



BAYOU METO RESERVE

An Agricultural and Recreational Investment Opportunity

777.91± Surveyed Acres | \$11,350,000.00

Lonoke County, Arkansas



AGRICULTURE | RECREATION | TIMBERLAND

Traditional Brokerage + Sealed Bids + Consulting

LICENSED IN ARKANSAS, LOUISIANA, MISSISSIPPI, AND TENNESSEE



BAYOU METO RESERVE

QUICK FACTS

Acreage

771.91± acres

Location

Lonoke County, Arkansas

Access

Bob Long Road

Recreation

Excellent proven green timber
duck hunting and deer hunt-
ing

Notable Features

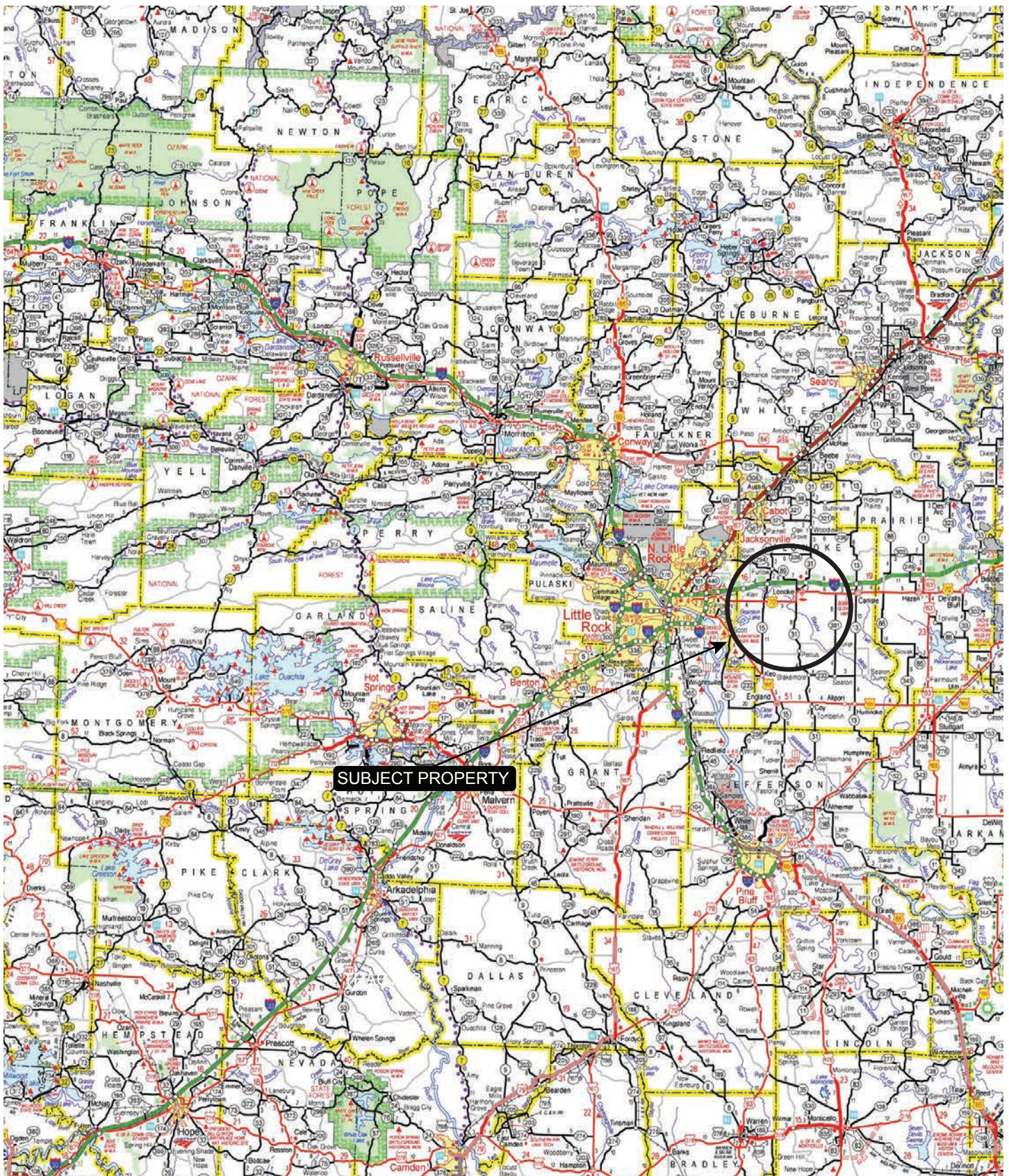
- Over 1.5± miles of front-
age along famous Bayou
Meto
- 260± acres of impounded
green timber
- All tillable acreage has
been precision leveled
- Lodge site in a small
pecan orchard with all
utilities available

Offering Price

\$11,350,000.00



VICINITY MAP



PROPERTY DESCRIPTION

BAYOU METO RESERVE

The Bayou Metro Reserve is 777.91± surveyed acres in Lonoke County, Arkansas offering a very rare opportunity to acquire historically proven impounded green timber and complementary agricultural acreage in close proximity to Little Rock. The property consists of one large contiguous tract in the Bayou Metro flyway with over 1.5 miles of frontage along the infamous bayou. The property has 260± acres of impounded green timber in four total impoundments that can all be artificially flooded. The irrigation capabilities have been enhanced so that the primary green timber reservoir is flooded by the two re-lifts in the bayou which is better for the health of the timber long term versus well water. The bottomland hardwoods have been well cared for and the main impoundment was designed to manage water to keep optimal flood depth even during periods of high water. The timber is in excellent condition and the largest reservoir in particular has an impressive stand of red-oaks. Three of the four reservoirs can be accessed by side by side, and the largest reservoir has a sharp one slip boat house at the northwest corner.

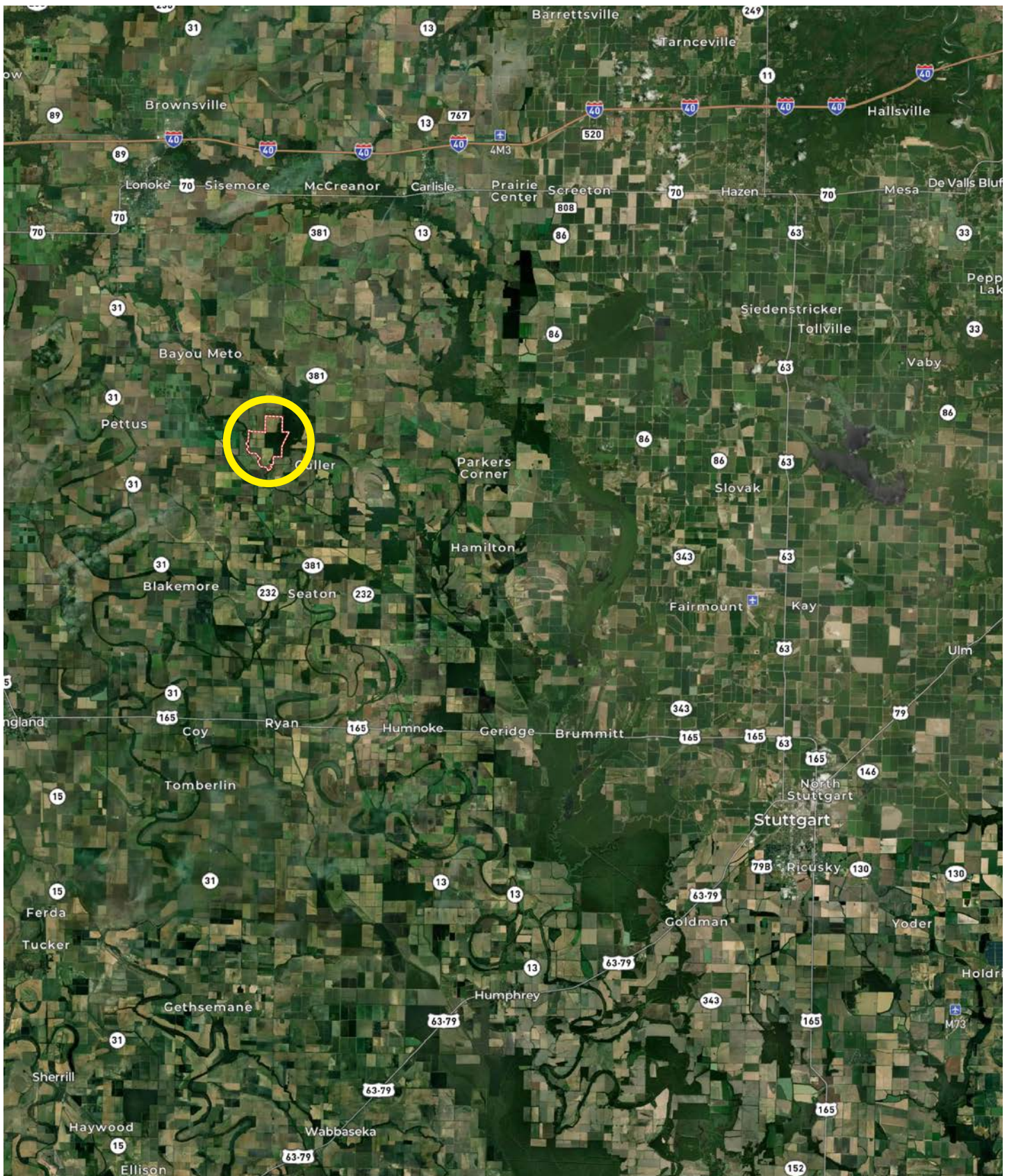
The Farm Service Agency reports a total of 432± tillable acres all of which are irrigated. All of the tillable acres have been leveled, and 90± acres are leveled to a zero grade. These fields are critical

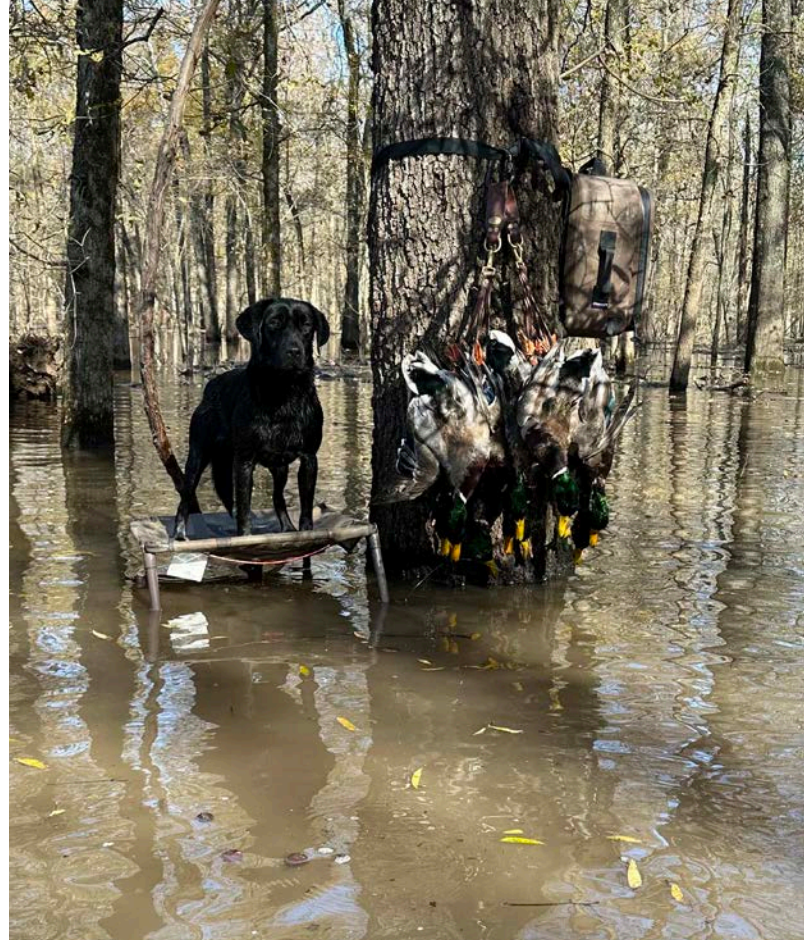


to the consistent success of the green timber reservoirs because they flank the main impoundment on the northern, western, and southern sides. The field immediately to the south of the main GTR has been converted to duck habitat & managed for native grasses. Taking additional acreage out of agricultural production and planting more food for waterfowl would only strengthen the excellent hunting the property already boasts. On the western portion of the property there is a nice lodge site in a small pecan orchard that would offer outstanding views of the rest fields and all utilities are available.

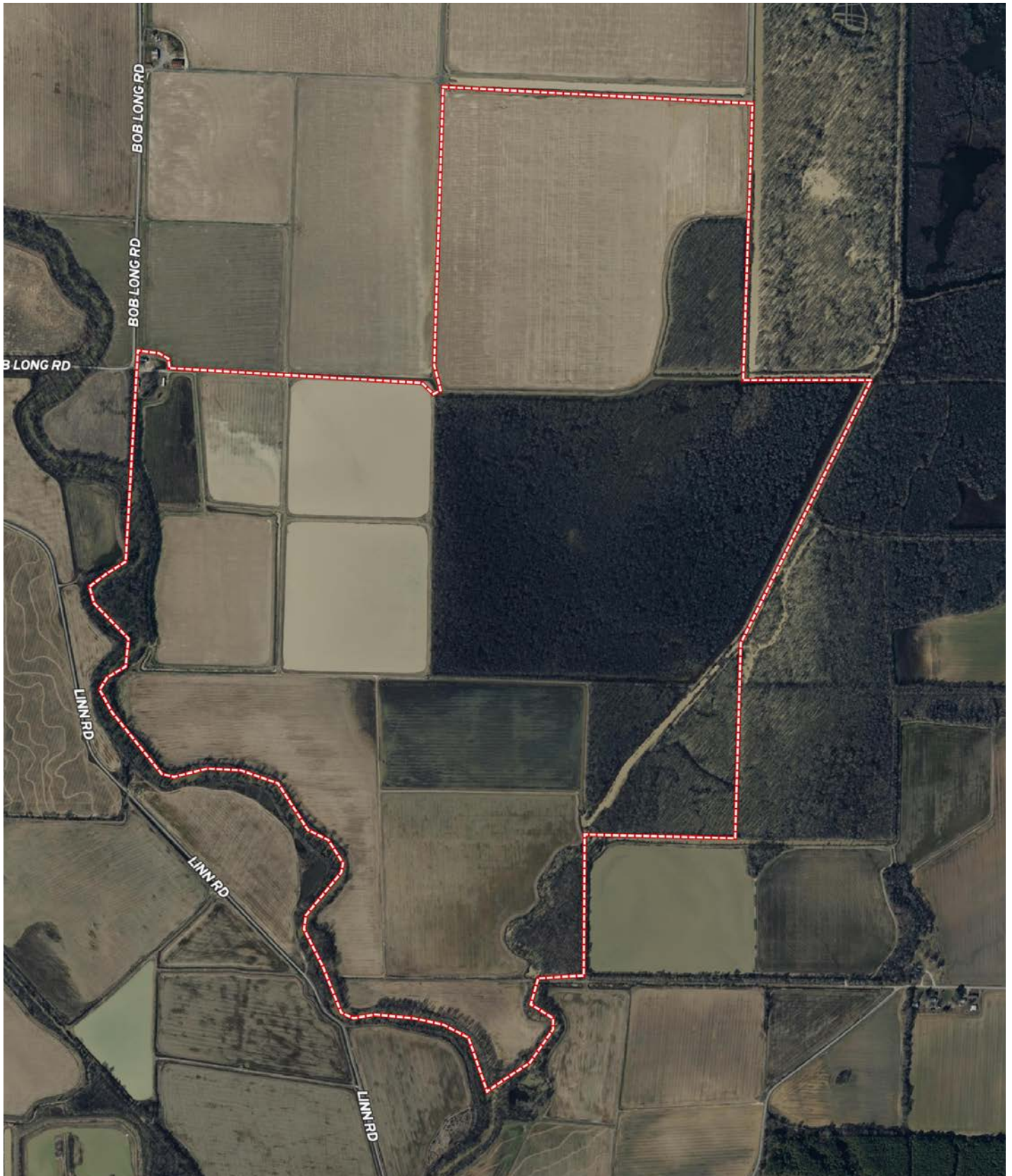


LOCATION MAP





AERIAL MAP





LOCATION & ACCESS

Lonoke, Lonoke County, Arkansas
Eastern Central Region of Arkansas

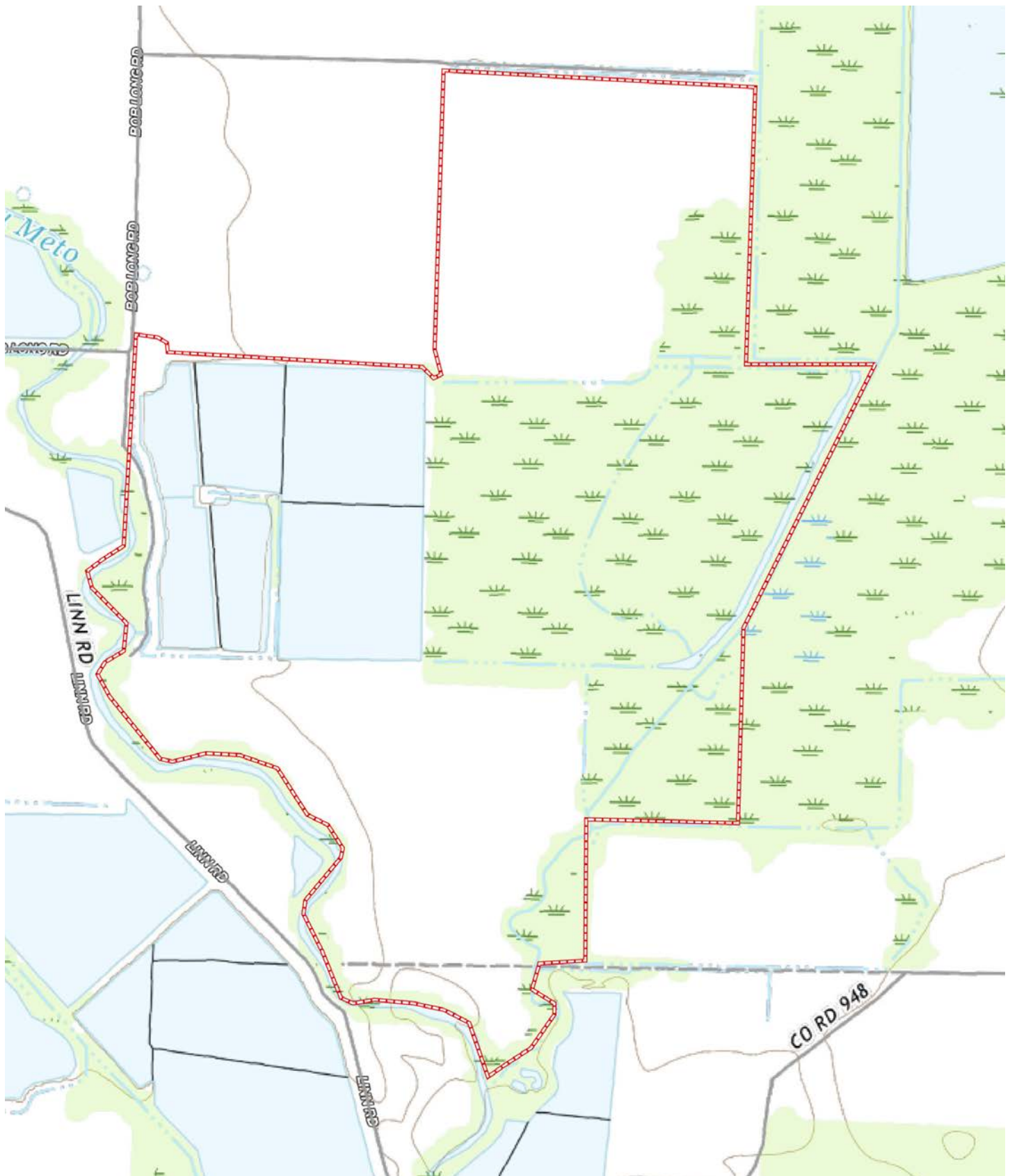
Mileage Chart

Jacksonville, AR	17 Miles
Little Rock, AR	27 Miles
Stuttgart, AR	39 Miles
Memphis, TN	113 Miles
Jonesboro, AR	115 Miles
Greenville, MS	150 Miles
Fayetteville, AR	207 Miles

Access to the property is considered good from
Bob Long Road.



TOPOGRAPHY MAP

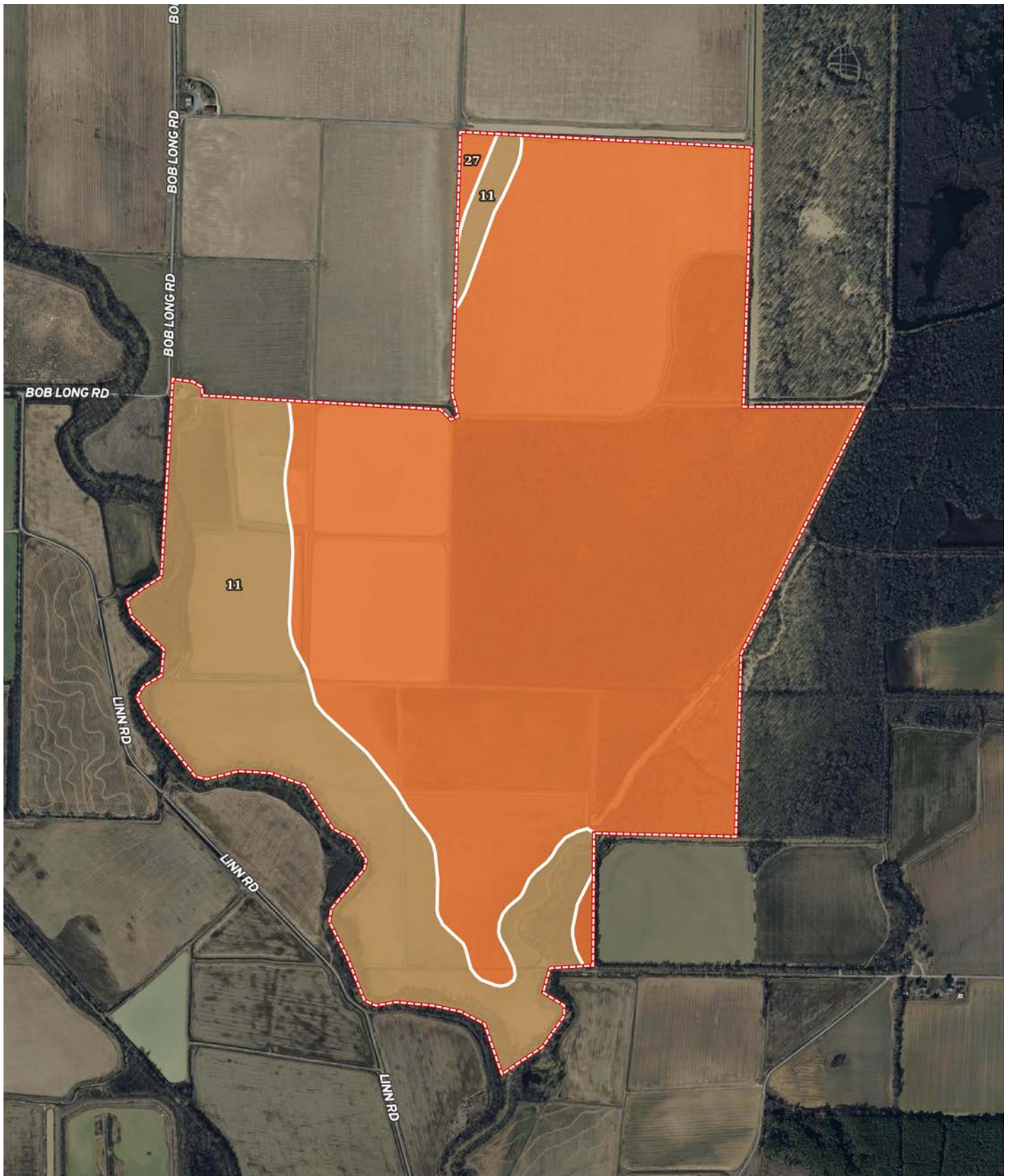








SOIL MAP



SOIL MAP KEY

SOIL CODE	SOIL DESCRIPTION	ACRES	%	CPI	NCCPI	CAP
27	Perry silty clay, 0 to 1 percent slopes	576.1 9	74.61	0	48	3w
11	Hebert silt loam, 0 to 1 percent slopes	196.0 4	25.39	0	86	2w
TOTALS		772.2 3(*)	100%	-	57.65	2.75

(*) 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.

Offering Price

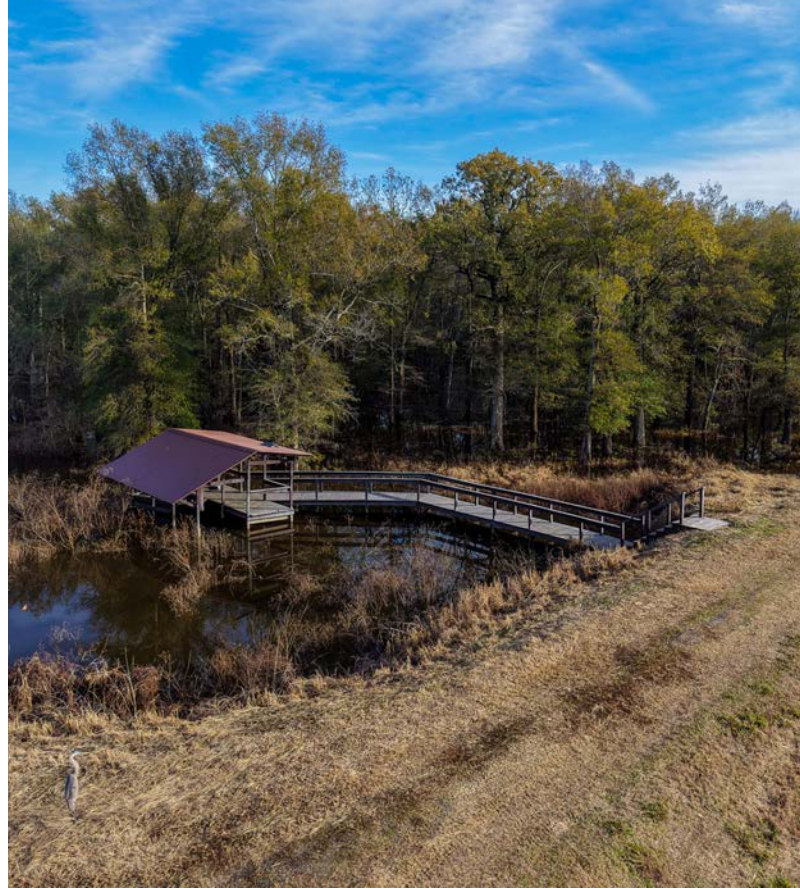
\$11,350,000.00

To learn more about Bayou Meto Reserve or to schedule a property tour, contact Gardner Lile of Lile Real Estate, Inc.

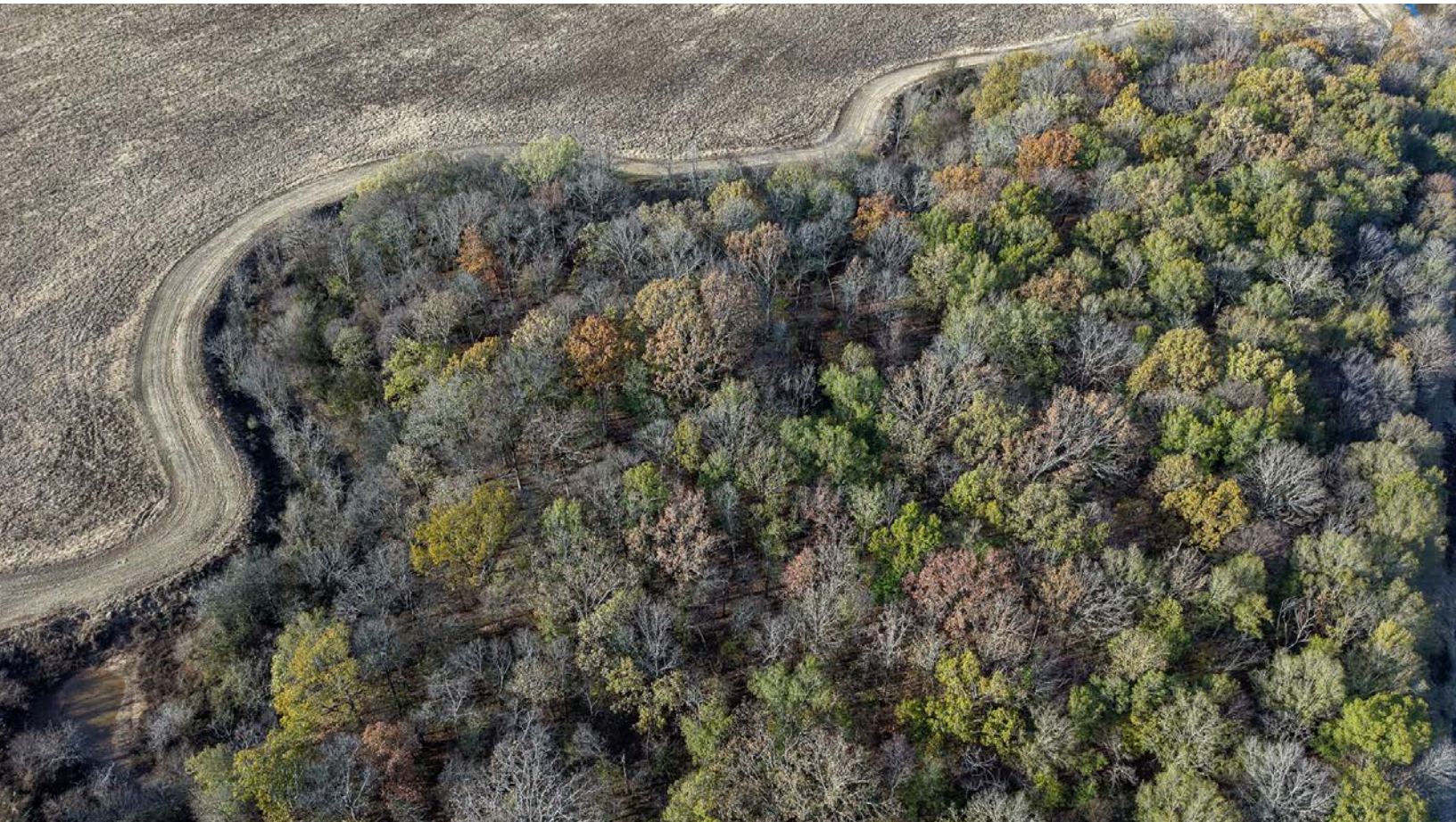
Gardner Lile

501-658-9275 (m)

gardner@lilerealestate.com















FARM SERVICE AGENCY

ARKANSAS

LONOKE

Form: FSA-156EZ

See Page 2 for non-discriminatory Statements.



United States Department of Agriculture
Farm Service Agency

Abbreviated 156 Farm Record

FARM : 4765

Prepared : 12/15/25 9:19 AM CST

Crop Year : 2026

Operator Name : ELP FARMING GROUP LLC

CRP Contract Number(s) : None

Recon ID : 05-085-2012-35

Transferred From : None

ARCPLC G/VF Eligibility : Eligible

Farm Land Data

Farmland	Cropland	DCP Cropland	WBP	EWP	WRP	GRP	Sugarcane	Farm Status	Number Of Tracts
163.95	135.96	135.96	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	135.96	0.00			0.00	0.00	0.00	0.00

Crop Election Choice

ARC Individual	ARC County	Price Loss Coverage
None	None	None

DCP Crop Data

Crop Name	Base Acres	CCC-505 CRP Reduction Acres	PLC Yield	HIP
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NOTES

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Tract Number : 3012

Description : I15

FSA Physical Location : ARKANSAS/LONOKE

ANSI Physical Location : ARKANSAS/LONOKE

BIA Unit Range Number :

HEL Status : NHEL: No agricultural commodity planted on undetermined fields

Wetland Status : Wetland determinations not complete

WL Violations : None

Owners : BENT TREE NORTH LLC

Other Producers : PETTUS FARMING GROUP

Recon ID : None

Tract Land Data

Farm Land	Cropland	DCP Cropland	WBP	EWP	WRP	GRP	Sugarcane
163.95	135.96	135.96	0.00	0.00	0.00	0.00	0.0
State Conservation	Other Conservation	Effective DCP Cropland	Double Cropped	CRP	MPL	DCP Ag. Rel Activity	SOD
0.00	0.00	135.96	0.00	0.00	0.00	0.00	0.00

FARM SERVICE AGENCY

ARKANSAS
LONOKE

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United States Department of Agriculture
Farm Service Agency

Abbreviated 156 Farm Record

FARM : 5298

Prepared : 12/15/25 9:19 AM CST

Crop Year : 2026

Operator Name : ELP FARMING GROUP LLC
CRP Contract Number(s) : None
Recon ID : 05-085-2018-10
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
182.38	161.10	161.10	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	161.10	26.80			0.00	0.00	0.00	0.00

Crop Election Choice

ARC Individual	ARC County	Price Loss Coverage
None	SOYBN	WHEAT, CORN, RICE-LGR

DCP Crop Data

Crop Name	Base Acres	CCC-505 CRP Reduction Acres	PLC Yield	HIP
Wheat	17.12	0.00	41	
Corn	15.01	0.00	116	
Soybeans	30.82	0.00	27	100
Rice-Long Grain	123.57	0.00	6249	
TOTAL	186.52	0.00		

NOTES

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Tract Number : 1182

Description : J-15
FSA Physical Location : ARKANSAS/LONOKE
ANSI Physical Location : ARKANSAS/LONOKE
BIA Unit Range Number :
HEL Status : NHEL: No agricultural commodity planted on undetermined fields
Wetland Status : Wetland determinations not complete
WL Violations : None
Owners : BENT TREE NORTH LLC
Other Producers : PETTUS FARMING GROUP
Recon ID : None

Tract Land Data

Farm Land	Cropland	DCP Cropland	WBP	EWP	WRP	GRP	Sugarcane
182.38	161.10	161.10	0.00	0.00	0.00	0.00	0.0

FARM SERVICE AGENCY

ARKANSAS
LONOKE
Form: FSA-156EZ



United States Department of Agriculture
Farm Service Agency

Abbreviated 156 Farm Record

FARM : 5298
Prepared : 12/15/25 9:19 AM CST
Crop Year : 2026

Tract 1182 Continued ...

State Conservation	Other Conservation	Effective DCP Cropland	Double Cropped	CRP	MPL	DCP Ag. Rel Activity	SOD
0.00	0.00	161.10	26.80	0.00	0.00	0.00	0.00

DCP Crop Data

Crop Name	Base Acres	CCC-505 CRP Reduction Acres	PLC Yield
Wheat	17.12	0.00	41
Corn	15.01	0.00	116
Soybeans	30.82	0.00	27
Rice-Long Grain	123.57	0.00	6249
TOTAL	186.52	0.00	

NOTES

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FARM SERVICE AGENCY

ARKANSAS
LONOKE

Form: FSA-156EZ

See Page 2 for non-discriminatory Statements.



United States Department of Agriculture
Farm Service Agency

Abbreviated 156 Farm Record

FARM : 5831

Prepared : 12/15/25 9:19 AM CST

Crop Year : 2026

Operator Name : ELP FARMING GROUP LLC
CRP Contract Number(s) : None
Recon ID : 05-085-2025-38
Transferred From : None
ARCPLC G/IF Eligibility : Eligible

Farm Land Data

Farmland	Cropland	DCP Cropland	WBP	EWP	WRP	GRP	Sugarcane	Farm Status	Number Of Tracts
381.09	144.29	144.29	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	144.29	0.00			0.00	0.00	0.00	0.00

Crop Election Choice

ARC Individual	ARC County	Price Loss Coverage
None	SOYBN	CORN, RICE-LGR

DCP Crop Data

Crop Name	Base Acres	CCC-505 CRP Reduction Acres	PLC Yield	HIP
Corn	2.08	0.00	119	
Soybeans	29.96	0.00	25	100
Rice-Long Grain	85.59	0.00	4977	
TOTAL	117.63	0.00		

NOTES

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Tract Number : 5334

Description :
FSA Physical Location : ARKANSAS/LONOKE
ANSI Physical Location : ARKANSAS/LONOKE
BIA Unit Range Number :
HEL Status : NHEL: No agricultural commodity planted on undetermined fields
Wetland Status : Wetland determinations not complete
WL Violations : None
Owners : BENT TREE NORTH LLC
Other Producers : None
Recon ID : 05-085-2025-37

Tract Land Data

Farm Land	Cropland	DCP Cropland	WBP	EWP	WRP	GRP	Sugarcane
381.09	144.29	144.29	0.00	0.00	0.00	0.00	0.0

FARM SERVICE AGENCY

ARKANSAS
LONOKE
Form: FSA-156EZ



United States Department of Agriculture
Farm Service Agency

Abbreviated 156 Farm Record

FARM : 5831
Prepared : 12/15/25 9:19 AM CST
Crop Year : 2026

Tract 5334 Continued ...

State Conservation	Other Conservation	Effective DCP Cropland	Double Cropped	CRP	MPL	DCP Ag. Rel Activity	SOD
0.00	0.00	144.29	0.00	0.00	0.00	0.00	0.00

DCP Crop Data

Crop Name	Base Acres	CCC-505 CRP Reduction Acres	PLC Yield
Corn	2.08	0.00	119
Soybeans	29.96	0.00	25
Rice-Long Grain	85.59	0.00	4977
TOTAL	117.63	0.00	

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FARM SERVICE AGENCY



United States
Department of
Agriculture

Lonoke County, Arkansas



Common Land Unit

- Non-Cropland; Cropland
- Tract Boundary

Wetland Determination Identifiers

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

Imagery Year: 2023

2025 Program Year

Map Created December 20, 2024

Farm 4765

Tract 3012

Tract Cropland Total: 135.96 acres

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FARM SERVICE AGENCY

USDA United States Department of Agriculture
Lonoke County, Arkansas



Common Land Unit

- Non-Cropland; Cropland
- Tract Boundary

Wetland Determination Identifiers

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

Imagery Year: 2023

2025 Program Year
Map Created December 20, 2024

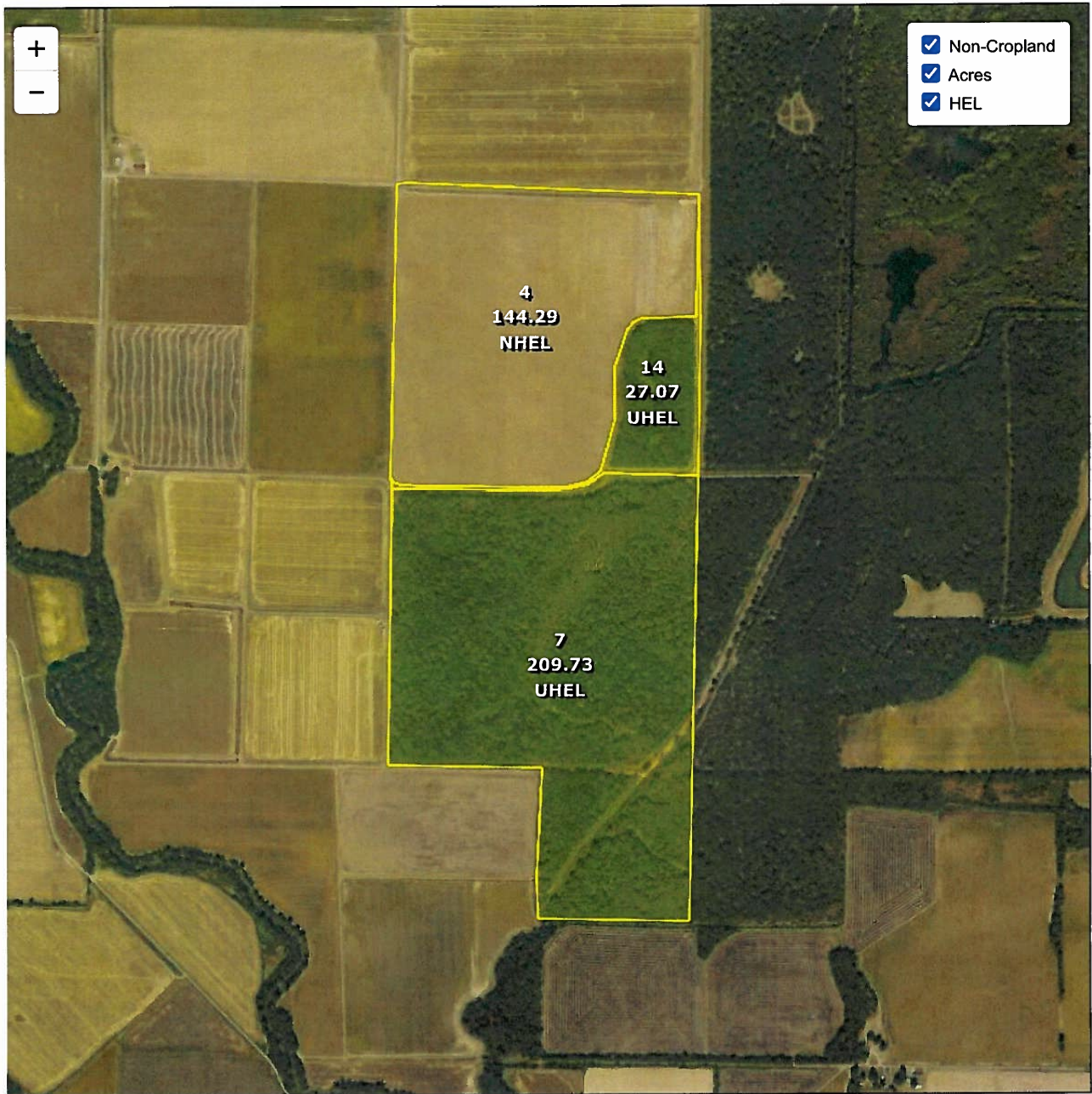
Farm **5298**
Tract **1182**

Tract Cropland Total: 161.10 acres

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FARM SERVICE AGENCY

USDA Lonoke County, Arkansas



Common Land Unit

☐ Cropland
 ☒ Non-cropland
 ☒ CRP

Farm 5831

Tract 5334

Wetland Determination Identifiers

☒ Restricted Use

☒ Limited Restrictions

☒ Exempt from Conservation Compliance Provisions



2025 Crop Year

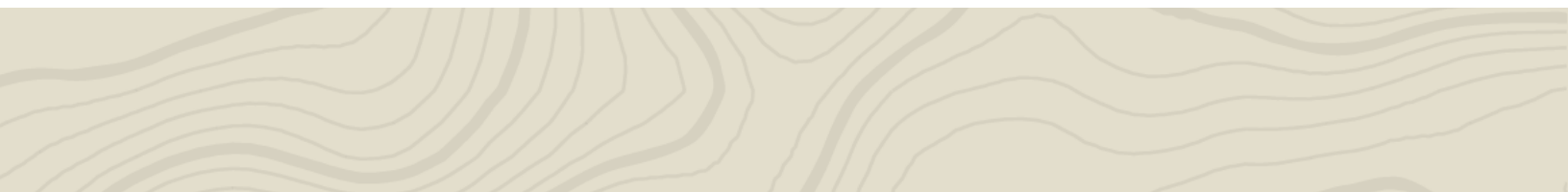
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The management of Lile Real Estate, Inc. respectfully requests that interested parties contact us in advance to schedule a proper showing and do not attempt to tour or trespass on the property on their own. Thank you for your cooperation.

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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:

GARDNER LILE

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gardner@lilerealestate.com

Scan for
more info





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