



CYPRESS CREEK RETREAT

A Recreational Investment Opportunity

163± Total Acres | \$625,000.00

Perry County, Arkansas



AGRICULTURE | RECREATION | TIMBERLAND

Traditional Brokerage + Sealed Bids + Consulting

LICENSED IN ARKANSAS, LOUISIANA, MISSISSIPPI, AND TENNESSEE



CYPRESS CREEK RETREAT

QUICK FACTS

Acreage

163± total acres

Location

Perry County, Arkansas

Access

East Thompson Road and a
deeded easement

Recreation

Duck, deer, and small game
hunting

Improvements

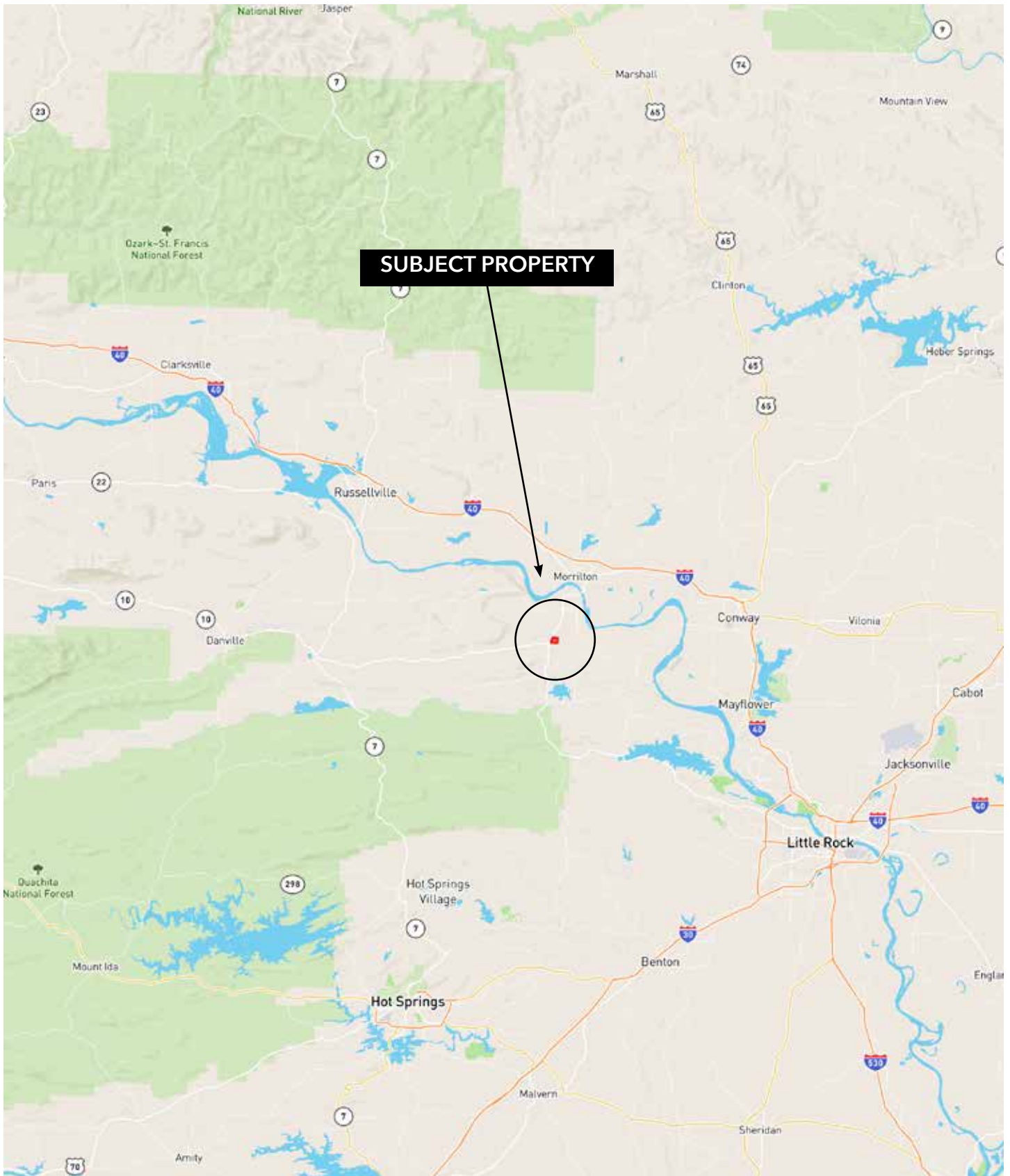
Extensive levee work has been
done to help the impoundment
hold water and to aid access.

Offering Price

\$625,000.00



VICINITY MAP



PROPERTY DESCRIPTION

CYPRESS CREEK RETREAT

The Cypress Creek Retreat consists of 163± acres located just north of the community of Perry in Perry County, Arkansas. The property features duck and deer hunting opportunities as well as small game hunting. The duck hunting is enhanced by the 65± acre impoundment located on the south side of the property which features an artesian well that provides constant clear water. Additionally, the current owner has had extensive levee work done to help hold water and aid access. The northeastern portion of the property features a tupelo cypress brake that is also flooded when Cypress Creeks flows out of its banks. If desired, the southwestern and southeastern portions of the property lying

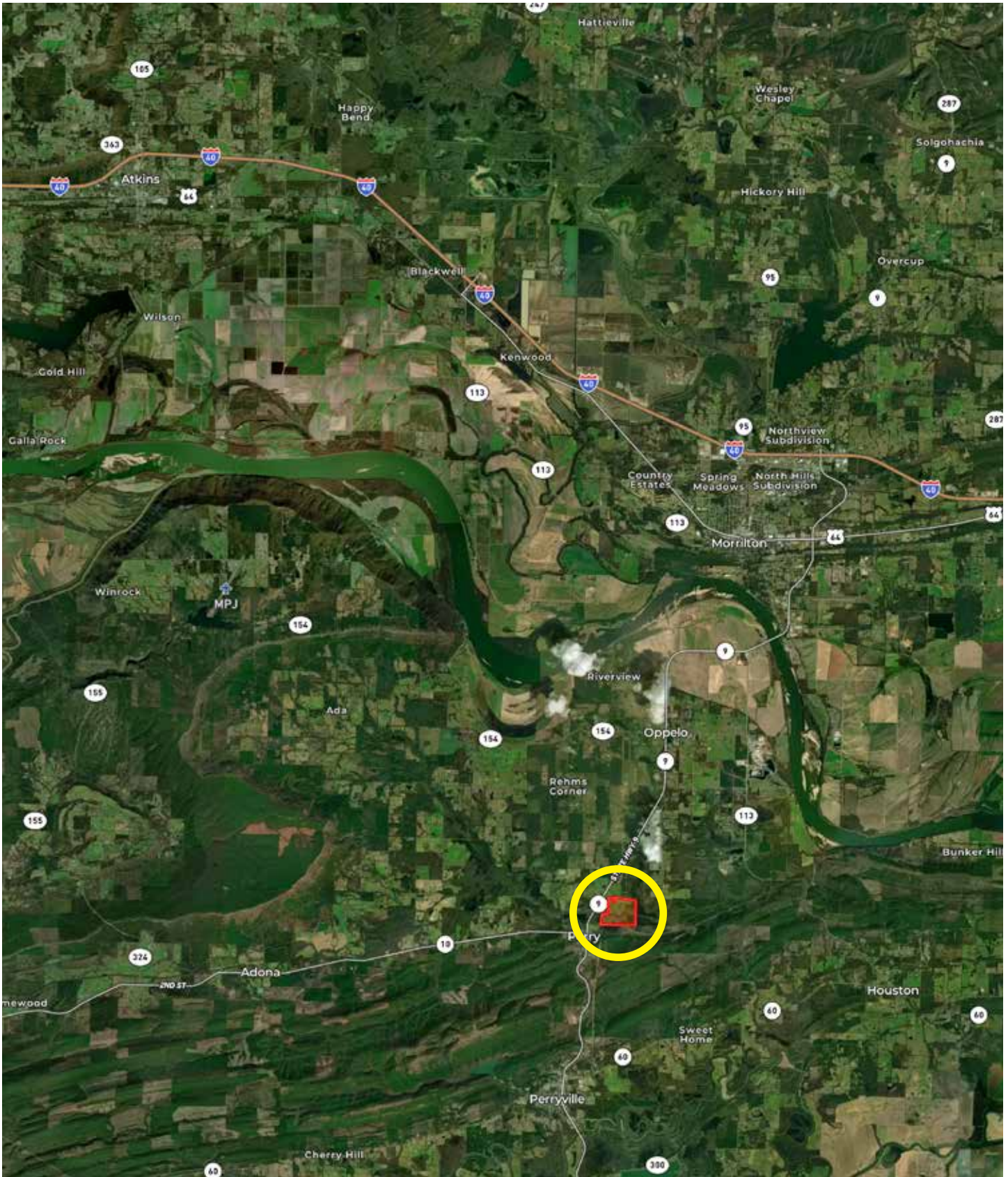
north of the creek provide the opportunity to plant food plots for wintering waterfowl.

The upland acreage of the property is currently used as a working cattle farm. Utilities are electricity and City of Perry water.

Access is considered excellent via East Thompson Road, and a deeded easement exists off of Arkansas State Highway 9 to easily access the southern portion of the property.



LOCATION MAP







AERIAL MAP



LOCATION & ACCESS

Perry, Perry County, Arkansas
Central Region of Arkansas

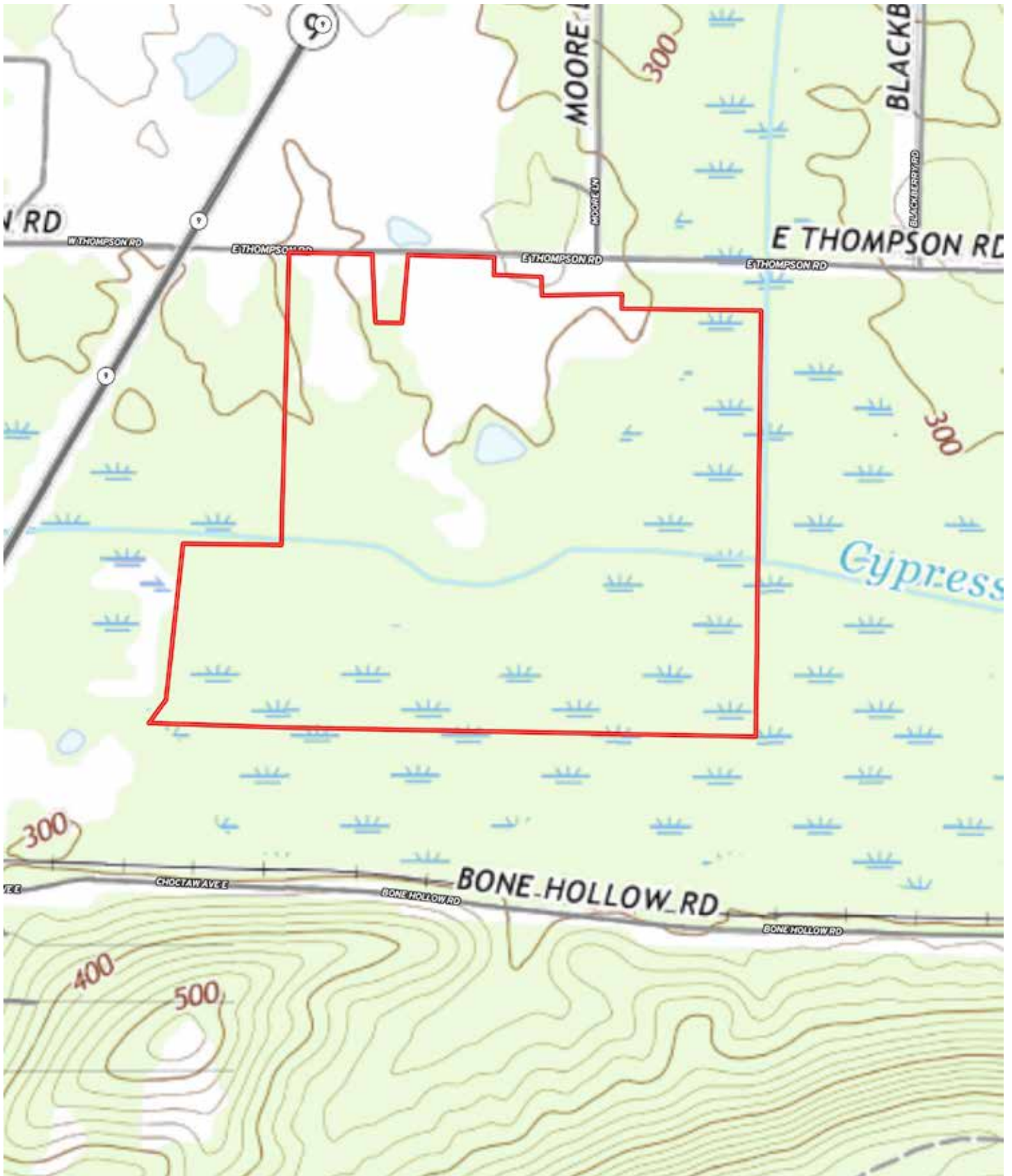
Mileage Chart

Conway, AR	31 Miles
Russellville, AR	38 Miles
Little Rock, AR	48 Miles

Access is considered excellent via East Thompson Road, and a deeded easement exists off of Arkansas State Highway 9 to easily access the southern portion of the property.



TOPOGRAPHY MAP









SOIL MAP



SOIL MAP KEY

SOIL CODE	SOIL DESCRIPTION	ACRES	%	CPI	NCCPI	CAP
31	Wrightsville silt loam, 0 to 1 percent slopes	107.9 1	66.29	0	69	3w
24	Muskogee silt loam, 3 to 8 percent slopes	29.26	17.97	0	69	3e
1	Allen loam, 3 to 8 percent slopes	19.86	12.2	0	74	3e
33	Water	5.27	3.24	0	-	8
21	Moreland silty clay, 0 to 1 percent slopes	0.28	0.17	0	55	3w
2	Barling silt loam, occasionally flooded	0.2	0.12	0	83	2w
TOTALS		162.7 8(*)	100%	-	67.37	3.16

(*) 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.

Offering Price

\$625,000.00

To learn more about Cypress Creek Retreat or to schedule a property tour, contact Gar Lile or Gardner Lile 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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