



OFFERED FOR SALE

DISMAL SWAMP TRACT

A Timberland and Recreational Investment Opportunity

960 (+/-) Acres • Arkansas County, Arkansas

OFFERED BY



AGRICULTURE | RECREATION | TIMBERLAND

Traditional Brokerage + Sealed Bids + Consulting

LICENSED IN ARKANSAS, LOUISIANA, MISSISSIPPI, TEXAS AND TENNESSEE

**DISCLOSURE STATEMENT**

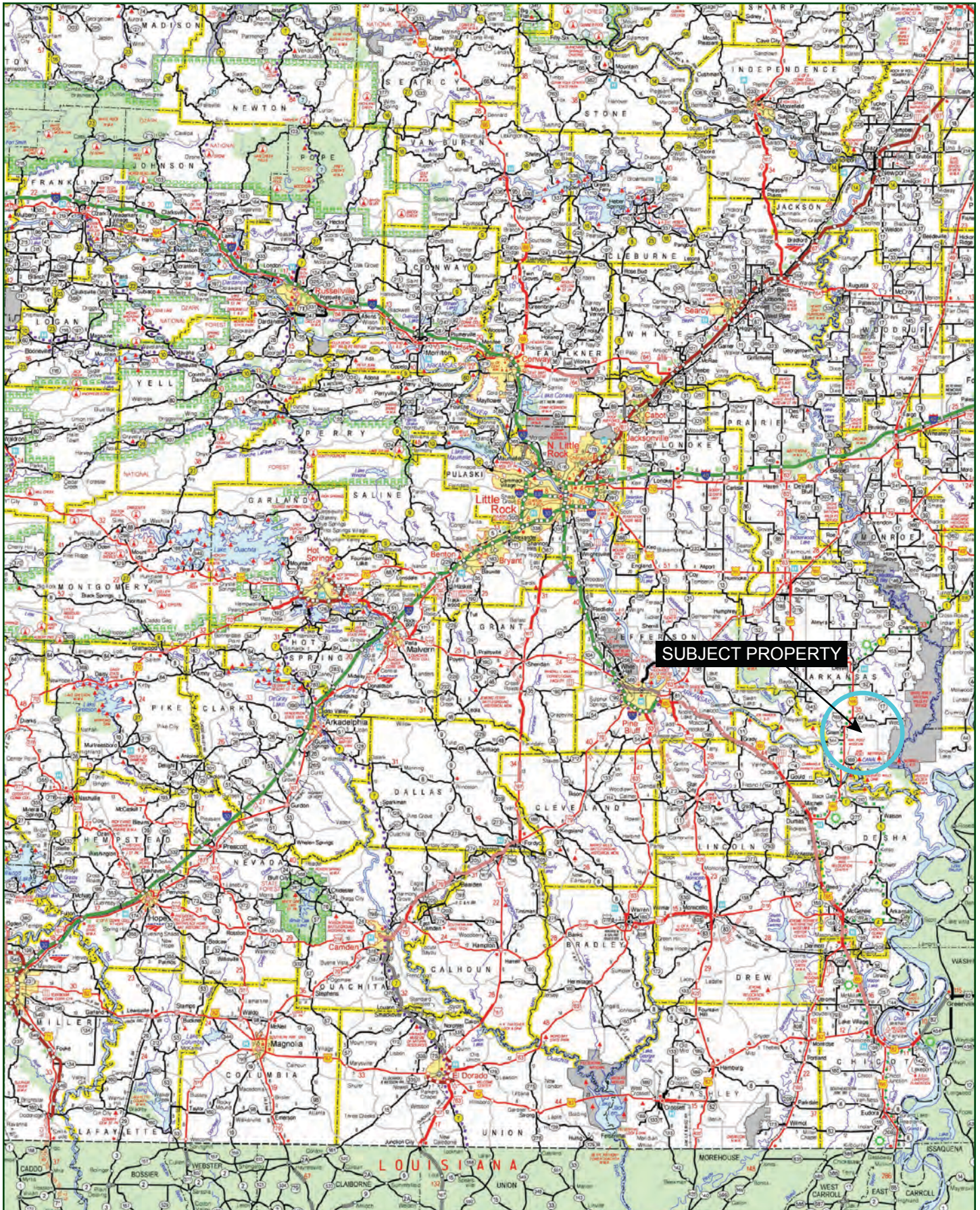
Lile Real Estate, Inc. is the listing agency for the owner of the property described within this offering brochure.

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:

Located just southeast of the community of Gillett, Arkansas, the 960 +/- acre Dismal Swamp Tract is a unique and somewhat rare opportunity to acquire duck and deer hunting property in the Delta with minimal human interference. It is a true cypress and tupelo swamp – the “Dismal Swamp”. This property lies close to an area where the Mississippi, White, and Arkansas Rivers meet. Cypress and tupelo trees reign throughout the center of the property along Dismal Swamp. This property will simply take you back in time and will bring you to a place that you typically read about in old hunting journals. There are at least six established duck holes present on the property; five holes are north of a power line right of way and one is just south of the right of way. Blinds exist in each duck hole and appear to be somewhat hunt ready. A man-made boat launch and canal on the south end of the property provides easy access to the duck holes with a surface drive motor. There is higher ground to the west and east of the swamp where many deer hunting opportunities are available. The combination of high ground, swamp and agricultural fields creates excellent habitat to grow and harvest big deer. This property can be accessed directly from the south from Trimble Lane, which is a road maintained by the county. In addition to great access, there is a wooded parcel on Trimble Lane that could be enhanced to build a lodge in a very private setting.

Location:

Gillett, Arkansas; Arkansas County; Southeast Region of Arkansas

Mileage Chart

Stuttgart, AR	42 miles
Little Rock, AR	106 miles
Memphis, TN	129 miles
Jonesboro, AR	142 miles

Acreage:

960 +/- total acres

Access:

Trimble Lane

Real Estate Taxes:

Parcel Number	Acreage	Est. Real Estate Tax
002-03889-000	360	\$310.00
002-03879-000	400	\$323.00
002-03912-000	200	\$153.00
Total:	960	\$786.00

Mineral Rights:

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

Recreation:

The property offers excellent duck and deer hunting opportunities.

Offering Price:

REDUCED TO \$4,500,000.00 (\$4,687.50 per acre), reduced from \$5,280,000.00 (\$5,500.00 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 Trey Morris (mobile: 870-338-1385) of Lile Real Estate, Inc.

AERIAL MAP I

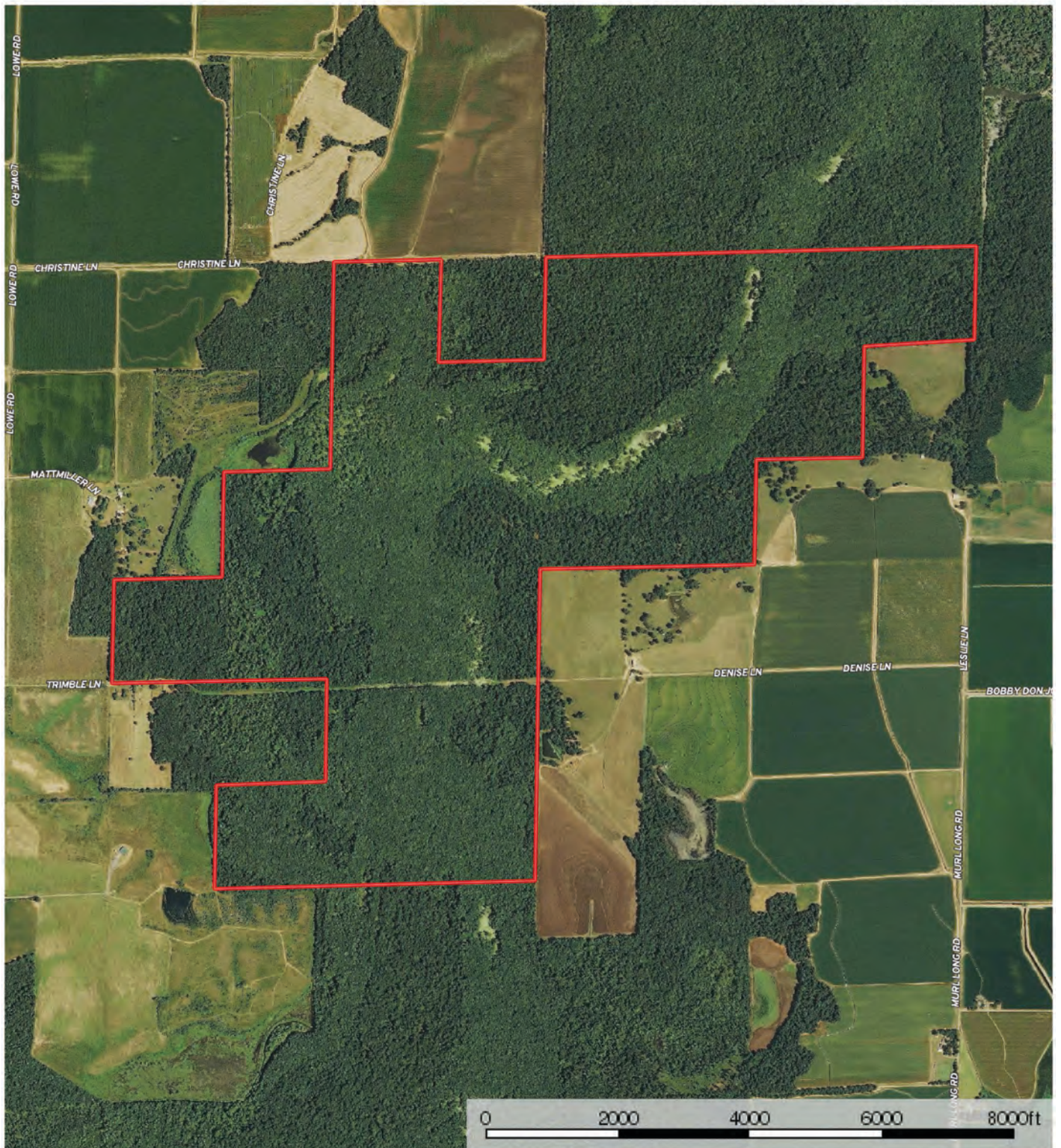


Boundary

Sindy Cruthis

The information contained hereof 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

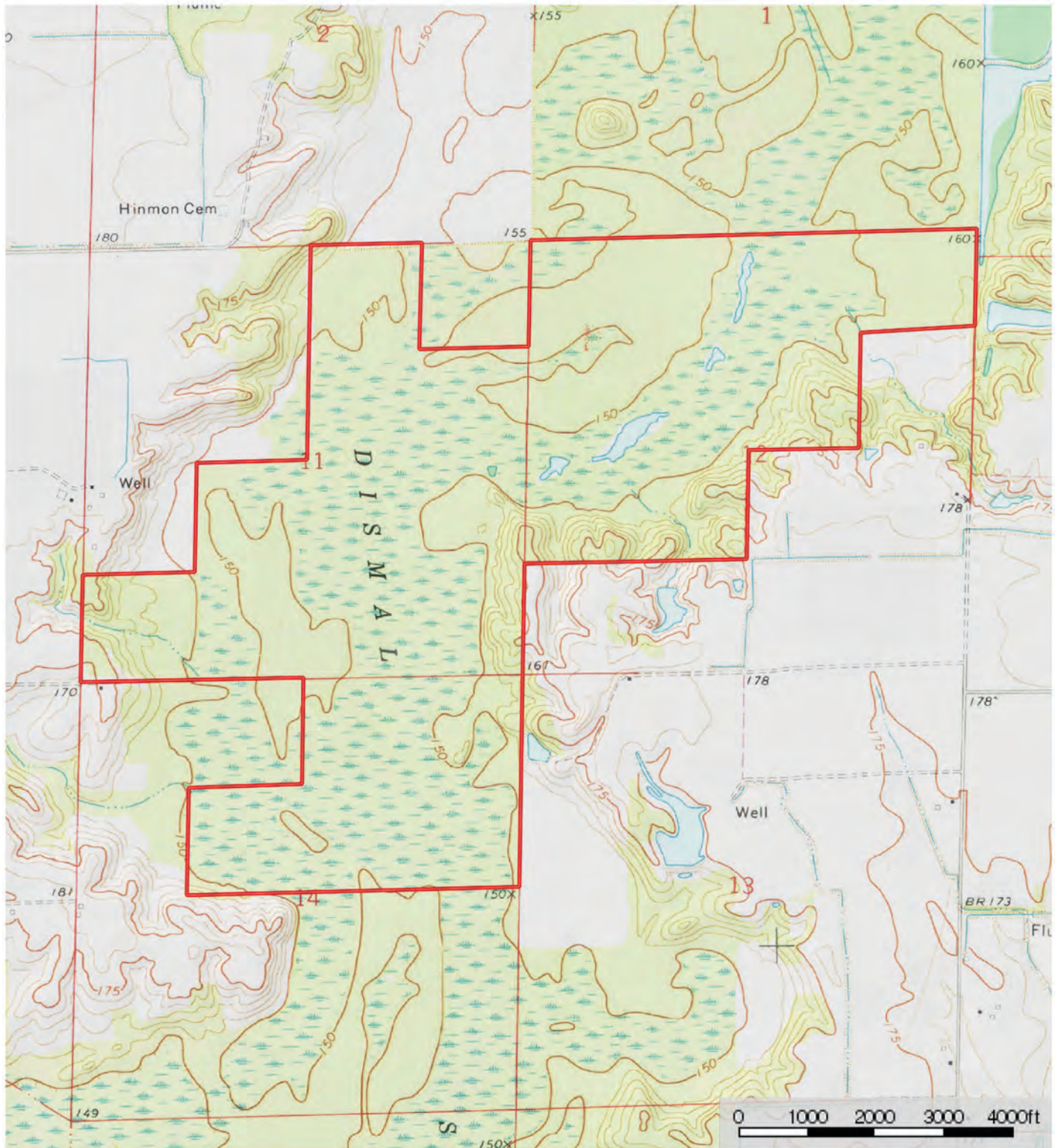


 Boundary

Sindy Cruthis

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TOPOGRAPHY MAP

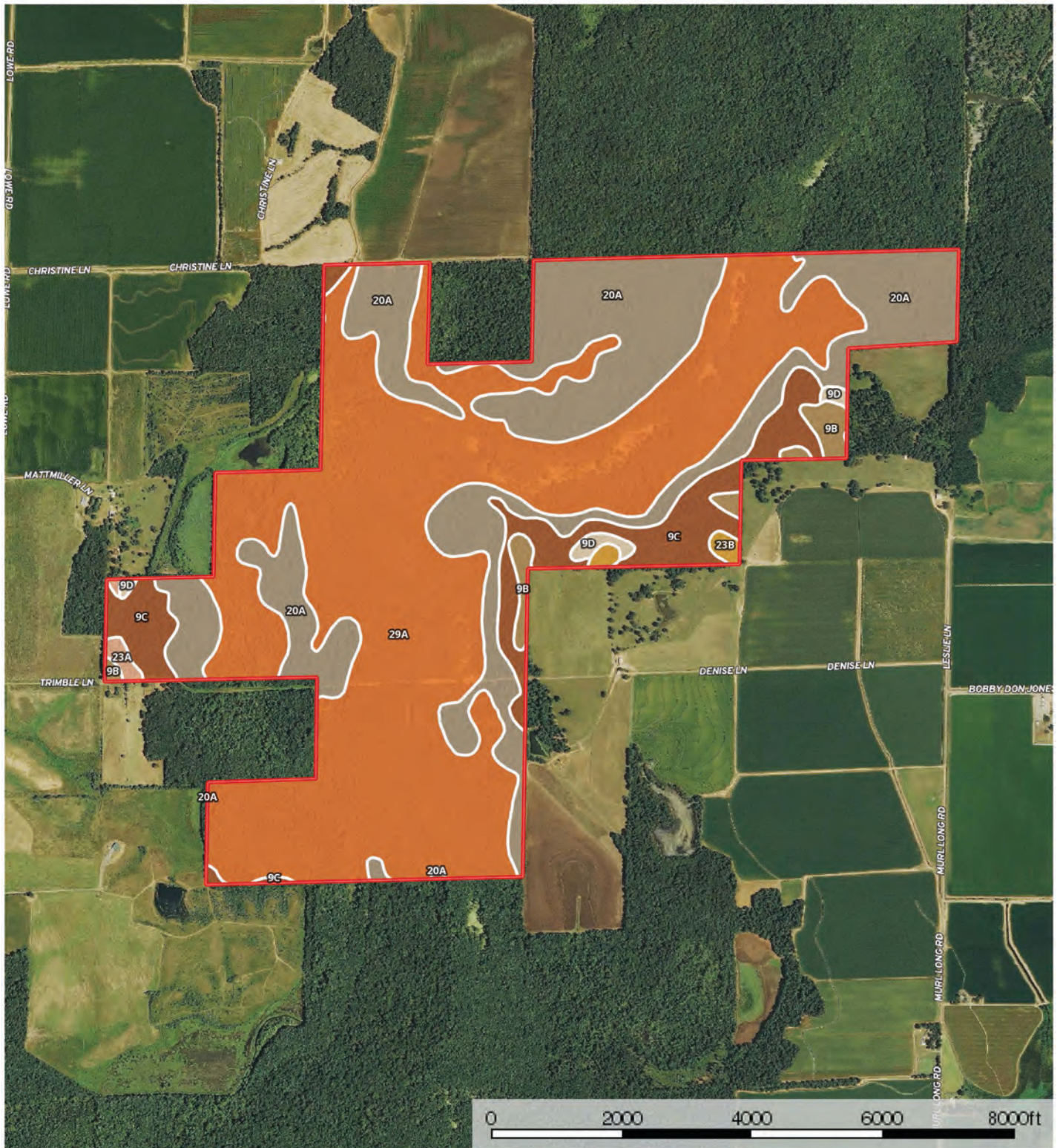


 Boundary

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SOIL MAP



Boundary

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SOIL MAP KEY

SOIL CODE	SOIL DESCRIPTION	ACRES	%	CAP
9B	Immanuel silt loam, 1 to 3 percent slopes	16.9	1.74	2e
29A	Yorktown silty clay, 0 to 1 percent slopes, frequently flooded, frequently ponded	553.5	57.16	7w
9D	Immanuel silt loam, 8 to 15 percent slopes	6.1	0.63	4e
23B	Stuttgart silt loam, 1 to 3 percent slopes	5.0	0.51	2e
9C	Immanuel silt loam, 3 to 8 percent slopes	83.9	8.66	3e
20A	Portland clay, 0 to 1 percent slopes, frequently flooded	299.1	30.89	4w
23A	Stuttgart silt loam, 0 to 1 percent slopes	3.8	0.39	2w
TOTALS		968.3	100%	5.58

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]



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