



WALLER 120

A Recreational Investment Opportunity

120± Total Acres | \$408,000.00

Arkansas County, Arkansas



AGRICULTURE | RECREATION | TIMBERLAND

Traditional Brokerage + Sealed Bids + Consulting

LICENSED IN ARKANSAS, LOUISIANA, MISSISSIPPI, AND TENNESSEE



WALLER 120

QUICK FACTS

Acreage

120± total acres

Location

Arkansas County, Arkansas

Access

Arkansas State Highway 153
and Possum Waller Road

Recreation

Deer and small game hunting

Notable Features

- Diverse habitat
- Utilities available
- Excellent access
- Internal road system
- Shooting lanes
- Close proximity to White River NWR

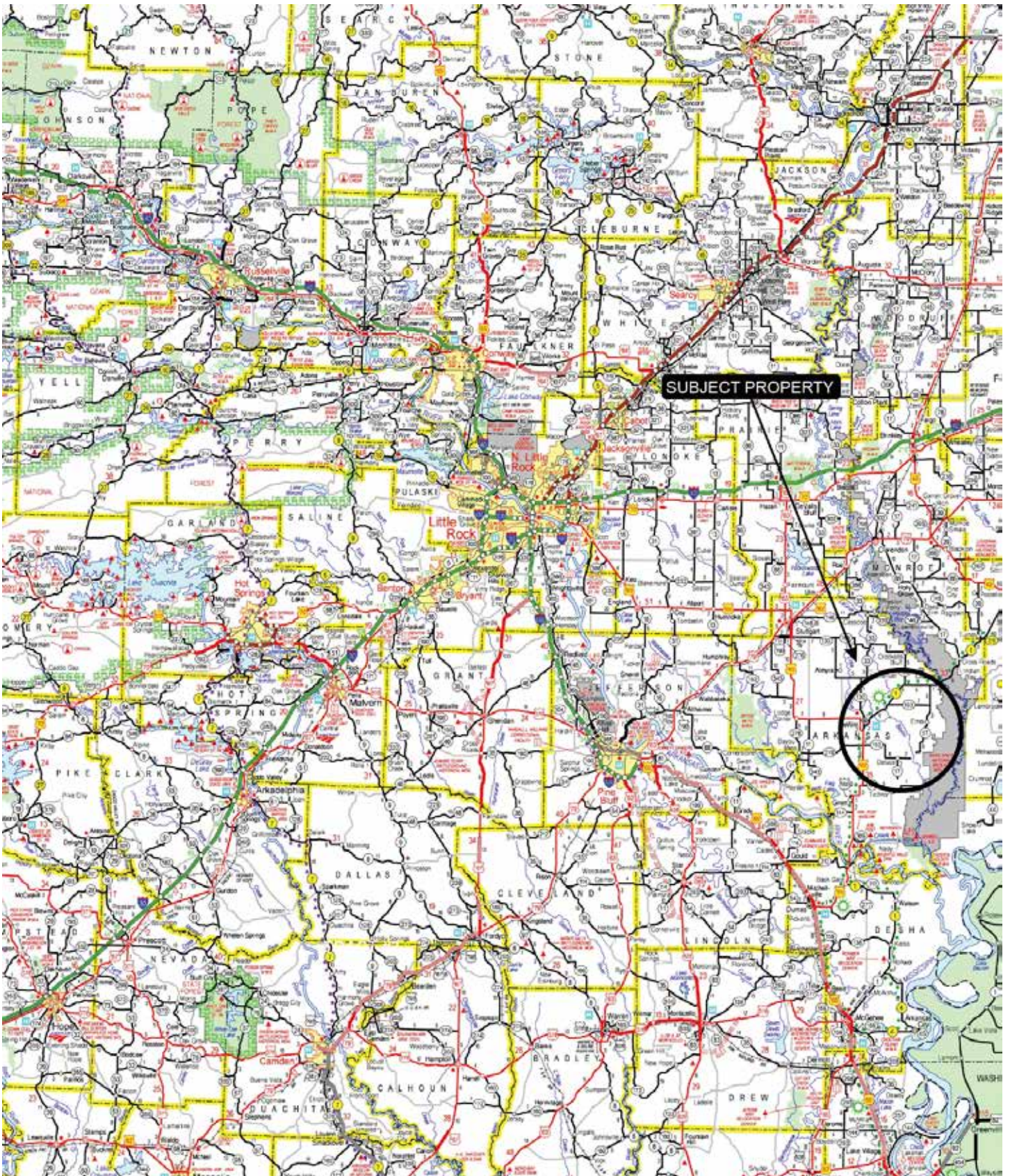
Offering Price

\$408,000.00





VICINITY MAP



PROPERTY DESCRIPTION

WALLER 120

The Waller 120 is a 120± acre recreational tract located in Arkansas County, just northeast of DeWitt, Arkansas. This well-situated property offers an excellent combination of accessibility, wildlife habitat, and potential for future improvements, making it an attractive opportunity for hunters and outdoor enthusiasts.

The property is well-suited for deer hunting, with numerous established food plots and shooting lanes that enhance wildlife activity and provide multiple stand locations. Access is excellent via Possum Waller Road and Arkansas State Highway 153, while a solid internal road system allows easy movement throughout the property for hunting and management.

Utilities, including water and electricity, are available, creating an ideal setting for a future homesite or hunting camp.

The property was formerly enrolled in a Conservation Reserve Program (CRP) contract and features a mix of hardwoods of varying ages interspersed with pine plantation, offering diverse habitat and



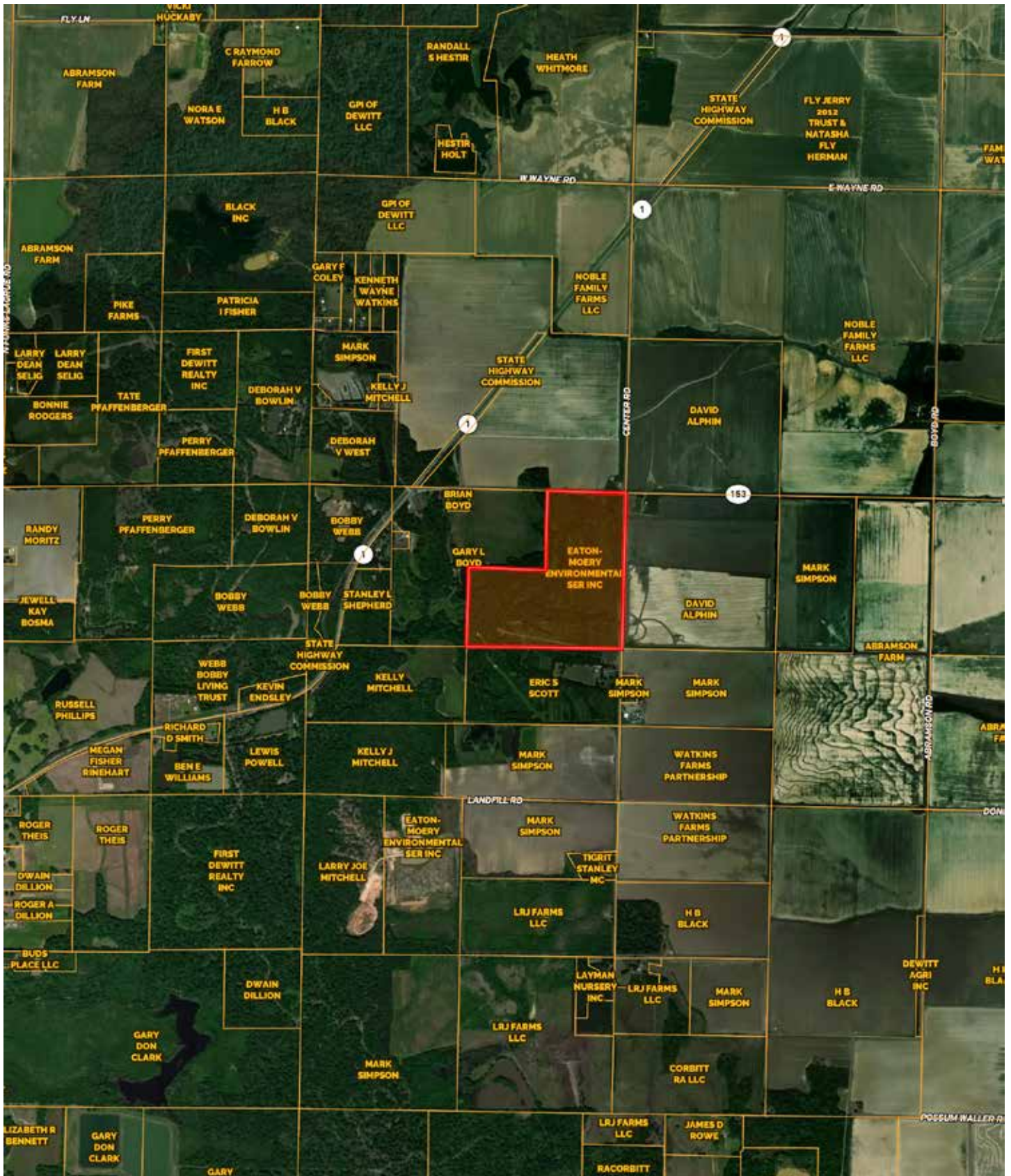


strong long-term recreational appeal.

Adding to its appeal, the property lies less than 10 miles west of the White River National Wildlife Refuge, one of the region's premier public hunting destinations, offering fishing and opportunities for duck, deer, turkey, and small-game hunting.

The Waller 120 represents a versatile recreational tract within a strong wildlife corridor, with excellent access and the potential to develop into a private hunting retreat.

OWNERSHIP MAP





LOCATION & ACCESS

Arkansas County, Arkansas
Southeastern Region of Arkansas

Mileage Chart

DeWitt, AR	5 Miles
Stuttgart, AR	35 Miles
Pine Bluff, AR	58 Miles
Monticello, AR	71 Miles
Lake Village, AR	80 Miles
Little Rock, AR	84 Miles

Access is considered excellent via Arkansas State Highway 153 and Possum Waller Road.

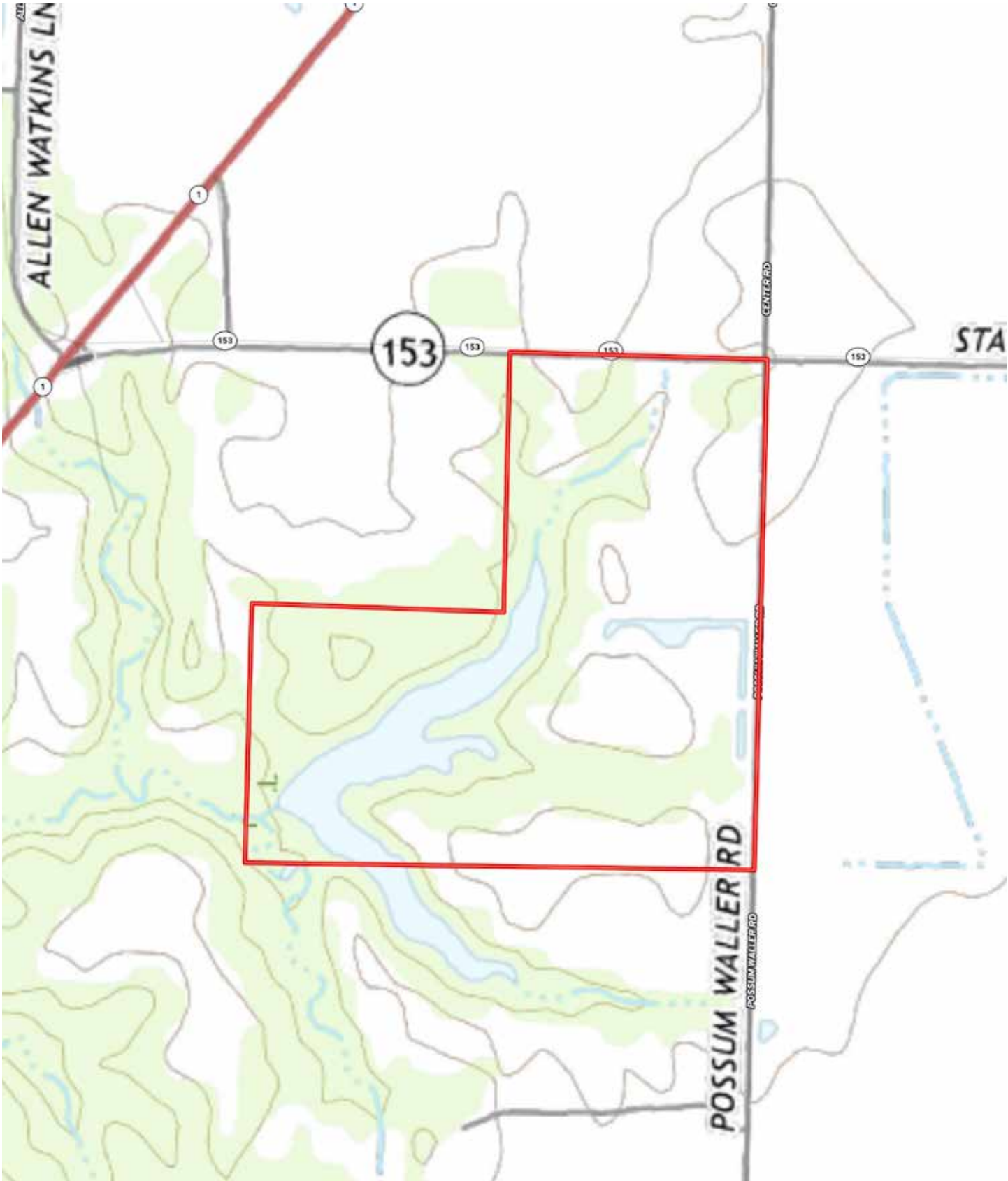






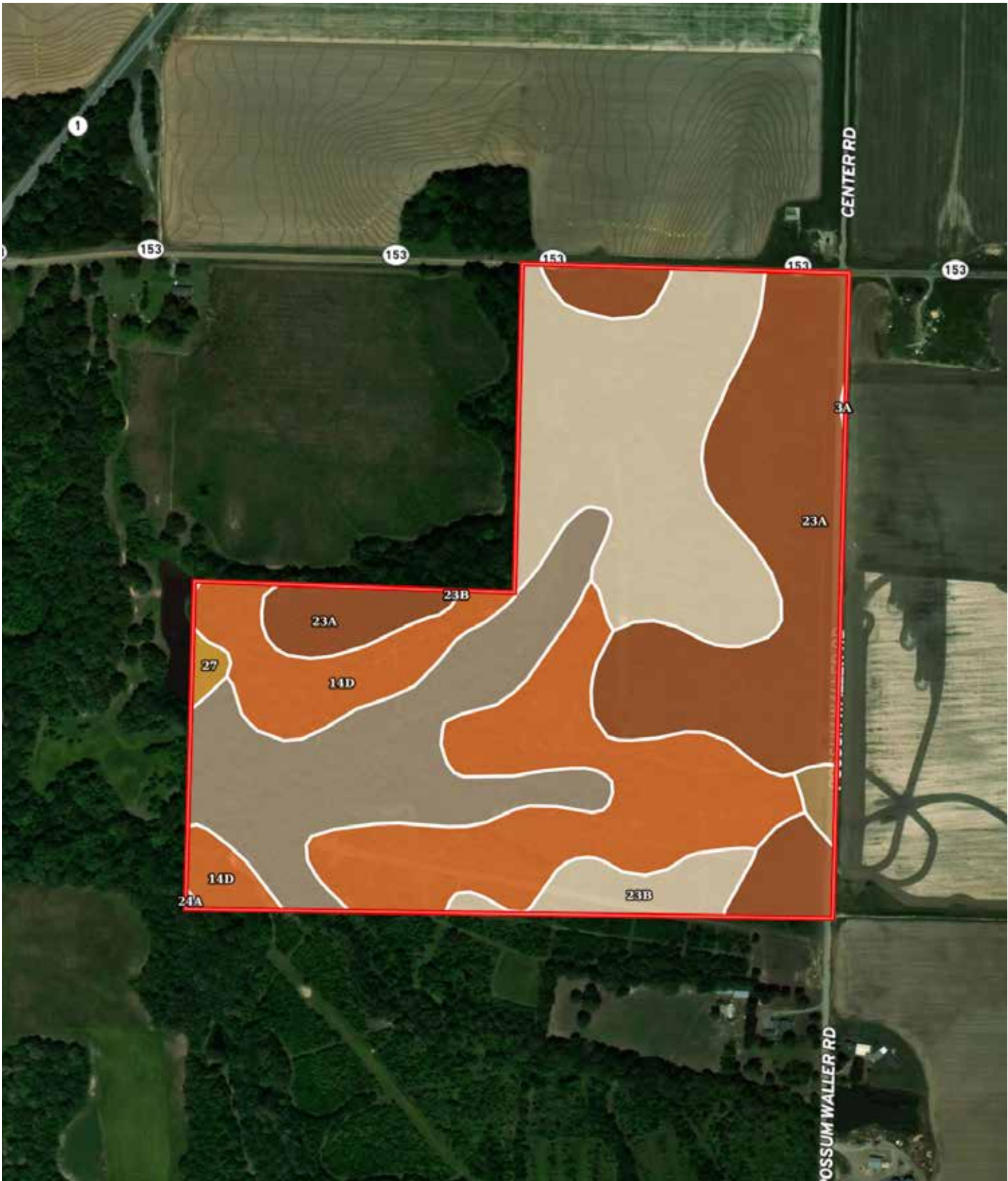


TOPOGRAPHY MAP





SOIL MAP



SOIL MAP KEY

SOIL CODE	SOIL DESCRIPTION	ACRES	%	CPI	NCCPI	CAP
23A	Stuttgart silt loam, 0 to 1 percent slopes	34.61	28.05	0	66	2w
14D	Muskogee silt loam, 8 to 15 percent slopes	33.54	27.18	0	65	4e
23B	Stuttgart silt loam, 1 to 3 percent slopes	31.35	25.41	0	66	2e
24A	Tichnor silt loam, 0 to 1 percent slopes, frequently flooded	22.23	18.01	0	51	4w
3A	Dewitt silt loam, 0 to 1 percent slopes	0.93	0.75	0	67	3w
27	Water	0.74	0.6	0	-	8
TOTALS		123.4(*)	100%	-	62.64	2.95

(*) 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 owned by the Seller, if any, shall transfer to the Buyer.

Real Estate Taxes (2024)

\$153.97

Offering Price

\$408,000.00

To learn more about the Waller 120 or to schedule a property tour, contact Robert Moery or Brent Birch of Lile Real Estate, Inc.

Robert Moery

501-516-5067 (m)

rmoery@lilerealestate.com

Brent Birch

501-951-2850 (m)

bbirch@lilerealestate.com





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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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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:

ROBERT MOERY

501.920.7015 (m)
rmoery@lilerealestate.com

BRENT BIRCH

501.951.2850 (m)
bbirch@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