



OFFERED FOR SALE

CULOTCHES BAY RETREAT

A Timberland and Recreational Investment Opportunity

245 (+/-) Acres • Prairie County, Arkansas

OFFERED BY



AGRICULTURE | RECREATION | TIMBERLAND

Traditional Brokerage + Sealed Bids + Consulting

LICENSED IN ARKANSAS, LOUISIANA, MISSISSIPPI, AND TENNESSEE



DISCLOSURE STATEMENT

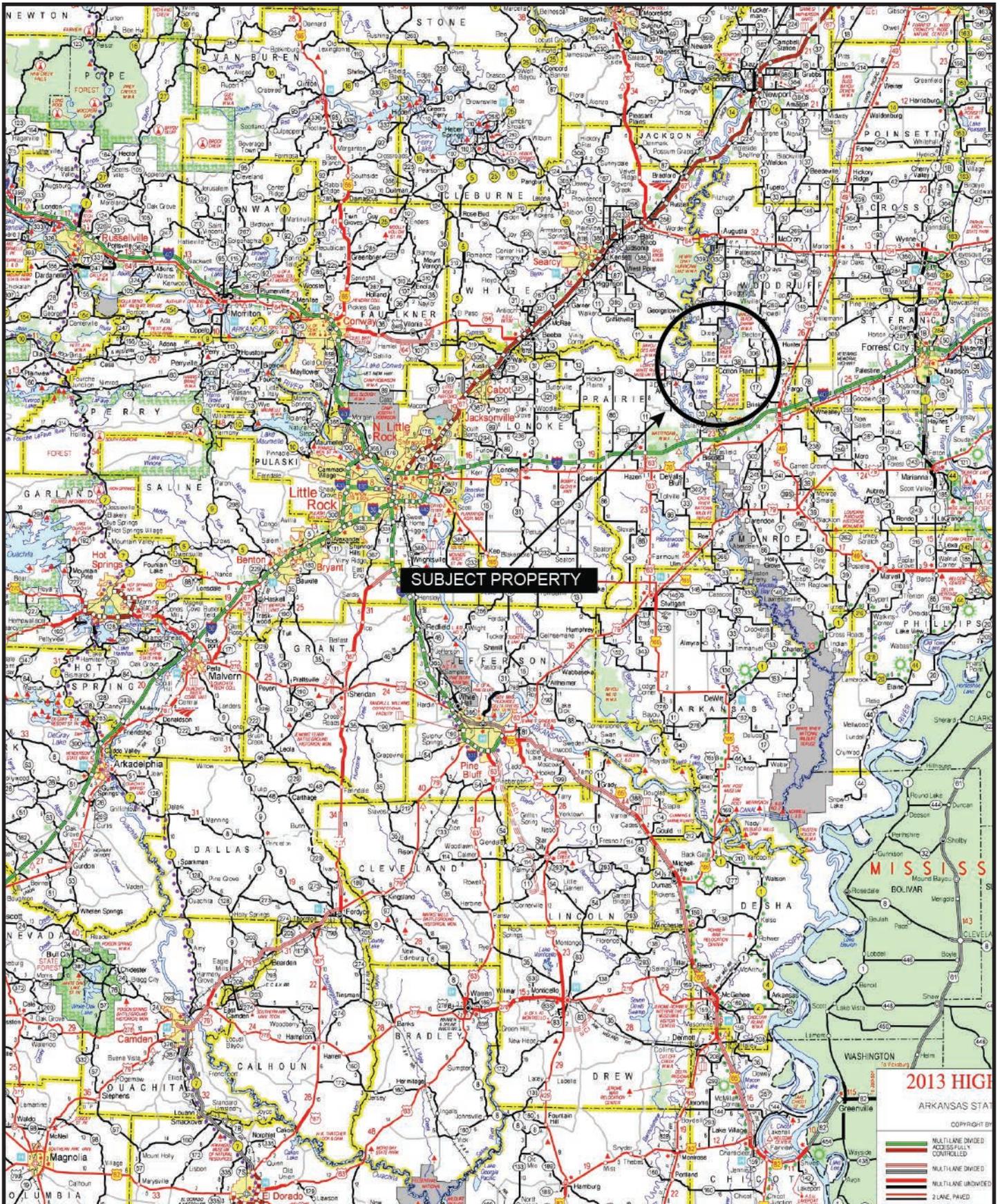
Lile Real Estate, Inc. is the listing agency for the owner of the property described within this offering brochure.

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 Culotches Bay Retreat provides an excellent timberland and recreational investment opportunity, consisting of 245 +/- acres, located just southwest of Little Dixie in Prairie County. There are approximately 110 +/- acres of 20+ year old pine plantation that are ready to be thinned in addition to areas of bottomland hardwoods. These two land mixes in addition to the numerous food plots make the property a haven for the whitetail deer hunter. Fishing opportunities exist with the over 9,000 feet of frontage along the bay. Incredible waterfowl hunting can be found nearby on the Black Swamp and Dagmar Wildlife Management Areas as well as the Cache & White River National Wildlife Refuges.

Located in the center portion of the southern tract is a headquarters that features a 3 BR / 2 BA mobile home that has a bonus media room that provides an additional 320 +/- square feet. There is also a 2,000 +/- square enclosed shop that offers an additional living area, 3 bedrooms, a bathroom, a game processing station, and a walk-in cooler. There is a 1,000 +/- square foot lean to area to store hunting equipment. Additional storage is available via a 1,200 +/- square foot building with a roll-up door and 800 +/- square foot lean to's on the west and east sides. Two other small storage buildings are located in close proximity to the mobile home. Access is excellent from a private, multi-user gated road that is access from North Colotchie Bay Road.

This timberland and recreational investment opportunity is being offered for \$4,200.00 per surveyed acre, or as a whole for \$1,029,000.00.

Location:

Little Dixie, Arkansas; Prairie County; Eastern Region of Arkansas

Mileage Chart

| | |
|-----------------|----------|
| Des Arc, AR | 7 miles |
| Stuttgart, AR | 45 miles |
| Little Rock, AR | 70 miles |
| Memphis, TN | 86 miles |

Acreeage:

245 +/- total acres

Access:

A gated, multi-user private road that is accessed from North Colotchie Bay Road.

Recreation:

Excellent deer hunting opportunities exist on the property in addition to fishing in the bay. Waterfowl hunting opportunities exist nearby on the Black Swamp and Dagmar Wildlife Management Areas as well as the Cache River NWR and White River NWR.

PROPERTY SUMMARY

| | |
|---------------------------|--|
| Utilities: | Electricity is onsite and there is a well for water with a modern filtration system. |
| Improvements: | <p>3 bedroom / 2 bathroom mobile home</p> <ul style="list-style-type: none">- 1,162 +/- square feet- Full kitchen and living room- 320 +/- square foot media room <p>Main Shop</p> <ul style="list-style-type: none">- 2,000 +/- total enclosed square feet<ul style="list-style-type: none">- 1,000 +/- finished out<ul style="list-style-type: none">- 3 bedroom / 1 bathroom- Full kitchen and living room- Central air HVAC- 1,000 +/- partially finished out<ul style="list-style-type: none">- Walk-in deer cooler- Laundry room- Commercial grade cleaning sink/game processing station- Cooled by a window unit- 1,000 +/- square foot covered lean-to for storage <p>Equipment storage building</p> <ul style="list-style-type: none">- 1,200 +/- square feet with a roll up door- 800 +/- lean-to on both sides for additional covered parking <p>Two additional storage buildings, with one totaling 144 +/- square feet and the other being 384 +/- square feet.</p> |
| Real Estate Taxes: | \$563.50 (estimated) |
| Mineral Rights: | All mineral rights owned by the Seller (if any) to convey to the Buyer. |
| Offering Price: | \$1,029,000.00 (\$4,200 per acre) |

To find out more about the Culotches Bay Retreat or to schedule a property tour, contact Gar Lile or Gardner Lile of Lile Real Estate, Inc.

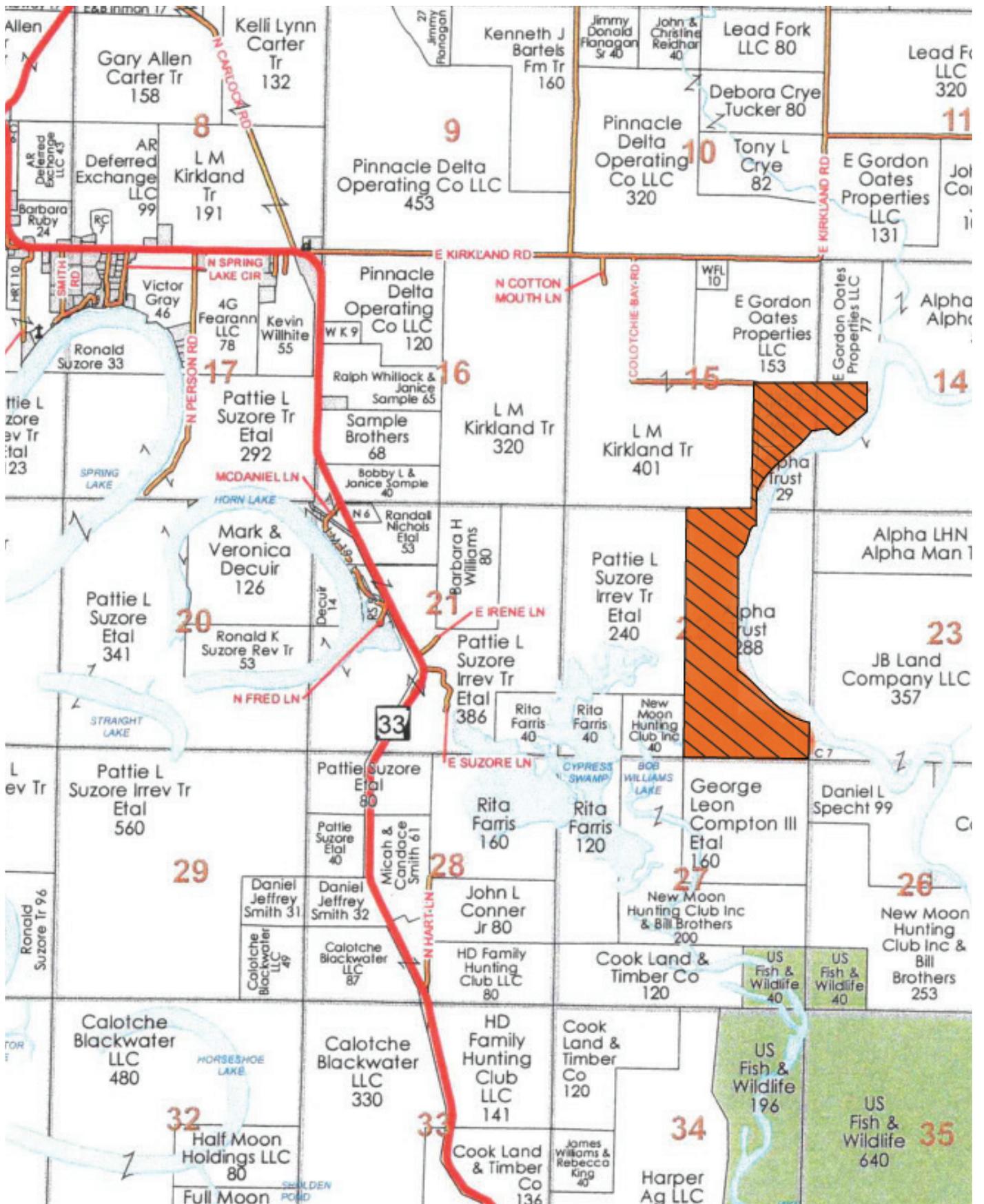
Gar Lile

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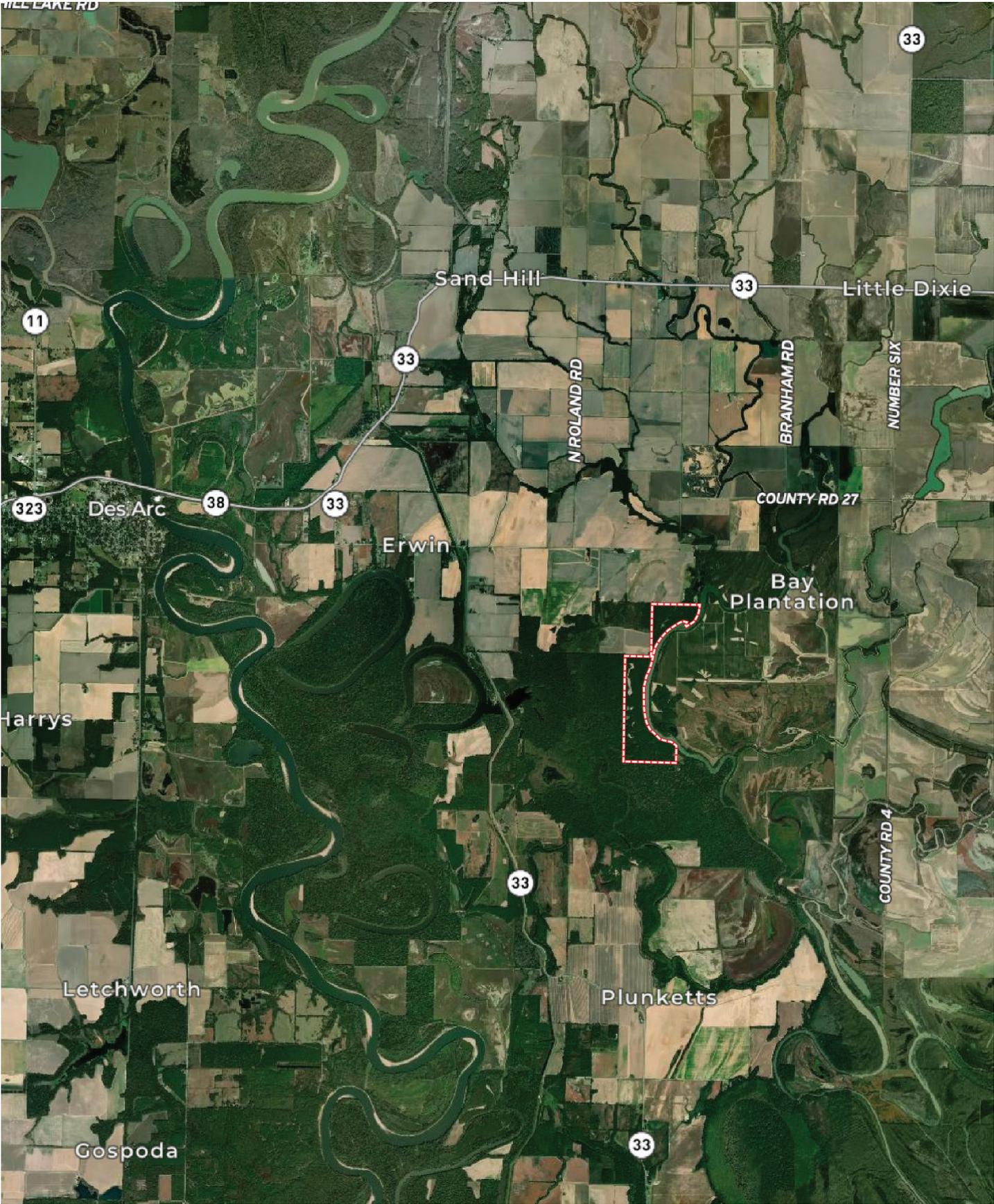
Gardner Lile

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OWNERSHIP MAP



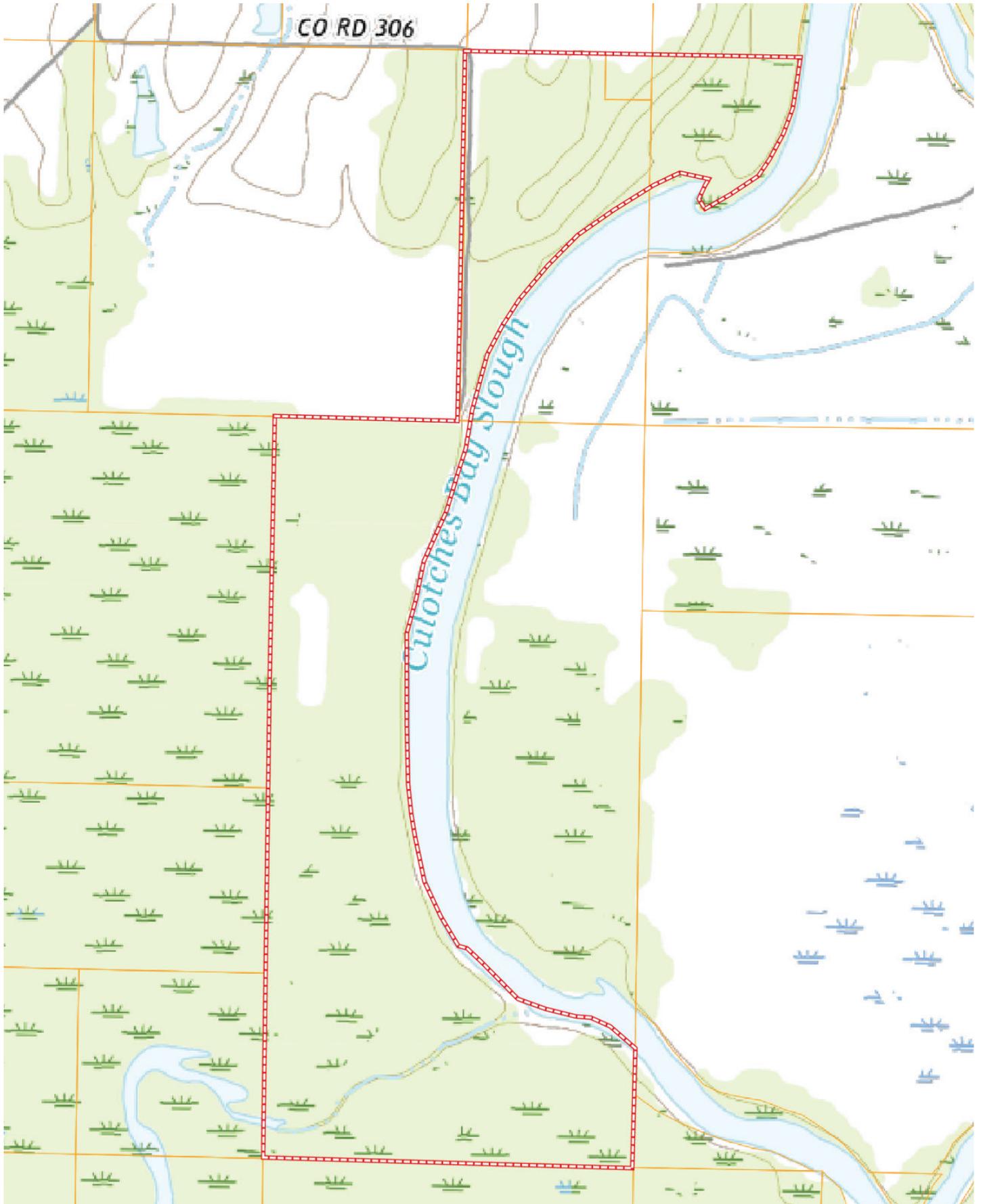
AERIAL MAP I



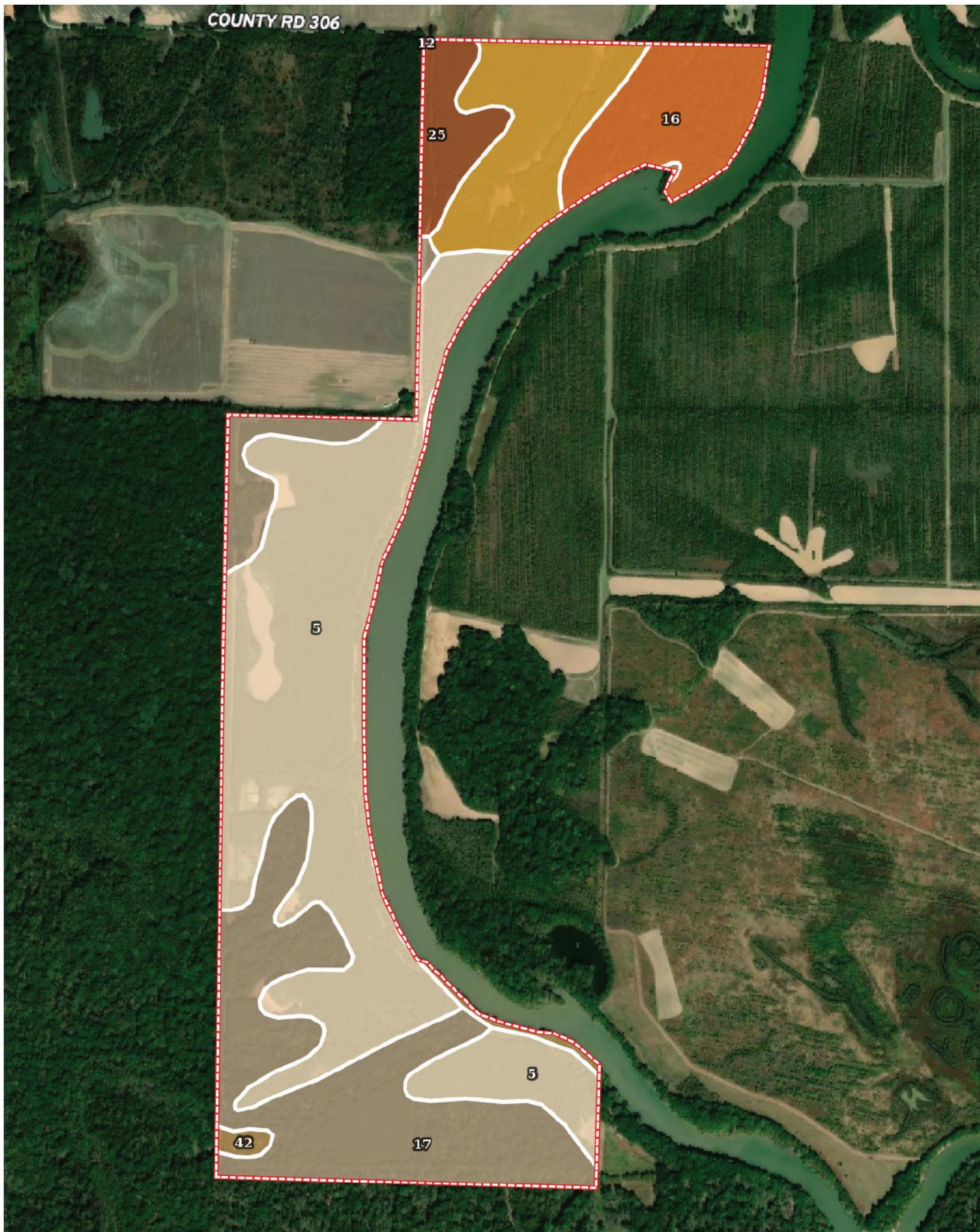
AERIAL MAP II



TOPOGRAPHY MAP



SOIL MAP



SOIL MAP KEY

| SOIL CODE | SOIL DESCRIPTION | ACRES | % | CPI | NCCPI | CAP |
|-----------|---|-----------------------|-------|-----|-------|------|
| 5 | Commerce silt loam, 0 to 1 percent slopes | 112.37 | 45.61 | 0 | 84 | 2w |
| 17 | Kobel silty clay loam, frequently flooded | 70.07 | 28.44 | 0 | 33 | 4w |
| 12 | Jackport silty clay loam, 0 to 1 percent slopes | 26.69 | 10.83 | 0 | 55 | 3w |
| 16 | Kobel silty clay loam, 0 to 1 percent slopes | 23.12 | 9.38 | 0 | 55 | 3w |
| 25 | Muskogee silt loam, 3 to 8 percent slopes | 10.53 | 4.27 | 0 | 70 | 3e |
| 42 | Water | 3.6 | 1.46 | 0 | - | - |
| TOTALS | | 246.38 ^(*) | 100% | - | 61.81 | 2.83 |

(*) 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



1 2 3 4 5 6 7 8

'Wild Life'

• • • • • • • •

Forestry

• • • • • • •

Limited

• • • • • • •

Moderate

• • • • • •

Intense

• • • • •

Limited

• • • •

Moderate

• • •

Intense

• •

Very Intense

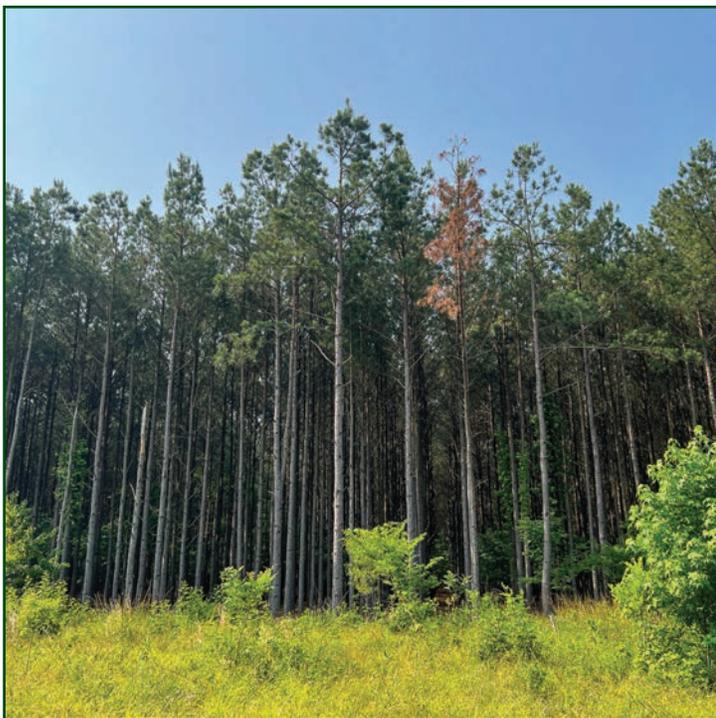
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Grazing Cultivation

(c) climatic limitations (e) susceptibility to erosion

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







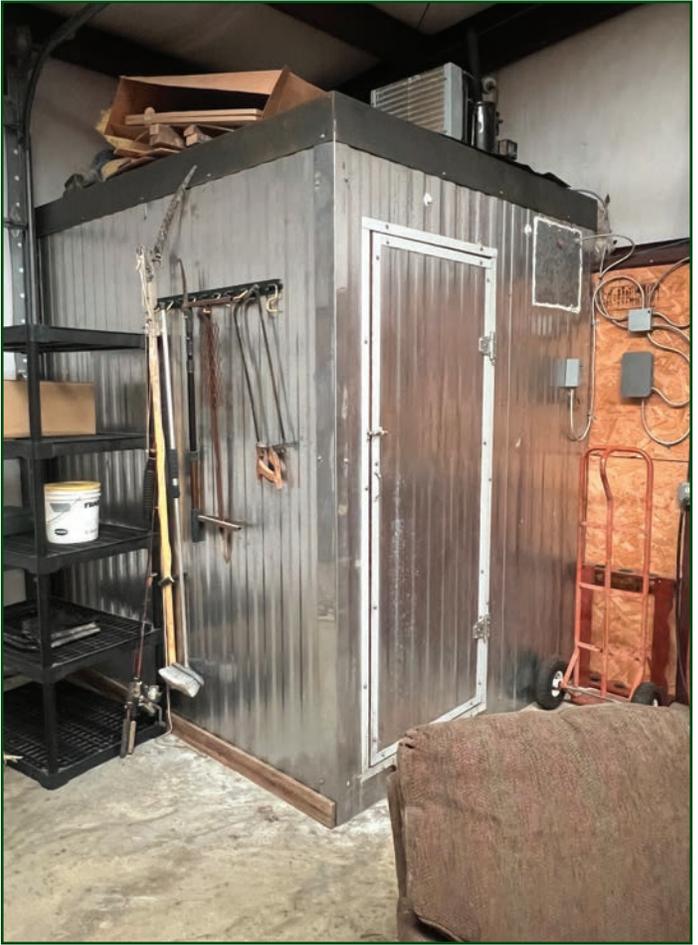




















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