



OFFERED FOR SALE

KIRKLAND ROAD RECREATIONAL TRACTS

A Recreational Investment Opportunity

143.12± Surveyed Acres • Prairie County, Arkansas

OFFERED BY



AGRICULTURE | RECREATION | TIMBERLAND

Traditional Brokerage + Sealed Bids + Consulting

LICENSED IN ARKANSAS, LOUISIANA, MISSISSIPPI, AND TENNESSEE



DISCLOSURE STATEMENT

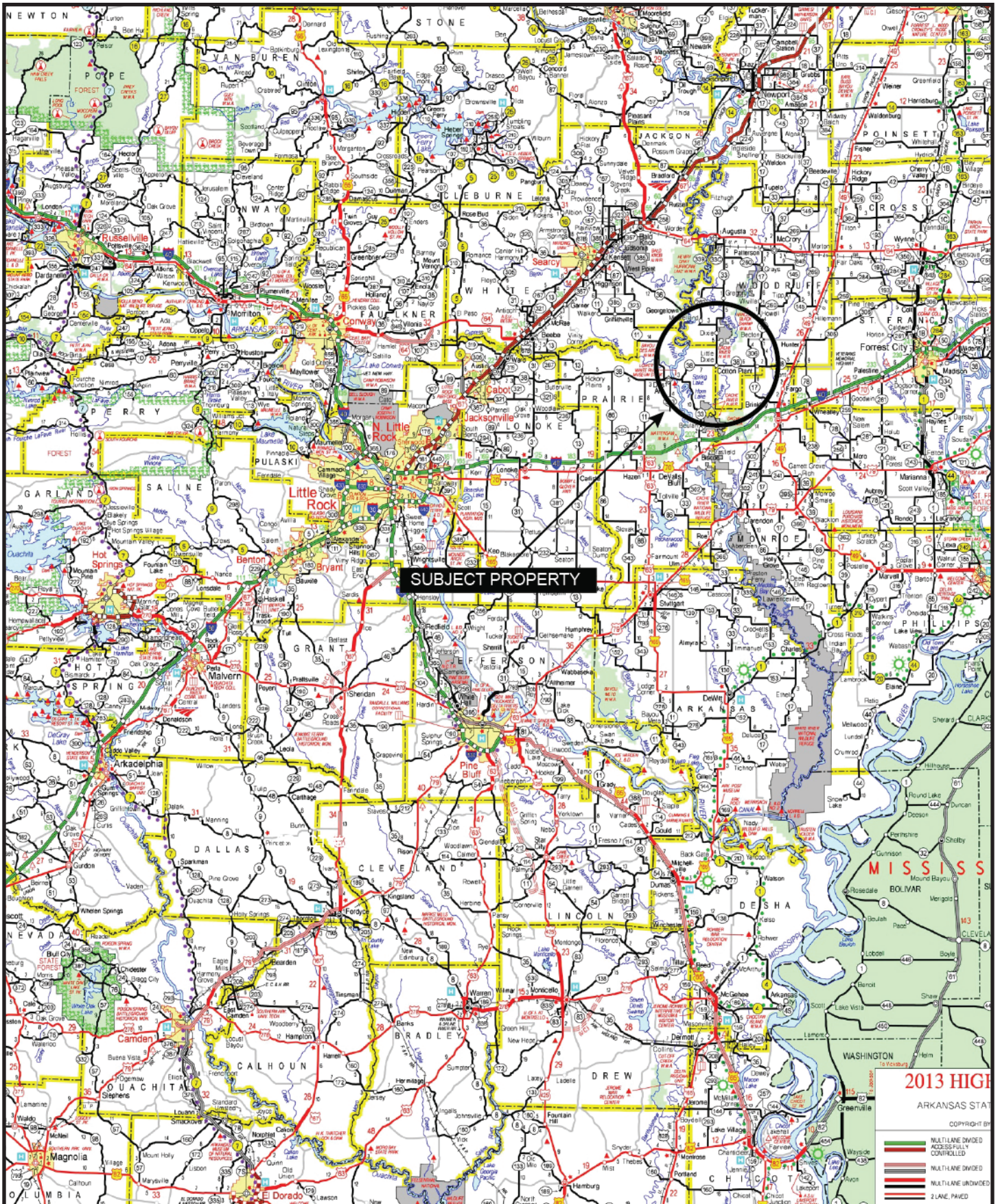
Lile Real Estate, Inc. is the listing agency for the owner of the property described within this offering brochure.

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.

Some images shown within this offering brochure are used for representative purposes and may not have been taken on location at the subject property.

This offering is subject to errors, omissions, change or withdrawal without notice. All information provided herein is intended as a general guideline and has been provided by sources deemed reliable, but the accuracy of which we cannot guarantee.

VICINITY MAP



PROPERTY SUMMARY

Description:

The Kirkland Road Recreational Tracts provide a great recreational investment opportunity, located between the White River and Cache River flyways, in Prairie County, Arkansas. The property consists of 143.12± acres configured in two tracts that are bisected by Culotches Bay. The west tract is 90± acres and is accessible from Branham Road and has gated access from Kirkland Road; the east tract is 53± acres and has the same gated access from Kirkland Road. All of the acreage is in the Wetland Reserve Easement (WRE) program with multiple designated Moist Soil Units (MSUs) and deer food plots. These designated areas provide the opportunity to plant food and manage habitat for waterfowl and deer above and beyond what the planted hardwoods provide. These tracts would be a great satellite tract for someone with an existing ownership, a base camp in the area, or a stand-alone tract with its proximity to central Arkansas and Memphis.

This recreational investment opportunity is being offered for \$529,000.00 (\$3,700.00 per surveyed acre). The final sales price, acreage, boundaries, and legal description will be determined by a survey.

Location:

Little Dixie, Arkansas; Prairie County; Eastern Region of Arkansas

Mileage Chart

Des Arc, AR	7 miles
Stuttgart, AR	45 miles
Little Rock, AR	70 miles
Memphis, TN	86 miles

Acreage:

- 143.12± total acres
- West Tract: 90± acres
 - East Tract: 53± acres

Access:

The west tract has access from Branham Road, and each tract has gated access from Kirkland Road.

Recreation:

Deer and duck hunting opportunities exist on the property.

Real Estate Taxes:

\$770.00 (estimated)

Mineral Rights:

All mineral rights owned by the Seller (if any) to convey to the Buyer.

PROPERTY SUMMARY

Offering Price: \$529,100.00 (\$3,700 per surveyed acre)

**To find out more about Kirkland Road 160 or to schedule a property tour,
contact Gar Lile or Gardner Lile of Lile Real Estate, Inc.**

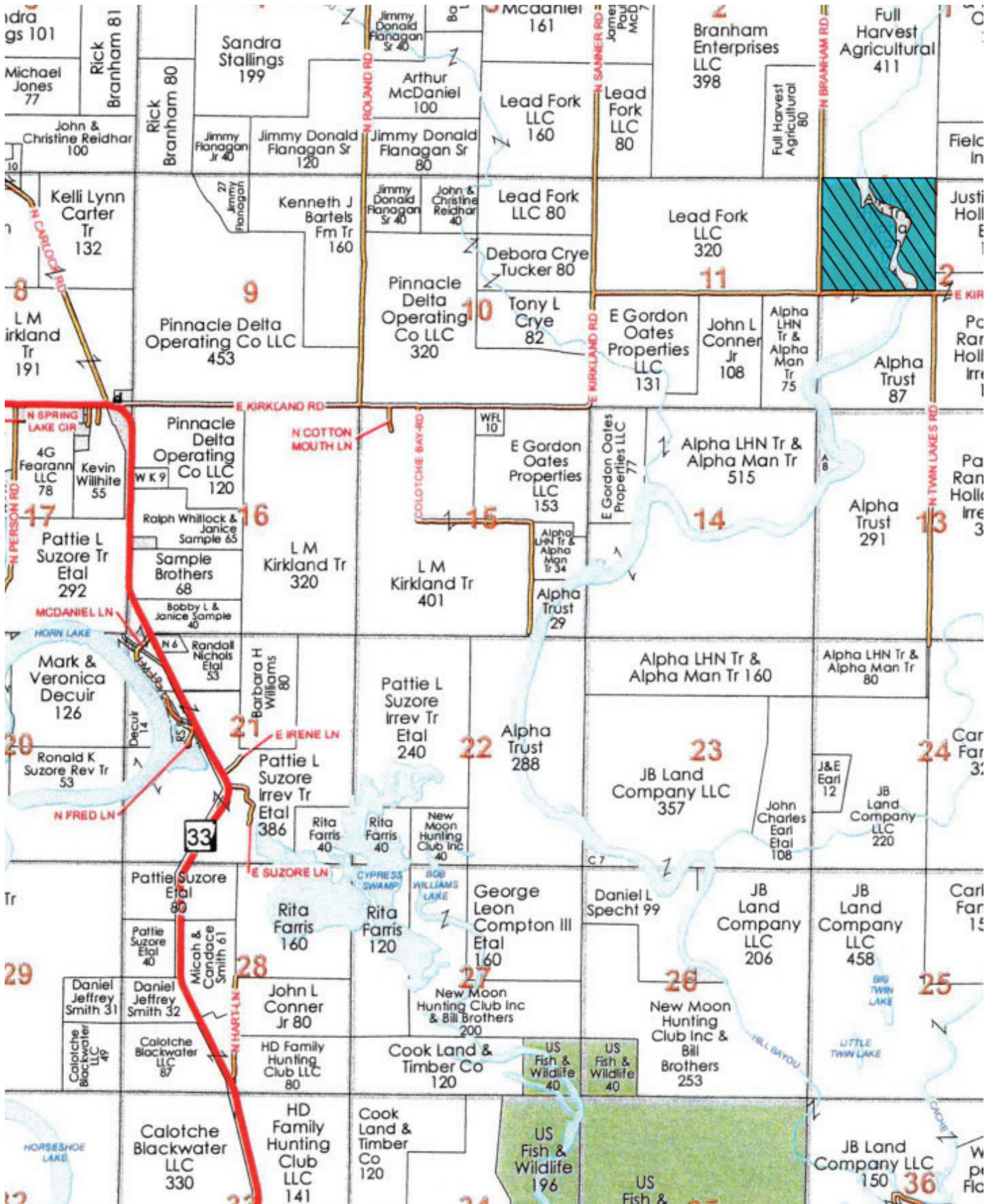
Gar Lile

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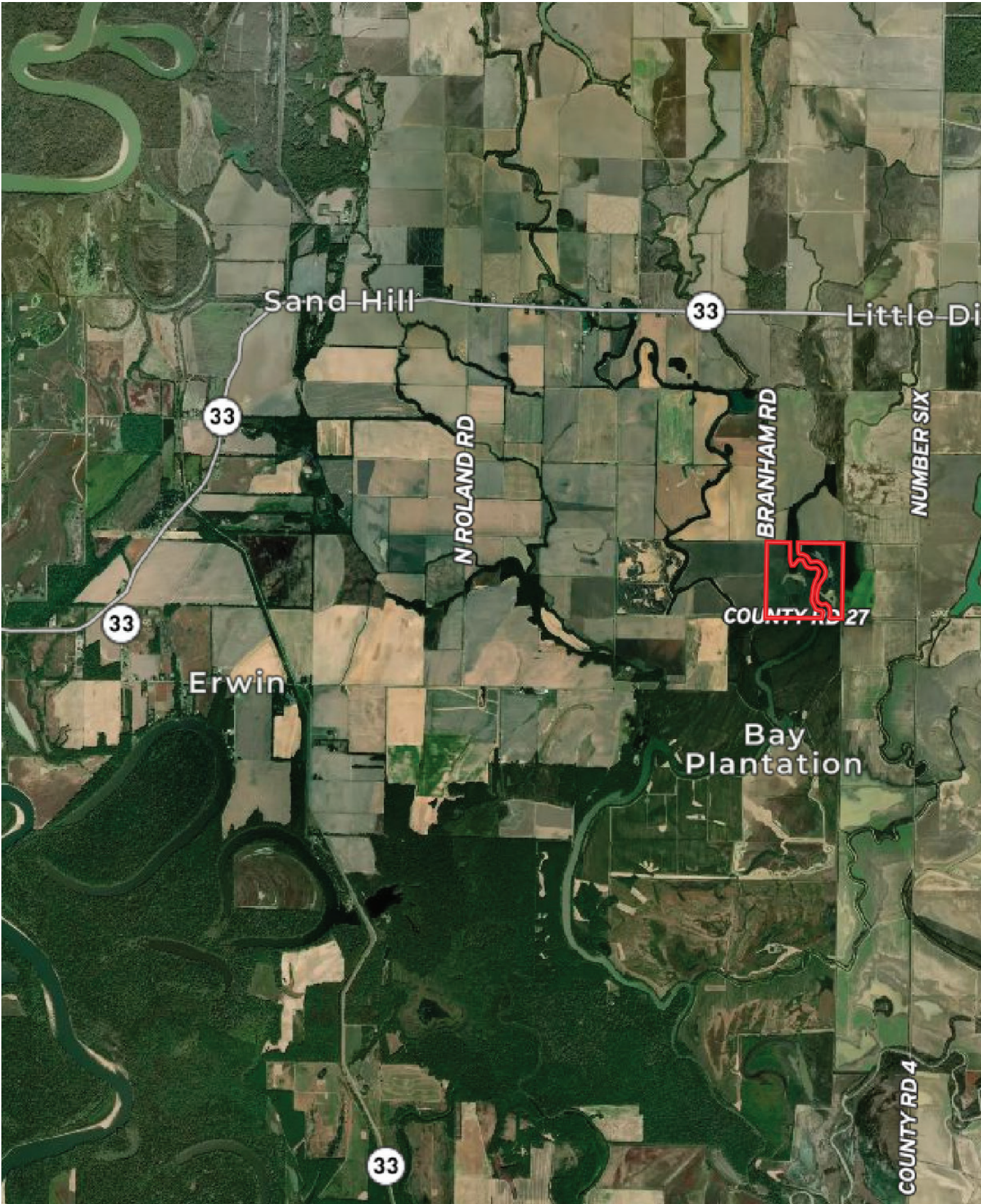
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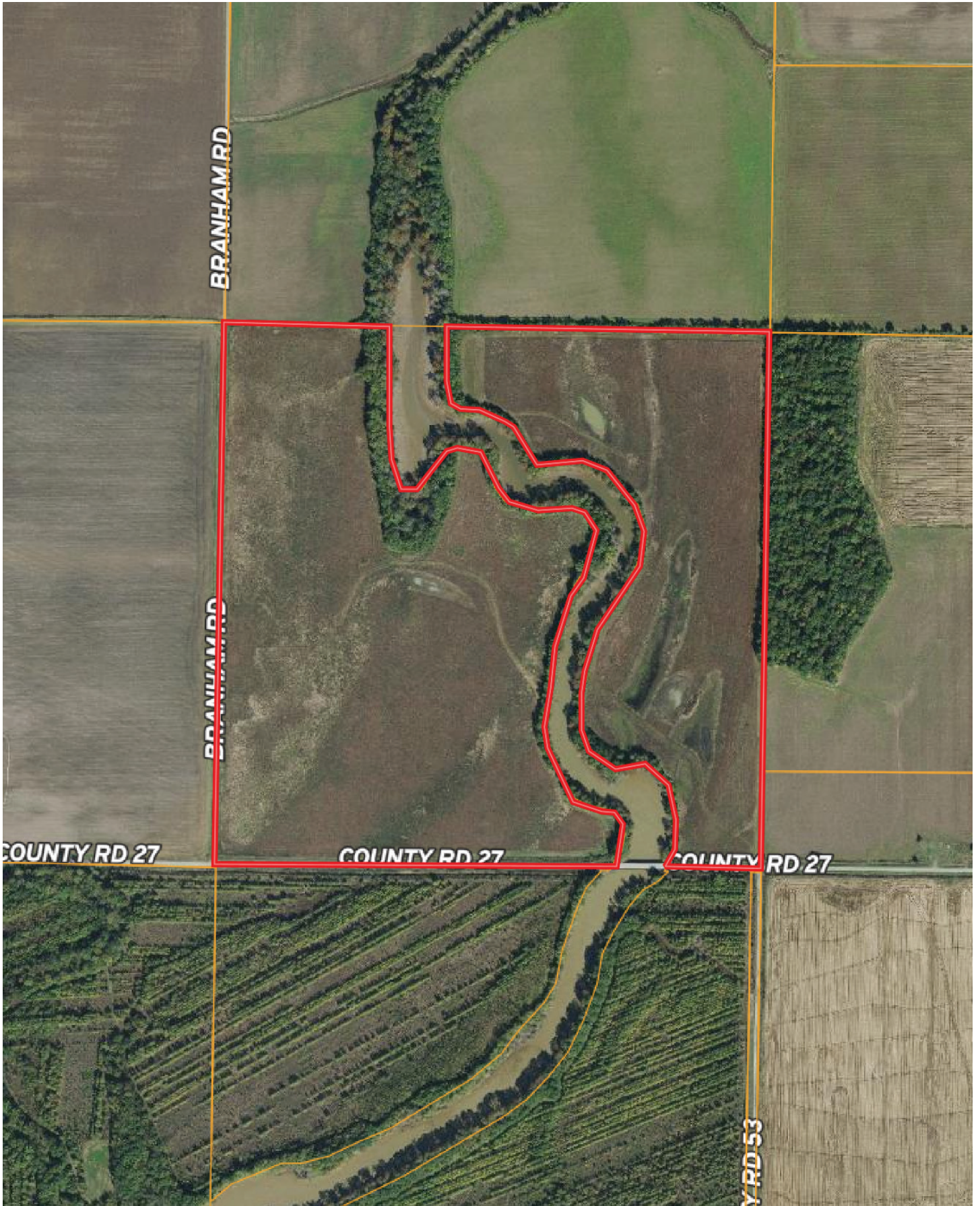
OWNERSHIP MAP



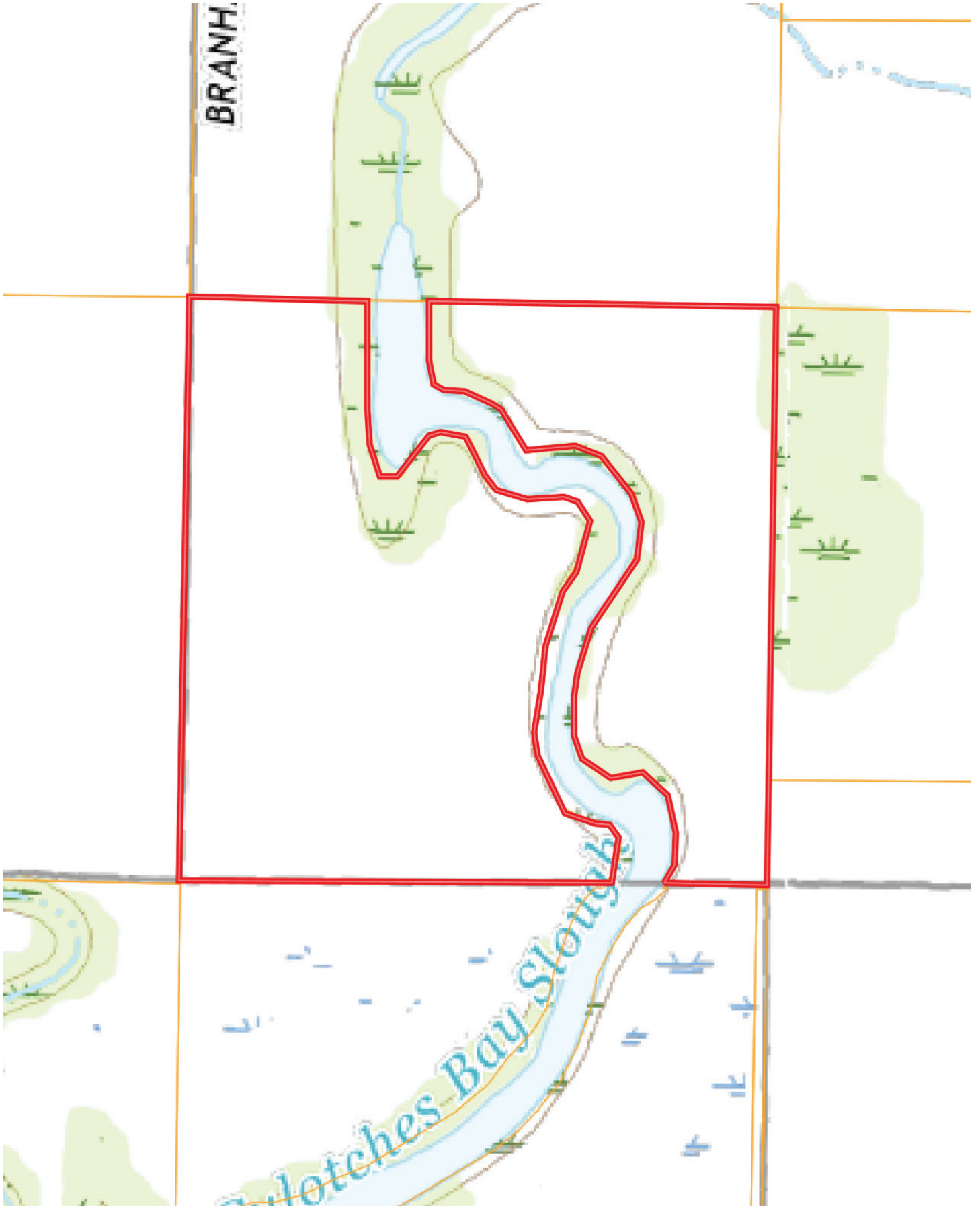
AERIAL MAP I



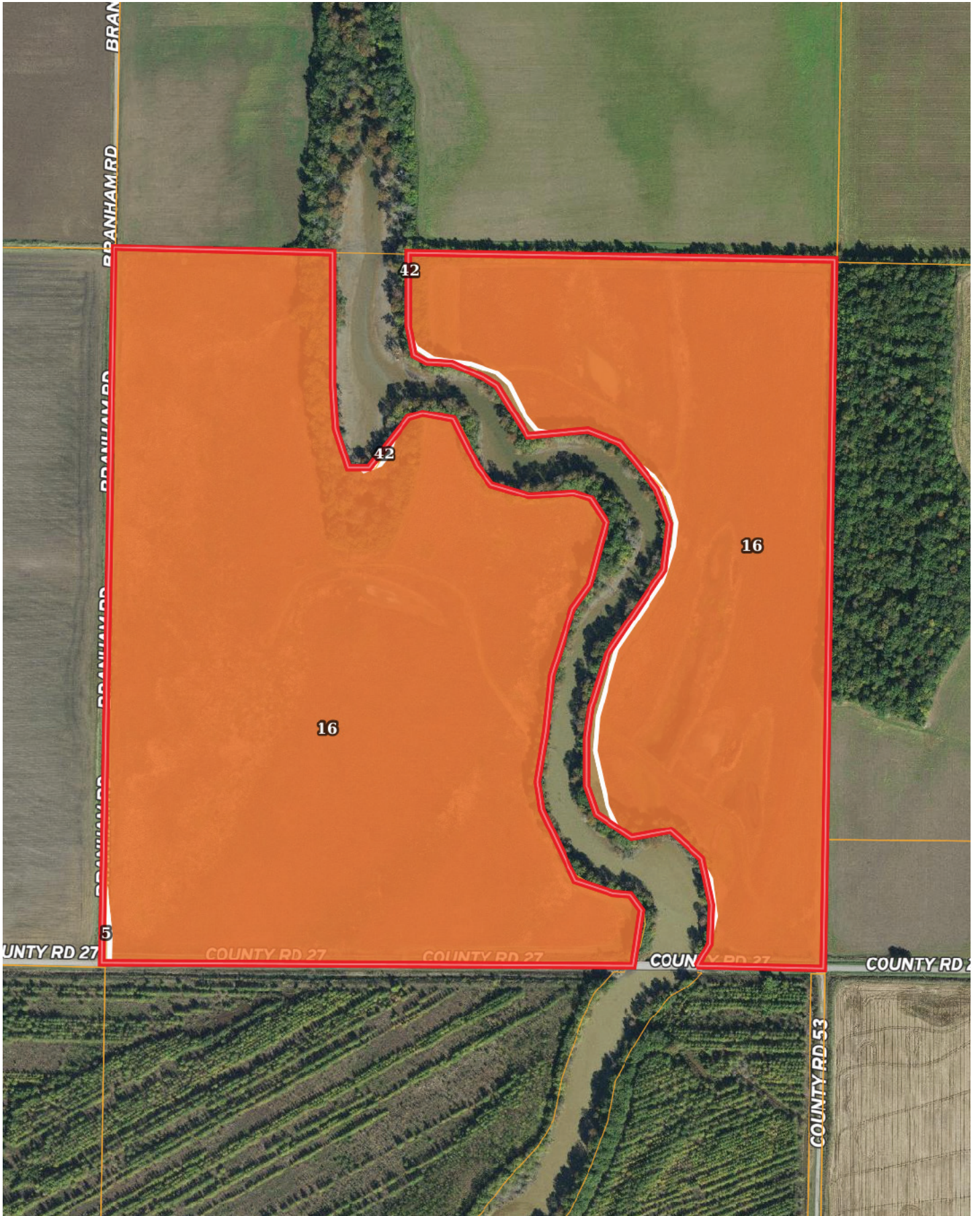
AERIAL MAP II



TOPOGRAPHY MAP



SOIL MAP



SOIL MAP KEY

SOIL CODE	SOIL DESCRIPTION	ACRES	%	CPI	NCCPI	CAP
16	Kobel silty clay loam, 0 to 1 percent slopes	140.6 4	98.84	0	55	3w
42	Water	1.5	1.05	0	-	8
5	Commerce silt loam, 0 to 1 percent slopes	0.15	0.11	0	84	2w
TOTALS		142.2 9(*)	100%	-	54.45	3.05

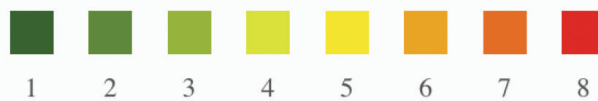
(*) Total acres may differ in the second decimal compared to the sum of each acreage soil. This is due to a round error because we only show the acres of each soil with two decimal.

Capability Legend

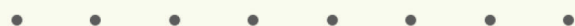
Increased Limitations and Hazards

Decreased Adaptability and Freedom of Choice Users

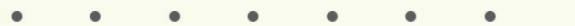
Land, Capability



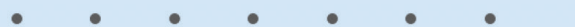
'Wild Life'



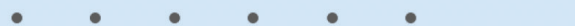
Forestry



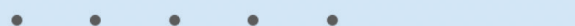
Limited



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







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