



CACHE RIVER 40

A Recreational Investment Opportunity

40± Total Acres | \$950,000.00

Jackson County, Arkansas

PRICE IMPROVEMENT



AGRICULTURE | RECREATION | TIMBERLAND

Traditional Brokerage + Sealed Bids + Consulting

LICENSED IN ARKANSAS, LOUISIANA, MISSISSIPPI, AND TENNESSEE



CACHE RIVER 40

QUICK FACTS

Acreage

40± total acres

Location

Amagon, Arkansas
(Jackson County)

Access

Arkansas State Highway 14

Irrigation

8" electric submersible well and two
(2) risers

Recreation

Duck and deer hunting

Notable Features

- Hunt from the irrigated impoundment or the river
- Levee system for water control
- Established shooting holes
- New boathouse
- Excellent access
- Rustic cabin with deck and screened in porch
- Brand new water well for the cabin

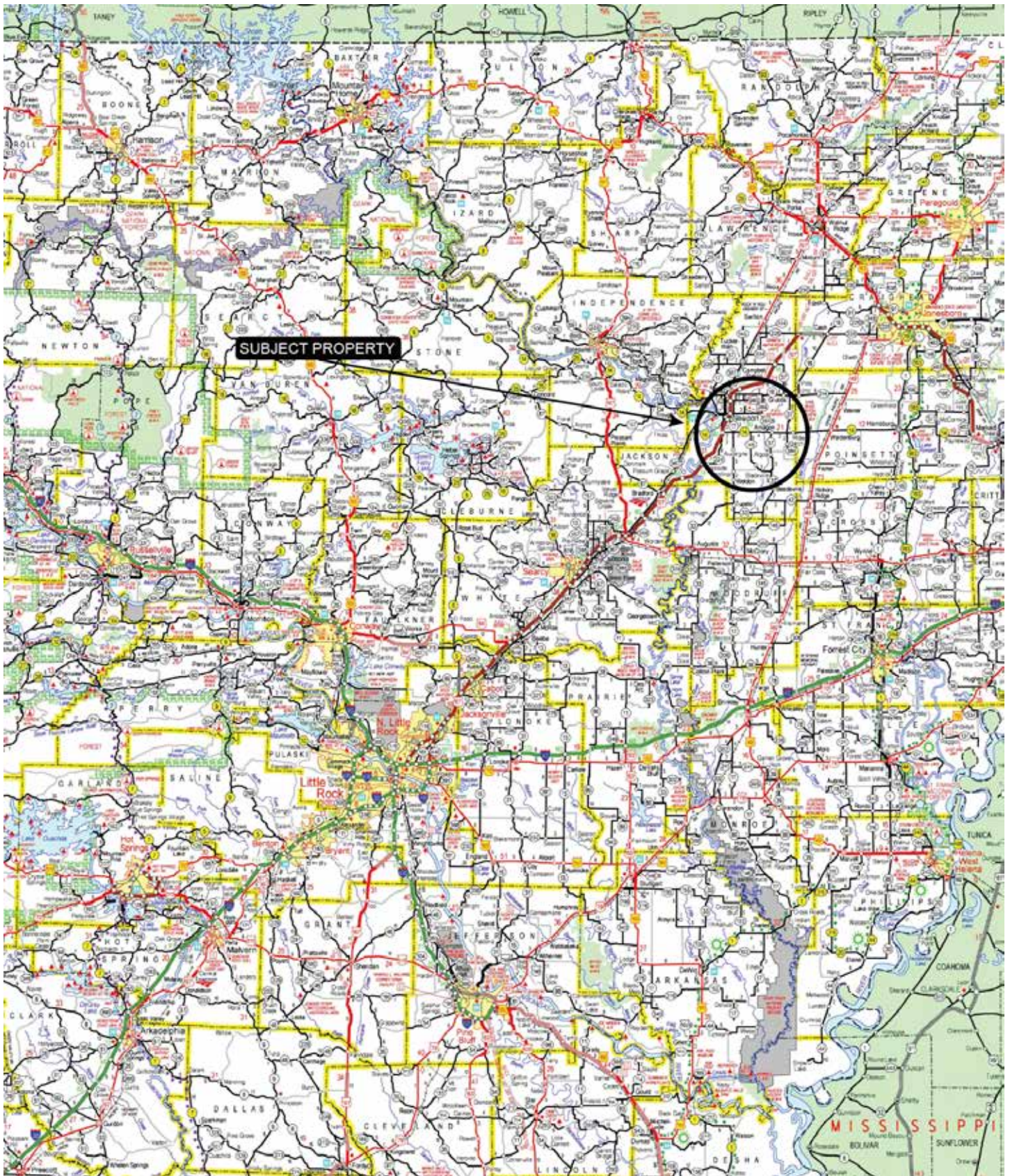
Offering Price

\$950,000.00

(originally \$1,050,000.00)



VICINITY MAP



PROPERTY DESCRIPTION

CACHE RIVER 40

The Cache River 40 presents a compelling opportunity to acquire a highly productive waterfowl property in one of the most storied hunting corridors in the country. This 40± acre tract is situated along the Cache River system in Jackson County, just west of the community of Amagon; a region widely regarded as one of the premier wintering areas for mallard ducks in North America.

The hunting quality on this farm is driven by several key factors. Direct frontage along the Cache River channel, seasonally flooded overflow areas throughout the property, and shared borders with the Cache River National Wildlife Refuge combine to create exceptional waterfowl habitat. The surrounding land ownership is equally committed to habitat management, further enhancing the overall hunting experience.

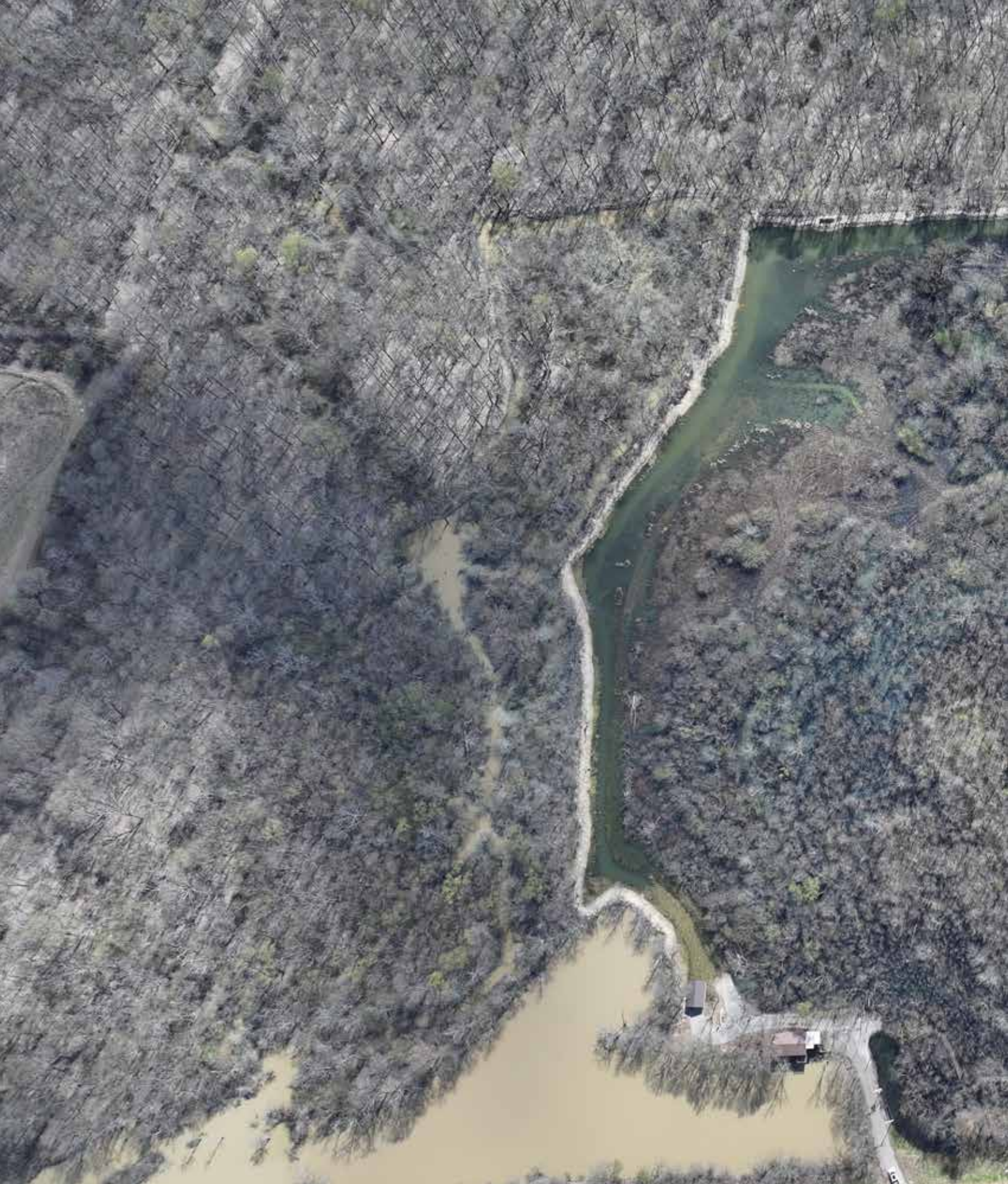
Recent capital improvements reflect a serious investment in long-term productivity. The levee system in the central portion of the farm has been fully renovated to allow precise water con-

trol within the impoundment. A new 8" electric submersible well with underground irrigation pipe and two risers has been installed, providing reliable water management during both dry periods and freeze events; a critical advantage during peak season. A newly constructed boathouse with electrical service rounds out the infrastructure.

Access is excellent via Highway 14. The property includes a 600± square foot day camp near the main entrance, complemented by a 120± square foot screened porch and an 80± square foot wooden deck, providing a functional and comfortable base of operations. A brand new well supplies water to the cabin.

The Cache River 40 represents a well-improved, strategically located tract in a historically proven area. For the discerning buyer seeking a quality waterfowl investment in Arkansas' premier duck country, this property warrants serious consideration.







OWNERSHIP MAP



An aerial photograph of a rural landscape in Jackson County, Missouri. The terrain is a patchwork of agricultural fields in various shades of green and brown. A network of roads is visible, including State Highway 14 running horizontally across the middle. Several smaller roads are labeled, such as Jackson County Road 253, Jackson County Road 36, Jackson County Road 120, Jackson County Road 34, Jackson County Road 37, Jackson County Road 104, Jackson County Road 32, Jackson County Road 31, Jackson County Road 30, Jackson County Road 28, Jackson County Road 27, Jackson County Road 26, Jackson County Road 25, Jackson County Road 24, Jackson County Road 23, Jackson County Road 22, Jackson County Road 21, Jackson County Road 20, Jackson County Road 19, Jackson County Road 18, Jackson County Road 17, Jackson County Road 16, Jackson County Road 15, Jackson County Road 14, Jackson County Road 13, Jackson County Road 12, Jackson County Road 11, Jackson County Road 10, Jackson County Road 9, Jackson County Road 8, Jackson County Road 7, Jackson County Road 6, Jackson County Road 5, Jackson County Road 4, Jackson County Road 3, Jackson County Road 2, Jackson County Road 1. Towns and locations labeled include Estico, Stegall, Johnstown, Amagon, Rammel, Stringers Mill, Algoa, and Murphys Corner. A yellow circle with a red square inside is centered on the map, highlighting a specific location. The red square is located on Jackson County Road 37, just north of State Highway 14. The yellow circle is centered on the red square. The map is oriented with North at the top.





AERIAL MAP









RECREATIONAL MAP



 Duck Blind  Boat House  Lodge



LOCATION & ACCESS

Amagon, Arkansas (Woodruff County)
Northeastern Region of Arkansas

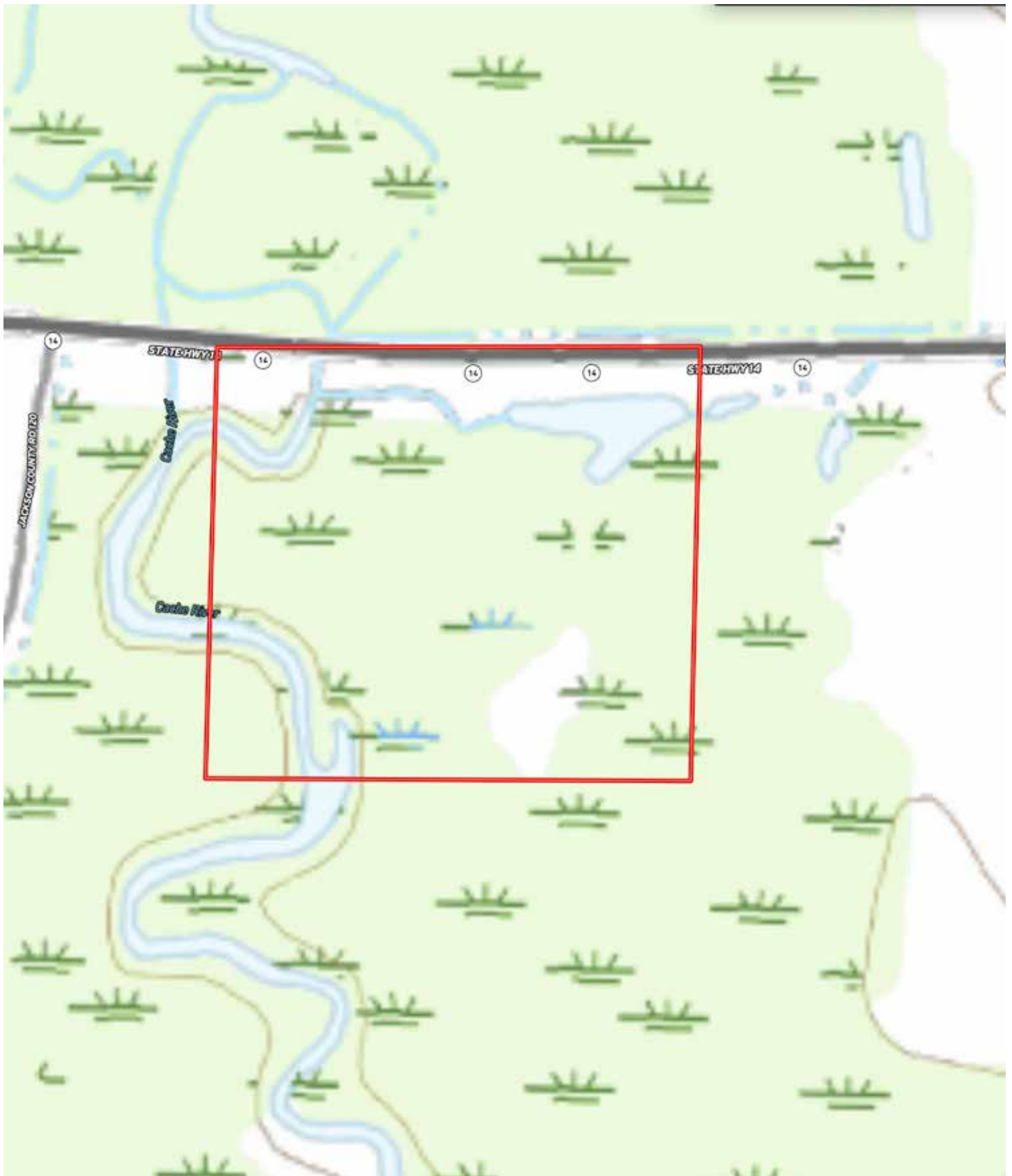
Mileage Chart

Newport, AR	9 miles
Jonesboro, AR	37 miles
Memphis, TN	81 miles
Little Rock, AR	94 miles

Excellent access from Arkansas State Highway
14.



TOPOGRAPHY MAP



IRRIGATION MAP



8" Electric Submersible



Riser







SOIL MAP



SOIL MAP KEY

SOIL CODE	SOIL DESCRIPTION	ACRES	%	CPI	NCCPI	CAP
Fm	Foley-Calhoun-McCrory complex	31.3	71.27	0	74	3w
Fc	Foley-Calhoun complex, 0 to 1 percent slopes	9.42	21.45	0	63	3w
W	Water	3.2	7.29	0	-	-
TOTALS		43.92(*)	100%	-	66.25	3.0

(*) 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



'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 (estimated)

\$412.88

Offering Price

\$950,000.00

(originally \$1,050,000.00)

To learn more about the Cache River 40 or to schedule a property tour, contact Dustin Roddy or Brandon Stafford of Lile Real Estate, Inc.

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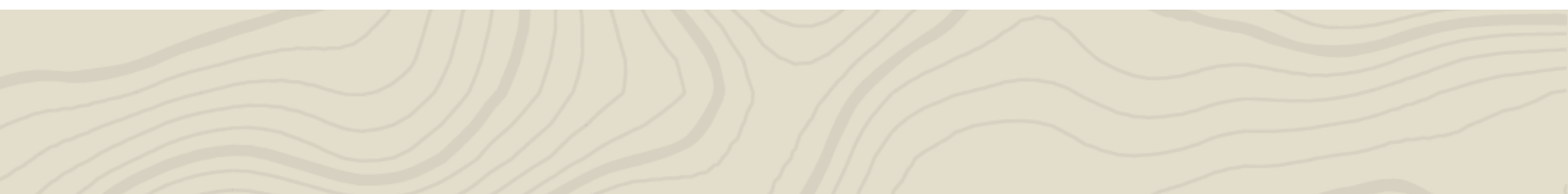




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The management of Lile Real Estate, Inc. respectfully requests that interested parties contact us in advance to schedule a proper showing and do not attempt to tour or trespass on the property on their own. Thank you for your cooperation.

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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:

Scan for more info



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