



CYPRESS BAYOU RETREAT

A Recreational Investment Opportunity

134± Total Acres | \$675,000.00

Arkansas County, Arkansas



AGRICULTURE | RECREATION | TIMBERLAND

Traditional Brokerage + Sealed Bids + Consulting

LICENSED IN ARKANSAS, LOUISIANA, MISSISSIPPI, AND TENNESSEE



CYPRESS BAYOU RETREAT

QUICK FACTS

Acreage

134± total acres

Location

Tichnor, Arkansas (Arkansas County)

Access

Arkansas State Highway 44

Recreation

Deer, duck, and turkey

Notable Features

- Gated access
- Established shooting lanes
- Established duck holes
- Located in close proximity to the White River NWR

Farm Information

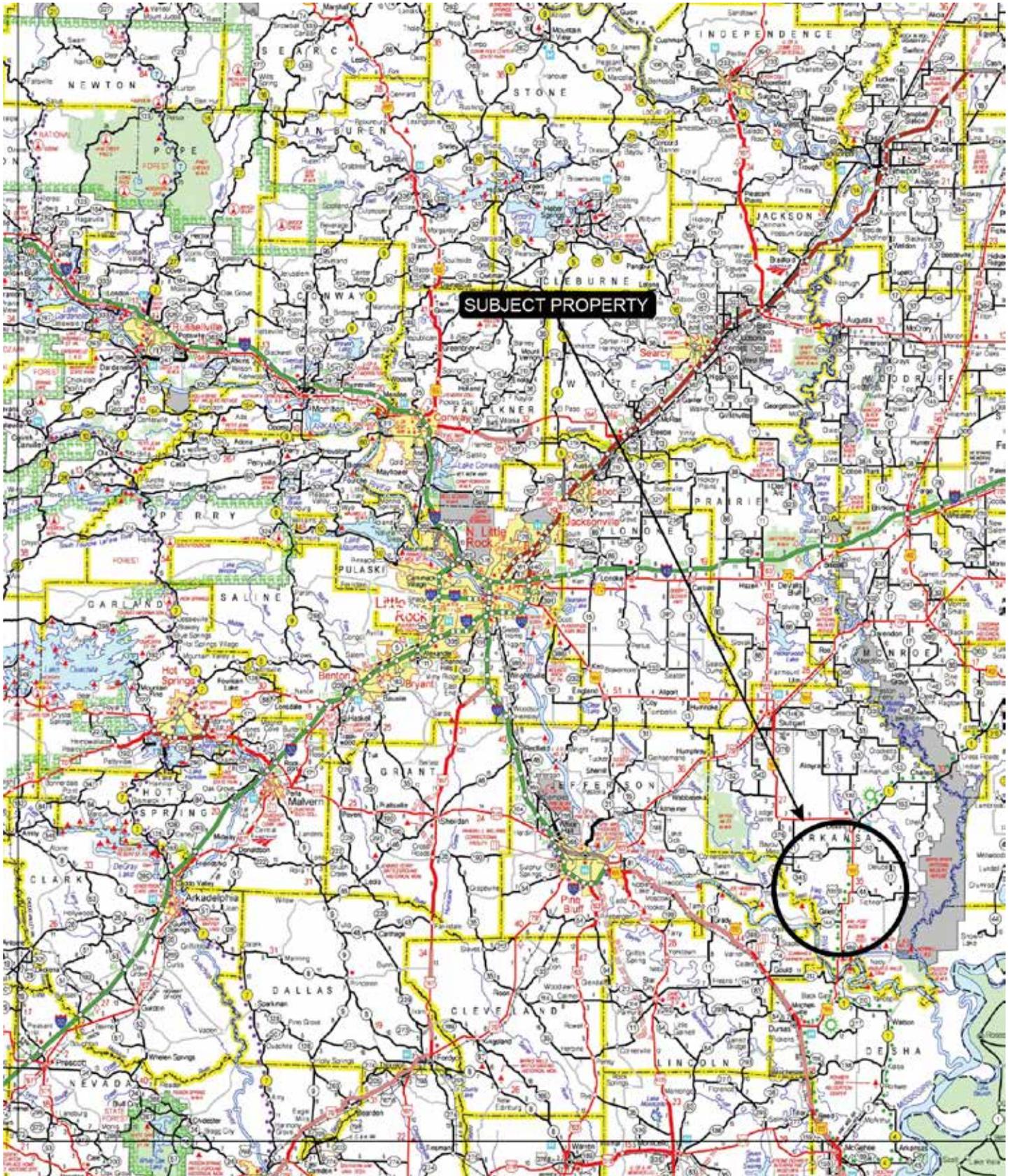
Farm Service Agency (FSA) documents can be provided upon request or see the additional brochure on lilerealestate.com

Offering Price

\$675,000.00



VICINITY MAP



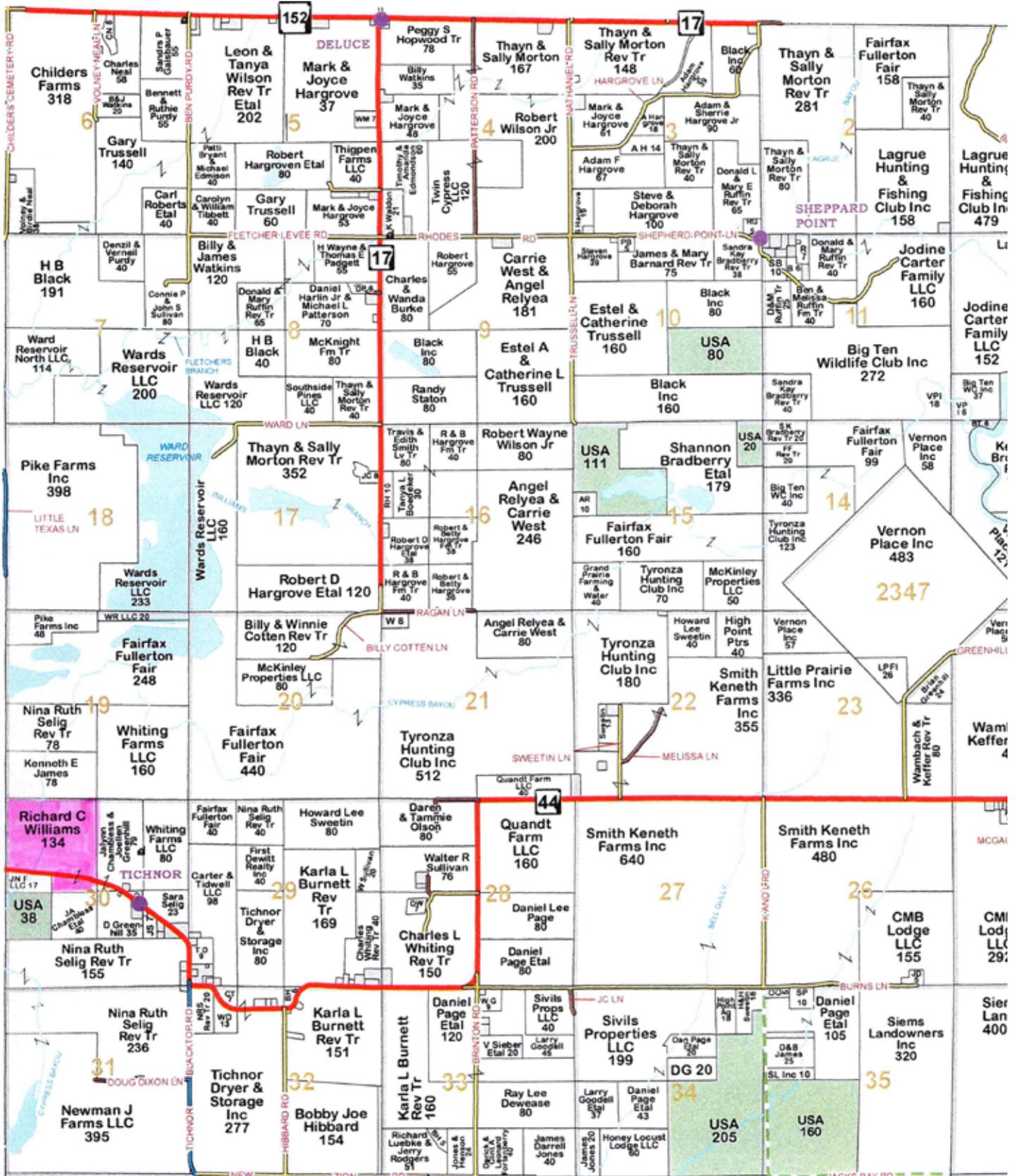
PROPERTY DESCRIPTION

CYPRESS BAYOU RETREAT

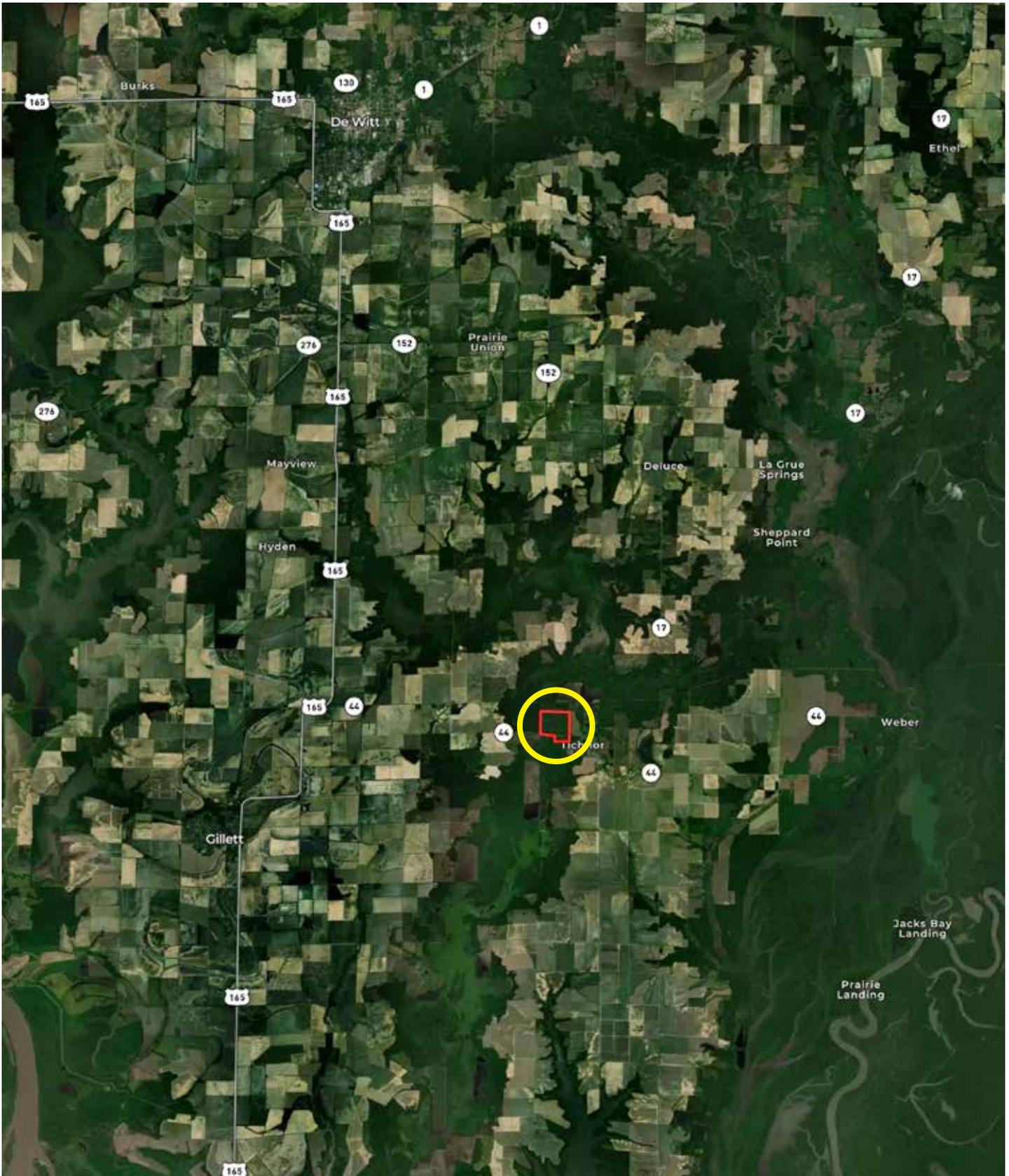
The Cypress Bayou Retreat offers 134± acres just west of the community of Tichnor and is an excellent recreational investment opportunity. The property offers deer, duck, and turkey hunting opportunities. The West and East sides of the property sit high and offers multiple deer hunting stands with established shooting lanes and easy access. Cypress Bayou runs through the center portion of the property and offers excellent duck hunting. Recreational opportunities are only further enhanced by the property's close proximity to the White River National Wildlife Refuge, Merrisach Lake, and the Arkansas River. Access to the property is gated from Highway 44. Electricity and Water are available along the road and could easily be extended into the property.



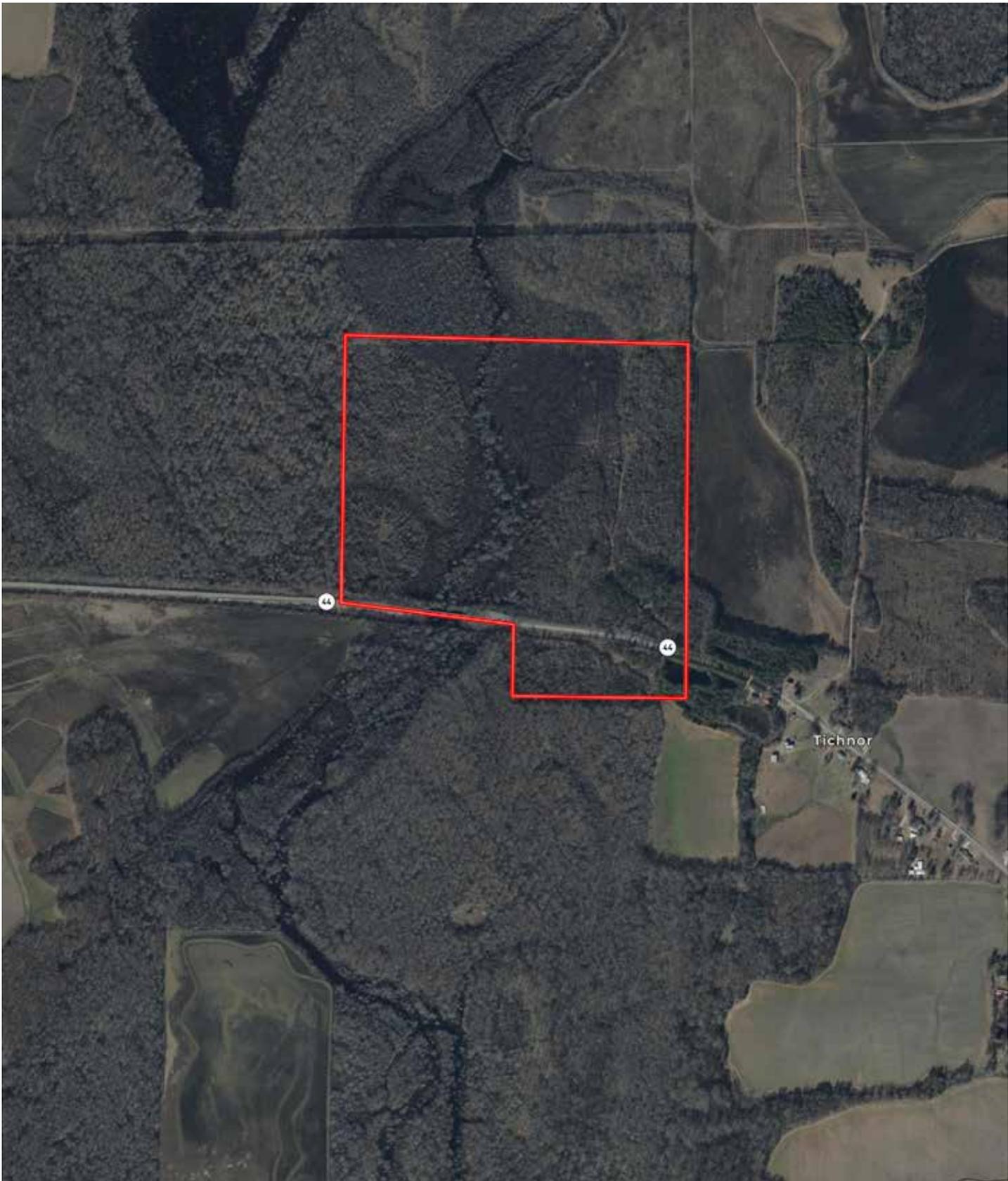
OWNERSHIP MAP

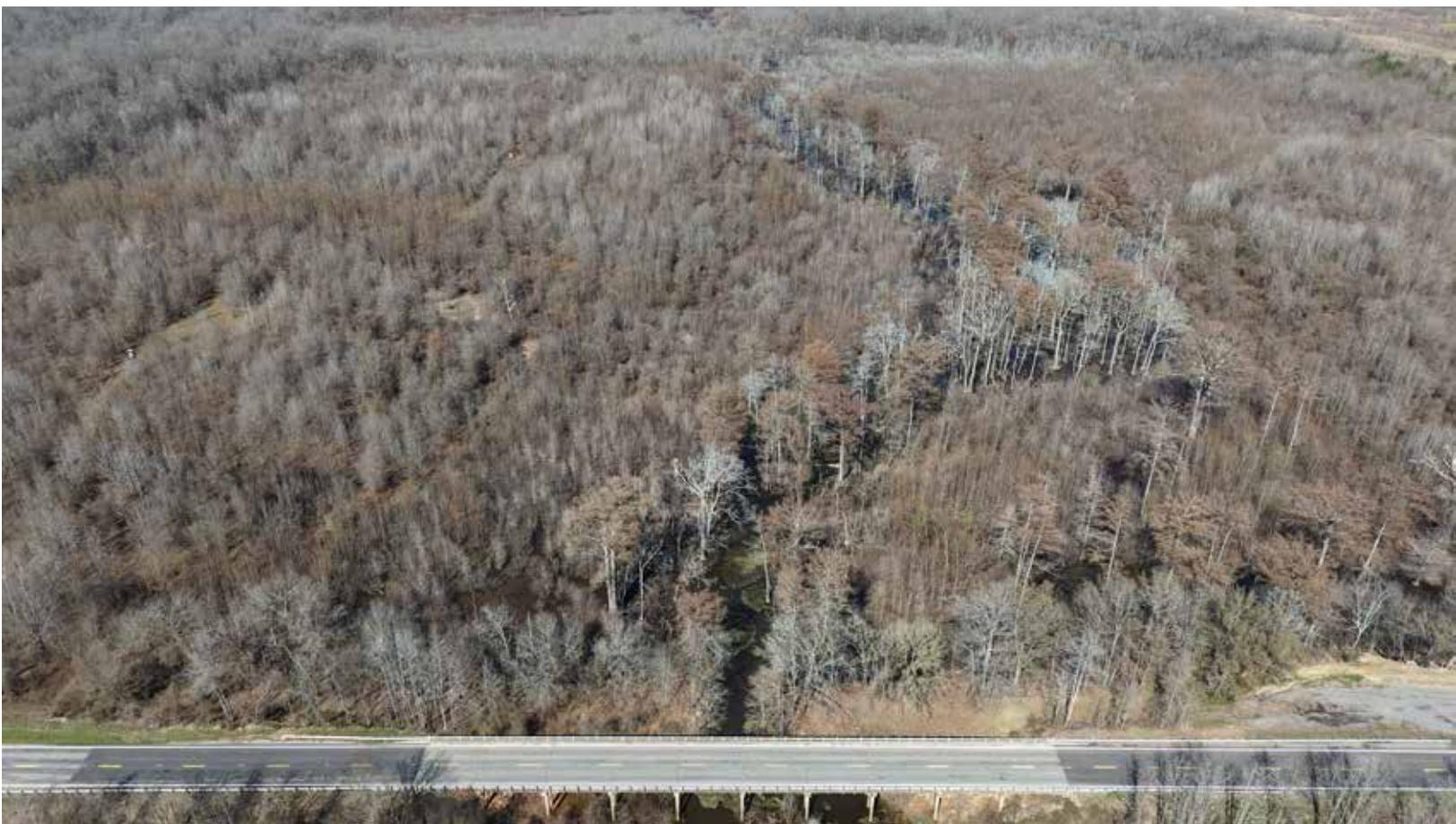


LOCATION MAP



AERIAL MAP





LOCATION & ACCESS

Tichnor, Arkansas (Arkansas County)
Southeastern Region of Arkansas

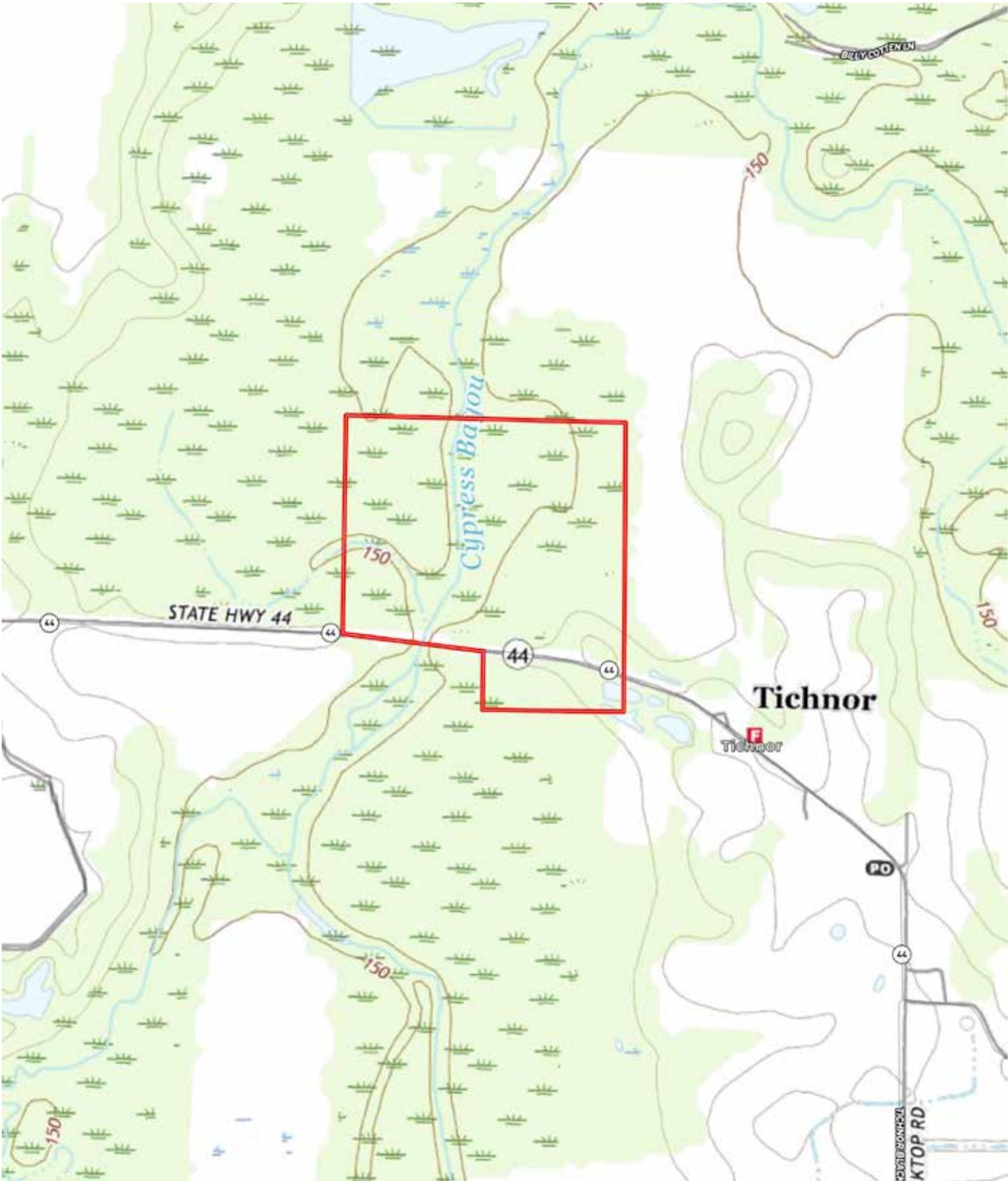
Mileage Chart

DeWitt, AR	15 Miles
Stuttgart, AR	41 Miles
Lake Village, AR	70 Miles
Dumas, AR	29 Miles
Greenville, MS	90 Miles

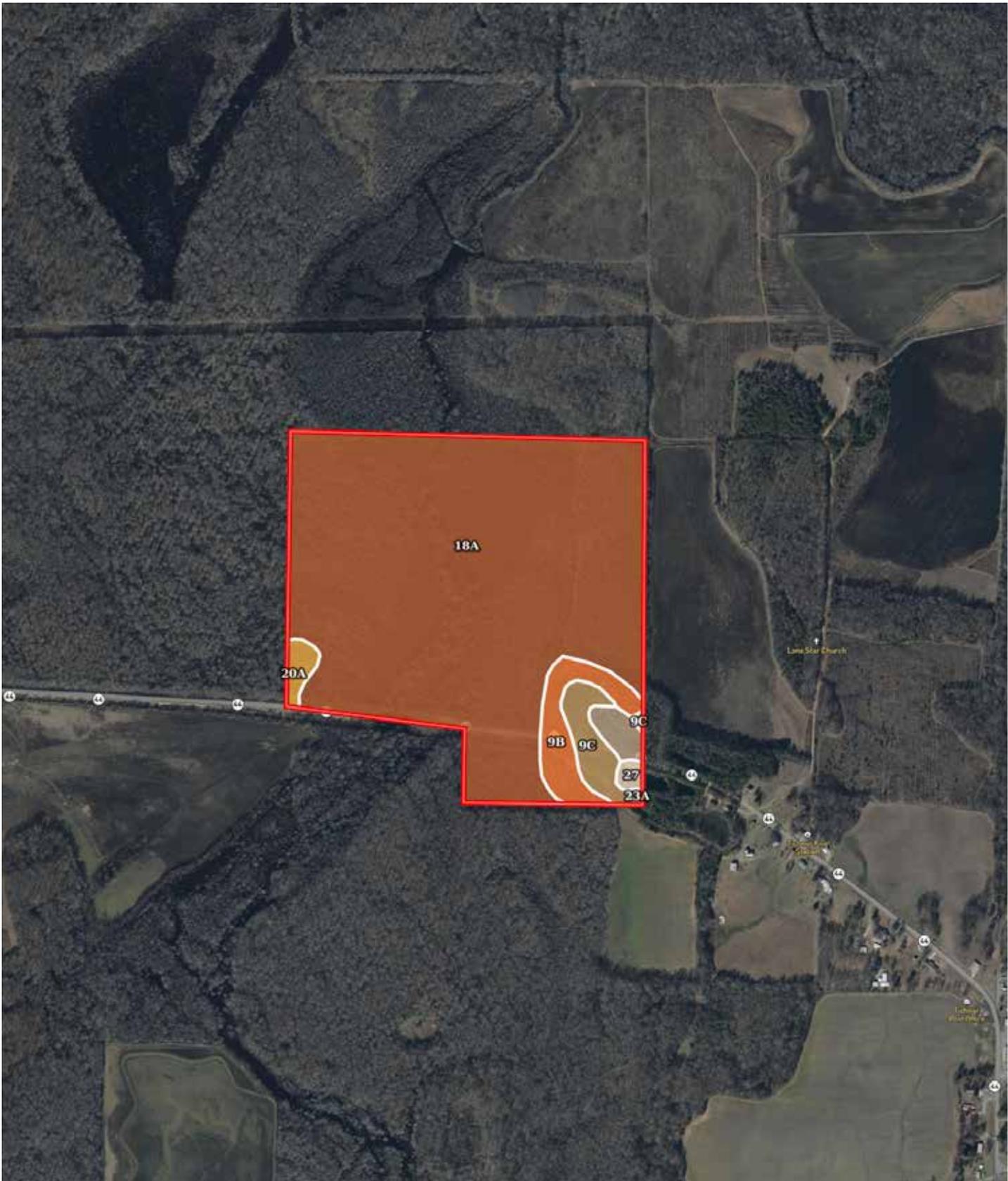
Access is considered excellent from Arkansas
State Highway 36.



TOPOGRAPHY MAP



SOIL MAP



SOIL MAP KEY

SOIL CODE	SOIL DESCRIPTION	ACRES	%	CPI	NCCPI	CAP
18A	Perry clay, 0 to 1 percent slopes, frequently flooded	123.1 1	87.26	0	38	5w
9B	Immanuel silt loam, 1 to 3 percent slopes	7.39	5.24	0	83	2e
9C	Immanuel silt loam, 3 to 8 percent slopes	5.27	3.74	0	82	3e
23A	Stuttgart silt loam, 0 to 1 percent slopes	2.61	1.85	0	66	2w
20A	Portland clay, 0 to 1 percent slopes, frequently flooded	1.82	1.29	0	46	4w
27	Water	0.89	0.63	0	-	8
TOTALS		141.0 9(*)	100%	-	42.38	4.72

(*) 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.

Real Estate Taxes (estimated)

\$112.00

Offering Price

\$675,000.00

To learn more about the Cypress Bayou Retreat or to schedule a property tour, contact Brandon Stafford of Lile Real Estate, Inc.

Brandon Stafford

501.416.9748 (m)

bstafford@lilerealestate.com









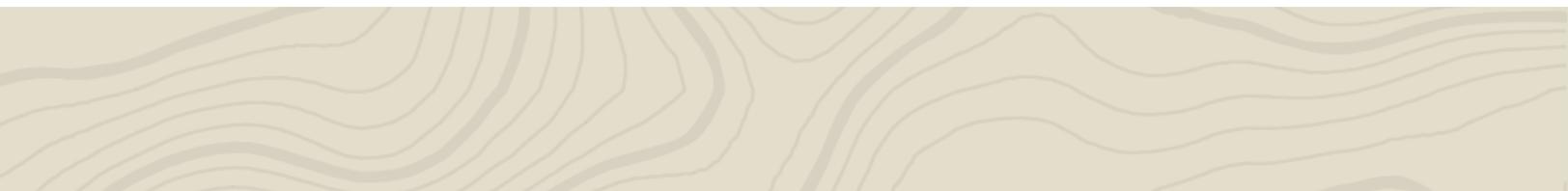




DISCLOSURE STATEMENT: Lile Real Estate, Inc. is the listing agency for the owner of the property described within this offering brochure. A representative of Lile Real Estate, Inc. must be present to conduct a showing.

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.

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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:



BRANDON STAFFORD

501.416.9748 (m)
bstafford@lilerealestate.com

Scan for
more info





1 Allied Drive, Suite 2220
Little Rock, Arkansas 72202

WWW.LILEREALSTATE.COM



501.374.3411 (Office)
501.421.0031 (Fax)

INFO@LILEREALSTATE.COM