



BLUE CREEK LODGE

A Recreational Investment Opportunity

840± Total Acres | \$2,600,000.00

Jackson and Independence Counties, AR



AGRICULTURE | RECREATION | TIMBERLAND

Traditional Brokerage + Sealed Bids + Consulting

LICENSED IN ARKANSAS, LOUISIANA, MISSISSIPPI, AND TENNESSEE



BLUE CREEK LODGE

QUICK FACTS

Acreage

840± total acres

Location

Jackson and Independence Counties, AR

Utilities

Cabin has electricity
Well with filtration system
Septic tank

Recreation

Bear, deer, turkey, duck and squirrel hunting

Improvements

1,980± SF lodge with 1,000± SF drive through shop area
1,375± SF shop

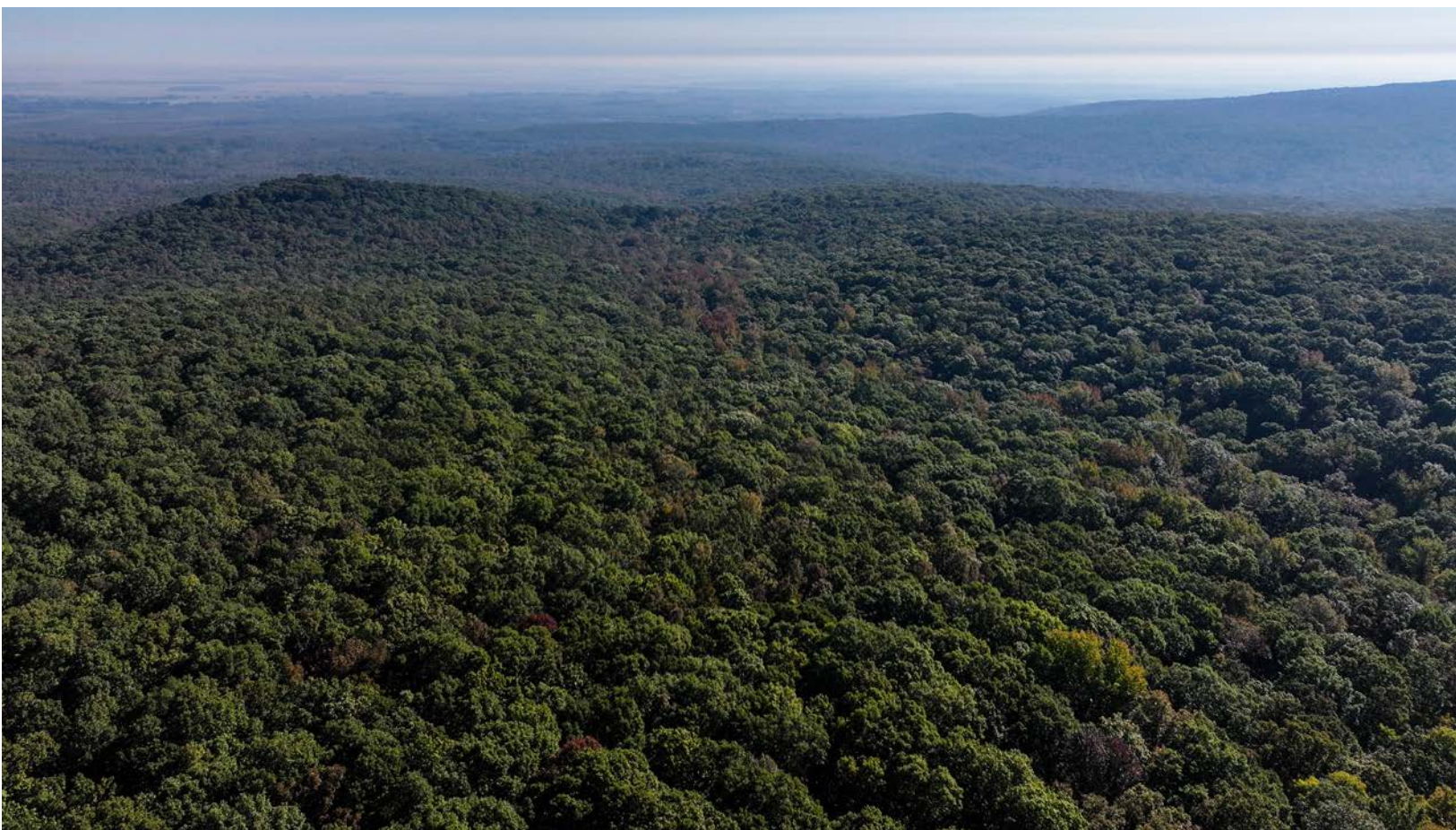
Access

Excellent access from a private gated road off of Goatneck Road and Jackson 311

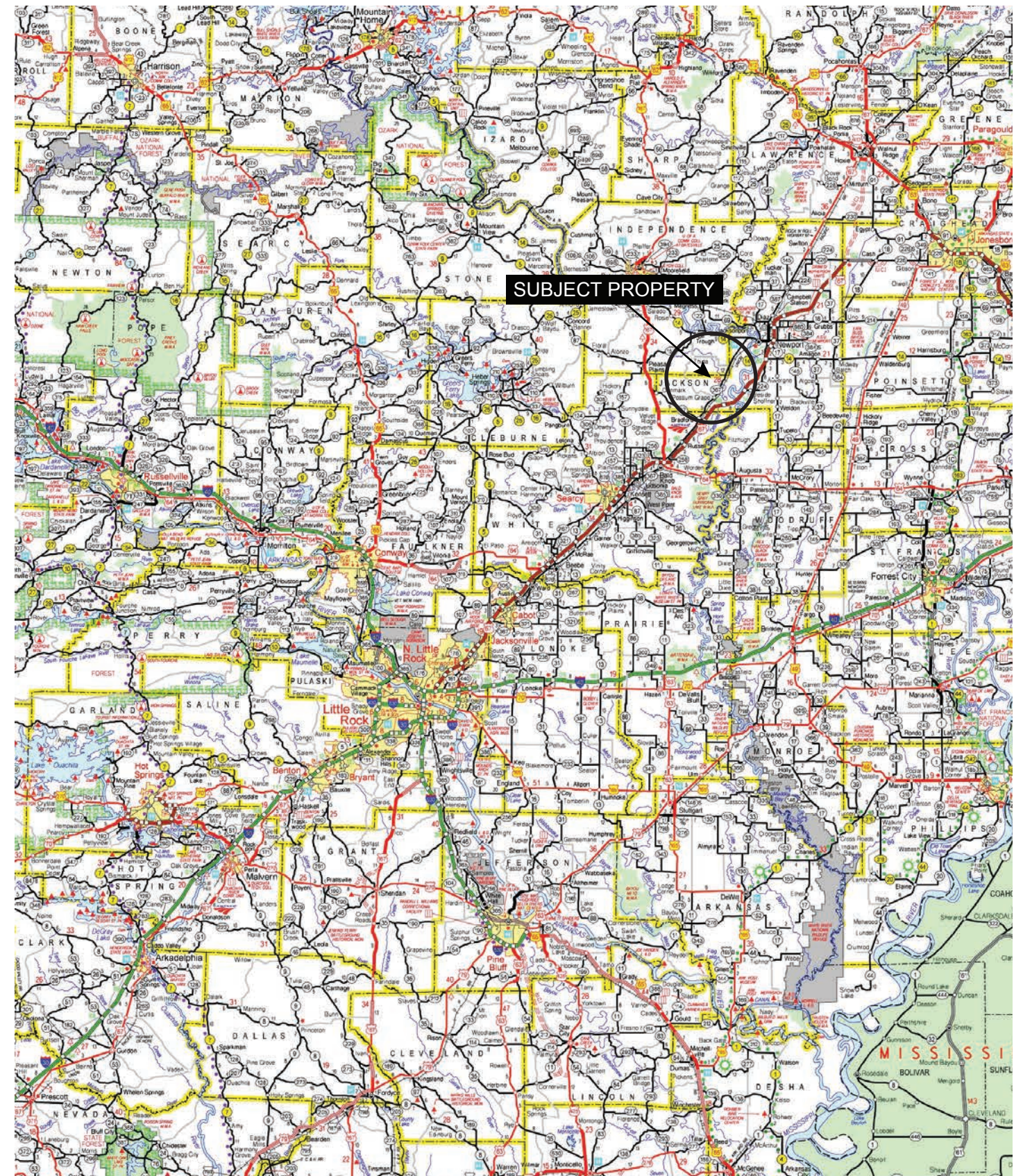
Offering Price

\$2,600,000.00





VICINITY MAP



PROPERTY DESCRIPTION

BLUE CREEK LODGE

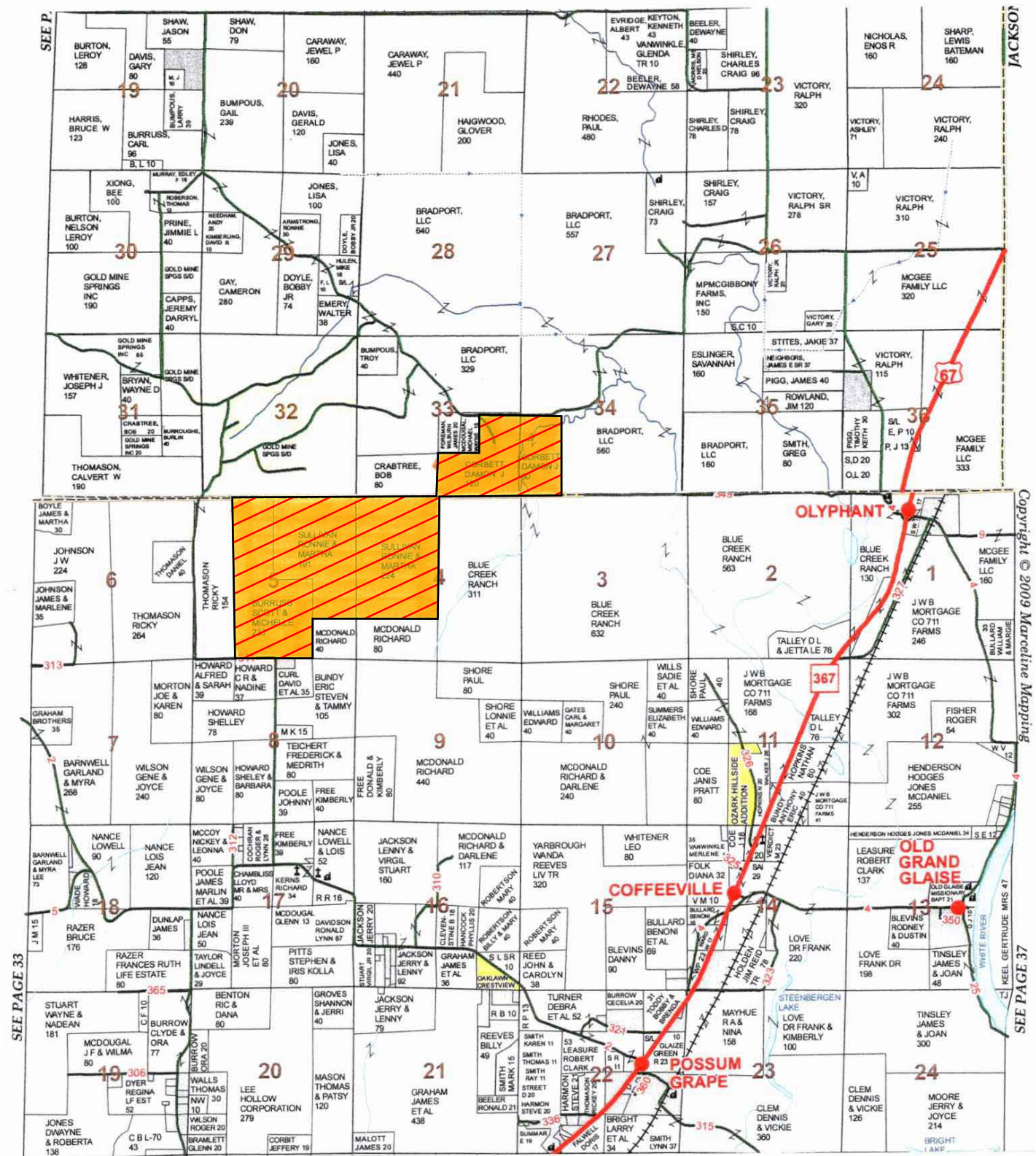
Located at the edge of the White River Bottoms and the foothills of the Ozark Mountains rests Blue Creek Lodge, which consists of 840 +/- acres in Jackson & Independence Counties near the community of Bradford. The property features a wide range of topography that ranges from breath taking mountainous views to the 140 +/- acres of pastureland on the western portion of the property. Blue Creek also runs through the northeastern portion of the property and offers a spot to hunt waterfowl when the creek is out of its banks. The current owner has intensely developed the property for deer, turkey, and bear hunting with numerous food plots across the property. The property has two good access points, the primary being from Goatneck Road, and another access point from Jackson 311, both of which are gated. The internal road system is excellent and in particular the road that runs west to east through the core of the property is rocked.

The western portion of the property offers the opportunity to run cattle, a haying operation, or equestrian area.

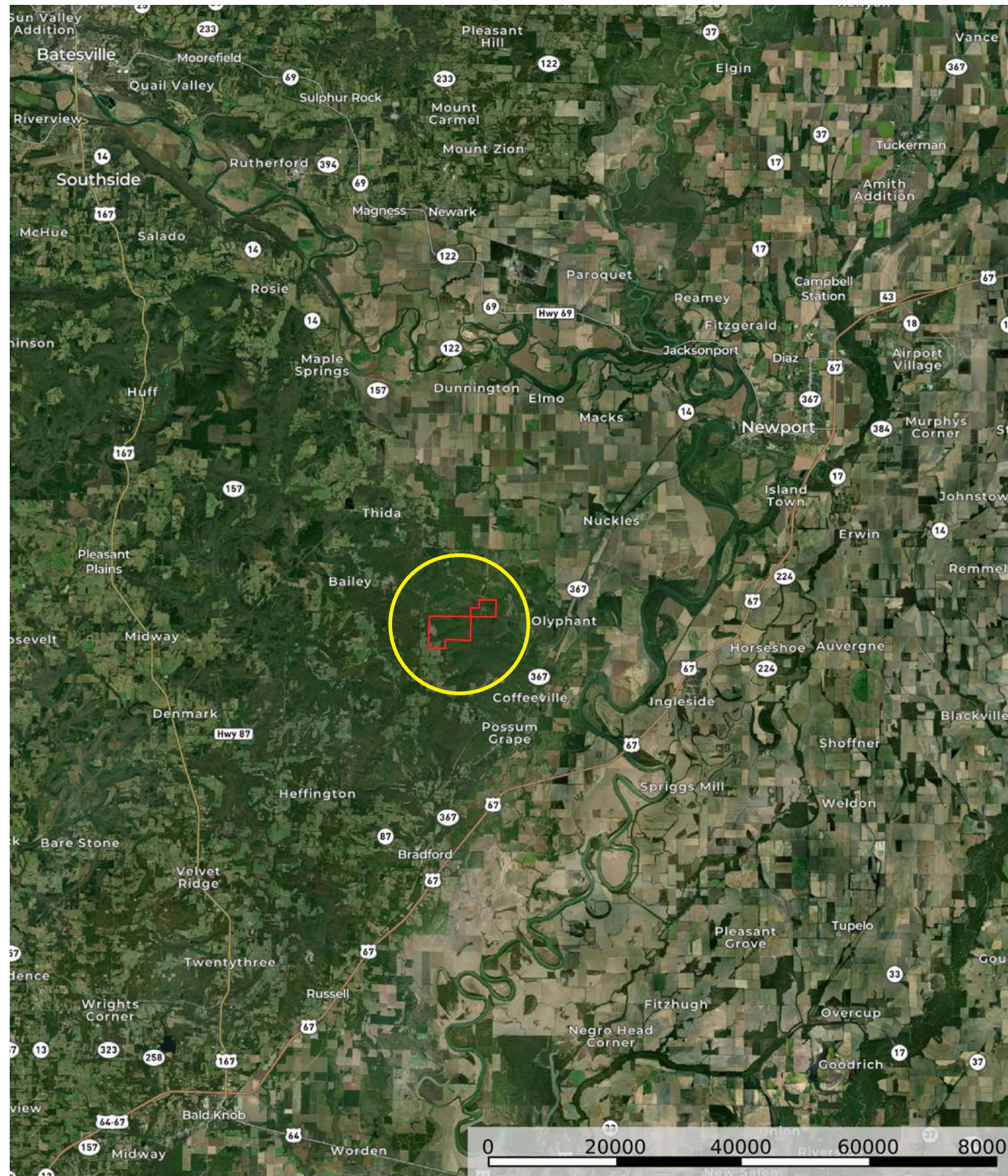
A nice 1,980 +/- square foot lodge compliments the property and rests on a hill overlooking a 4.5 +/- acre stocked fishing lake that has a dock. There is an open concept living room and kitchen that features tongue and groove pine throughout. Two bedrooms and one full bathroom are just off the kitchen & two additional bedrooms are on the second story. The lodge also includes an additional 1,000 +/- square foot drive through shop that has a half bath, and there is another 1,375 +/- square foot stand alone shop. Both of the shops have two roll up doors allowing for pull through access, work benches, and stainless steel sinks. Lastly, there is custom built stone fireplace & sitting area next to the lodge that has beautiful views of the lake.



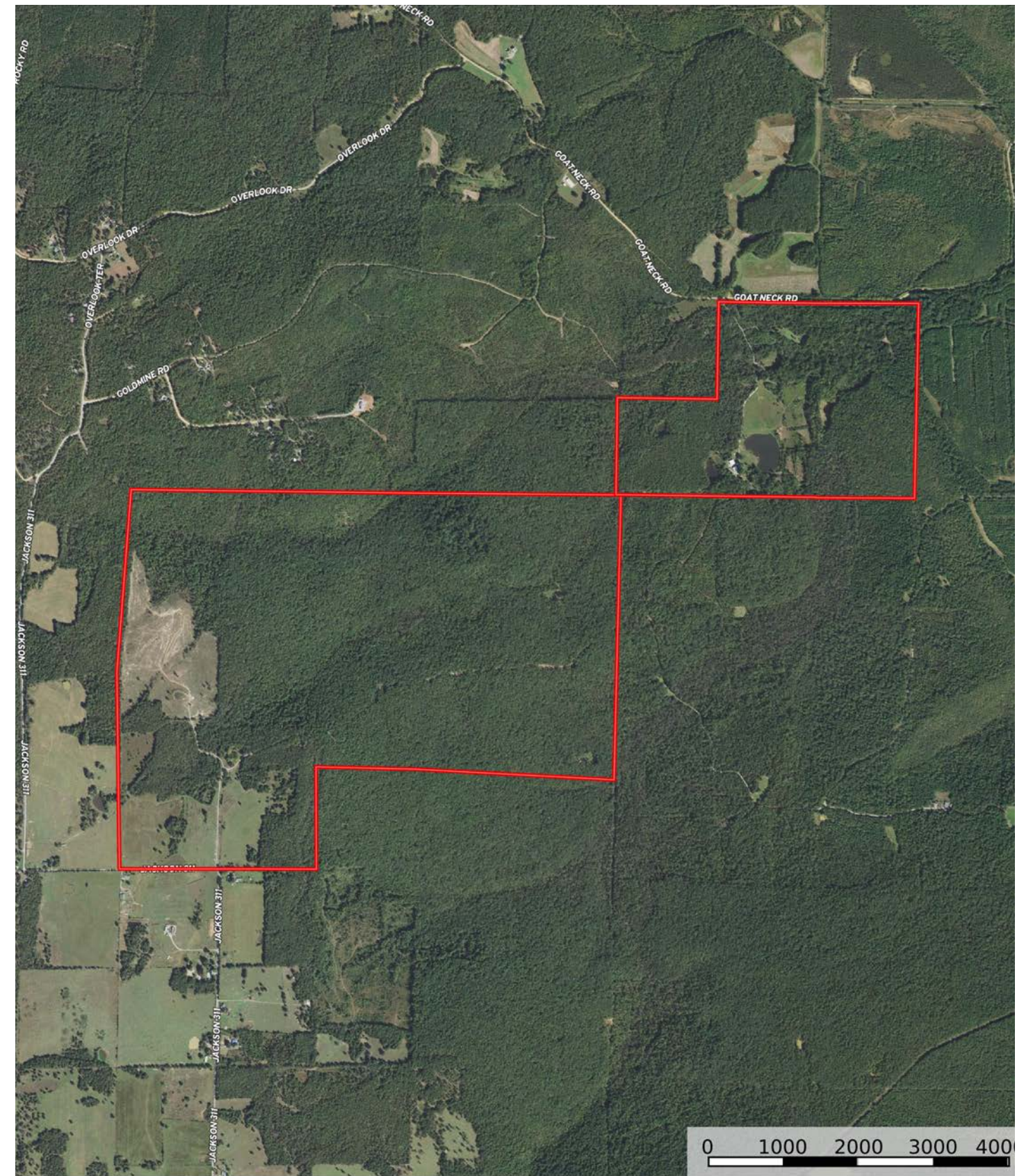
OWNERSHIP MAP



LOCATION MAP



AERIAL MAP





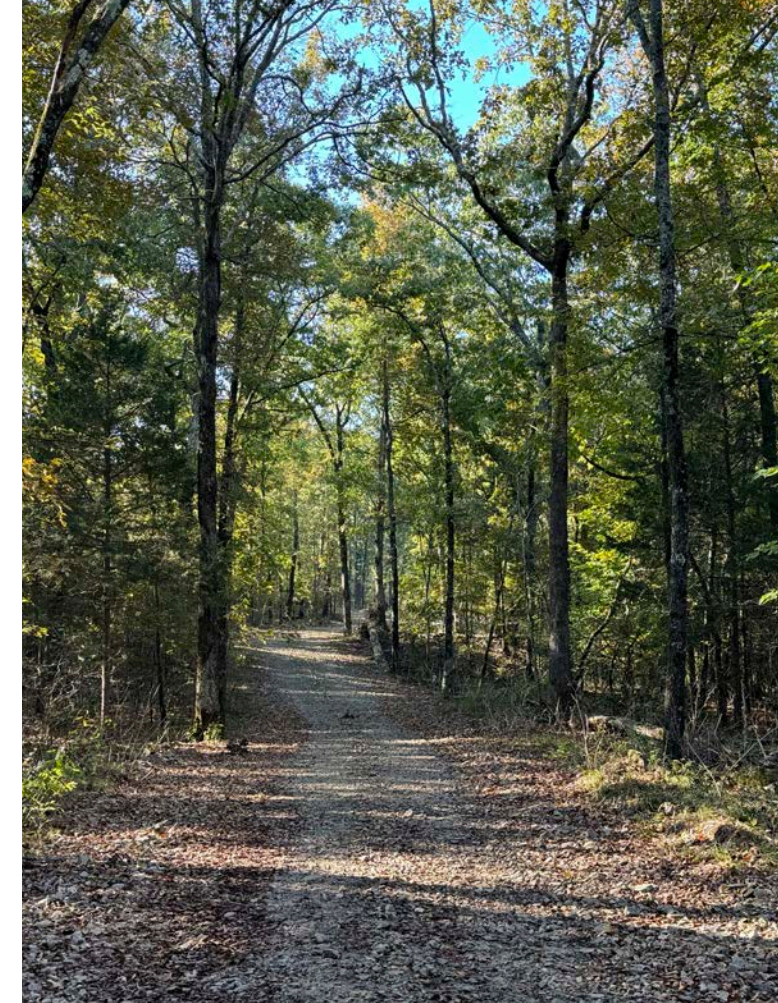
LOCATION & ACCESS

Bradford, Arkansas; White County, Northern Central Region of Arkansas

Mileage Chart

Searcy	37 miles
Jonesboro	56 miles
Little Rock	84 miles
Conway	86 miles
Memphis	102 miles

The property has excellent access from a private gated road off of Goatneck Road and Jackson 311.





IMPROVEMENTS

Utilities

The cabin has electricity, and there is a well with filtration system, and septic system for waste treatment.

1,980± SF Lodge

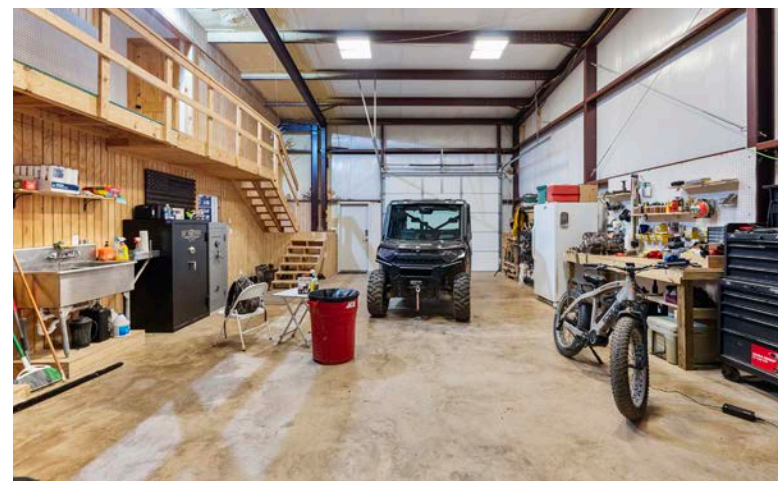
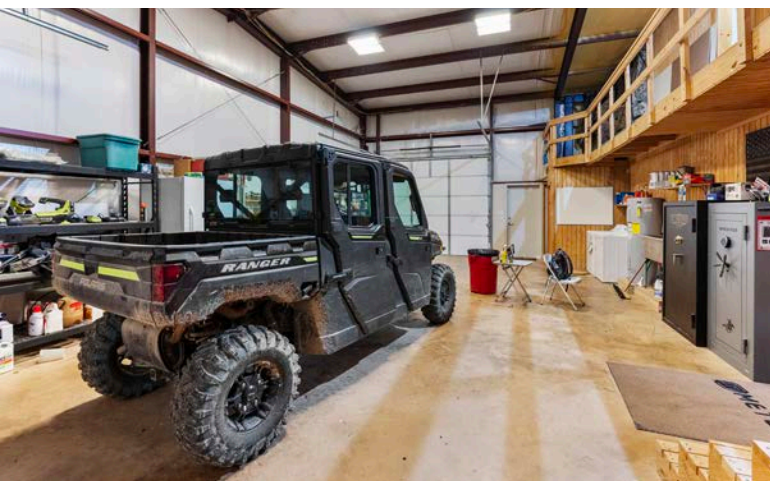
- Open concept kitchen and living room with a bar.
- Tongue and groove pine throughout the walls and ceilings.
- Granite countertops
- Vaulted ceilings
- 2 bedrooms with 1 one full bathroom just off the kitchen & living area.
 - Tile shower in the full bathroom.
- Second story features 2 additional bedrooms

1,000± SF Shop

- Two roll up doors so that you can pull through
- Work bench
- 1 half bath
- Washer & dryer
- Stainless steel sink

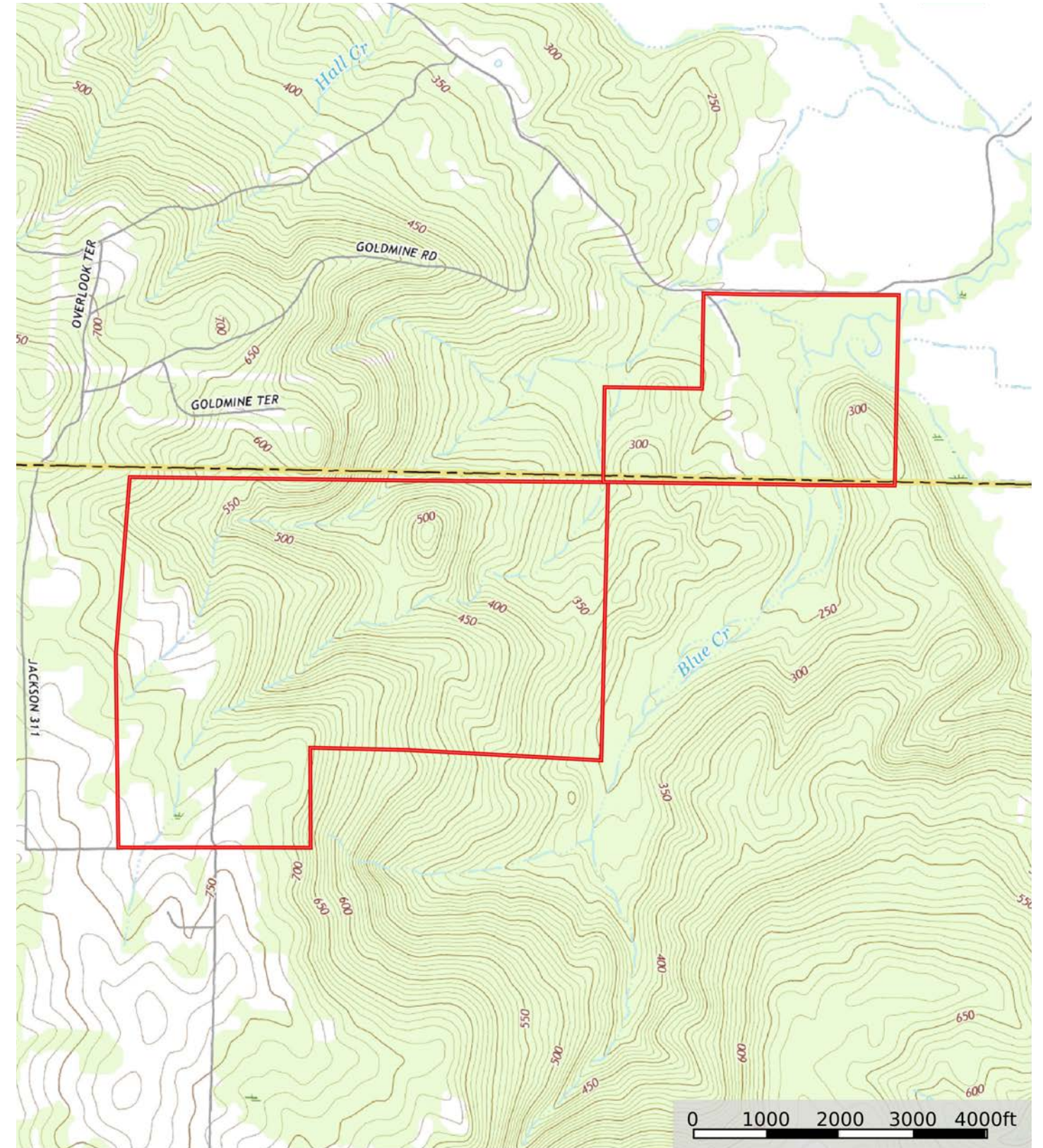
1,375± SF Shop

- Two roll up doors so that you can pull through
- 10' lean to on both sides for additional storage
- Work bench & numerous storage racks
- Stainless steel sink



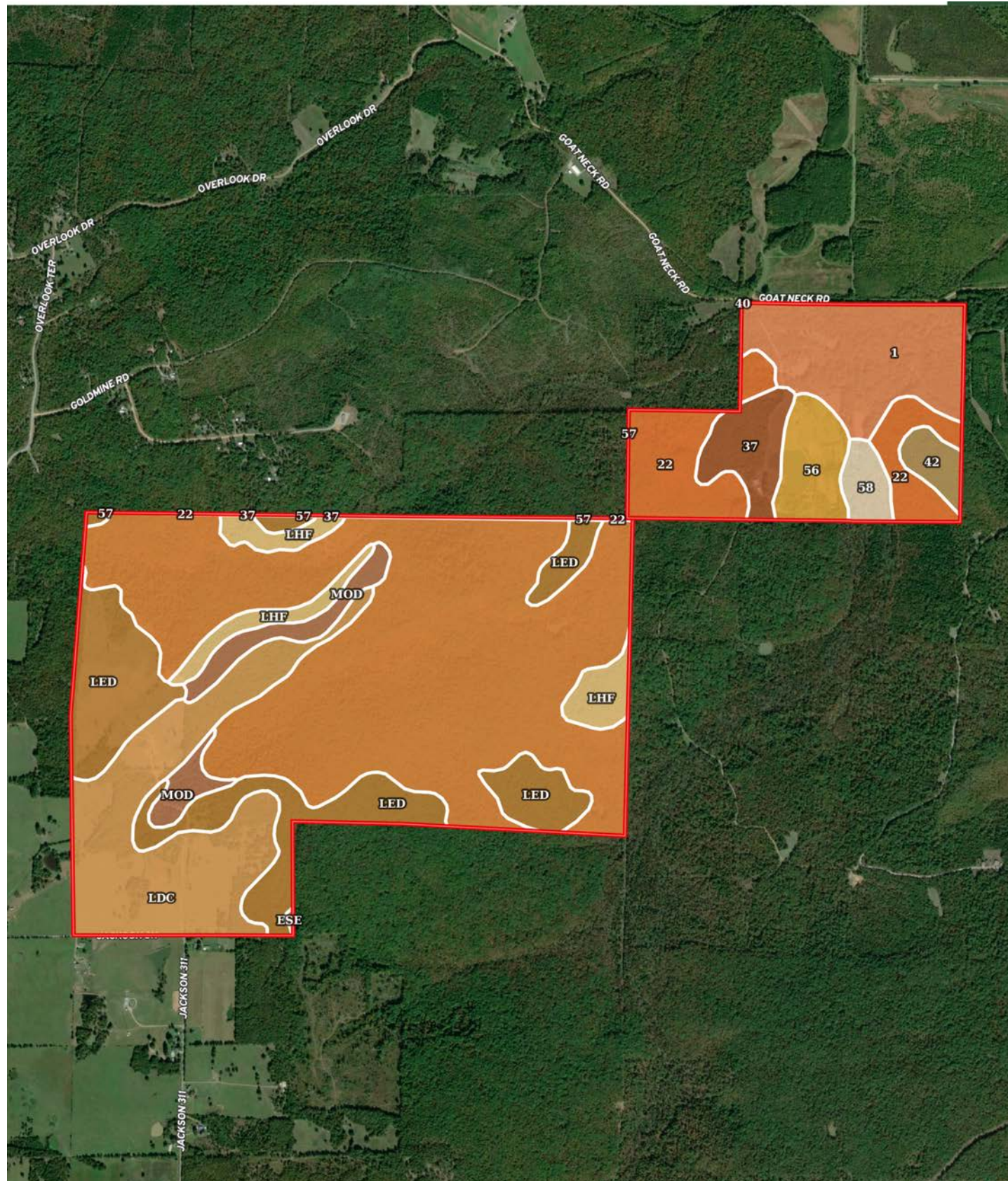


TOPOGRAPHY MAP





SOIL MAP



SOIL MAP KEY

All Polygons 840.98 ac

SOIL CODE	SOIL DESCRIPTION	ACRES	%	CPI	NCCPI	CAP
EsE	Enders stony silt loam, 12 to 25 percent slopes	353.9	42.08	0	36	7s
LeD	Leadvale stony silt loam, 3 to 12 percent slopes (linker stony fine sandy loam)	116.49	13.85	0	59	6s
LdC	Leadvale silt loam, 3 to 8 percent slopes	113.02	13.44	0	51	3e
1	Amagon silt loam, frequently flooded	71.01	8.44	0	76	4w
22	Enders stony fine sandy loam, 20 to 45 percent slopes	58.34	6.94	0	12	7s
LhF	Linker-Hector complex, 12 to 40 percent slopes	32.13	3.82	0	26	6s
MoD	Mountainburg stony fine sandy loam, 1 to 12 percent slopes, rocky	25.46	3.03	0	20	6s
56	Sidon silt loam, 3 to 8 percent slopes	24.63	2.93	0	62	3e
37	Linker gravelly fine sandy loam, 12 to 30 percent slopes	24.36	2.9	0	34	6e
58	Spadra fine sandy loam, 0 to 1 percent slopes	10.88	1.29	0	72	1
42	Mountainburg stony fine sandy loam, 1 to 12 percent slopes, rocky	10.2	1.21	0	20	6s
57	Sidon silt loam, 8 to 12 percent slopes	0.55	0.07	0	60	4e
40	Loring silt loam, 8 to 12 percent slopes, west	0.01	0.0	0	57	4e
TOTALS		840.98(*)	100%	-	43.04	5.76

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

Parcel Number	Acreage	Est. Real Estate Tax
01-01141-000	80	\$159.52
01-01136-000	20	\$28.68
01-01135-000	100	\$967.08
001-06704-000	414.95	\$595.80
001-06702-001	223.92	\$278.74
Total	838.87	\$2,029.82

Offering Price

\$2,600,000.00 (\$3,095.00 per acre)

To learn more about the Blue Creek Lodge or to schedule a property tour, contact Gardner Lile or Gar Lile of Lile Real Estate, Inc.

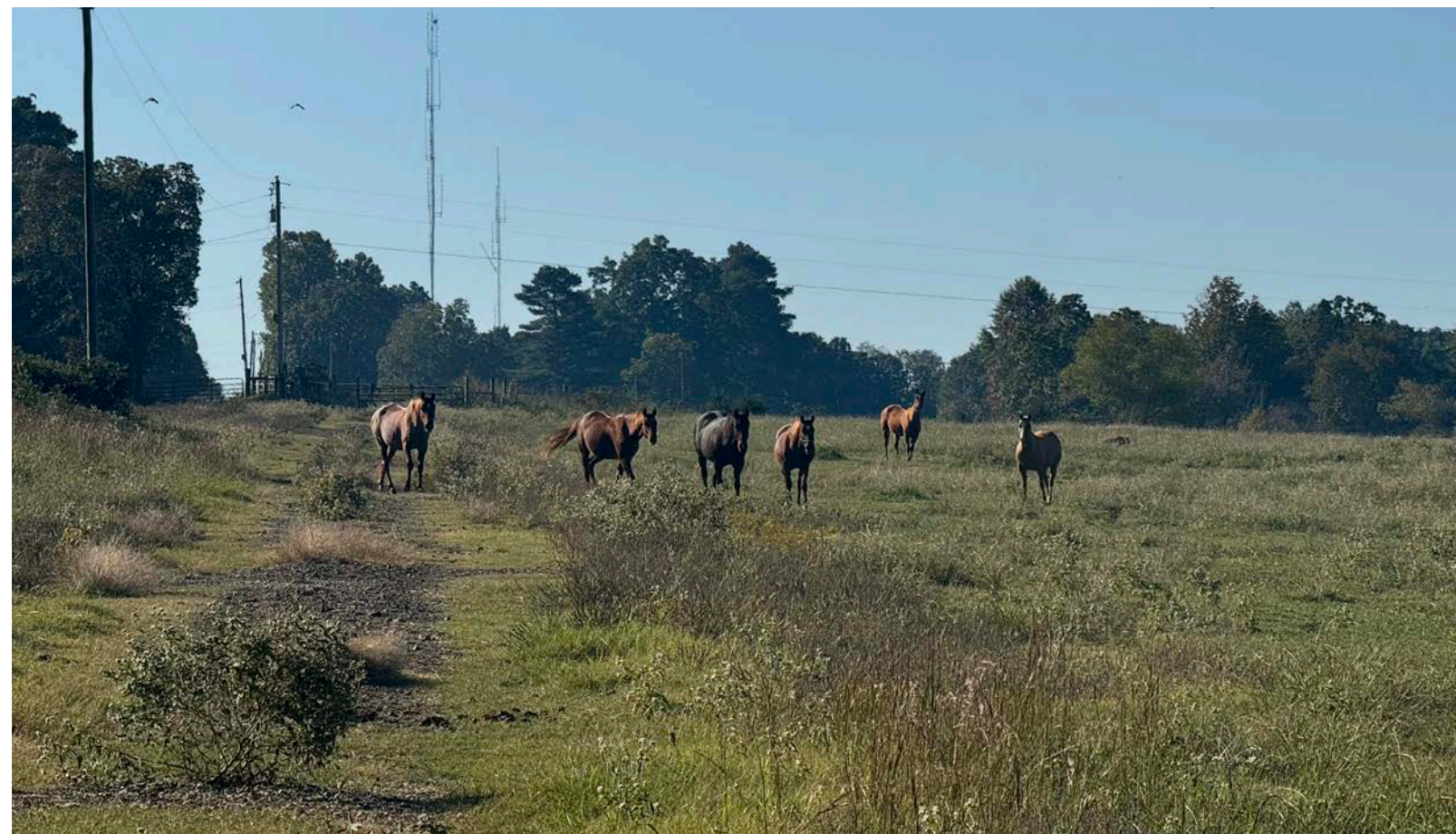
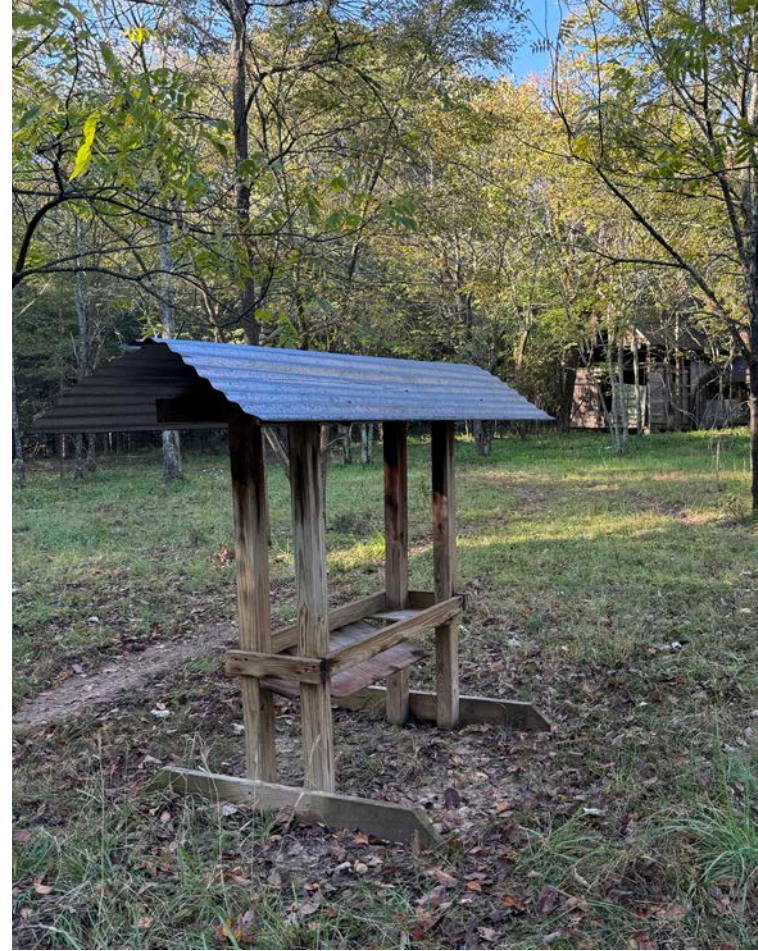
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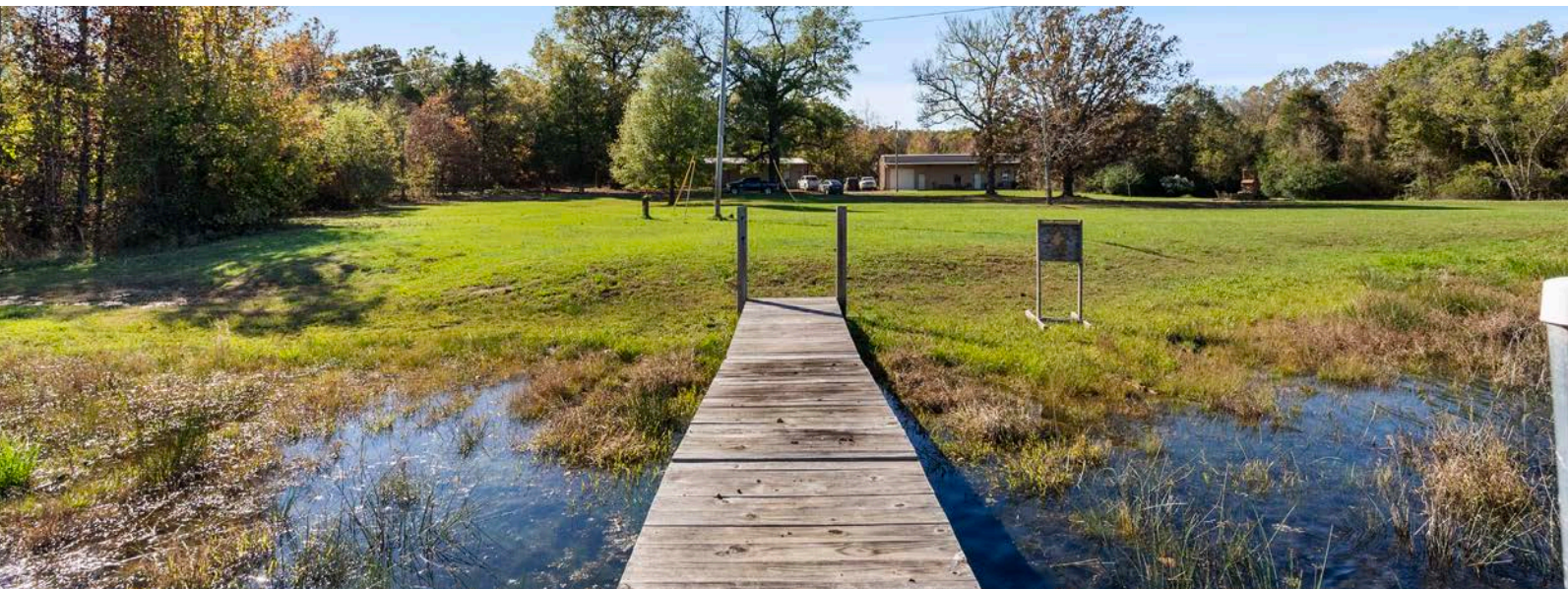
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*The seller will consider possible tract divisions of the property. Contact us to learn more.













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

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