



# MAPLE SLOUGH

A Recreational Investment Opportunity

84± Total Acres | \$672,000.00

Monroe County, AR



**AGRICULTURE | RECREATION | TIMBERLAND**

Traditional Brokerage + Sealed Bids + Consulting

LICENSED IN ARKANSAS, LOUISIANA, MISSISSIPPI, AND TENNESSEE



# MAPLE SLOUGH

## QUICK FACTS

### **Acreage**

84± total acres

### **Location**

Brinkley, Arkansas; Monroe County

### **Recreation**

Waterfowl and deer hunting opportunities exist on the property.

### **Access**

Accessible via an unimproved farm road. An easement will be created that provides access from Pleasant Valley Road to the eastern and northwestern portions of the property.

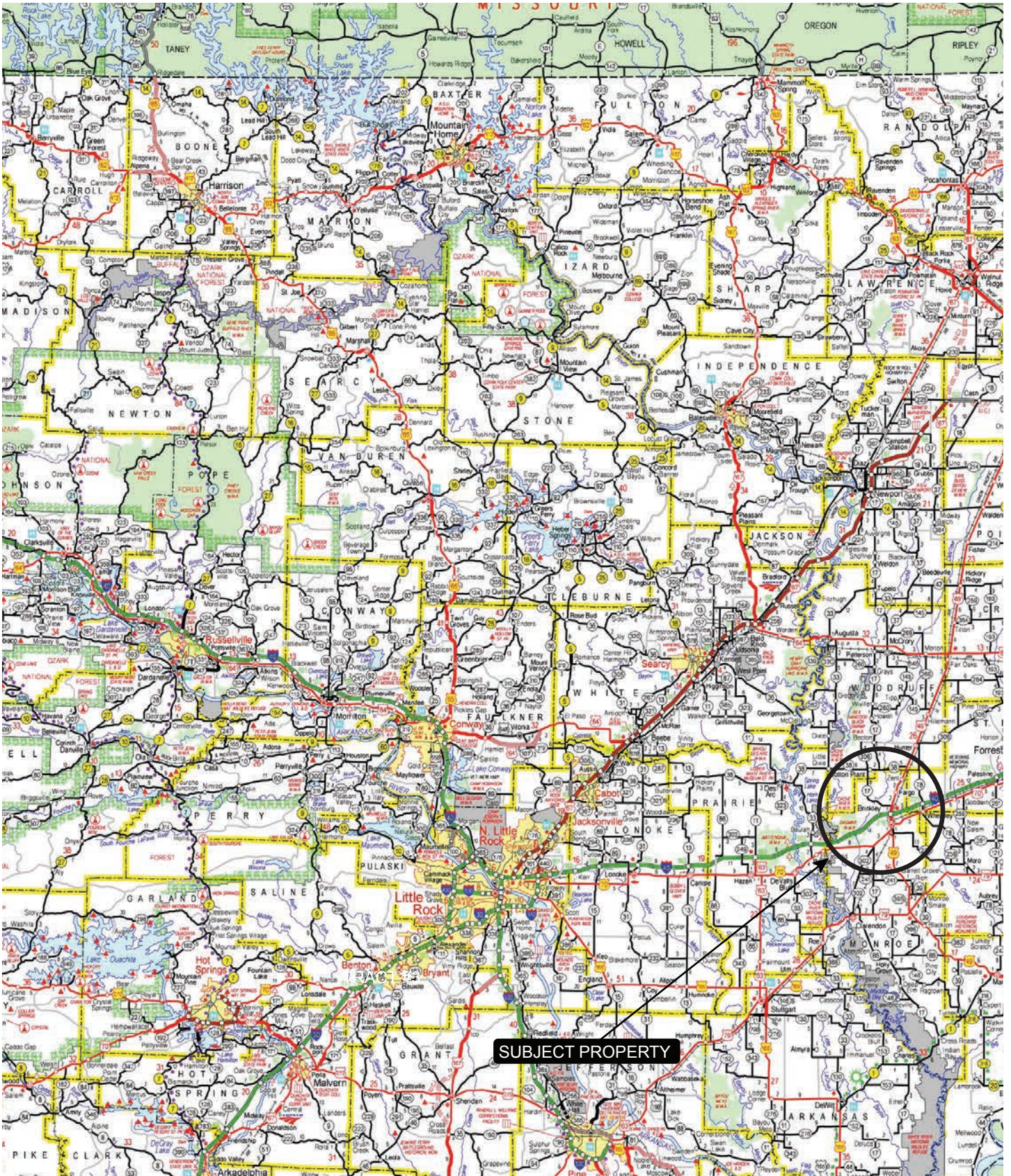
### **Offering Price**

\$672,000.00 (\$8,000 / acre)





# VICINITY MAP



# PROPERTY DESCRIPTION

## MAPLE SLOUGH

Maple Slough consists of 84± acres offering a good recreational investment opportunity located in Monroe County, Arkansas just southeast of the city of Brinkley. The property offers a diverse habitat mix for waterfowl that includes willow trees and buck brush in the heart of the slough to bottomland hardwoods that run parallel to the slough. There is a history of successful waterfowl hunting on the property, and a new water control structure is being installed to create a more consistent hunting environment year in and year out. An easement will provide

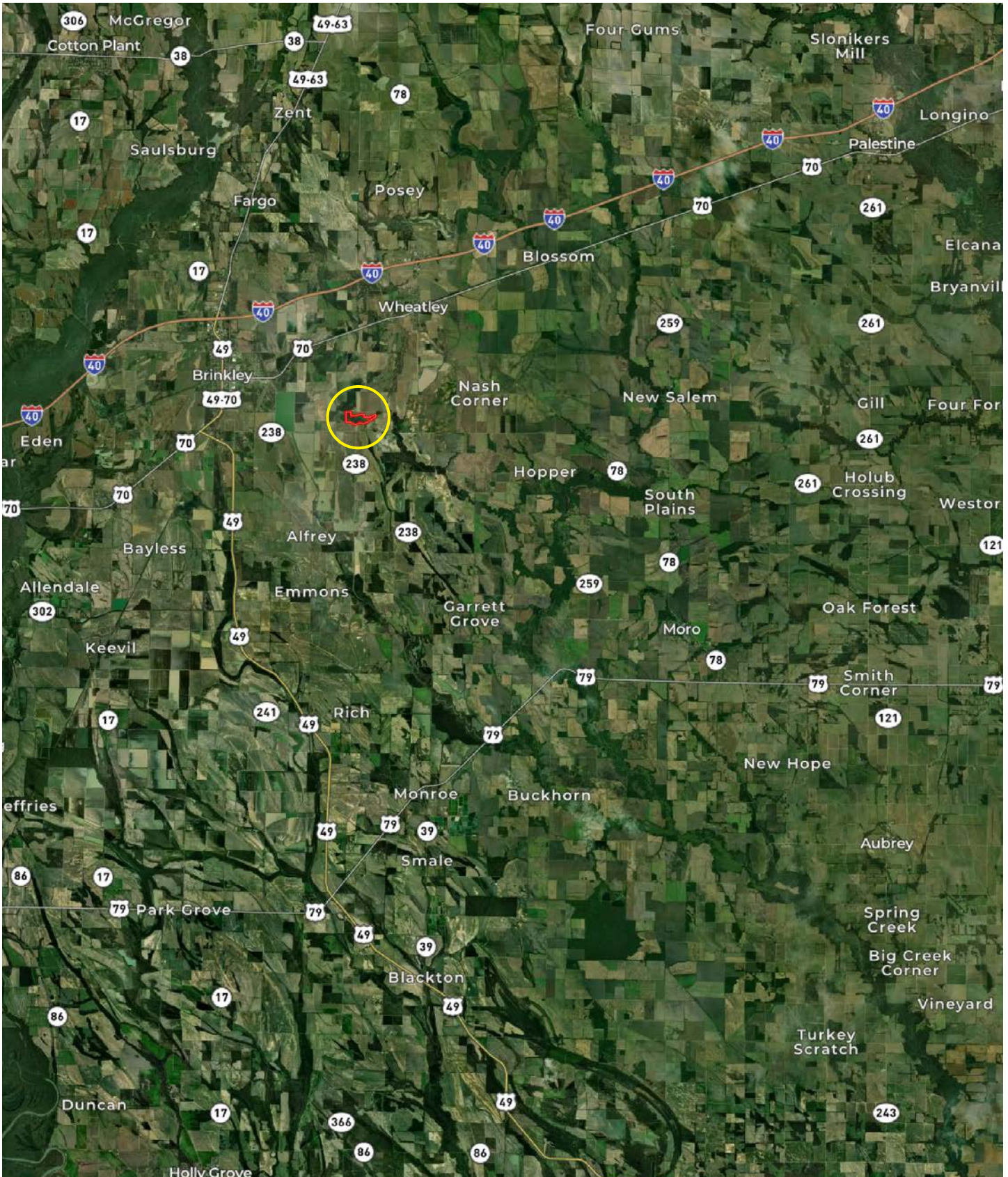
access to the eastern and northwestern portions of the property from Pleasant Valley Road.

Maple Slough is a rare offering in that there are few recreational tracts of this size with a successful hunting history, and an easy drive from Little Rock or Memphis.

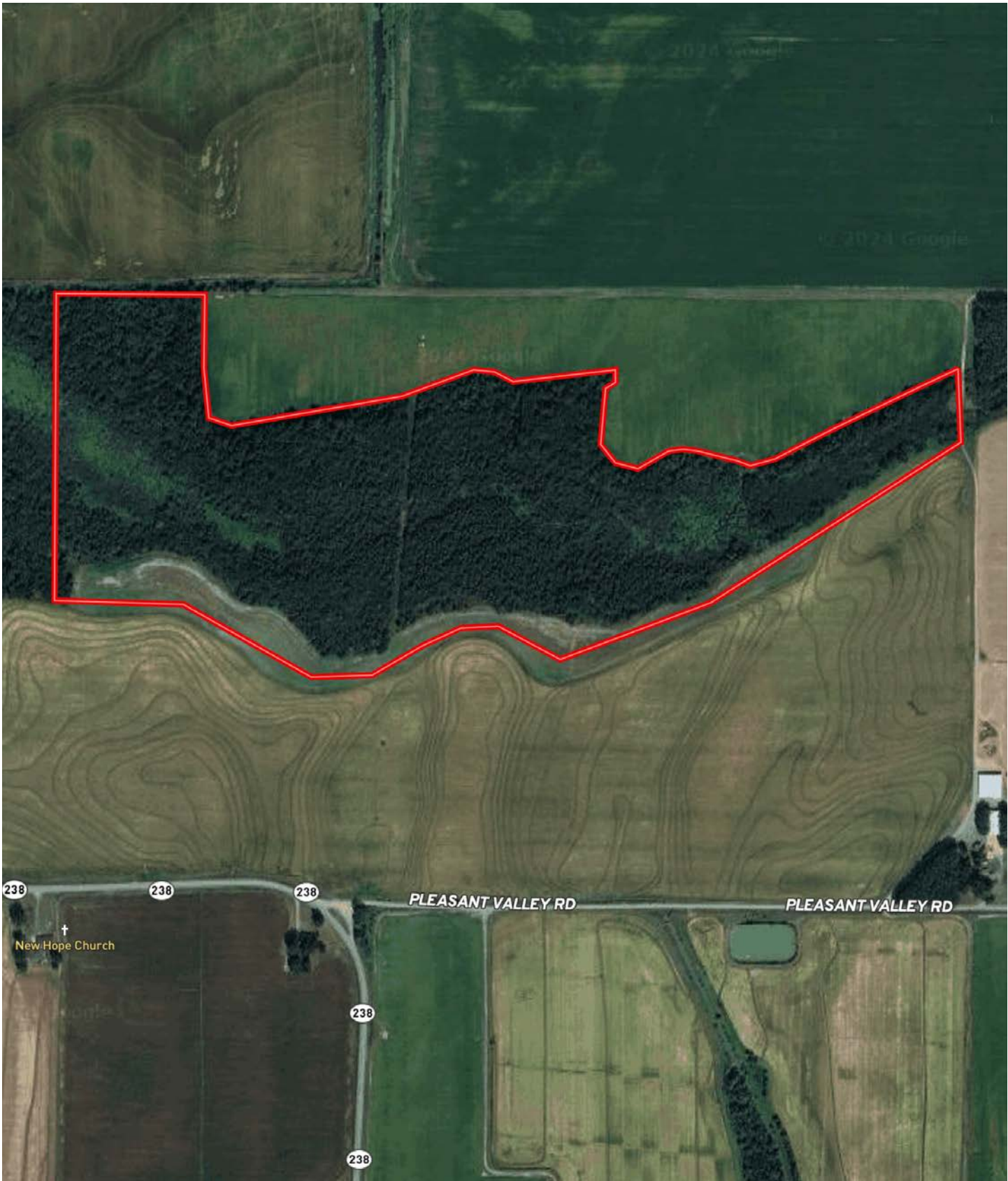
*\*The final sales price, boundaries, and legal description will be determined by a new survey.*



# LOCATION MAP



# AERIAL MAP



# LOCATION & ACCESS

Brinkley, Arkansas; Monroe County; Eastern Region of Arkansas

## Mileage Chart

Stuttgart, AR	42 Miles
Little Rock, AR	73 Miles
Memphis, TN	76 Miles

Access is via an unimproved farm road. An easement will be created that provides access from Pleasant Valley Road to the eastern and northwestern portions of the property.





# TOPOGRAPHY MAP



# SOIL MAP



# SOIL MAP KEY

SOIL CODE	SOIL DESCRIPTION	ACRES	%	CPI	NCCPI	CAP
Tf	Tichnor soils, frequently flooded	68.39	81.73	0	48	4w
Fo	Foley-Calhoun-Bonn complex	7.16	8.56	0	74	3w
Ca	Calhoun silt loam, 0 to 1 percent slopes	6.22	7.43	0	63	3w
GrB	Grenada silt loam, 1 to 3 percent slopes	1.92	2.29	0	62	2e
TOTALS		83.69(*)	100%	-	51.67	3.79

(\*) 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

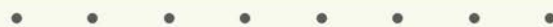
Increased Limitations and Hazards

Decreased Adaptability and Freedom of Choice Users

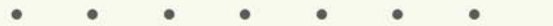
Land, Capability



'Wild Life'



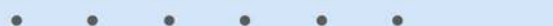
Forestry



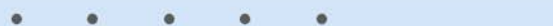
Limited



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

\$714.00 (estimated, based on \$8.50 / acre)

## Offering Price

\$672,000.00

To learn more about Maple Slough or to schedule a property tour, contact Gardner Lile or Gar Lile of Lile Real Estate, Inc.

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

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