



TWO BAYOU 80

A Recreational and Timberland Investment Opportunity

80± Total Acres | \$144,000.00

Ouachita County, Arkansas



AGRICULTURE | RECREATION | TIMBERLAND

Traditional Brokerage + Sealed Bids + Consulting

LICENSED IN ARKANSAS, LOUISIANA, MISSISSIPPI, AND TENNESSEE



TWO BAYOU 80

QUICK FACTS

Acreage

80± total acres

Location

Ouachita County, Arkansas

Recreation

Deer, turkey, and small game hunting

Access

There is no deeded access to the tract.

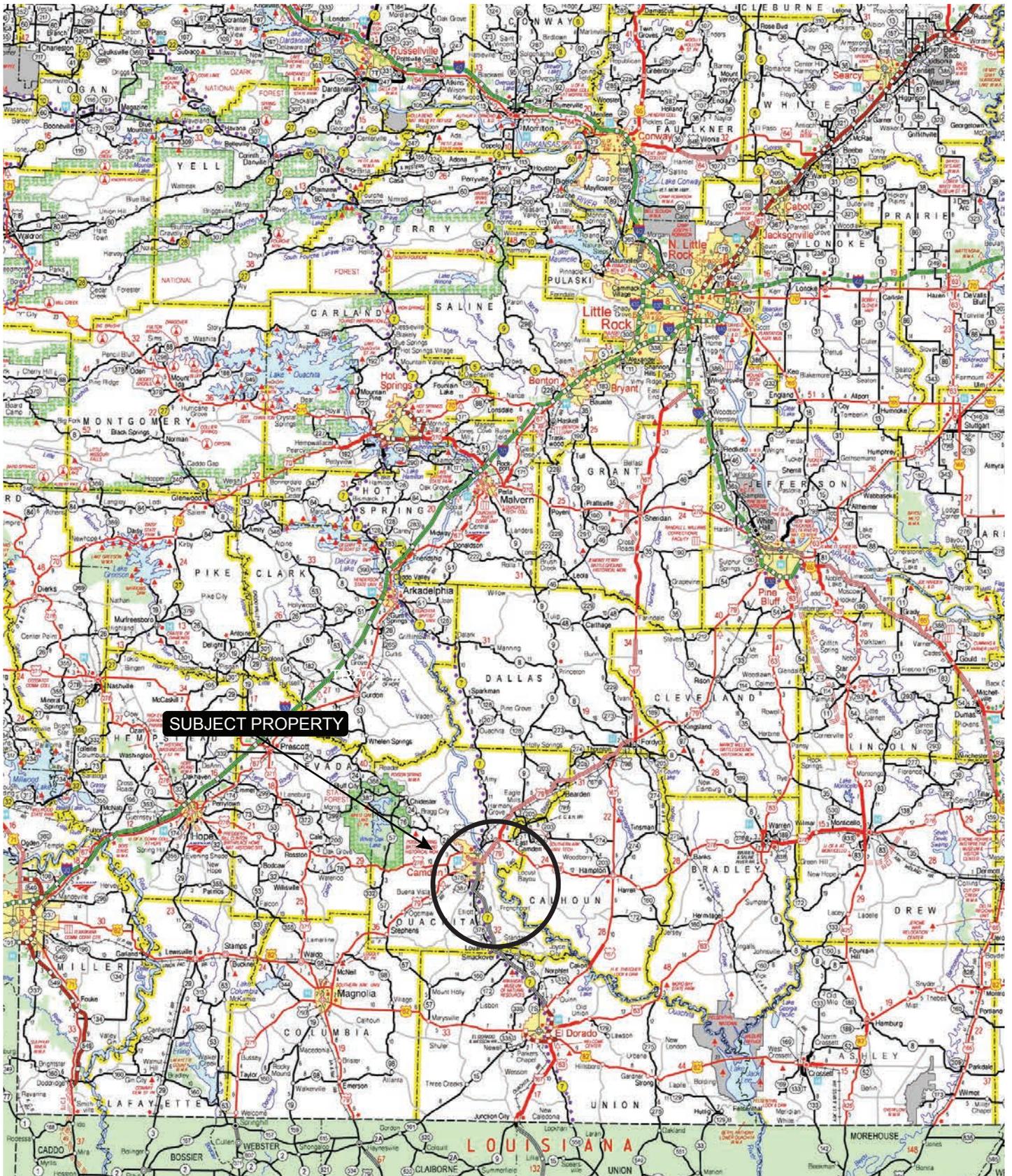
Offering Price

\$144,000.00





VICINITY MAP



PROPERTY DESCRIPTION

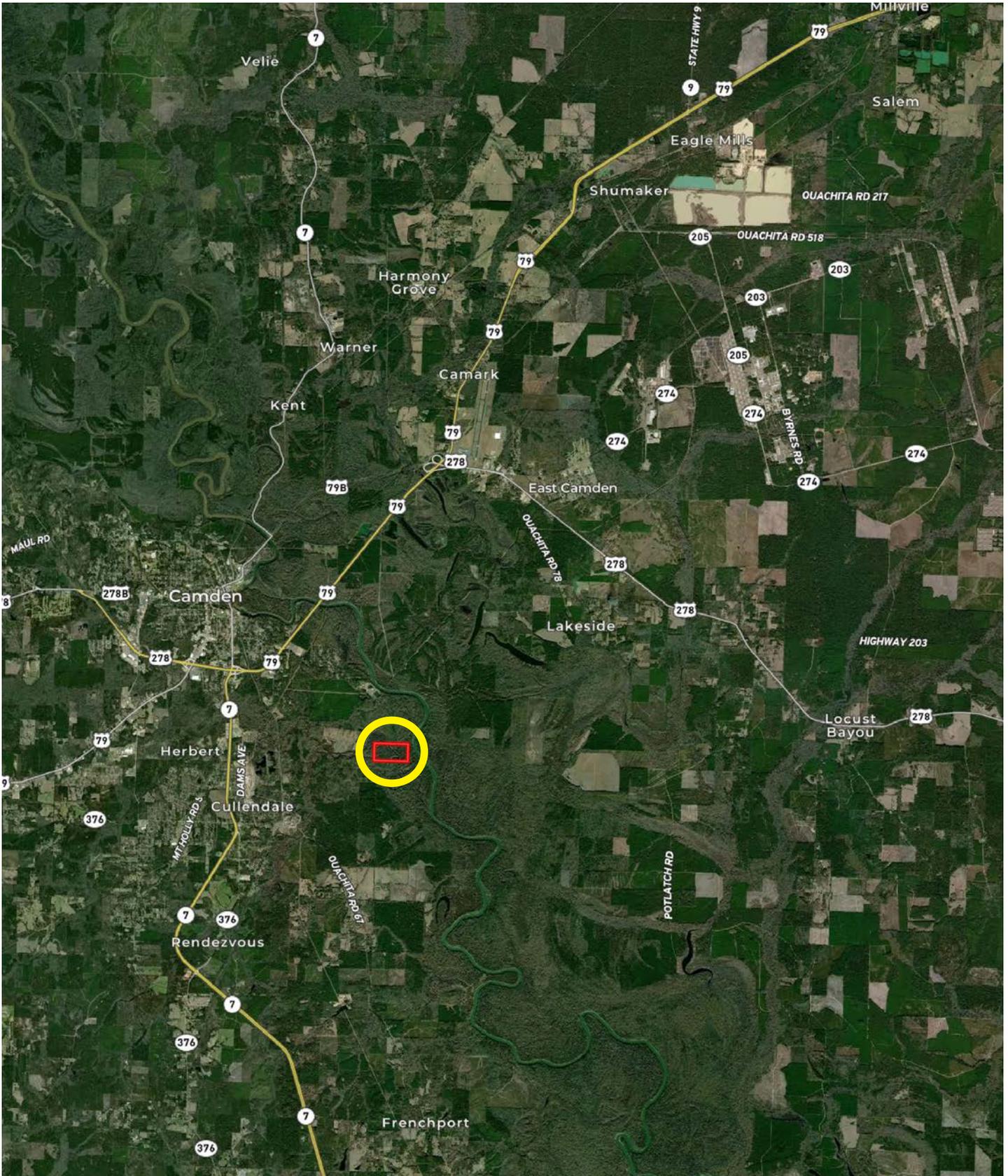
TWO BAYOU 80

Two Bayou 80 is located in Ouachita County southeast of Camden, Arkansas. The property features 80± acres nestled in the scenic Ouachita River Bottoms and offers a timberland and recreational hunting opportunity. The timber was harvested 30± years ago and has since reestablished itself in young hardwood timber. Two Bayou meanders

through the property with a large Stream-side Management Zone (SMZ) that is loaded with hardwood logs and borders Two Bayou Creek WMA to the south. Recreational hunting opportunities include excellent deer and turkey hunting, along with the opportunity to establish a duck hole for waterfowl enthusiasts.



LOCATION MAP

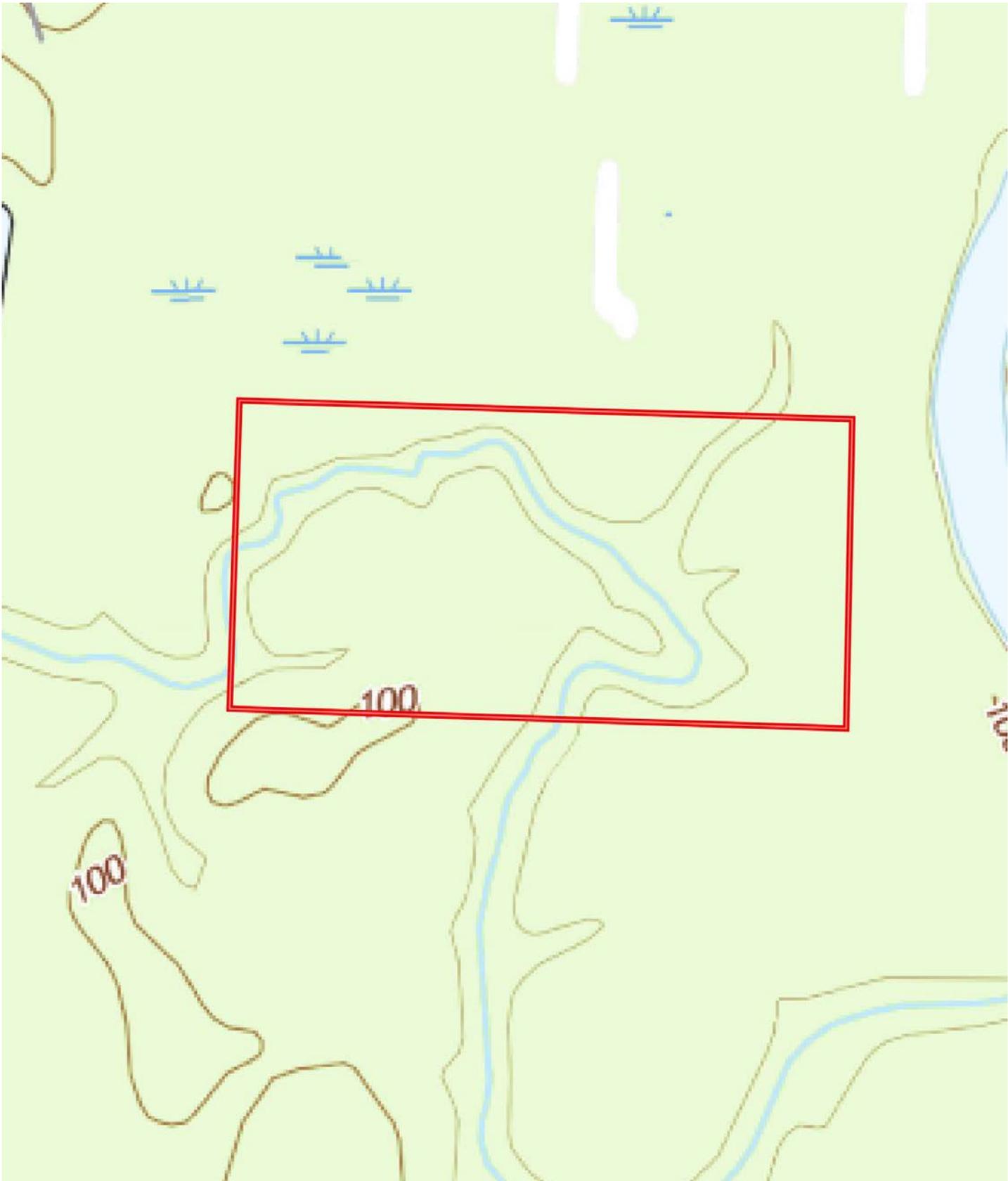




AERIAL MAP



TOPOGRAPHY MAP



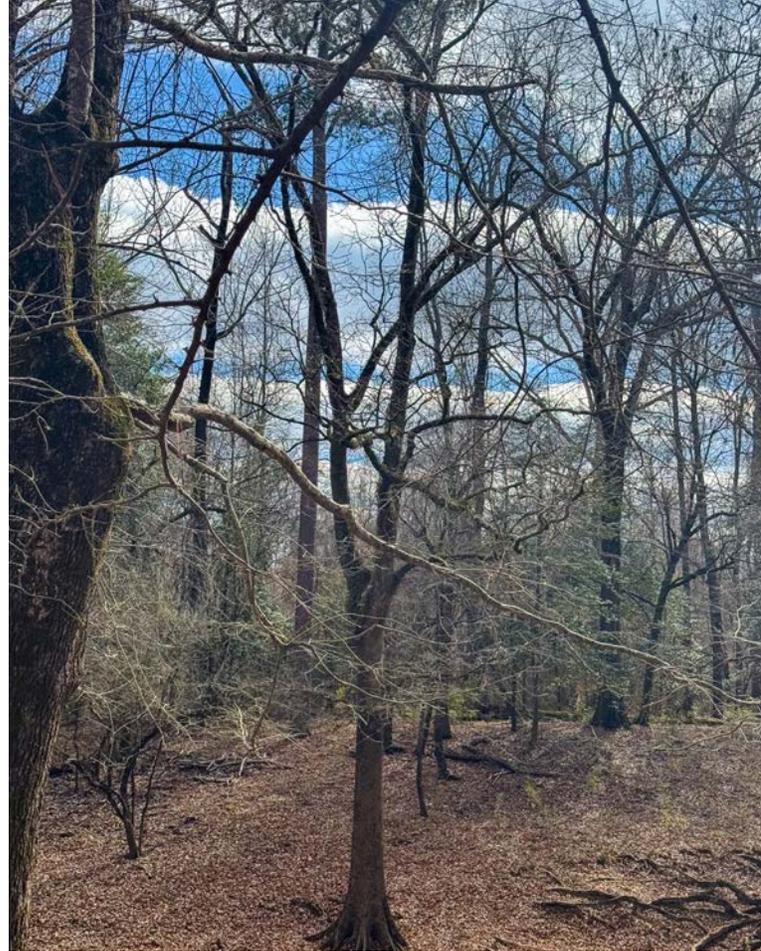
LOCATION & ACCESS

Camden, Ouachita County, Arkansas
Southwestern Region of Arkansas

Mileage Chart

| | |
|---------------|-------|
| Camden, AR | Miles |
| Fordyce, AR | Miles |
| Sheridan, AR | Miles |
| El Dorado, AR | Miles |
| Texarkana, AR | Miles |

There is no deeded access to the property.



SOIL MAP



RESOURCES & PRICE

Mineral Rights

All mineral rights owned by the Seller, if any, shall transfer to the Buyer.

Real Estate Taxes

\$61.00 (estimated)

Offering Price

\$144,000.00

To learn more about the property or to schedule a property tour, contact Matt Stone or David Stone of Lile Real Estate, Inc.

Matt Stone

870-818-0750 (m)

mstone@lilerealestate.com

David Stone

870-818-0751 (m)

dstone@lilerealestate.com







DISCLOSURE STATEMENT: Lile Real Estate, Inc. is the listing agency for the owner of the property described within this offering brochure. A representative of Lile Real Estate, Inc. must be present to conduct a showing.

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.

Some images shown within this offering brochure are used for representative purposes and may not have been taken on location at the subject property. This offering is subject to errors, omissions, change or withdrawal without notice. All information provided herein is intended as a general guideline and has been provided by sources deemed reliable, but the accuracy of which we cannot guarantee.

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:

MATT STONE

870.818.0750 (m)
mstone@lilerealestate.com

DAVID STONE

870.818.0751 (m)
dstone@lilerealestate.com

Scan for
more info





1 Allied Drive, Suite 2220
Little Rock, AR 72202

WWW.LILEREALSTATE.COM



501.374.3411 (Office)
501.421.0031 (Fax)

INFO@LILEREALSTATE.COM