



OFFERED FOR SALE

LONG POND DUCK CLUB

A Private Camp near Bayou Meto WMA

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

OFFERED BY



AGRICULTURE | RECREATION | TIMBERLAND

Traditional Brokerage + Sealed Bids + Consulting

LICENSED IN ARKANSAS, LOUISIANA, MISSISSIPPI, TEXAS AND TENNESSEE



DISCLOSURE STATEMENT

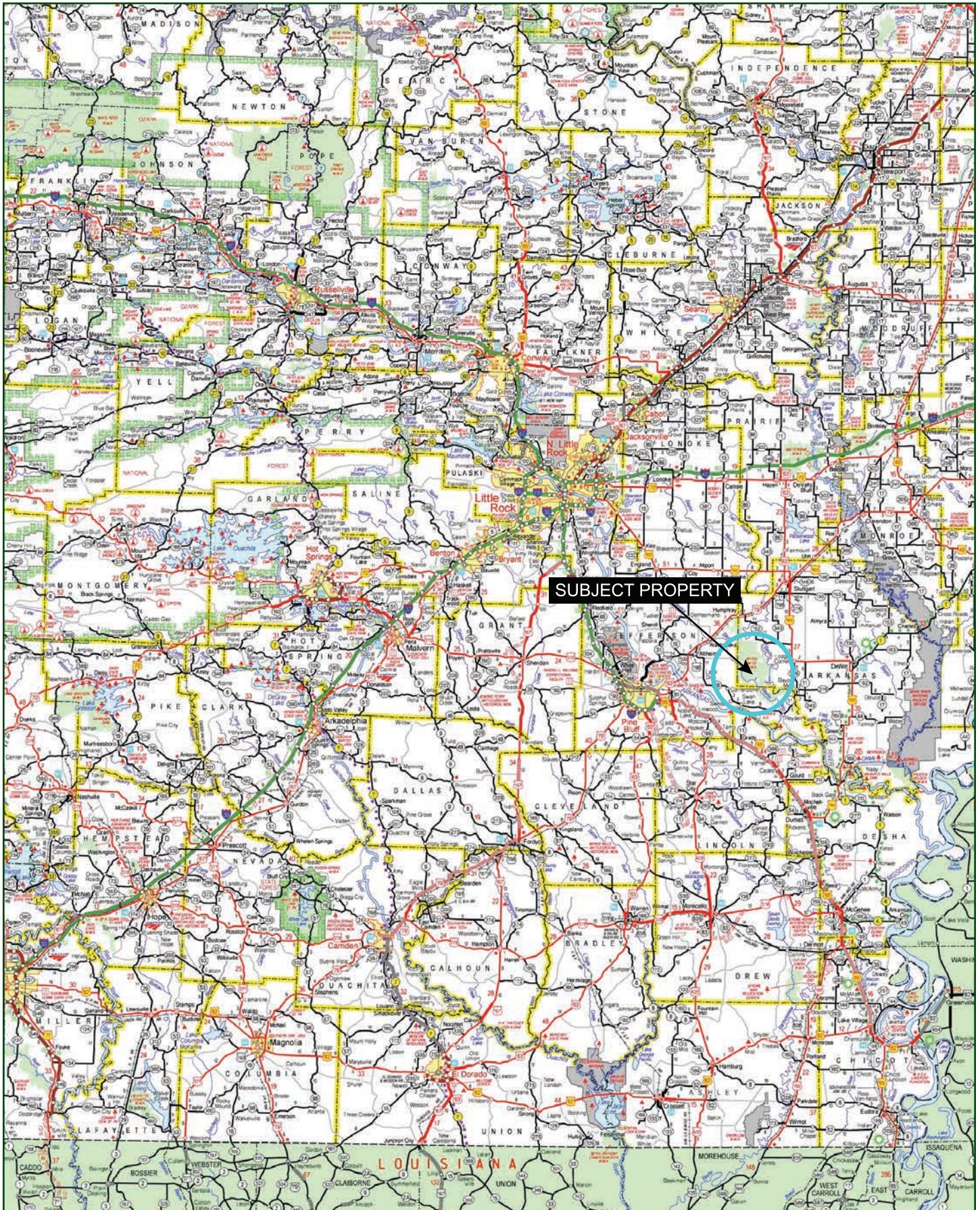
Lile Real Estate, Inc. is the listing agency for the owner of the property described within this offering brochure.

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 Long Pond Duck Club offers an opportunity to acquire a large camp located immediately adjacent to the Long Pond access to the Bayou Meto Wildlife Management Area. The camp is 2,920 +/- heated and cooled square feet and features 8 bedrooms and 2 full bathrooms as well as a large open concept living area and full kitchen. Located at the back of the camp of is a 1,080 +/- square foot shop with two ten foot roll up doors that provides great "pull through" access to the shop, which has plenty of room to store all of your hunting gear.

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 is just steps away from the Long Pond access point, and the Cannon Brake access point is just a short drive from the camp. 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.

For more information about the Long Pond Duck Club, or to schedule a property tour, contact Gardner Lile (mobile: 501-658-9275) of Lile Real Estate, Inc.

Location:

Cornerstone, Arkansas; Arkansas County

Mileage Chart

Pine Bluff, AR	25 miles
DeWitt, AR	32 miles
Stuttgart, AR	38 miles
Little Rock, AR	72 miles

Acreage:

0.97 +/- acres

Access:

Long Pond Lane

Real Estate Taxes:

\$1,417.00 (Est.)

Mineral Rights:

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

Recreation:

Immediately adjacent to the famous Bayou Meto Wildlife Management Area which offers 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.

Offering Price:

\$289,900.00

Contact:

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



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

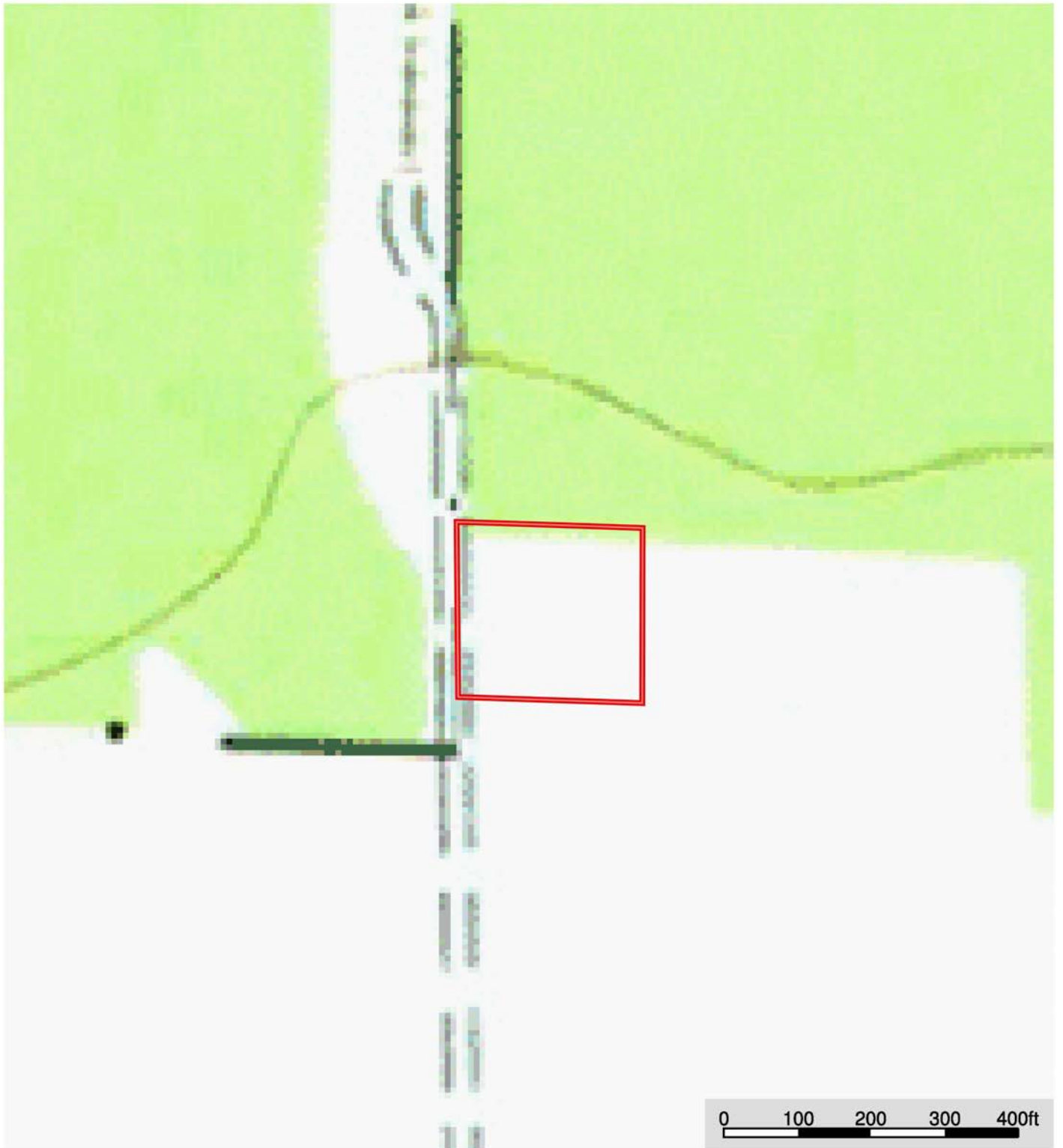


 Boundary

Sindy Cruthis


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TOPOGRAPHY MAP



 Boundary

Sindy Cruthis

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BAYOU METO WMA



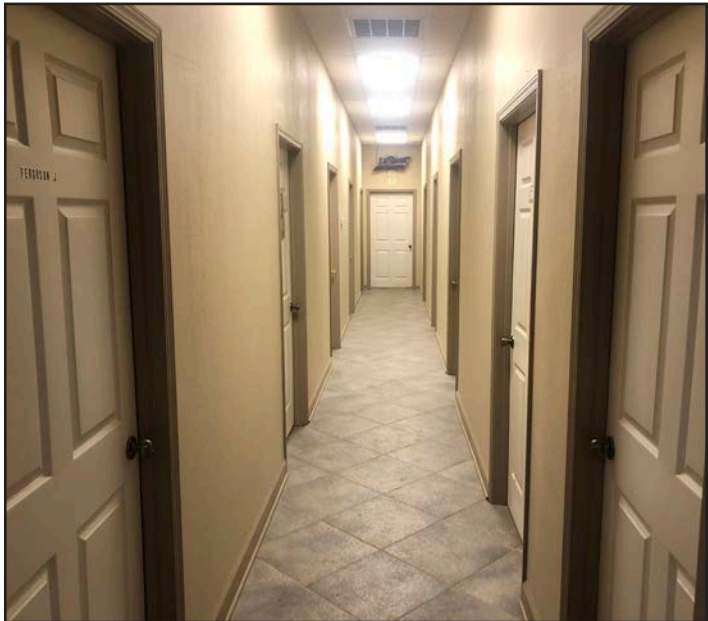
The Bayou Meto Wildlife Management Area (WMA) encompasses 33,832 acres in Arkansas and Jefferson Counties, and is one of the largest state-owned wildlife management areas in the country. There are eight permanent streams, totaling 30.5 miles, as well as twelve intermediate streams, totaling 23 miles, 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

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