



SANDY SLOUGH 649

A Recreational Investment Opportunity

649± Total Acres | \$1,650,000.00

Sevier County, Arkansas



AGRICULTURE | RECREATION | TIMBERLAND

Traditional Brokerage + Sealed Bids + Consulting

LICENSED IN ARKANSAS, LOUISIANA, MISSISSIPPI, AND TENNESSEE



SANDY SLOUGH 649

QUICK FACTS

Acreage

649± total acres

- Over 200± acres in ponds

Location

Lockesburg, Arkansas

Access

Arkansas State Highway 24

Irrigation

Recreation

Deer, turkey and fishing

Notable Features

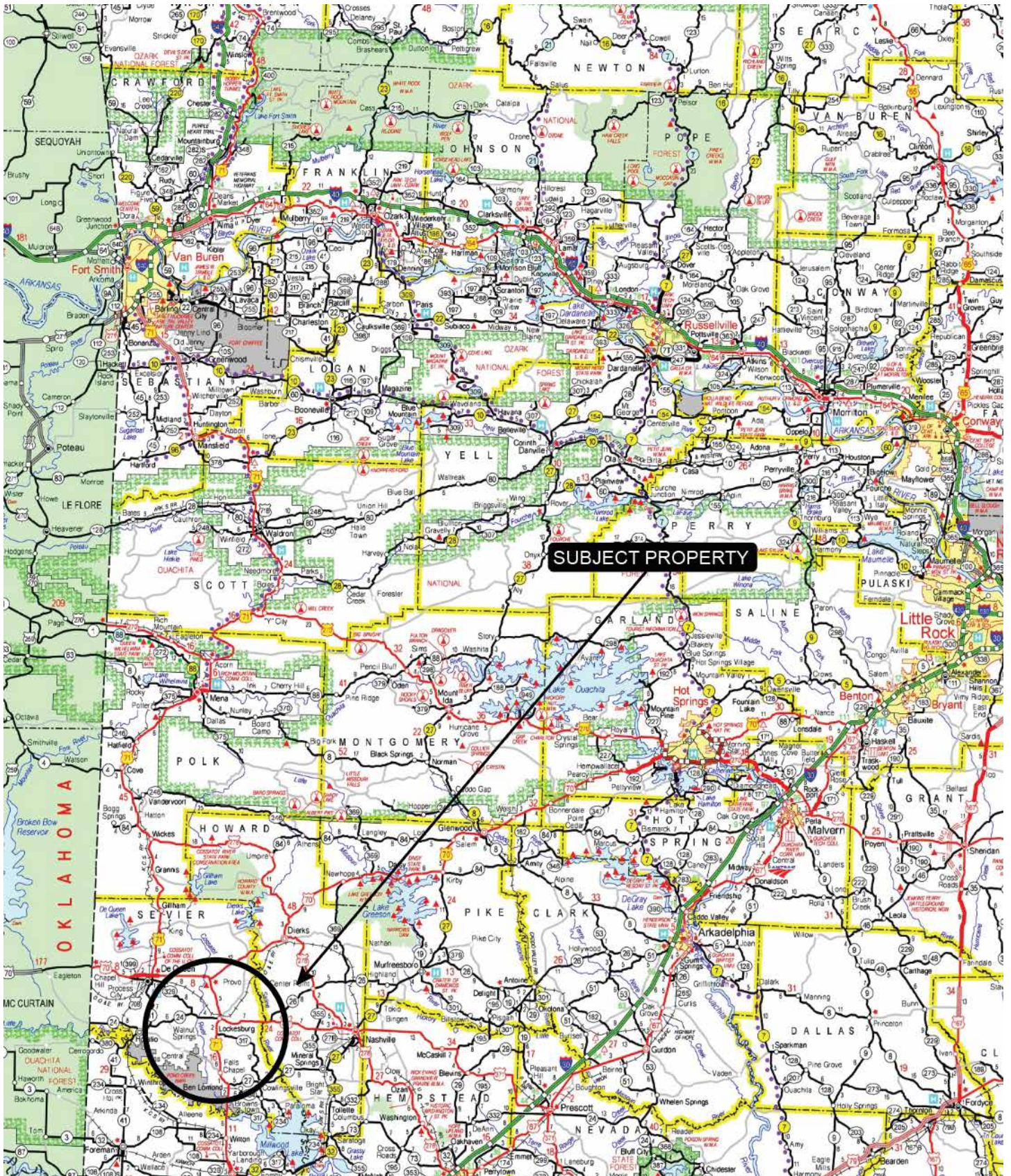
- 7,352± sq ft shop
- Numerous ponds for fishing
- Pasture land
- Highway 24 frontage

Offering Price

\$1,650,000.00



VICINITY MAP



PROPERTY DESCRIPTION

SANDY SLOUGH 649

The Sandy Slough 649 is located in Sevier County, Arkansas, just west of Lockesburg, and offers an excellent recreational investment opportunity. The property consists of 649± acres, with over 200 acres of ponds in the central and southern portions created through previous aggregate mining operations.

An interior road and levee system connects the ponds and provides excellent internal access. These ponds could easily be merged to create several larger bodies of water, and their varying depths and topography offer strong potential to further enhance fishing throughout the property.

The northern portion of the property features a mix of pasture and wooded areas, providing quality habitat for deer, turkey, and small game hunting. A 7,352± square foot shop on the north side of the property offers ample storage for hunting and fishing equipment.

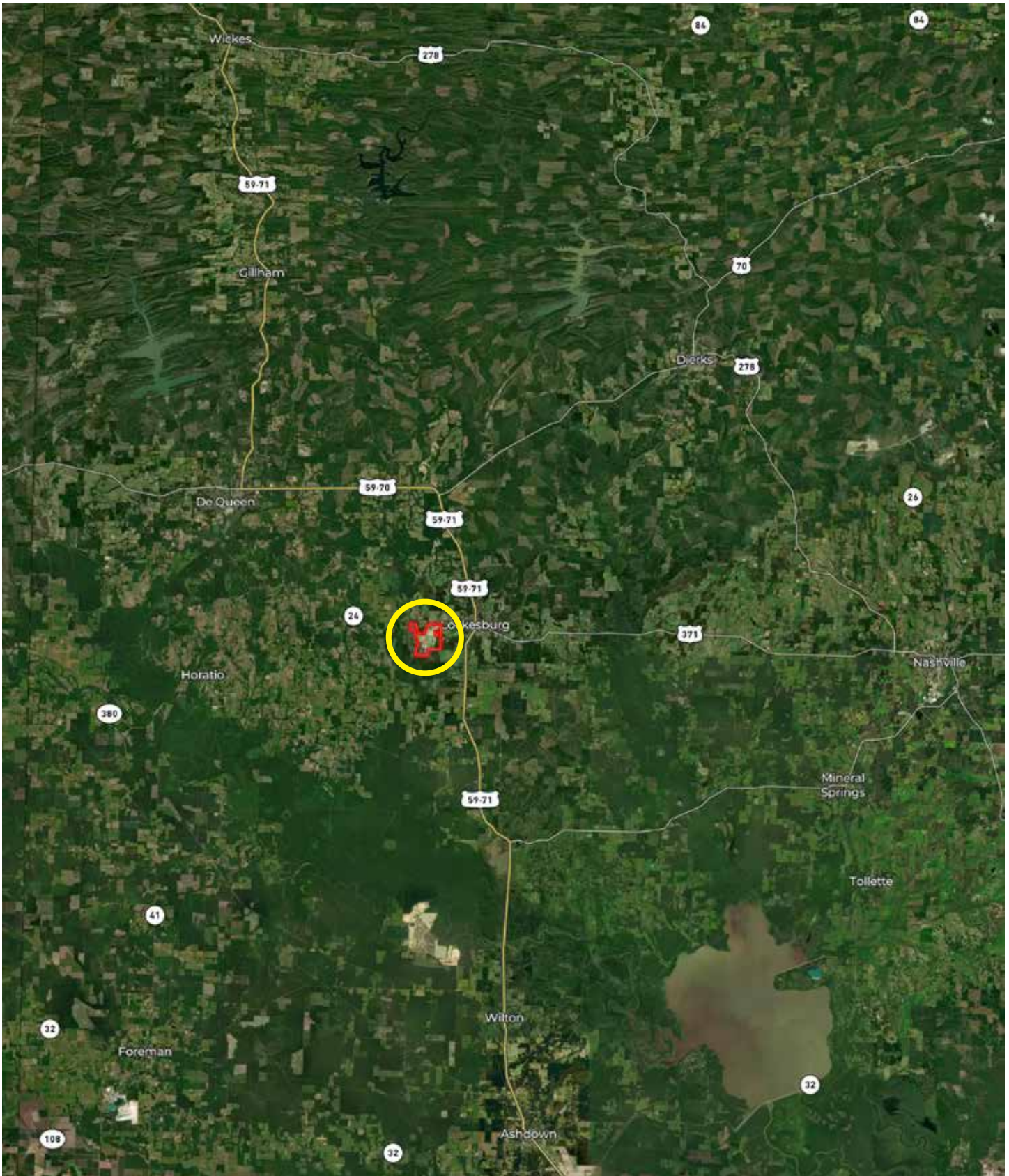
Access is excellent, with over 2,000 feet of frontage along Highway 24.







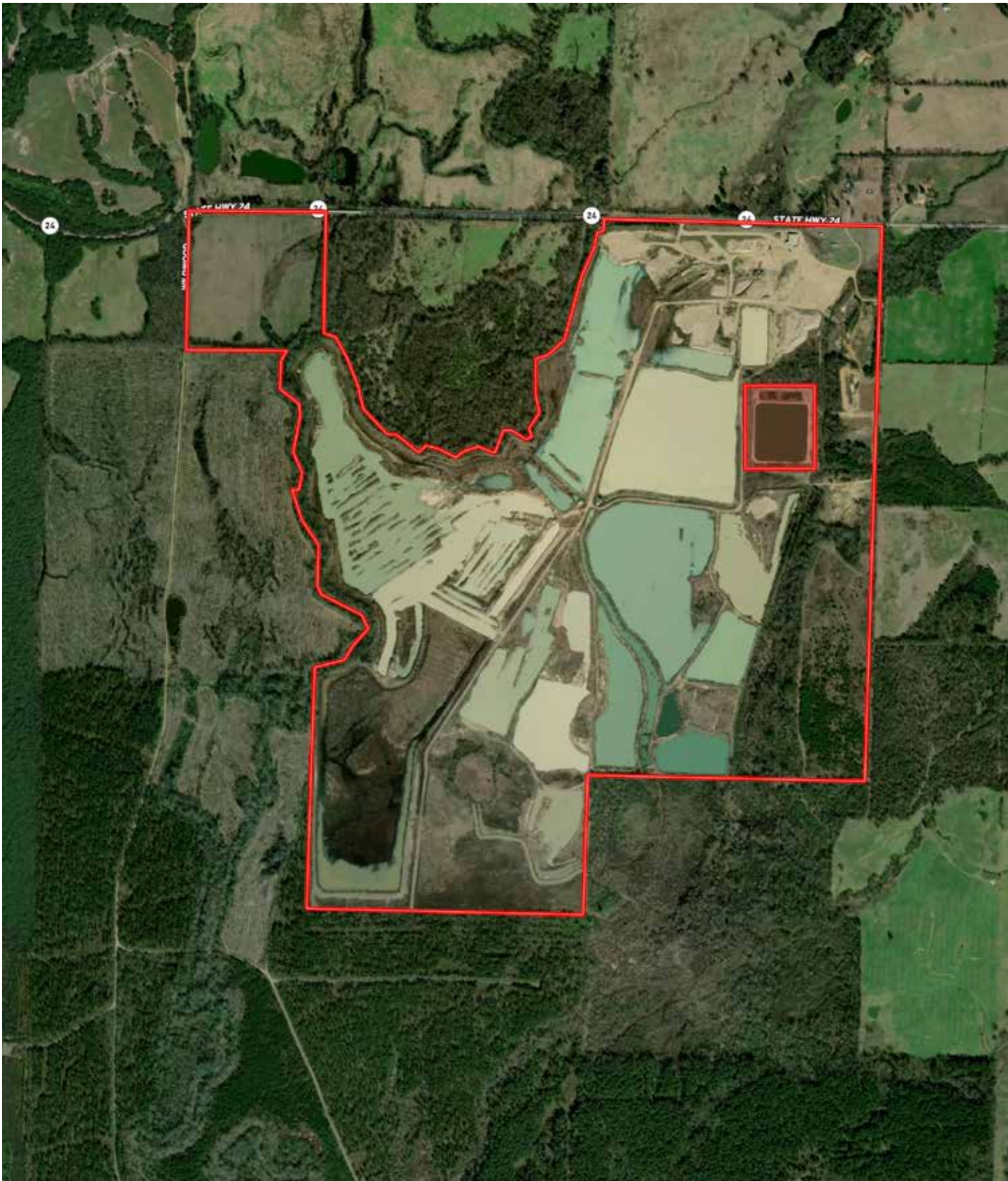
LOCATION MAP







AERIAL MAP









LOCATION & ACCESS

Lockesburg, Arkansas; Sevier County
Southwestern Region of Arkansas

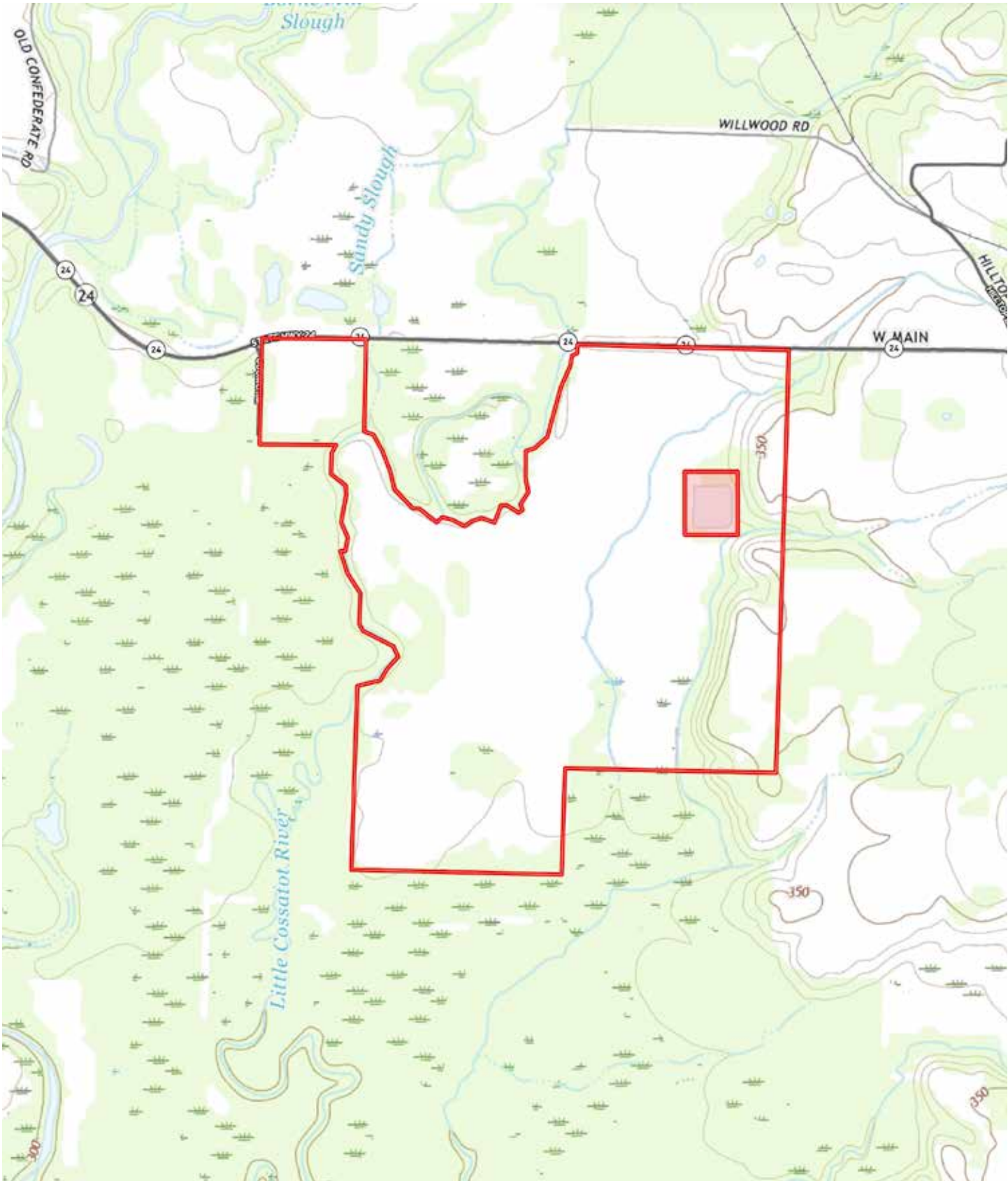
Mileage Chart

Lockesburg, AR	2 Miles
Texarkana, AR	42 Miles
Little Rock, AR	141 Miles
Dallas, TX	203 Miles

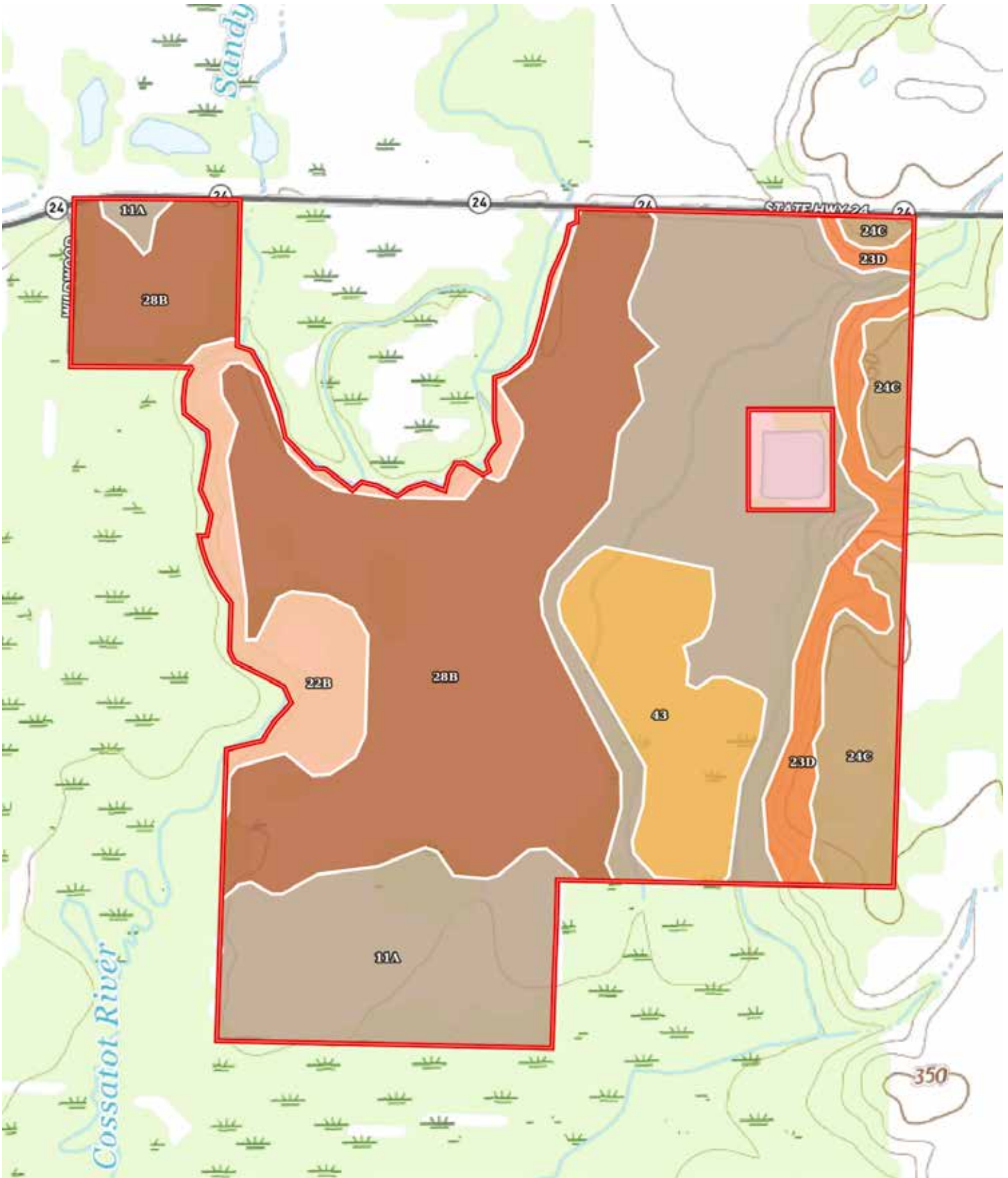
The property has excellent access with over 2,000 feet of street frontage on Arkansas Highway 24.



TOPOGRAPHY MAP



SOIL MAP



SOIL MAP KEY

SOIL CODE	SOIL DESCRIPTION	ACRES	%	CPI	NCCPI	CAP
28B	Sardis silt loam, 0 to 3 percent slopes, occasionally flooded	244.87	37.86	0	80	2w
11A	Guyton silt loam, 0 to 1 percent slopes, occasionally flooded	220.9	34.16	0	70	4w
43	Water	54.8	8.47	0	-	8
22B	Ouachita silt loam, 0 to 3 percent slopes, frequently flooded	45.83	7.09	0	67	4w
24C	Pikecity fine sandy loam, 1 to 8 percent slopes	45.53	7.04	0	75	3e
23D	Peanutrock gravelly fine sandy loam, 3 to 15 percent slopes	34.82	5.38	0	55	4e
TOTALS		646.75(*)	100%	-	67.19	3.51

(*) 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.



RESOURCES & PRICE

Mineral Rights

All mineral rights will be retained by the Seller – **no minerals shall transfer with this sale.**

Real Estate Taxes (estimated)

\$7,129.00

Offering Price

\$1,650,000.00

To learn more about the Sandy Slough 649 or to schedule a property tour, contact Brandon Stafford of Lile Real Estate, Inc.

Brandon Stafford

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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.



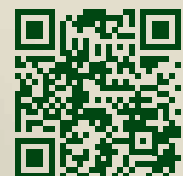
For more information or to
schedule a property tour, contact:



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