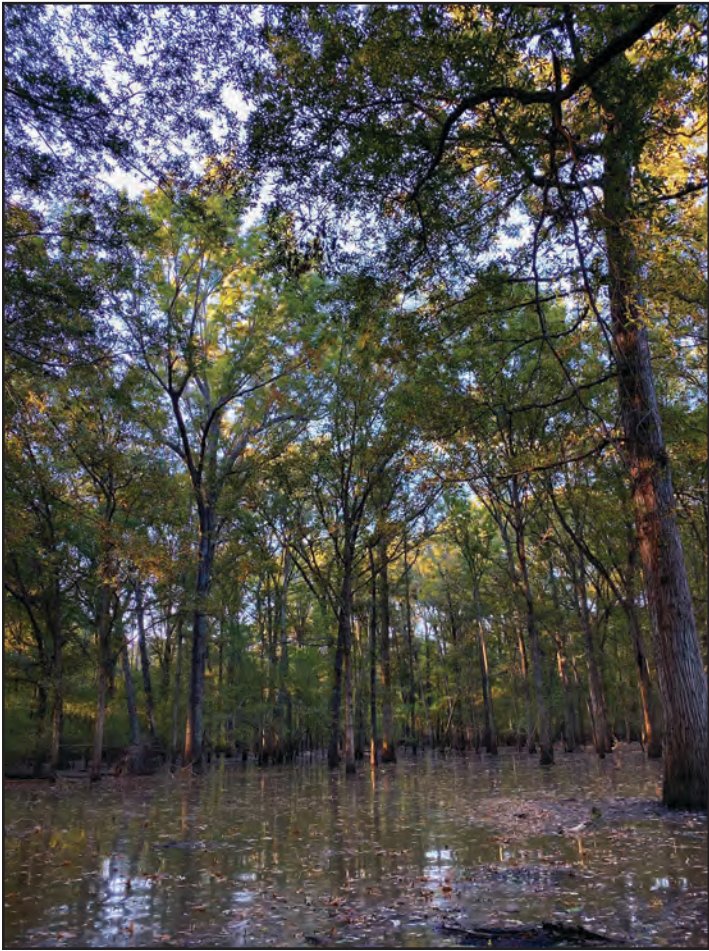
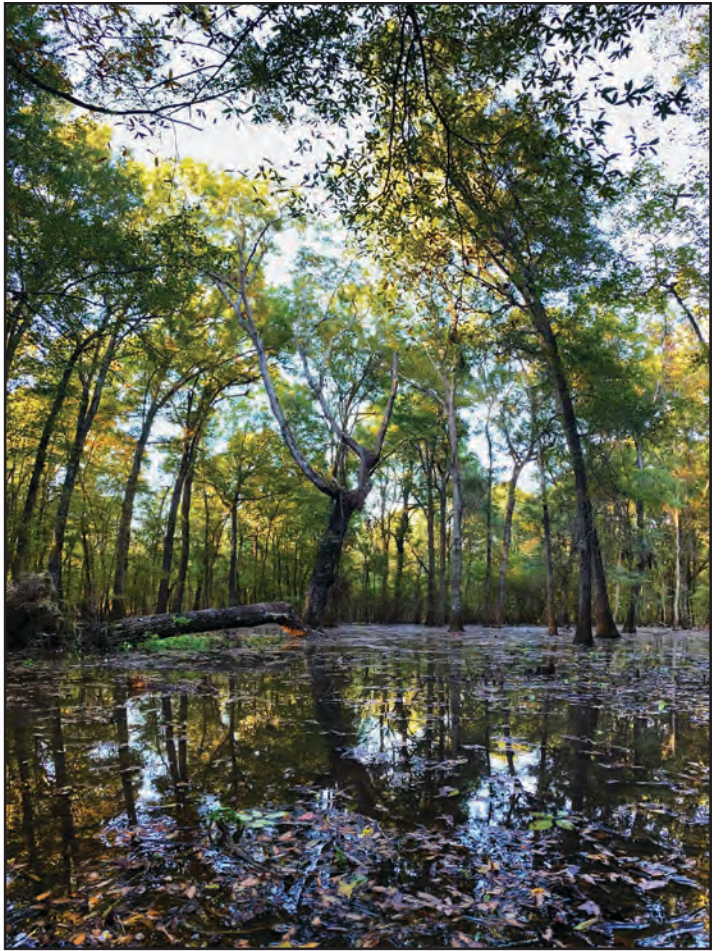




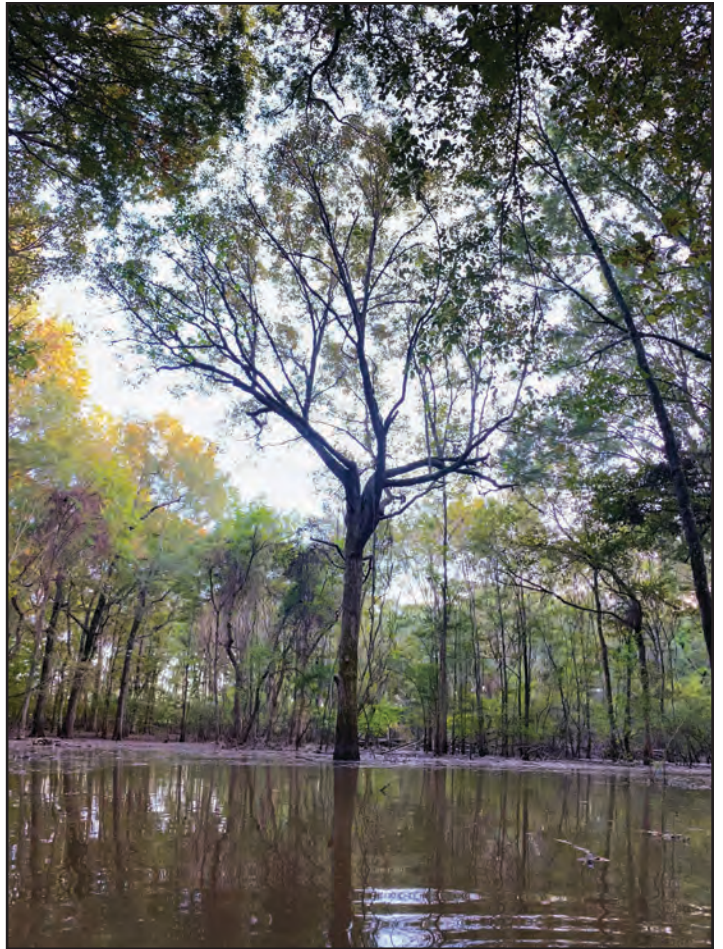


















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