



BAYOU 53

A Recreational Investment Opportunity

53± Acres | \$485,208.00

Prairie County, Arkansas



AGRICULTURE | RECREATION | TIMBERLAND

Traditional Brokerage + Sealed Bids + Consulting

LICENSED IN ARKANSAS, LOUISIANA, MISSISSIPPI, AND TENNESSEE



BAYOU 53

QUICK FACTS

Acreage

53± acres

Location

Des Arc, Arkansas

Access

North Leisure Acres Road

Recreation

Deer, waterfowl, and small game hunting, and fishing

Notable Features

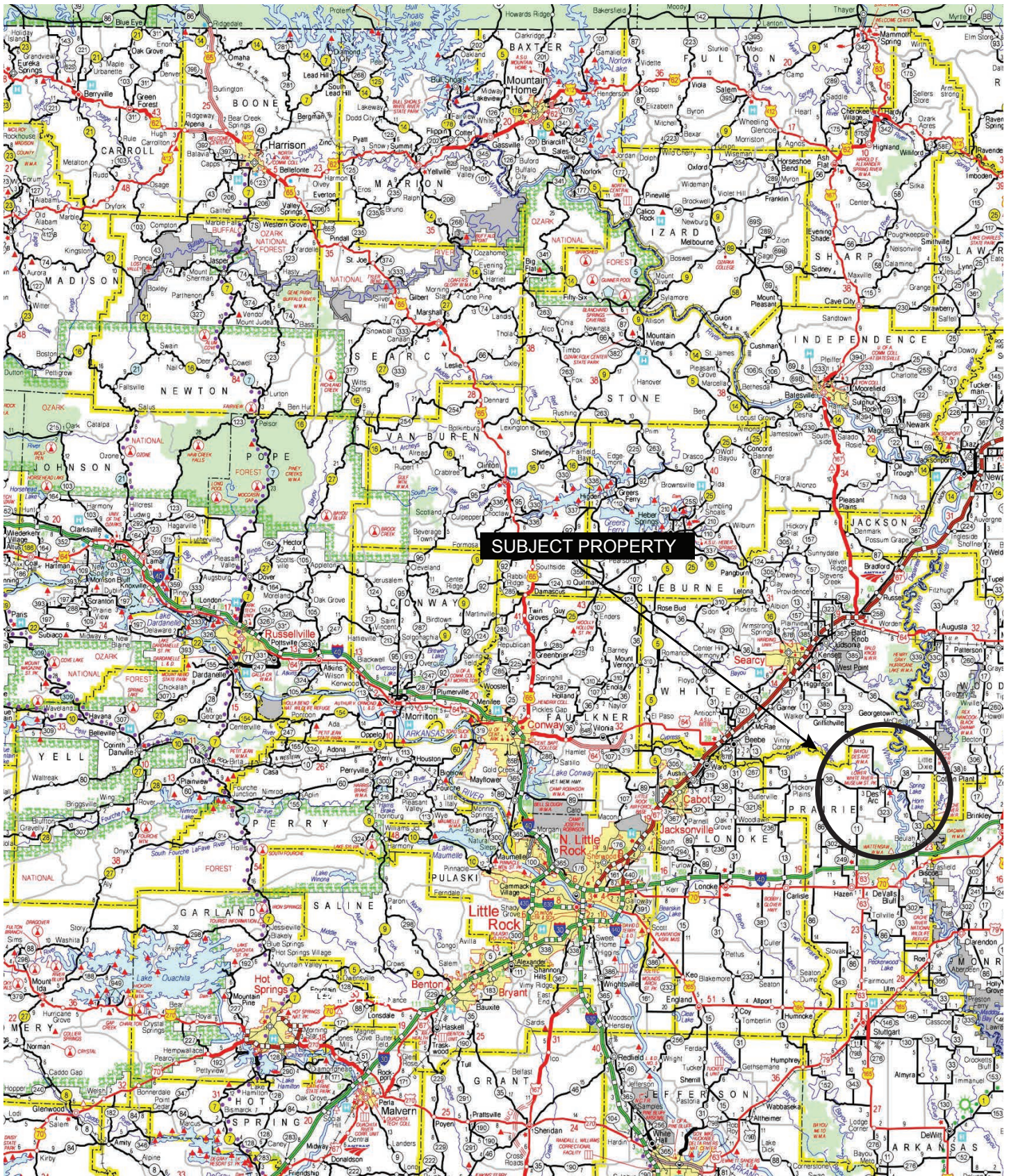
- Three established duck holes
- Two permanent blinds
- Gated access
- Interior road network
- Located near several public hunting spots
- Contracted access to a private boat ramp on the adjacent property
- Electricity and water available

Offering Price

\$485,208.00



VICINITY MAP



PROPERTY DESCRIPTION

BAYOU 53

If you're looking for that great little tract of paradise that has it all, we've found it! The Bayou 53 features 53± acres nestled on the south bank of Bayou Des Arc in a neighborhood with several highly productive hunting areas. The property makes an excellent year-round weekend retreat as it offers fishing, deer and waterfowl hunting, as well as small game hunting, and more.

The property intersects two different loops of Bayou Des Arc as it meanders toward it's confluence with the White River, some three miles downstream. This stretch of the bayou is locally known to have some of the best fishing on the bayou for crappie, bass, catfish, and bream. That is evidenced by the numerous fishing camps located downstream, on the bayou between this property, and the river. An added bonus is that there is year-round contracted access to a private boat ramp adjacent to the property, saving several miles of boat travel to and from the property.

Diversity is what makes this property so special. It encompasses several different habitats for deer, ducks, and small game. The upland portion has several beautiful white oak ridges with mature timber where you can see long distances in the park-like timber - a deer hunter's dream. There is also a tall bluff on the bayou with a gorgeous view of the bayou channel and its huge cypress trees. A sizable portion of the property lies within the floodplain of the bayou where three (3) duck holes have been developed and are practically ready to hunt. Two of the duck holes have permanent blinds in place - one a sizable floating



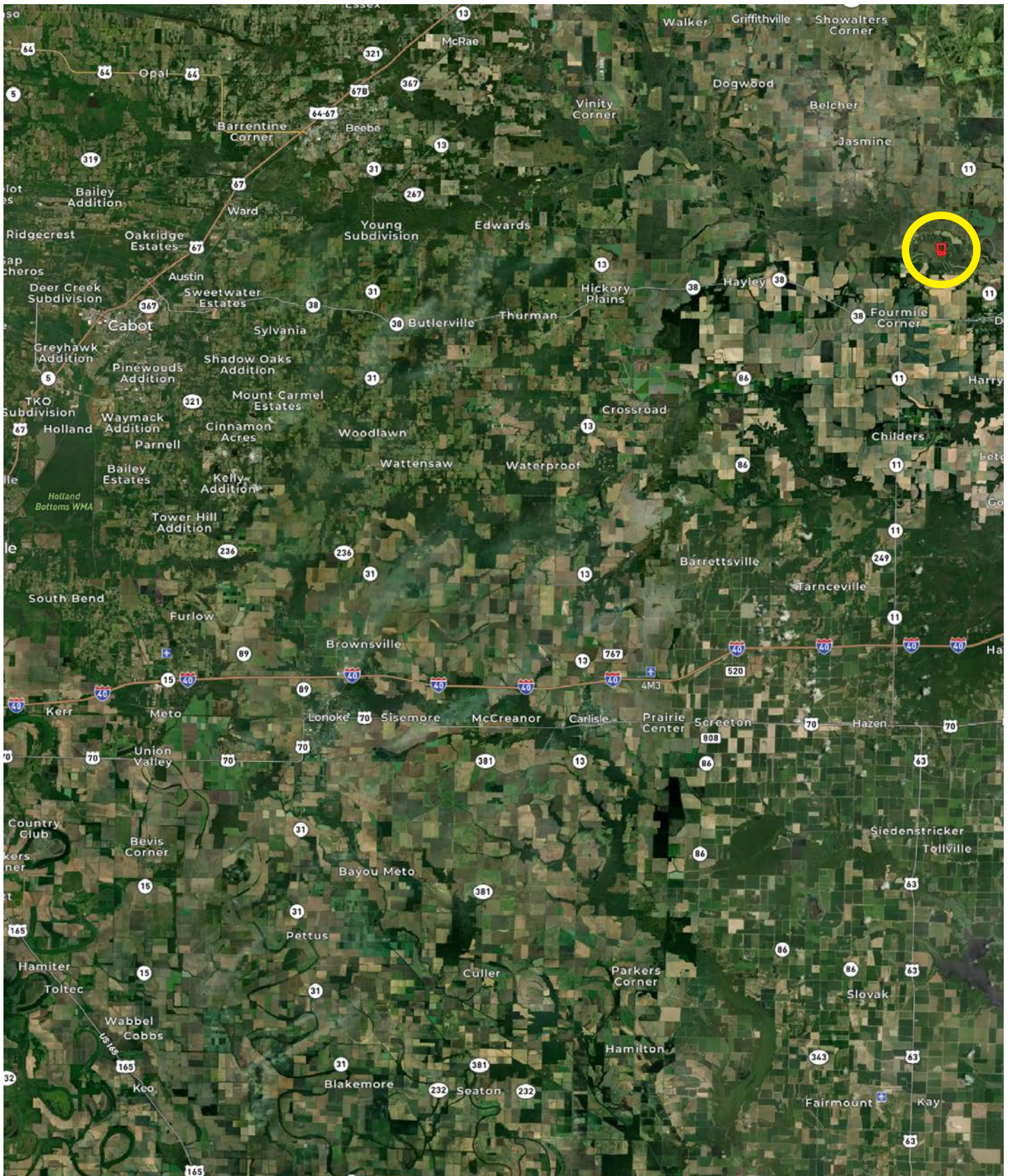
blind and the other a sled blind. The third duck hole is easily accessible through wading and setting up to whichever way the wind may blow. On most years, the bayou will back up into these holes creating a beautiful setting to harvest mallards, wood ducks, teal, gadwalls, and other ducks that traverse the channel. There are also a couple of sites where the channel itself can be utilized with a boat blind. Potential is unlimited.

Located nearby is several public lands that offer great additional hunting and fishing opportunities. The White River is a mere seven (7) minute boat ride down Bayou Des Arc from the property and offers access to thousands of acres of National Wildlife Refuge lands and Arkansas Game & Fish lands. Additionally, Bayou Des Arc WMA is a five (5) minute boat ride down the bayou and offers roughly 500+ acres of green timber overflow waterfowl hunting, which is primarily only accessible from Bayou Des Arc. Next, Lake Des Arc is a short three (3) mile drive located just north of Bayou Des Arc on Highway 11 and has long been known as a jewel of the AFGC's public lakes. Just on up Highway 11, you will find the Steve N. Wilson Raft Creek WMA - home to some of the state's premier waterfowl hunting. And just above that is the Hurricane Lake WMA and Bald Knob National Wildlife Refuge. Below the history-rich town of Des Arc lies Wattensaw Wildlife Management Area where you can hunt deer, turkey and small game.

To top it all off, there are several great sites to build a cabin or lodge. Electricity is available adjacent to several different sites and on multiple boundaries. If a new owner was to build, water is also already accessible via the North Prairie County Water Systems. This region of Arkansas really is a true sportsman's paradise and Bayou 53 sits right in the middle of it all!



LOCATION MAP



LOCATION & ACCESS

Des Arc, Prairie County, Arkansas
Eastern Region of Arkansas

Mileage Chart

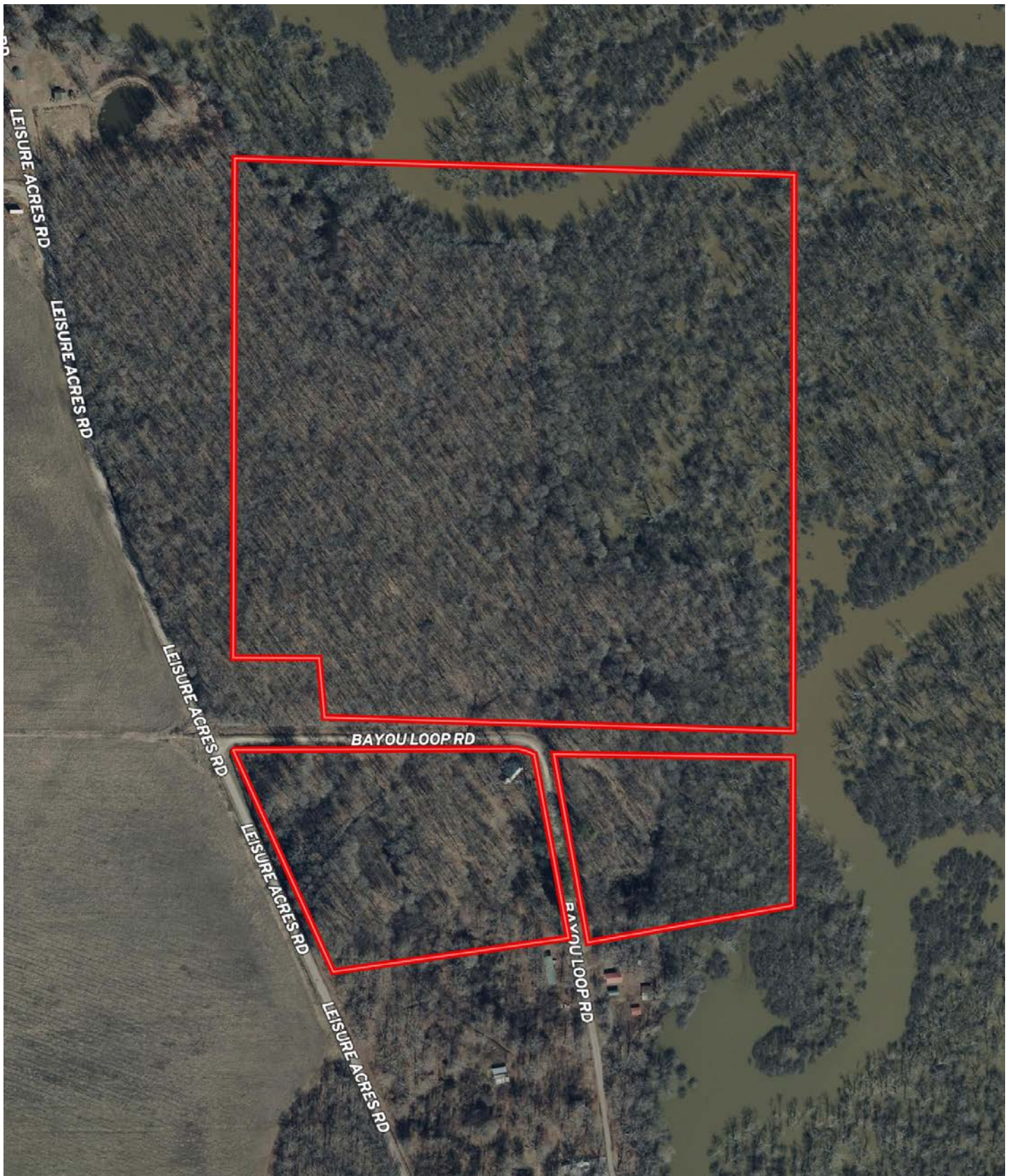
Des Arc, AR	3 Miles
Searcy, AR	31 Miles
Cabot, AR	32 Miles
Little Rock, AR	60 Miles
Memphis, TN	98 Miles

There is gated access off of North Leisure Acres Road.





AERIAL MAP





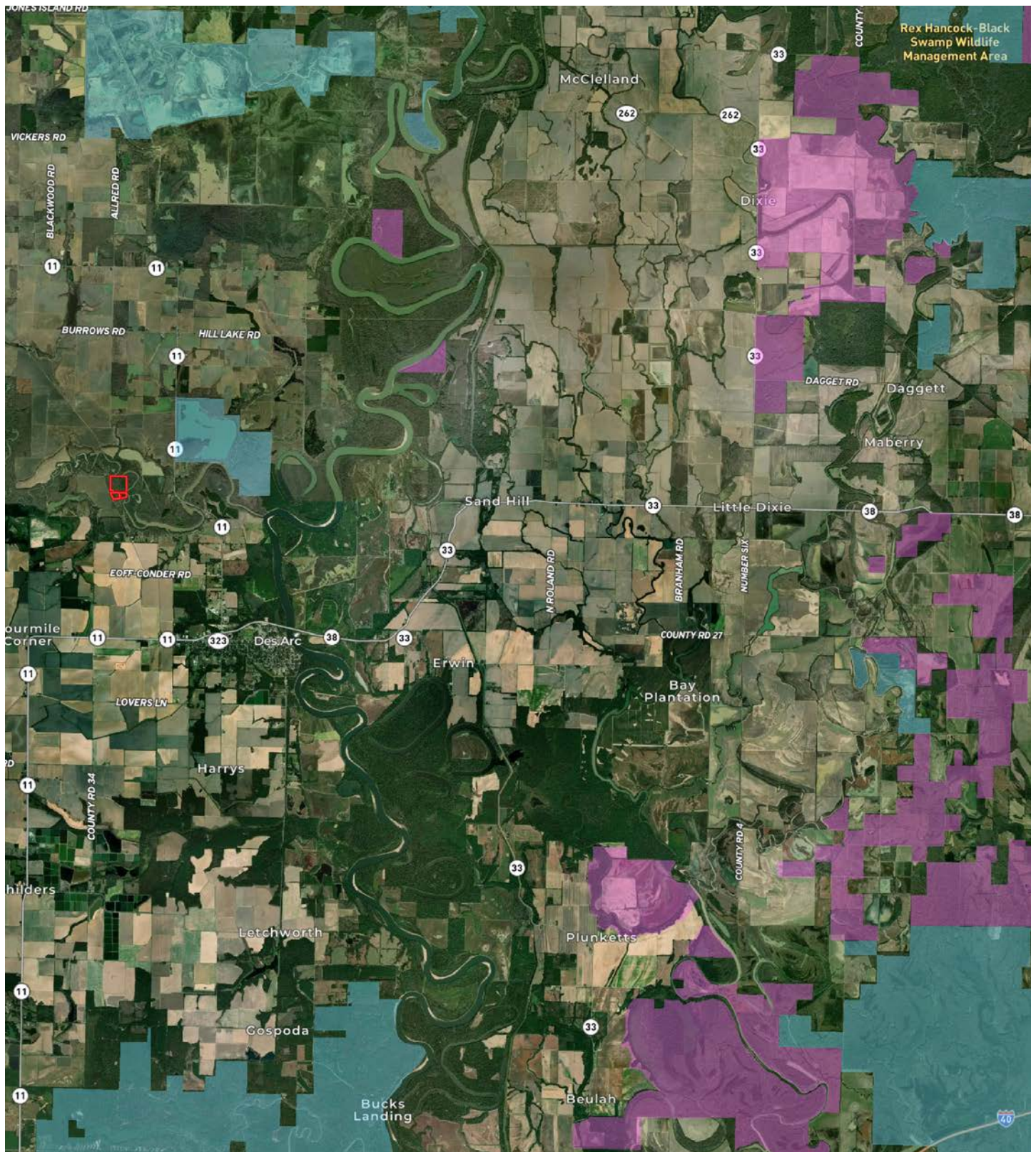
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REVEAL
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PUBLIC LANDS MAP









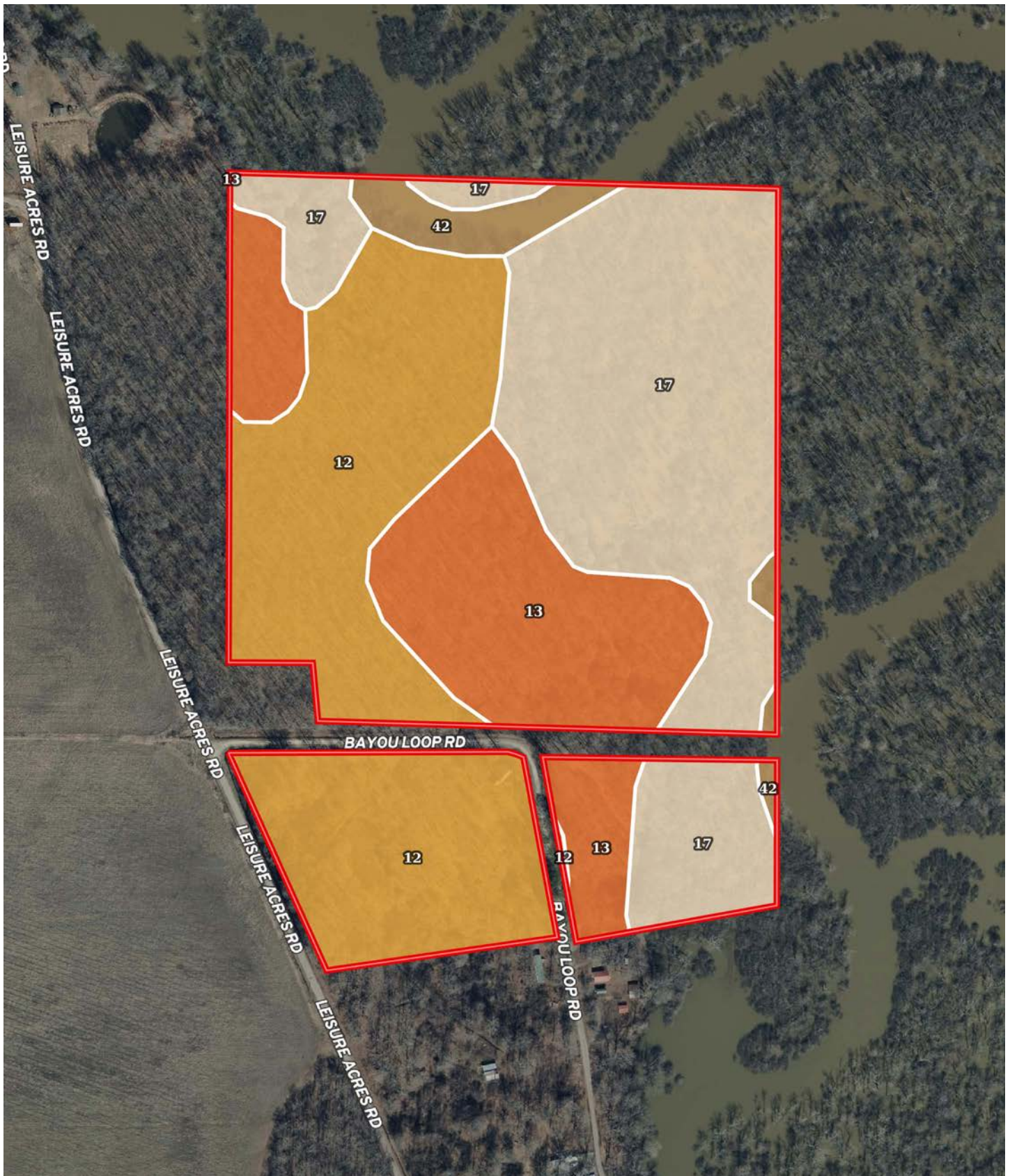
The map shows the study area (red outline) in the Colorado River Delta. The Colorado River is shown in blue, flowing from the top right towards the bottom left. The study area is located in the upper left portion of the map. A scale bar at the bottom indicates distances from 0 to 100 km. A north arrow is located in the bottom right corner. The text 'CO RD 4' is visible in the bottom left corner, oriented vertically.







SOIL MAP



SOIL MAP KEY

SOIL CODE	SOIL DESCRIPTION	ACRES	%	CPI	NCCPI	CAP
17	Kobel silty clay loam, frequently flooded	19.56	37.92	0	36	4w
12	Jackport silty clay loam, 0 to 1 percent slopes	18.57	36.0	0	55	3w
13	Jackport silty clay loam, 1 to 3 percent slopes	11.5	22.3	0	55	3e
42	Water	1.94	3.76	0	-	8
TOTALS		51.57(*)	100%	-	45.72	3.57

(*) 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

\$53.00 (estimated)

Offering Price

\$485,208.00

To learn more about Bayou 53 or to schedule a property tour, contact Gardner Lile or Collier Watkins of Lile Real Estate, Inc.

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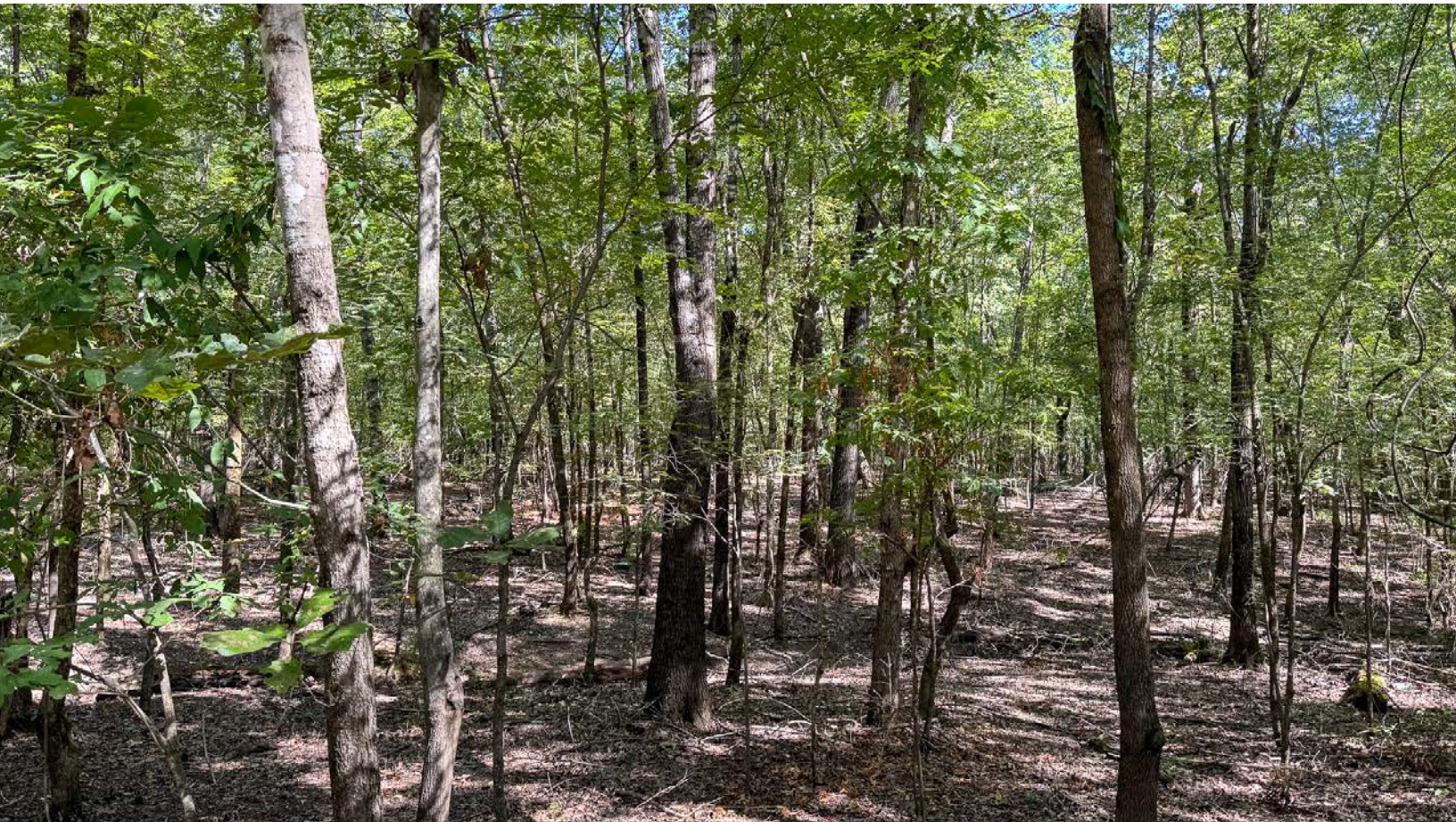
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For more information or to
schedule a property tour, contact:

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