



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

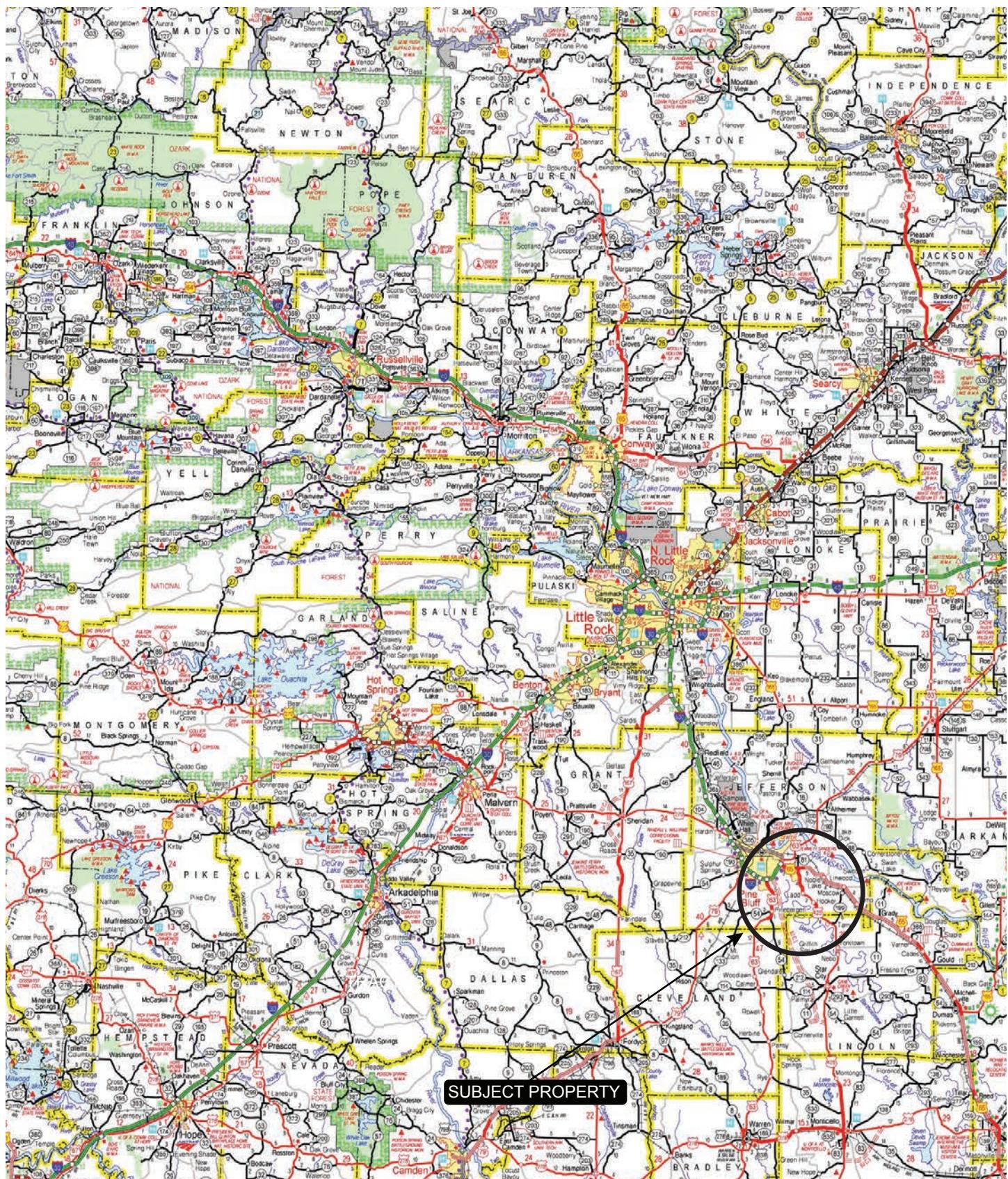
- Gated access to the property
- Partially high fenced
- Shop with covered parking
- Existing deer stands and food plots in place
- Access to Deep Bayou

Offering Price

\$1,484,000.00



VICINITY MAP



PROPERTY DESCRIPTION

DEEP BAYOU RETREAT

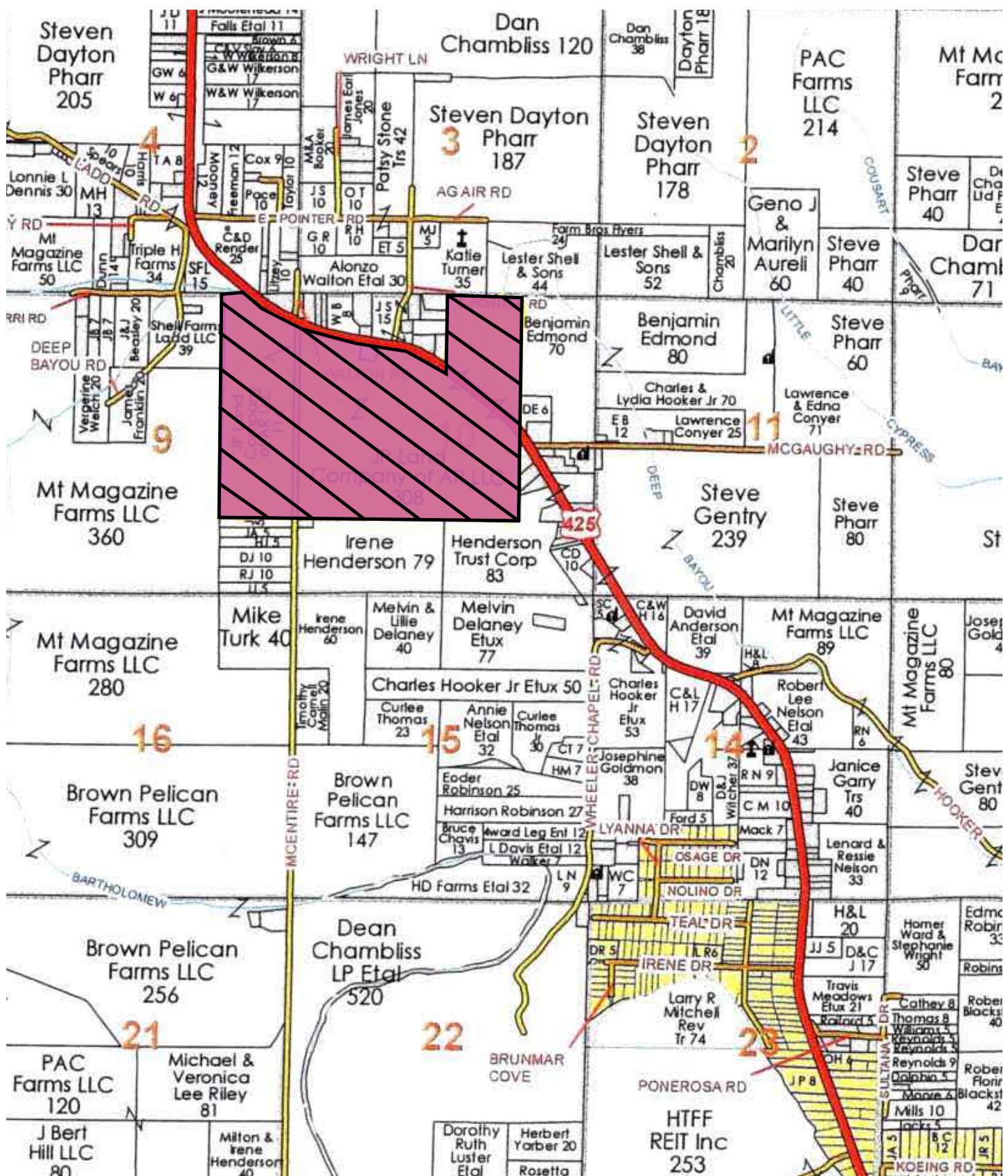
The Deep Bayou Retreat consists of $424\pm$ contiguous acres in Jefferson County, Arkansas and is a good recreational investment opportunity. The property has frontage along Arkansas State Highway 425 and has excellent gated access. The property offers deer and duck hunting opportunities but has been 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 $196.58\pm$ 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.

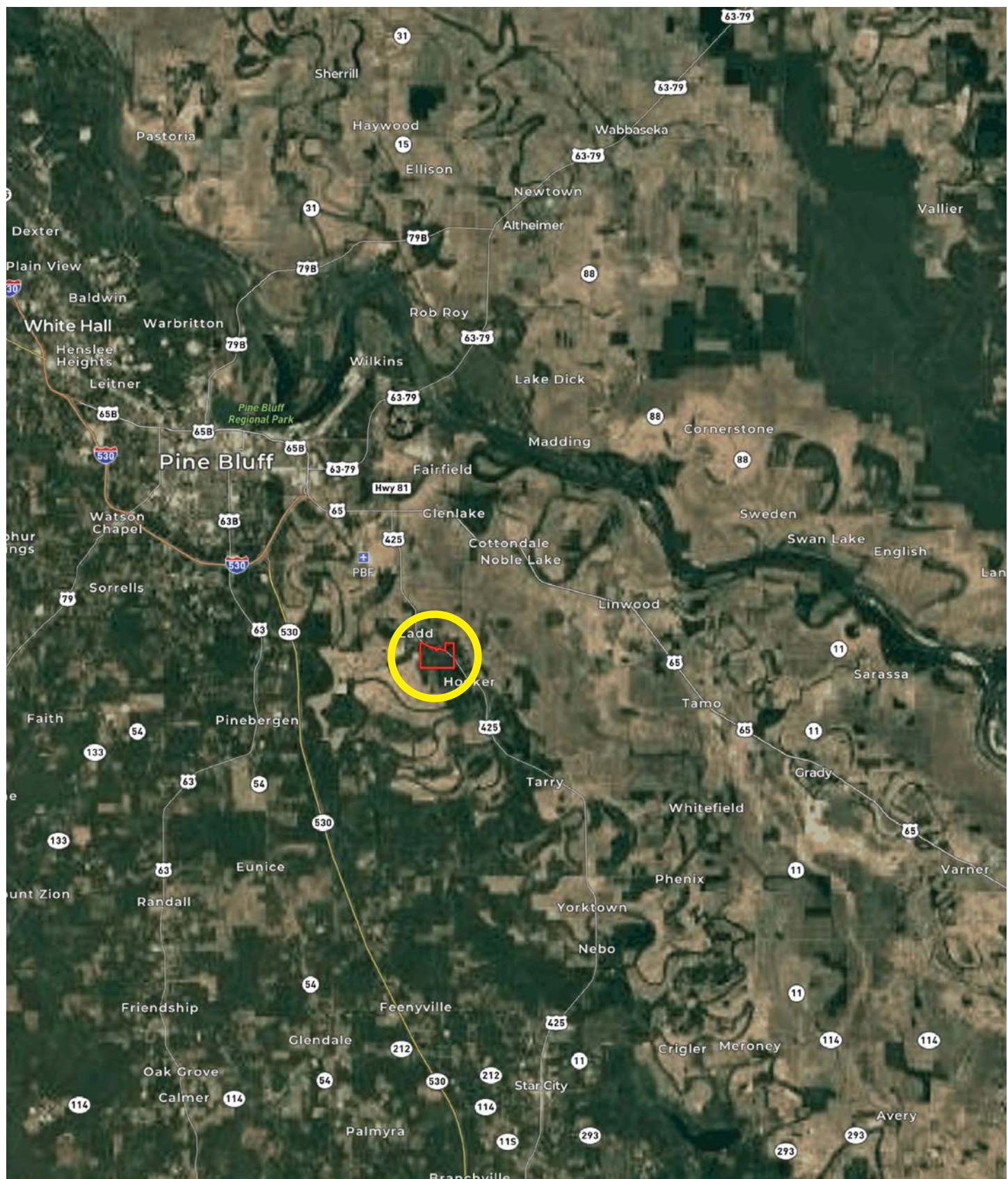




OWNERSHIP MAP



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.







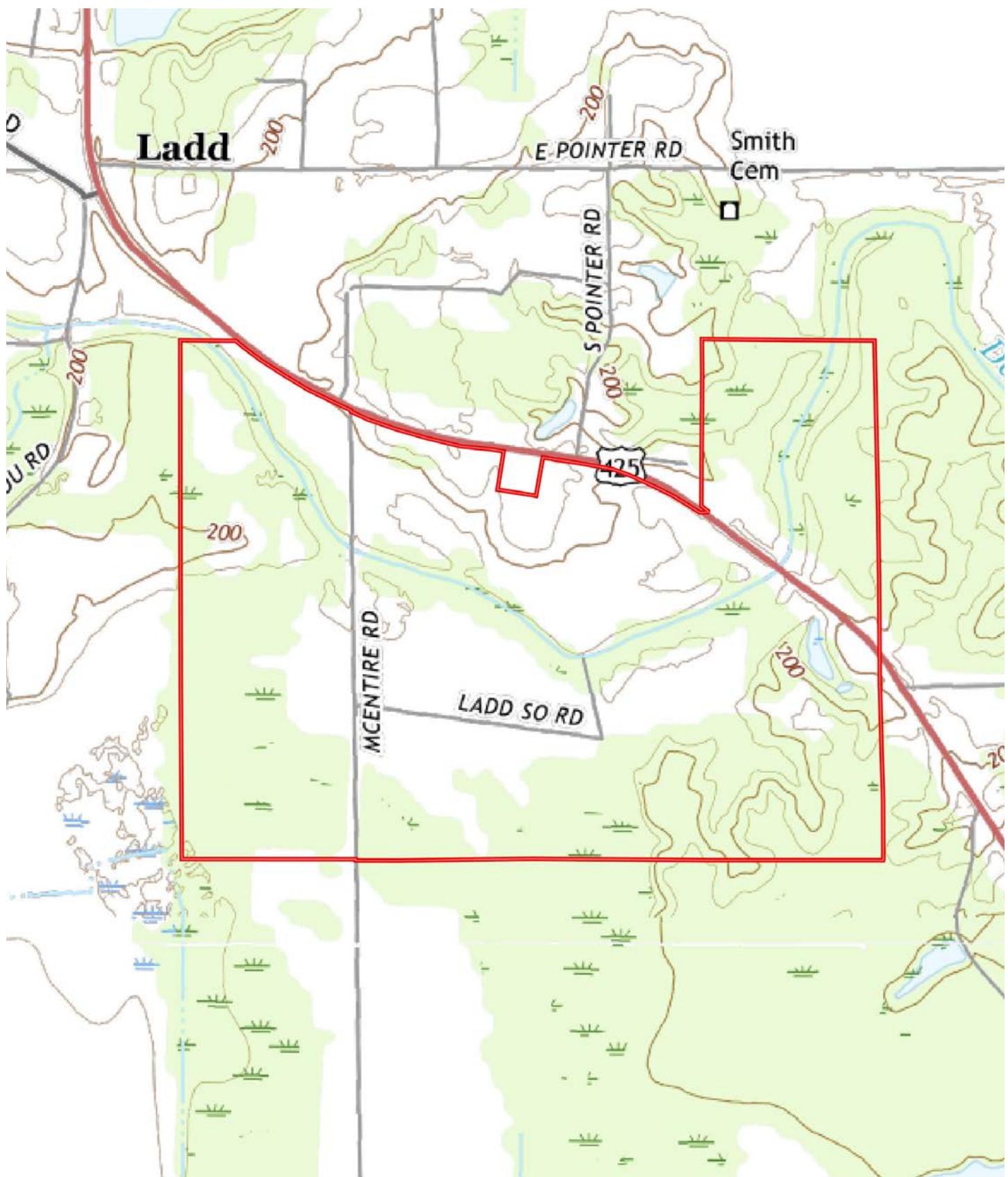


CONSERVATION RESERVE PROGRAM INFORMATION

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
Total				196.58		\$26,508.81

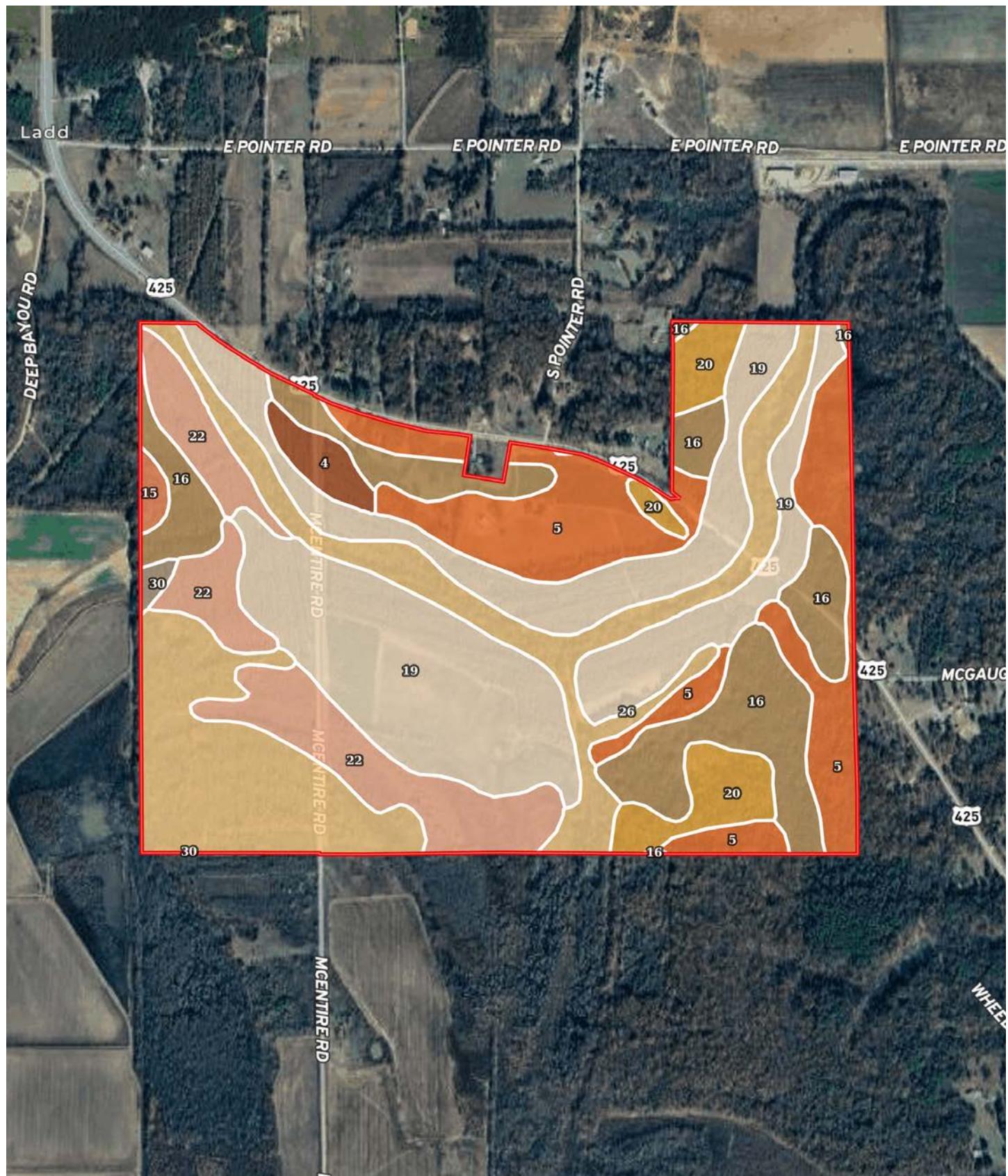


TOPOGRAPHY MAP





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.

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FARM SERVICE AGENCY

ARKANSAS JEFFERSON Form: FSA-156EZ See Page 2 for non-discriminatory Statements.	USDA 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
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Operator Name : A P PLANTING CO LLC	CRP Contract Number(s) : 11141D	Recon ID : None	Transferred From : None	ARCPLC G/I/F 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				
TOTAL	81.10		158.90						
NOTES									
<hr/>									
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

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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
TOTAL	81.10	158.90	

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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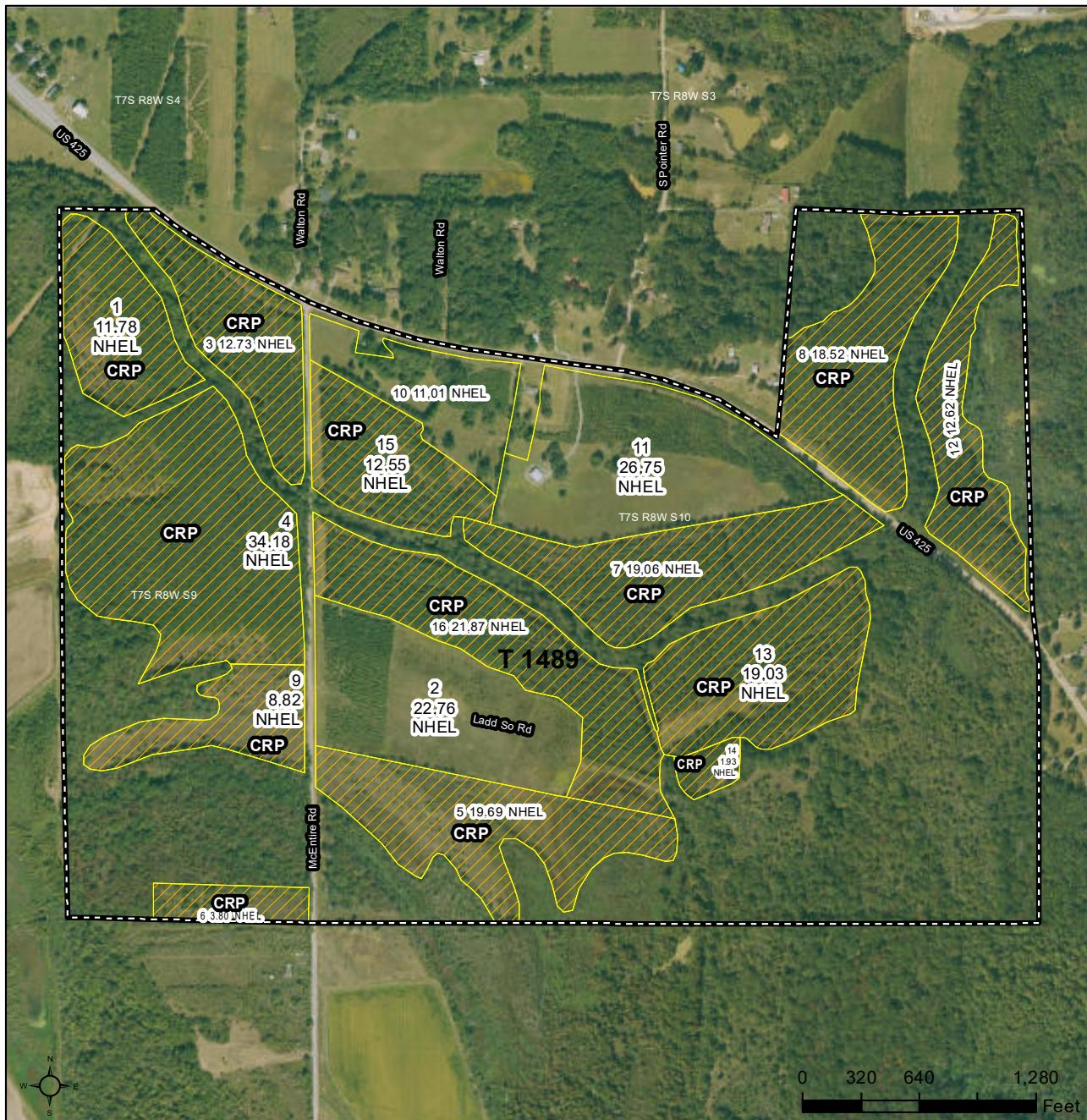
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FARM SERVICE AGENCY



United States
Department of
Agriculture

Jefferson County, Arkansas



Common Land Unit Tract Boundary
 Non-Cropland; Cropland
 CRP

Imagery Year: 2023

2025 Program Year
Map Created December 06, 2024

Farm 510
Tract 1489

Wetland Determination Identifiers

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

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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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:

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