

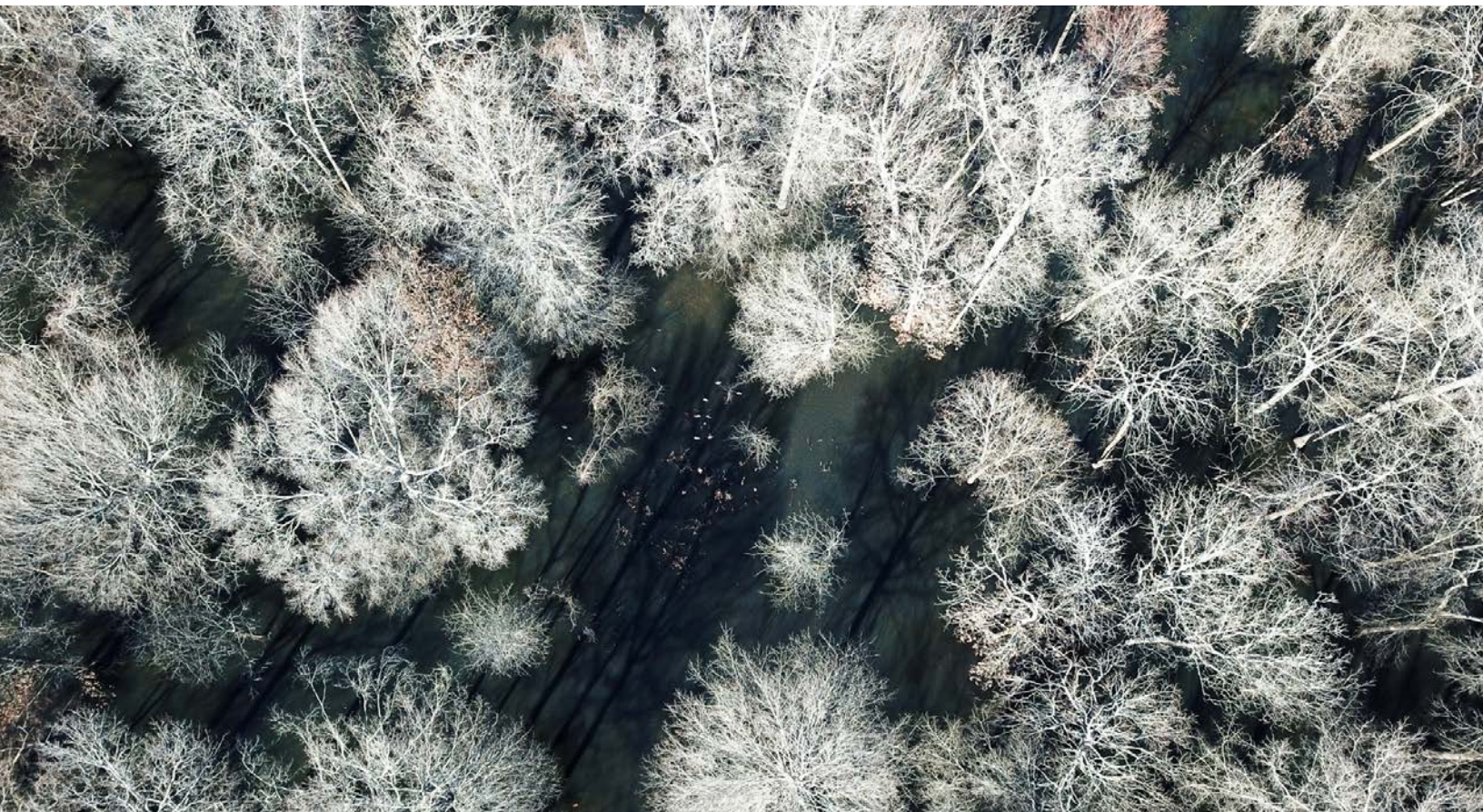


OAK MOUND

A Recreational Investment Opportunity

321.07± Surveyed Acres | \$2,590,000.00

White County, Arkansas



AGRICULTURE | RECREATION | TIMBERLAND

Traditional Brokerage + Sealed Bids + Consulting

LICENSED IN ARKANSAS, LOUISIANA, MISSISSIPPI, AND TENNESSEE



OAK MOUND

QUICK FACTS

Acreage

321.07± surveyed acres

Location

Des Arc, Arkansas

Access

Ben Travis Road and Calhoun Road

Recreation

Excellent waterfowl and deer hunting opportunities

Notable Features

- Developed green timber waterfowl hunting
- Deer and duck food plots in place
- Two Muddy brand fiberglass tower stands and feeders
- One permanent duck blind
- Three six-inch electric submersible wells
- Ample water control
- Four gated access points
- Over four miles of levees

Offering Price

\$2,590,000.00

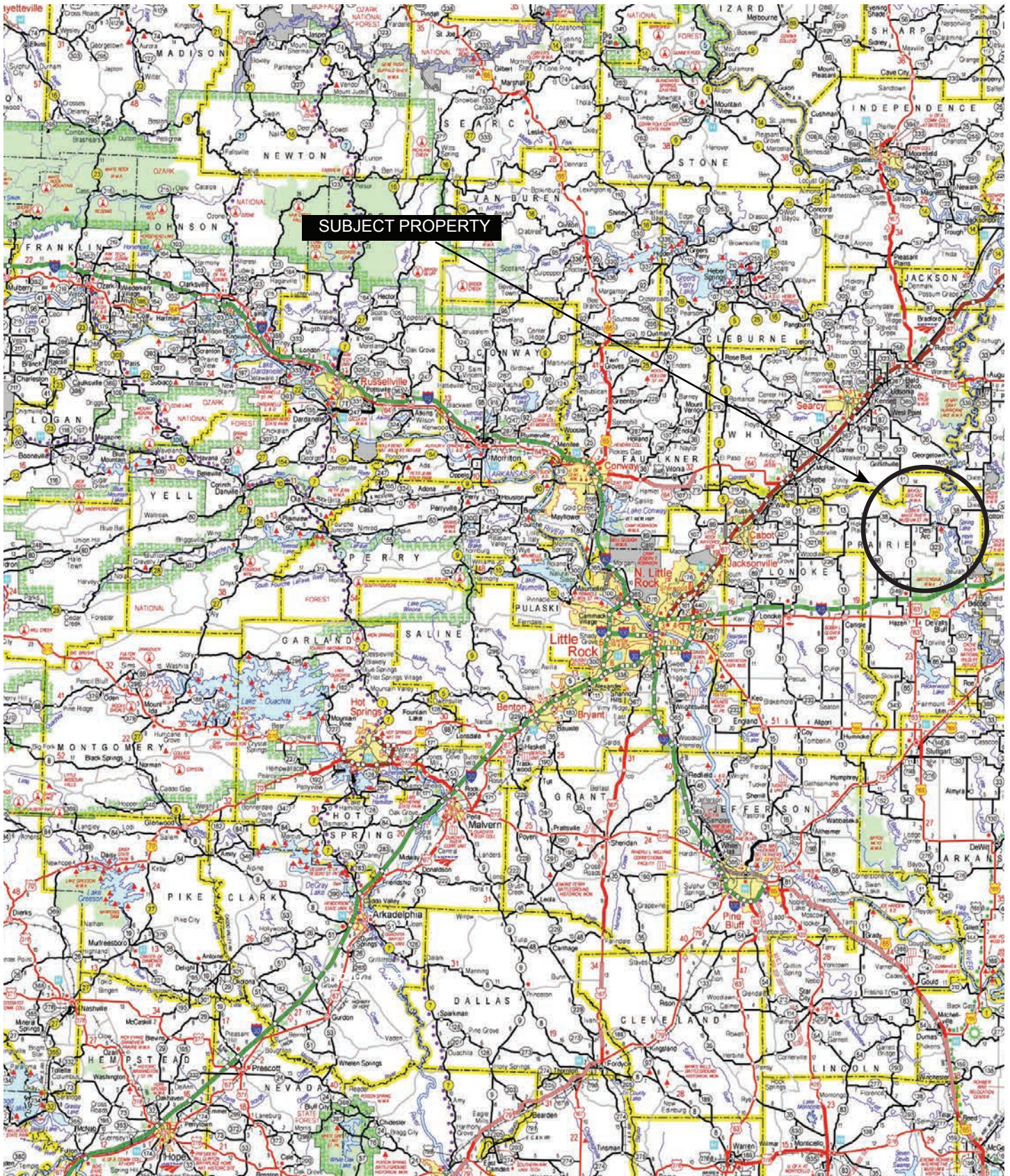


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VICINITY MAP

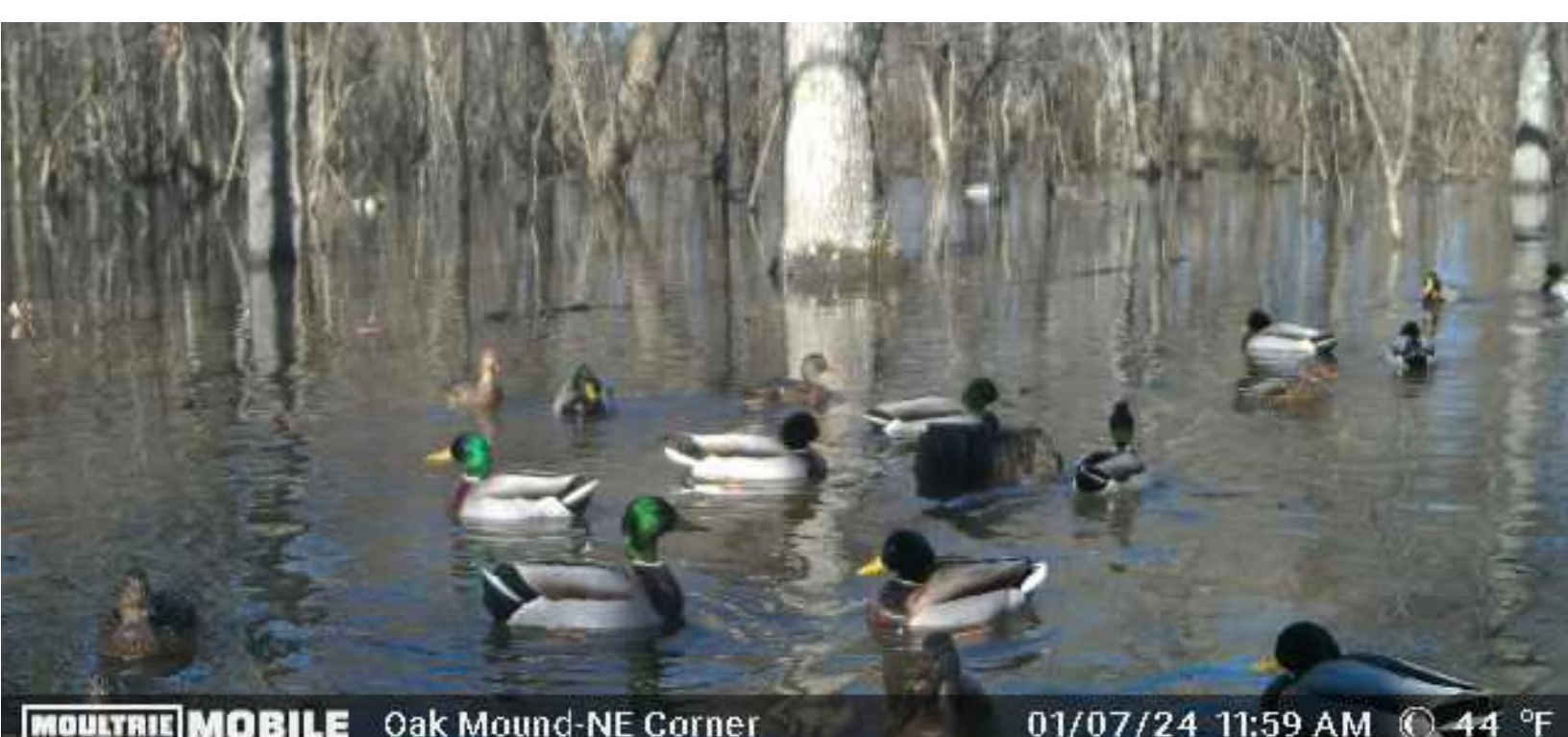


PROPERTY DESCRIPTION

OAK MOUND

Oak Mound is a phenomenal, newly developed property located in the heart of one of Arkansas' most productive flyways. This newly impounded green tree reservoir is a simply beautiful half section of excellent condition bottomland hardwoods. Located just northwest of Des Arc, it lies directly in the path of ducks trading between the Bayou Des Arc / Cypress Creek drainage and the famous Raft Creek Bottoms of the White River - one of the most desirable duck hunting locations in the state. The GTR has been meticulously designed and constructed for no other purpose than to attract and hold mallards. The owner / developer has "lightly treaded" on the property during its infancy to enhance the imprinting of the property; thus far proven to be successful and worthy of the development.

This recreational tract is comprised of 321.07 surveyed acres and is essentially divided into three (3) compartments. Construction began on the GTR during the summer of 2022 and was completed the following summer. It was an ambitious project with over four (4) miles of perimeter levees, and cross levees, that have created a diverse habitat and perfect, consistent depths for feeding and loafing waterfowl. While other parts have been left thick for thermal cover and to further promote diversity. The fresh impoundment means that the bottomland oaks have no stress from previous water mismanagement, therefore making it one of the prettiest impounded patches of bottomland timber in East Arkansas. Other parts of the GTR have been thinned, mulched, and planted in corn, milo, rice, and millet to attract ducks and provide diversity. The current owners have flown corn onto the impoundment three times in order to attract and imprint ducks to the property. The supplemental feeding has proven ex-



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tremely successful.

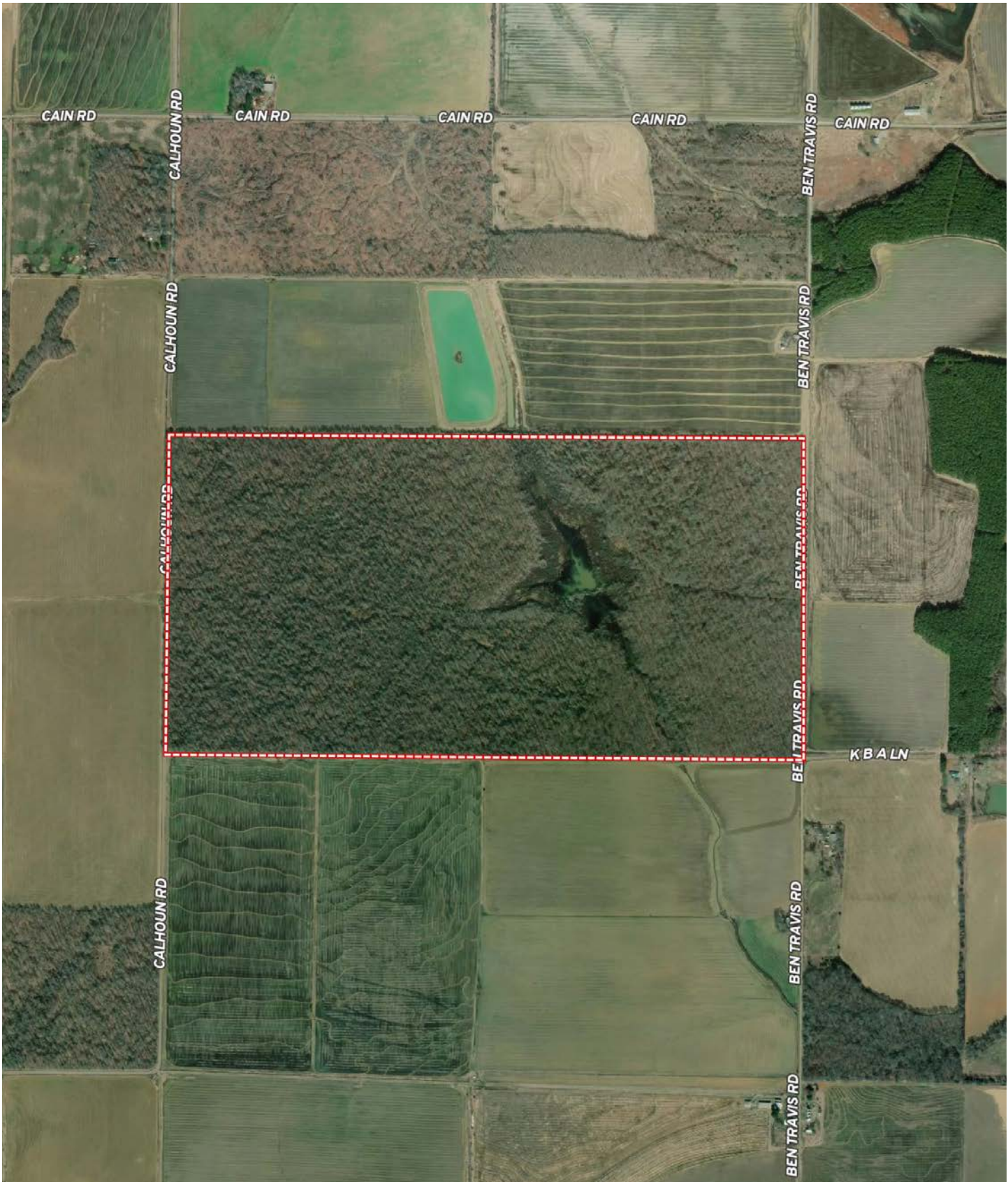
The parcel is in close proximity to Raft Creek WMA, the White River, Bald Knob NWR, and Hurricane WMA – all areas holding thousands of wintering waterfowl. The property has brand new water control structures on all impoundments and three (3) new six-inch electric submersible wells to fill the impoundment. The east basin will also naturally fill with rainfall via a drainage from the north, through a gated water control structure. The entire green tree reservoir is well-designed and easy to maintain, water, and dewater.

Other features include two (2) permanent Muddy brand tower deer stands that are located on wildlife food plots with supplemental feeders, which will convey with the sale. The property includes some very productive deer hunting with potential for giant whitetails. All of the deer stands will convey with property. Additional features include a nice permanent duck blind located on one of the food plot acres, which accommodates 6-8 hunters.

A local resident currently assists with the upkeep of the acreage and planting of waterfowl and deer food plots. His services could possibly be retained.



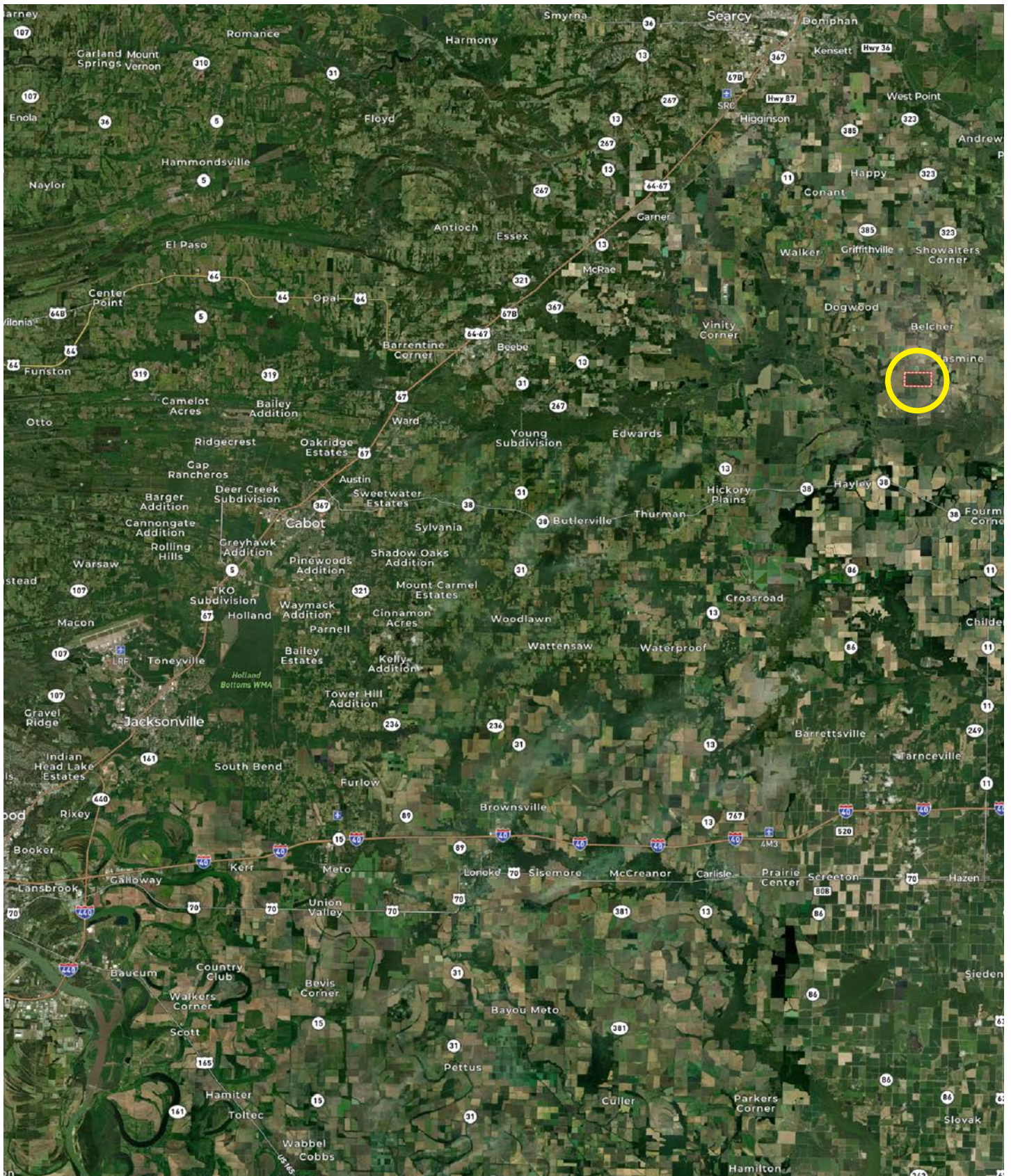
AERIAL MAP







LOCATION MAP





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LOCATION & ACCESS

Des Arc, White County, Arkansas
Southeastern Region of Arkansas

Mileage Chart

Des Arc, AR	12 Miles
Searcy, AR	18 Miles
Stuttgart, AR	49 Miles
North Little Rock, AR	64 Miles
Memphis, TN	109 Miles

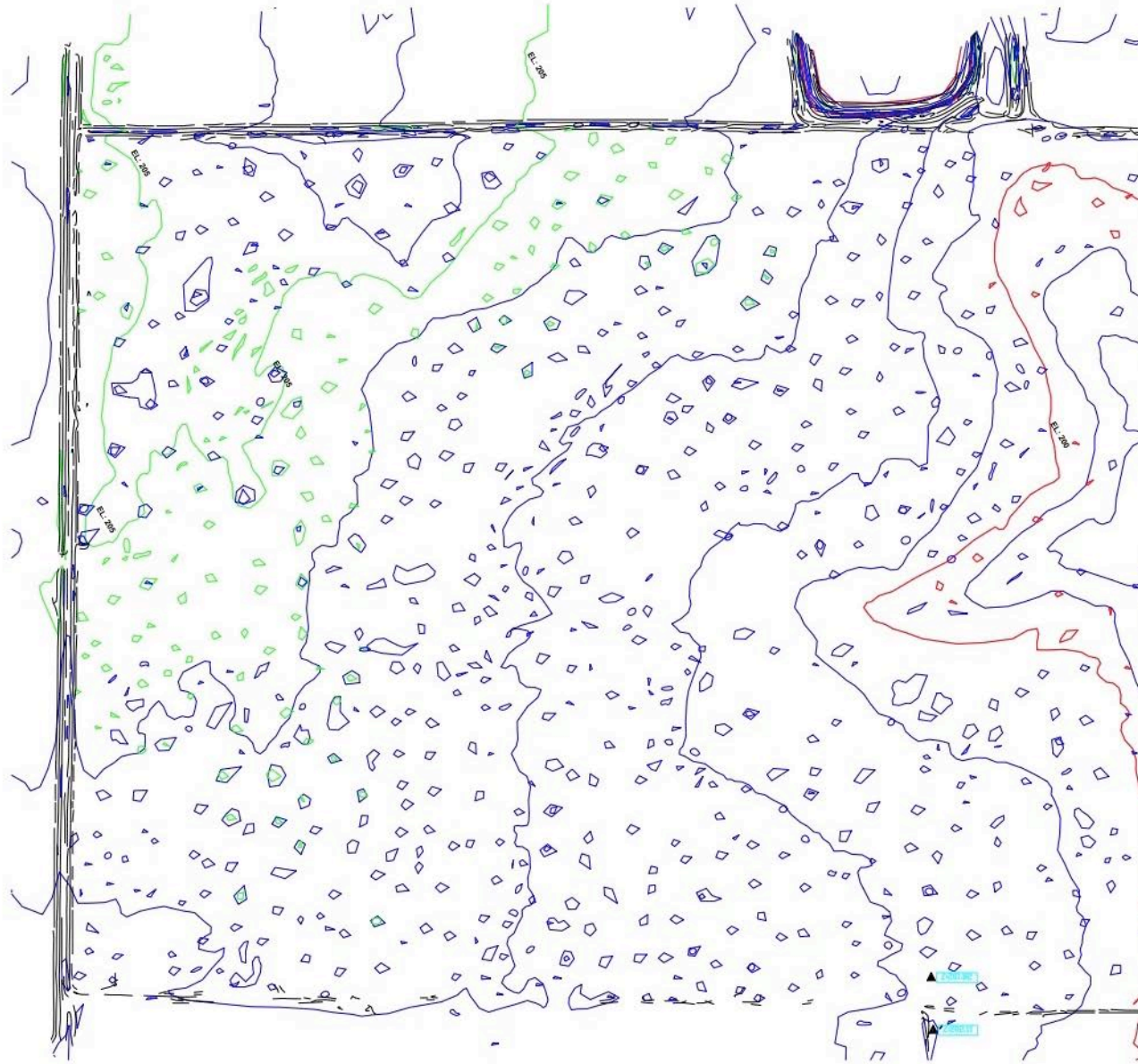
The property is accessible on the east and west boundaries from Ben Travis Road and Calhoun Road. Both roads are all-weather, county maintained, gravel roads.



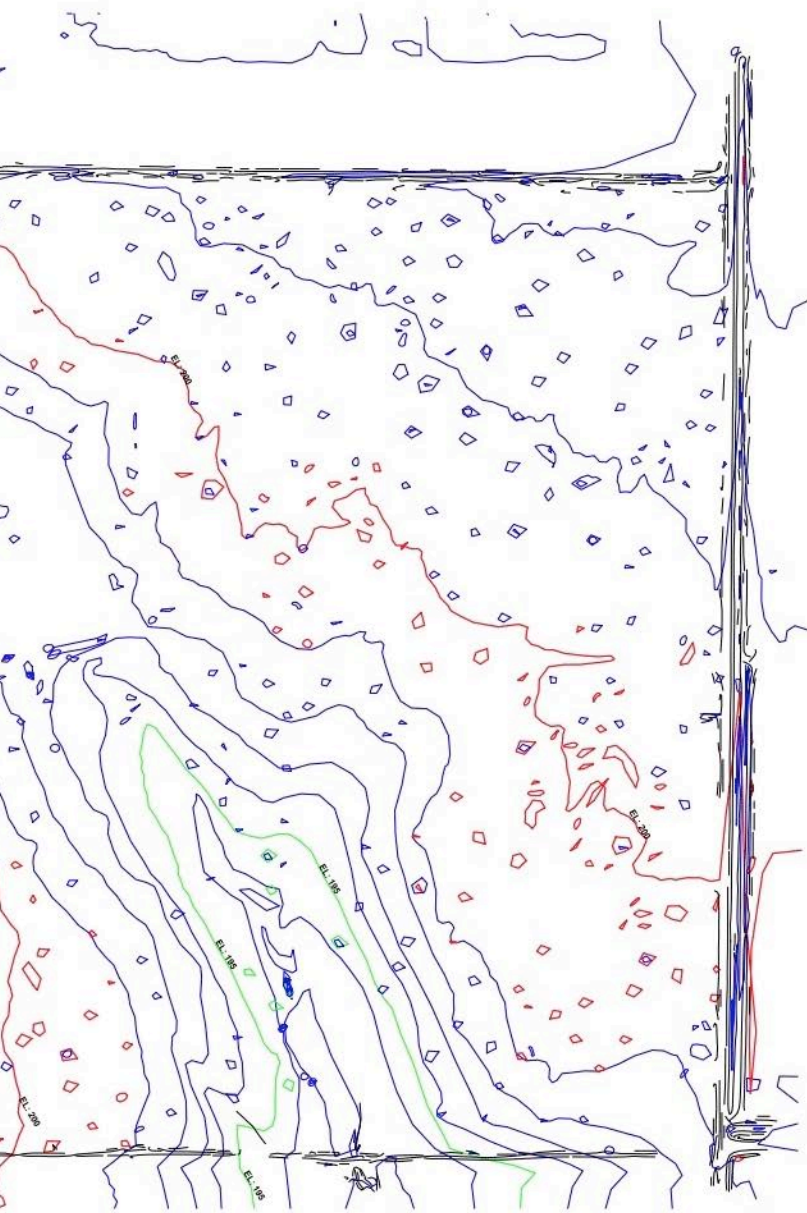


SURVEY

1) The purpose of this survey was to obtain LIDAR data over the client specified area in order to create contour and surface data for future land development.
2) Trimble TRX and OPUS was used to establish GPS, Grid, State Plane Coordinates for AR South Zone (0302), NAD83, Oasid Model: 19Conus.
3) Date of Field Survey March 17, 2022.
4) Field Crew: C. Beckwith and J. Beck
5) Contour Map represents 1ft Contours with 5ft Minor and 10ft Major Intervals

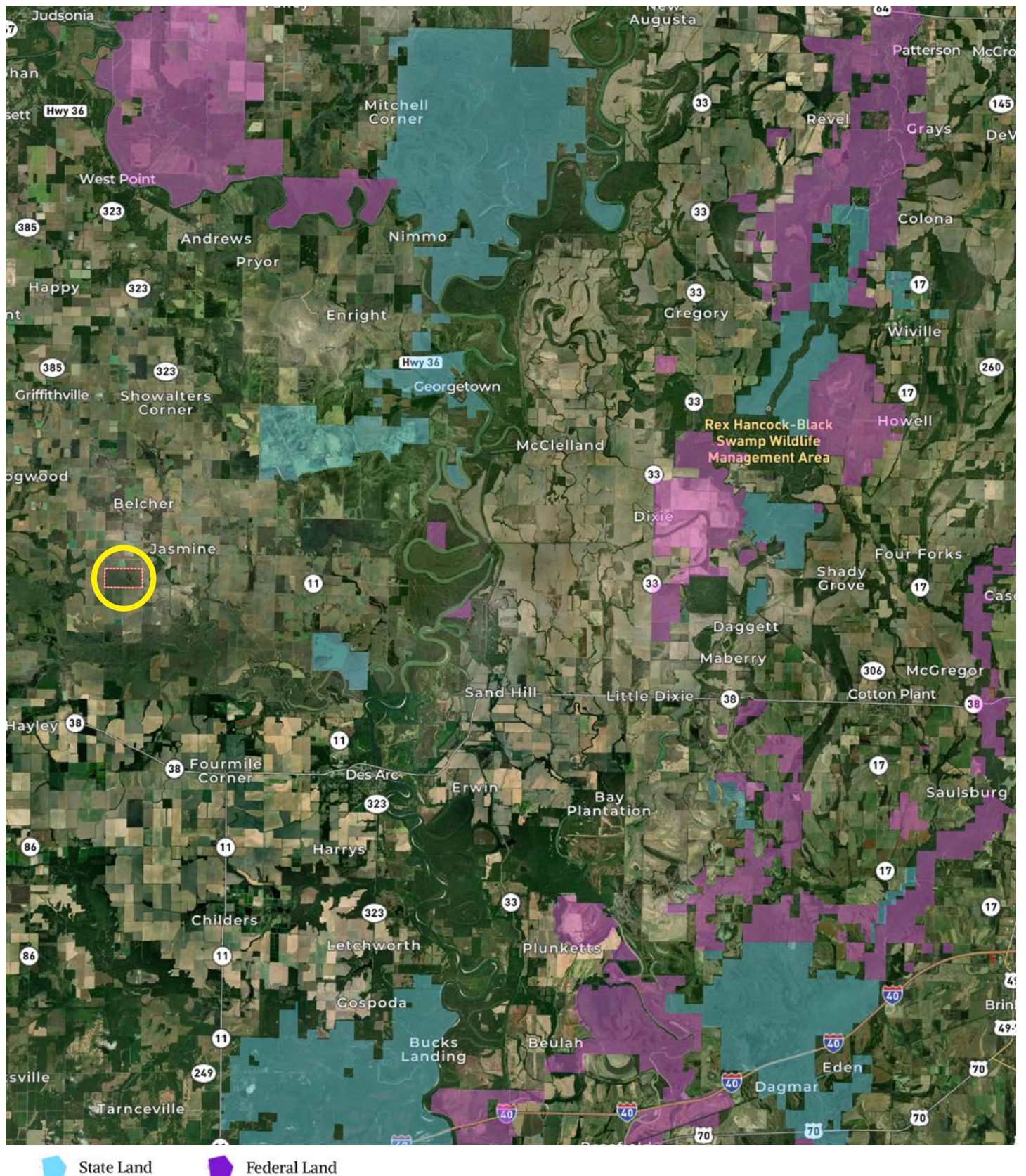


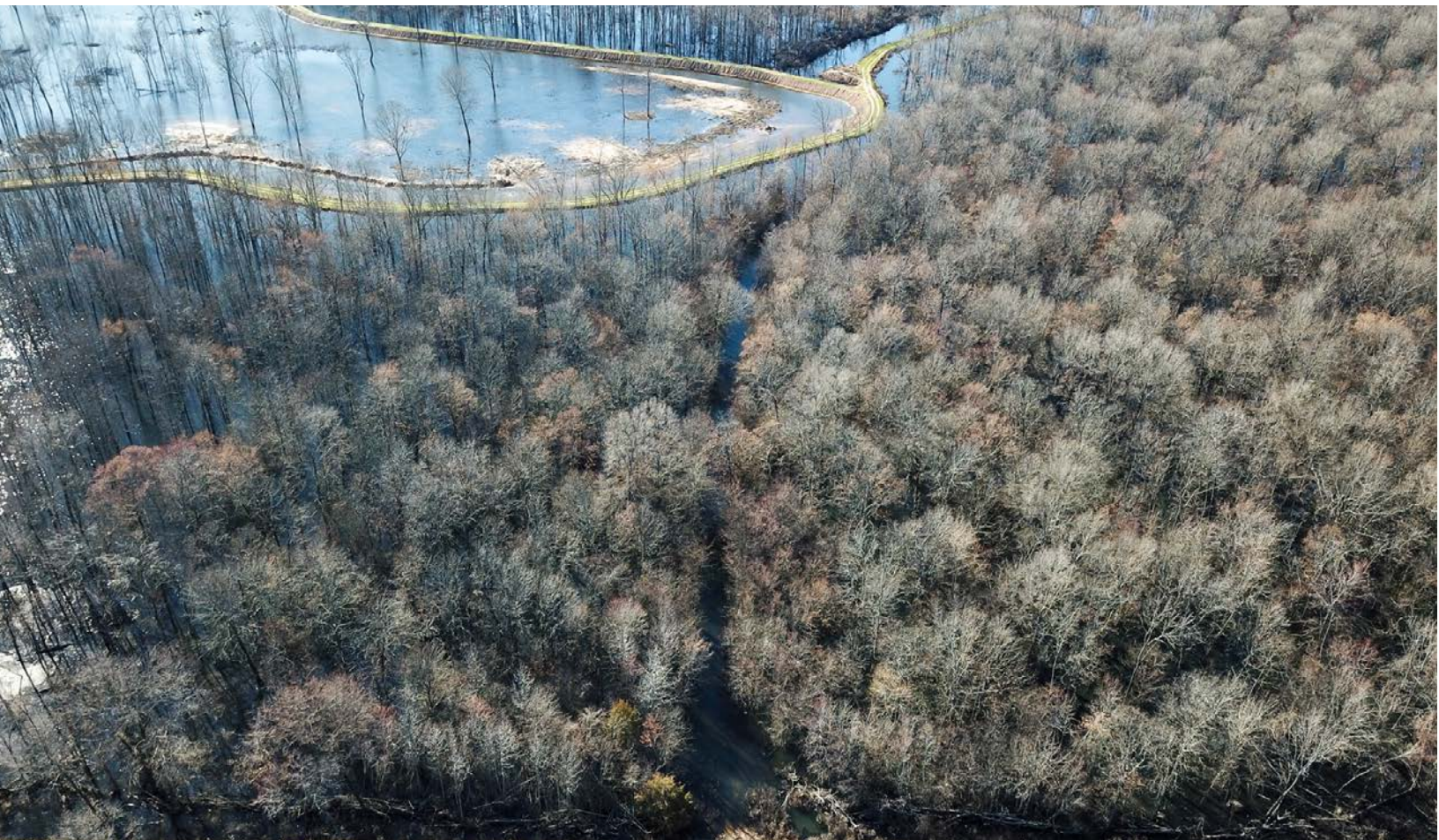
Marshall Clayton Beckwith, PS 1830



Survey Plat		
DRAWN MCB	DATE 03/31/2022	PLS, LLC PO Box 91
APPROVED MCB	DATE 03/31/2022	Carrollton, MS 38917 662-237-4448
SCALE 1" = 200'	SHEET 1 of 1	PROJECT NO. Des Arc, AR LIDAR

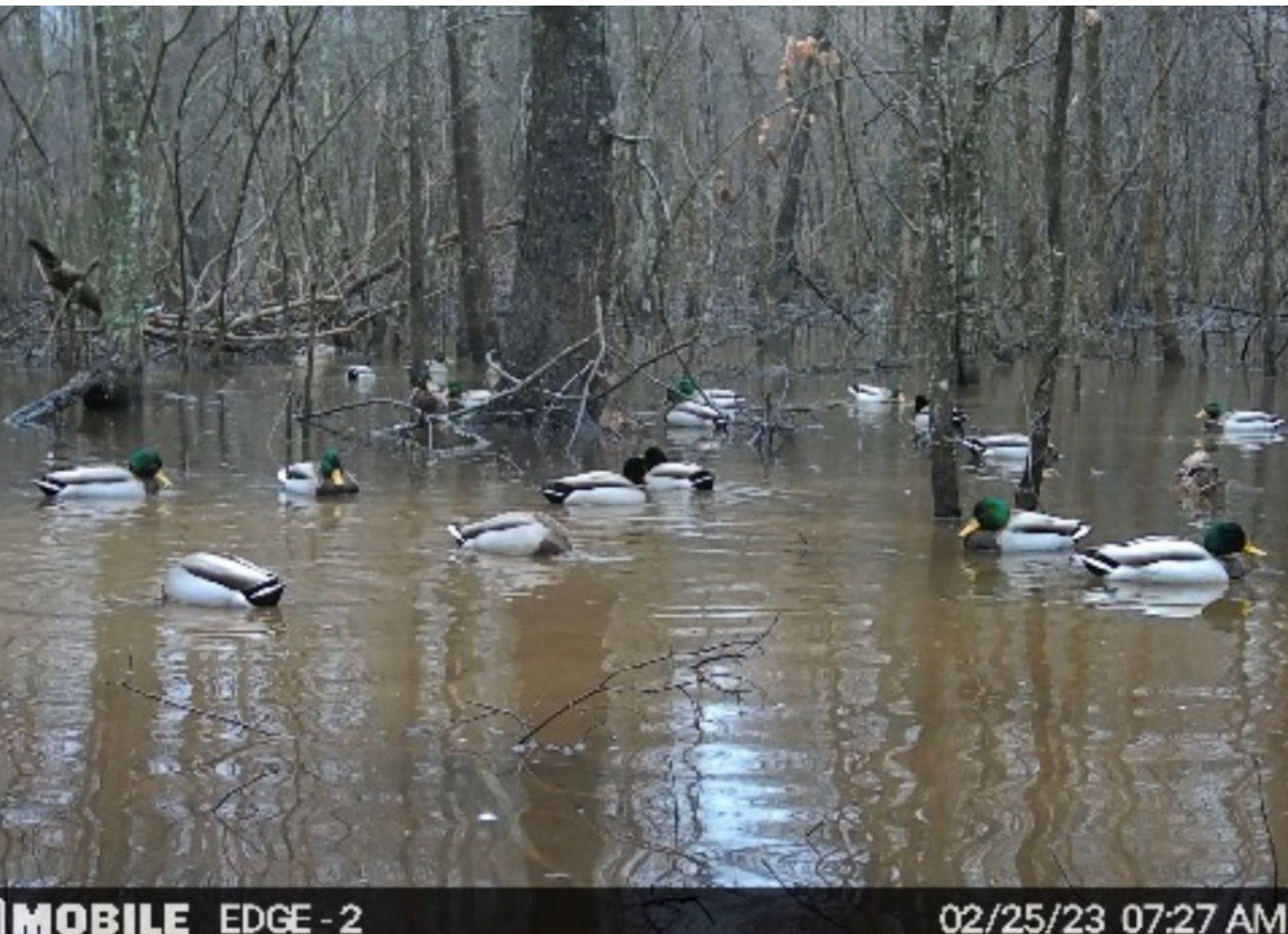
RECREATIONAL MAP





NOTABLE FEATURES & IMPROVEMENTS

- Over four miles of exterior and interior cross-levees with water control structures
- Three six-inch electric submersible wells
- Leveed green timber units with water control structures
- Mature bottomland hardwoods with levees and duck holes in place
- Deer and duck food plots in place
- Two Muddy brand fiberglass tower stands and feeders
- One permanent duck blind on a duck food plot, will comfortably hunt 6-8 hunters
- Four heavy and attractive iron gates at access points on northeast, southeast, northwest, and southwest corners



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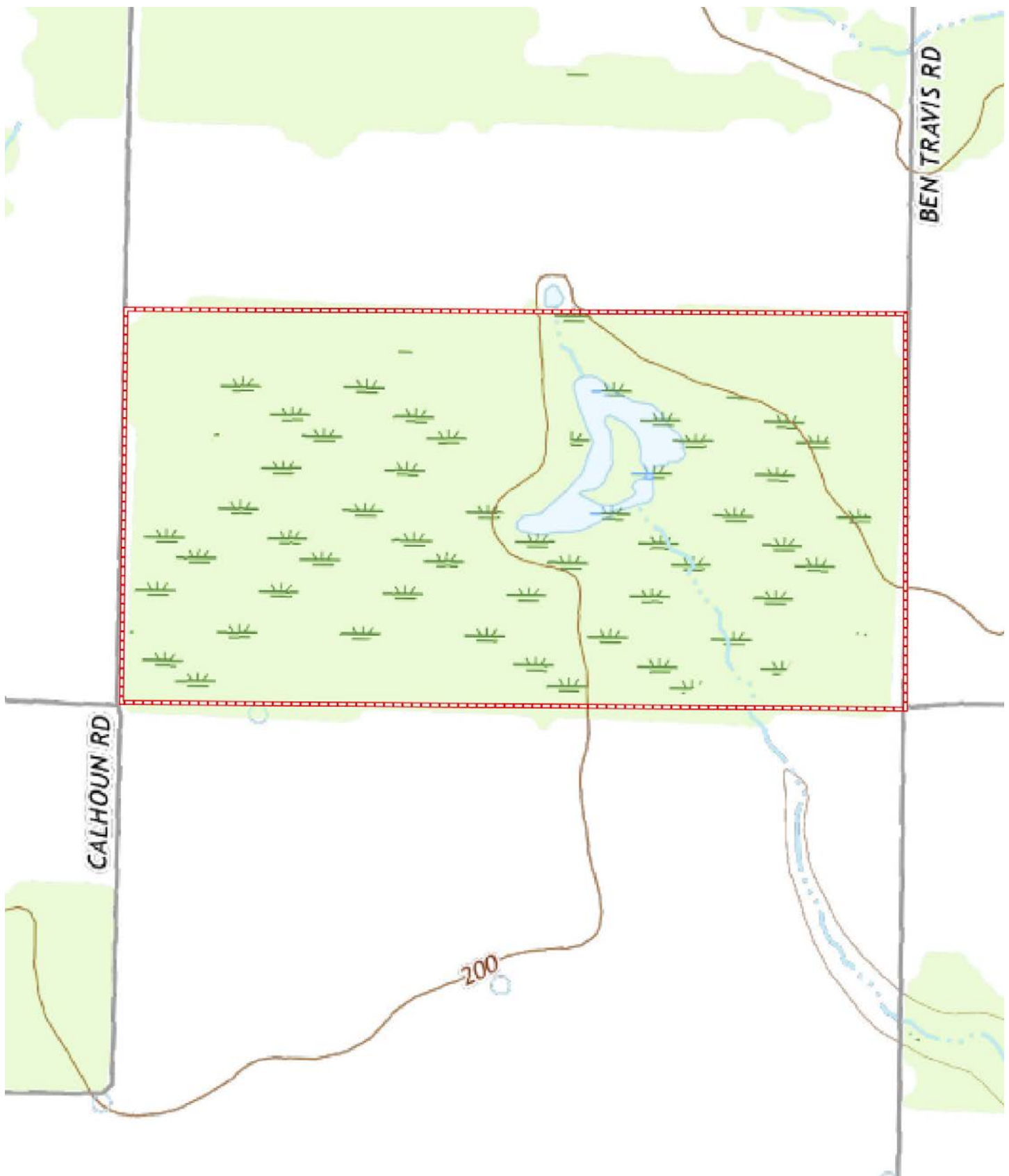
LIDAR MAP







TOPOGRAPHY MAP





SOIL MAP



SOIL MAP KEY

SOIL CODE	SOIL DESCRIPTION	ACRES	%	CPI	NCCPI	CAP
7	Dewitt silt loam, 0 to 1 percent slopes	307.09	95.23	0	67	3w
12	Gore silt loam, 1 to 3 percent slopes	14.83	4.6	0	60	4e
5	Calloway silt loam, 0 to 1 percent slopes	0.56	0.17	0	58	2w
TOTALS		322.48 ^(*)	100%	-	66.66	3.04

(*) 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



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REVEAL
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RESOURCES & PRICE

Mineral Rights

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

Real Estate Taxes

\$331.95 (estimated)

Offering Price

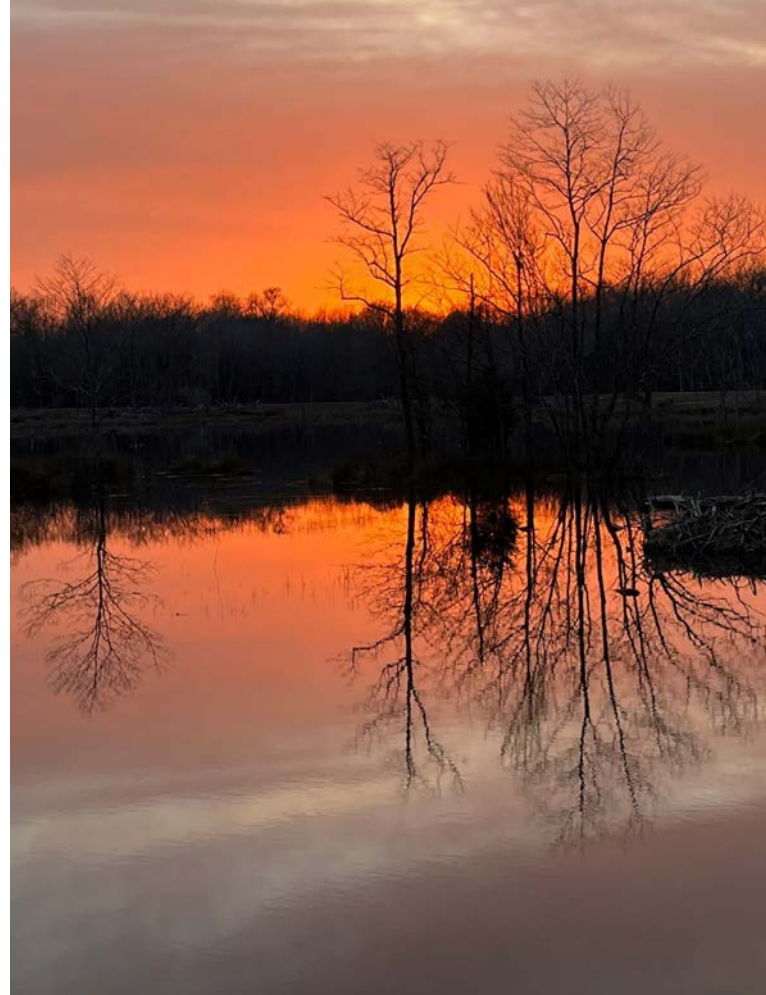
\$2,590,000.00

To learn more about the Oak Mound or to schedule a property tour, contact Jeryl Jones of Lile Real Estate, Inc.

Jeryl Jones

870.672.1365 (m)

jjones@lilerealestate.com















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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.



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

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