

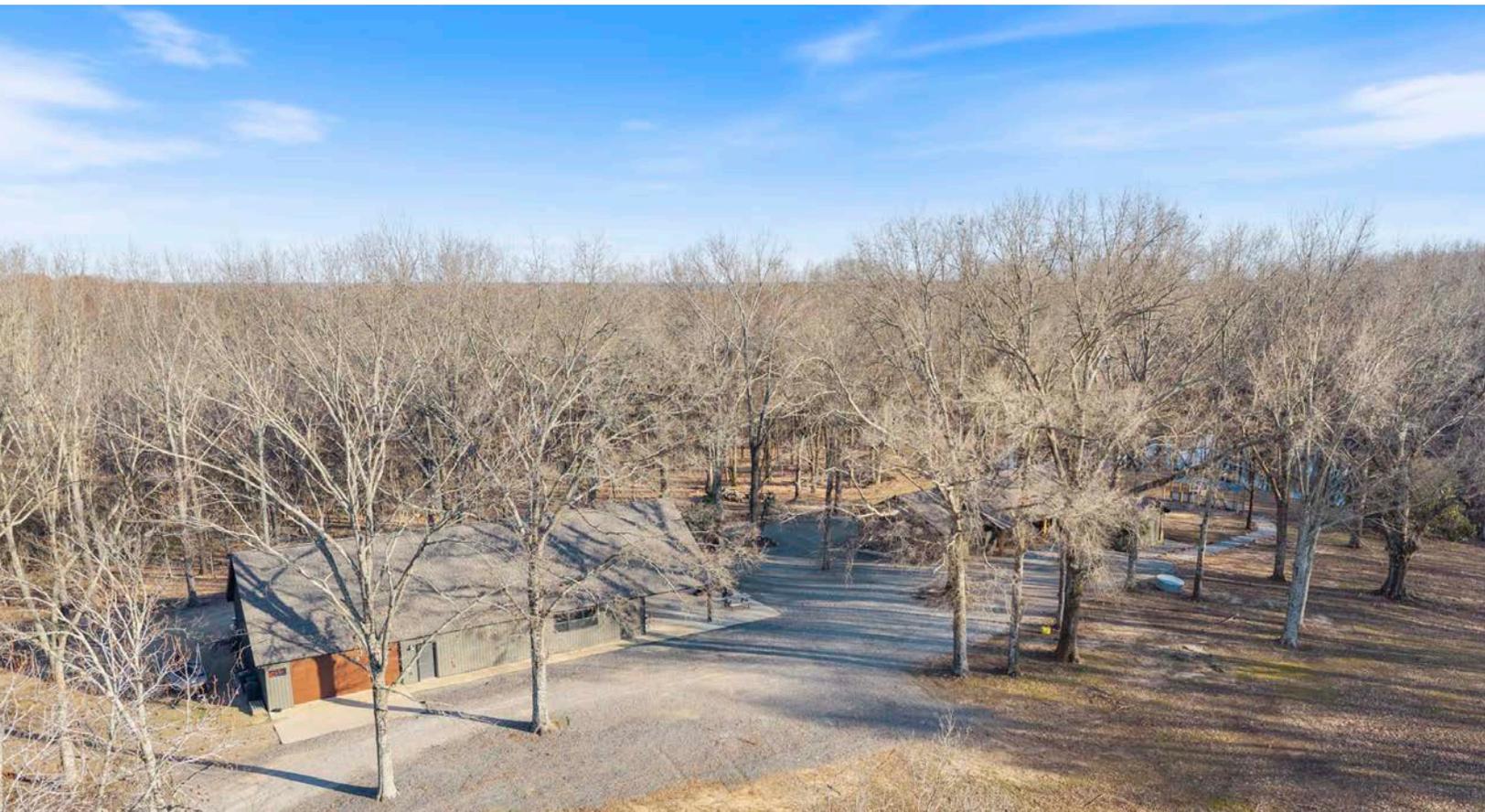


# CACHE RIVER FARMS HEADQUARTERS

**A Recreational Investment Opportunity**

**39.11± Surveyed Acres | \$815,000.00**

**Woodruff County, Arkansas**



**AGRICULTURE | RECREATION | TIMBERLAND**

**Traditional Brokerage + Sealed Bids + Consulting**

**LICENSED IN ARKANSAS, LOUISIANA, MISSISSIPPI, AND TENNESSEE**



# CACHE RIVER FARMS HEADQUARTERS

## QUICK FACTS

**Acreage**  
39.11± surveyed acres

**Location**  
Wiville, Woodruff County,  
Arkansas

**Access**  
Gated access off Arkansas  
State Highway 17

**Recreation**  
Whitetail deer hunting and  
fishing opportunities, and  
public waterfowl hunting on  
nearby public lands

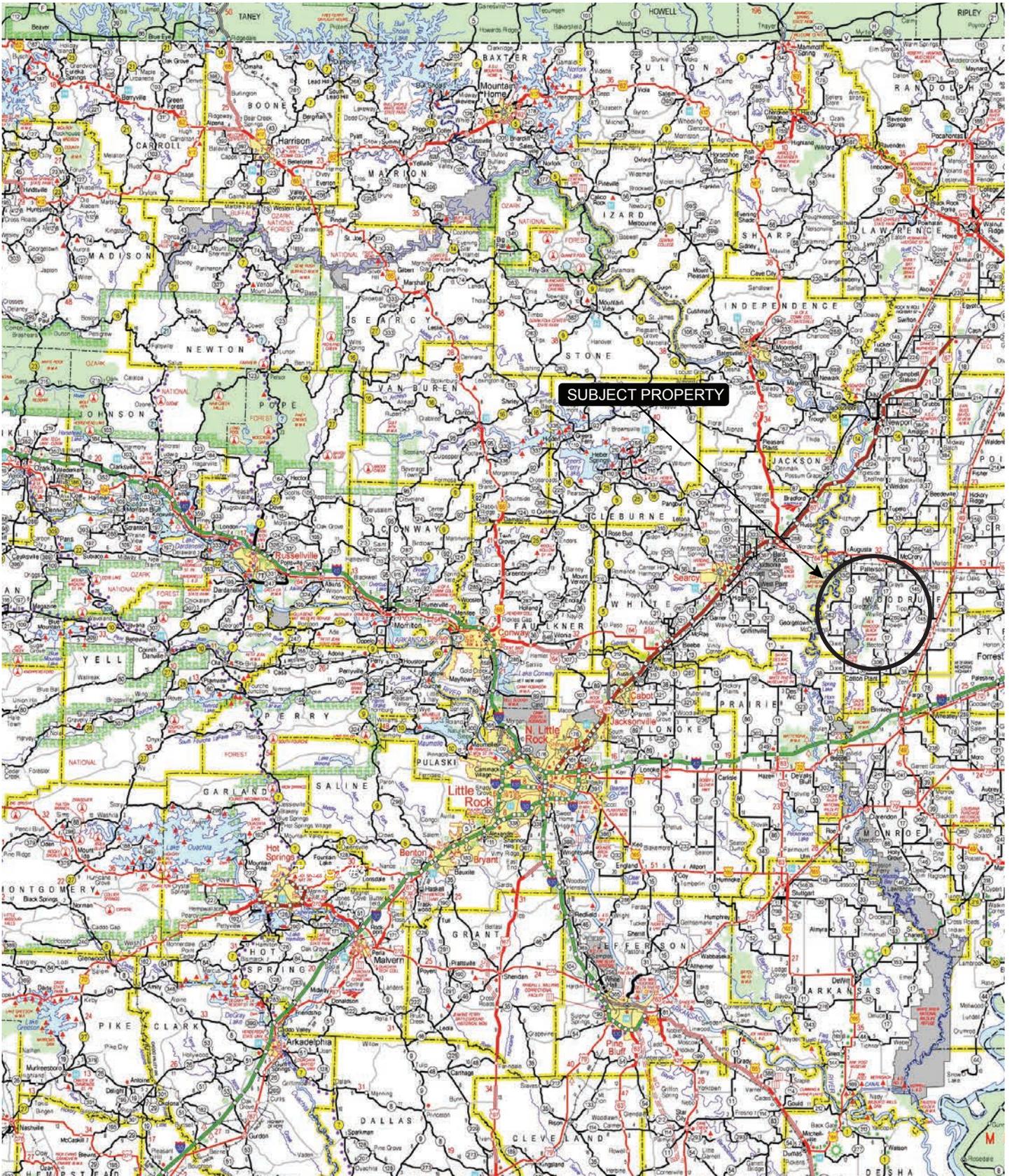
- Notable Features**
- Two lodges with eight (8) bedrooms combined
  - Skeet shooting range
  - Borders Black Swamp WMA

**Offering Price**  
\$815,000.00



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# VICINITY MAP



# PROPERTY DESCRIPTION

## CACHE RIVER FARMS HEADQUARTERS

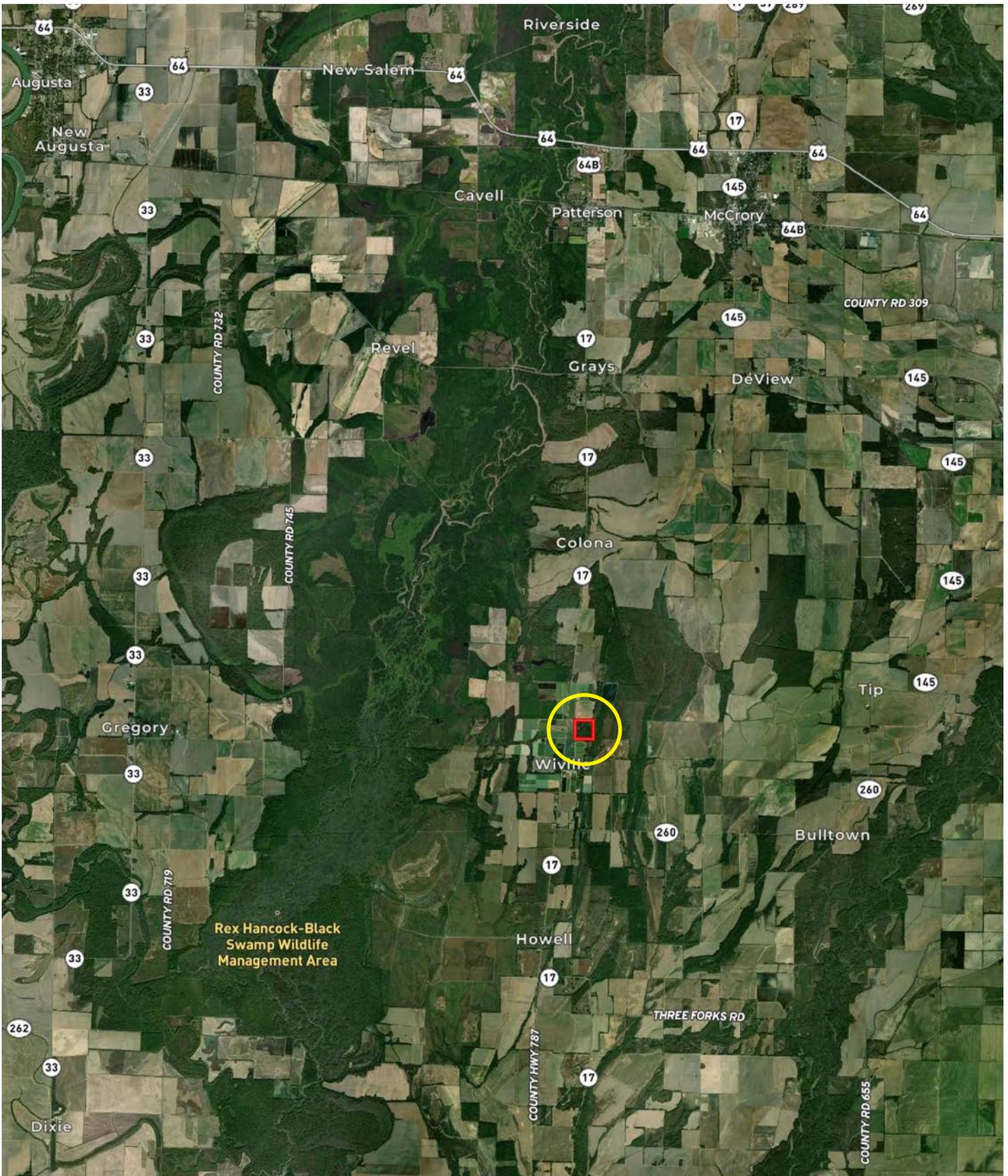
The Cache River Farms Headquarters offers an opportunity to acquire a home base for a hunting operation that is located in one of the state's famous flyways, the Cache River. The camp rests on 39.11± surveyed acres and features two different lodges that will accommodate large groups of friends and family. The original lodge is 1,941± heated and cooled square feet that features five bedrooms with two full bathrooms complemented by an updated full kitchen with an island. Just off the kitchen is a spacious living room with a fireplace that ties into the screened in porch that has nice views of the 0.75± pond. A neat feature of the pond is the skeet shooting area that is an easy walk from the house. The exterior of the original lodge has been updated to match the new lodge. The new lodge was constructed in 2022 and is positioned just north of the original

lodge consisting of 2,780± heated & cooled square feet. With three bedrooms and two bathrooms on the main floor and a large loft upstairs there is plenty of room to sleep large groups. The open-concept kitchen and living room has vaulted ceilings, and was designed to entertain and flows easily outside to the 600± square covered patio. Located on the opposite side of the kitchen is a 1,250± square foot garage that is designed to store hunting equipment and has individual lockers for members.

To top off the improvements, the headquarters also offers deer hunting on the property itself with varying habitat from pines to hardwoods. In addition to the hunting on the subject property there is additional hunting on the 80± acres of the Black Swamp WMA that borders the property on the east.



# LOCATION MAP



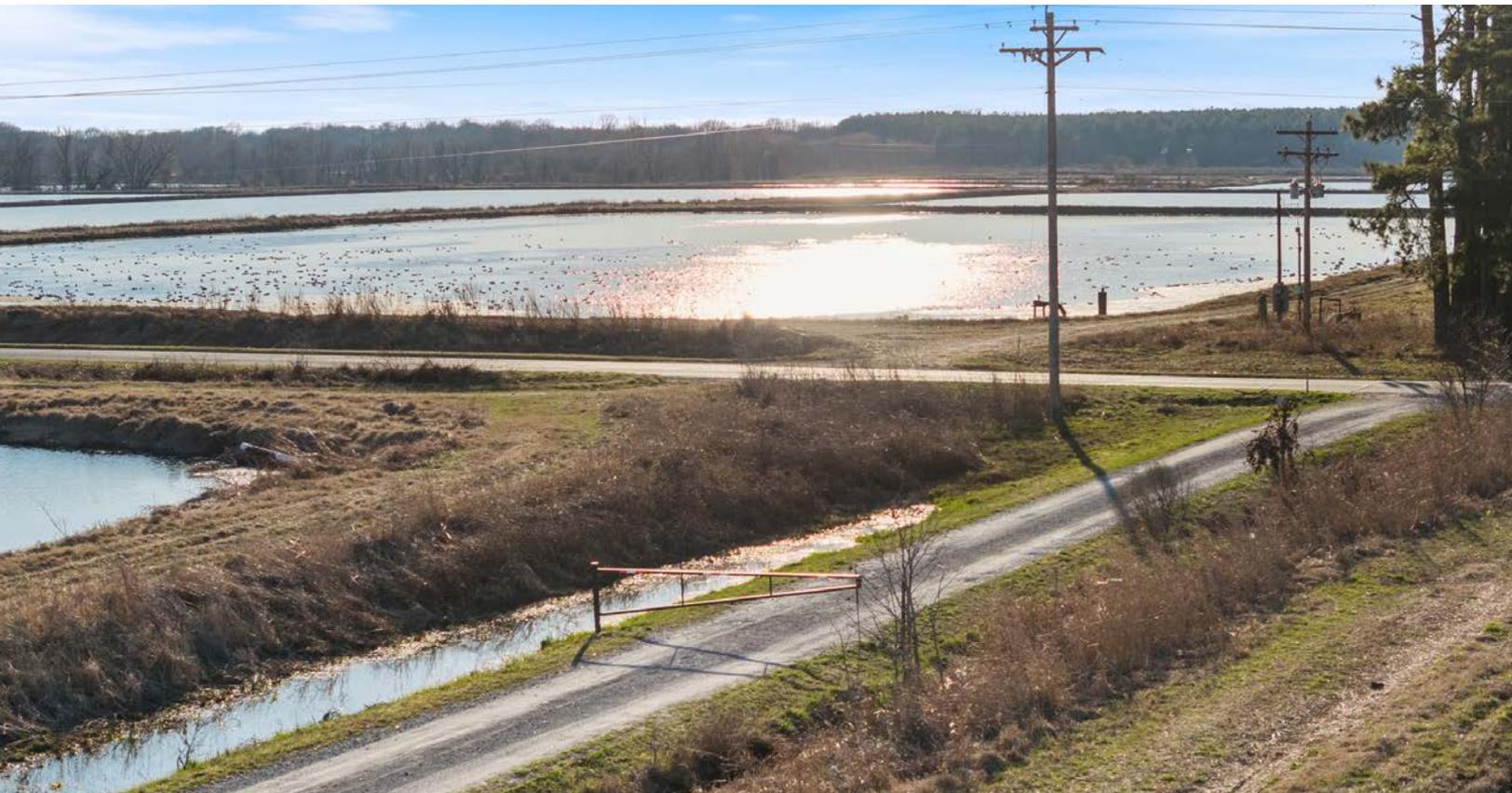
# LOCATION & ACCESS

Wiville, Woodruff County, Arkansas  
Eastern Region of Arkansas

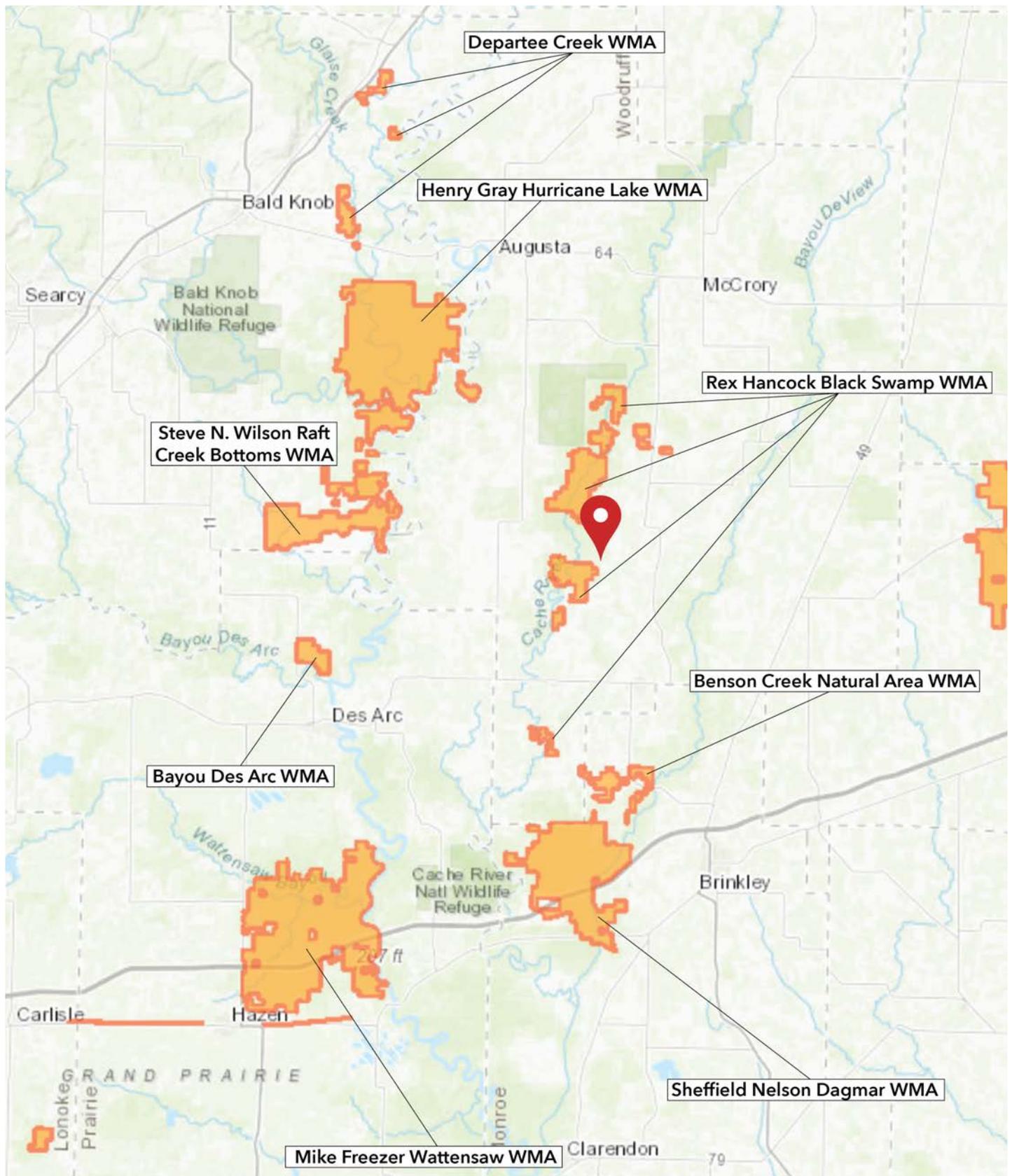
## Mileage Chart

McCrary, AR	22 Miles
Searcy, AR	41 Miles
Jonesboro, AR	68 Miles
Memphis, TN	87 Miles
Little Rock, AR	89 Miles

Access is via a private road through a deeded easement.



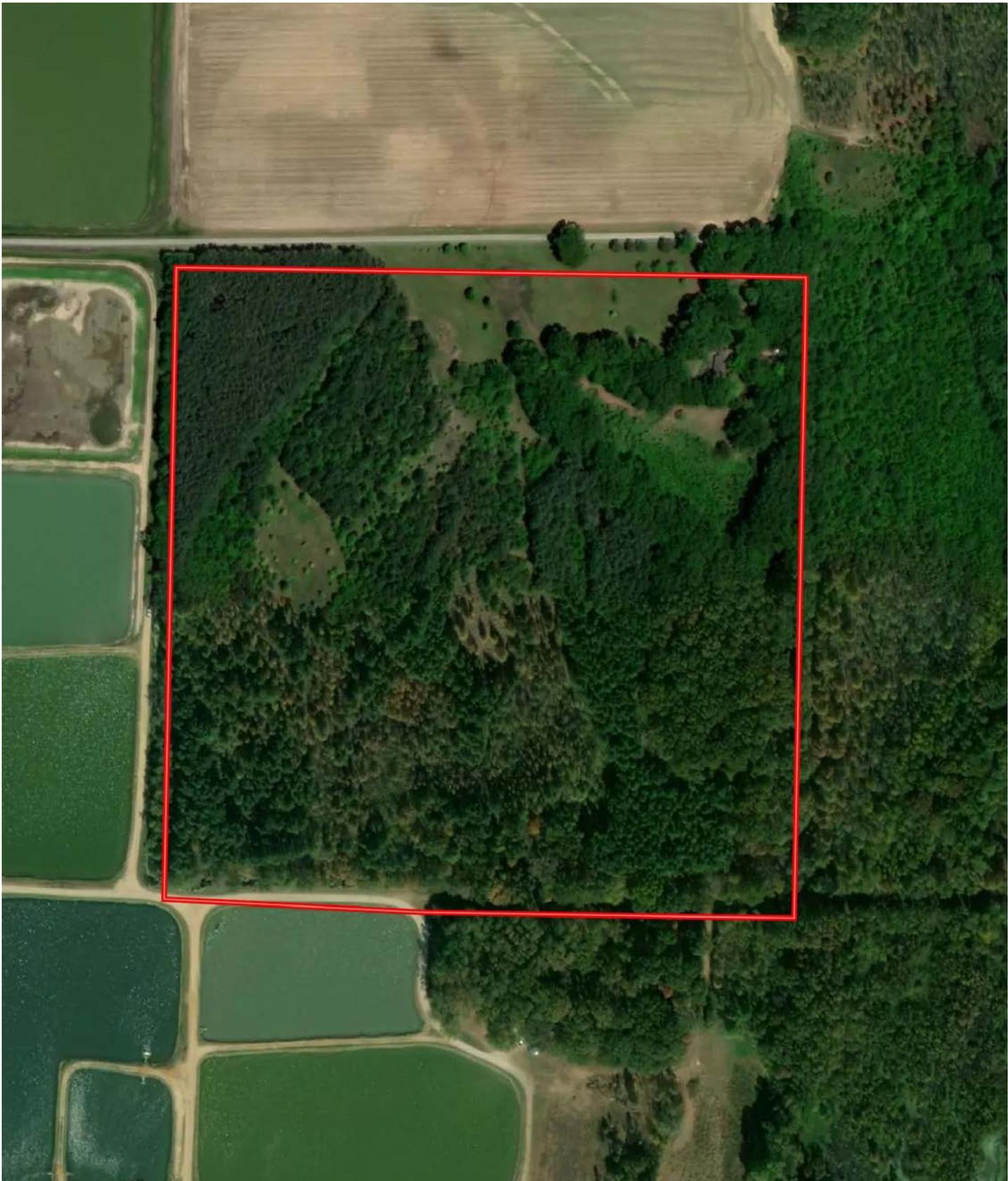
# RECREATIONAL MAP







# AERIAL MAP







# PROPERTY IMPROVEMENTS

## Original Lodge

- 1,941± heated and cooled square feet
- 5 bedrooms & 2 bathrooms
- Updated kitchen with an island
- Living room with vaulted ceilings and fireplace
- Garage that functions as hunting equipment storage with lockers
- Screened in porch with views of the pond
- Laundry room

## New Lodge

- 2,780± heated and cooled square feet
- 3 bedrooms & 2 bathrooms
- Large loft upstairs with half bath.
- Open concept kitchen and living room with vaulted ceilings
  - Custom island with seating for twelve.
- Large pantry
- Laundry room
- 600± square foot covered patio
- 1,250± square foot garage
  - Designed to store hunting equipment
  - Individual lockers
  - Two roll up doors



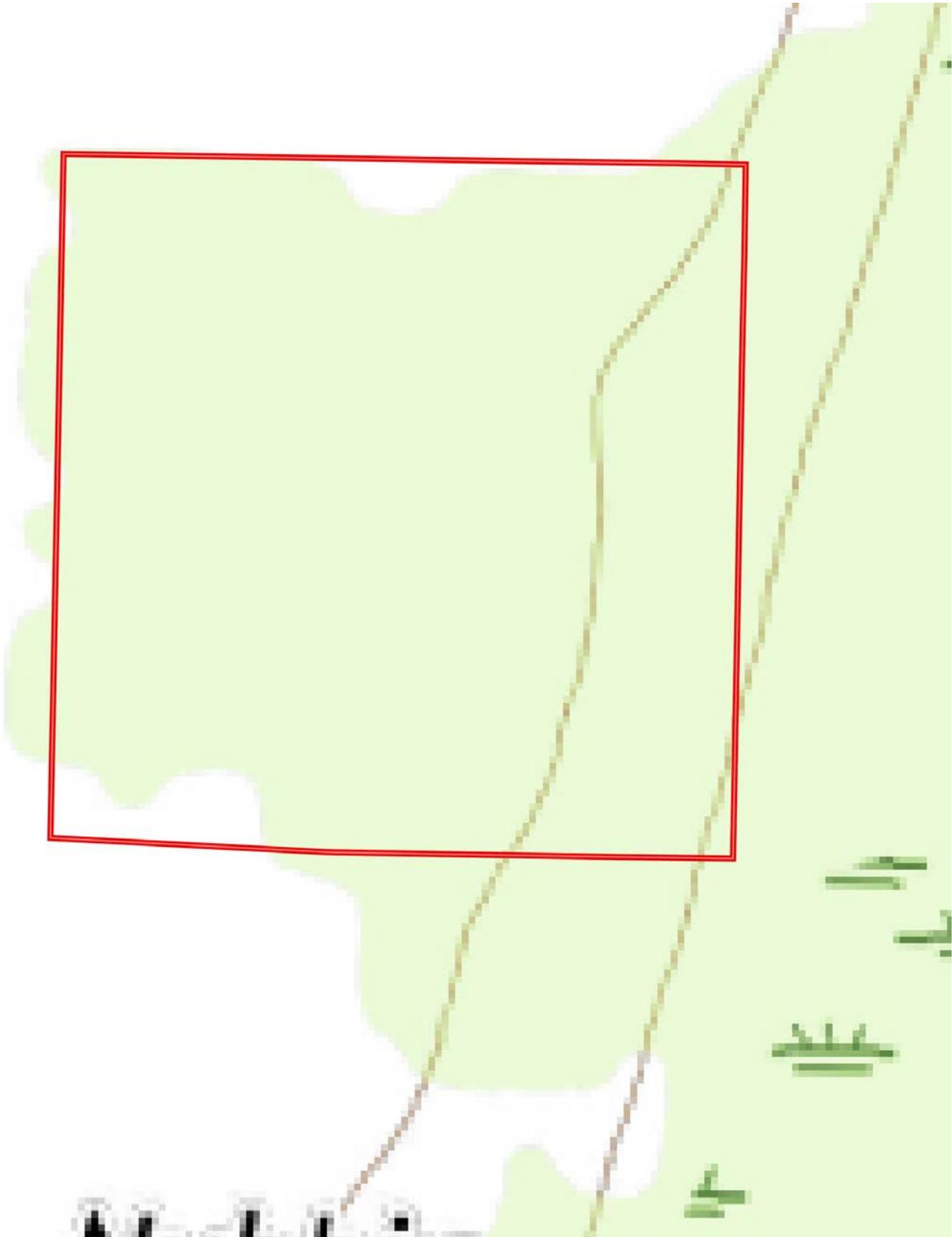
ORIGINAL LODGE



NEW LODGE



# TOPOGRAPHY MAP









REVEAL  
TACTICAM

62F 17C 02/20/2025 16:21:42



59°F 09/04/2024 04:55 AM

# SOIL MAP



# SOIL MAP KEY

SOIL CODE	SOIL DESCRIPTION	ACRES	%	CPI	NCCPI	CAP
GrB	Grenada silt loam, 1 to 3 percent slopes	17.92	45.41	0	62	2e
GrC	Grenada silt loam, 3 to 8 percent slopes, eroded	11.04	27.98	0	58	3e
CIA	Calloway silt loam, 0 to 1 percent slopes	10.06	25.49	0	58	2w
W	Water	0.43	1.09	0	-	-
OaB	Oaklimeter silt loam, 0 to 2 percent slopes, occasionally flooded	0.01	0.03	0	84	2w
TOTALS		39.46(*)	100%	-	59.19	2.28

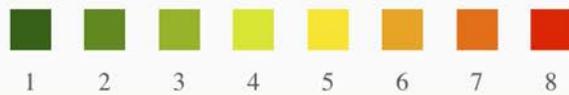
(\*) Total acres may differ in the second decimal compared to the sum of each acreage soil. This is due to a round error because we only show the acres of each soil with two decimal.

## 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



# RESOURCES & PRICE

## Mineral Rights

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

## Real Estate Taxes

\$1,430.00 (estimated)

## Offering Price

\$815,000.00

To learn more about the Cache River Farms Headquarters or to schedule a property tour, contact Gardner Lile of Lile Real Estate, Inc. or Dustin Roddy of Cache River Farms.

## Gardner Lile

501-658-9275 (m)

[gardner@lilerealestate.com](mailto:gardner@lilerealestate.com)

## Dustin Roddy

501-230-0477 (m)

[dustin@cacheriverfarms.com](mailto:dustin@cacheriverfarms.com)

*\*Dustin Roddy of Cache River Farms is an owner of the property and is a licensed real estate broker in the state of Arkansas.*



# THE ORIGINAL LODGE

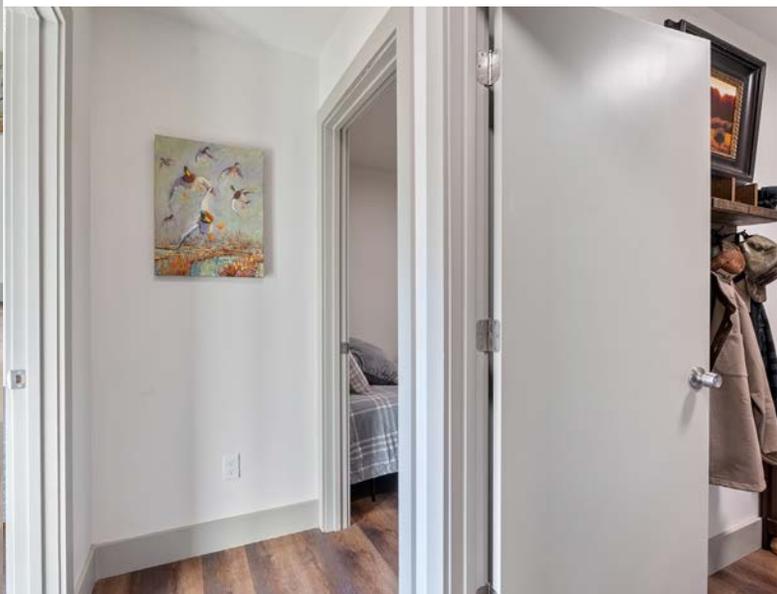












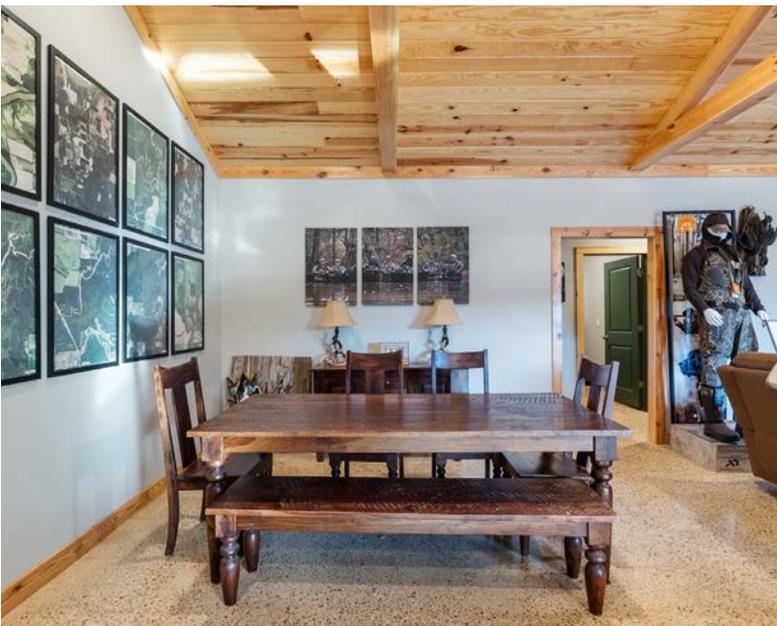
# THE NEW LODGE

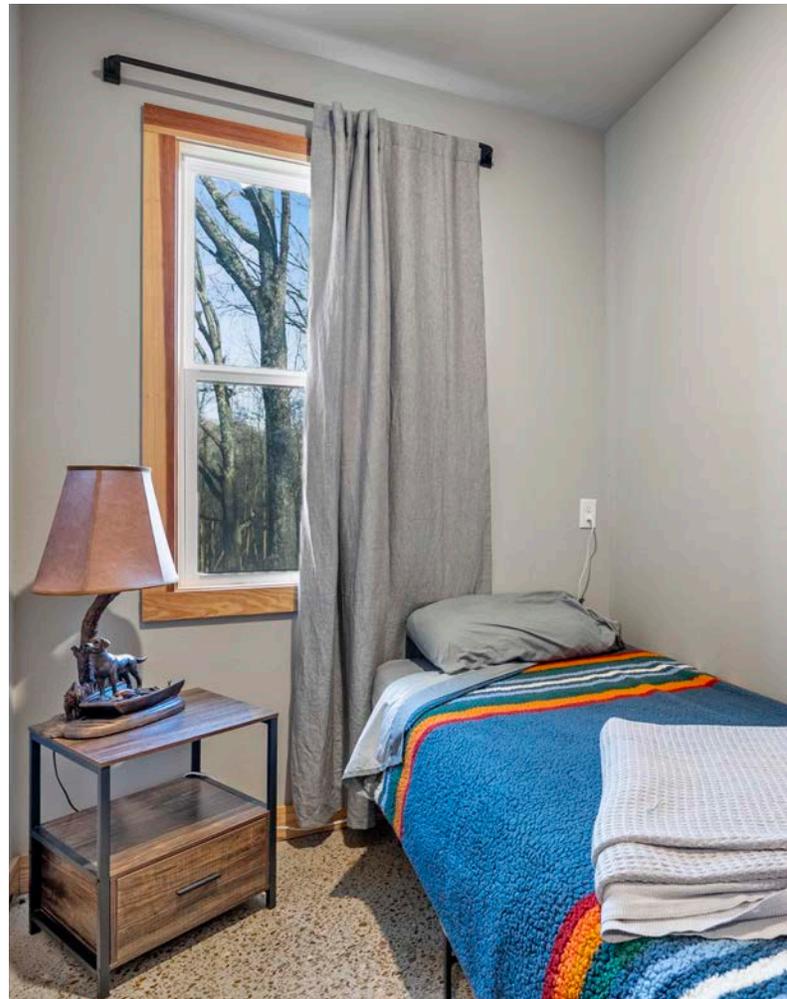


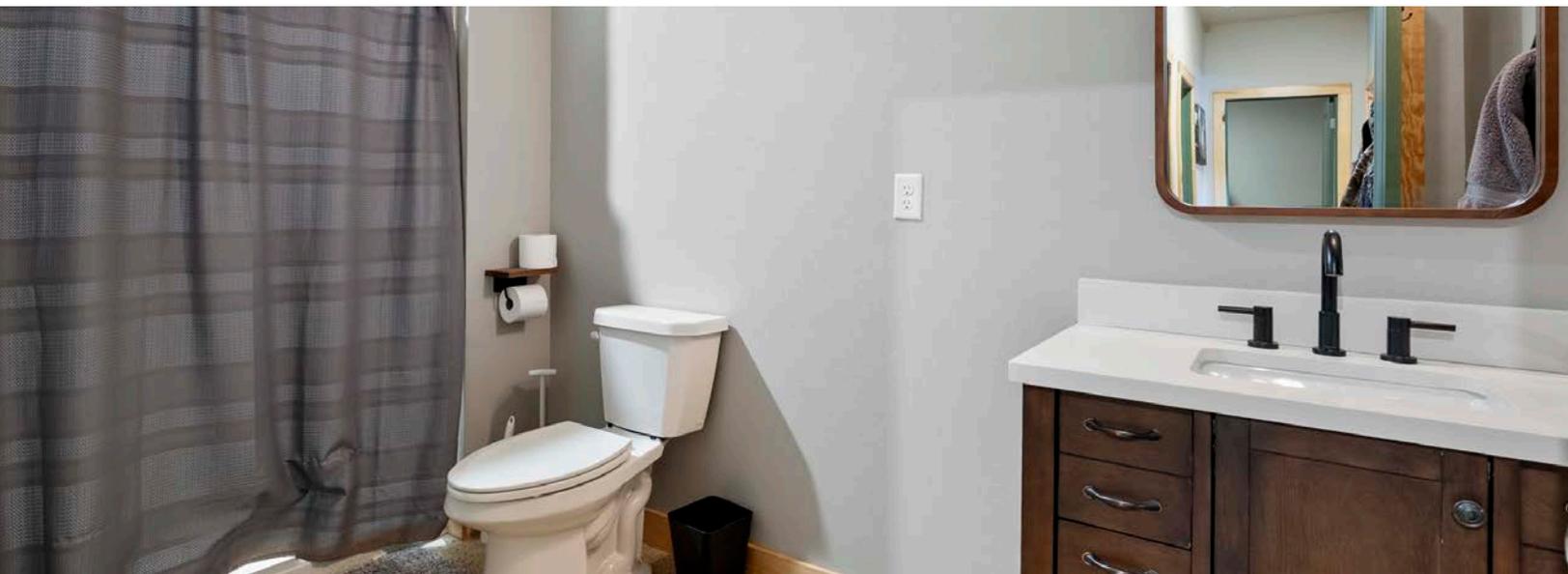
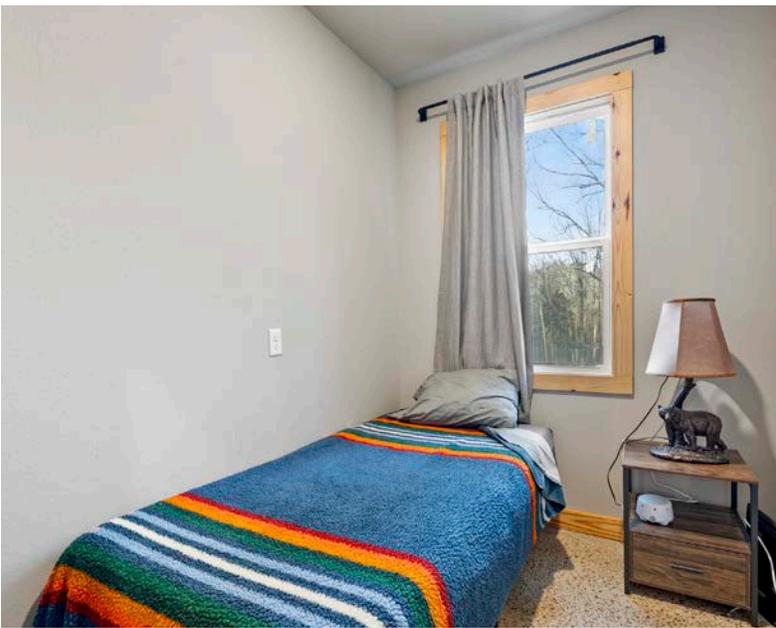


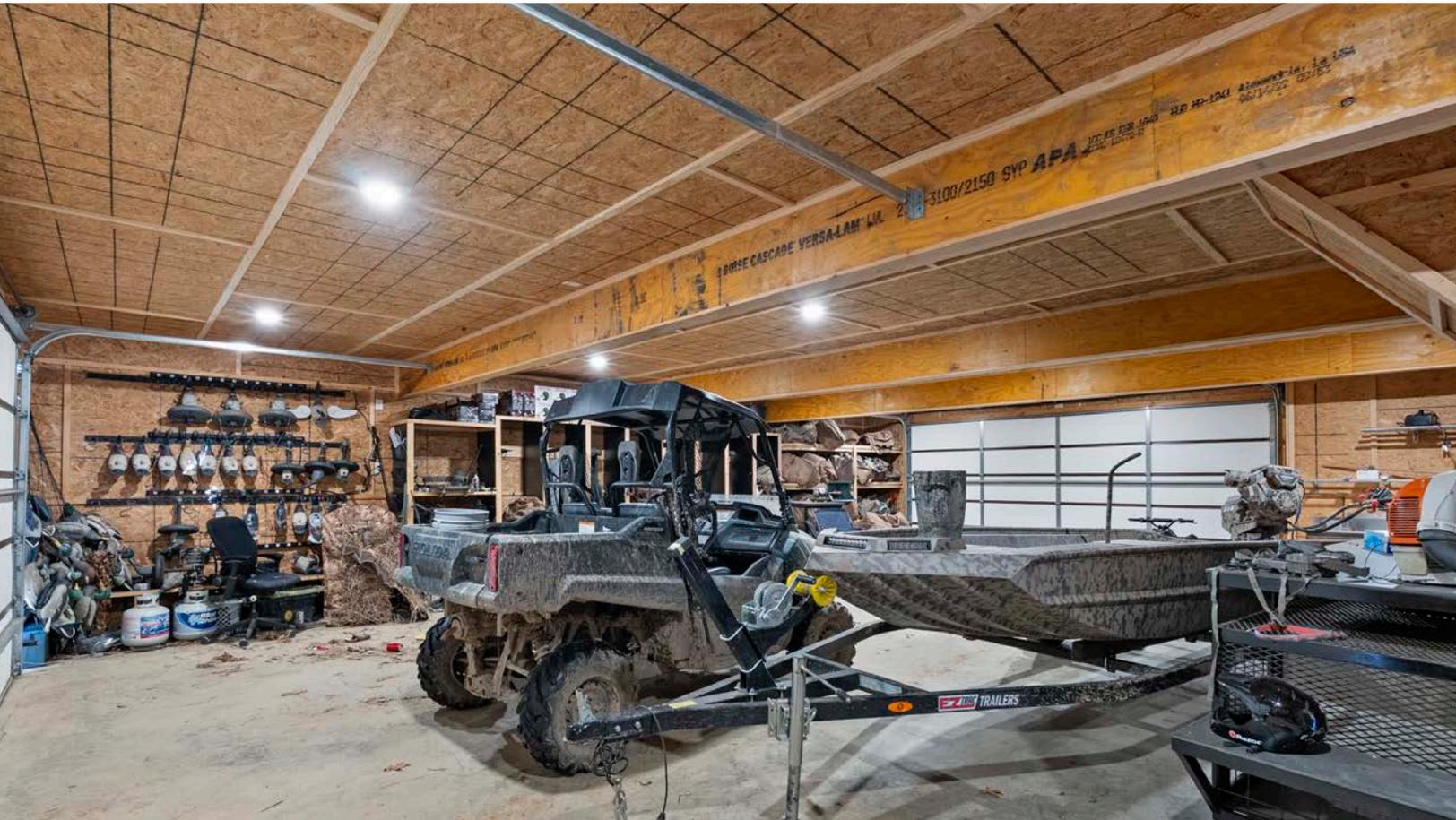
















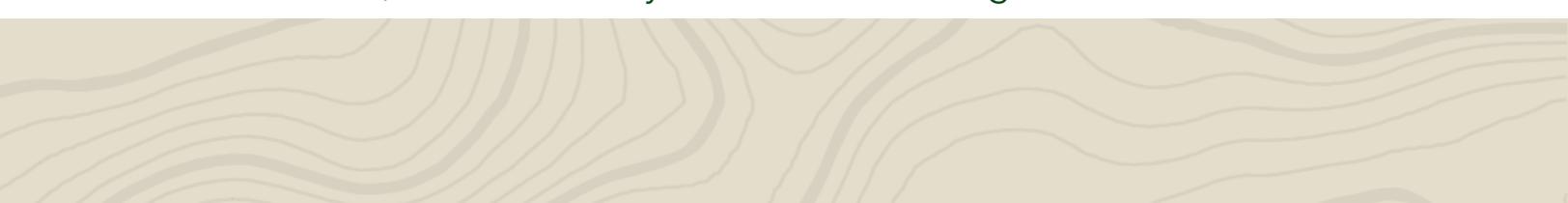




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The management of Lile Real Estate, Inc. respectfully requests that interested parties contact us in advance to schedule a proper showing and do not attempt to tour or trespass on the property on their own. Thank you for your cooperation.

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# CONNECTING LAND BUYERS AND SELLERS SINCE 1993.

Lile Real Estate is a dedicated team of professionals with an in-depth understanding and a network of qualified buyers within the Mid-South and across the country. For over 30 years, we've connected land sellers with buyers in Arkansas, Louisiana, Mississippi, and Tennessee. In the last five years alone, we surpassed **\$500 million in sales**. You can be a part of that success story.



For more information or to  
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