



OFFERED FOR SALE

LA GRUE BAYOU RESERVE

A Timberland and Recreational Investment Opportunity

309.08 (+/-) 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.

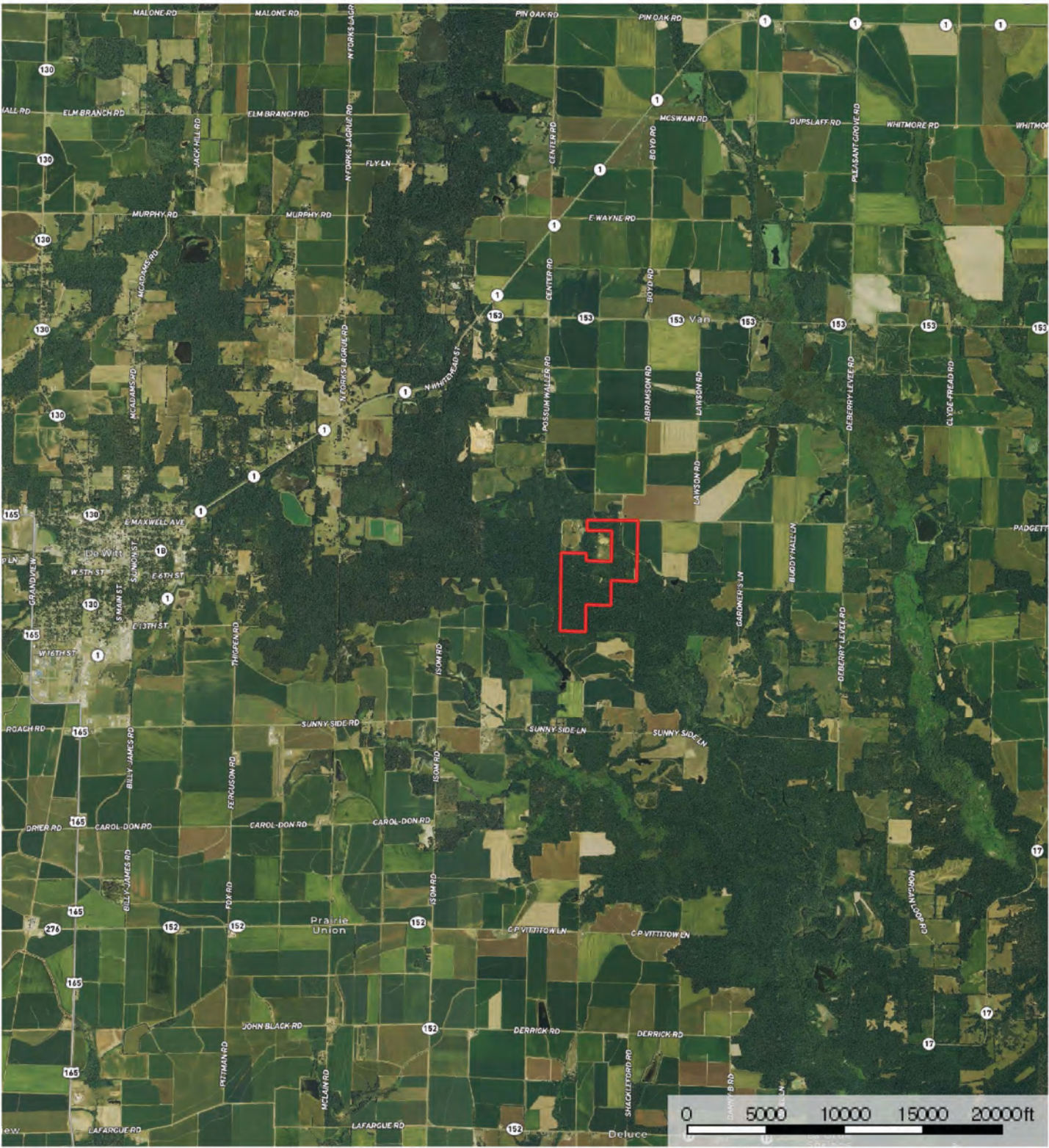
VICINITY MAP




PROPERTY SUMMARY


Description:	The La Grue Bayou Reserve consists of 309.08 +/- acres offering a timberland and recreational investment opportunity located in Arkansas County, Arkansas, just east of Dewitt. The property is primarily uneven aged bottomland hardwoods, which provide excellent whitetail deer hunting & overflow duck hunting. The property is accessed from Possum Waller Road. For more information about La Grue Bayou Reserve, 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:	Dewitt, Arkansas; Arkansas County; East Central Region of Arkansas		
Acreage:	309.08 +/- acres		
	Mileage Chart		
	Stuttgart, AR	35 miles	
	England, AR	60 miles	
	Little Rock, AR	89 miles	
Access:	Possum Waller Road		
Real Estate Taxes:	\$682.34 (Est.)		
Mineral Rights:	All mineral rights owned by the Seller, if any, shall transfer to the Buyer.		
Recreation:	Whitetail deer hunting and overflow duck hunting opportunities exist on the property.		
Offering Price:	Please Contact Us		
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

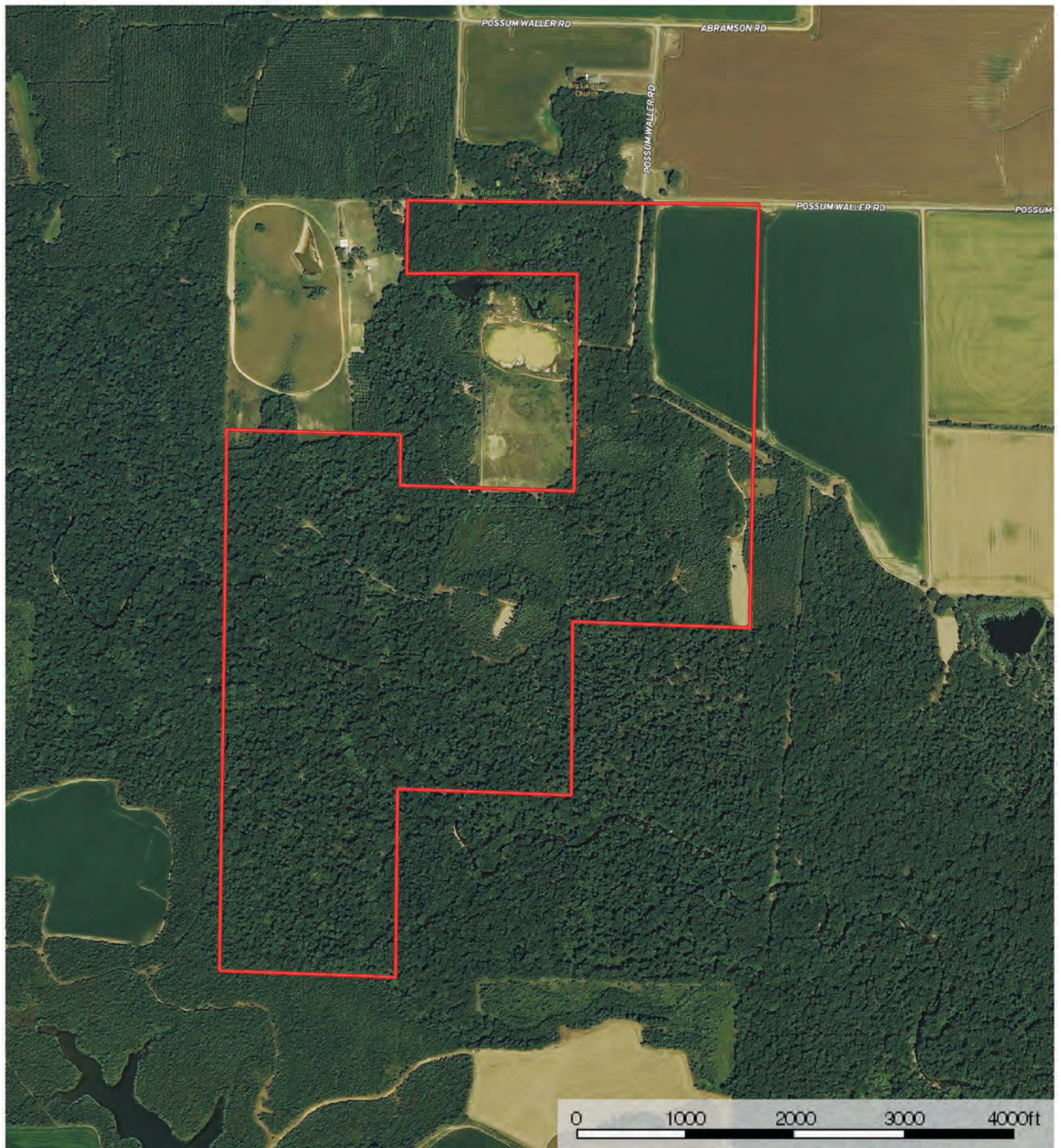



 Boundary

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

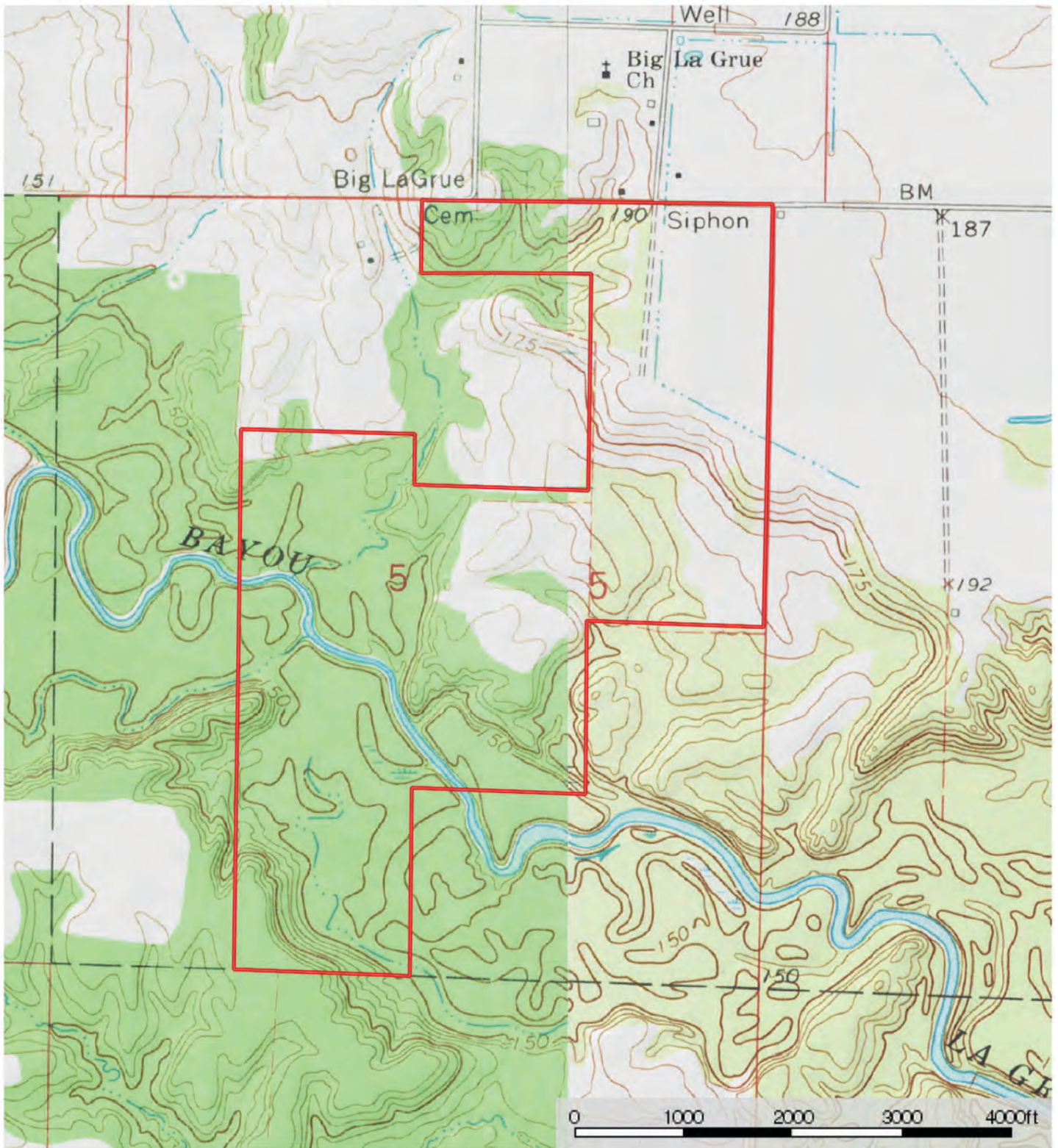


 Boundary

Sindy Cruthis

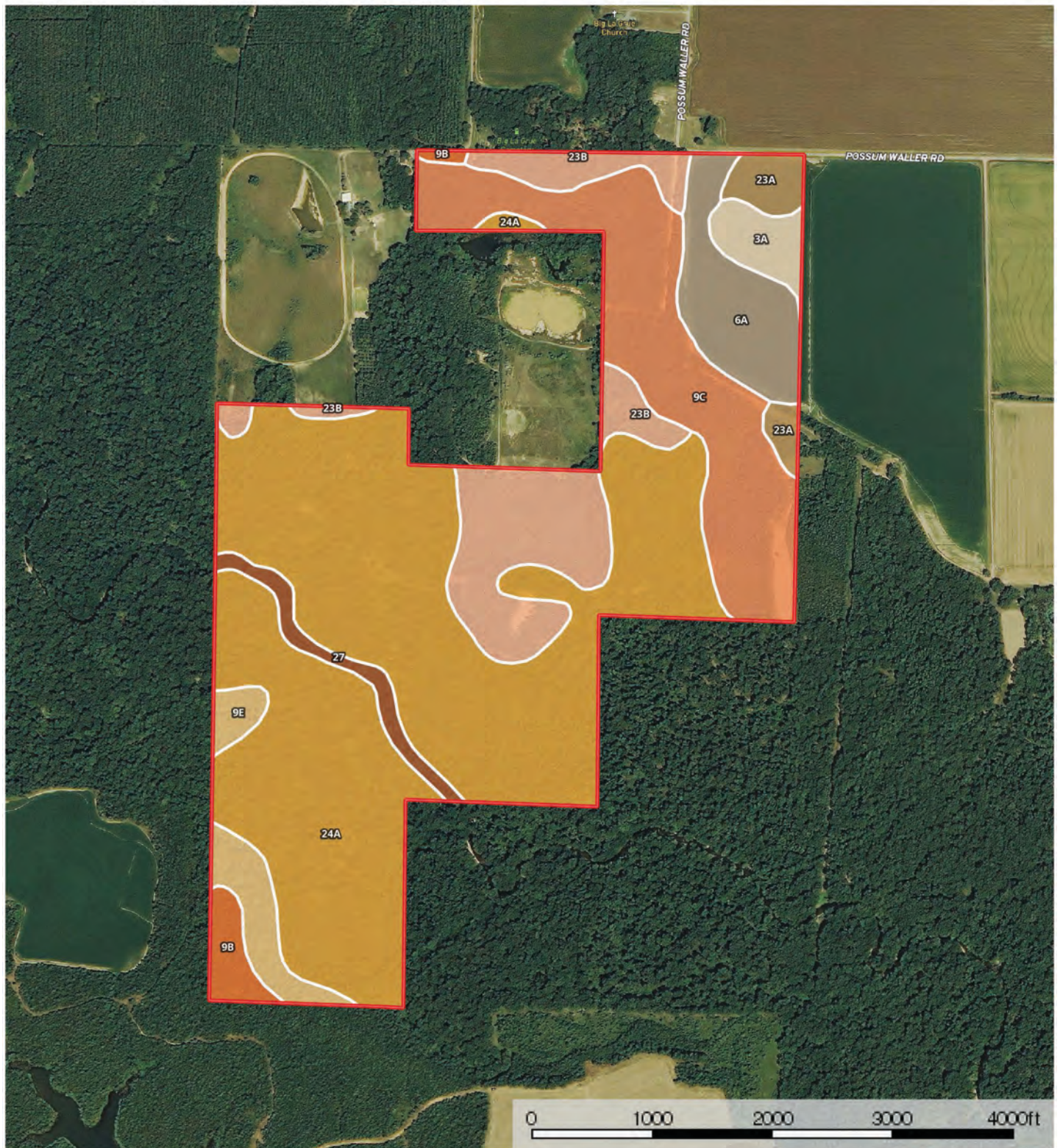
 The information contained herein was obtained from sources deemed to be reliable. MapRight Services makes no warranties or guarantees as to the completeness or accuracy thereof.

TOPOGRAPHY MAP



Boundary

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
23A	Stuttgart silt loam, 0 to 1 percent slopes	6.6	2.12	2w
9B	Immanuel silt loam, 1 to 3 percent slopes	5.6	1.78	2e
3A	Dewitt silt loam, 0 to 1 percent slopes	6.3	2.03	3w
24A	Tichnor silt loam, 0 to 1 percent slopes, frequently flooded	168.9	54.05	4w
27	Water	6.2	1.98	-
6A	Ethel silt loam, 0 to 1 percent slopes	18.3	5.85	3w
23B	Stuttgart silt loam, 1 to 3 percent slopes	38.3	12.24	2e
9C	Immanuel silt loam, 3 to 8 percent slopes	51.2	16.38	3e
9E	Immanuel silt loam, 15 to 25 percent slopes	11.2	3.57	6e
TOTALS		312.6	100%	3.43

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