



BAYOU DES ARC GETAWAY

A Recreational Investment Opportunity

71± Total Acres | \$750,000.00

Prairie County, Arkansas



AGRICULTURE | RECREATION | TIMBERLAND

Traditional Brokerage + Sealed Bids + Consulting

LICENSED IN ARKANSAS, LOUISIANA, MISSISSIPPI, AND TENNESSEE



BAYOU DES ARC GETAWAY

QUICK FACTS

Acreage

71± total acres

Location

Des Arc, Arkansas

Access

Bayou Loop Road and Arkansas
Highway 11

Recreation

Deer, duck, turkey, and fishing

Notable Features

- 71± acres
- 2,168± sq. ft. lodge
 - 3 bedrooms
 - 2 bathrooms
- Contract access to private boat ramp
- 864± sq. ft. shop

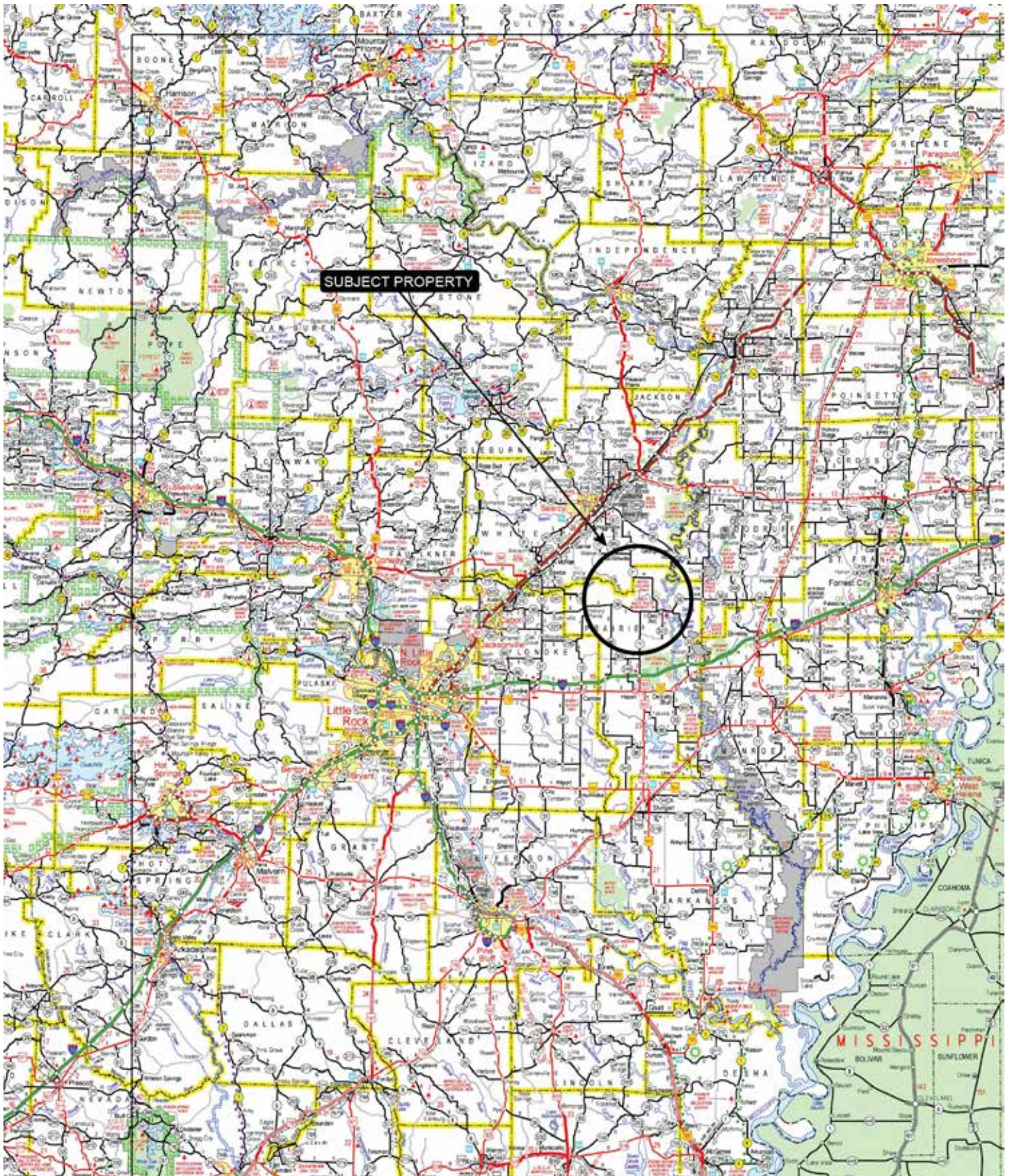
Offering Price

\$750,000.00





VICINITY MAP



PROPERTY DESCRIPTION

BAYOU DES ARC GETAWAY

The Bayou Des Arc Getaway consists of 71± acres across two tracts in Prairie County, Arkansas, offering an excellent recreational investment opportunity. The property provides a year-round retreat with the comforts of home while enjoying duck, deer, and turkey hunting, as well as fishing.

Located along Bayou Des Arc, just three miles upstream from its confluence with the White River, the property features a mix of bottomland hardwoods with a small portion planted in pine plantation. Deer hunting opportunities are present throughout the property, with numerous stands already in place.

Duck hunting opportunities exist along the bayou and throughout the property when Bayou Des Arc flows out of its banks and floods the lower portions of the land. Fishing along the bayou is known to be excellent for crappie, bass, bream, and catfish.

Just across the bayou from the property sits a beautiful 2,168± square-foot lodge on approximately 1± acre. The lodge features three bedrooms and two bathrooms, along with a full kitchen and an





open-concept living area.

Approximately 620 ± square feet of elevated outdoor deck space, along with a covered firepit area, provides excellent views of the bayou and great spaces for entertaining family and friends. An 864 ± square-foot shop located adjacent to the lodge offers ample storage for hunting and fishing equipment.

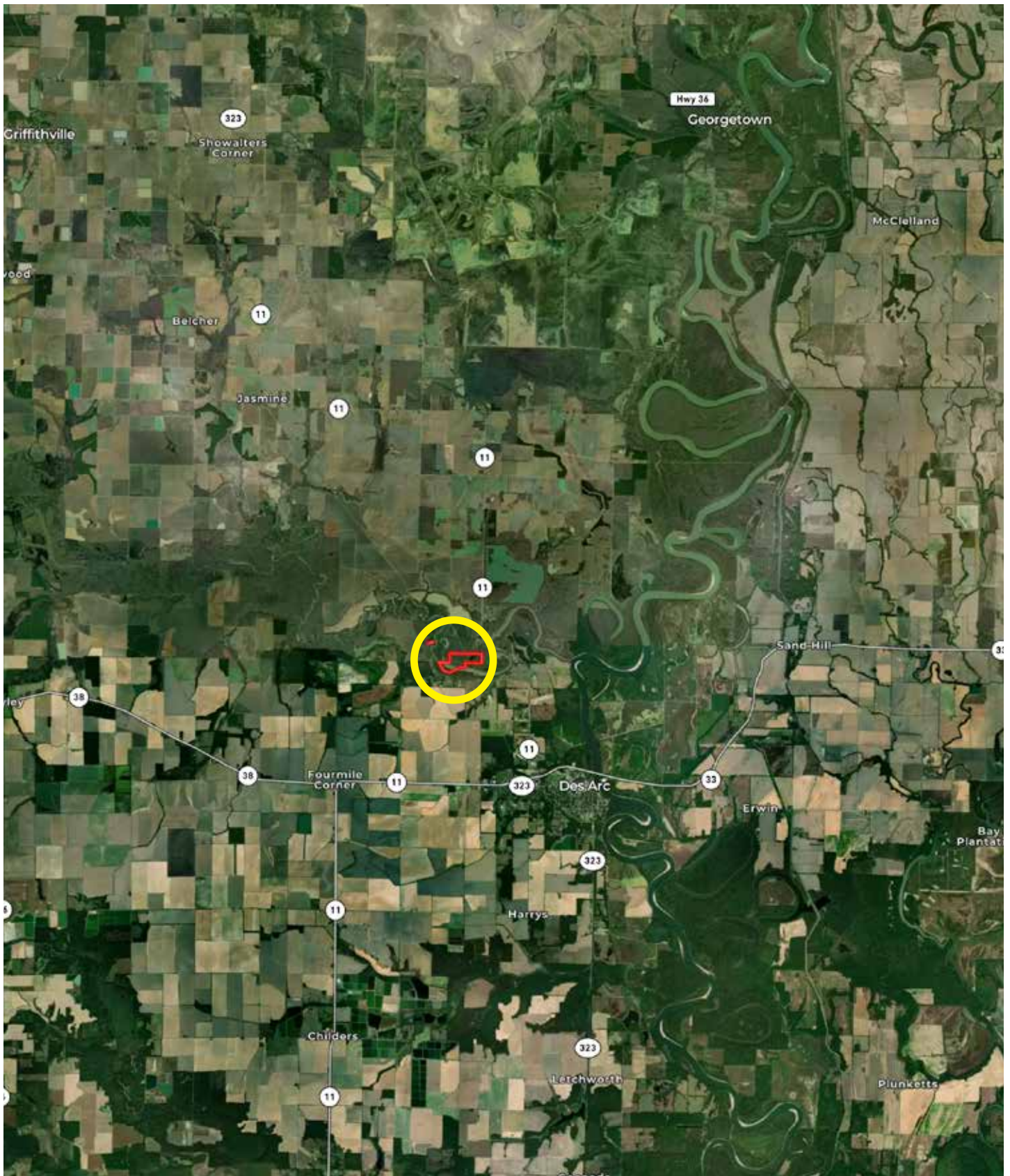
The lodge is accessible via Bayou Loop Road, while the property can be reached via a deeded easement from Highway 11 or by a short boat ride from the lodge.

This offering will convey with year-round access to a boat ramp into Bayou Des Arc, located adjacent to the lodge.



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LOCATION MAP









LOCATION & ACCESS

Des Arc, Prairie County, Arkansas
Eastern Region of Arkansas

Mileage Chart

Des Arc, AR	4 Miles
Searcy, AR	30 Miles
Little Rock, AR	60 Miles
Memphis, TN	98 Miles

Access via Bayou Loop Road and Arkansas
State Highway 11.

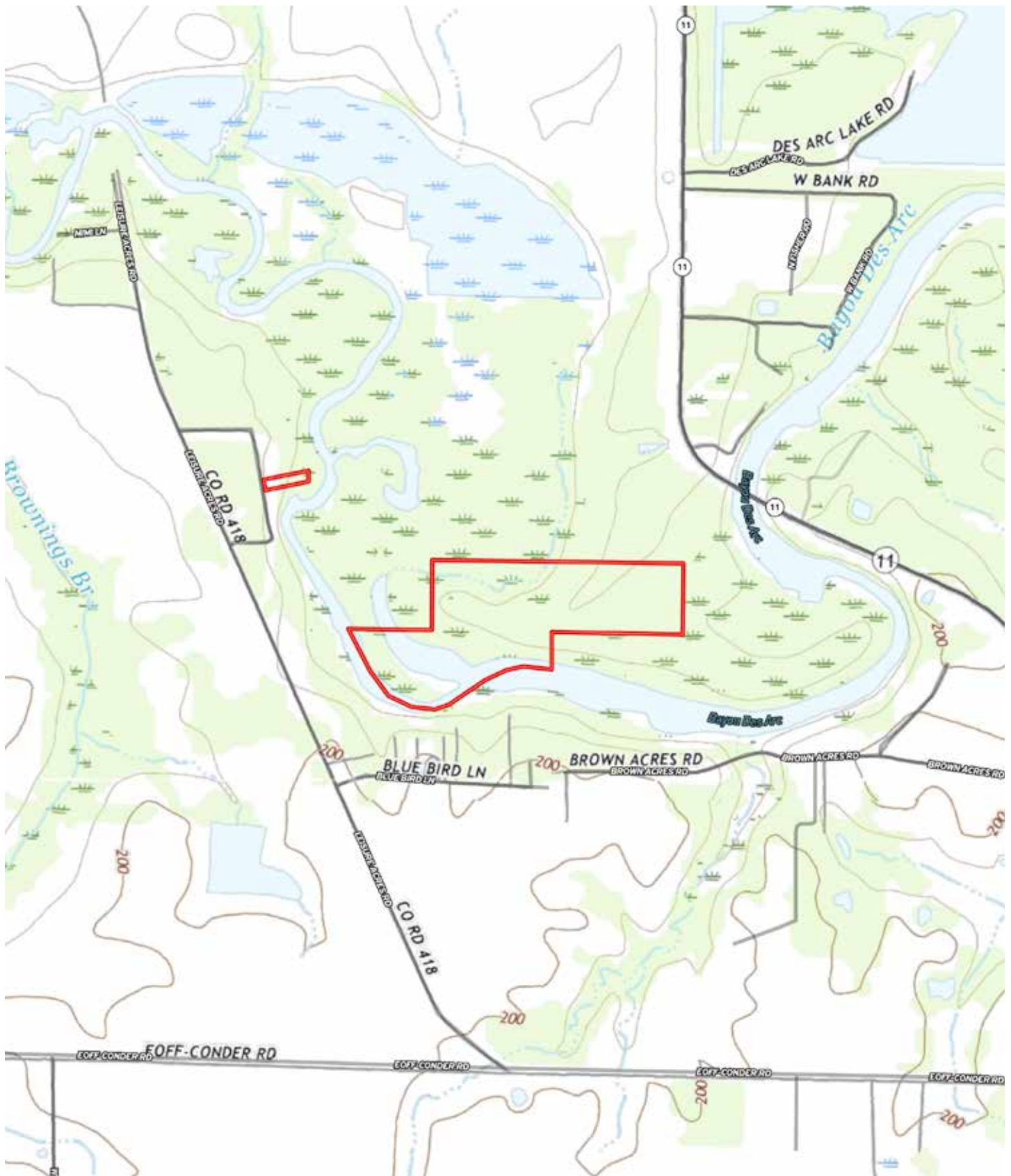






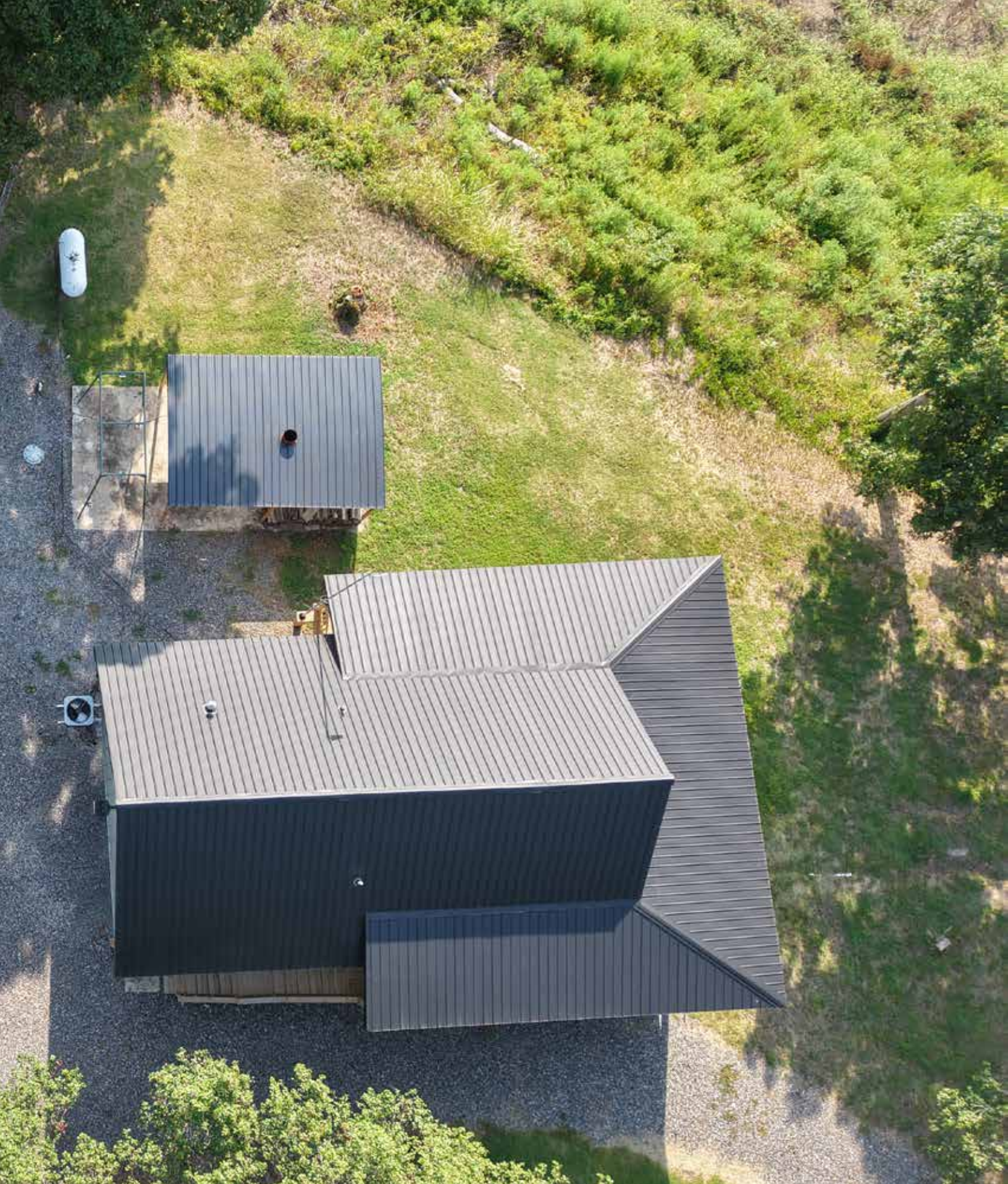


TOPOGRAPHY MAP





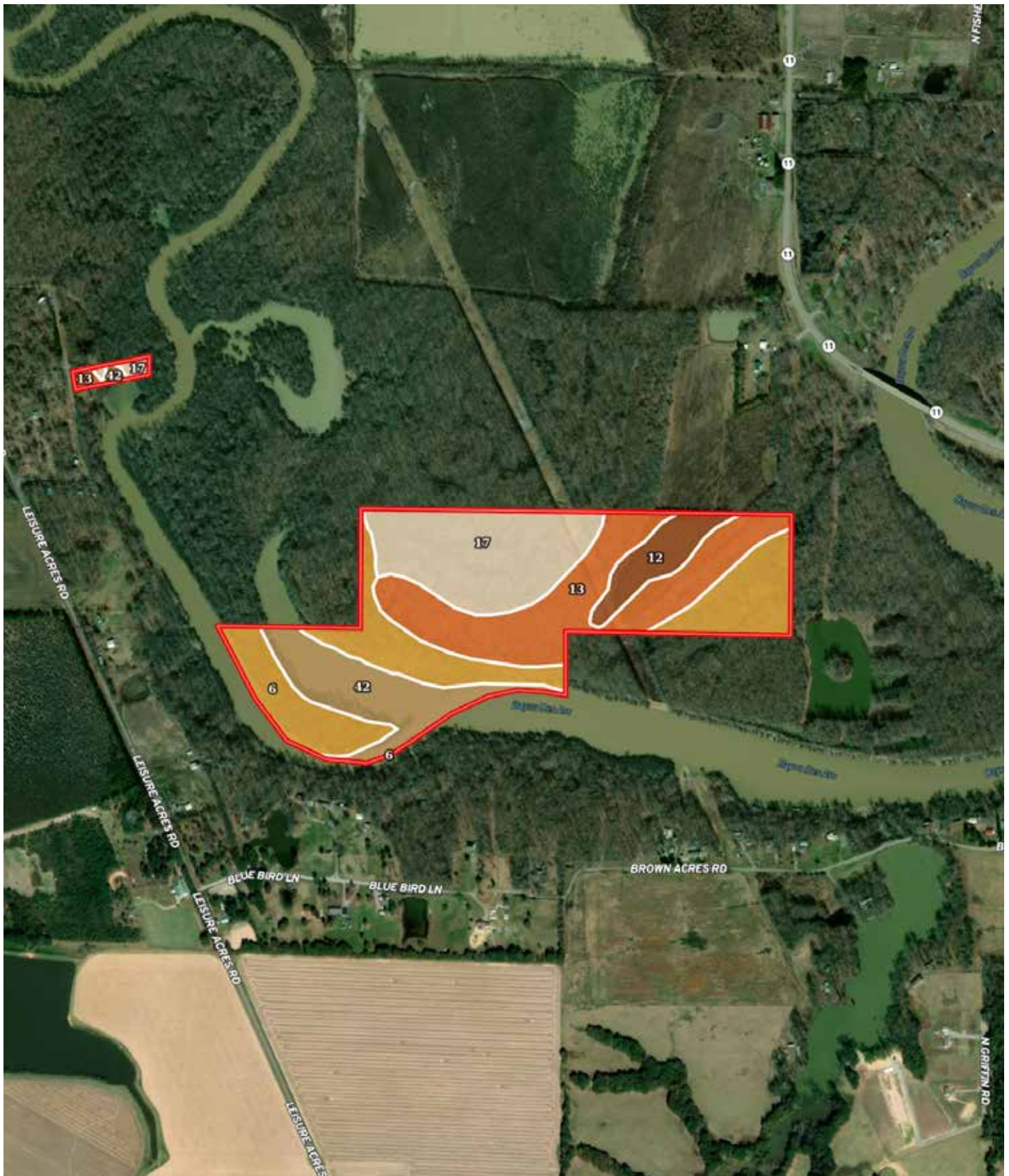








SOIL MAP



SOIL MAP KEY

SOIL CODE	SOIL DESCRIPTION	ACRES	%	CPI	NCCPI	CAP
6	Commerce silt loam, frequently flooded	21.97	29.31	0	68	4w
13	Jackport silty clay loam, 1 to 3 percent slopes	20.36	27.16	0	55	3e
17	Kobel silty clay loam, frequently flooded	16.83	22.45	0	36	4w
42	Water	11.02	14.7	0	-	8
12	Jackport silty clay loam, 0 to 1 percent slopes	4.76	6.35	0	55	3w
TOTALS		74.94(*)	100%	-	46.45	4.25

(*) 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)

\$543.00

Offering Price

\$750,000.00

To learn more about the Bayou Des Arc Getaway or to schedule a property tour, contact Gardner Lile or Collier Watkins of Lile Real Estate, Inc.

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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:

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