



DOUBLE D RANCH

An Agricultural and Recreational Investment Opportunity

197.68± Total Surveyed Acres | \$990,000.00

Hempstead County, Arkansas



AGRICULTURE | RECREATION | TIMBERLAND

Traditional Brokerage + Sealed Bids + Consulting

LICENSED IN ARKANSAS, LOUISIANA, MISSISSIPPI, AND TENNESSEE



DOUBLE D RANCH

QUICK FACTS

Acreage

197.68± total surveyed acres

Location

Hempstead County, Arkansas

Recreation

Deer, turkey, and small game hunting

Access

South Nip Tuck Circle Road

Notable Features

- 2,919 sq ft hilltop residence with 24 KW Generac generator
- 1,300 sq ft bunkhouse
- 2,400 sq ft shop
- 9,000 sq ft livestock shed
- 4,800 sq ft hay shed

Real Estate Taxes

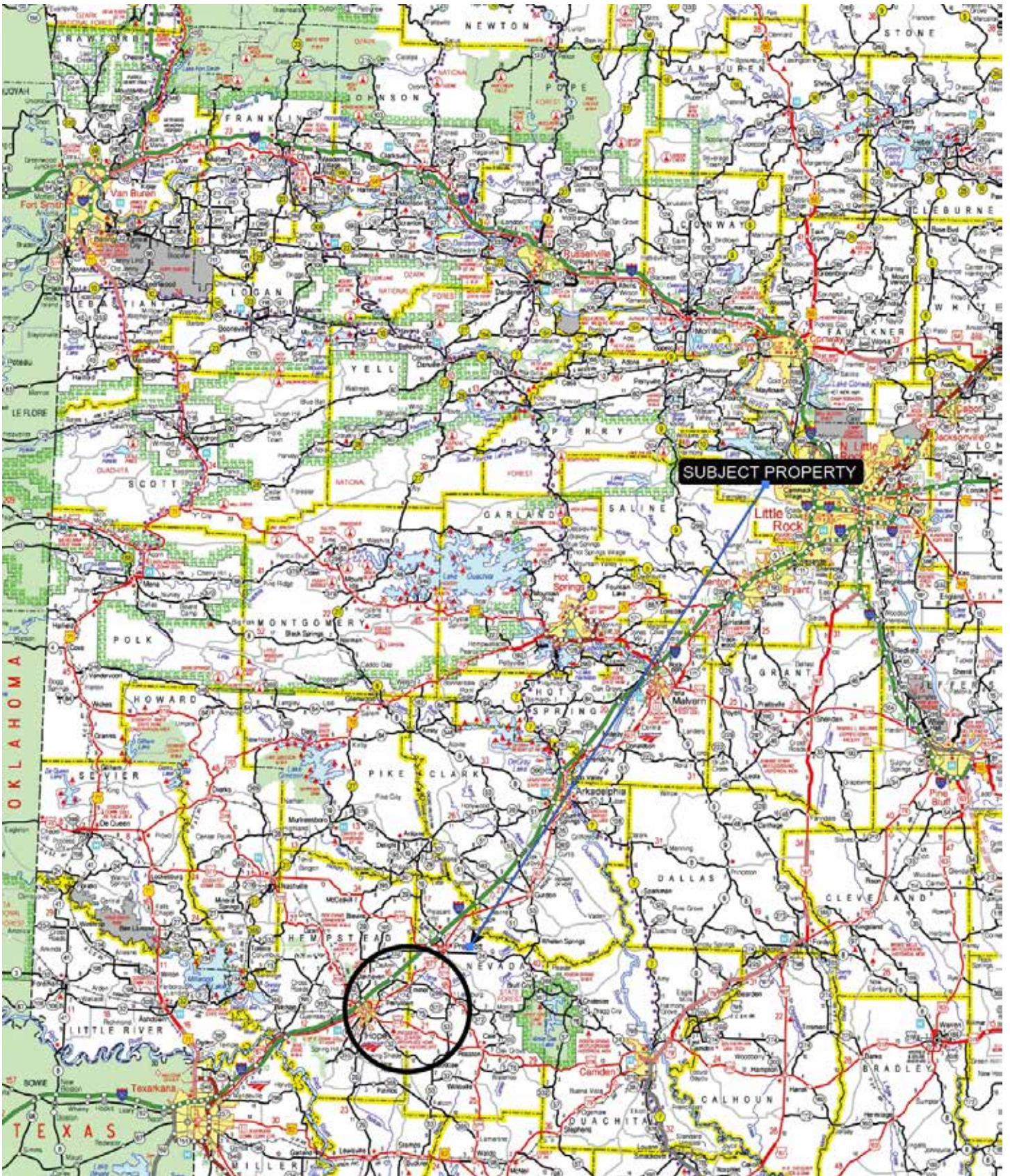
\$1,045.48 (paid in 2025)

Offering Price

\$990,000.00



VICINITY MAP



PROPERTY DESCRIPTION

DOUBLE D RANCH

Discover an outstanding opportunity to own approximately 197± acres of prime cattle and horse ranch land in beautiful Hempstead County. This remarkable property features a hilltop residence surrounded by expansive, well-maintained pastureland that is fully fenced and cross-fenced for optimal livestock management.

Picturesque ponds and Pate Creek traverse the rich bottomland, complemented by a touch of timberland that creates a diverse and scenic environment. The gently rolling, fertile hills and bottomland areas make this ranch ideal for productive, sustainable farming.

The property is fully developed to support your goals, offering an impressive array of improvements: a spacious 2,219 sq. ft. home, 1,300 sq. ft. bunk/labor housing (including a kitchenette and a bathroom with a shower), a versatile 2,400 sq. ft. shop, a 9,000 sq. ft. live-

stock shed with working pens, a 4,800 sq. ft. hay shed, and strategically placed livestock watering troughs fed by underground water lines making this property highly functional and move-in ready.

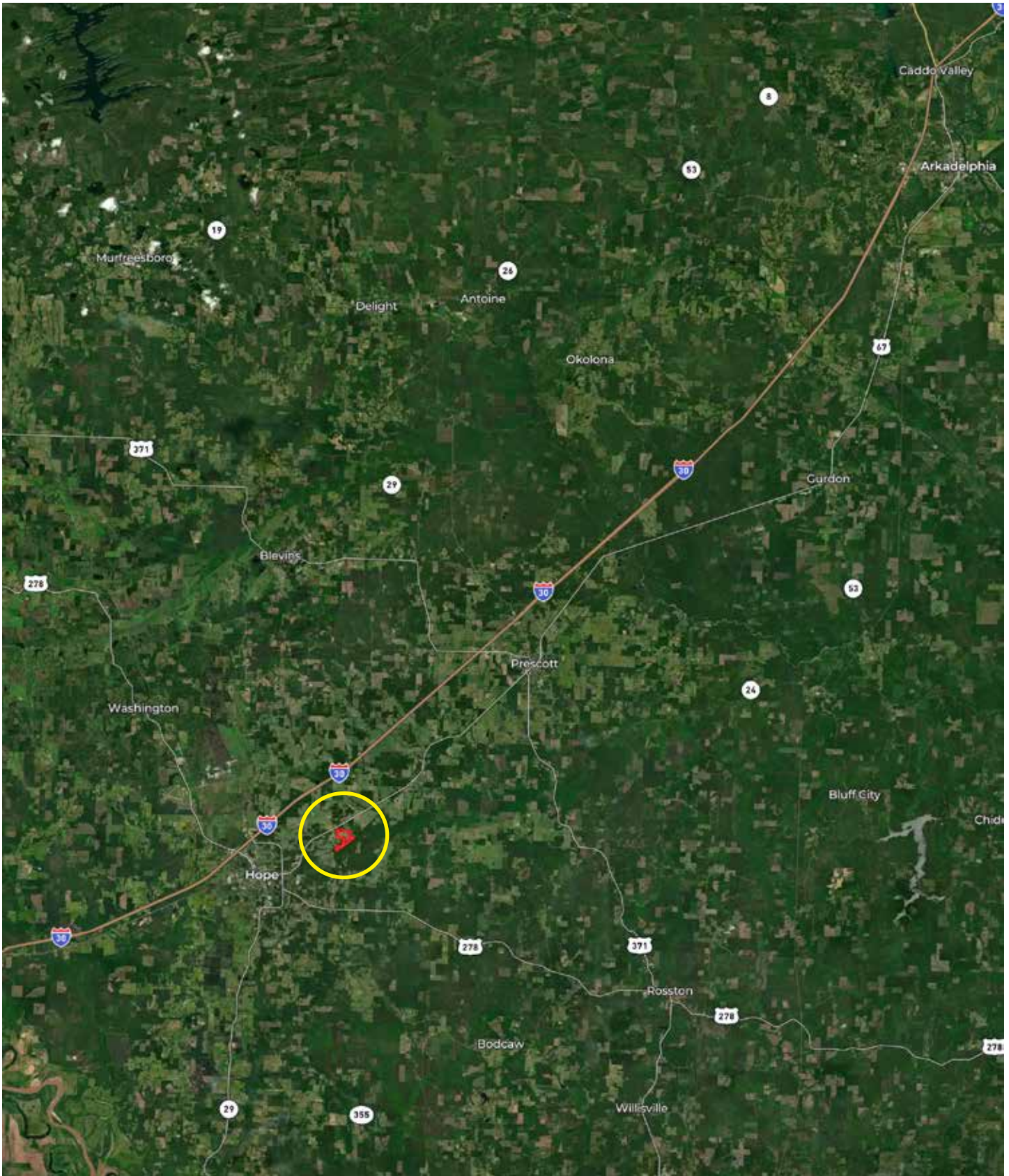
The single-level residence, constructed in 1991, was designed with the active, outdoor-oriented family in mind. An open living area, large garage, and mud/utility room provide everyday practicality, while four bedrooms and three full bathrooms offer comfortable accommodations.

A 24 KW Generac generator ensures the home is prepared for any weather.

Perfectly suited for raising a thriving cattle herd and enjoying the rural lifestyle, the property also offers excellent deer, turkey, and small game hunting. This turnkey ranch is ready for your family to move in and begin farming immediately.

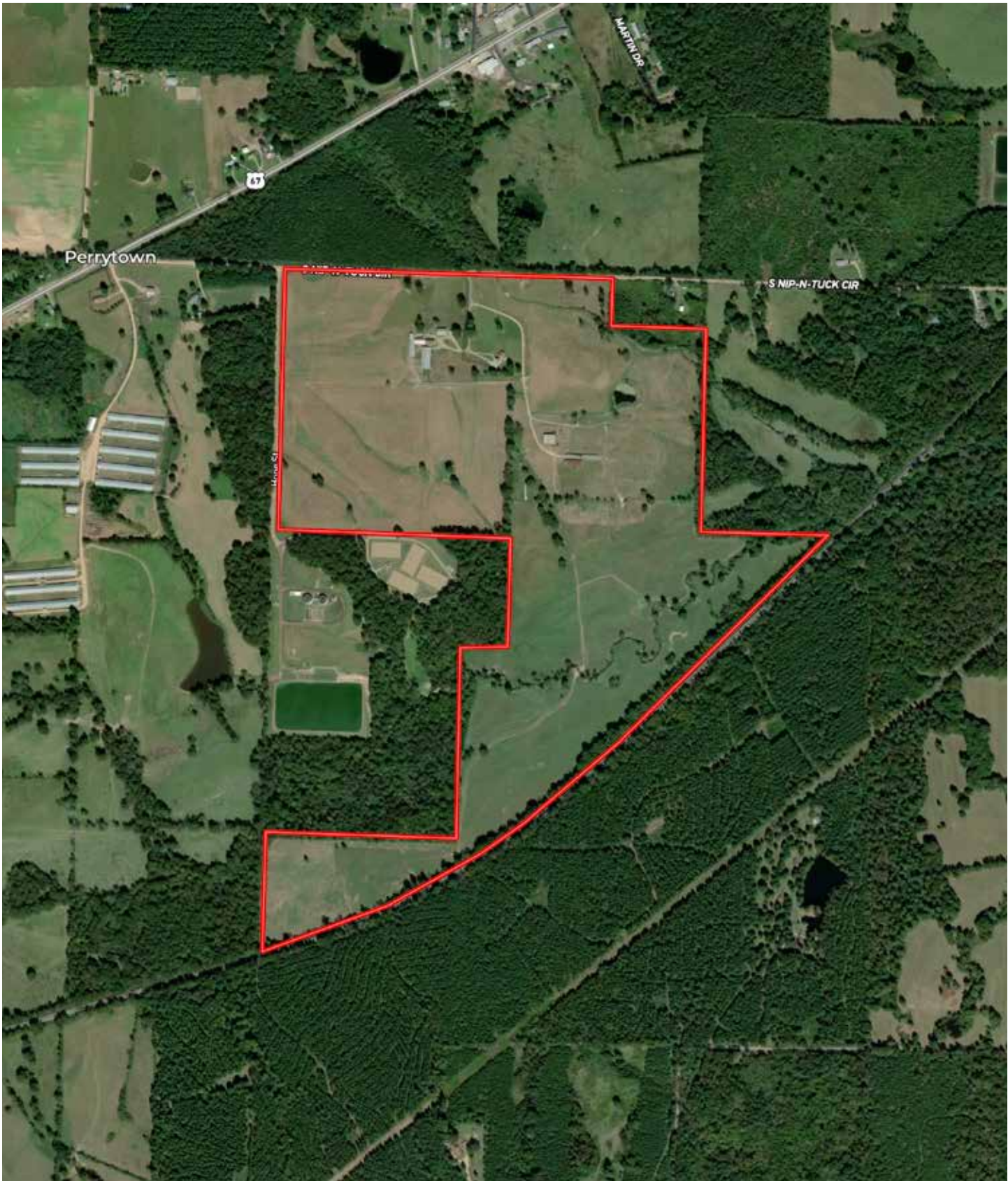


LOCATION MAP





AERIAL MAP





LOCATION & ACCESS

Hope, Arkansas; Hempstead County
Southwestern Region of Arkansas

Mileage Chart

Hope, AR	6 Miles
Texarkana, AR	33 Miles
Arkadelphia, AR	46 Miles
Little Rock, AR	111 Miles
Magnolia, AR	45 Miles
Shreveport, LA	100 Miles
Dallas, TX	210 Miles

Access is considered excellent with frontage
on South Nip Tuck Circle Road



RESOURCES & PRICE

Mineral Rights

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

Offering Price

\$990,000.00

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

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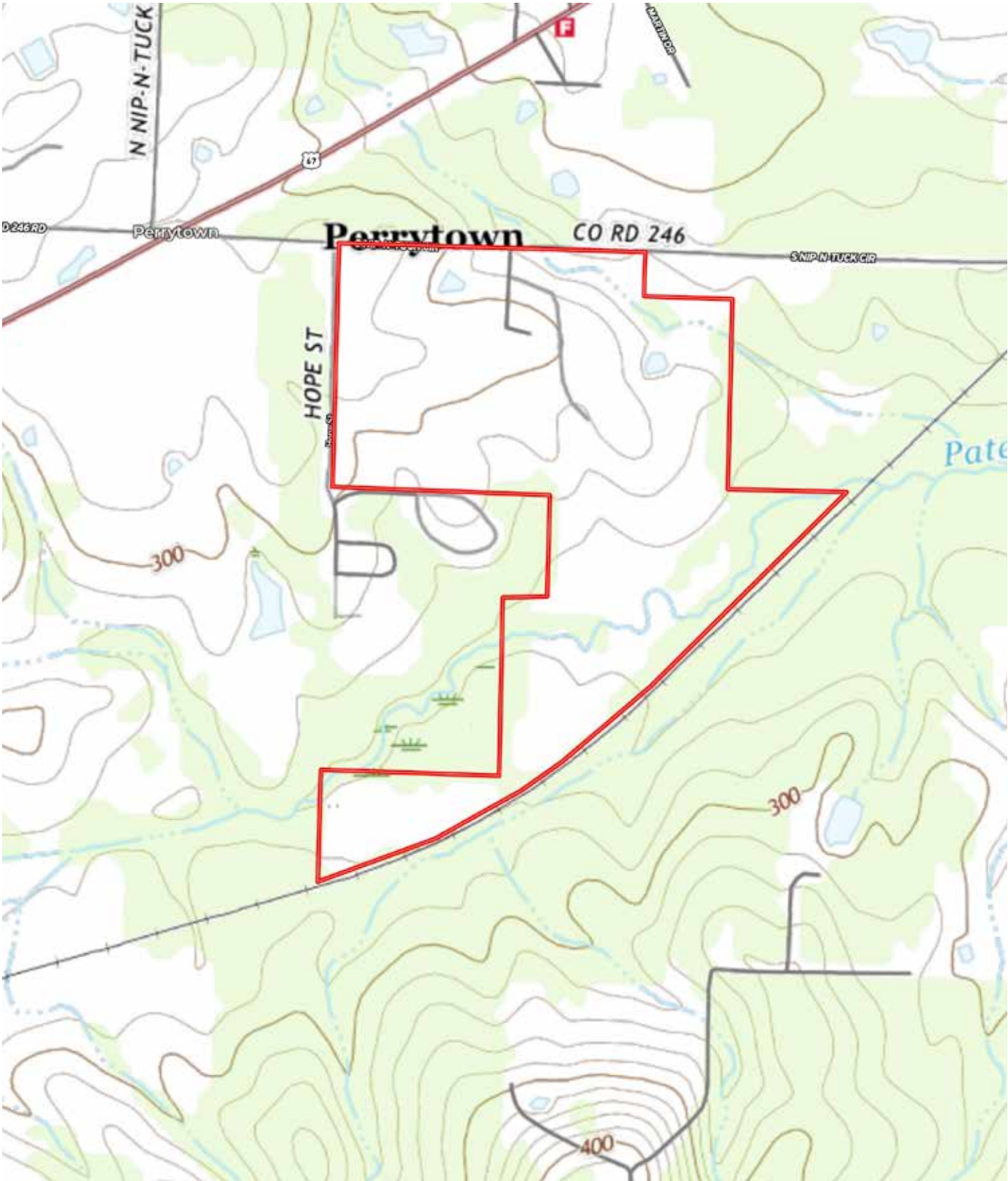
Gar Lile

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TOPOGRAPHY MAP





Kitchen with open concept to family sitting room

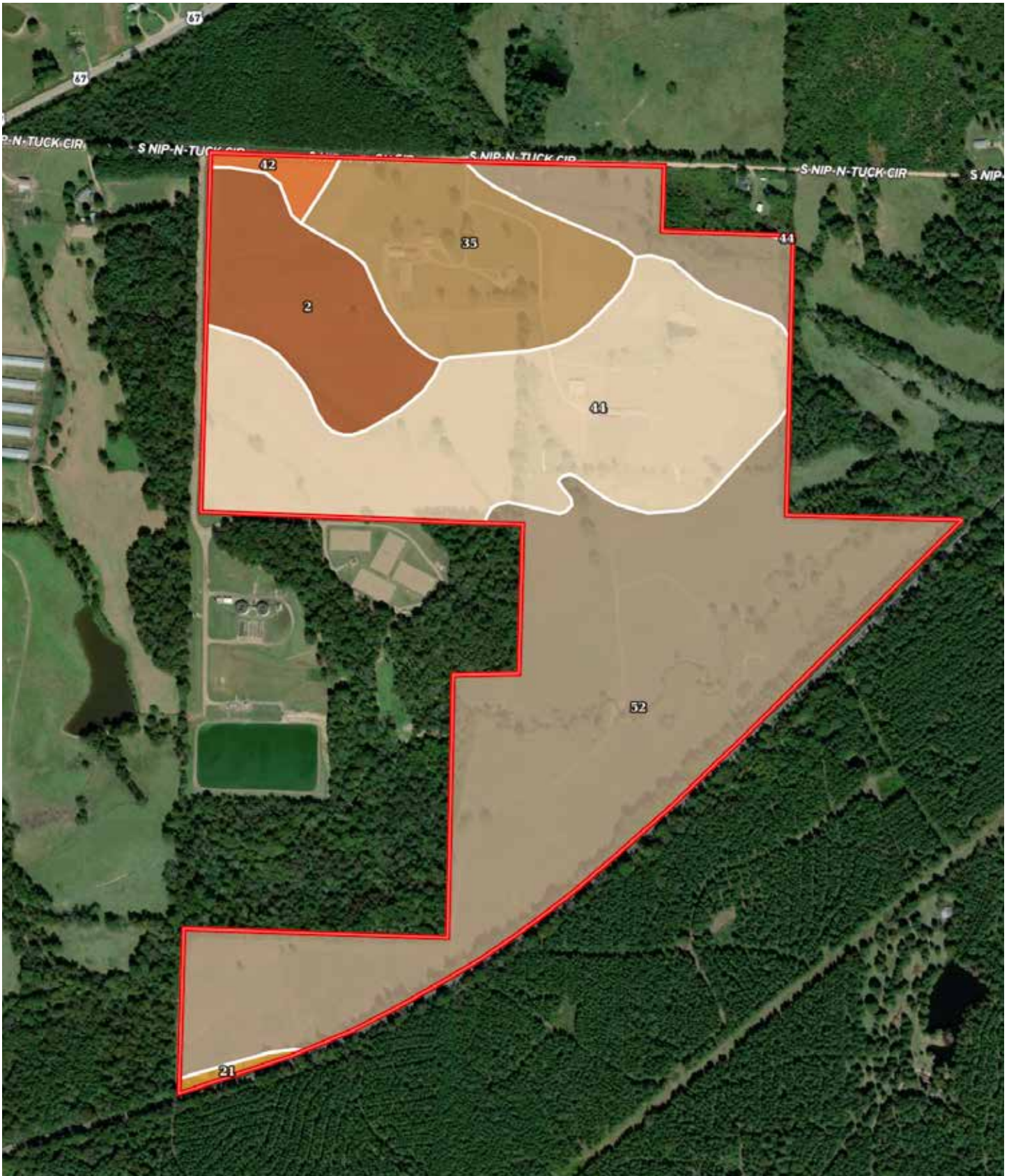




Large great room or bedroom with a full bath



SOIL MAP



SOIL MAP KEY

SOIL CODE	SOIL DESCRIPTION	ACRES	%	CPI	NCCPI	CAP
52	Una silty clay loam, occasionally flooded	100.0 1	49.61	0	55	3w
44	Sawyer loam, 3 to 8 percent slopes	54.79	27.18	0	78	3e
35	Sacul fine sandy loam, 3 to 8 percent slopes	24.74	12.27	0	76	4e
2	Bowie fine sandy loam, 1 to 3 percent slopes	19.06	9.45	0	70	2e
42	Savannah fine sandy loam, 3 to 8 percent slopes	2.18	1.08	0	61	2e
21	Mayhew silty clay loam, 0 to 2 percent slopes	0.82	0.41	0	61	3w
TOTALS		201.6(*)	100%	-	65.33	3.02

(*) 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







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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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