



MONROE COUNTY DUCK CAMP

A Residential Investment Opportunity

.52± Total Acres | \$165,000.00

Monroe County, Arkansas



AGRICULTURE | RECREATION | TIMBERLAND

Traditional Brokerage + Sealed Bids + Consulting

LICENSED IN ARKANSAS, LOUISIANA, MISSISSIPPI, AND TENNESSEE



MONROE COUNTY DUCK CAMP

QUICK FACTS

Acreage

.52± total acres

Location

Brinkley, Monroe County, Arkansas

Access

Walker Drive

Recreation

Public land duck and deer hunting nearby

Notable Features

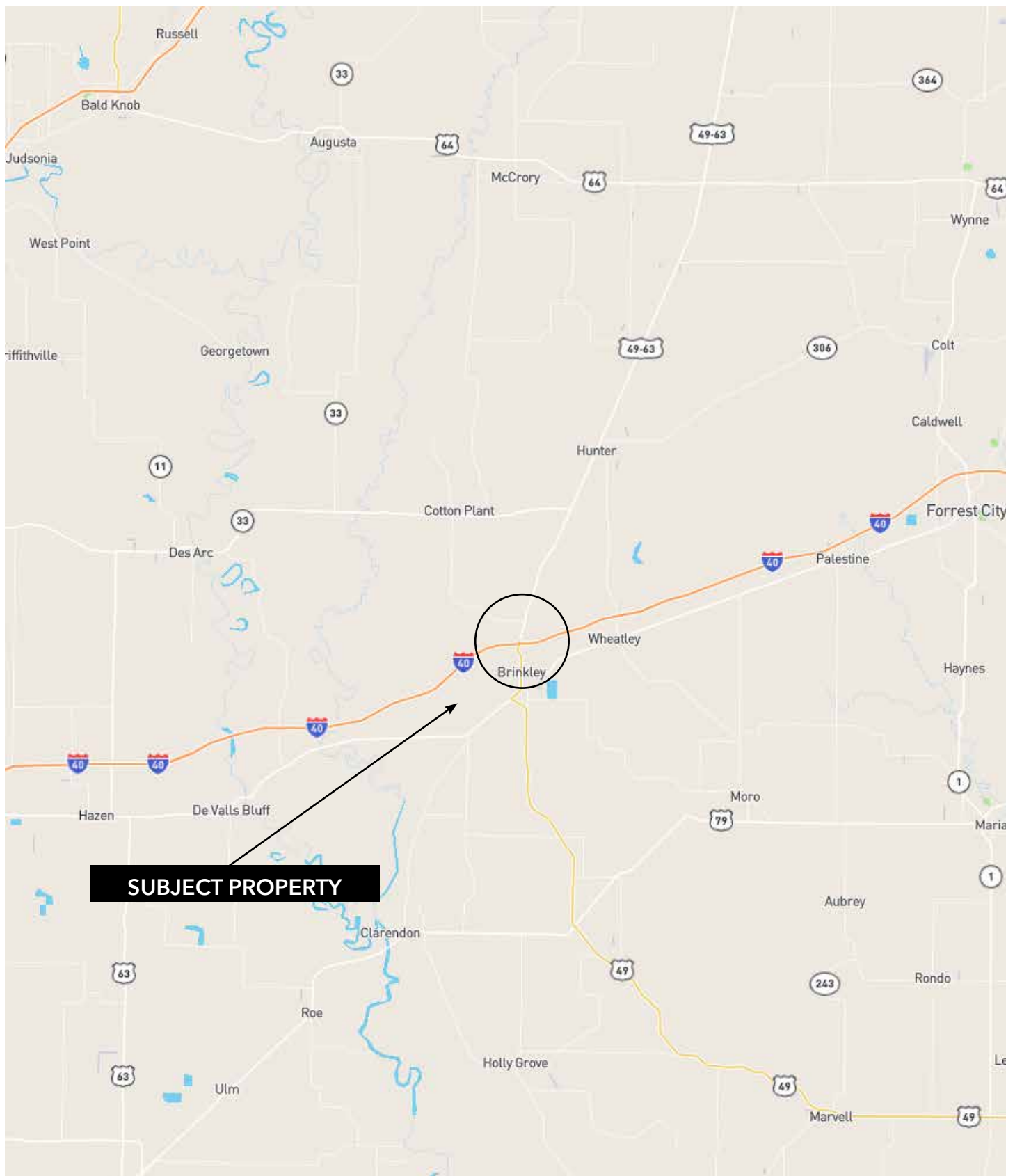
- Just off Interstate 40
- 1,800 SF of living space
- 5 bedrooms
- 2.5 baths
- 640 SF of attached storage space for ATVs, boats, decoys, etc.
- Total SF is 2,400

Offering Price

\$165,000.00



VICINITY MAP



PROPERTY DESCRIPTION

MONROE COUNTY DUCK CAMP

Situated in Brinkley, Arkansas, this duck camp lies in the heart of one of the Mississippi Flyway's most storied waterfowl regions. For generations, Brinkley and the nearby Cache River, Bayou DeView, and White River bottoms have been synonymous with Arkansas duck hunting. The property also provides convenient access to several well-known public hunting areas, including Sheffield Nelson Dagmar WMA, Rex Hancock Black Swamp WMA, and Cache River National Wildlife Refuge.

Located just off Interstate 40, the camp offers convenient access and approximately 2,400 square feet of total space. The 1,800-square-foot living area includes five bedrooms and two-and-a-half bathrooms, providing ample room for members and guests. An attached 640-square-foot storage area offers secure space for ATVs, boats, decoys, and other hunting equipment.



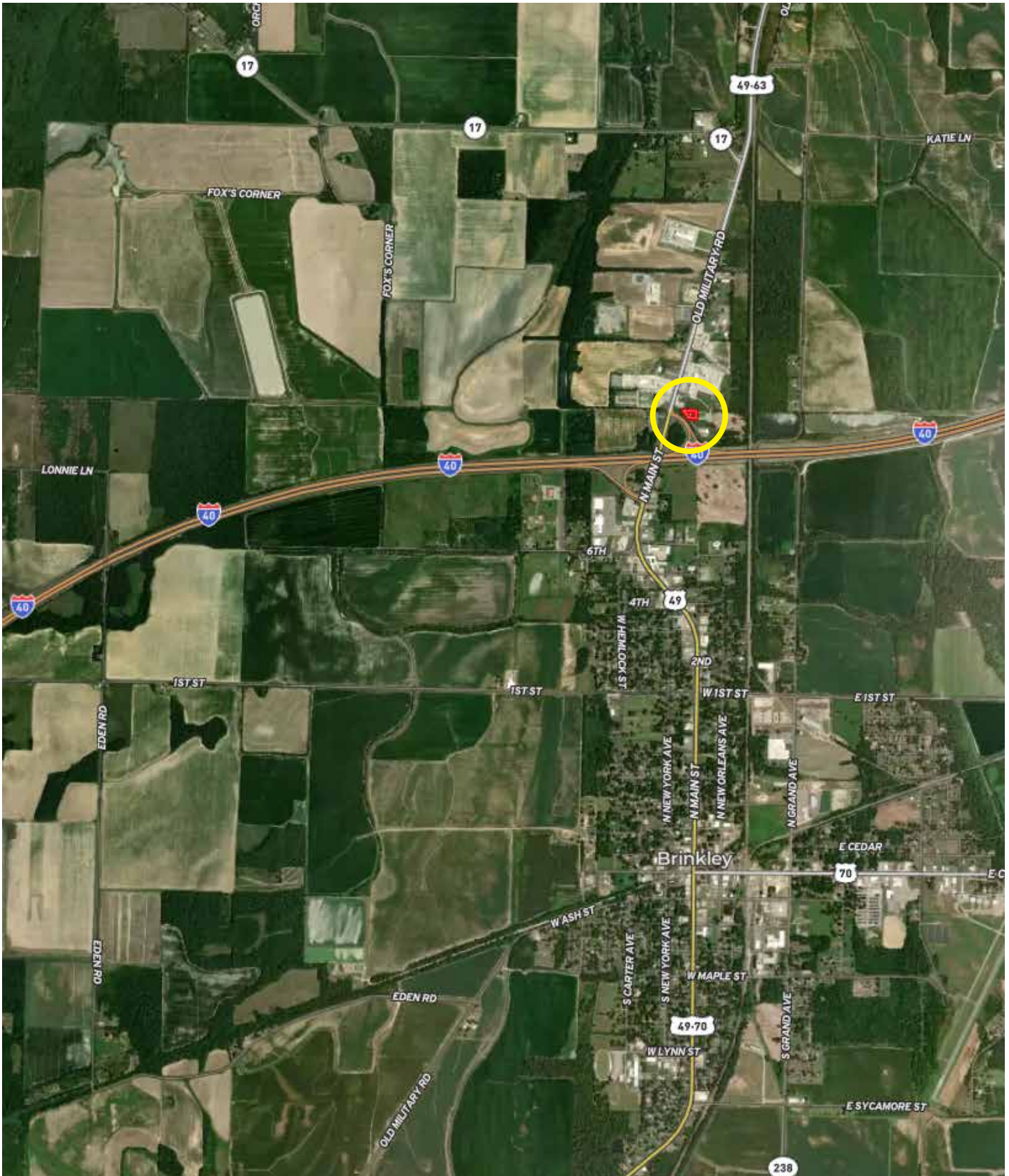




OWNERSHIP MAP



LOCATION MAP







AERIAL MAP









LOCATION & ACCESS

Brinkley, Monroe County, Arkansas
East Central Region of Arkansas

Mileage Chart

Stuttgart, AR	41 Miles
Searcy, AR	55 Miles
Little Rock, AR	68 Miles
Memphis, TN	70 Miles
Jonesboro, AR	73 Miles

The camp is located off Walker Drive just off Interstate 40.



TOPOGRAPHY MAP







SOIL MAP



SOIL MAP KEY

SOIL CODE	SOIL DESCRIPTION	ACRES	%	CPI	NCCPI	CAP
Ca	Calhoun silt loam, 0 to 1 percent slopes	0.56	100	0	63	3w
TOTALS		0.56(*)	100%	-	63.0	3

(*) 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)

\$1,357

Offering Price

\$165,000.00

To learn more about the Monroe County Duck Camp or to schedule a property tour, contact Dustin Roddy of Lile Real Estate, Inc.

Dustin Roddy

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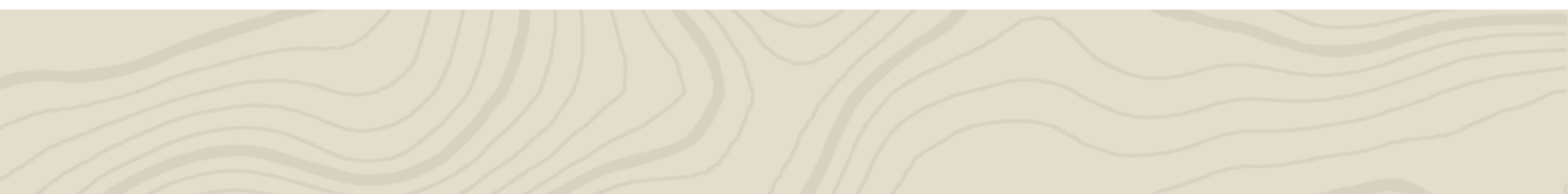




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The management of Lile Real Estate, Inc. respectfully requests that interested parties contact us in advance to schedule a proper showing and do not attempt to tour or trespass on the property on their own. Thank you for your cooperation.

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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.



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



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