



BLACK LAKE RETREAT

A Recreational Investment Opportunity

1,663.47± Contiguous Acres | \$4,800,000.00

Bradley County, Arkansas

PRICE IMPROVEMENT



AGRICULTURE | RECREATION | TIMBERLAND

Traditional Brokerage + Sealed Bids + Consulting

LICENSED IN ARKANSAS, LOUISIANA, MISSISSIPPI, AND TENNESSEE



BLACK LAKE RETREAT

QUICK FACTS

Acreage

1,663.47± total, contiguous acres

Location

Bradley County, Arkansas

Access

Arkansas Highway 8 frontage

Recreation

Duck, deer, turkey, and small game hunting, as well as fishing

Notable Features

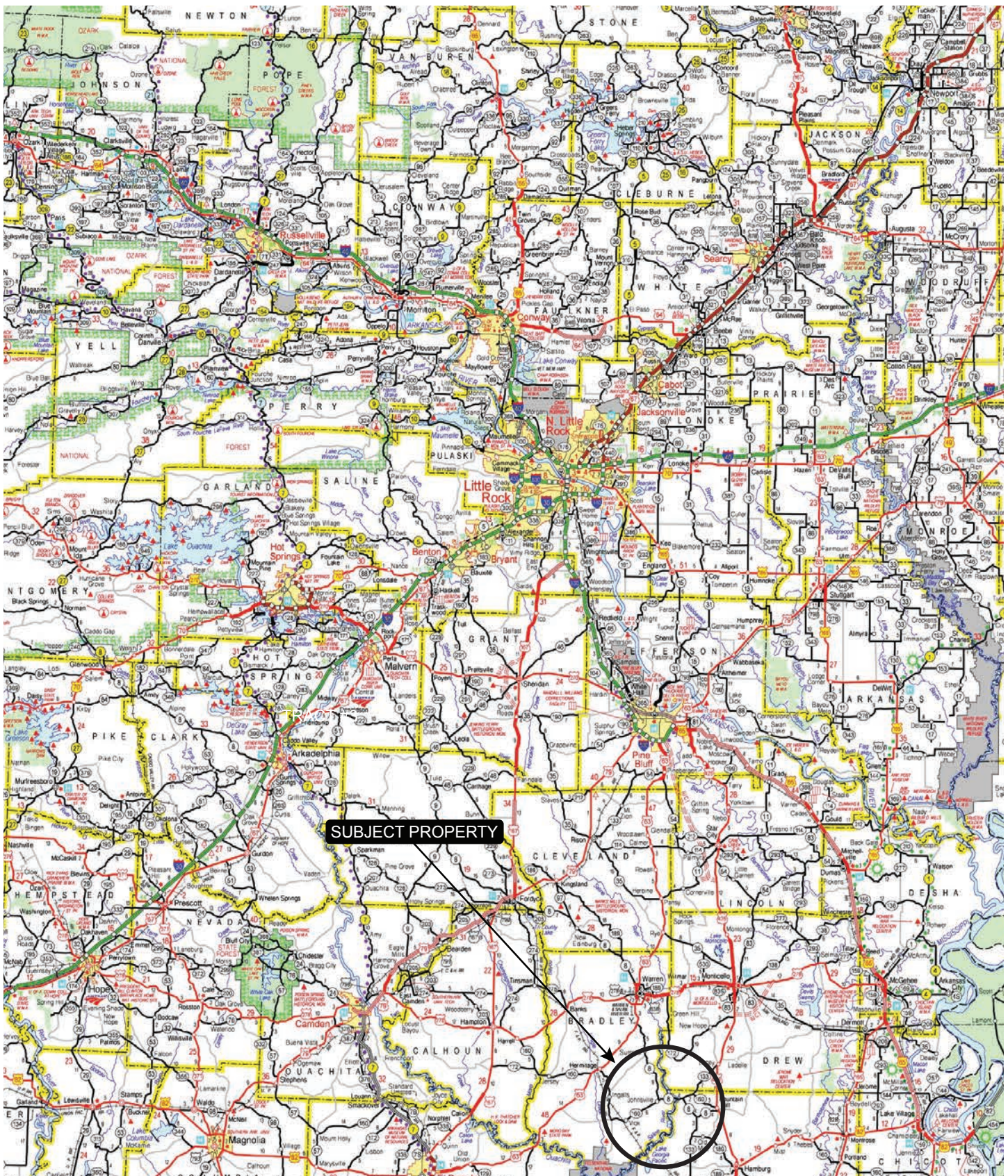
- All weather internal road system
- Gated access to the property
- Newly constructed pole barn
- Sixteen (16) established deer stand locations
- Seven (7) established duck hunting food plots
- Saline River frontage
- Private oxbow lake (Black Lake)

Offering Price

\$4,800,000.00 (*originally*
\$5,323,104.00)



VICINITY MAP



PROPERTY DESCRIPTION

BLACK LAKE RETREAT

The Black Lake Retreat offers over 1,663.47± total contiguous acres, per the Bradley County tax acres, and is located along the banks of the Saline River in Bradley County Arkansas. This unique property offers excellent amenities and improvements including over four miles of frontage along the Saline River. Logistics are great having frontage along Arkansas Highway 8 and being centrally located between three towns in South Arkansas - Warren, Monticello, and Crossett.

Recreational opportunities include duck, deer, turkey and other small game hunting. An internal all weather gravel access road provides easy and comfortable hunting opportunities to the established deer and duck food plots. In total, there are sixteen (16) established deer

stand locations and seven (7) established duck hunting food plots. Timber stocking is predominantly mixed species bottomland hardwood. However there are some acres also planted to pine plantation, which with regular burning and maintenance make an excellent addition to the turkey habitat. Recreational opportunities are only further enhanced by ownership of Black Lake – a 20 acre old growth cypress oxbow lake that is stocked with crappie and improved by a boat ramp. Public access ramp to the Saline River is at the community of Longview, approximately one mile from the property.

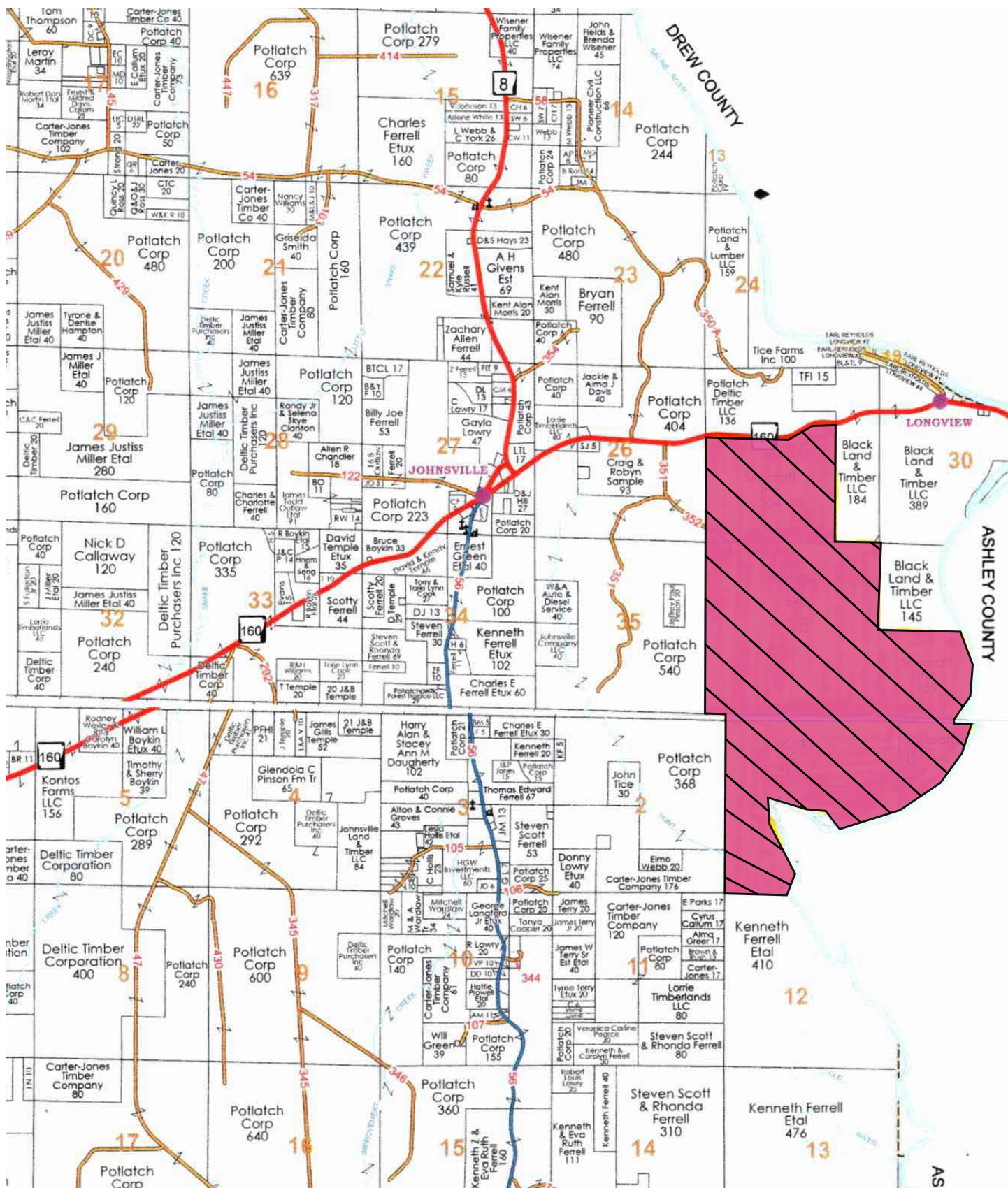
Electricity, rural water, several lodge sites exist, plus an existing pole barn allow for easy construction of your dream cabin if so desired.



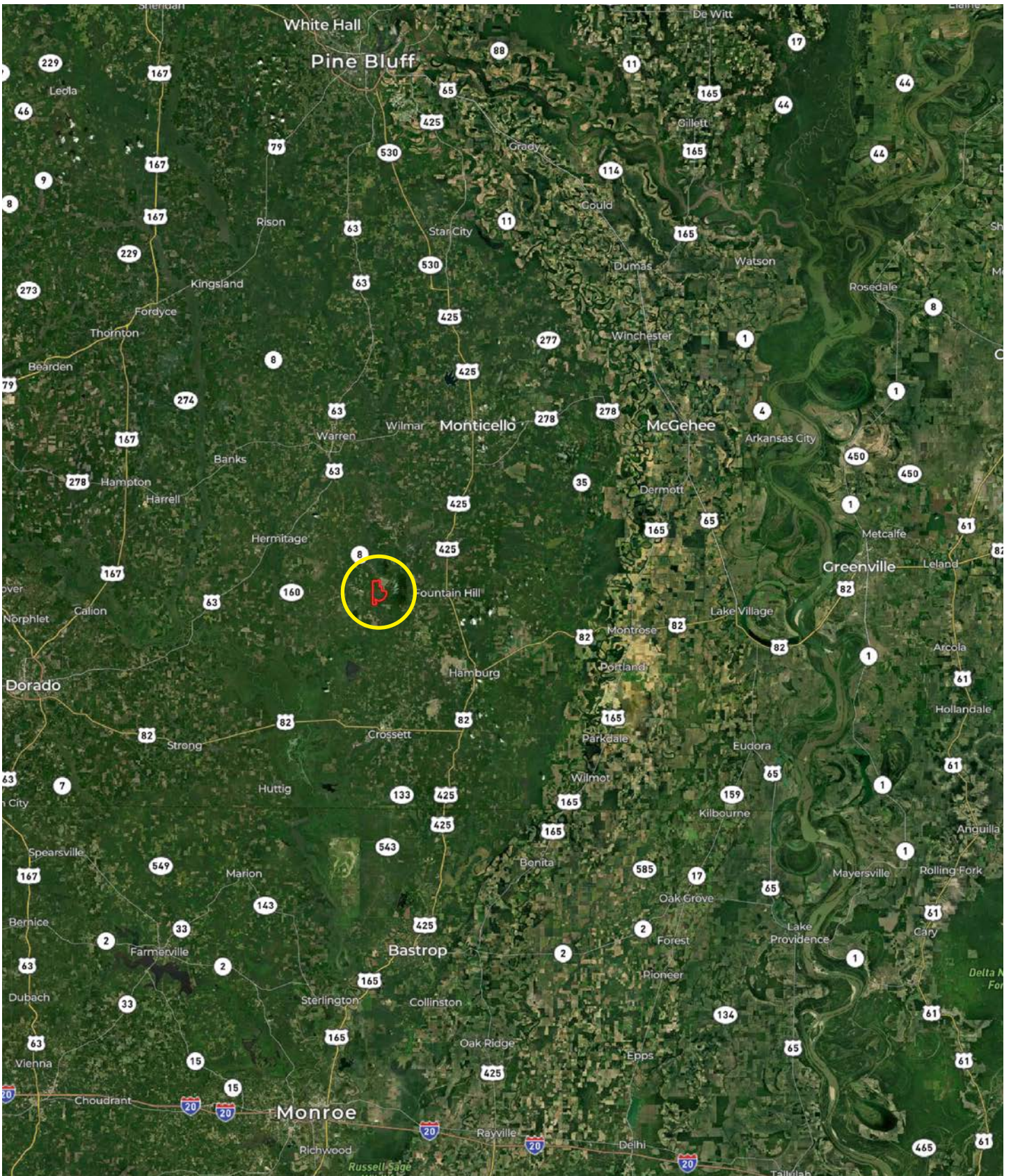




OWNERSHIP MAP



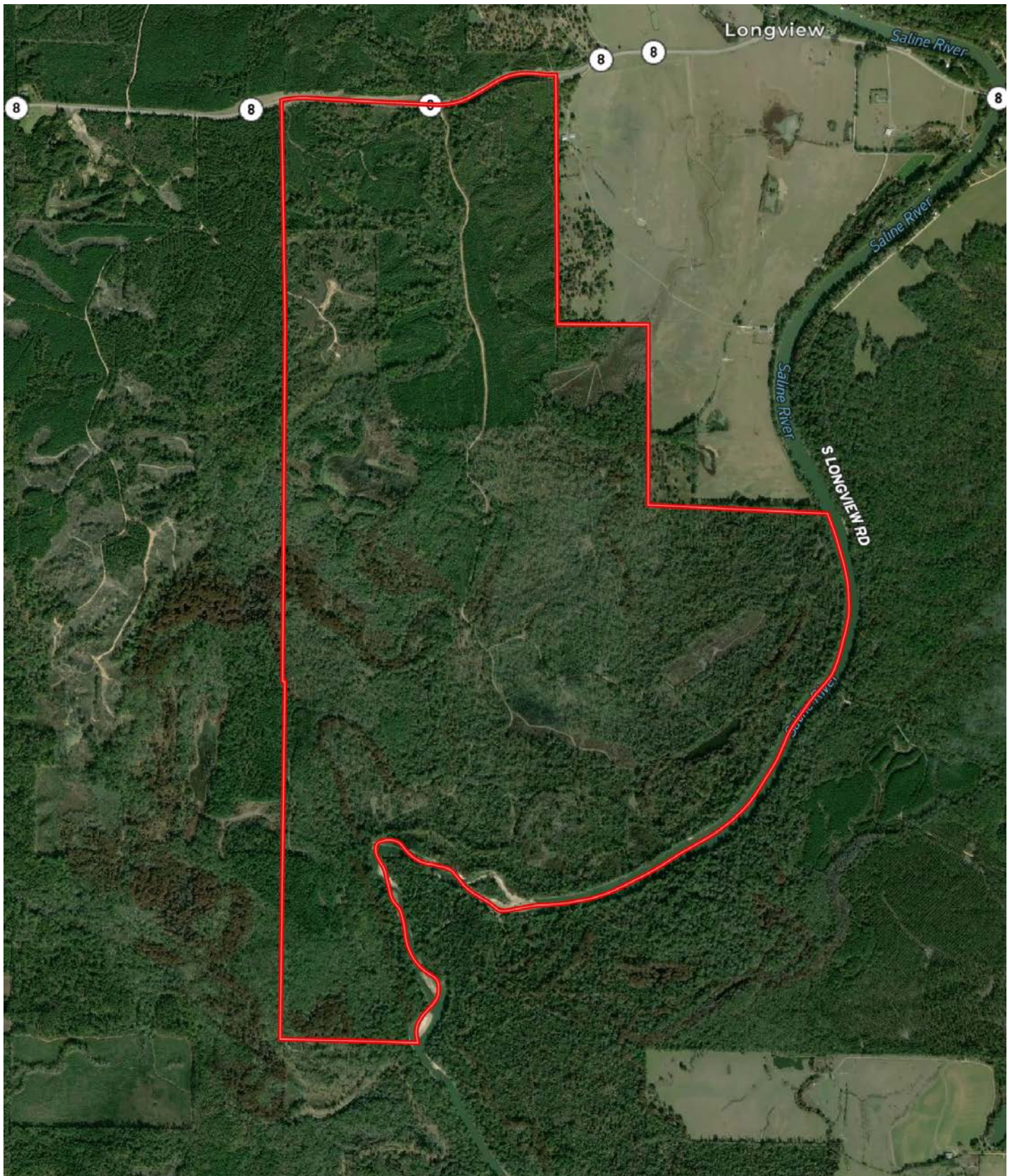
LOCATION MAP







AERIAL MAP

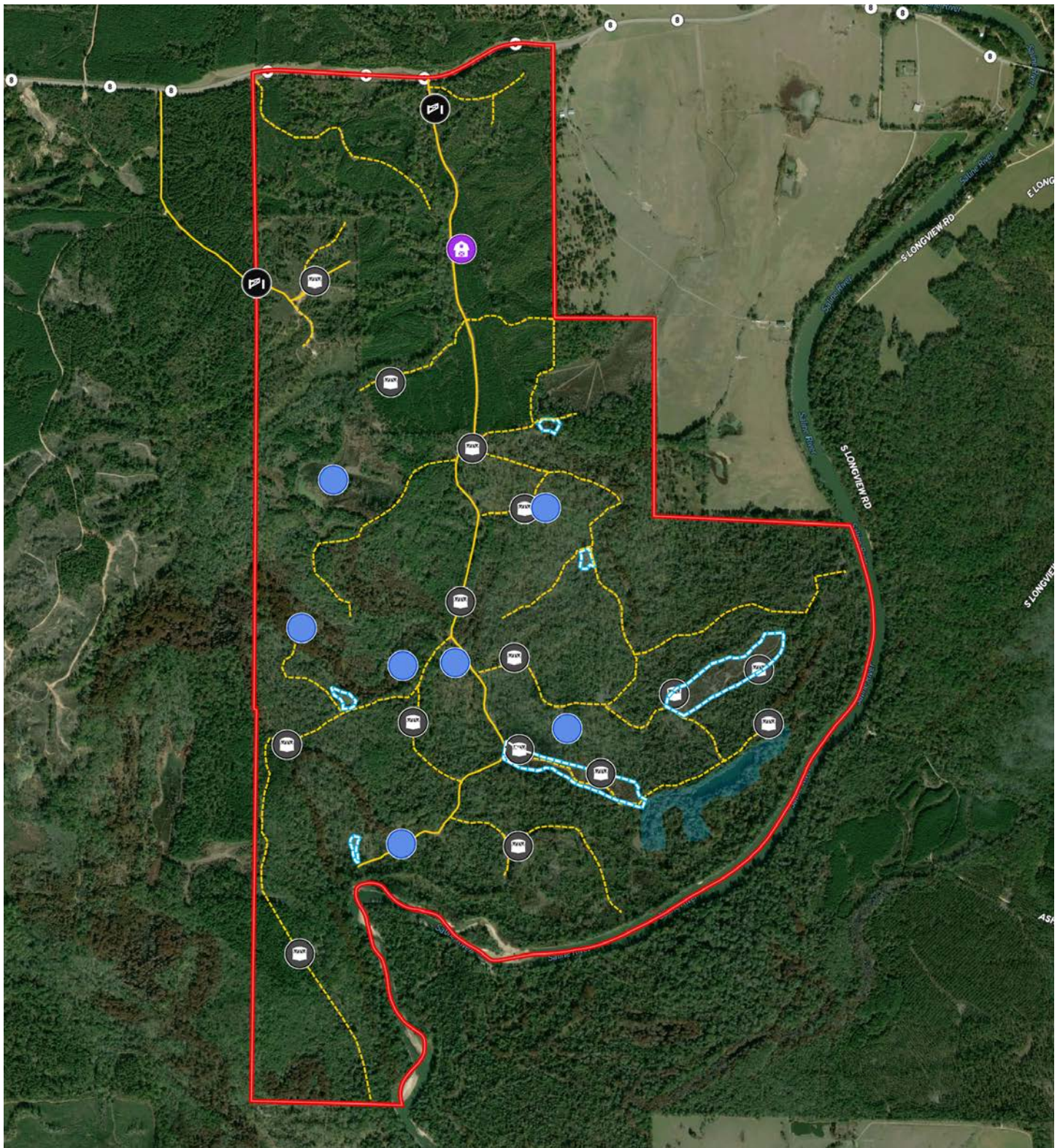








RECREATIONAL MAP





LOCATION & ACCESS

Bradley County, Arkansas
Southeastern Region of Arkansas

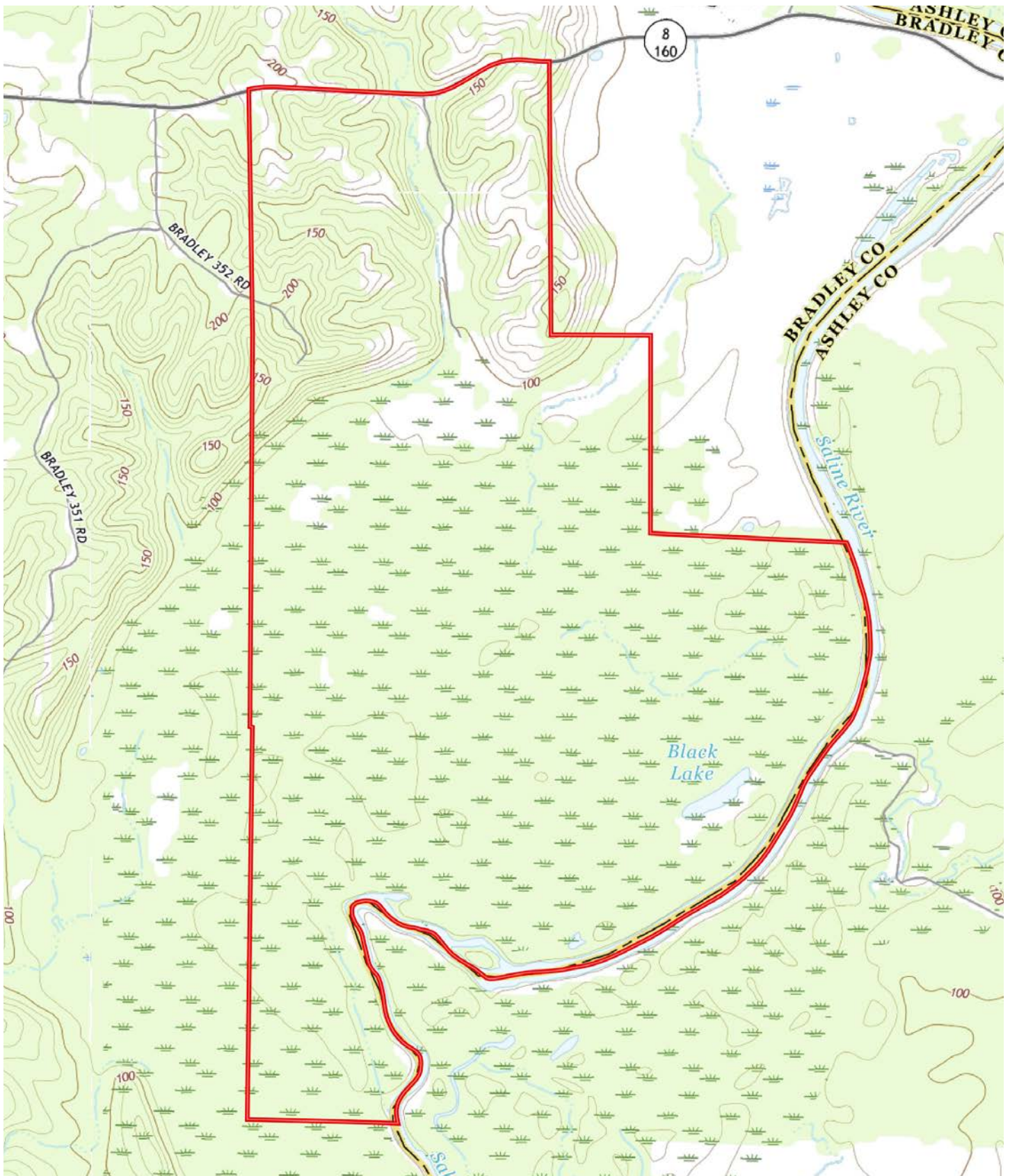
Mileage Chart

| | |
|----------------|----------|
| Warren, AR | 20 Miles |
| Crossett, AR | 22 Miles |
| Monticello, AR | 23 Miles |
| El Dorado, AR | 46 Miles |
| Monroe, LA | 78 Miles |

The property is accessible from Arkansas
Highway 8.



TOPOGRAPHY MAP







This aerial map displays the Longview River watershed, outlined in red. The map is color-coded to represent different land use categories: brown for the main watershed area, tan for the riparian zone, blue for water bodies, and white for wetlands. Key features include the Longview River, several ponds, and various land use labels such as SDC, MA, WCF, RUC, MB, W, WCC2, BB, and OC. The map also shows surrounding roads and vegetation.

SOIL MAP KEY

| SOIL CODE | SOIL DESCRIPTION | ACRES | % | CPI | NCCPI | CAP |
|-----------|---|------------|-------|-----|-------|------|
| Bb | Bibb silt loam, 0 to 1 percent slopes, frequently flooded | 847.68 | 51.07 | 0 | 45 | 5w |
| Oc | Ochlockonee fine sandy loam (ouachita) | 299.74 | 18.06 | 0 | 81 | 2w |
| WcF | Wilcox silty clay loam, steep phase | 285.39 | 17.19 | 0 | 38 | 7e |
| W | Water | 85.15 | 5.13 | 0 | - | 8 |
| Mb | Amy silt loam, 0 to 1 percent slopes | 71.33 | 4.3 | 0 | 62 | 5w |
| Ma | Mixed alluvial land (guyton) | 40.62 | 2.45 | 0 | 52 | 5w |
| RuC | Ruston fine sandy loam, 3 to 8 percent slopes | 13.47 | 0.81 | 0 | 70 | 4e |
| WcC2 | Wilcox silty clay loam, eroded gently sloping phase | 8.21 | 0.49 | 0 | 57 | 4e |
| 36 | Water | 6.02 | 0.36 | 0 | - | 8 |
| SdC | Savannah very fine sandy loam, gently sloping phase | 2.16 | 0.13 | 0 | 58 | 3e |
| TOTALS | | 1659.77(*) | 100% | - | 49.01 | 4.95 |

(*) 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 (estimated)

| Parcel ID | Acreage | Taxes |
|---------------|-----------------|-------------------|
| 006-25003-000 | 304.11 | \$355.00 |
| 006-36001-000 | 637.39 | \$638.00 |
| 001-31002-000 | 168.60 | \$146.00 |
| 007-01001-000 | 459.31 | \$382.00 |
| 002-06001-000 | 94.06 | \$81.00 |
| Total | 1,663.47 | \$1,602.00 |

Offering Price

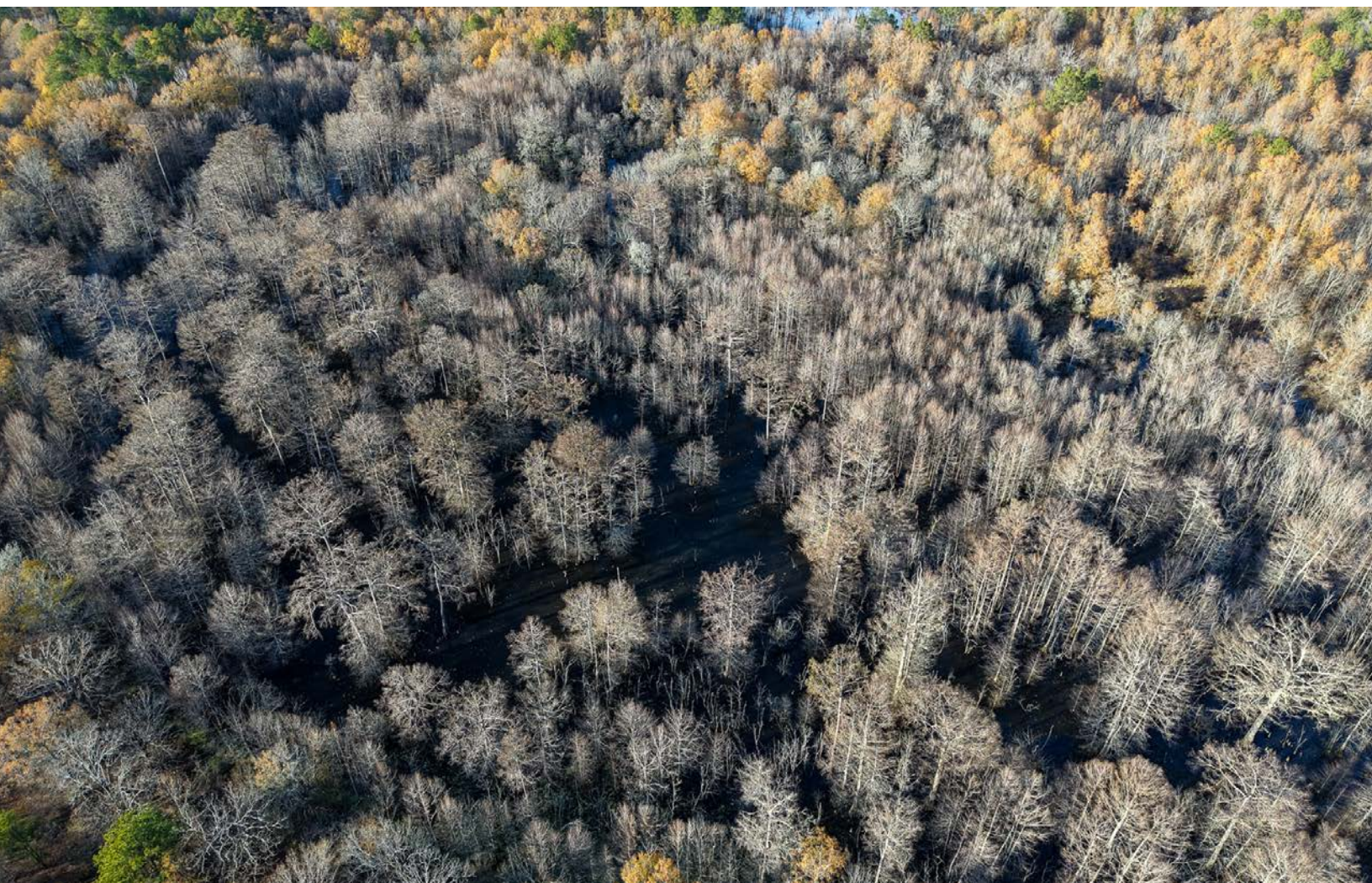
\$4,800,000.00 (*originally \$5,323,104.00*)

To learn more about Black Lake Retreat or to schedule a property tour, contact Brandon Stafford of Lile Real Estate, Inc.

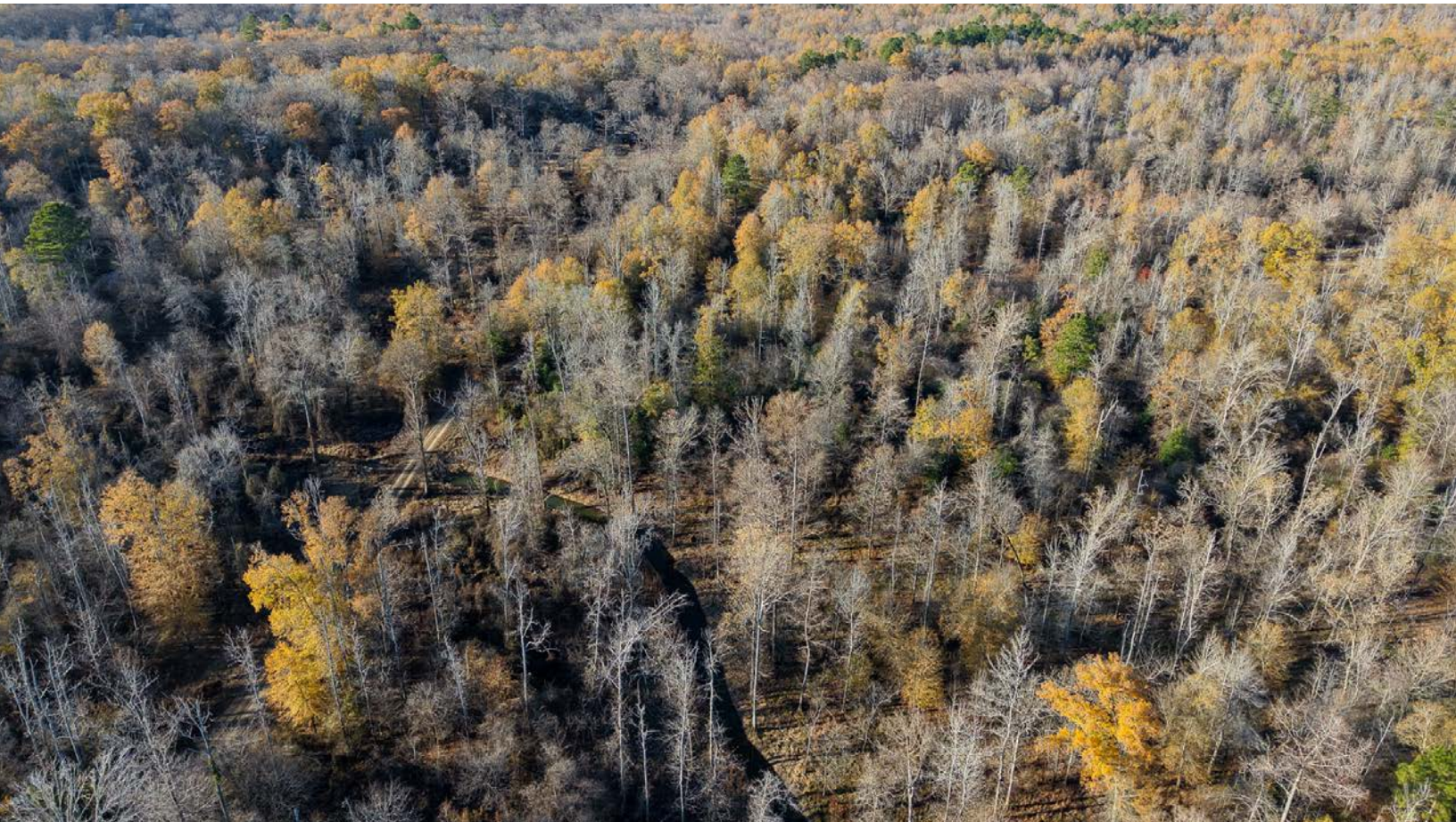
Brandon Stafford

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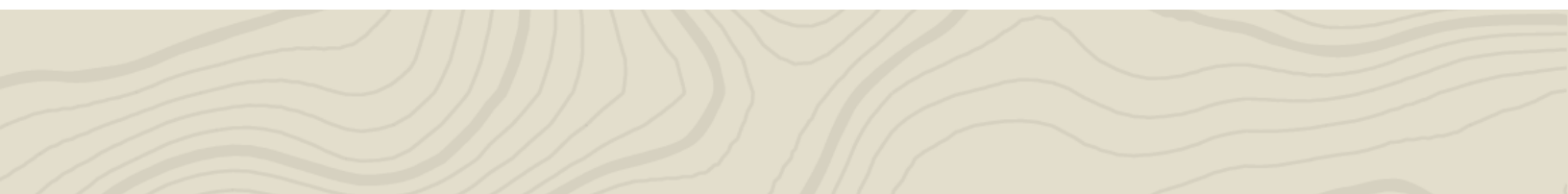




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Lile Real Estate is a dedicated team of professionals with an in-depth understanding and a network of qualified buyers within the Mid-South and across the country. For over 30 years, we've connected land sellers with buyers in Arkansas, Louisiana, Mississippi, and Tennessee.



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



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