



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 hunting

Notable Features

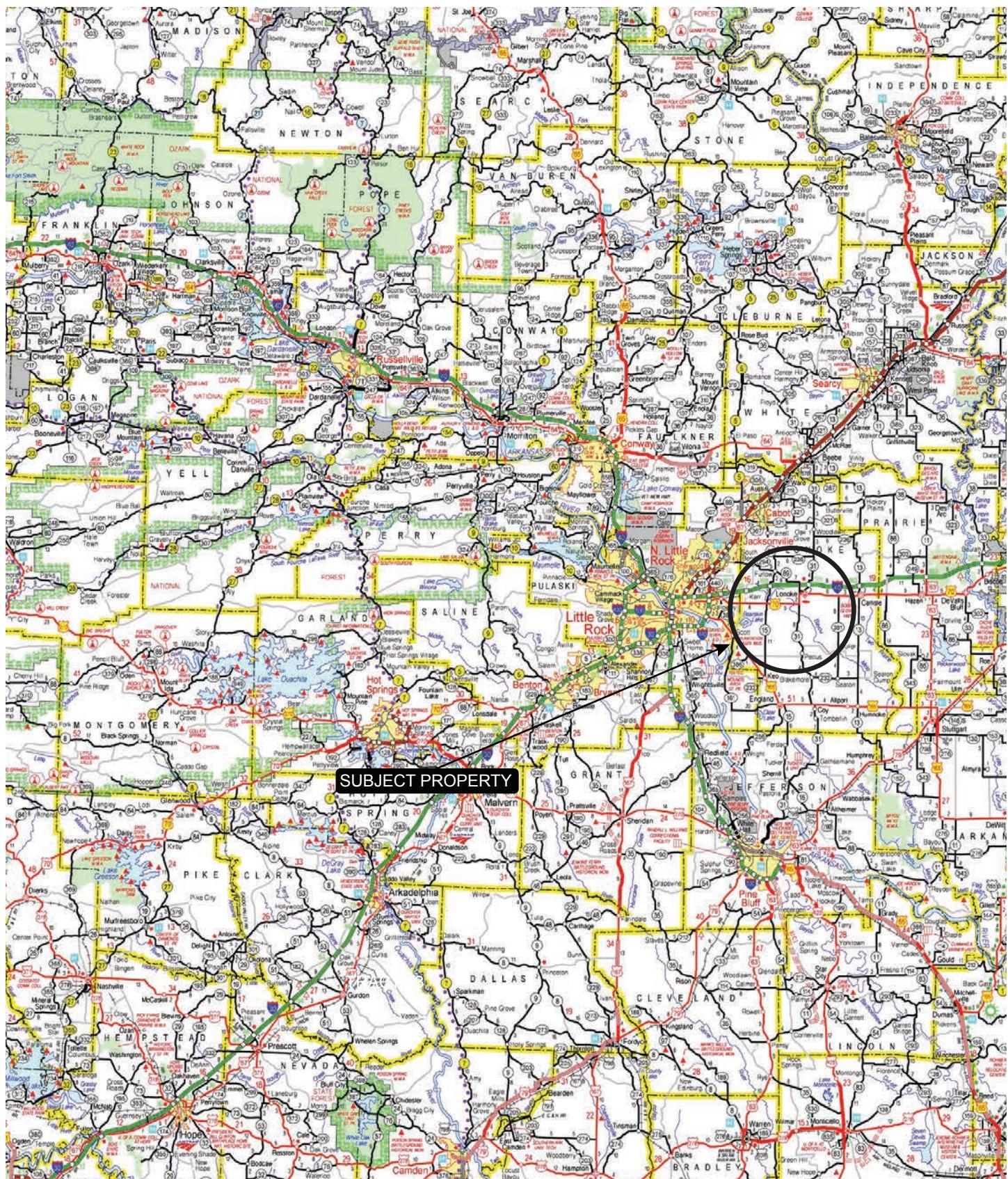
- Over 1.5± miles of frontage along famous Bayou Meto
- 260± acres of impounded green timber
- All tillable acreage has been precision leveled
- Lodge site in a small pecan orchard with all utilities available

Offering Price

\$11,350,000.00



VICINITY MAP



PROPERTY DESCRIPTION

BAYOU METO RESERVE

The Bayou Meto 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 Meto 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.

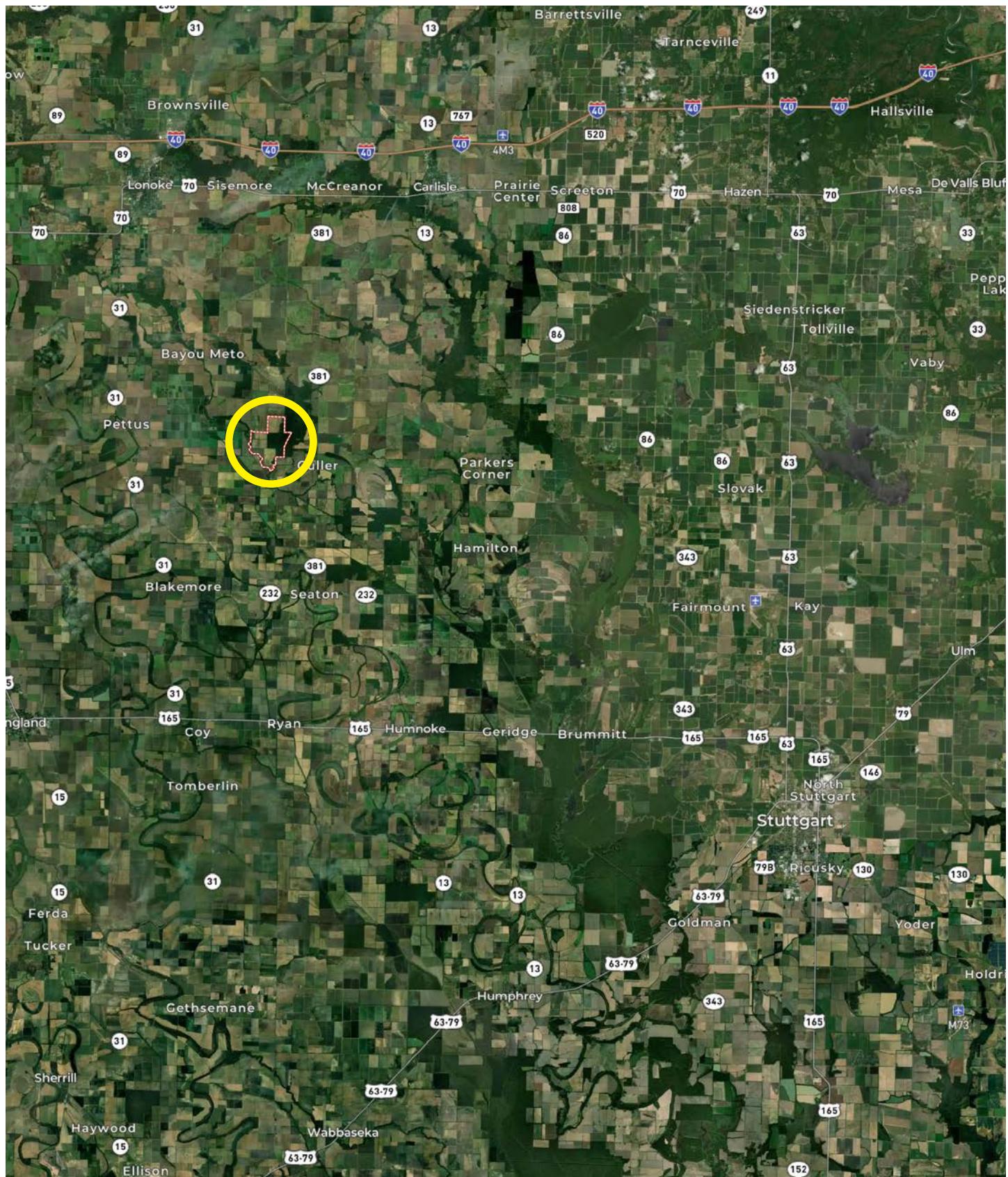
The Farm Service Agency reports a total of 432± tillable acres all of which are irrigated. All of the tillable acres have been leveled, and 90± acres are leveled to a zero grade. These fields are critical



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.

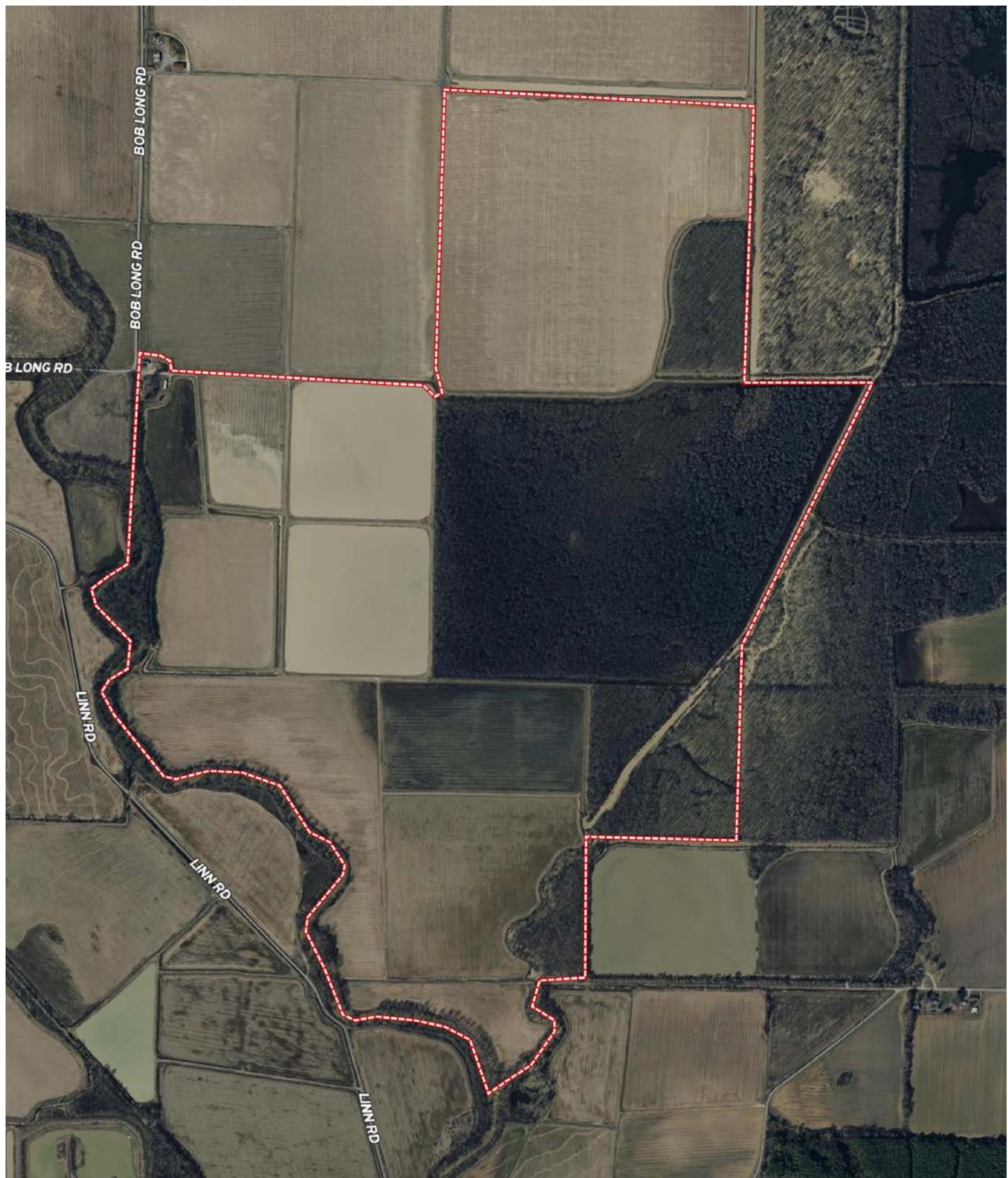


LOCATION MAP





AERIAL MAP





LOCATION & ACCESS

Lonoke, Lonoke County, Arkansas
Eastern Central Region of Arkansas

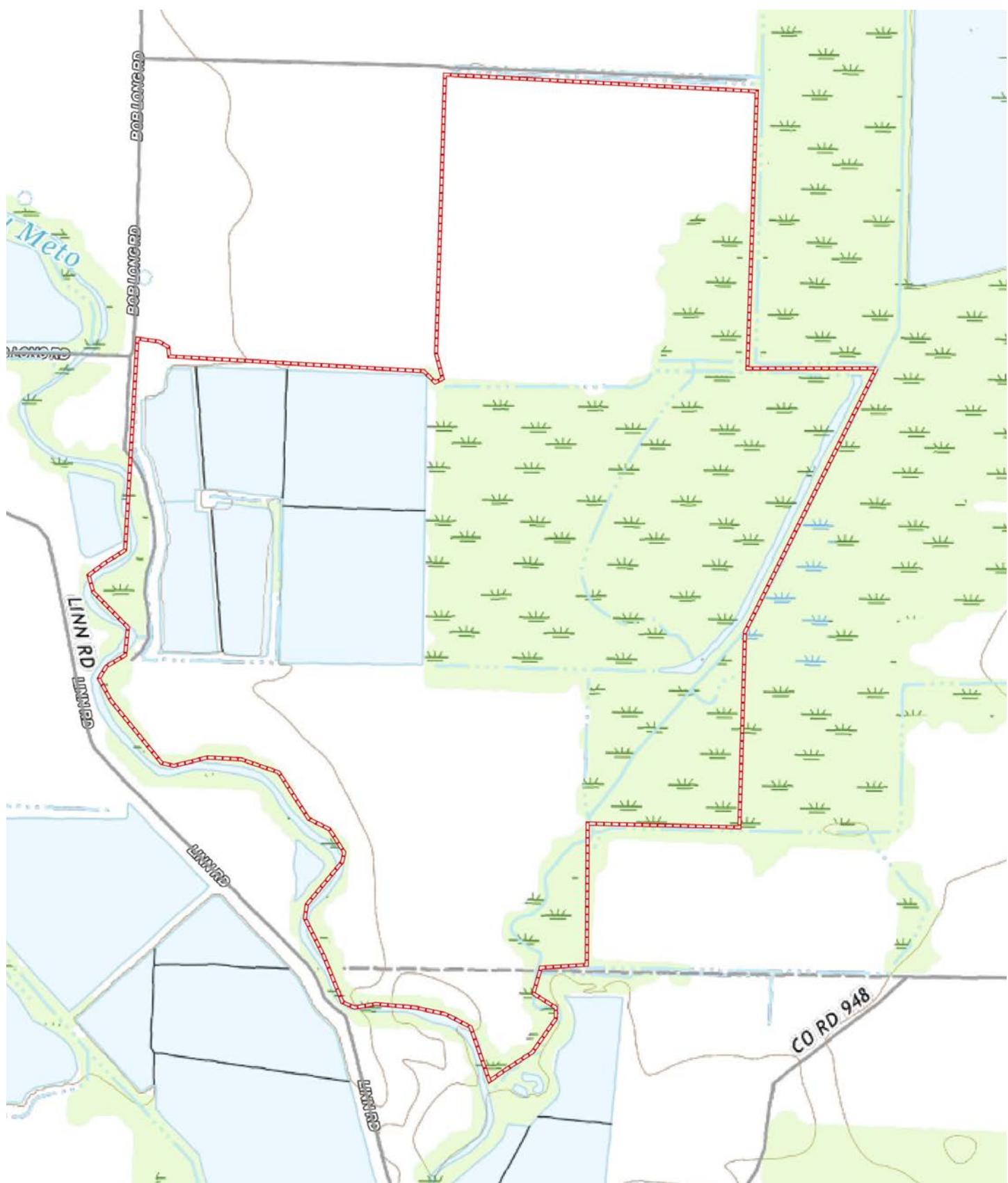
Mileage Chart

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

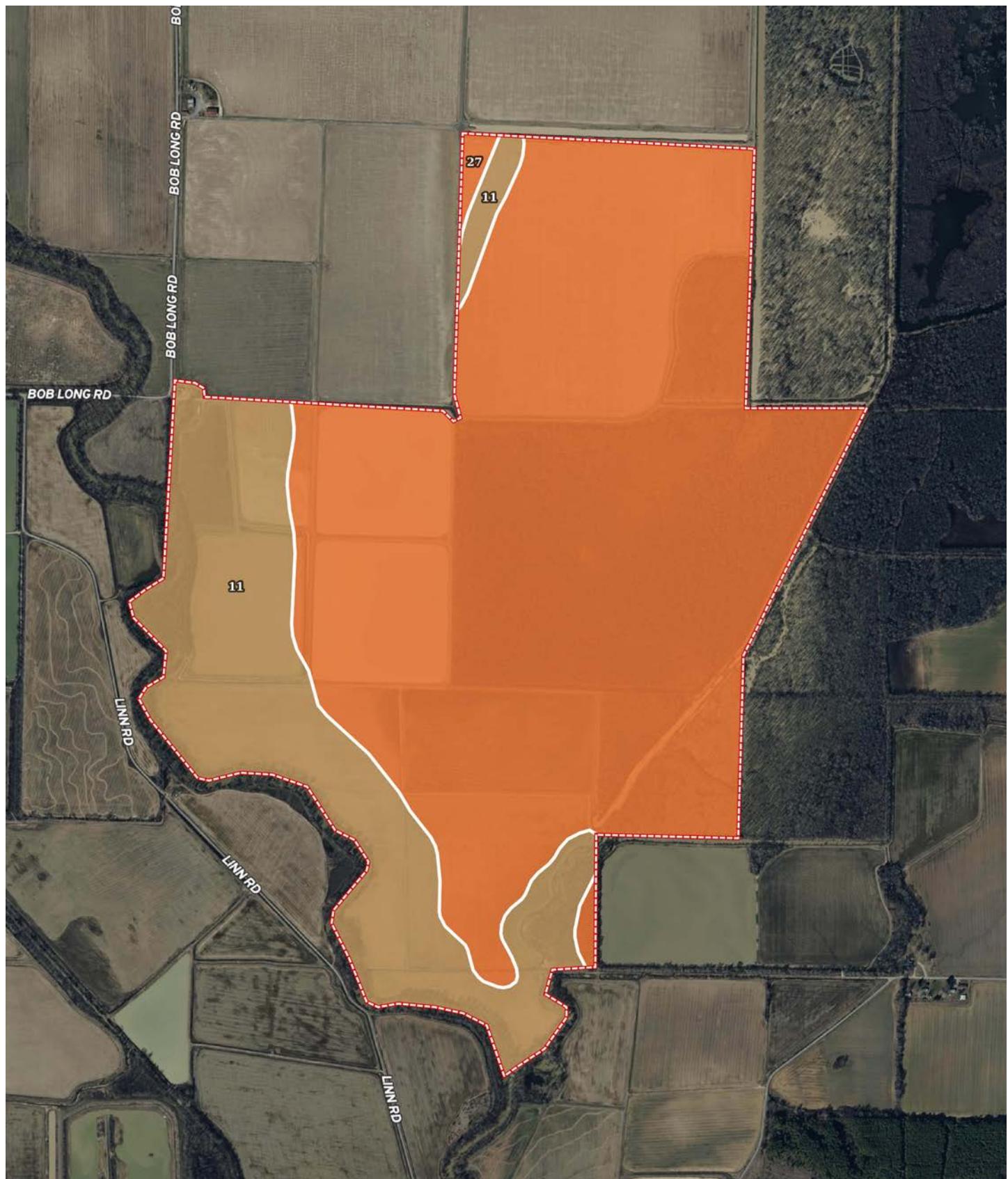








SOIL MAP



SOIL MAP KEY

SOIL CODE	SOIL DESCRIPTION	ACRES	%	CPI	NCCPI	CAP
27	Perry silty clay, 0 to 1 percent slopes	576.19	74.61	0	48	3w
11	Hebert silt loam, 0 to 1 percent slopes	196.04	25.39	0	86	2w
TOTALS		772.23(*)	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



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.

Offering Price

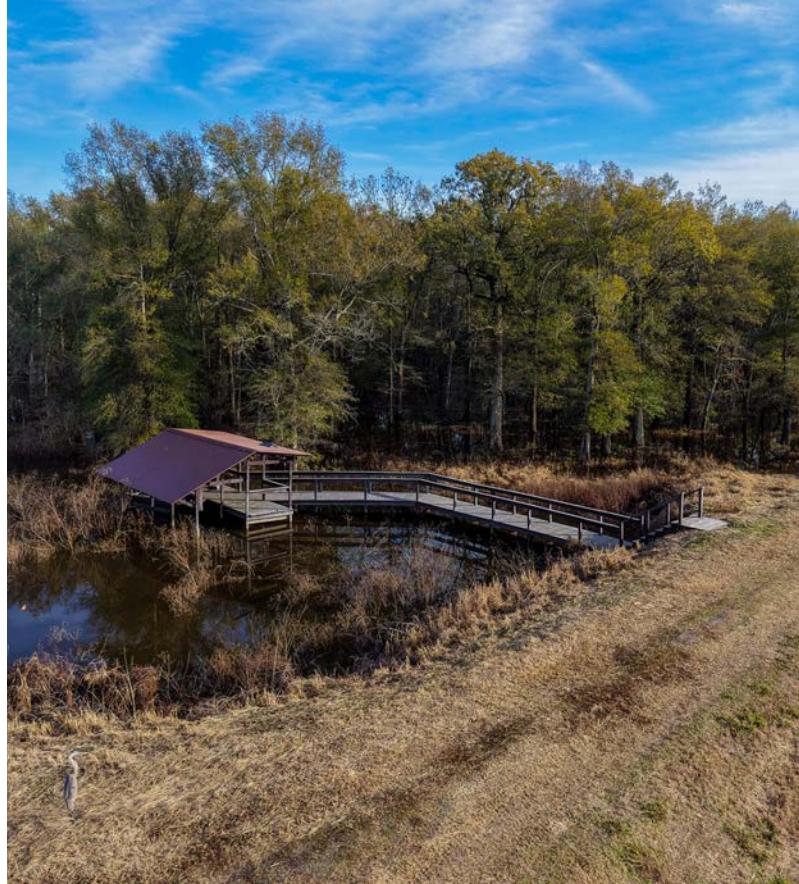
\$11,350,000.00

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

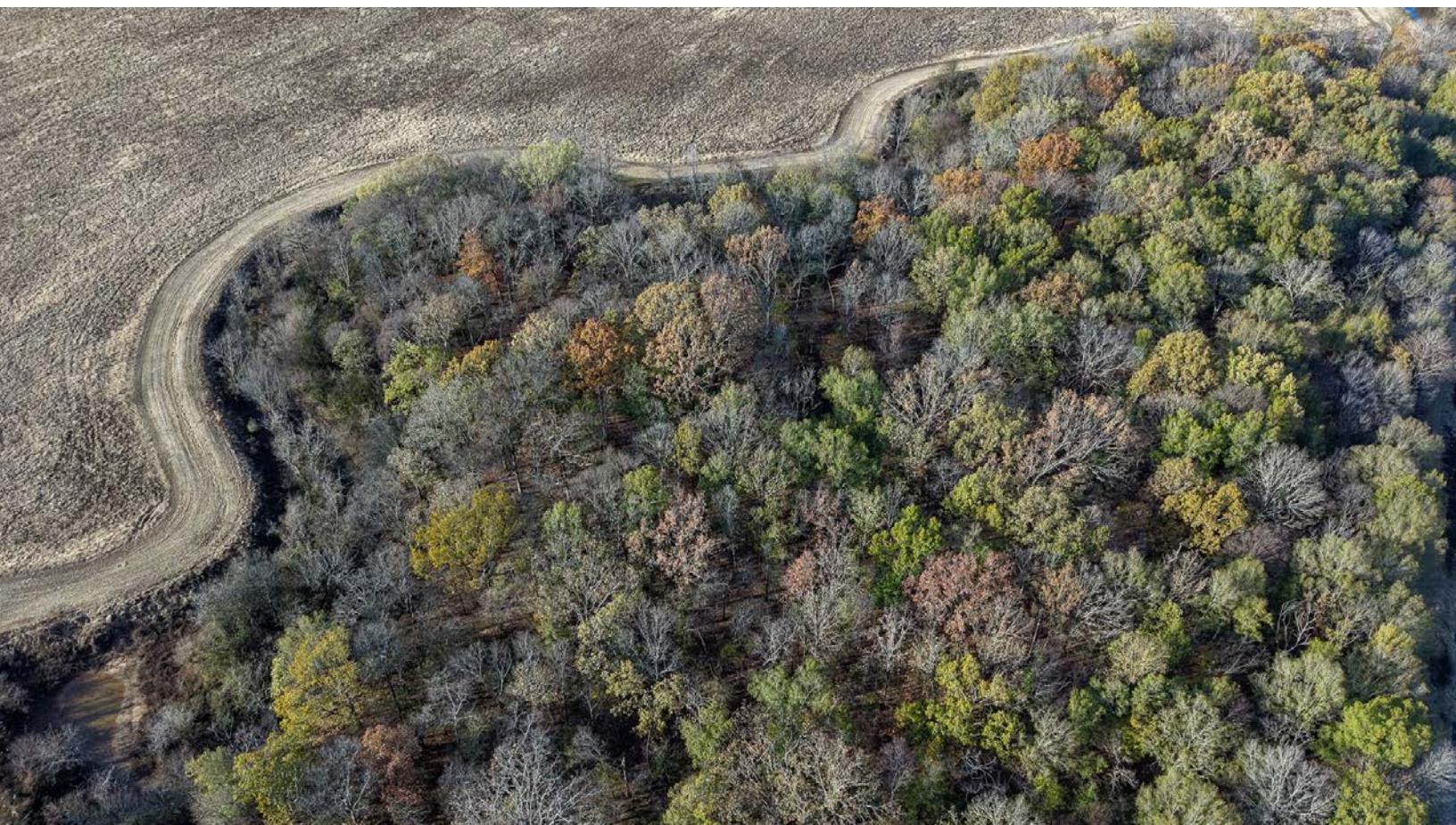
Gardner Lile

501-658-9275 (m)

gardner@lilerealestate.com















FARM SERVICE AGENCY

ARKANSAS LONOKE Form: FSA-156EZ See Page 2 for non-discriminatory Statements.	USDA 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
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Operator Name : ELP FARMING GROUP LLC
CRP Contract Number(s) : None
Recon ID : 05-085-2012-35
Transferred From : None
ARCPCLC G/I/F 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

NOTES

Tract Number : 3012

Description : 115
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 Form: FSA-156EZ See Page 2 for non-discriminatory Statements.	USDA 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							
<p>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</p>									
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									
<hr/>									
<p>Tract Number : 1182</p> <p>Description : J-15</p> <p>FSA Physical Location : ARKANSAS/LONOKE</p> <p>ANSI Physical Location : ARKANSAS/LONOKE</p> <p>BIA Unit Range Number :</p> <p>HEL Status : NHEL: No agricultural commodity planted on undetermined fields</p> <p>Wetland Status : Wetland determinations not complete</p> <p>WL Violations : None</p> <p>Owners : BENT TREE NORTH LLC</p> <p>Other Producers : PETTUS FARMING GROUP</p> <p>Recon ID : None</p>									
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		

Page: 1 of 2

FARM SERVICE AGENCY

ARKANSAS LONOKE Form: FSA-156EZ	USDA 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
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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

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.

Persons with disabilities who require alternative means of communication for program information (e.g., Braille, large print, audiotape, American Sign Language, etc.) should contact the responsible Agency or USDA's TARGET Center at (202) 720-2600 (voice and TTY) or contact USDA through the Federal Relay Service at (800) 877-8339. Additionally, program information may be made available in languages other than English.

To file a program discrimination complaint, complete the USDA Program Discrimination Complaint Form, AD-3027, found online at [How to File a Program Discrimination Complaint](#) and at any USDA office or write a letter addressed to USDA and provide in the letter all of the information requested in the form. To request a copy of the complaint form, call (866) 632-9992. Submit your completed form or letter to USDA by: (1) Mail: U.S. Department of Agriculture Office of the Assistant Secretary for Civil Rights, 1400 Independence Avenue, SW Washington, D.C. 20250-9410; (2) Fax: (202) 690-7442; or (3) Email: program.intake@usda.gov. USDA is an equal opportunity provider, employer, and lender.

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						
<p>Operator Name : ELP FARMING GROUP LLC CRP Contract Number(s) : None Recon ID : 05-085-2025-38 Transferred From : None ARCPLC G/I/F Eligibility : Eligible</p>									
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									
<hr/>									
<p>Tract Number : 5334</p> <p>Description :</p> <p>FSA Physical Location : ARKANSAS/LONOKE</p> <p>ANSI Physical Location : ARKANSAS/LONOKE</p> <p>BIA Unit Range Number :</p> <p>HEL Status : NHEL: No agricultural commodity planted on undetermined fields</p> <p>Wetland Status : Wetland determinations not complete</p> <p>WL Violations : None</p> <p>Owners : BENT TREE NORTH LLC</p> <p>Other Producers : None</p> <p>Recon ID : 05-085-2025-37</p>									
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		

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FARM SERVICE AGENCY

ARKANSAS LONOKE Form: FSA-156EZ	 United States Department of Agriculture Farm Service Agency	FARM : 5831 Prepared : 12/15/25 9:19 AM CST Crop Year : 2026
Abbreviated 156 Farm Record		

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	

NOTES

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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

United States Department of Agriculture (USDA) Farm Service Agency (FSA) maps are for FSA Program administration only. This map does not represent a legal survey or reflect actual ownership; rather it depicts the information provided directly from the producer and/or National Agricultural Imagery Program (NAIP) imagery. The producer accepts the data 'as is' and assumes all risks associated with its use. USDA-FSA assumes no responsibility for actual or consequential damage incurred as a result of any user's reliance on this data outside FSA Programs. Wetland identifiers do not represent the size, shape, or specific determination of the area. Refer to your original determination (CPA-026 and attached maps) for exact boundaries and determinations or contact USDA Natural Resources Conservation Service (NRCS).

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 5298
Tract 1182

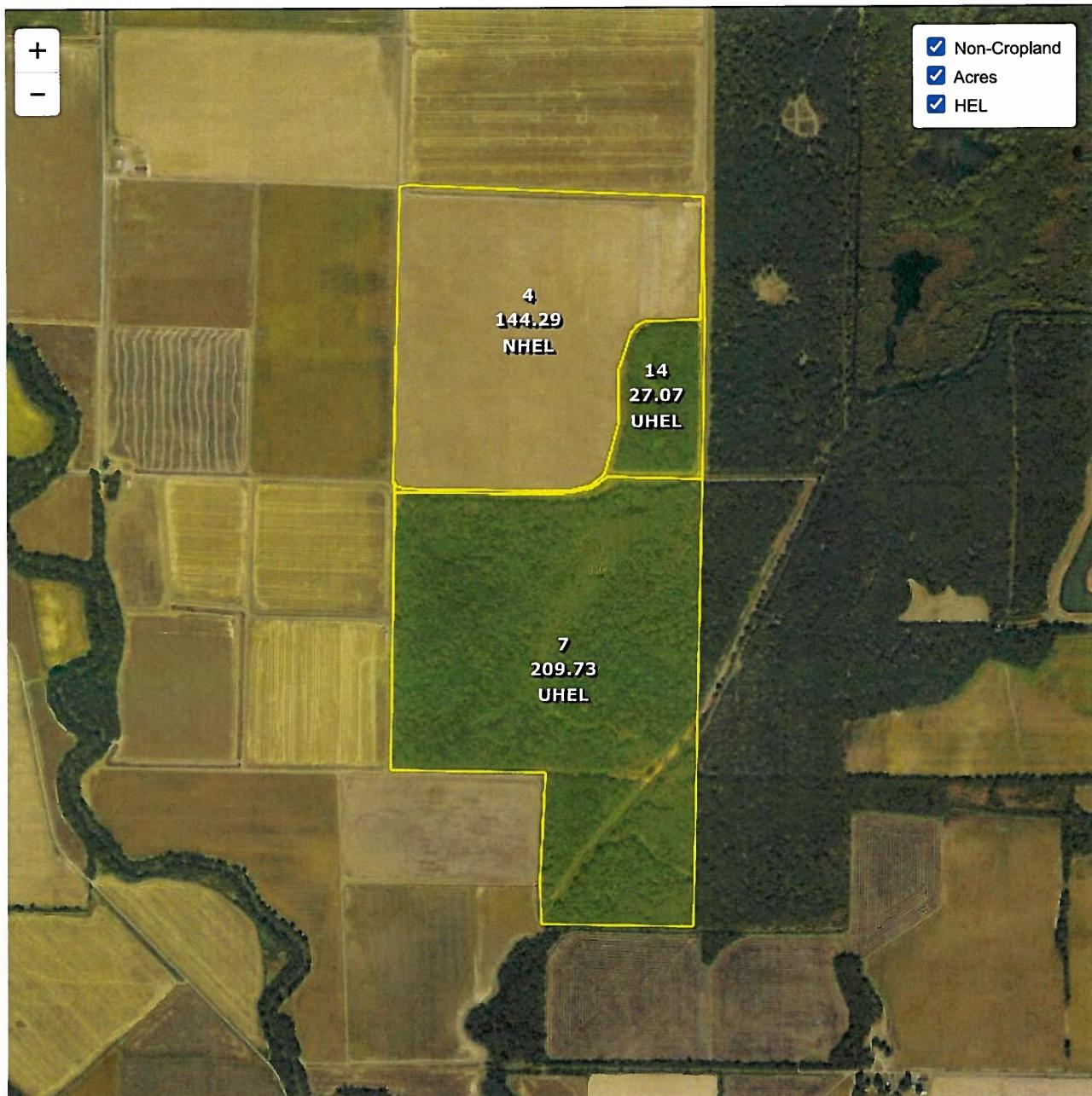
Tract Cropland Total: 161.10 acres

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FARM SERVICE AGENCY



Lonoke County, Arkansas



Common Land Unit

Cropland Non-cropland CRP

Farm 5831
Tract 5334

2025 Crop Year

Wetland Determination Identifiers

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



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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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Scan for
more info





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