



OFFERED FOR SALE

# L'ANGUILLE RIVER 80

A Recreational Investment Opportunity

80.0 (+/-) Acres • Poinsett County, Arkansas

OFFERED BY



**AGRICULTURE | RECREATION | TIMBERLAND**

Traditional Brokerage + Sealed Bids + Consulting

LICENSED IN ARKANSAS, LOUISIANA, MISSISSIPPI AND TENNESSEE



**DISCLOSURE STATEMENT**

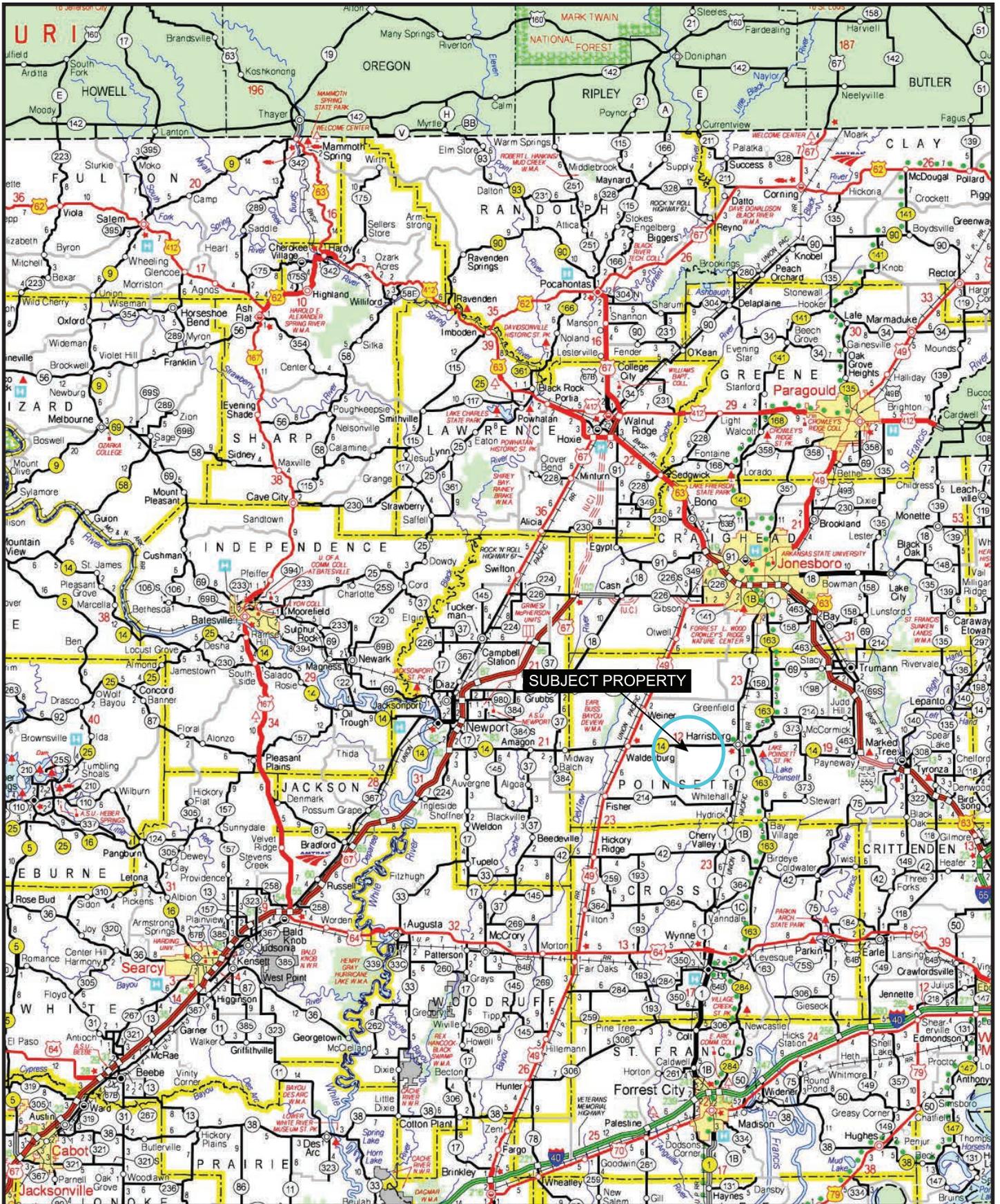
Lile Real Estate, Inc. is the listing agency for the owner of the property described within this offering brochure.

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 L'Anguille River 80 consists of 80.0 +/- acres located in Poinsett County just west of the community of Harrisburg. This property has great waterfowl hunting that is enhanced by the L'Anguille River bisecting the property, and in addition the famous Clay Pools Reservoir is only 4.0 +/- miles north of the property. The property offers field style hunting on the west side, as well as timber hunting on the southern portion of the east side of the property. This property has been developed intensively for waterfowl hunting, with two islands and a levee being strategically built, trees planted for cover, and duck food planted annually in the field. Another great improvement is the addition of an eight (8) inch diesel re-lift positioned along the river on the southeastern corner of the property, allowing the field on the west side to be artificially flooded or pumped off. There is a pit in the north island that will comfortably hunt 7 people, and there is a timber hole located in the southern portion of the woods on the east side of the river. Exceptional deer hunting on the property complements the duck hunting.

This is a unique opportunity to purchase a tract specifically developed for duck and deer hunting located in an area that is well known for excellent waterfowl hunting. 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.

**Location:**

Harrisburg, Arkansas; Poinsett County; Northeast Region of Arkansas

**Mileage Chart**

Jonesboro, AR	26 miles
Memphis, TN	63 miles
Little Rock, AR	114 miles

**Acreage:**

80.0 +/- acres

**Access:**

Access is provided via an easement through the ownership to the west off of Easter Lane. The deeded easement road is graveled, and maintained by the benefiting landowner.

**Real Estate Taxes:**

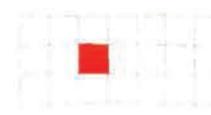
\$216.33 (Estimated)

## PROPERTY SUMMARY

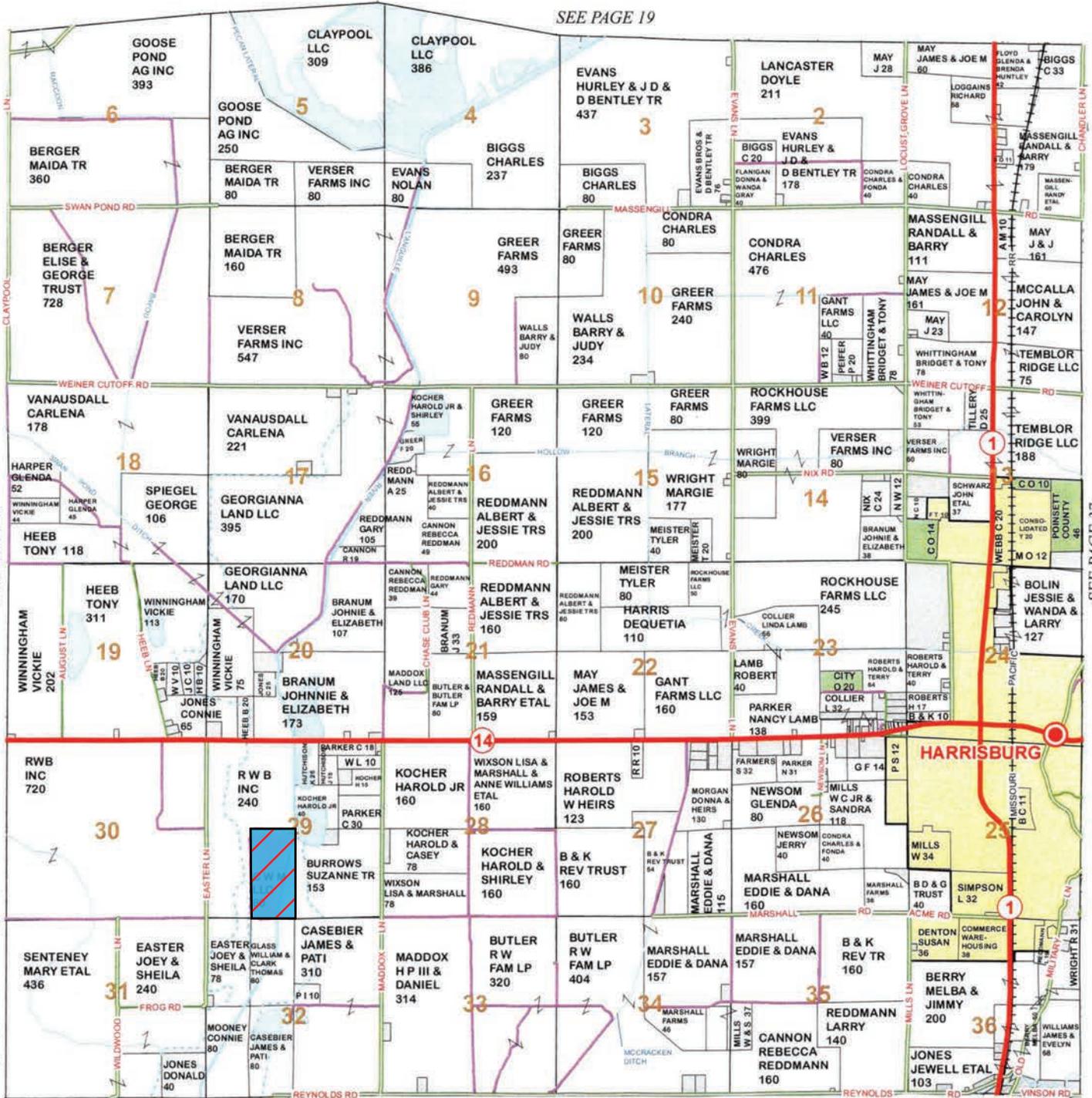
<b>Recreation:</b>	Excellent duck and deer hunting.
<b>Mineral Rights:</b>	All mineral rights owned by the Seller, if any, shall transfer to the Buyer.
<b>Offering Price:</b>	\$650,000.00 (\$8,125.00 per acre)
<b>Contact:</b>	Any questions concerning this offering, or to schedule a property tour should be directed to Gar Lile (mobile: 501-920-7015) or Gardner Lile (mobile: 501-658-9275) of Lile Real Estate, Inc.

OWNERSHIP MAP

T11N • R3E



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# AERIAL MAP II

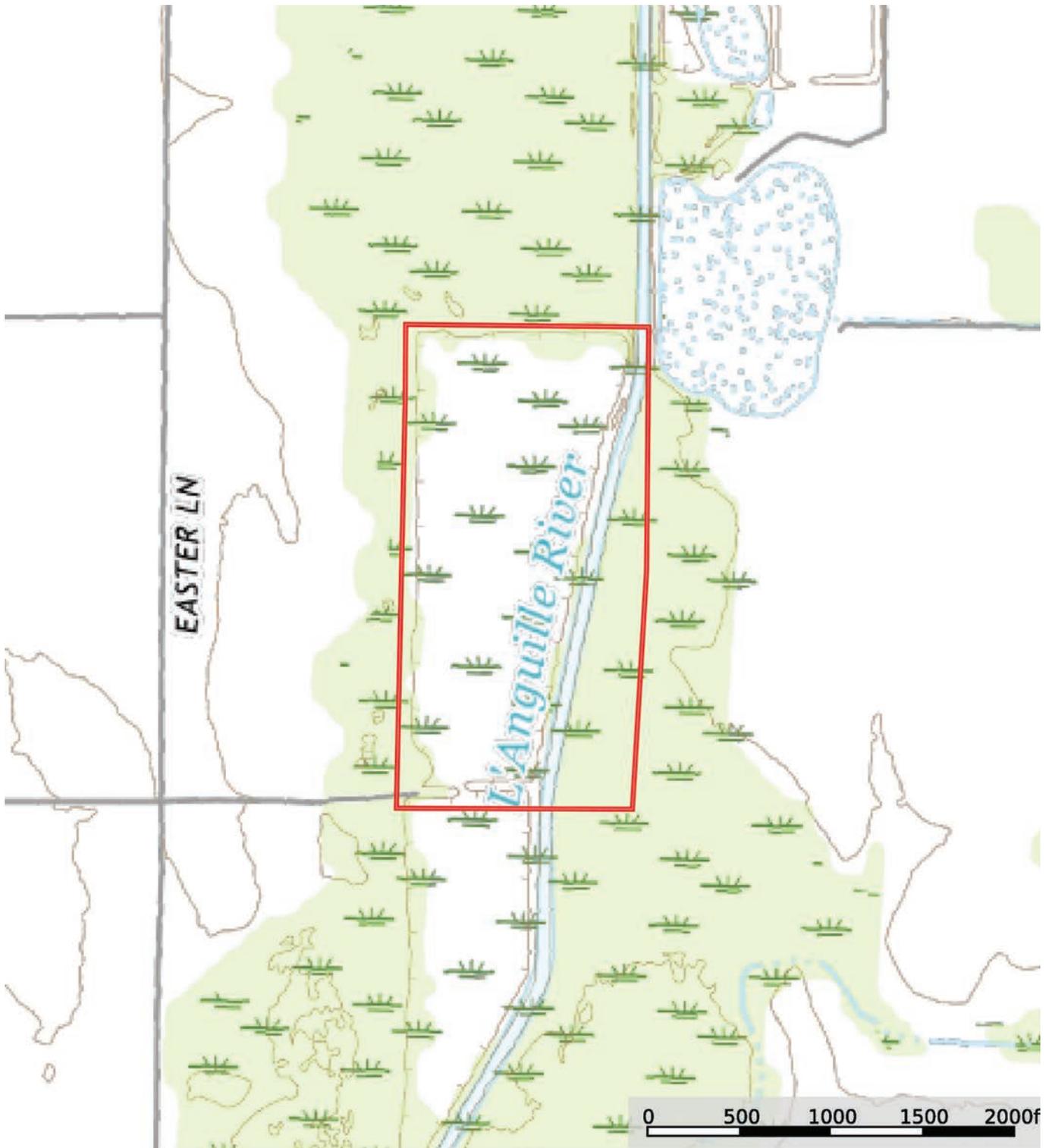


 Boundary

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

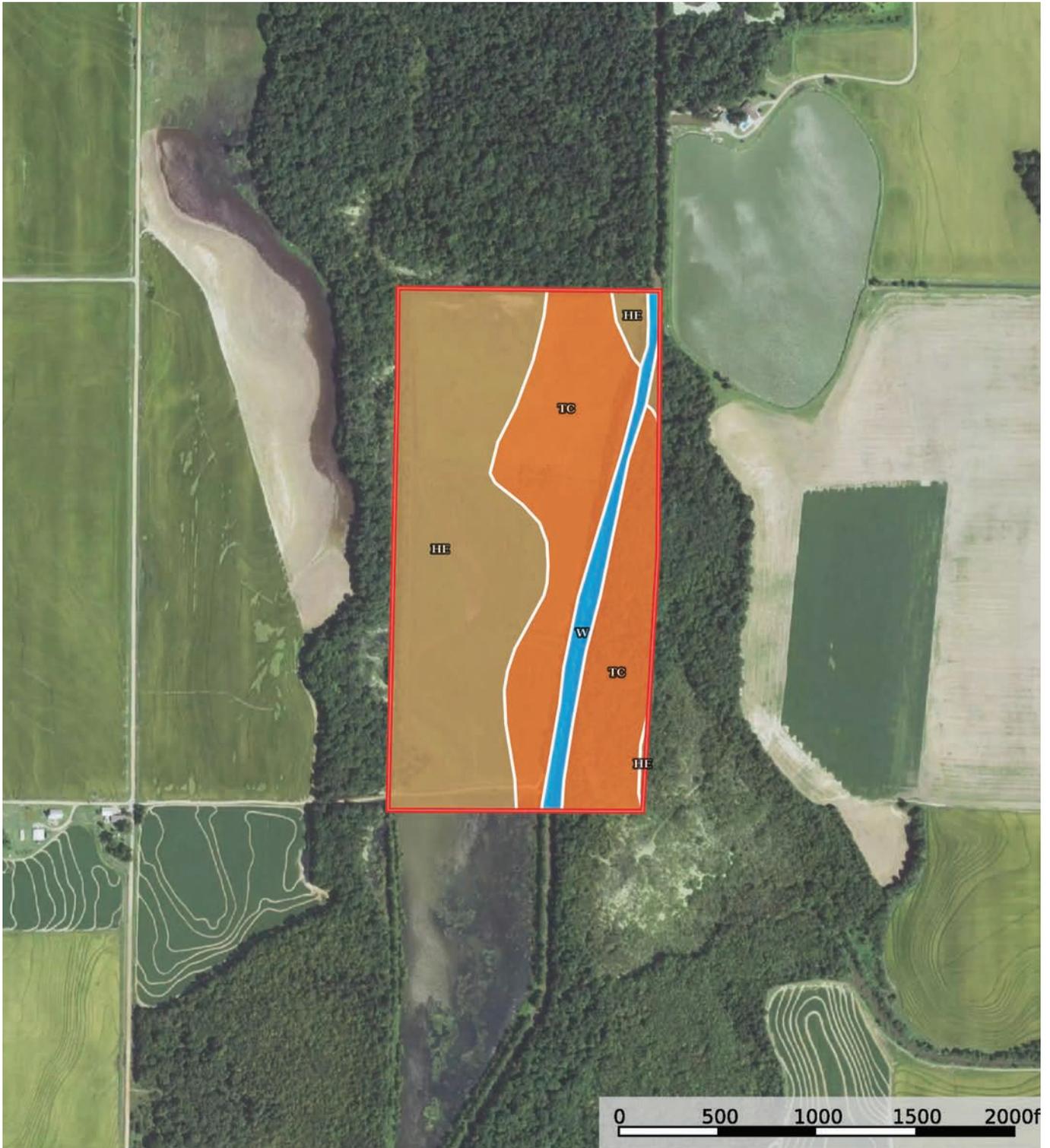


Boundary

ndy Cruthis

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# SOIL MAP



7 Boundary

ndy Cruthis

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## SOIL MAP KEY

SOIL CODE	SOIL DESCRIPTION	ACRES	%	CPI	NCCPI	CAP
He	Henry silt loam, 0 to 1 percent slopes	41.23	51.24	0	55	3w
Tc	Tichnor soils, frequently flooded	34.57	42.96	0	48	5w
W	Water	4.67	5.8	0	-	-
TOTALS		80.47(*)	100%	-	48.8	3.91

(\*) Total acres may differ in the second decimal compared to the sum of each acreage soil. This is due to a round error because we only show the acres of each soil with two decimal.

### Capability Legend

Increased Limitations and Hazards

Decreased Adaptability and Freedom of Choice Users

Land, Capability

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	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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