



OLD RIVER AT GEORGETOWN

A Recreational Investment Opportunity

188± Total Acres | \$999,000.00

White County, Arkansas

PRICE IMPROVEMENT



AGRICULTURE | RECREATION | TIMBERLAND

Traditional Brokerage + Sealed Bids + Consulting

LICENSED IN ARKANSAS, LOUISIANA, MISSISSIPPI, AND TENNESSEE



OLD RIVER AT GEORGETOWN

QUICK FACTS

Acreage

188± total acres

Location

McClelland, Arkansas

Access

Woodruff County Road 884

Recreation

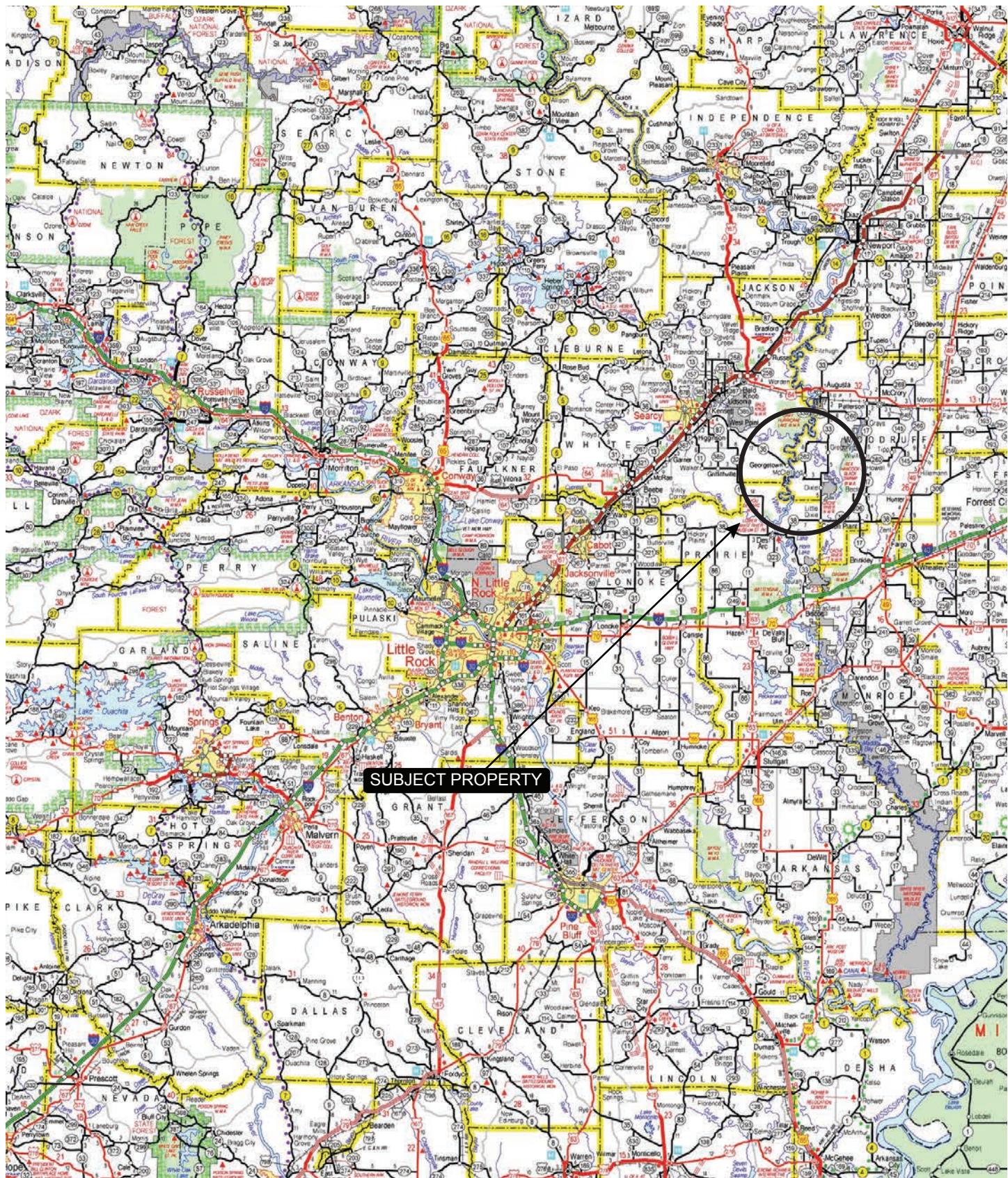
Deer and waterfowl hunting,
as well as year-round bass,
crappie, and catfish fishing

Offering Price

\$999,000.00 (*originally*
\$1,222,000.00)



VICINITY MAP



PROPERTY DESCRIPTION

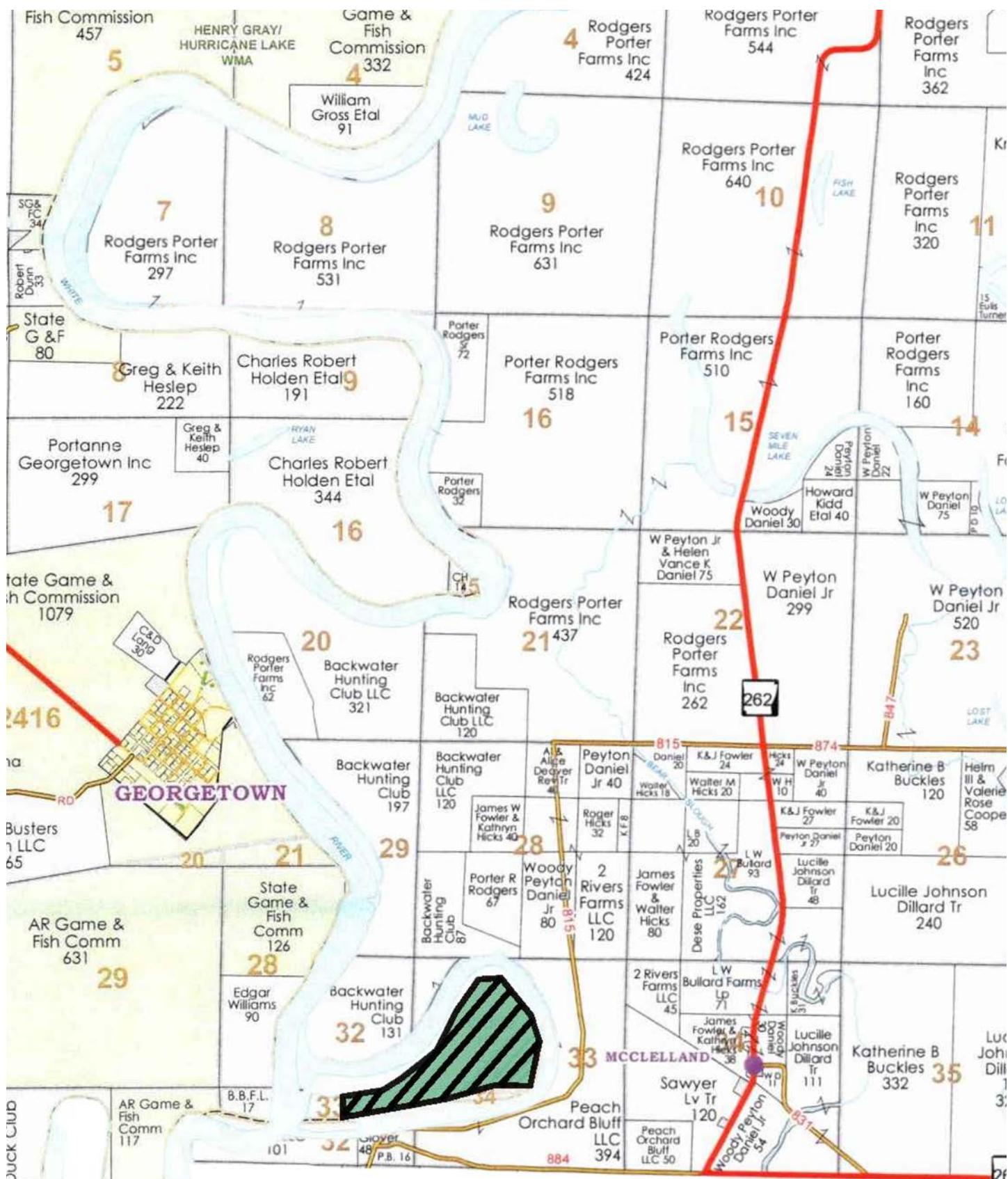
OLD RIVER AT GEORGETOWN

Nestled between a winding oxbow and the mighty White River, "The Old River at Georgetown," offers an unparalleled hunting and fishing retreat in the heart of Arkansas deer and duck country. This unique property, planted with trees, serves as a sanctuary for deer and duck hunting enthusiasts. Unlike properties in conservation programs, "The Old River at Georgetown" retains the flexibility for many forms of land diversification, allowing for a tailored hunting experience. Whether you're tracking trophy deer or setting up for a day of duck hunting along the serene riverbanks, this property promises an unforgettable connection

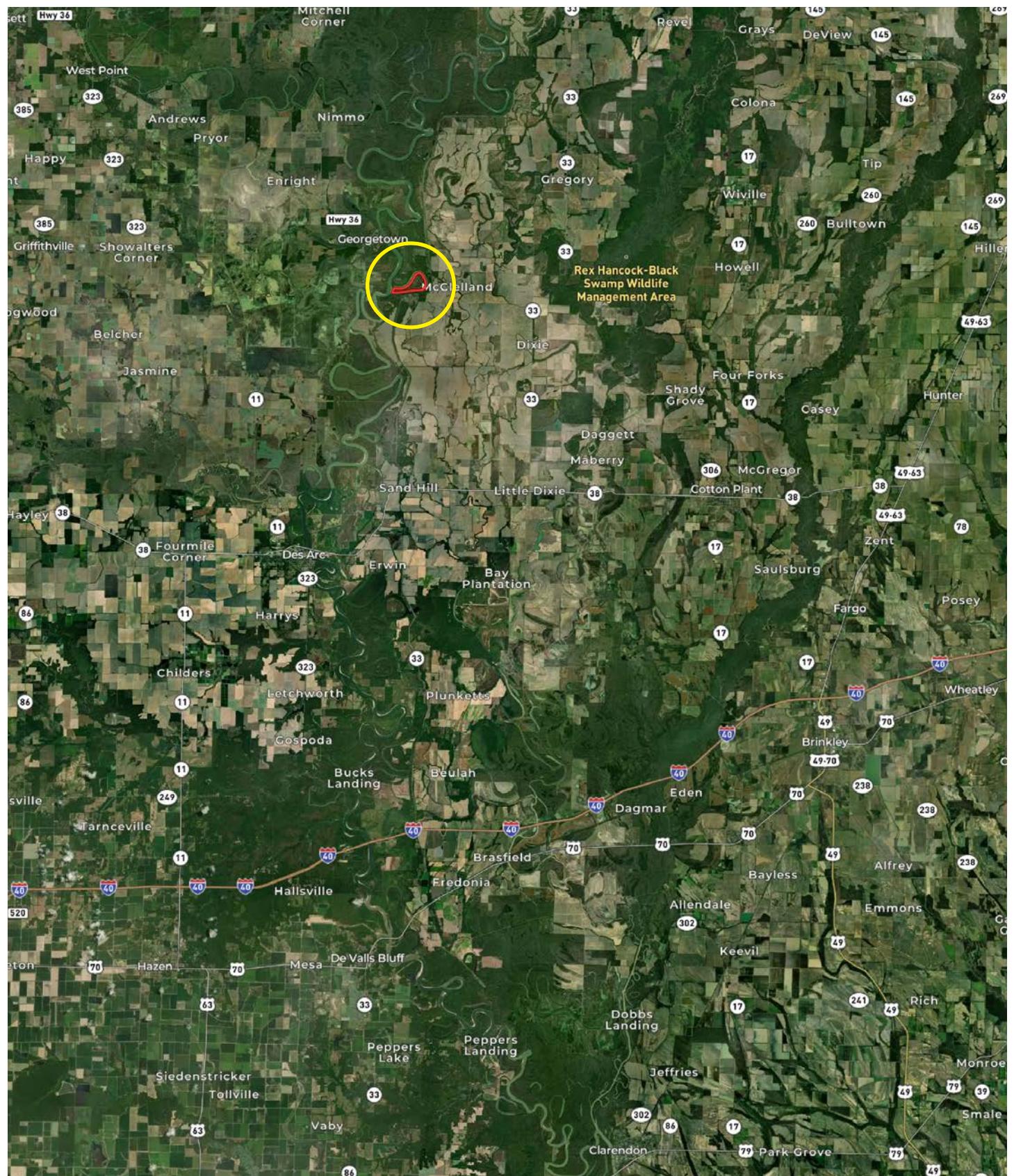
with nature's bounty. Deer hunting is considered excellent with several stands and food plots already existing as well as newly improved shooting lanes with harvest and trail camera records of large deer. Duck hunting opportunities exist all season on the oxbow but are known for being world class when the White River gauge at Georgetown reaches 17 feet and surrounding areas begin to flood. An exceptional cabin site is established on the property, with electricity, and offers a beautiful view of the oxbow. This property is truly rare and the only one of its kind located on this section of the White River.



OWNERSHIP MAP



LOCATION MAP



2024-2025 SEASON



2024-2025 SEASON



AERIAL MAP





2024-2025 SEASON









LOCATION & ACCESS

McClelland, White County, Arkansas
Northeast Region of Arkansas

Mileage Chart

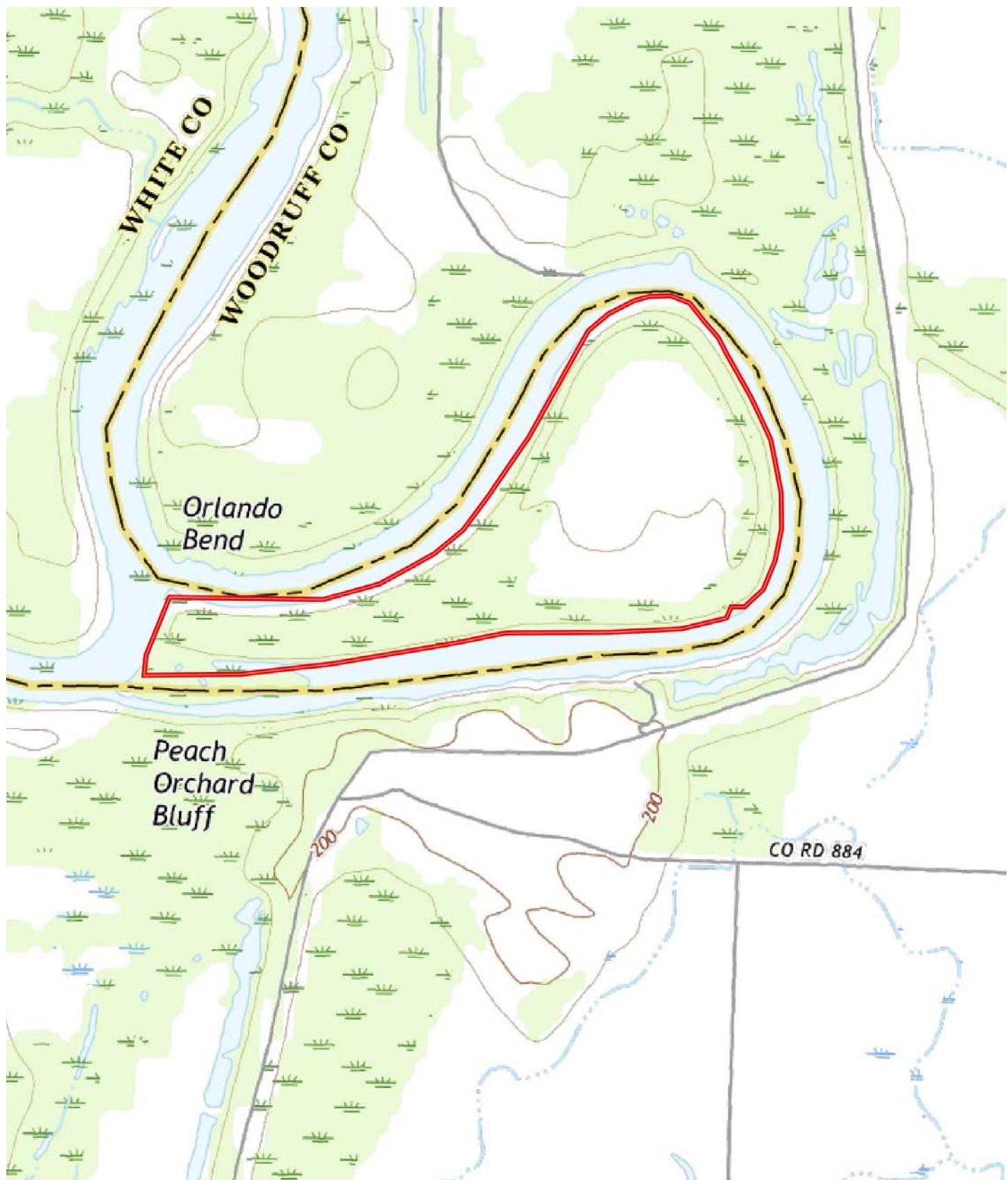
Des Arc, AR	12 Mile
Augusta, AR	19 Miles
Little Rock, AR	72 Miles
Memphis, TN	96 Miles

Access is via Woodruff County Road 884.



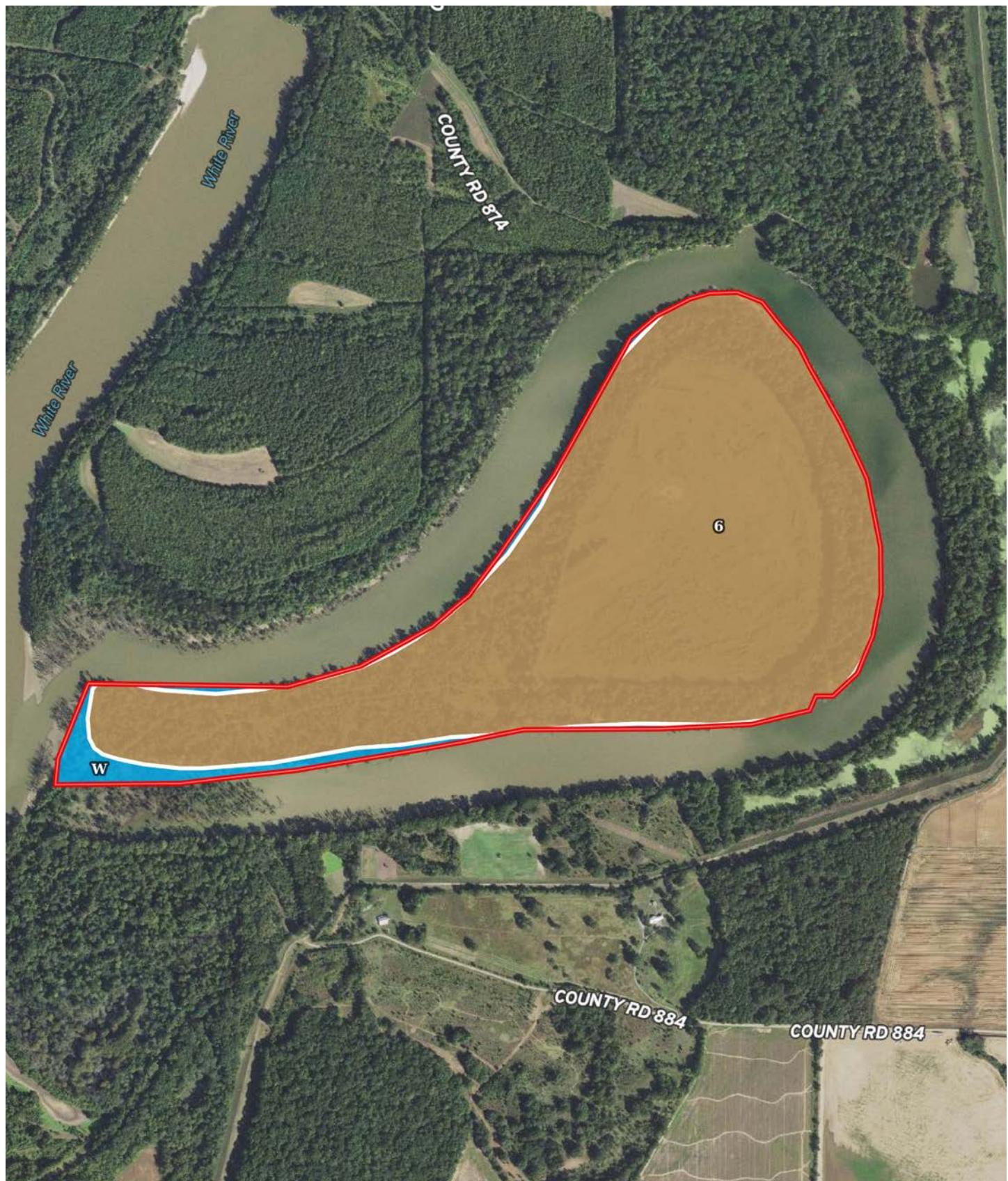


TOPOGRAPHY MAP





SOIL MAP



SOIL MAP KEY

SOIL CODE	SOIL DESCRIPTION	ACRES	%	CPI	NCCPI	CAP
6	Commerce silty clay loam, frequently flooded	176.8	94.19	0	70	4w
W	Large water	10.89	5.8	0	-	8
TOTALS		187.6 9(*)	100%	-	65.94	4.23

(*) 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

\$111.00 (estimated, based on 2023 taxes)

Offering Price

\$999,000.00 (*originally \$1,222,000.00*)

To learn more about the Old River at Georgetown or to schedule a property tour, contact Gar Lile or Gardner Lile of Lile Real Estate, Inc.

Gar Lile

501-920-7015 (m)

glile@lilerealestate.com

Gardner Lile

501-658-9275 (m)

gardner@lilerealestate.com













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.

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:

GAR LILE

501.920.7015 (m)
glile@lilerealestate.com

GARDNER LILE

501.658.9275 (m)
gardner@lilerealestate.com

Scan for
more info





1 Allied Drive, Suite 2220
Little Rock, Arkansas 72202
WWW.LILEREALESTATE.COM



501.374.3411 (Office)
501.421.0031 (Fax)

INFO@LILEREALESTATE.COM