



# SWAN POND 240

A Recreational Investment Opportunity

240± Total Acres | \$1,500,000.00

White County, Arkansas



**AGRICULTURE | RECREATION | TIMBERLAND**

Traditional Brokerage + Sealed Bids + Consulting

LICENSED IN ARKANSAS, LOUISIANA, MISSISSIPPI, AND TENNESSEE



# SWAN POND 240

## QUICK FACTS

### Acreage

240± total acres

### Location

Searcy, Arkansas

### Access

KOA Road off U.S. Highway 67

### Recreation

Deer, Turkey, and Duck Hunting

### Notable Features

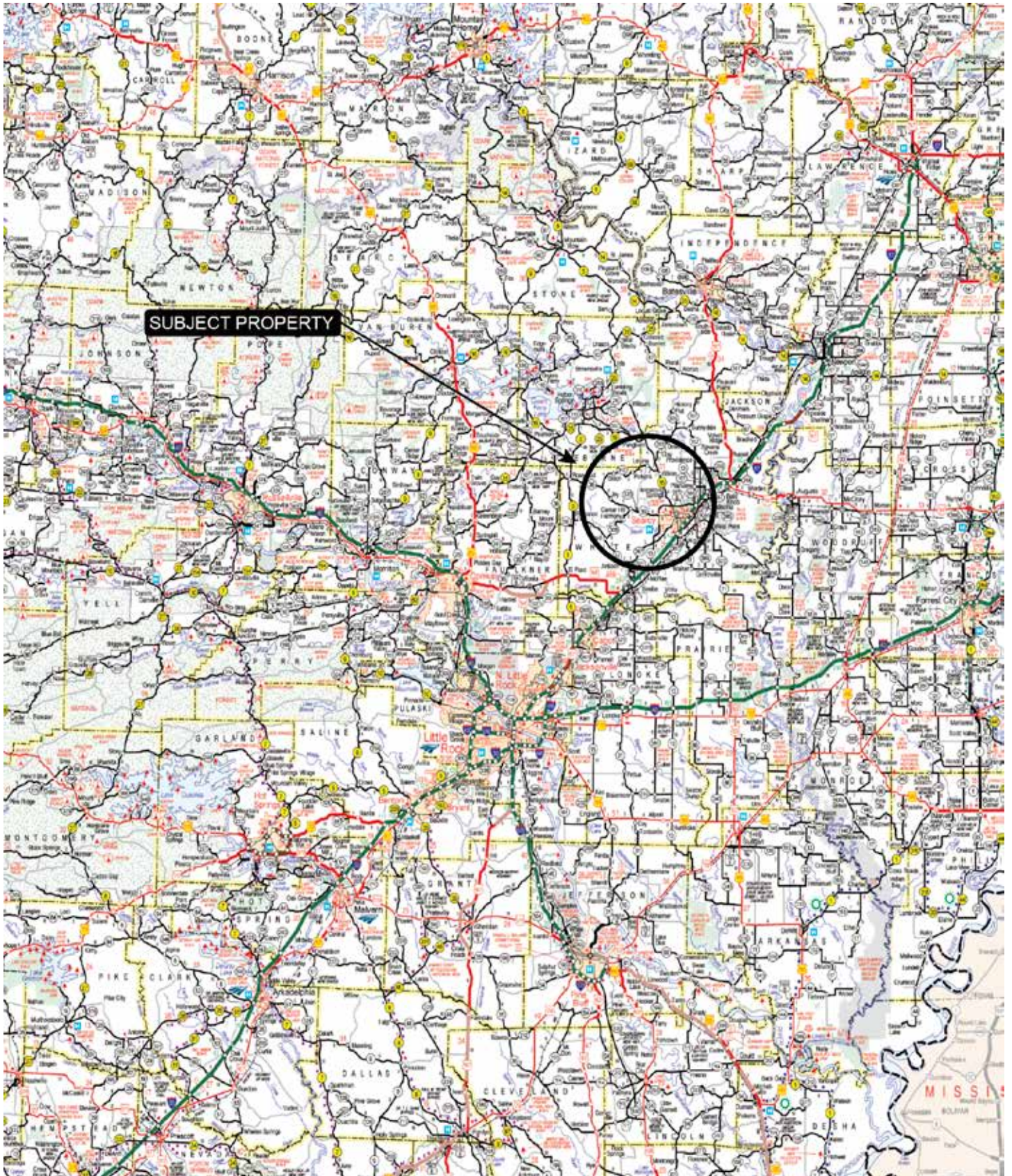
- Gated Access
- Established stands, shooting lanes, and food plot areas.

### Offering Price

\$1,500,00.00



# VICINITY MAP



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**COLLIER WATKINS**  
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# PROPERTY DESCRIPTION

## SWAN POND 240

The Swan Pond 240 consists of 240± acres in White County, Arkansas and represents a well rounded recreational investment opportunity.

The property offers a diverse mix of habitat types that support multiple forms of hunting and year round outdoor use.

Along the southern and eastern boundaries, a small well established pine plantation provides excellent cover and forage for whitetail deer and turkey, creating reliable hunting opportunities throughout the seasons.

Moving toward the interior, the property transitions through a mix of hardwoods into a buckbrush and cypress slough, a natural wetland feature that holds water and offers the potential

for duck hunting when conditions are right. If further developed with the addition of water control structures and blinds in addition to improved access this area would provide the opportunity to hunt ducks.

Located just south of the town of Searcy this tract is conveniently located close to the conveniences of town while still maintaining seclusion. Access is considered excellent via a gravelled road and a deeded easement from KOA Road.















# AERIAL MAP









# LOCATION & ACCESS

Searcy, Arkansas (White County)  
Central Region of Arkansas

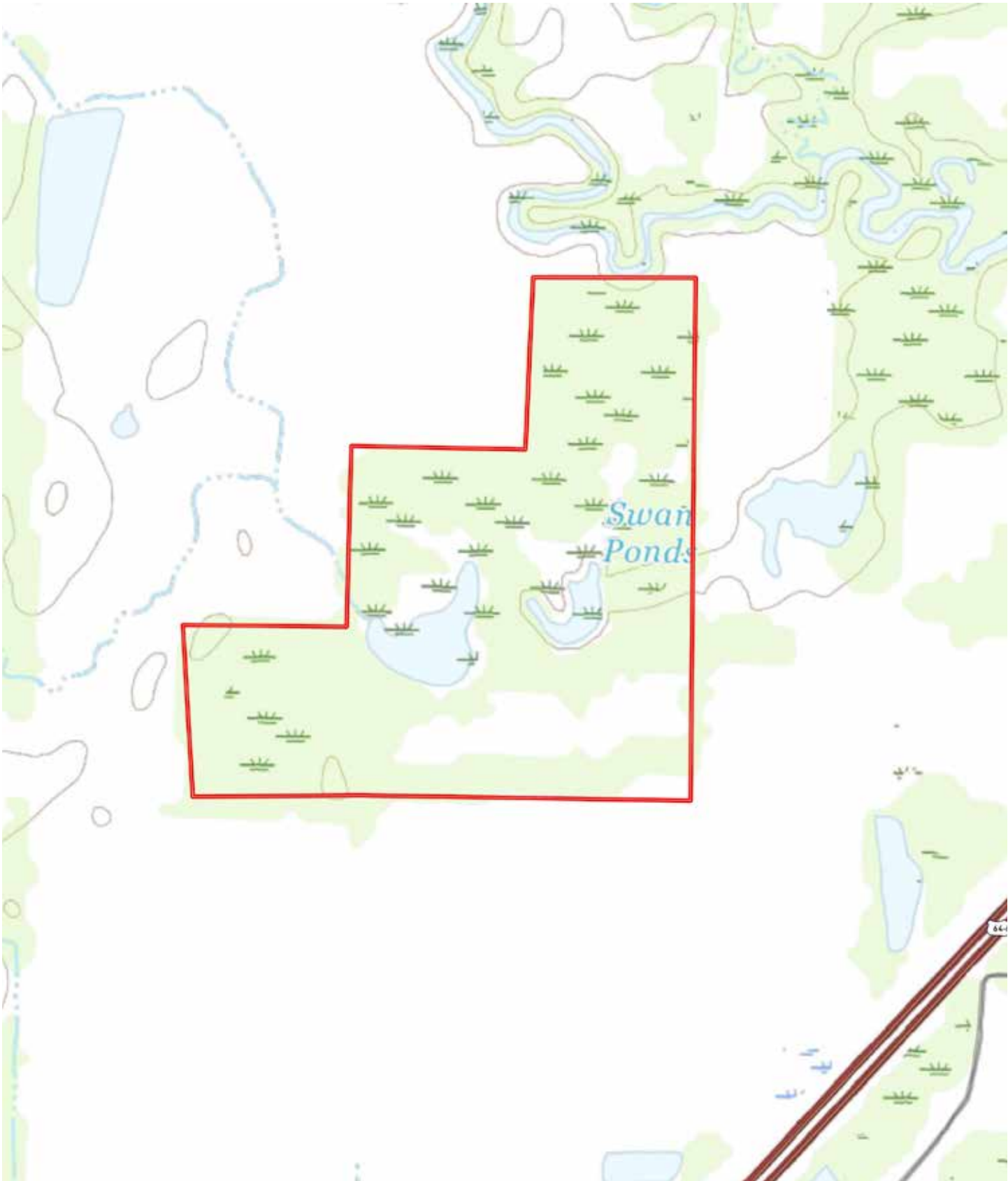
## Mileage Chart

Searcy, AR	8 Miles
Cabot, AR	24 Miles
Little Rock, AR	48 Miles
Memphis, TN	112 Miles

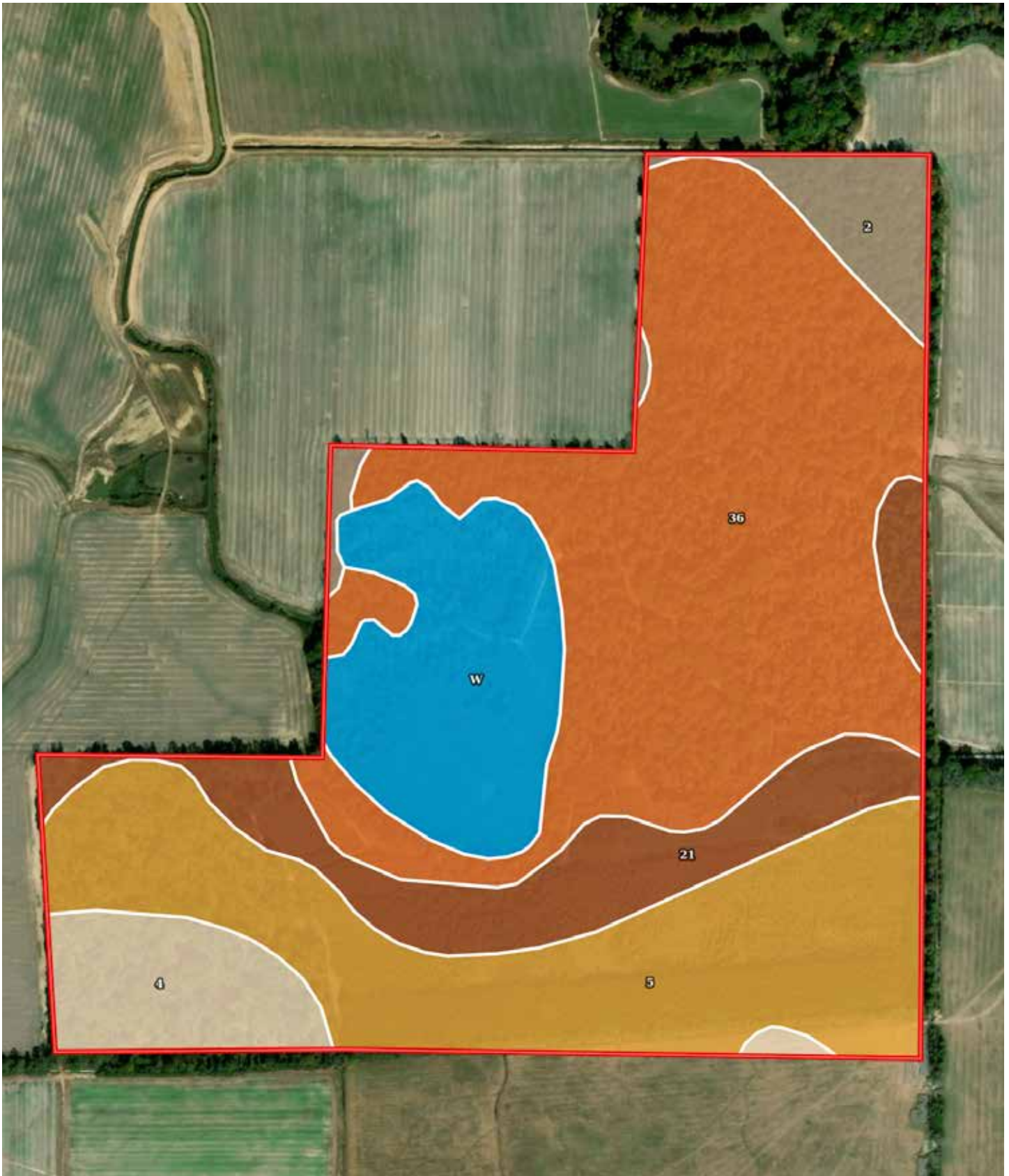
Access is considered excellent via a graveled road and a deeded easement from KOA Road.



# TOPOGRAPHY MAP



# SOIL MAP



# SOIL MAP KEY

SOIL CODE	SOIL DESCRIPTION	ACRES	%	CPI	NCCPI	CAP
36	Tichnor silt loam, 0 to 1 percent slopes, frequently flooded	96.14	40.13	0	51	4w
5	Calloway silt loam, 0 to 1 percent slopes	58.08	24.25	0	58	2w
W	Large water	30.69	12.81	0	-	8
21	Immanuel silt loam, 1 to 3 percent slopes	28.69	11.98	0	65	2e
4	Calhoun silt loam, 0 to 1 percent slopes	15.73	6.57	0	62	3w
2	Barling silt loam, occasionally flooded	10.21	4.26	0	84	2w
TOTALS		239.54(*)	100%	-	49.97	3.64

(\*) 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 (estimated)

\$192.00

## Offering Price

\$1,500,000.00

To learn more about the Swan Pond 240 or to schedule a property tour, contact Gardner Lile or Collier Watkins.

## Gardner Lile

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## Collier Watkins

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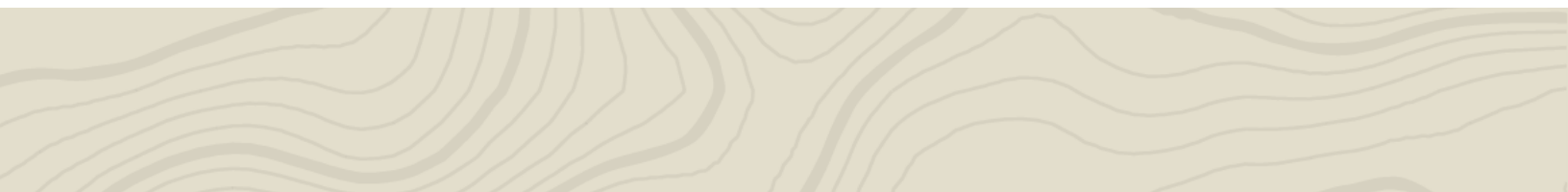




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The management of Lile Real Estate, Inc. respectfully requests that interested parties contact us in advance to schedule a proper showing and do not attempt to tour or trespass on the property on their own. Thank you for your cooperation.

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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.



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

Scan for  
more info



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