



OFFERED FOR SALE

OAK MOUND

A Recreational Investment Opportunity

321.07± Surveyed Acres • White County, Arkansas

OFFERED BY



AGRICULTURE | RECREATION | TIMBERLAND

Traditional Brokerage + Sealed Bids + Consulting

LICENSED IN ARKANSAS, LOUISIANA, MISSISSIPPI, AND TENNESSEE



DISCLOSURE STATEMENT

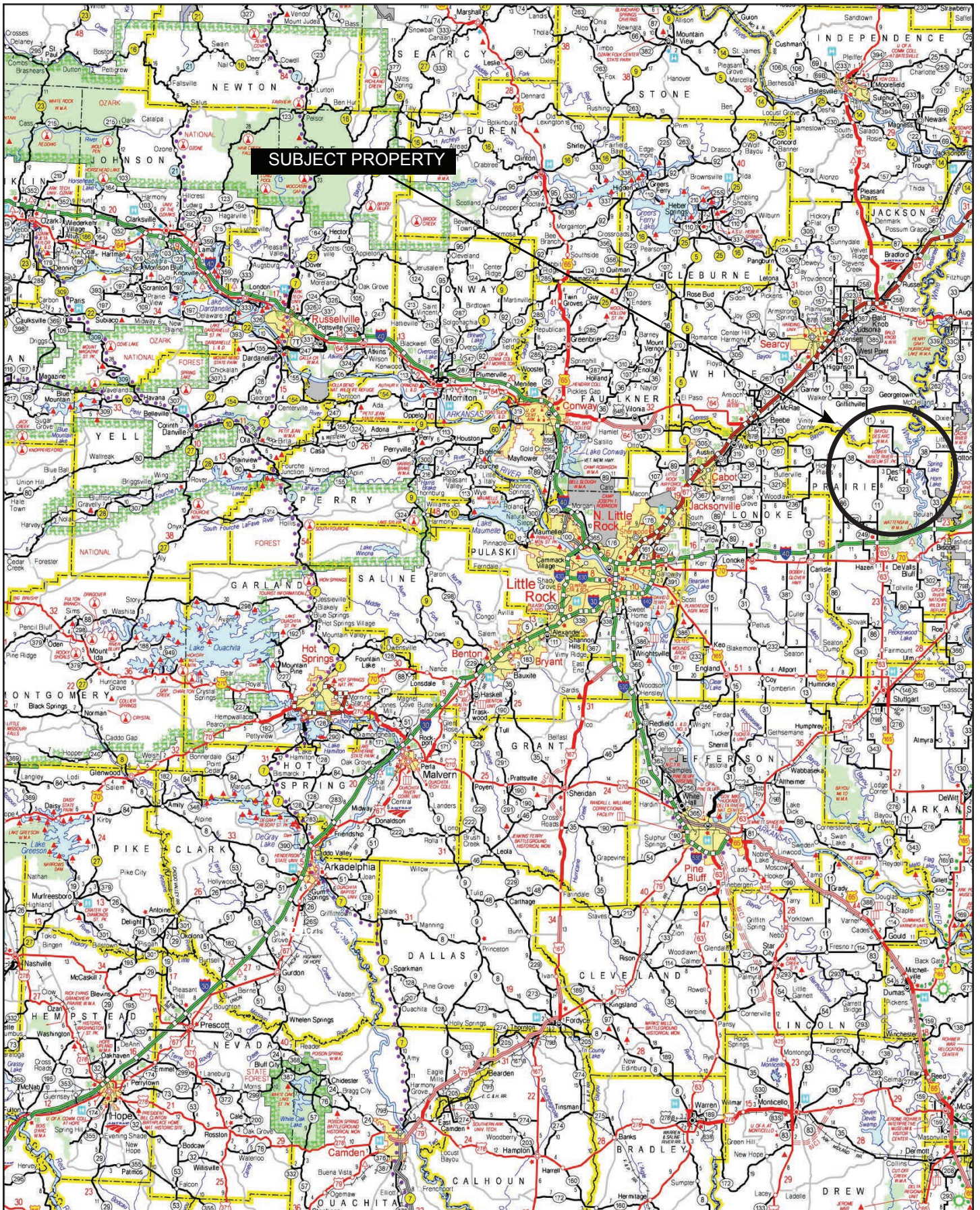
Lile Real Estate, Inc. is the listing agency for the owner of the property described within this offering brochure.

A representative of Lile Real Estate, Inc. must be present to conduct a showing. 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.

Some images shown within this offering brochure are used for representative purposes and may not have been taken on location at the subject property.

This offering is subject to errors, omissions, change or withdrawal without notice. All information provided herein is intended as a general guideline and has been provided by sources deemed reliable, but the accuracy of which we cannot guarantee.

VICINITY MAP



PROPERTY SUMMARY

Description:

Oak Mound is a phenomenal, newly developed property located in the heart of one of Arkansas's 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 mis-management, 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 (3) times in order to attract and imprint ducks to the property, and it has not been hunted since construction. The supplemental feeding has proven extremely successful. The woods have been full of ducks this prior winter with ample feed and zero hunting pressure.

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.

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.

Other features include two (2) permanent Muddy brand tower deer

PROPERTY SUMMARY

Description: 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.

Improvements:

- 4+ miles of new exterior and interior cross-levees with all new water control structures
- Three (3) brand new 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 (2) Muddy brand fiberglass tower stands and feeders
- One permanent duck blind on a duck food plot, will comfortably hunt 6-8 hunters
- Four (4) heavy and attractive iron gates at access points on northeast, southeast, northwest, and southwest corners

Location:

Des Arc, Arkansas; Prairie County; 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

Acreage: 321.07± surveyed acres

Access: Ben Travis Road and Calhoun Road; all-weather, county maintained, gravel roads, located on the east and west boundaries.

Real Estate Taxes: \$331.95 (estimated)

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

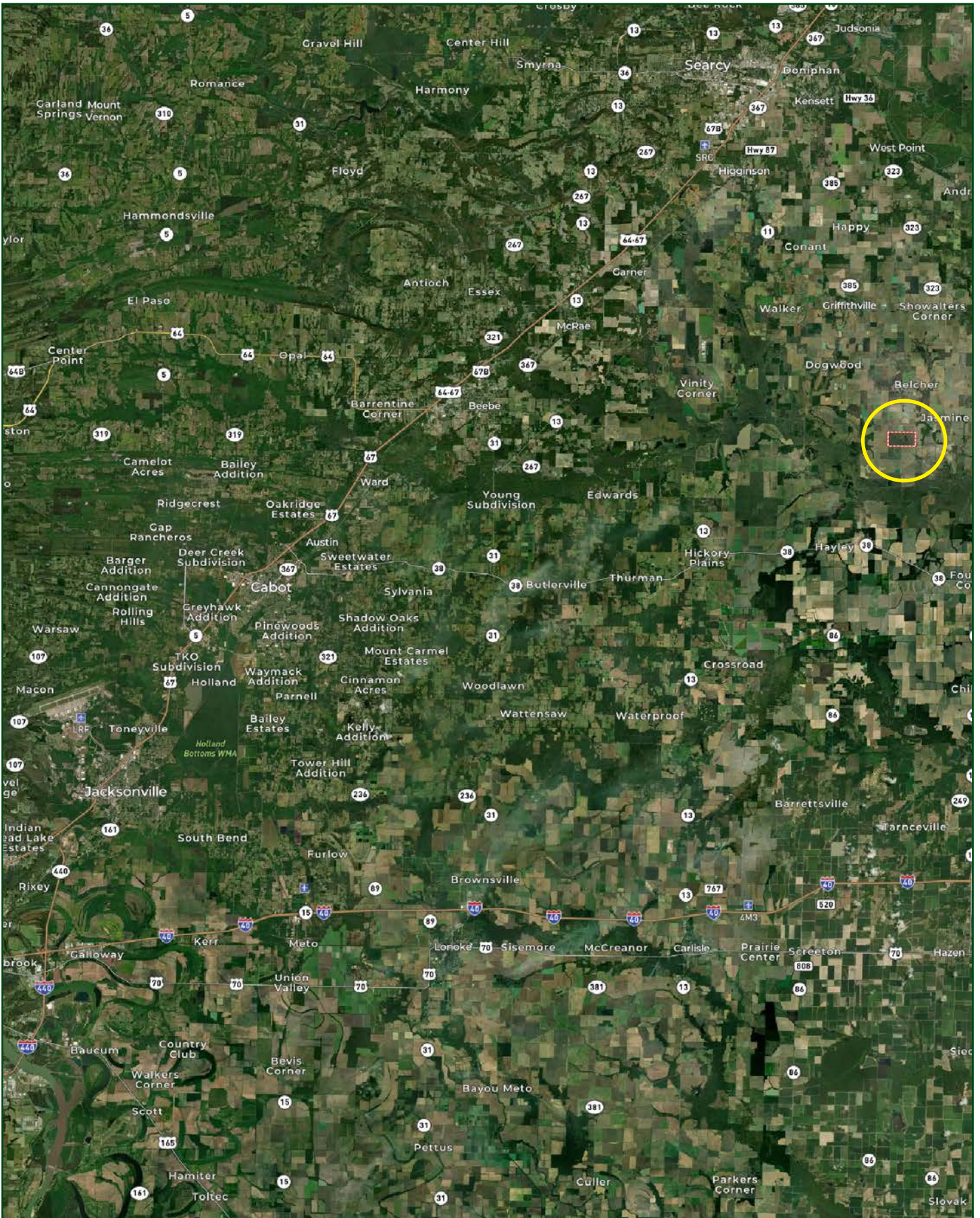
Offering Price: \$3,500,000.00

Questions concerning this offering or to schedule a property tour should be directed to Jeryl Jones or Gar Lile of Lile Real Estate, Inc.

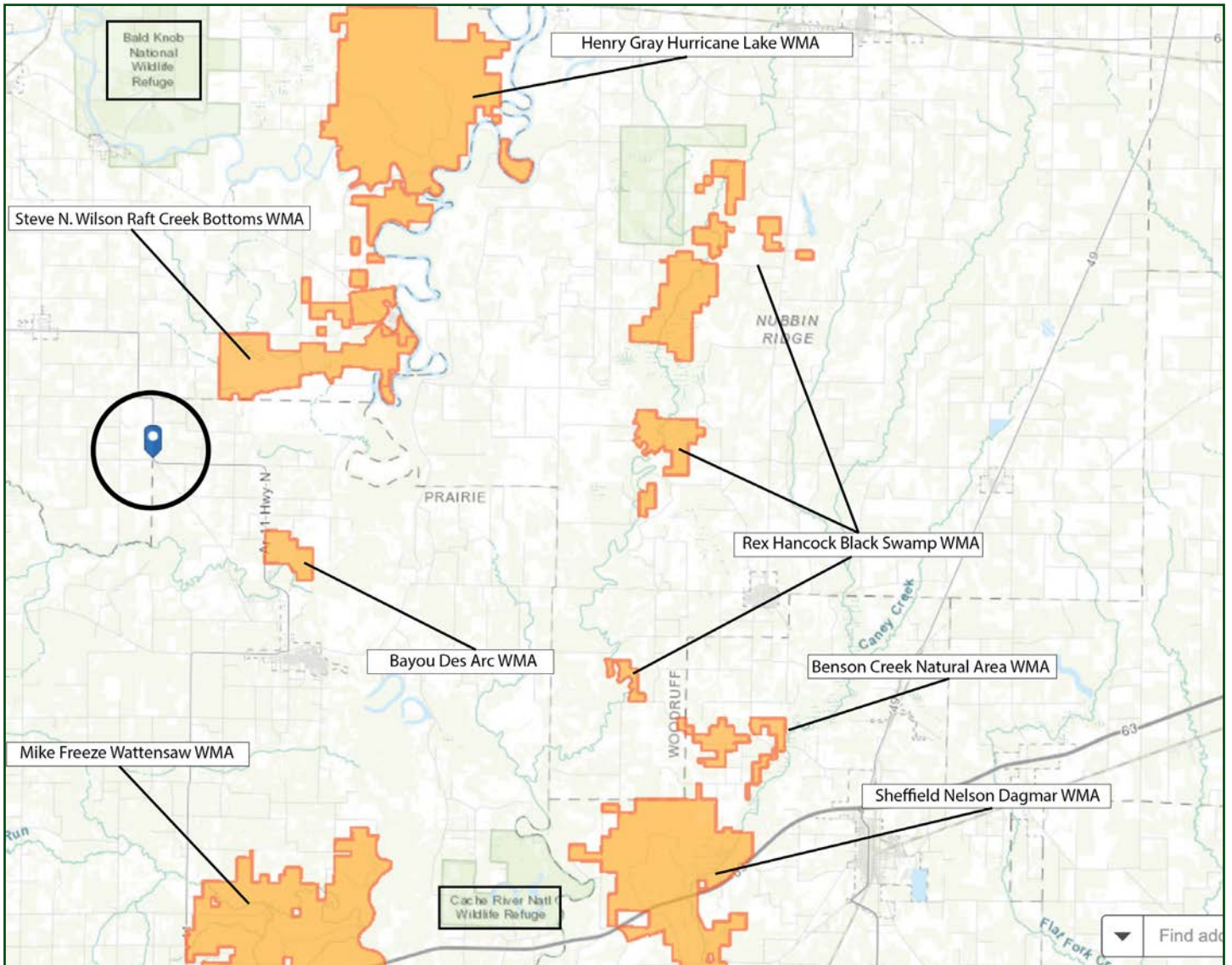
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Gar Lile | 501-920-7015 (m) | glile@lilerealestate.com

LOCATION MAP

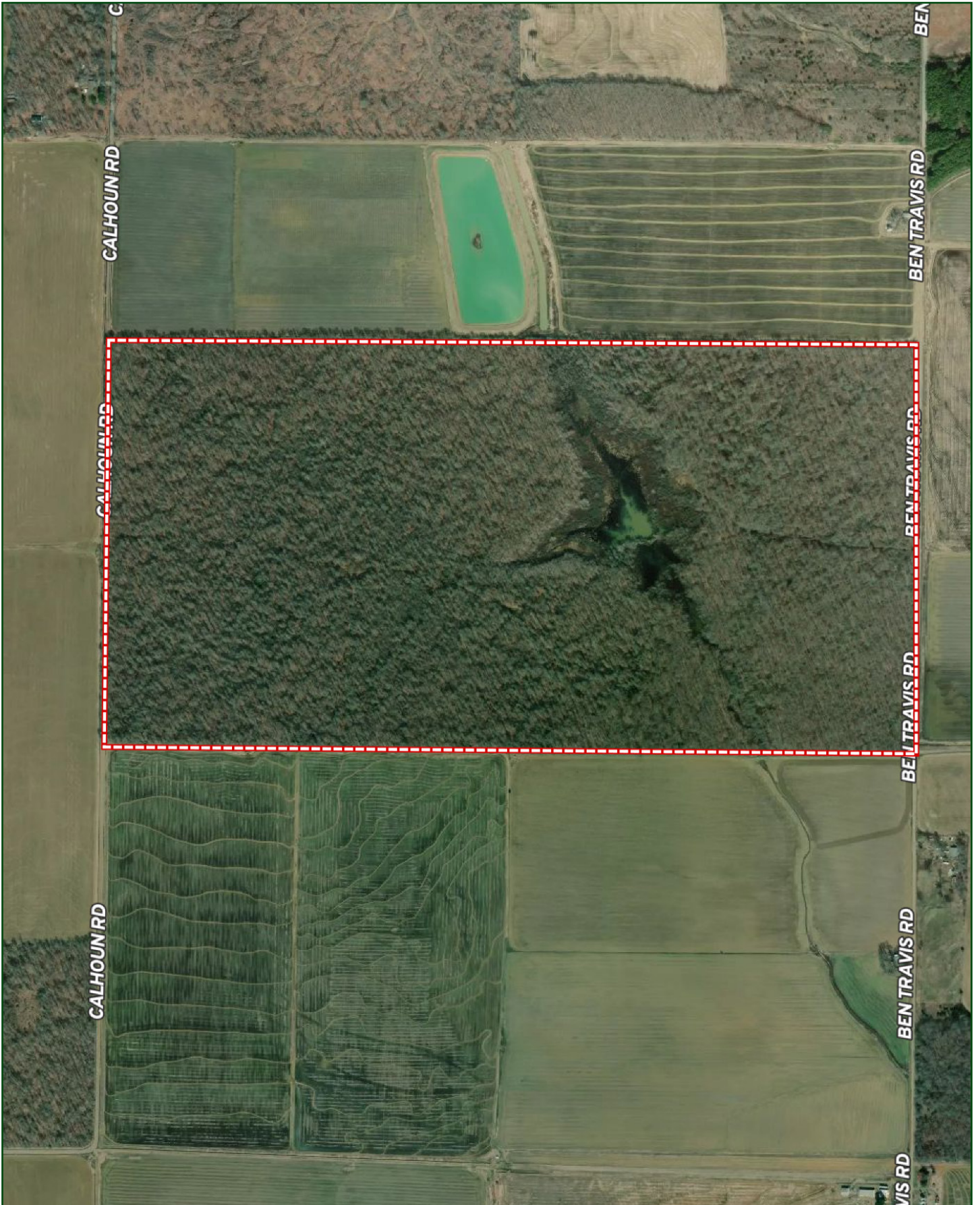


WMA AND NWR VICINITY MAP



The map above is sourced from the Arkansas Game & Fish website.
<https://www.agfc.com/hunting/where-to-hunt/wildlife-management-areas-wmas/>

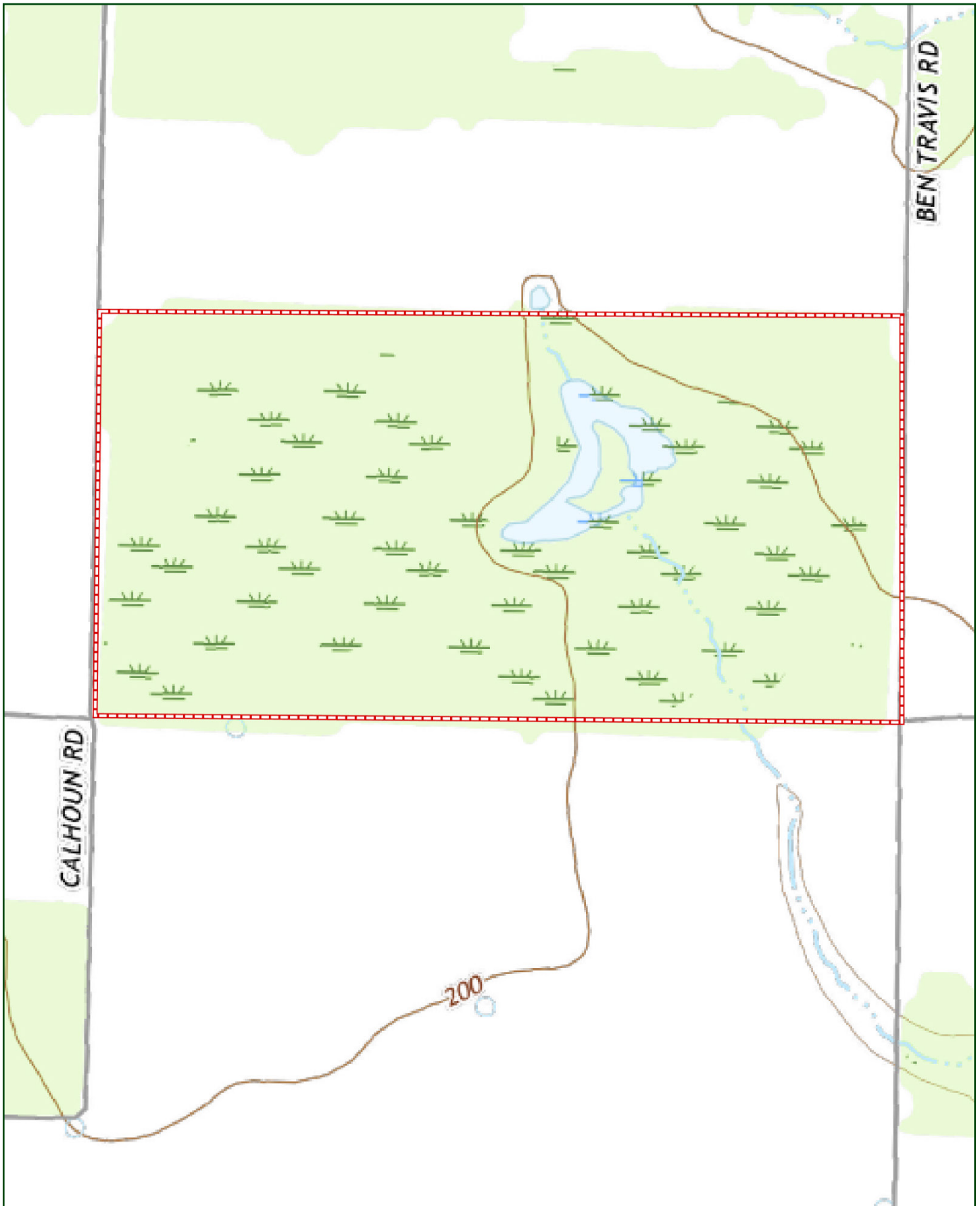
AERIAL MAP



LIDAR MAP



TOPOGRAPHY MAP



SOIL MAP



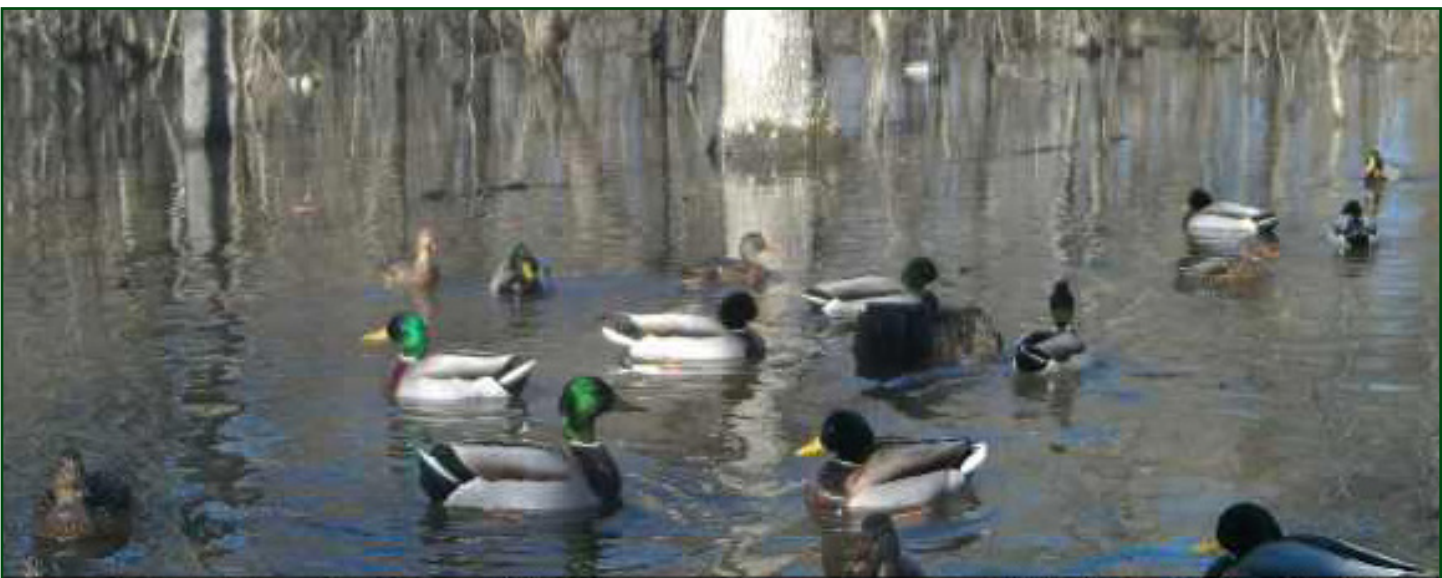
SOIL MAP KEY

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

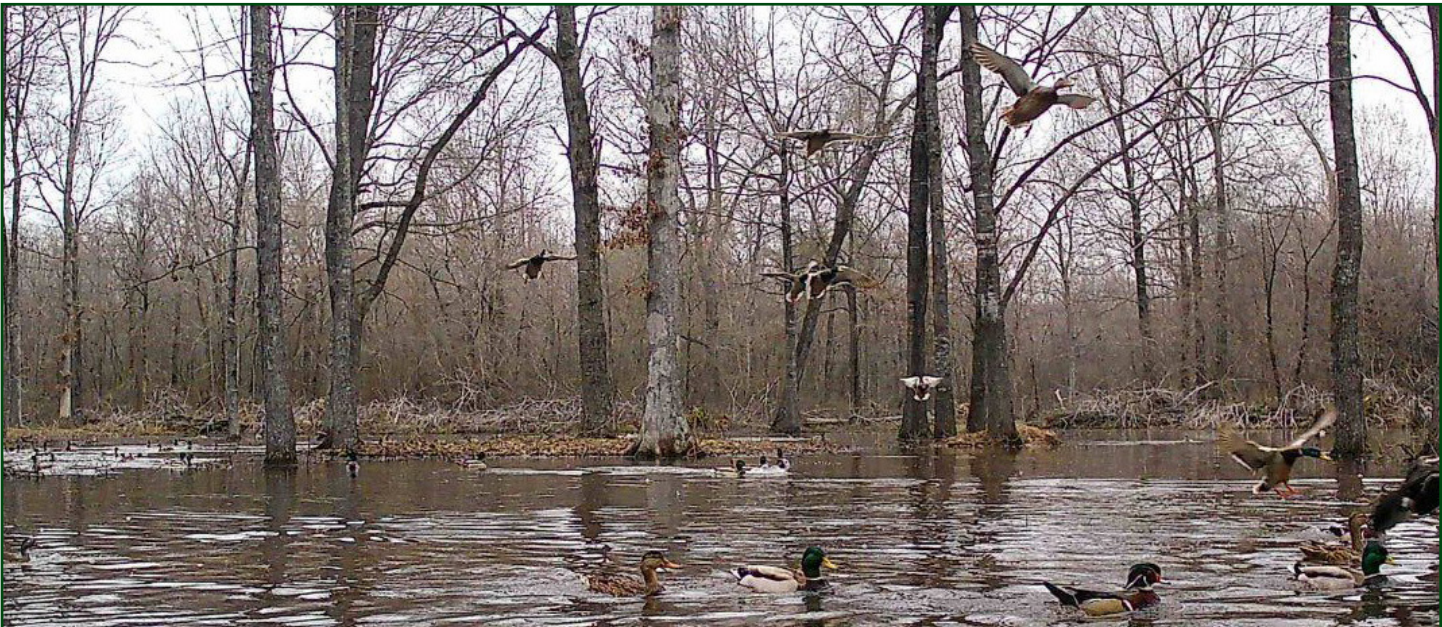
(*) Total acres may differ in the second decimal compared to the sum of each acreage soil. This is due to a round error because we only show the acres of each soil with two decimal.

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	







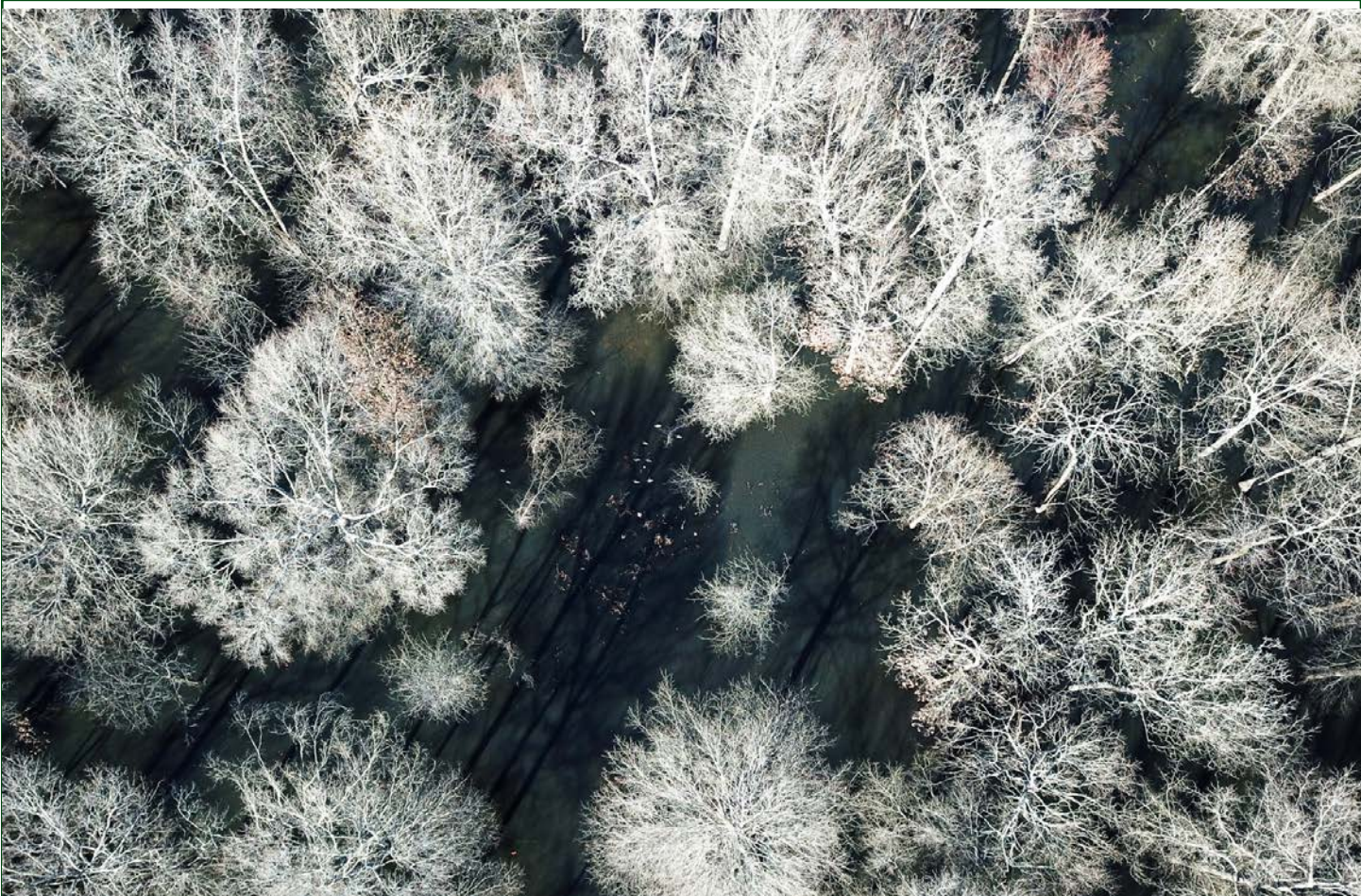
















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