



CYPRESS CREEK RETREAT

A Recreational Investment Opportunity

165± Total Acres | \$695,000.00

Perry County, Arkansas



AGRICULTURE | RECREATION | TIMBERLAND

Traditional Brokerage + Sealed Bids + Consulting

LICENSED IN ARKANSAS, LOUISIANA, MISSISSIPPI, AND TENNESSEE



CYPRESS CREEK RETREAT

QUICK FACTS

Acreage

165± total acres

Location

Perry County, Arkansas

Access

East Thompson Road and a deeded easement

Recreation

Duck, deer, and small game hunting

Improvements

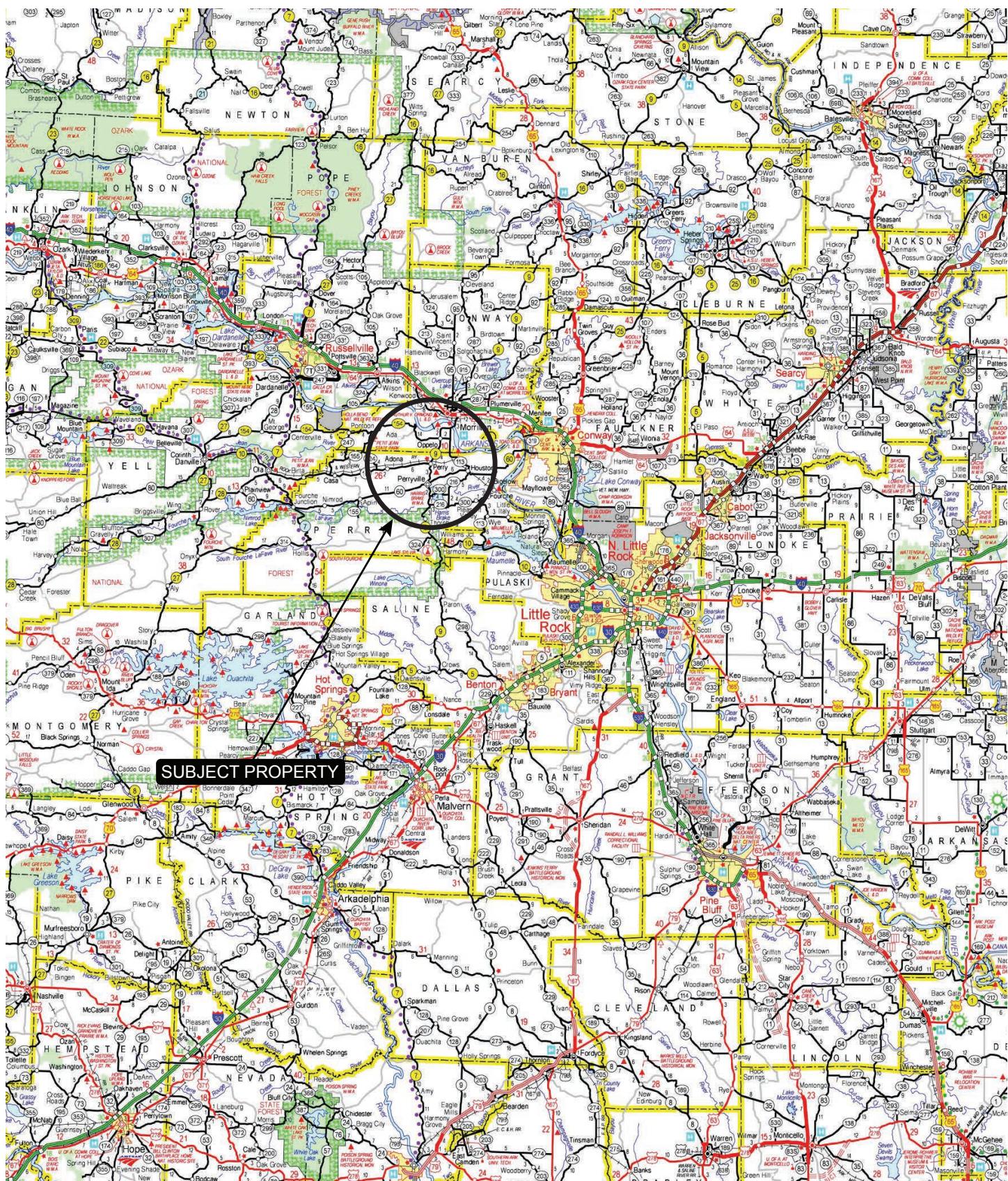
Extensive levee work has been done to help the impoundment hold water and to aid access.

Offering Price

\$695,000.00



VICINITY MAP



PROPERTY DESCRIPTION

CYPRESS CREEK RETREAT

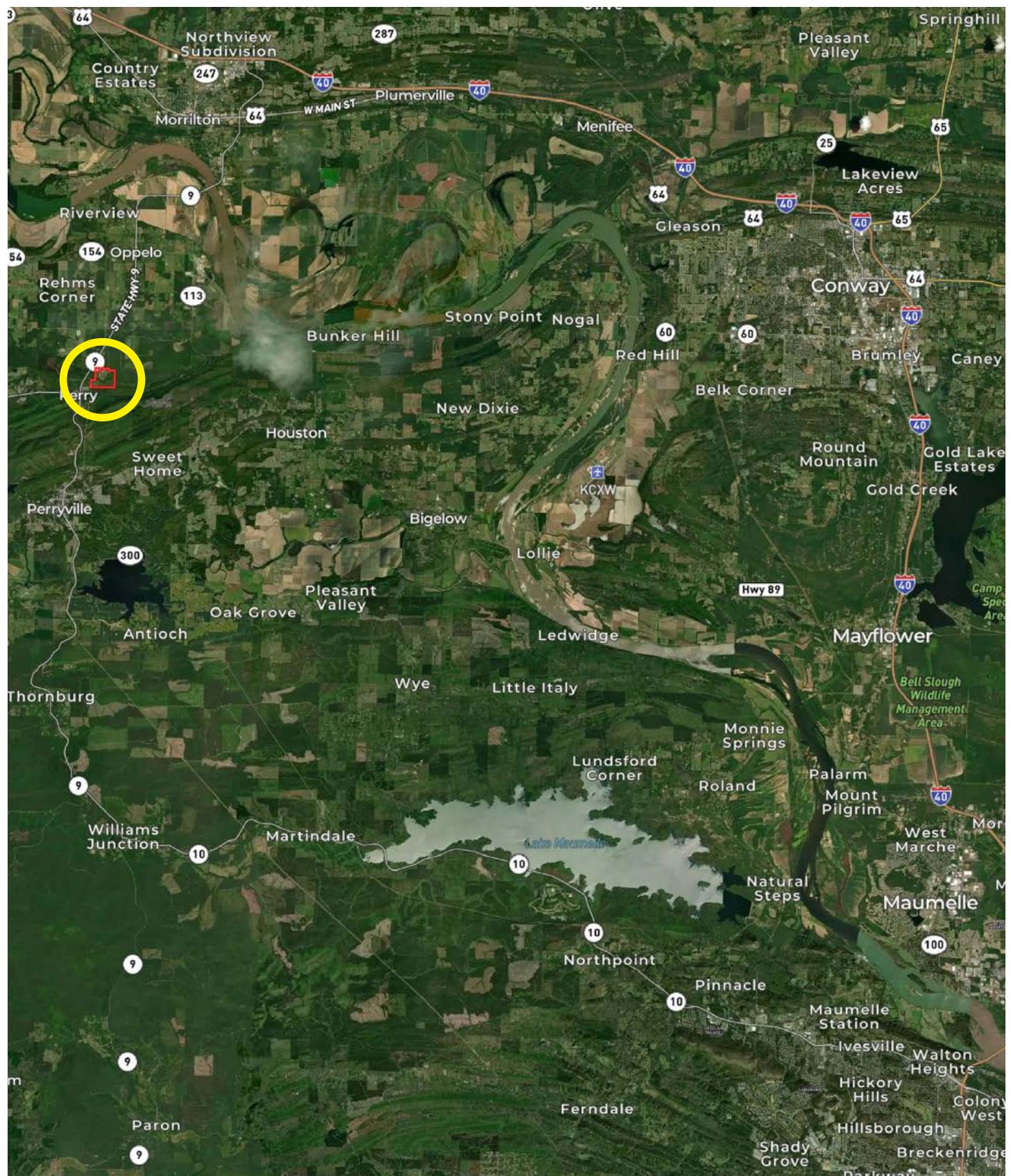
The Cypress Creek Retreat consists of 165± acres located just north of the community of Perry in Perry County, Arkansas. The property features duck and deer hunting opportunities as well as small game hunting. The duck hunting is enhanced by the 65± acre impoundment located on the south side of the property which features an artesian well that provides constant clear water. Additionally, the current owner has had extensive levee work done to help hold water and aid access. The northeastern portion of the property features a tupelo cypress brake that is also flooded when Cypress Creek flows out of its banks. If desired, the southwestern and southeastern portions of the property lying

north of the creek provide the opportunity to plant food plots for wintering waterfowl.

The upland acreage of the property is currently used as a working cattle farm. A 2,432± square foot, four bedroom / two bath manufactured home exists on the property and is currently leased out to generate steady monthly income. Utilities are electricity, City of Perry water, private propane, and septic system. Access is considered excellent via East Thompson Road, and a deeded easement exists off of Arkansas State Highway 9 to easily access the southern portion of the property.



LOCATION MAP







AERIAL MAP



AERIAL SURVEY MAP





LOCATION & ACCESS

Perry, Perry County, Arkansas
Central Region of Arkansas

Mileage Chart

Conway, AR	31 Miles
Russellville, AR	38 Miles
Little Rock, AR	48 Miles

Access is considered excellent via East Thompson Road, and a deeded easement exists off of Arkansas State Highway 9 to easily access the southern portion of the property.



TOPOGRAPHY MAP

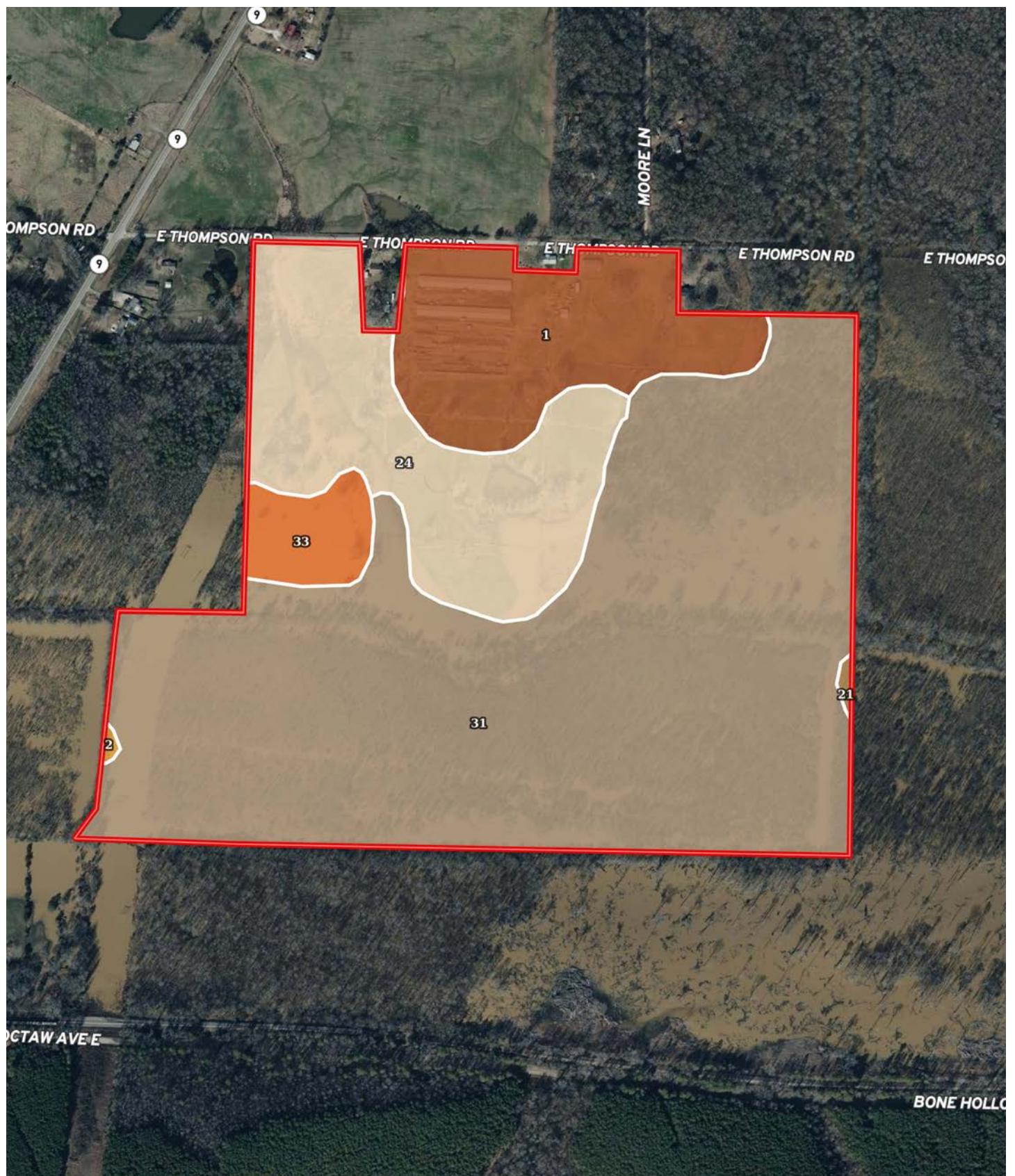








SOIL MAP



SOIL MAP KEY

SOIL CODE	SOIL DESCRIPTION	ACRES	%	CPI	NCCPI	CAP
31	Wrightsville silt loam, 0 to 1 percent slopes	107.91	65.48	0	69	3w
24	Muskogee silt loam, 3 to 8 percent slopes	29.26	17.76	0	69	3e
1	Allen loam, 3 to 8 percent slopes	21.87	13.27	0	74	3e
33	Water	5.27	3.2	0	-	8
21	Moreland silty clay, 0 to 1 percent slopes	0.28	0.17	0	55	3w
2	Barling silt loam, occasionally flooded	0.2	0.12	0	83	2w
TOTALS		164.79(*)	100%	-	67.45	3.16

(*) 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

\$695,000.00

To learn more about Cypress Creek Retreat or to schedule a property tour, contact Gar Lile or Gardner Lile of Lile Real Estate, Inc.

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

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