



TURNER NEAL EQUITY SHARE

A Recreational and Timberland Investment Opportunity

4,600± Total Acres | \$850,000.00

Lincoln County, Arkansas



AGRICULTURE | RECREATION | TIMBERLAND

Traditional Brokerage + Sealed Bids + Consulting

LICENSED IN ARKANSAS, LOUISIANA, MISSISSIPPI, AND TENNESSEE



TURNER NEAL EQUITY SHARE

QUICK FACTS

Acreage

4,700± total acres

Location

Gould, Lincoln County, Arkansas

Access

Lincoln County Road 33 off
Arkansas State Highway 212

Recreation

Deer, turkey and duck hunting,
fishing, boating, ATV

Notable Features

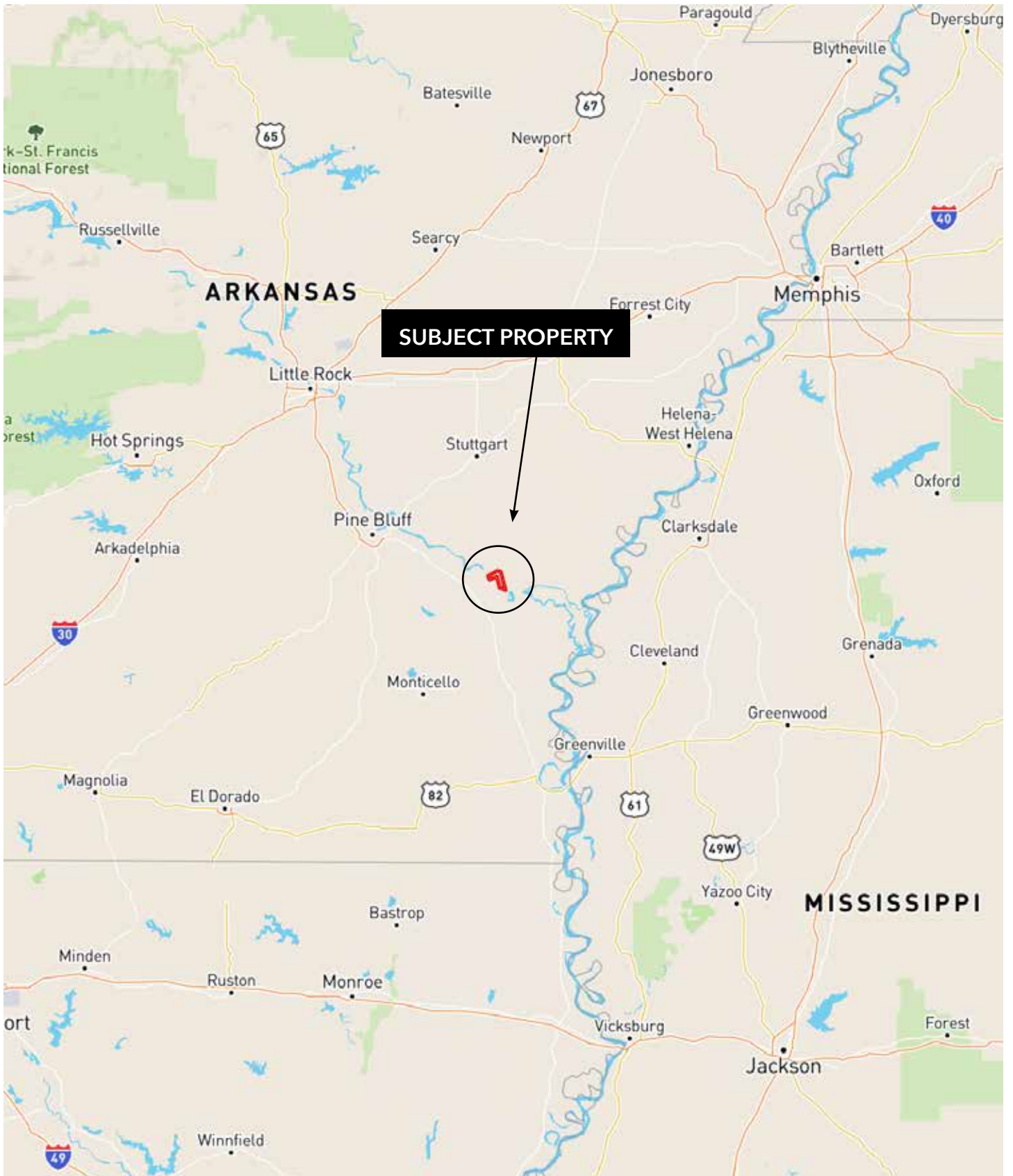
- One of the most prestigious hunting clubs in Arkansas
- Consistent harvest of giant whitetail deer
- Established wildlife food plots
- Over six (6) miles of Arkansas River frontage with breathtaking views
- Concrete boat ramp with excellent recreational boating

Offering Price

\$850,000.00



VICINITY MAP



PROPERTY DESCRIPTION

TURNER NEAL EQUITY SHARE

We're excited to offer a rare opportunity to purchase an equity ownership share in one of the most prestigious hunting clubs in Arkansas. The Turner Neal Equity Share gives access to 4,600± acres inside the levee on the Arkansas River along with an existing lot with 100 feet of river frontage and utilities in place.

The property is a contiguous tract located east of Gould in Lincoln County, Arkansas comprised of mature timber, food plots, lakes as well as breathtaking views along six miles of the Arkansas River. The Turner Neal Hunting Club is legendary for consistently producing some of the biggest trophy whitetails in the state. Established food plots and plentiful soybean and corn fields nearby combined with thousands of forested acres offer prime habitat necessary for growing trophy class whitetails. Superb access throughout the property supports minimal pressure allowing for more huntable mature deer. In addition, the club adheres to a detailed management plan overseen by a biologist creating the quantity and age structure needed for maximizing quality in a whitetail herd.





Each share holds the right to two permanent stand locations with exclusive access to the areas around each stand. Members are given the freedom to maintain food plots in their area, but a caretaker is available for hire if needed. A lodge on the property is utilized by the club for catered meals during the first few weeks of deer season.

With the acreage lying in the heart of the Mississippi flyway, good duck hunting exists on the lakes and Arkansas River. The acreage also supports an abundant turkey population, great fishing and small game hunting.

In addition to hunting, the membership provides direct access via a concrete boat ramp to a quiet channel in the Arkansas River which facilitates recreational boating and water sports.

Few places in the world offer the diversity of the Turner Neal Equity Share. It is more than just a hunting property; it is truly a Sportsman's Paradise that can be enjoyed for generations.



LOCATION & ACCESS

Gould, Lincoln, Arkansas
Southeastern Region of Arkansas

Mileage Chart

Gould	12 miles
Dumas	16 miles
Pine Bluff	45 miles
Monticello	48 miles
Little Rock	90 miles
Memphis	150 miles

Lincoln County Road 33 off Arkansas State Highway 212

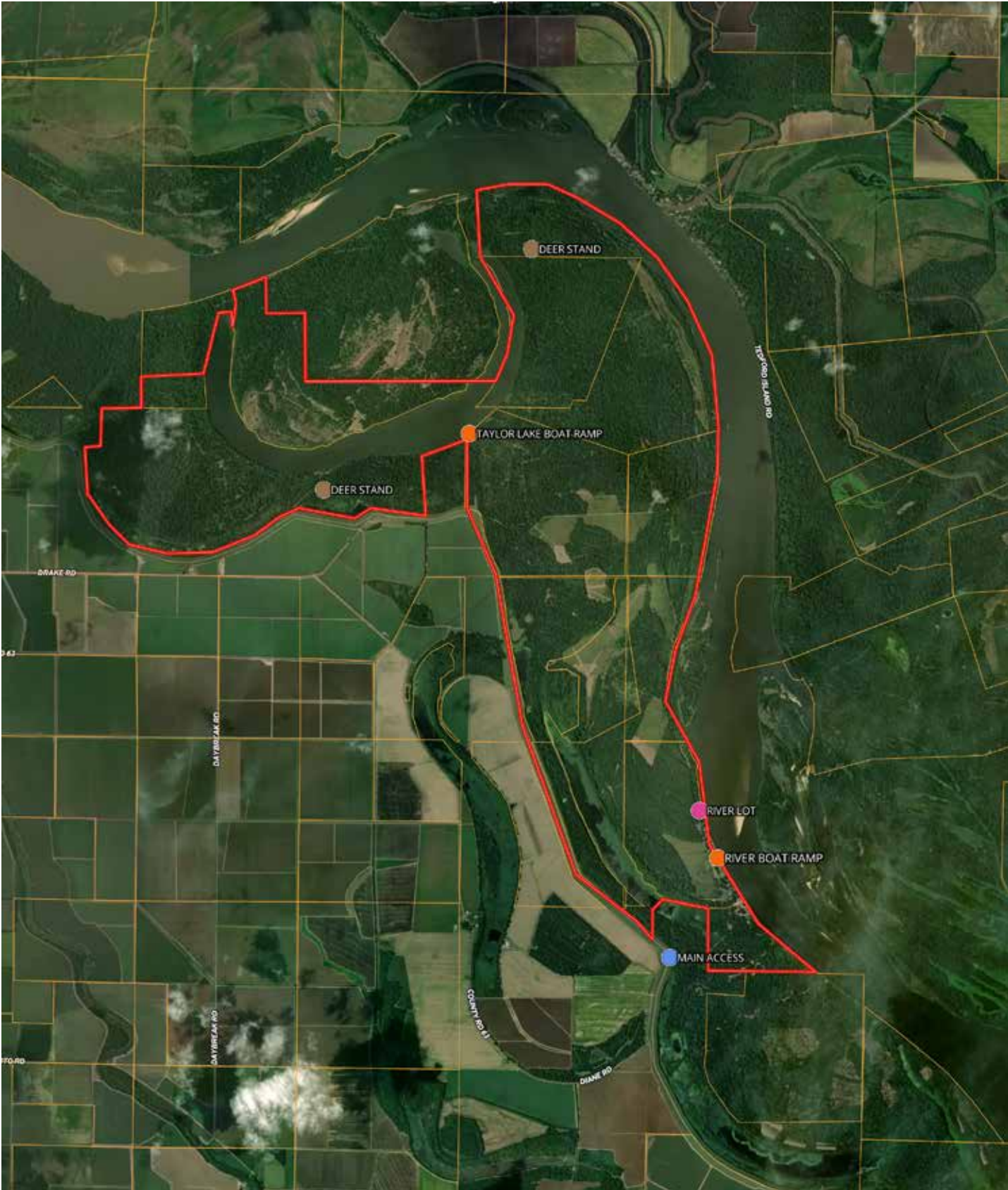




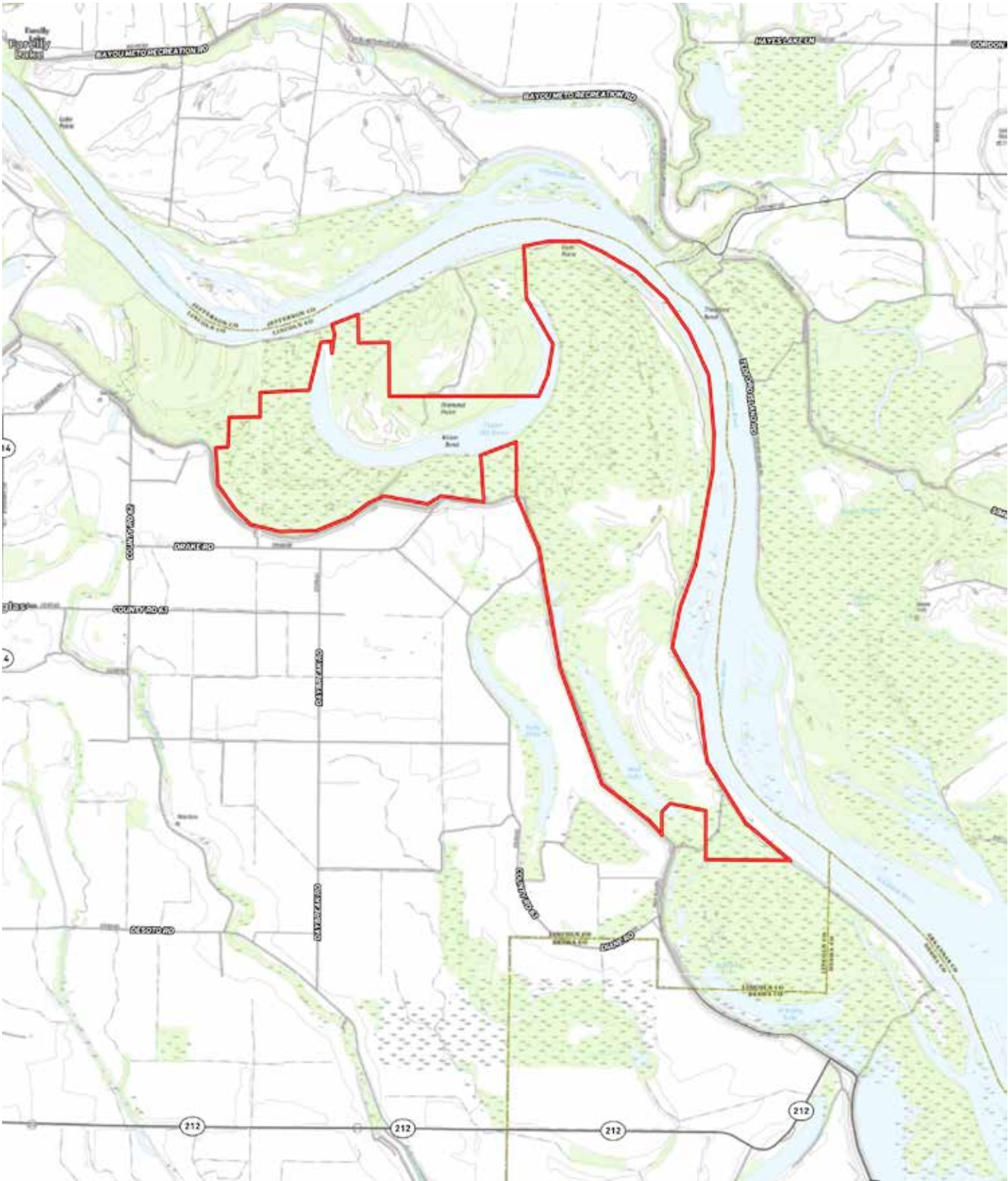




RECREATIONAL MAP



TOPOGRAPHY MAP







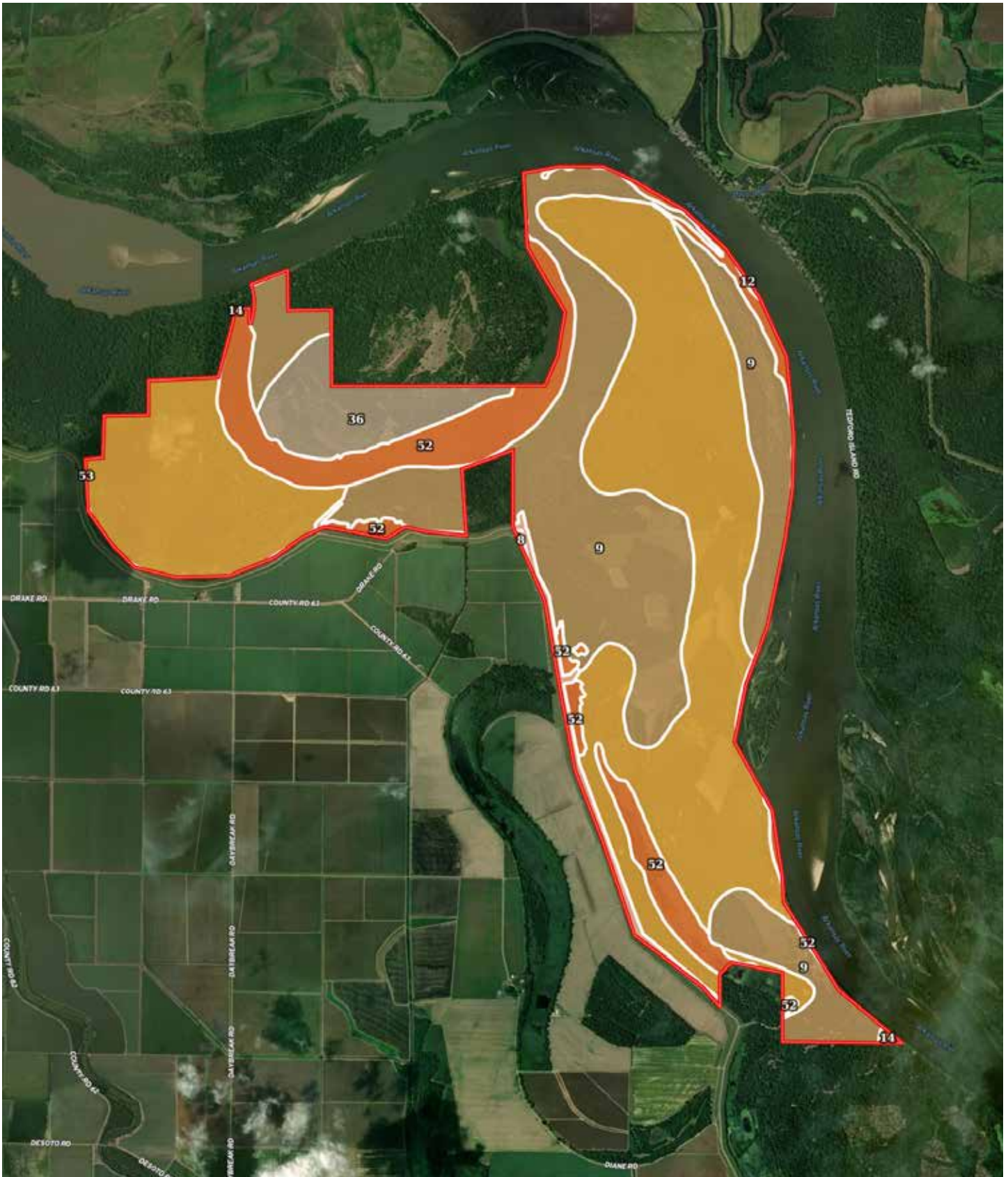








SOIL MAP



SOIL MAP KEY

SOIL CODE	SOIL DESCRIPTION	ACRES	%	CPI	NCCPI	CAP
14	Desha clay, 0 to 1 percent slopes, occasionally flooded	2203.4	46.85	0	56	4w
9	Coushatta soils, occasionally flooded	1580.17	33.6	0	87	2w
52	Water	573.93	12.2	0	-	8
36	Roxana silt loam, occasionally flooded	273.57	5.82	0	82	2w
53	Levees	67.59	1.44	0	-	7e
8	Coushatta silt loam	2.66	0.06	0	86	1
12	Crevasse soils, frequently flooded	2.07	0.04	0	32	5w
TOTALS		4703.39(*)	100%	-	60.3	3.74

(*) 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.

Real Estate Taxes (estimated)

100% ownership: \$8,807.03

Membership

30 Individual Members/ 40 Outstanding Shares

Annual Dues

\$2,000/Year

Offering Price

\$850,000.00

To learn more about the Turner Neal Equity Share 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.

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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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