

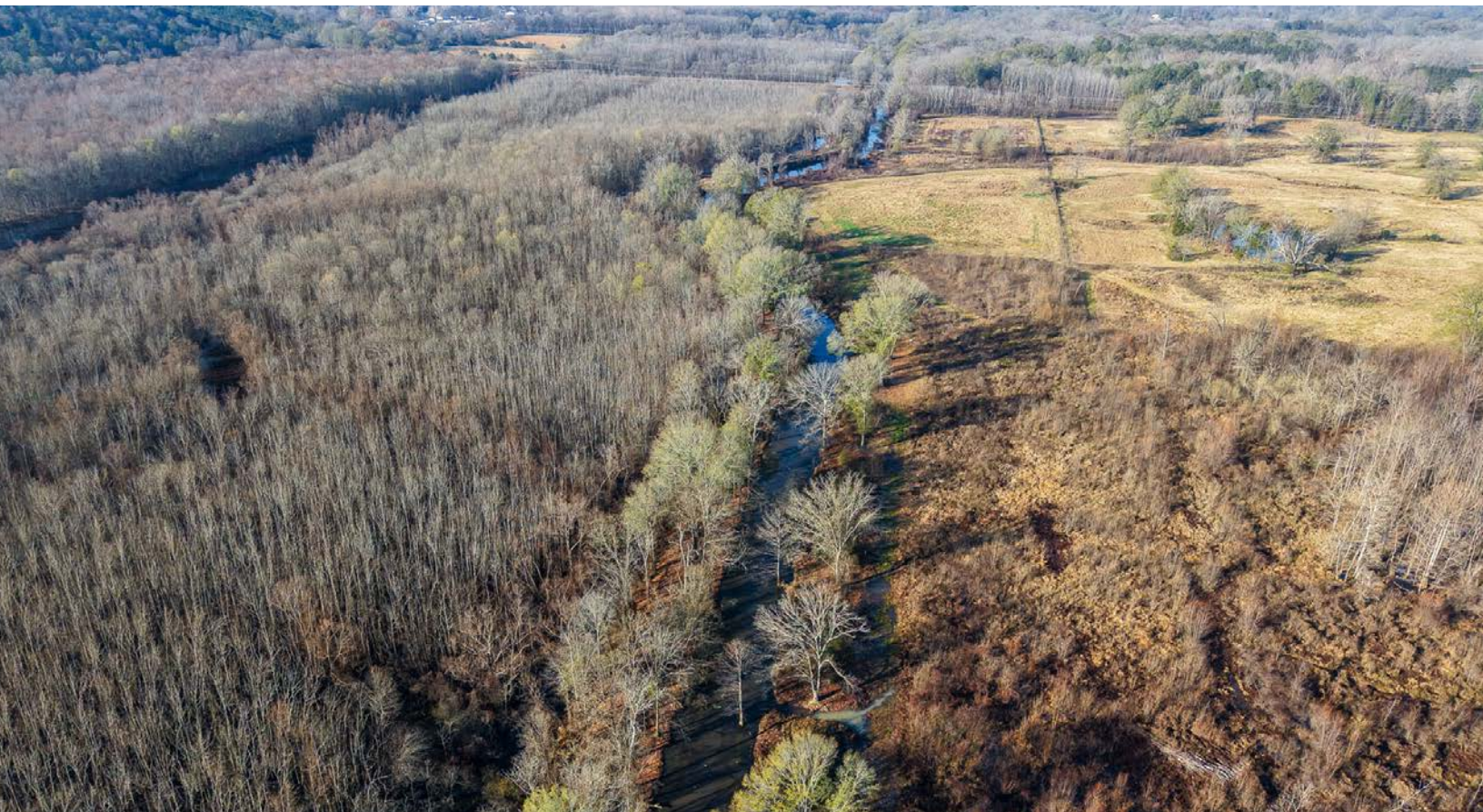


# CYPRESS CREEK RETREAT

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**

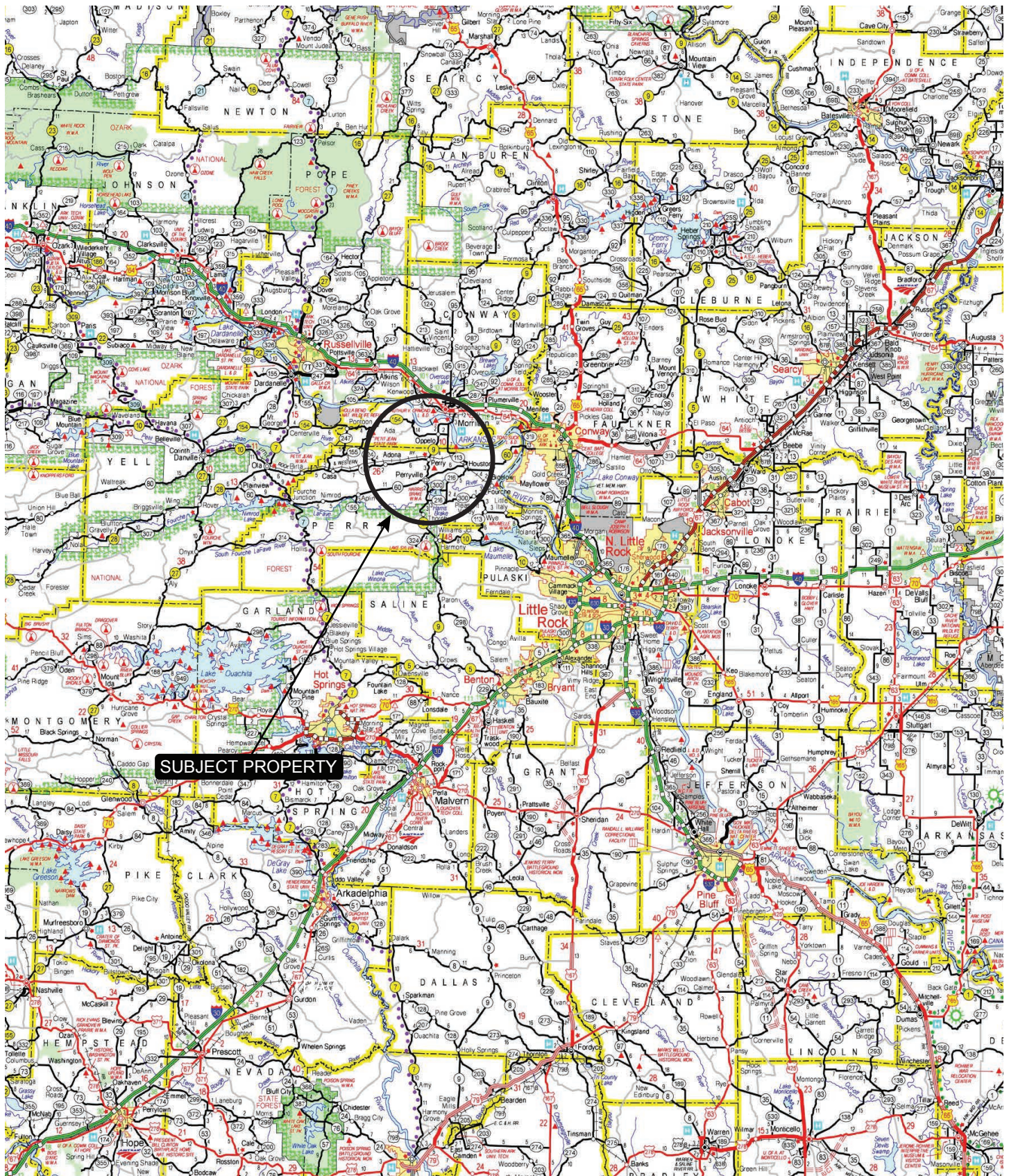
\$695,000.00







# 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 Creeks flows out of its banks. If desired, the southwestern and southeastern portions of the property lying

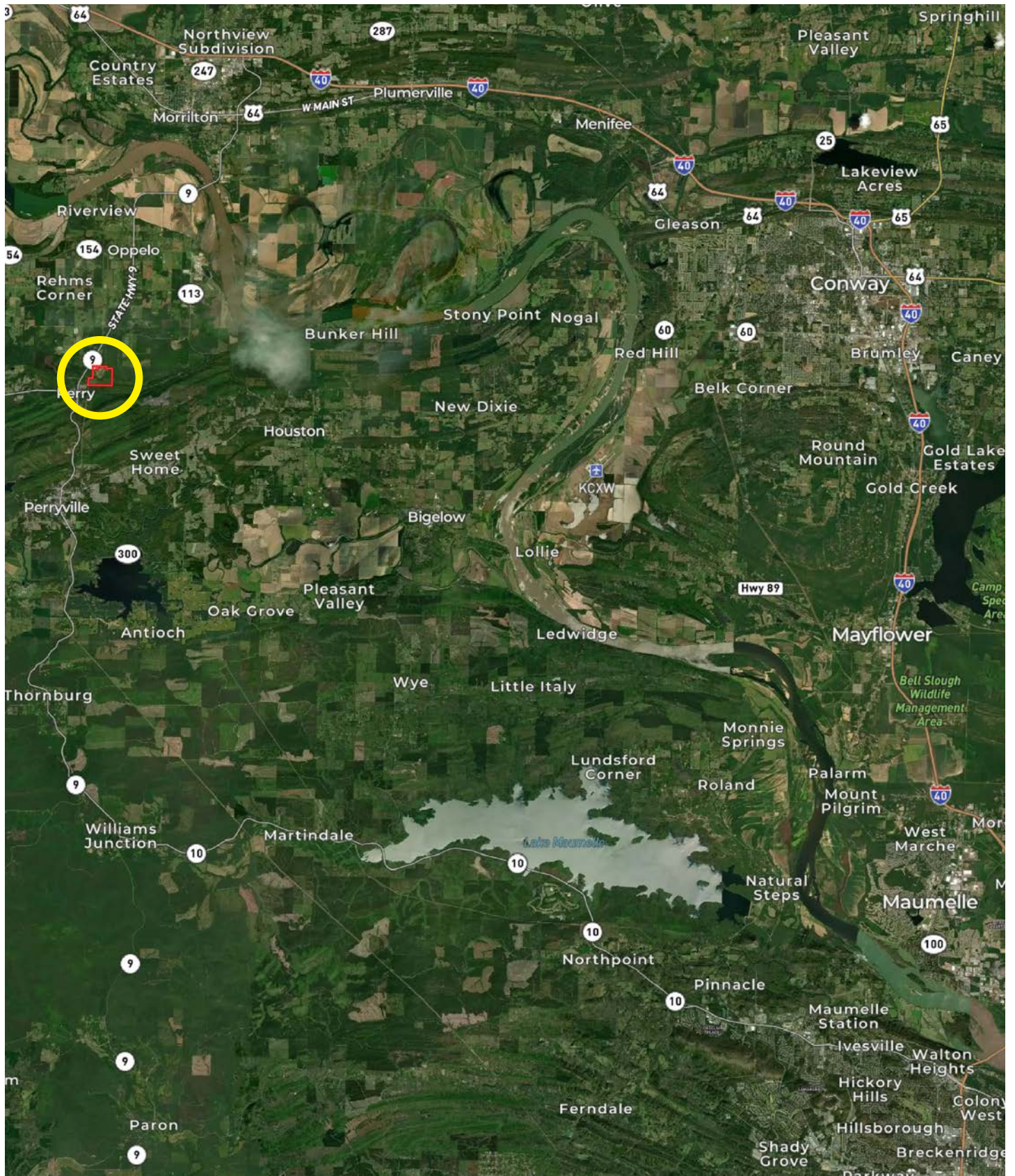
north of the creek provide the opportunity to plant food plots for wintering waterfowl.

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













## An aerial photograph showing a large area of land that has been flooded. The flooded area is outlined in red and contains several large white storage tanks. The surrounding area includes roads such as W Thompson Rd, E Thompson Rd, Moore Ln, Blackberry Rd, Choctaw Ave, Bone Hollow Rd, and Wave E. The flooded area is surrounded by dense vegetation and fields.



# AERIAL SURVEY MAP







#### LEGAL DESCRIPTION:

A PART OF THE NW1/4, SECTION 26, AND PART OF THE SE1/4 NE1/4, SECTION 27, ALL LYING IN T-05-N, R-17-W, PERRY COUNTY, ARKANSAS BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BEGINNING AT A FOUND 5/8" REBAR FOR THE NW CORNER OF SAID NW1/4; THENCE ALONG THE NORTH LINE OF SAID NW1/4 S87°56'18"E A DISTANCE OF 460.05; THENCE LEAVING SAID NORTH LINE S02°40'41"E A DISTANCE OF 399.35' TO A FOUND LAWRENCE CAP; THENCE S88°29'18"E A DISTANCE OF 125.54' TO A FOUND 1/2" REBAR; THENCE N07°59'33"E A DISTANCE OF 398.92' TO THE NORTH LINE OF SAID NW1/4; THENCE ALONG SAID NORTH LINE S87°56'18"E A DISTANCE OF 494.72; THENCE LEAVING SAID NORTH LINE S03°53'00"W A DISTANCE OF 103.44' TO A SET 1/2" REBAR W/CAP (1363); THENCE S87°29'59"E A DISTANCE OF 261.49' TO A SET 1/2" REBAR W/CAP (1363); THENCE N02°04'33"E A DISTANCE OF 105.39' TO THE NORTH LINE OF SAID NW1/4; THENCE ALONG SAID NORTH LINE S87°56'18"E A DISTANCE OF 437.34' TO A SET 1/2" REBAR W/CAP (1363); THENCE LEAVING SAID NORTH LINE S02°02'08"W A DISTANCE OF 281.00' TO A SET 1/2" REBAR W/CAP (1363); THENCE S87°56'18"E A DISTANCE OF 775.00' TO THE EAST LINE OF SAID NW1/4; THENCE ALONG SAID EAST LINE S02°02'08"W A DISTANCE OF 1030.42' TO THE NE CORNER OF THE SE1/4 SAID NW1/4; THENCE CONTINUE ALONG SAID EAST LINE S01°53'26"W A DISTANCE OF 1319.76' TO A SET 1/2" REBAR W/CAP (1363) FOR THE SE CORNER OF SAID NW1/4; THENCE ALONG THE SOUTH LINE OF SAID NW1/4 N88°08'23"W A DISTANCE OF 2680.59' TO THE SW CORNER OF SAID NW1/4; THENCE ALONG THE SOUTH LINE OF SAID SE1/4 NE1/4 N87°25'24"W A DISTANCE OF 607.78' TO A SET 1/2" REBAR W/CAP (1363) BEING ON THE EAST SIDE OF AN EXISTING LEVEE; THENCE LEAVING SAID SOUTH LINE AND ALONG SAID EXISTING LEVEE THE FOLLOWING CALLS: N30°08'04"E A DISTANCE OF 212.79' TO A FOUND 1/2" REBAR; THENCE N06°08'04"E A DISTANCE OF 859.95' TO THE CENTERLINE OF CYPRESS CREEK; THENCE ALONG SAID CENTERLINE S87°56'27"E A DISTANCE OF 466.82' TO WEST LINE OF SAID NW1/4; THENCE ALONG SAID WEST LINE N03°10'02"E A DISTANCE OF 1589.87' TO THE POINT OF BEGINNING, CONTAINING 165.45 ACRES MORE OR LESS.

#### SURVEYOR'S NOTES:

SAID TRACT IS SUBJECT TO ALL RIGHTS OF WAY, COVENANTS, EASEMENTS, AND RESTRICTIONS ON RECORD OR PHYSICALLY IN PLACE.

#### REFERENCE SURVEYS BY LEE LOWDER



#### LEGEND

- FOUND MONUMENT (AS NOTED)
- SET 1/2" REBAR W/CAP (1363)
- ▲ CALCULATED POINT
- BOUNDARY
- SECTIONS
- EASEMENT (AS NOTED)
- FENCE
- OHE OVERHEAD ELECTRIC

#### SURVEY FOR:

THE RIDGE AT NEW DIXIE, LLC  
AND MVC PROPERTIES, LLC

**C**ENTRAL  
**A**RKANSAS  
**P**ROFESSIONAL  
**S**URVEYING

OFFICE (501) 513-4800  
MOBILE (501) 472-3862  
FAX (501) 513-0900  
P.O. BOX 298 ROBERT D. FRENCH  
CONWAY, AR 72033 P.L.S. 1363

FIELD: JC & JD  
OFFICE: JF

DATE:

12/16/2025

SCALE:

1"=200'

#### STATE CODE:

500-05N-17W-0-26-400-53-1363

500-05N-17W-0-27-120-53-1363



# LOCATION & ACCESS

Perry, Perry County, Arkansas  
Central Region of Arkansas

## Mileage Chart

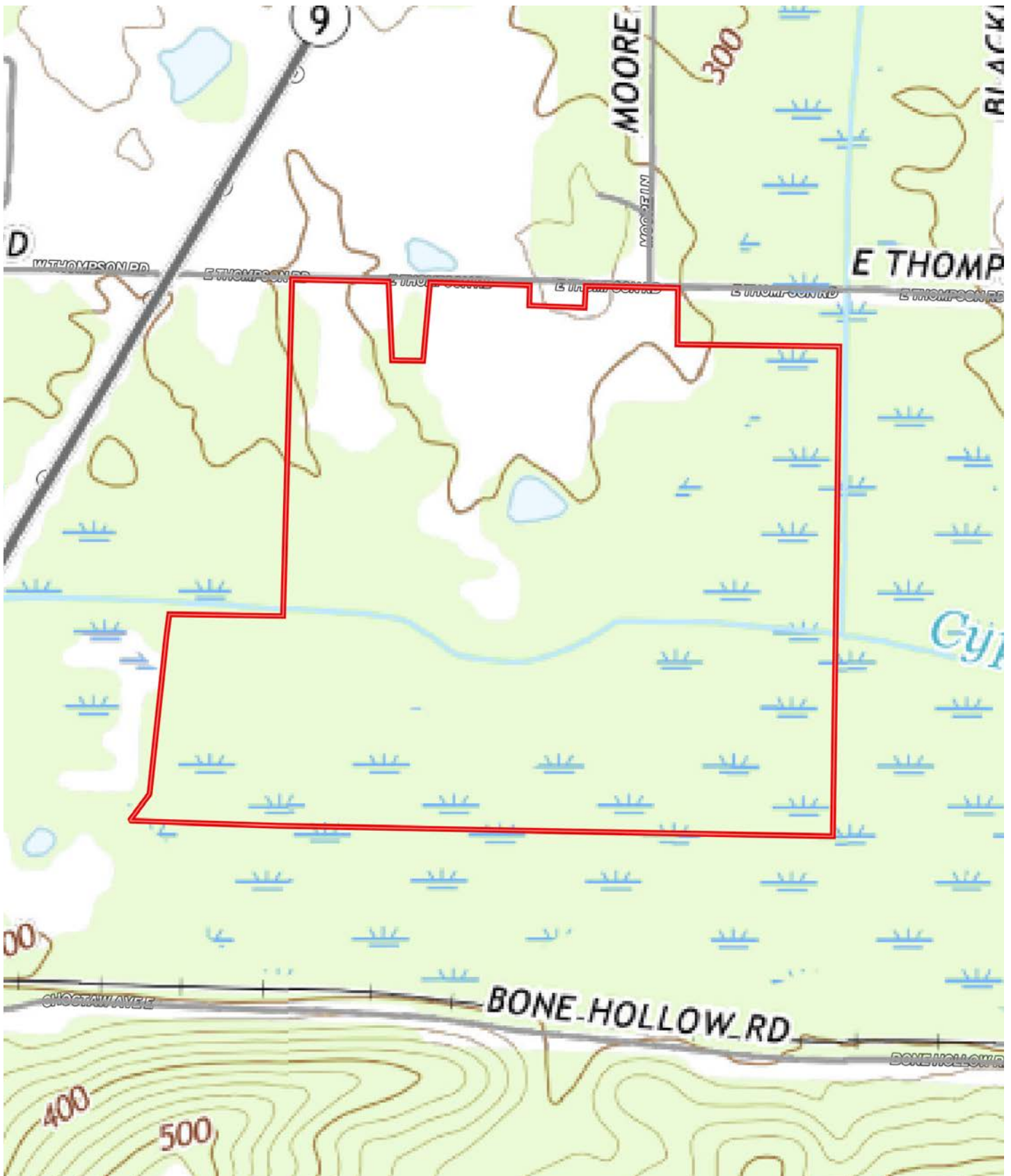
Conway, AR	31 Miles
Russellville, AR	38 Miles
Little Rock, AR	48 Miles

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









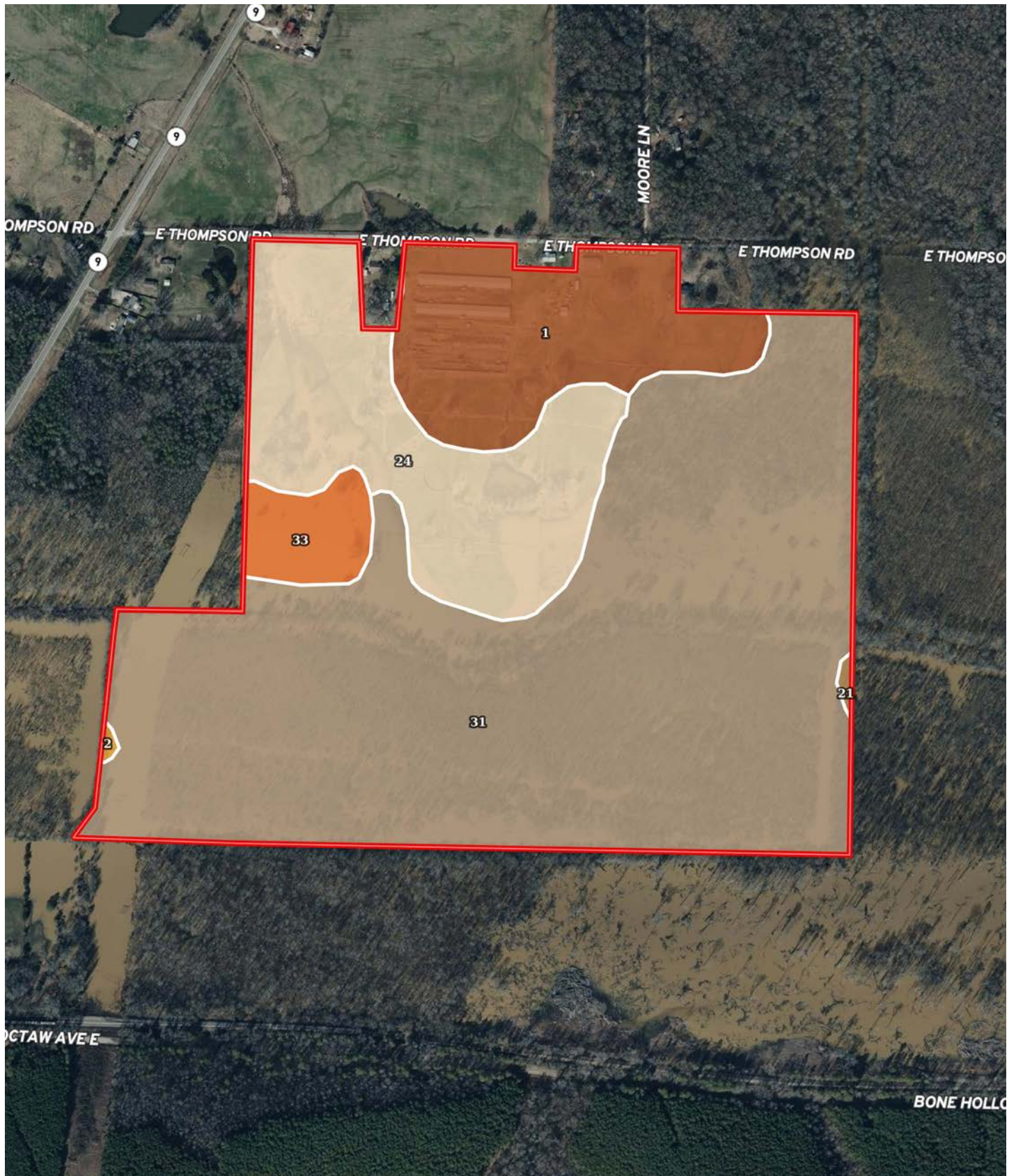








# SOIL MAP





# SOIL MAP KEY

SOIL CODE	SOIL DESCRIPTION	ACRES	%	CPI	NCCPI	CAP
31	Wrightsville silt loam, 0 to 1 percent slopes	107.9 1	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		164.7 9(*)	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

	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

\$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.

## Gardner Lile

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## Collier Watkins

501-837-4868 (m)

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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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