



SHEPHERD ISLAND 125

A Recreational Investment Opportunity

125± Total Acres | \$425,000.00

Jefferson County, Arkansas



AGRICULTURE | RECREATION | TIMBERLAND

Traditional Brokerage + Sealed Bids + Consulting

LICENSED IN ARKANSAS, LOUISIANA, MISSISSIPPI, AND TENNESSEE



SHEPHERD ISLAND 125

QUICK FACTS

Acreage

125± total acres

Location

Pine Bluff, Arkansas

Access

Shepherd Island Road

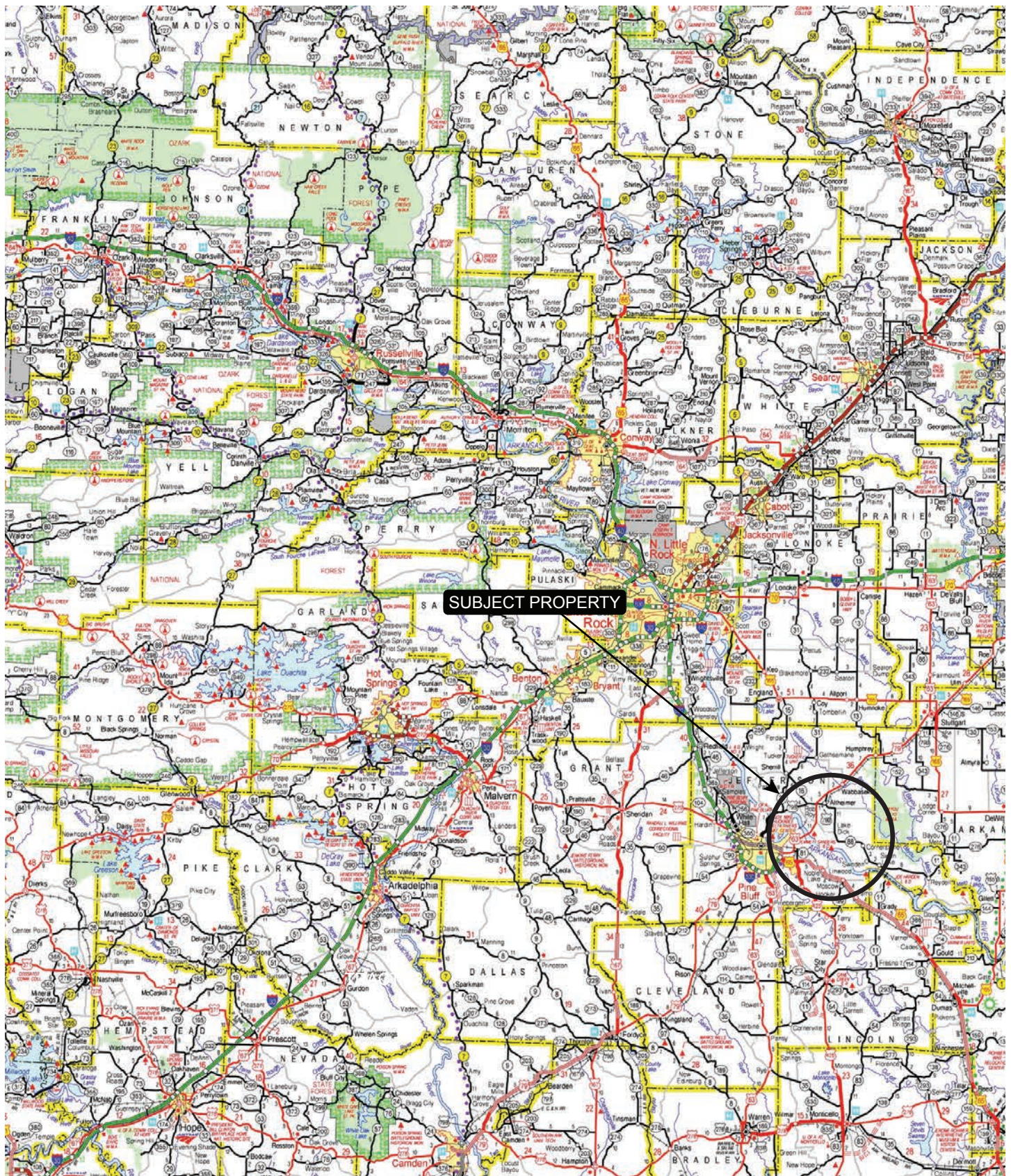
Recreation

Waterfowl, deer, and small
game hunting

Offering Price

\$425,000.00

VICINITY MAP



PROPERTY DESCRIPTION

SHEPHERD ISLAND 125

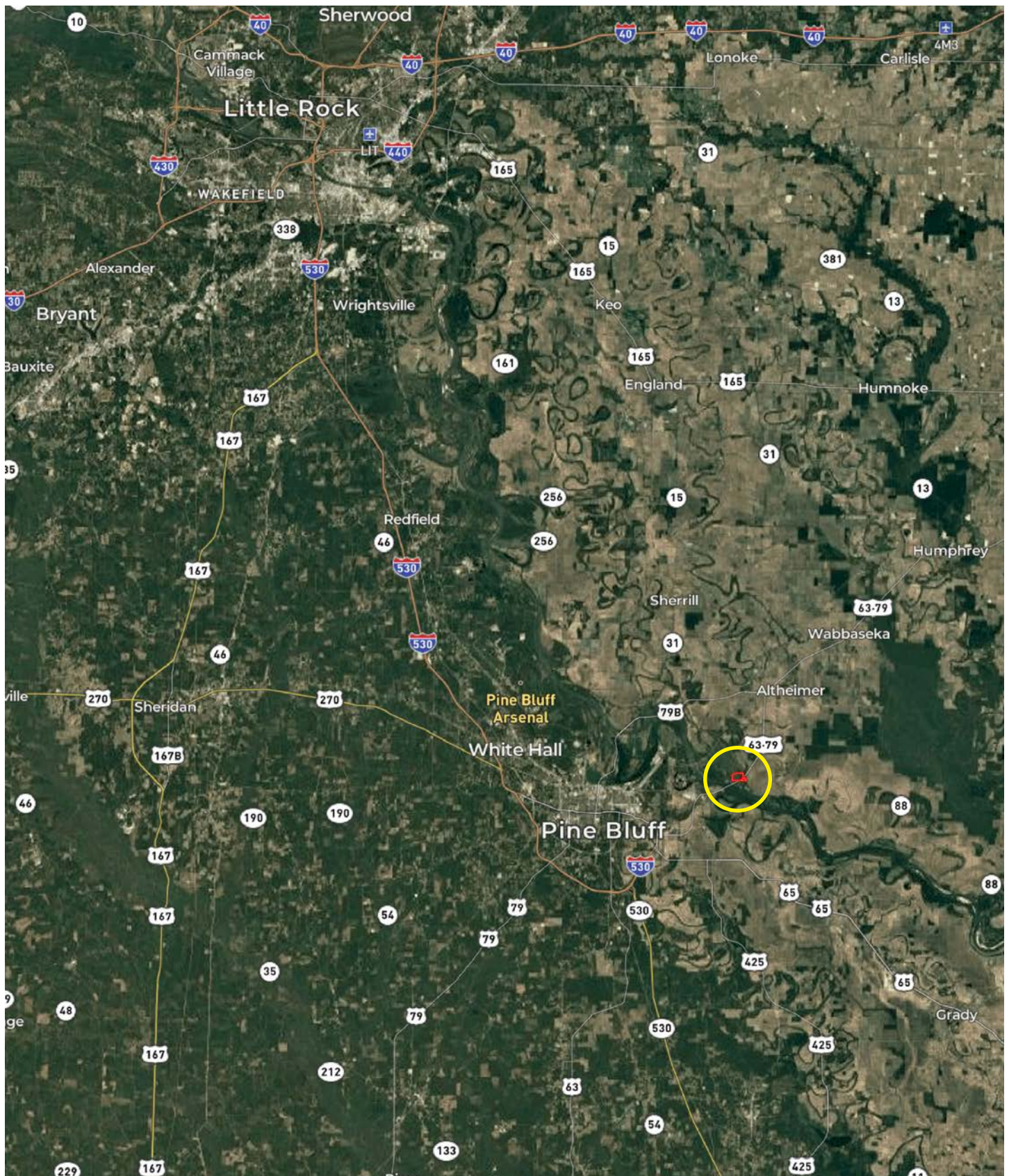
The Shepherd Island 125 is a good recreational investment opportunity located in Jefferson County, Arkansas just east of the city of Pine Bluff. The property consists of 125± acres and offers a diverse habitat mix for deer and waterfowl that includes willow trees, bottomland hardwoods, fallow field, and sloughs. The property is situated in the Arkansas River valley which is known for strong whitetail deer hunting. Additionally, neighboring landowners are

intensely managing their property for deer and waterfowl. There is frontage along Shepherd Island Road which provides excellent access. This offering is unique in that there are not many recreational tracts of this size that offer duck and deer hunting with an easy drive from Little Rock.

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



LOCATION MAP



AERIAL OVERLAY





AERIAL MAP











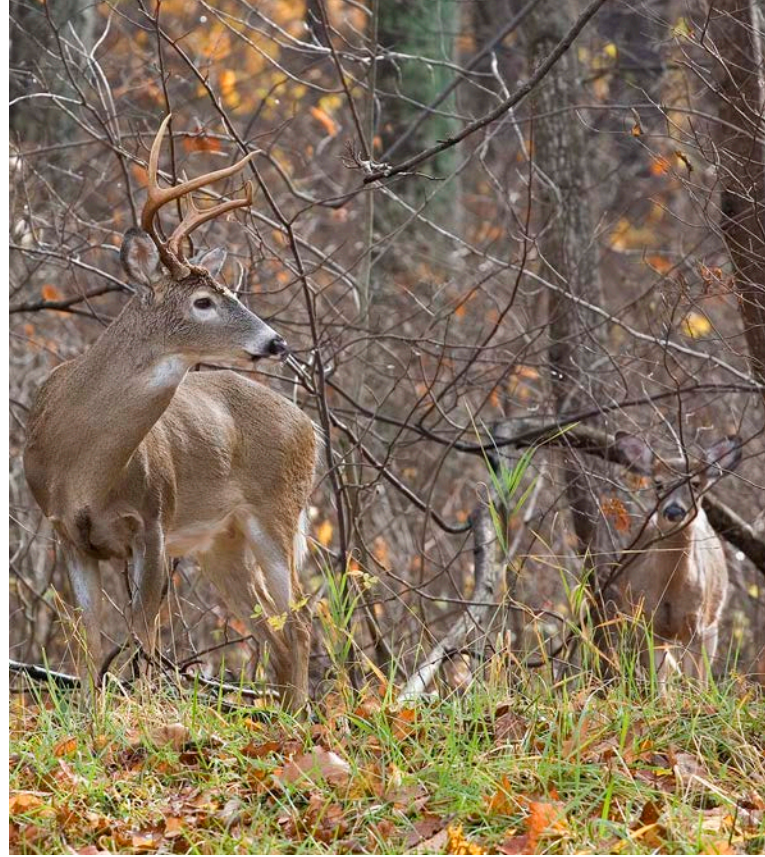
LOCATION & ACCESS

Pine Bluff, Jefferson County, Arkansas
Southeastern Region of Arkansas

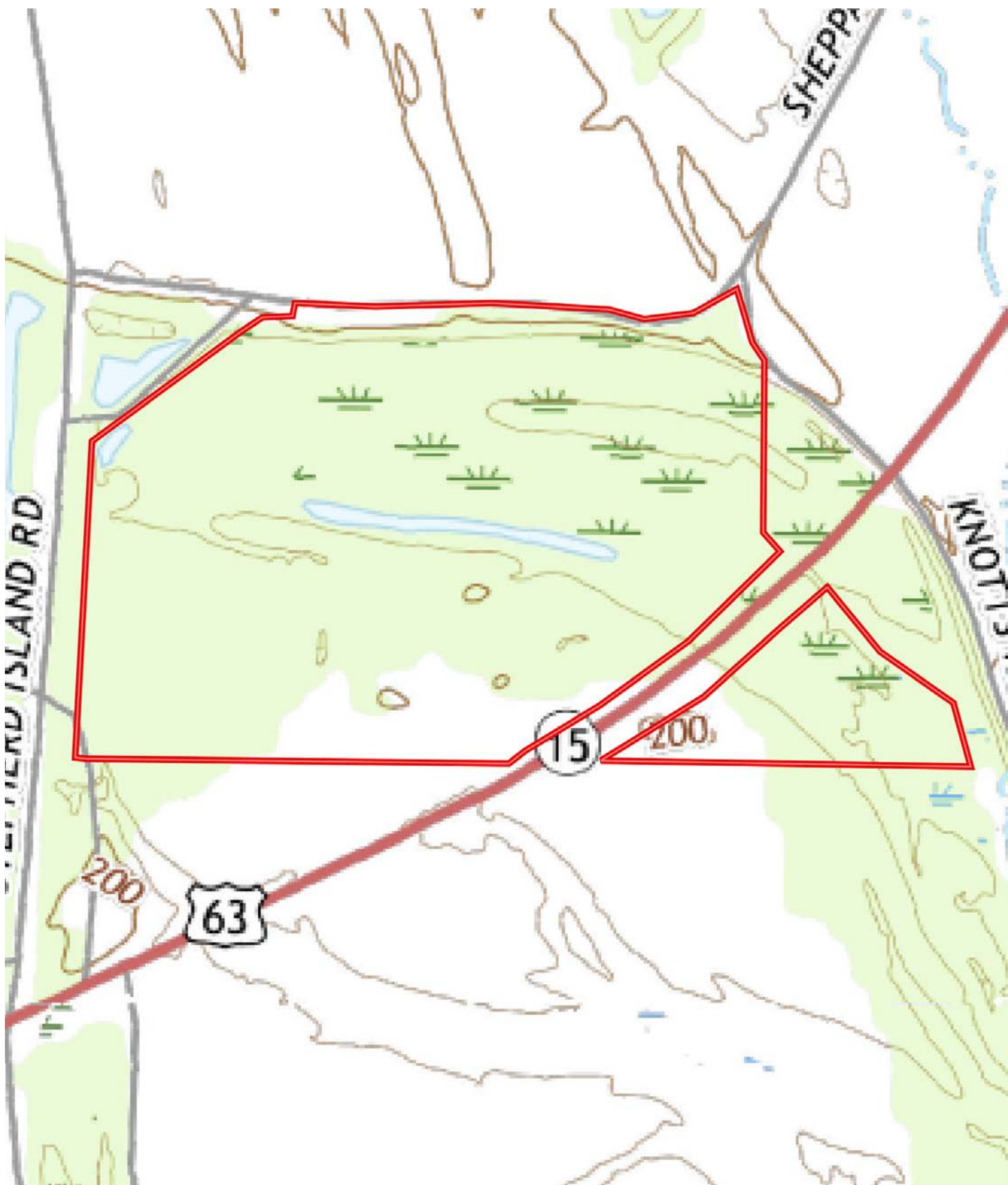
Mileage Chart

Pine Bluff, AR	11 Mile
Stuttgart, AR	27 Miles
Little Rock, AR	42 Miles

Access is excellent via Shepherd Island Road.



TOPOGRAPHY MAP





SOIL MAP



SOIL MAP KEY

SOIL CODE	SOIL DESCRIPTION	ACRES	%	CPI	NCCPI	CAP
12	Crevasse soils, frequently flooded	110.38	86.03	0	32	5w
52	Water	17.86	13.92	0	-	8
31	Portland clay, 0 to 1 percent slopes, occasionally flooded	0.08	0.06	0	53	4w
TOTALS		128.32(*)	100%	-	27.56	5.42

(*) 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



RESOURCES & PRICE

Mineral Rights

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

Real Estate Taxes

\$150.00 (estimated)

Offering Price

\$425,000.00

To learn more about the Shepherd Island 125 or to schedule a property tour, contact Gar Lile or Gardner Lile of Lile Real Estate, Inc.

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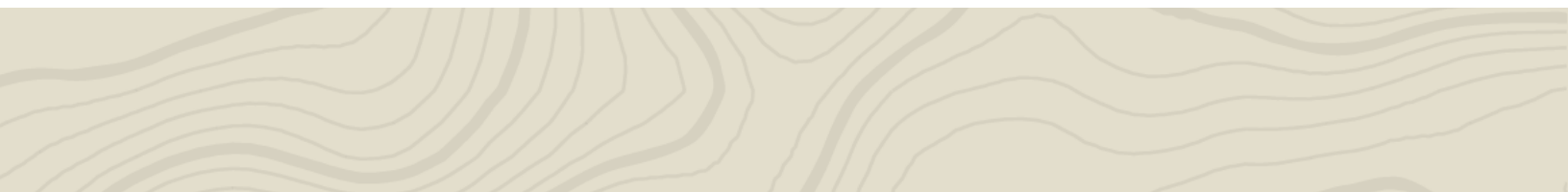




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The management of Lile Real Estate, Inc. respectfully requests that interested parties contact us in advance to schedule a proper showing and do not attempt to tour or trespass on the property on their own. Thank you for your cooperation.

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

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