



# DEEP BAYOU RETREAT

A Recreational Investment Opportunity

424± Total Acres | \$1,484,000.00

Jefferson County, Arkansas



**AGRICULTURE | RECREATION | TIMBERLAND**

Traditional Brokerage + Sealed Bids + Consulting

LICENSED IN ARKANSAS, LOUISIANA, MISSISSIPPI, AND TENNESSEE



# DEEP BAYOU RETREAT

## QUICK FACTS

### Acreage

424± total acres

### Location

Pine Bluff, Arkansas

### Access

Arkansas State Highway 425

### Recreation

Deer, duck, and small game hunting, as well as fishing

### Notable Features

- Gated access to the property
- Partially high fenced
- Shop with covered parking
- Existing deer stands and food plots in place
- Access to Deep Bayou

### Offering Price

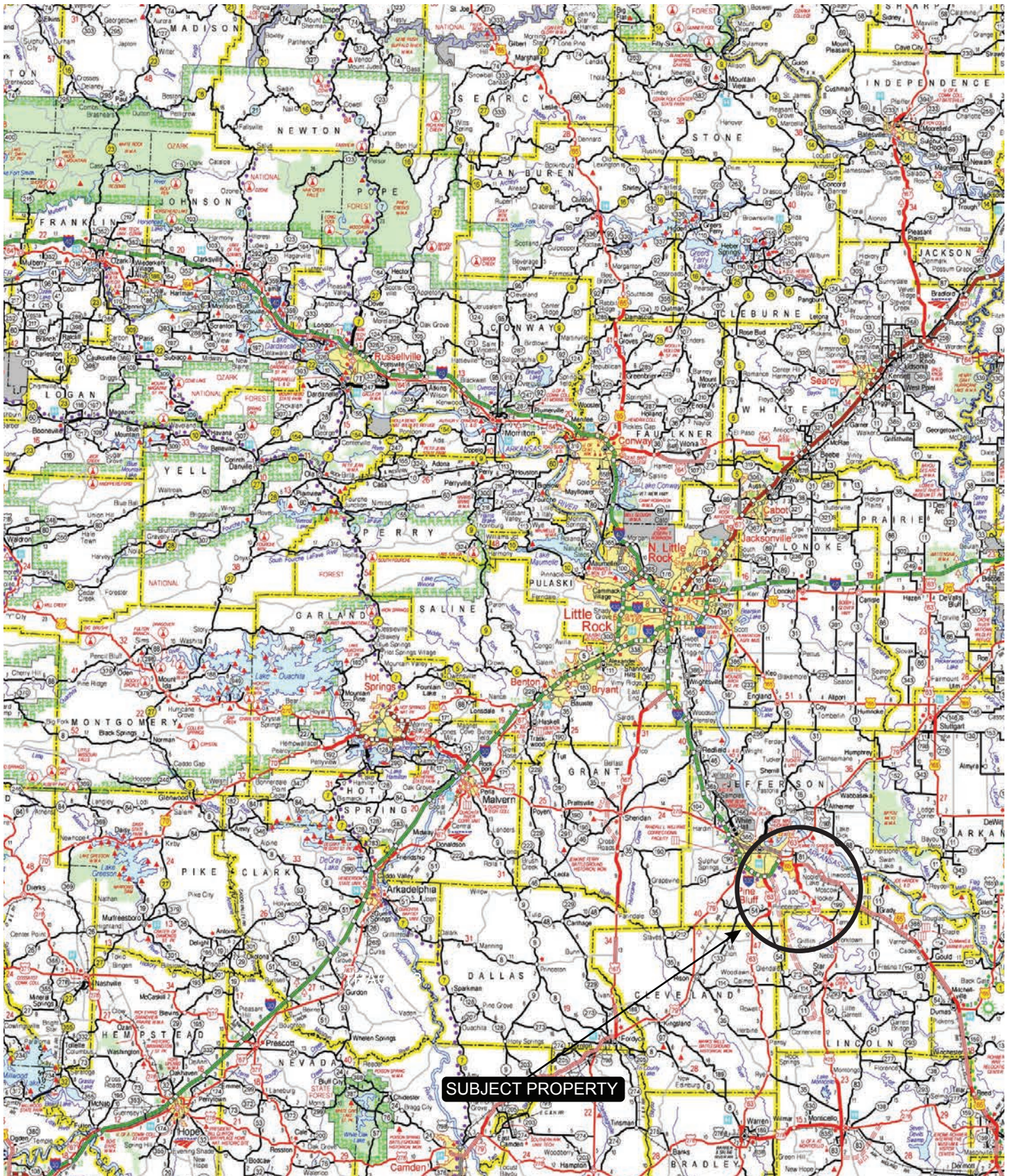
\$1,484,000.00







# VICINITY MAP





# PROPERTY DESCRIPTION

## DEEP BAYOU RETREAT

The Deep Bayou Retreat consists of 424± contiguous acres in Jefferson County, Arkansas and is a good recreational investment opportunity. The property has frontage along Arkansas State Highway 425 and has excellent gated access. The property offers deer and duck hunting opportunities but has been specifically developed for deer hunting. Portions of the property have been enclosed with a high fence with numerous food plots in place, which are complimented with enclosed deer stands. The property is comprised of pine plantation, hardwoods, sloughs, and pasture offering an excellent diversity of

habitat. Deep Bayou runs through the center of the property and offers good fishing opportunities. Approximately 196.58± acres have been enrolled in the Conservation Reserve Program which further enhances the habitat for deer as well as generates significant annual income for the landowner. A shop is located on the property and offers excellent enclosed storage for all your equipment and covered parking under the lean-to on the south side of the shop. An all-weather road is in the place from the highway to the shop.





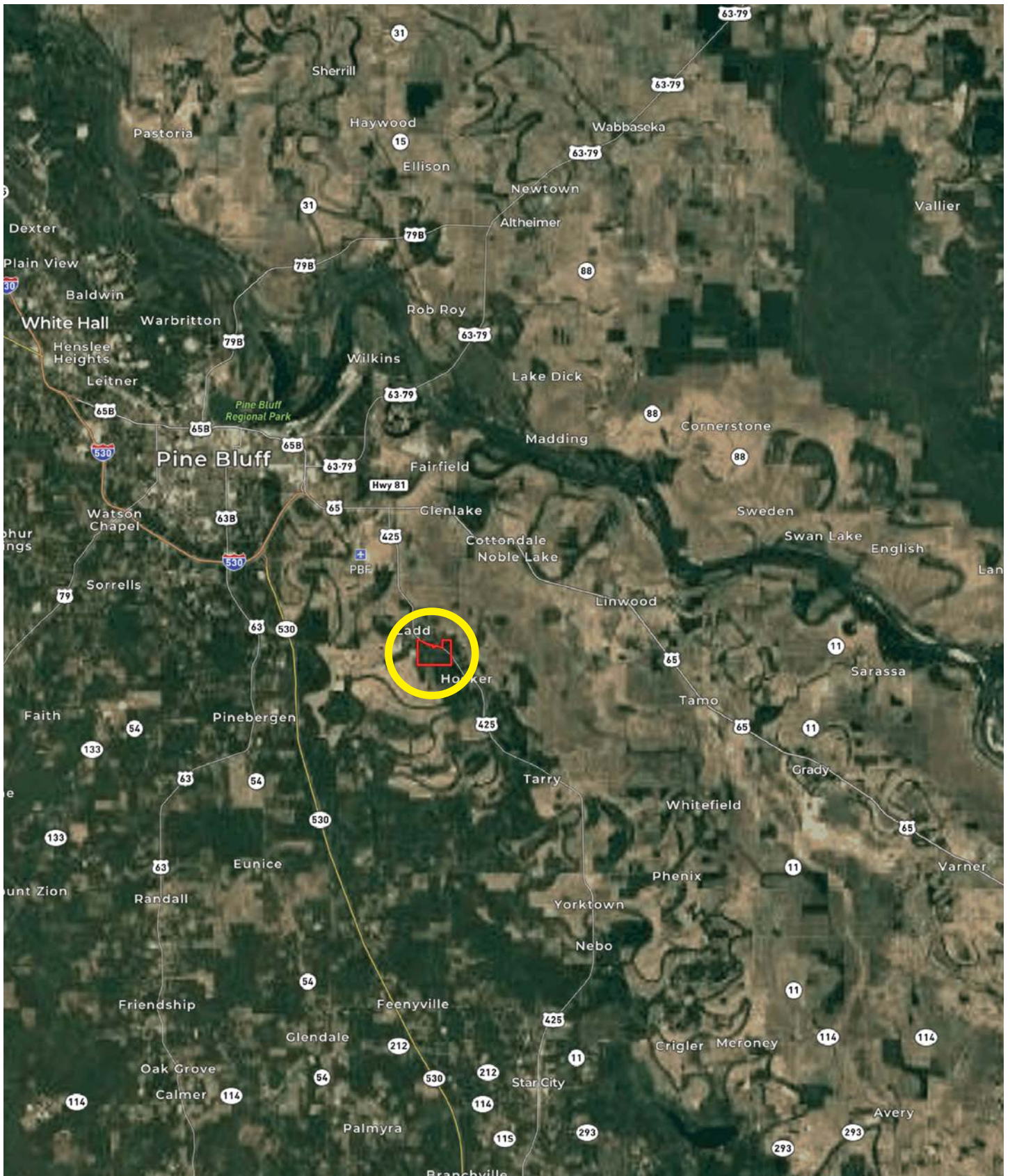




This is a detailed plat map of a portion of the 10th Judicial Circuit in Florida. The map displays numerous land parcels, each labeled with the owner's name and the acreage. A large, irregularly shaped area in the center-left of the map is highlighted with pink diagonal hatching. This area is bounded by a red line that follows a road and a water body. The map includes several major roads, including US Highway 425, and various local roads such as Wright Ln, McEntire Rd, Brunmar Cove, and Ponerosa Rd. Owners listed include Steven Dayton Pharr (187, 178, 40, 60, 80), Mt Magazine Farms LLC (360, 280, 309, 256, 120, 80), Brown Pelican Farms LLC (309, 147, 256), Dean Chambliss LP (520), and HTFF REIT Inc (253). The map also shows water bodies like Deep Bayou and Bartholomew. The map is oriented with North at the top.



# LOCATION MAP





# AERIAL MAP





# LOCATION & ACCESS

Pine Bluff, Jefferson County, Arkansas  
Southeastern Region of Arkansas

## Mileage Chart

Pine Bluff, AR	8 Miles
Stuttgart, AR	39 Miles
Monticello, AR	39 Miles
Little Rock, AR	57 Miles

The farm has excellent access from Arkansas  
State Highway 425.

















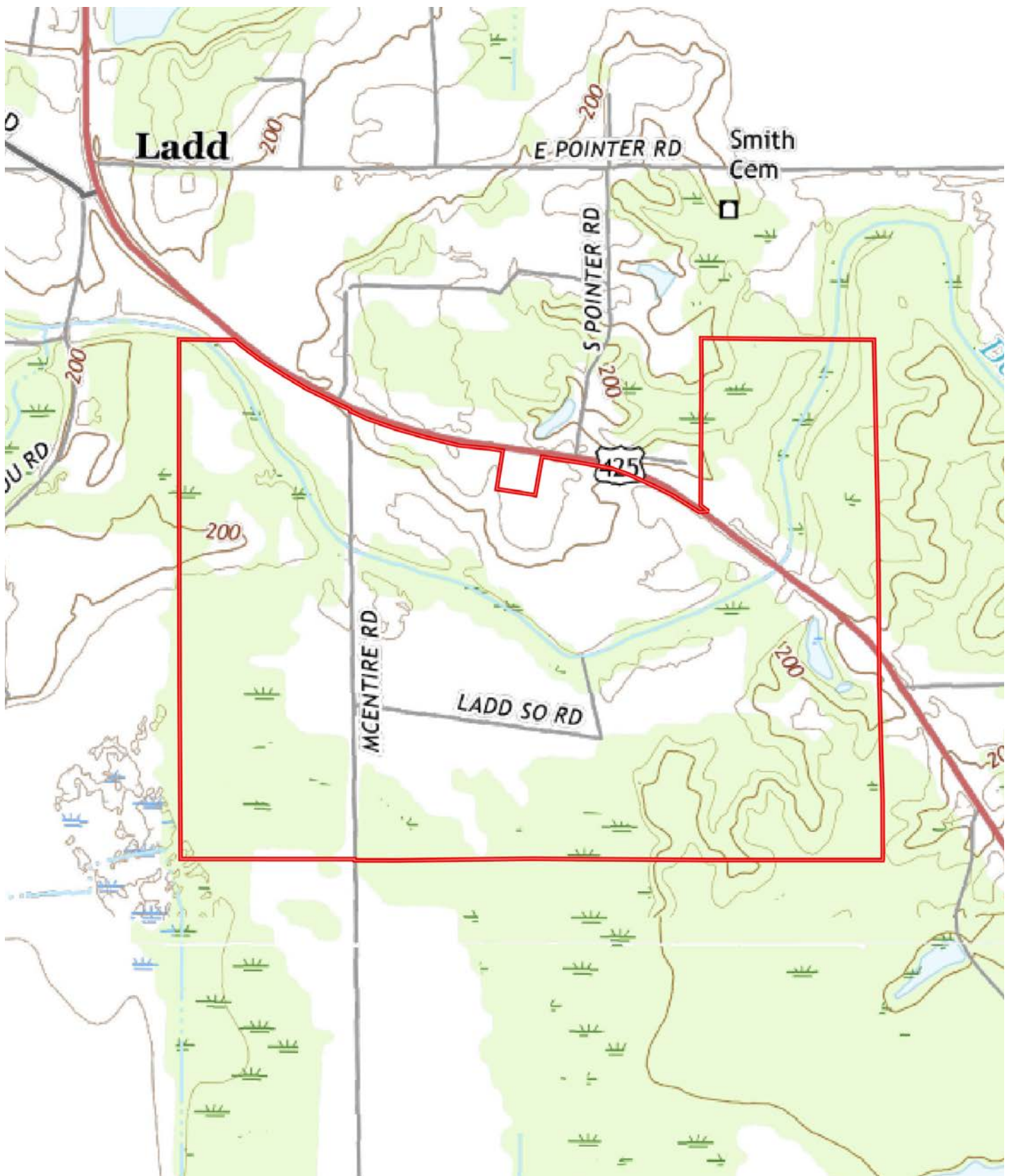
# CONSERVATION RESERVE PROGRAM INFORMATION

Farm Number	Tract Number	Expiration Date	Field Number	Acreage	Rental Rate	Payment
510	1489	9/30/32	1	11.78	\$134.85	\$1,588.53
510	1489	9/30/32	3	12.73	\$134.85	\$1,716.64
510	1489	9/30/32	4	34.18	\$134.85	\$4,609.17
510	1489	9/30/32	5	19.69	\$134.85	\$2,655.20
510	1489	9/30/32	6	3.8	\$134.85	\$512.43
510	1489	9/30/32	7	19.06	\$134.85	\$2,570.24
510	1489	9/30/32	8	18.52	\$134.85	\$2,497.42
510	1489	9/30/32	9	8.82	\$134.85	\$1,189.38
510	1489	9/30/32	12	12.62	\$134.85	\$1,701.81
510	1489	9/30/32	13	19.03	\$134.85	\$2,566.20
510	1489	9/30/32	14	1.93	\$134.85	\$260.26
510	1489	9/30/32	15	12.55	\$134.85	\$1,692.37
510	1489	9/30/32	16	21.87	\$134.85	\$2,949.17
<b>Total</b>				<b>196.58</b>		<b>\$26,508.81</b>





# TOPOGRAPHY MAP

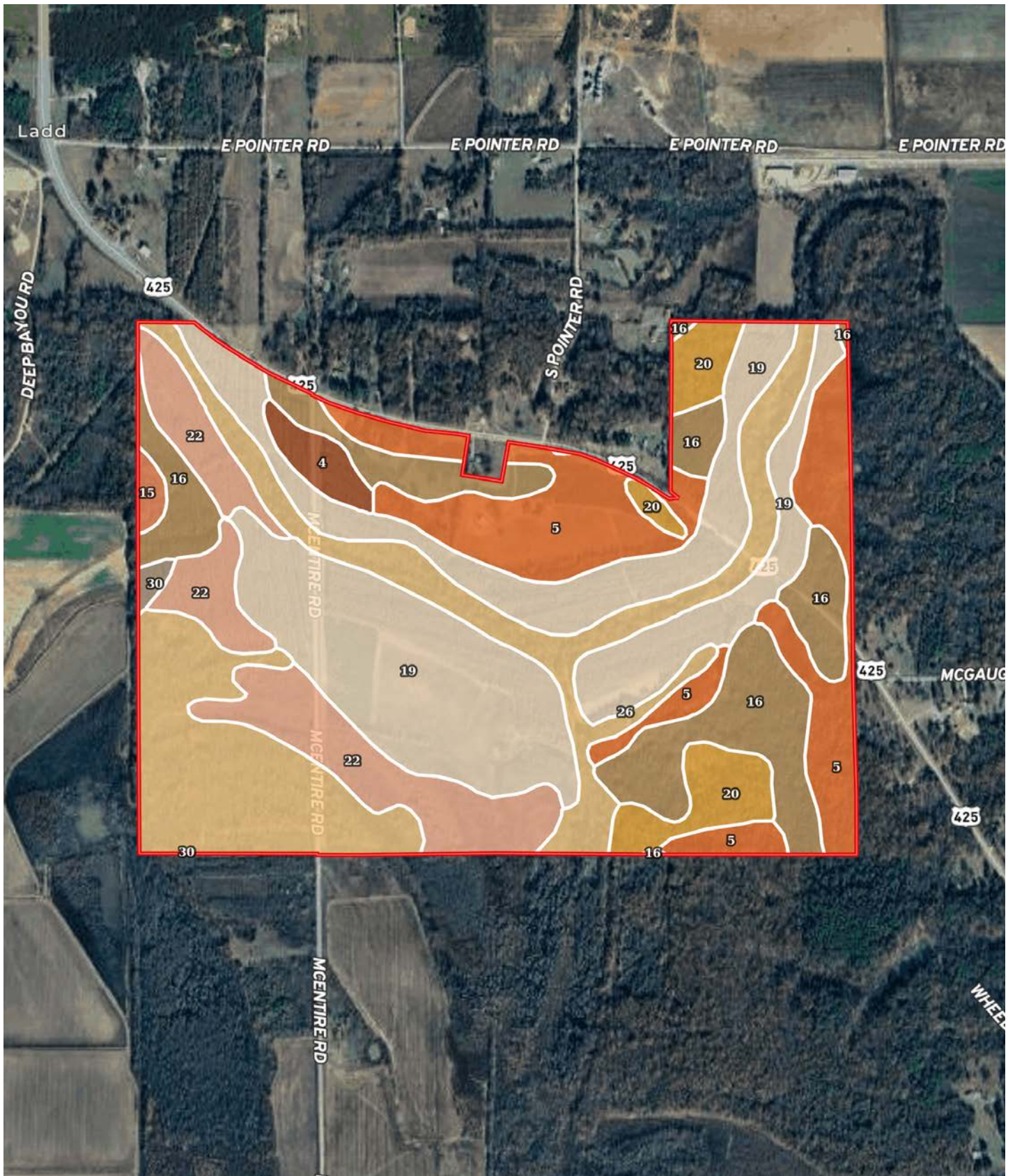








# SOIL MAP





# RESOURCES & PRICE

## Mineral Rights

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

## Real Estate Taxes

\$1,134.00 (estimated)

## Offering Price

\$1,484,000.00

To learn more about Deep Bayou Retreat 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](mailto:glile@lilerealestate.com)

## Gardner Lile

501-658-9275 (m)

[gardner@lilerealestate.com](mailto:gardner@lilerealestate.com)













# FARM SERVICE AGENCY

ARKANSAS  
JEFFERSON

Form: FSA-156EZ

See Page 2 for non-discriminatory Statements.



United States Department of Agriculture  
Farm Service Agency

## Abbreviated 156 Farm Record

FARM : 510

Prepared : 11/13/25 9:12 AM CST

Crop Year : 2026

Operator Name : A P PLANTING CO LLC  
CRP Contract Number(s) : 11141D  
Recon ID : None  
Transferred From : None  
ARCPLC G/WF Eligibility : Eligible

### Farm Land Data

Farmland	Cropland	DCP Cropland	WBP	EWP	WRP	GRP	Sugarcane	Farm Status	Number Of Tracts
422.77	257.10	257.10	0.00	0.00	0.00	0.00	0.0	Active	1
State Conservation	Other Conservation	Effective DCP Cropland		Double Cropped		CRP	MPL	DCP Ag.Rel. Activity	SOD
0.00	0.00	60.52		22.00		196.58	0.00	0.00	0.00

### Crop Election Choice

ARC Individual	ARC County	Price Loss Coverage
None	None	WHEAT

### DCP Crop Data

Crop Name	Base Acres	CCC-505 CRP Reduction Acres	PLC Yield	HIP
Wheat	15.30	36.50	30	
Soybeans	0.00	122.40	0	
Unassigned Generic Base	65.80	0.00	0	
<b>TOTAL</b>	<b>81.10</b>	<b>158.90</b>		

### NOTES

Tract Number : 1489

Description : L/13  
FSA Physical Location : ARKANSAS/JEFFERSON  
ANSI Physical Location : ARKANSAS/JEFFERSON  
BIA Unit Range Number :  
HEL Status : NHEL: No agricultural commodity planted on undetermined fields  
Wetland Status : Tract contains a wetland or farmed wetland  
WL Violations : None  
Owners : JP LAND COMPANY LLC  
Other Producers : None  
Recon ID : None

### Tract Land Data

Farm Land	Cropland	DCP Cropland	WBP	EWP	WRP	GRP	Sugarcane
422.77	257.10	257.10	0.00	0.00	0.00	0.00	0.0



# FARM SERVICE AGENCY

ARKANSAS  
JEFFERSON  
Form: FSA-156EZ



United States Department of Agriculture  
Farm Service Agency

## Abbreviated 156 Farm Record

**FARM : 510**  
**Prepared : 11/13/25 9:12 AM CST**  
**Crop Year : 2026**

### Tract 1489 Continued ...

State Conservation	Other Conservation	Effective DCP Cropland	Double Cropped	CRP	MPL	DCP Ag. Rel Activity	SOD
0.00	0.00	60.52	22.00	196.58	0.00	0.00	0.00

### DCP Crop Data

Crop Name	Base Acres	CCC-505 CRP Reduction Acres	PLC Yield
Wheat	15.30	36.50	30
Soybeans	0.00	122.40	0
Unassigned Generic Base	65.80	0.00	0
<b>TOTAL</b>	<b>81.10</b>	<b>158.90</b>	

### NOTES

In accordance with Federal civil rights law and U.S. Department of Agriculture (USDA) civil rights regulations and policies, the USDA, its Agencies, offices, and employees, and institutions participating in or administering USDA programs are prohibited from discriminating based on race, color, national origin, religion, sex, disability, age, marital status, family/parental status, income derived from a public assistance program, political beliefs, or reprisal or retaliation for prior civil rights activity, in any program or activity conducted or funded by USDA (not all bases apply to all programs). Remedies and complaint filing deadlines vary by program or incident.

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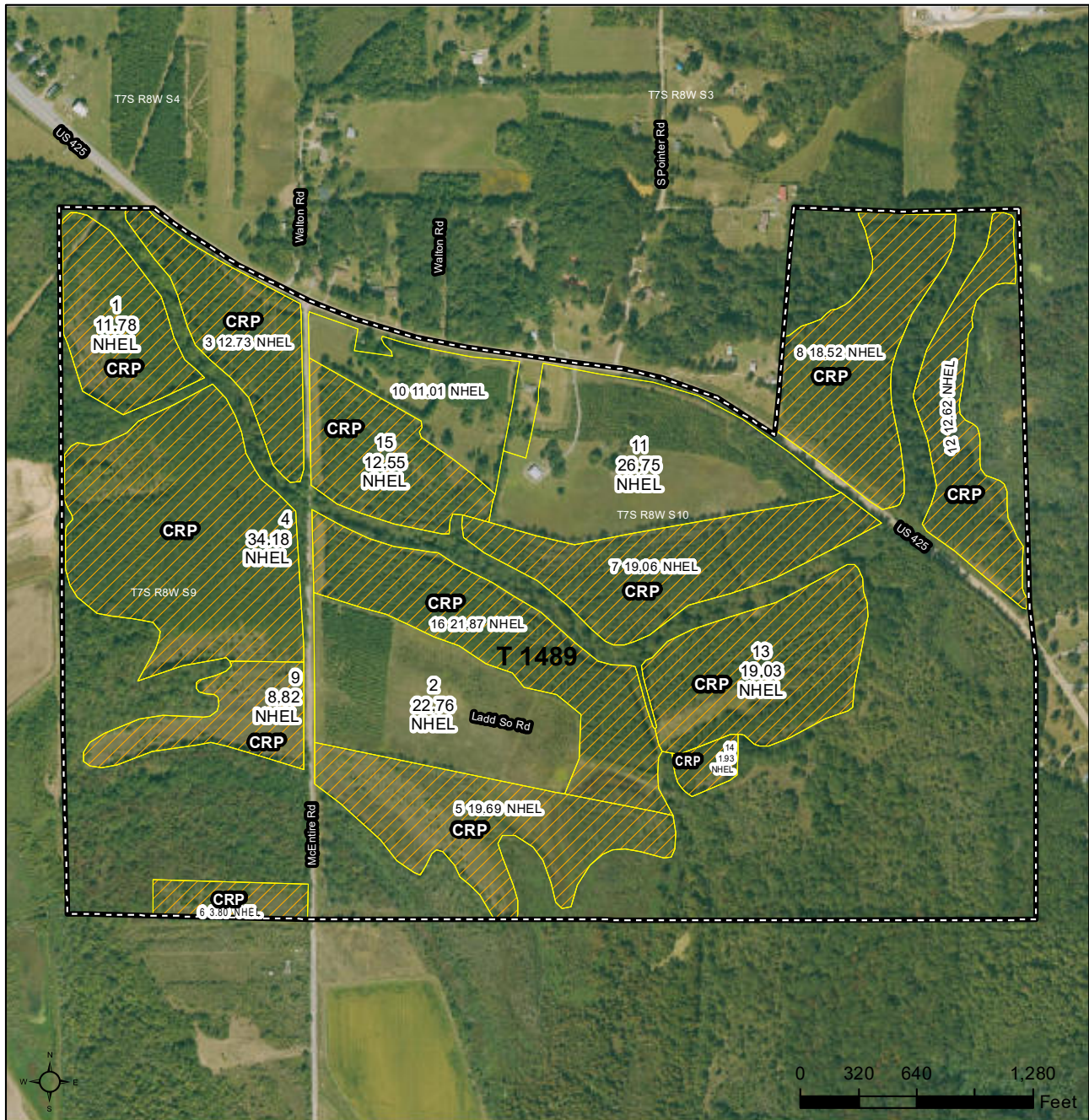


# FARM SERVICE AGENCY



United States  
Department of  
Agriculture

Jefferson County, Arkansas



Common Land Unit Tract Boundary

Non-Cropland; Cropland  
 CRP

Wetland Determination Identifiers

- Restricted Use
- Limited Restrictions
- Exempt from Conservation Compliance Provisions

Imagery Year: 2023

2025 Program Year

Map Created December 06, 2024

Farm 510

Tract 1489

Tract Cropland Total: 257.10 acres

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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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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](http://WWW.LILEREALESTATE.COM)



501.374.3411 (Office)  
501.421.0031 (Fax)

[INFO@LILEREALESTATE.COM](mailto:INFO@LILEREALESTATE.COM)