



OFFERED FOR SALE

BROGARD 84

A Recreational Investment Opportunity

84.64± Surveyed Acres • Woodruff County, Arkansas

OFFERED BY



AGRICULTURE | RECREATION | TIMBERLAND

Traditional Brokerage + Sealed Bids + Consulting

LICENSED IN ARKANSAS, LOUISIANA, MISSISSIPPI, AND TENNESSEE



DISCLOSURE STATEMENT

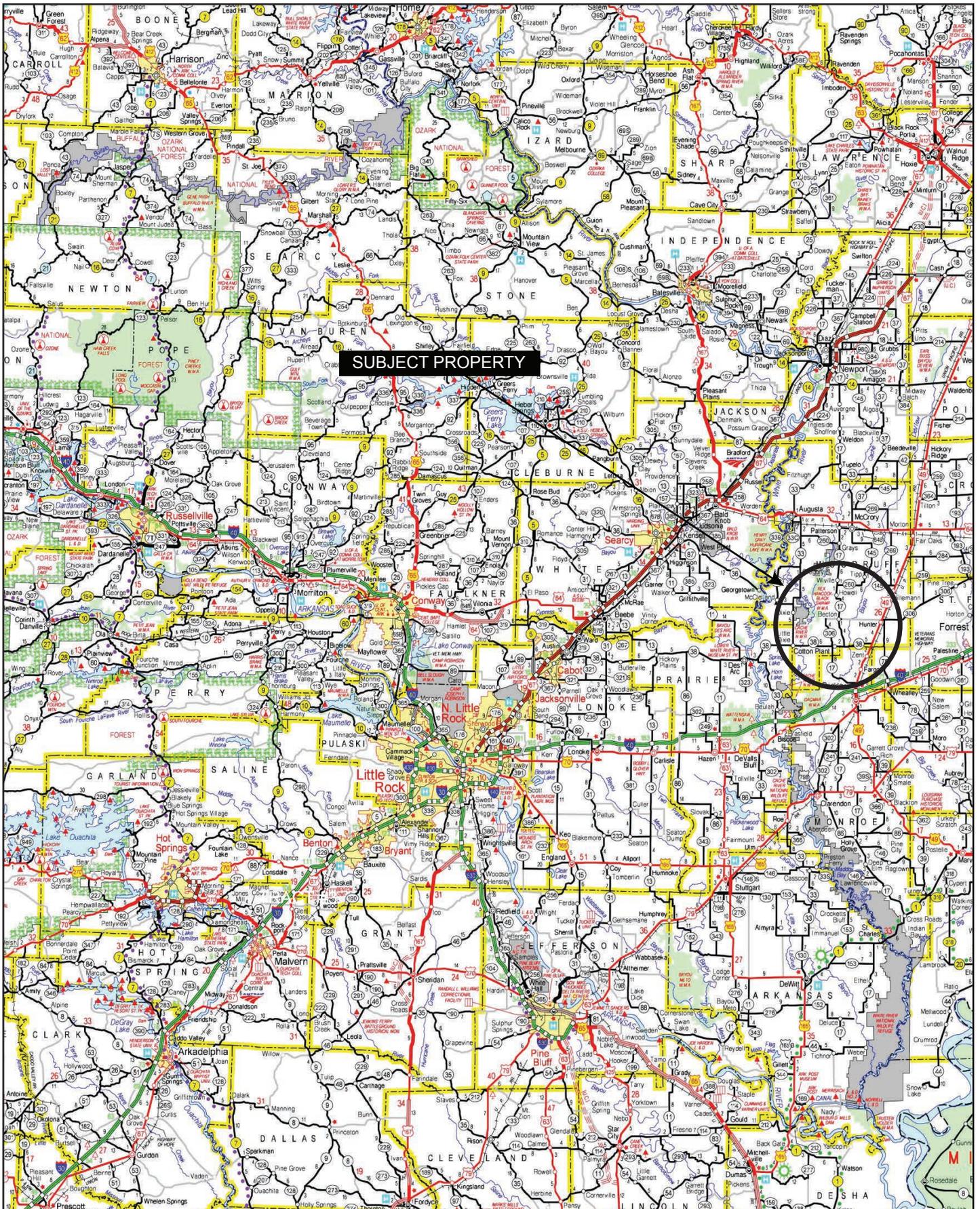
Lile Real Estate, Inc. is the listing agency for the owner of the property described within this offering brochure.

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:

Brogard 84 offers a great opportunity to acquire an ownership located in Woodruff County, Arkansas and consists of 84.64± surveyed acres. The property is located just four (4) miles west of Hunter, Arkansas and is easily accessible via Woodruff County Road #639. An added bonus is the property is gated and has water and electric utilities to the site. The upland northeastern area of the property would be an excellent lodge / cabin site.

The property offers a great blend of open cultivated acres of approximately 42 acres, of which 12 acres are improved as a impounded waterfowl food plot, the balance can be planted to a commodity crop. The balance of approximately 40 acres consists of excellent hardwood bottomland overflow woods from Bayou De View and private access to USFW public hunting.

The property is located in a major wintering waterfowl corridor and adjoins the famous Cache River National Wildlife Refuge. The offering is comprised of a 12 acre waterfowl food plot and old growth, seasonally flooded hardwood timber.

Location:

Hunter, Arkansas; Woodruff County; Eastern Region of Arkansas

Mileage Chart

Stuttgart, AR	51 Miles
Jonesboro, AR	62 Miles
Memphis, TN	74 Miles
Little Rock, AR	78 Miles

Acreage:

84.64± surveyed acres

Access:

Woodruff County Road #639

Recreation:

Waterfowl and deer hunting, plus "private" public access.

Irrigation:

Six (6) inch discharge electric submersible well

Real Estate Taxes:

\$292.31 (estimated)

Notable Features:

- 0.32 miles from Bayou De View
- Close proximity to Hunter, Arkansas (4 miles)
- Water and electricity on-site
- Gated with county road frontage
- Adjoins the Cache River National Wildlife Refuge
- 12-acre fully irrigated waterfowl food plot with professionally built levee system

PROPERTY SUMMARY

Bayou De View:

“Bayou De View is an 83-mile long (134 km) waterway that flows through parts of Poinsett, Woodruff, Monroe, and Prairie counties in Northeastern Arkansas. The bayou is part of the Cache and White River basins, ultimately flowing into the Mississippi River.

Several miles of the lower portion of Bayou De View is within the Cache River National Wildlife Refuge. In 2012, the Fish and Wildlife Service proposed an expansion of the refuge, purchasing land as available from willing sellers, to include an additional 30 miles (48 km) of Bayou De View in the refuge.[3]

The land area bordering the bayou supports dense vegetation in the form of tupelo, bald cypress, hickory, pine and other native trees of the hardwood and softwood families. This area used to be known as part of the “Big Woods” of Arkansas, but most of the standing timber was cleared for farming by the second half of the 20th century. Now, however, there are many reforestation projects underway around the edges of the bayou, including moist-soils projects and hardwood planting projects.”

Source: https://en.wikipedia.org/wiki/Bayou_DeView

Mineral Rights:

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

Offering Price:

\$550,000.00

Questions concerning this offering or to schedule a property tour should be directed to Gardner Lile or Gar Lile of Lile Real Estate, Inc.

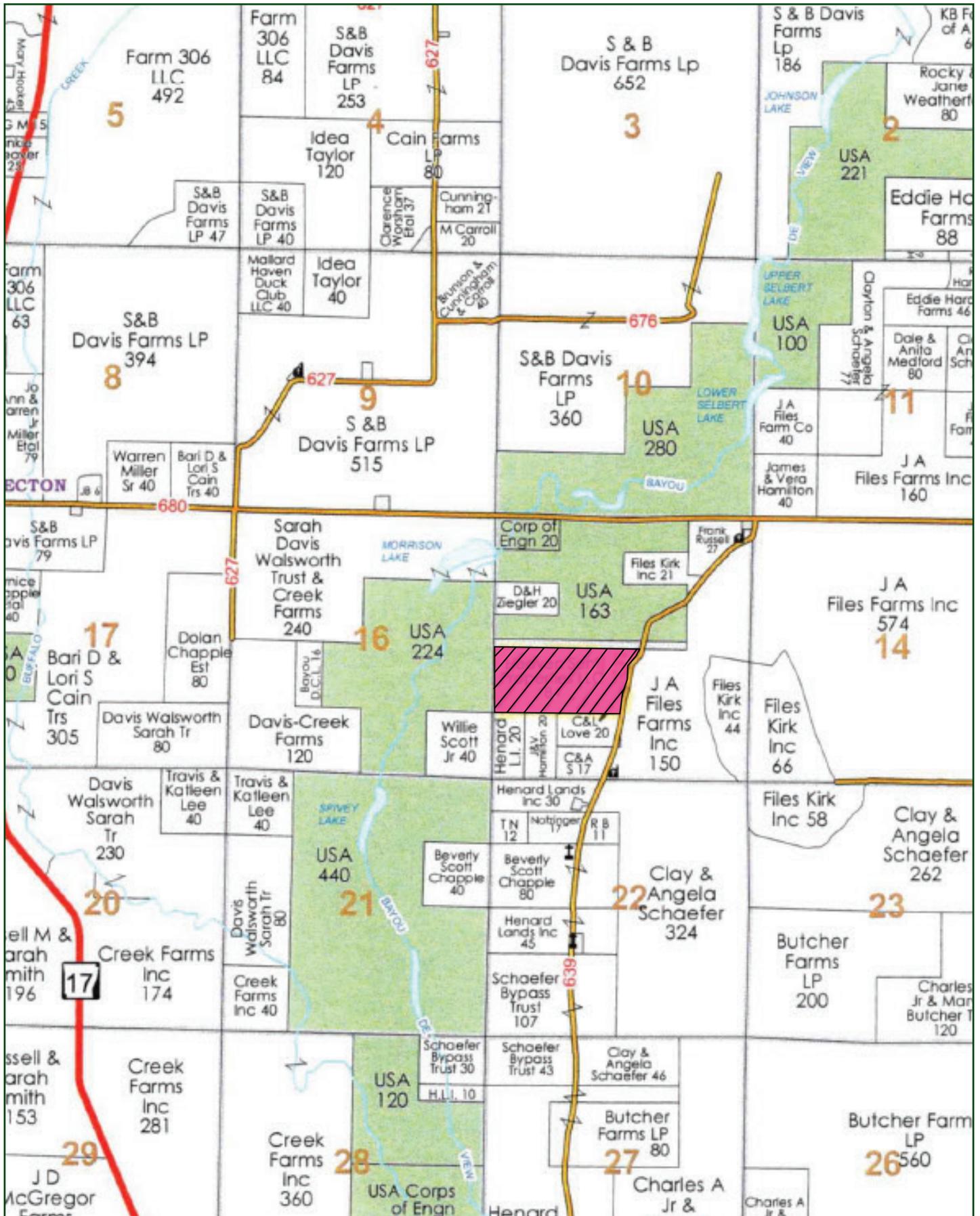
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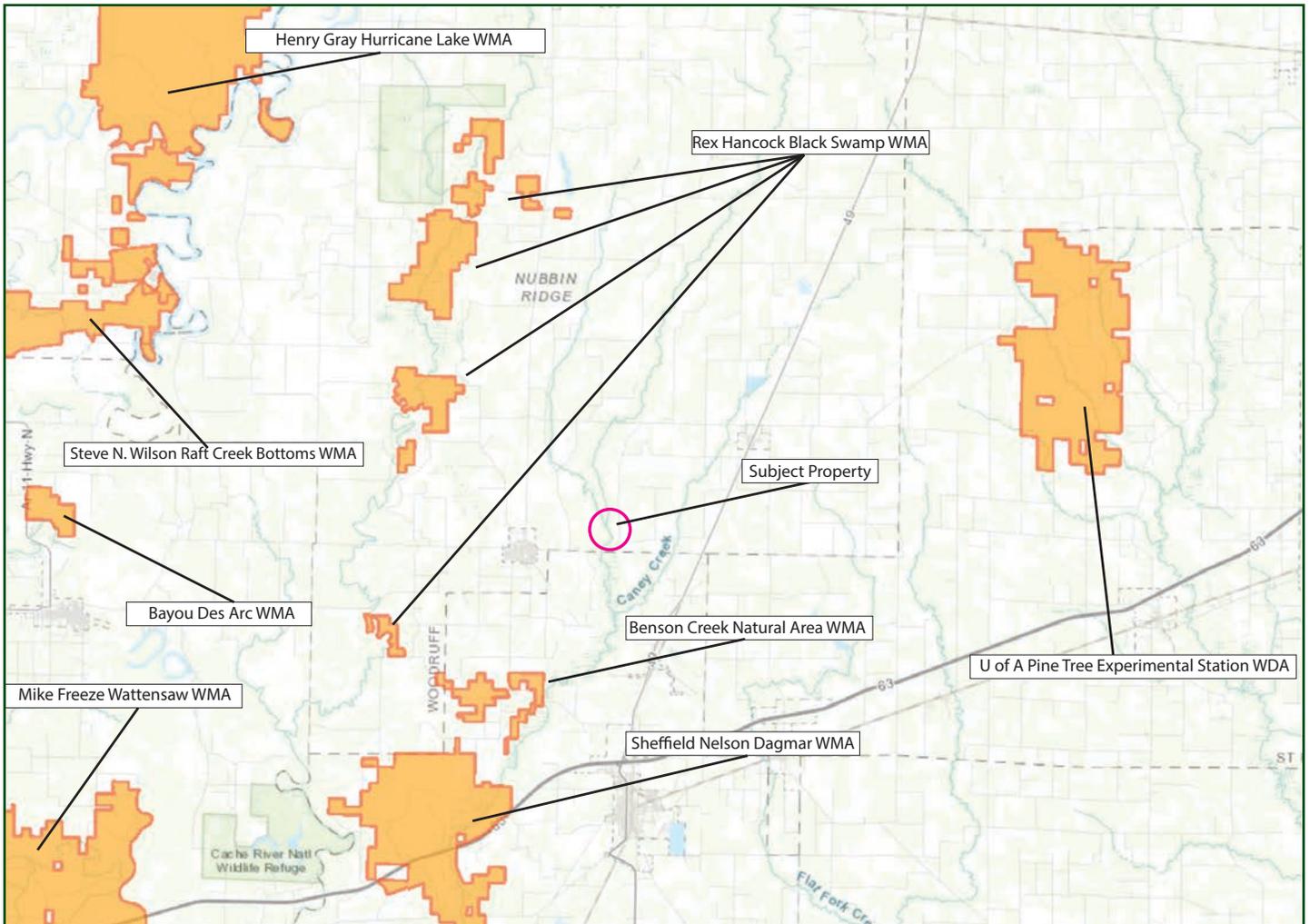
OWNERSHIP MAP



LOCATION MAP



WMA VICINITY MAP



The map above is sourced from the Arkansas Game & Fish website.
<https://www.agfc.com/hunting/where-to-hunt/wildlife-management-areas-wmas/>

AERIAL MAP



AERIAL MAP



RECREATION MAP



Deer Stand



Blind



Gate



Levee



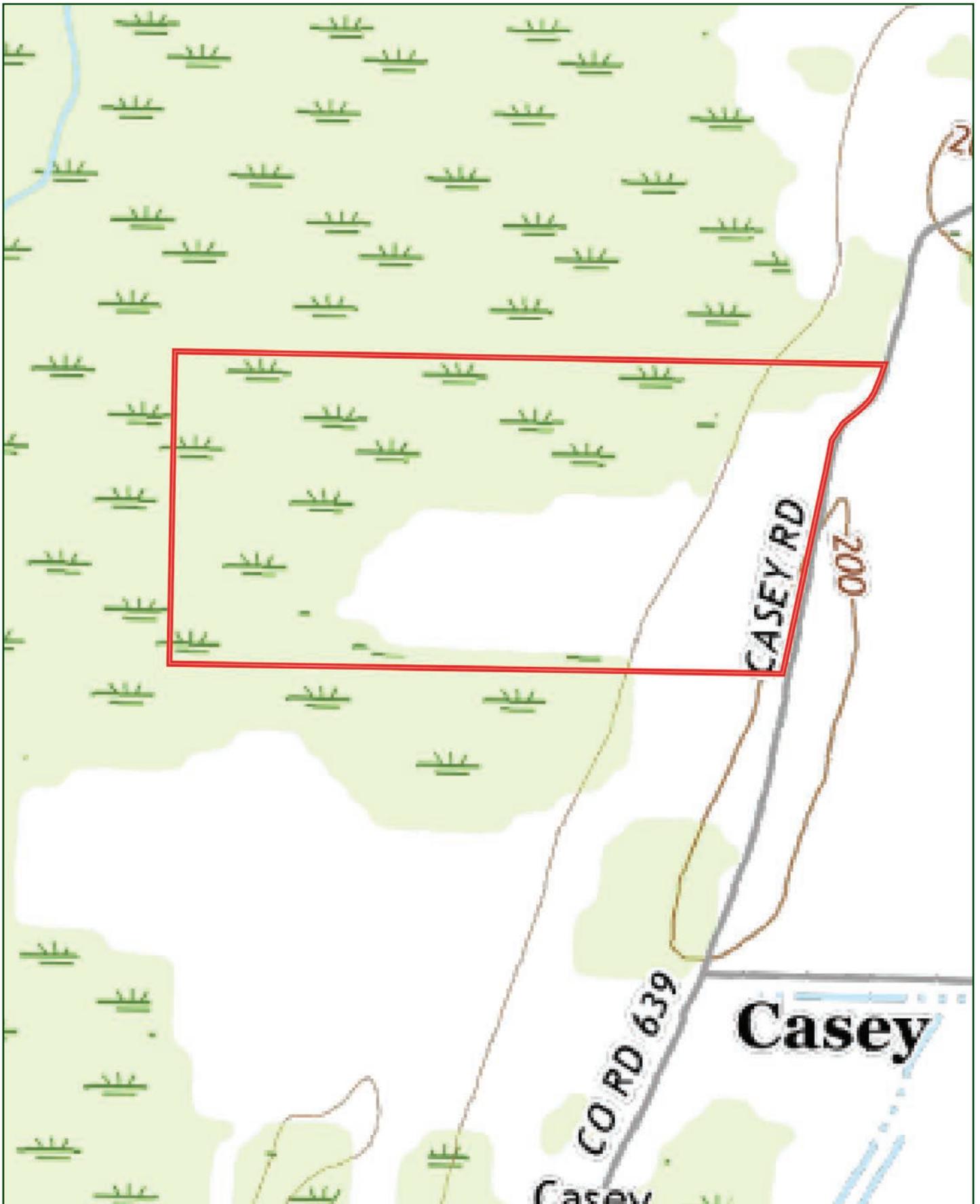
Boundary

IRRIGATION MAP



-  Pipe
-  Water Hydrant
-  Electric Well
-  Levee
-  Transmission Line
-  Pipeline
-  Boundary

TOPOGRAPHY MAP



SOIL MAP



SOIL MAP KEY

SOIL CODE	SOIL DESCRIPTION	ACRES	%	CPI	NCCPI	CAP
TuA	Tuckerman silty clay loam, 0 to 1 percent slopes, frequently flooded	41.77	49.61	0	45	5w
AsB	Askew fine sandy loam, 1 to 3 percent slopes	12.01	14.27	0	83	2e
DbC	Dubbs silt loam, 3 to 8 percent slopes	10.37	12.32	0	79	3e
GuB	Grubbs silt loam, 1 to 3 percent slopes	7.8	9.26	0	70	2e
GuC	Grubbs silt loam, 3 to 8 percent slopes, eroded	6.72	7.98	0	65	3e
DbA	Dubbs silt loam, 0 to 1 percent slopes	4.63	5.5	0	82	2e
OvA	Overcup silt loam, 0 to 1 percent slopes	0.8	0.95	0	59	3w
McA	McCrary fine sandy loam, 0 to 1 percent slopes	0.09	0.11	0	64	3w
TOTALS		84.19(*)	100%	-	60.71	3.7

(*) 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	•							

Grazing Cultivation

(c) climatic limitations (e) susceptibility to erosion

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

FARM SERVICE AGENCY

FARM: 1985

Arkansas
Woodruff

U.S. Department of Agriculture
Farm Service Agency

Prepared: 2/22/22 8:05 AM
Crop Year: 2022

Report ID: FSA-156EZ

Abbreviated 156 Farm Record

Page: 1 of 2

DISCLAIMER: This Is data extracted from the web farm database. Because of potential messaging failures In MIDAS, this data Is not guaranteed to be an accurate and complete representation of data contained In the MIDAS system, which Is the system of record for Farm Records.

Operator Name ANDERSON, ELO GEROME	Farm Identifier COMB FSN 1983 & 1612
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Farms Associated with Operator:
None

ARC/PLC G/1/F Eligibility: Eligible

CRP Contract Number(s): None

Farmland	Cropland	DCP Cropland	WBP	WRP	EWP	CRP Cropland	GRP	Farm Status	Number of Tracts
87.2	39.88	39.88	0.0	0.0	0.0	0.0	0.0	Active	2
State Conservation	Other Conservation	Effective DCP Cropland	Double Cropped						
0.0	0.0	39.88	9.4	0.0					
ARC/PLC									
PLC WHEAT	ARC-CO SOYBN	ARC-IC NONE	PLC-Default NONE	ARC-CO-Default NONE	ARC-IC-Default NONE				

Crop	Base Acreage	PLC Yield	CCC-505 CRP Reduction	HIP
WHEAT	9.4	41	0.00	
SOYBEANS	39.82	19	0.00	0
Total Base Acres:	49.22			

Tract Number: 1212 Description J-14/B-2 R2W T5N SEC 15
 FSA Physical Location : Woodruff, AR ANSI Physical Location: Woodruff, AR
 BIA Range Unit Number:
 HEL Status: NHEL: no agricultural commodity planted on undetermined fields
 Wetland Status: Wetland determinations not complete
 WL Violations: None

Farmland	Cropland	DCP Cropland	WBP	WRP	EWP	CRP Cropland	GRP
4.11	3.62	3.62	0.0	0.0	0.0	0.0	0.0
State Conservation	Other Conservation	Effective DCP Cropland	Double Cropped				
0.0	0.0	3.62	0.8	0.0			
Crop	Base Acreage	PLC Yield	CCC-505 CRP Reduction				
WHEAT	0.9	41	0.00				
SOYBEANS	3.5	19	0.00				
Total Base Acres:	4.4						

Owners: ANDERSON, ELO GEROME

FARM SERVICE AGENCY

FARM: 1985

Arkansas
Woodruff
Report ID: FSA-156EZ

U.S. Department of Agriculture
Farm Service Agency
Abbreviated 156 Farm Record

Prepared: 2/22/22 8:05 AM
Crop Year: 2022
Page: 2 of 2

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Other Producers: None

Tract Number: 1213 Description J-14/B-2 R2W TSN SEC15
FSA Physical Location : Woodruff, AR **ANSI** Physical Location: Woodruff, AR

BIA Range Unit Number:

HEL Status: NHEL: no agricultural commodity planted on undetermined fields

Wetland Status: Wetland determinations not complete

WL Violations: None

Farmland	Cropland	DCP Cropland	WBP	WRP	EWP	CRP Cropland	GRP
83.09	36.26	36.26	0.0	0.0	0.0	0.0	0.0
State Conservation	Other Conservation	Effective DCP Cropland	Double Cropped	MPUFWP			
0.0	0.0	36.26	8.6	0.0			
Crop	Base Acreage	PLC Yield	CCC-505 CRP Reduction				
WHEAT	8.5	41	0.00				
SOYBEANS	36.32	19	0.00				
Total Base Acres:	44.82						

Owners: ANDERSON, ELO GEROME

Other Producers: None

FARM SERVICE AGENCY



Woodruff County, Arkansas



Common Land Unit

- Non-Cropland; Cropland
- Tract Boundary

Wetland Determination Identifiers

- Restricted Use
- ▼ Limited Restrictions
- Exempt from Conservation
- Compliance Provisions

Imagery Year: 2021

2023 Program Year

Map Created February 15, 2023

Farm 1985
Tract 1213

Tract Cropland Total: 36.26 acres

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FARM SERVICE AGENCY



Woodruff County, Arkansas



Common Land Unit

- Non-Cropland; Cropland
- Tract Boundary

Wetland Determination Identifiers

- Restricted Use
- ▼ Limited Restrictions
- Exempt from Conservation
- Compliance Provisions

Imagery Year: 2021

2023 Program Year

Map Created February 15, 2023

Farm **1985**

Tract **1212**

Tract Cropland Total: 3.62 acres

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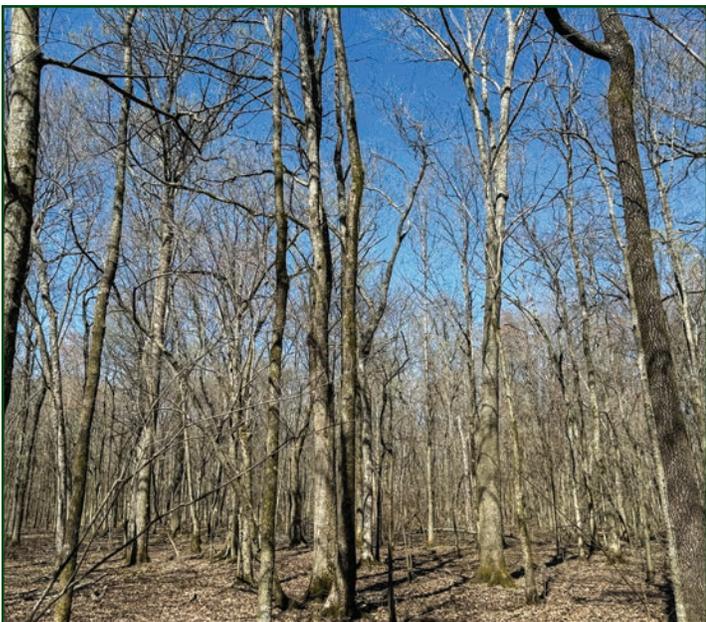














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