



OFFERED FOR SALE

6 STRING DUCK CLUB

A Recreational Investment Opportunity

2± Surveyed Acres • Woodruff County, Arkansas

OFFERED BY

LILE
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AGRICULTURE | RECREATION | TIMBERLAND

Traditional Brokerage + Sealed Bids + Consulting

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DISCLOSURE STATEMENT

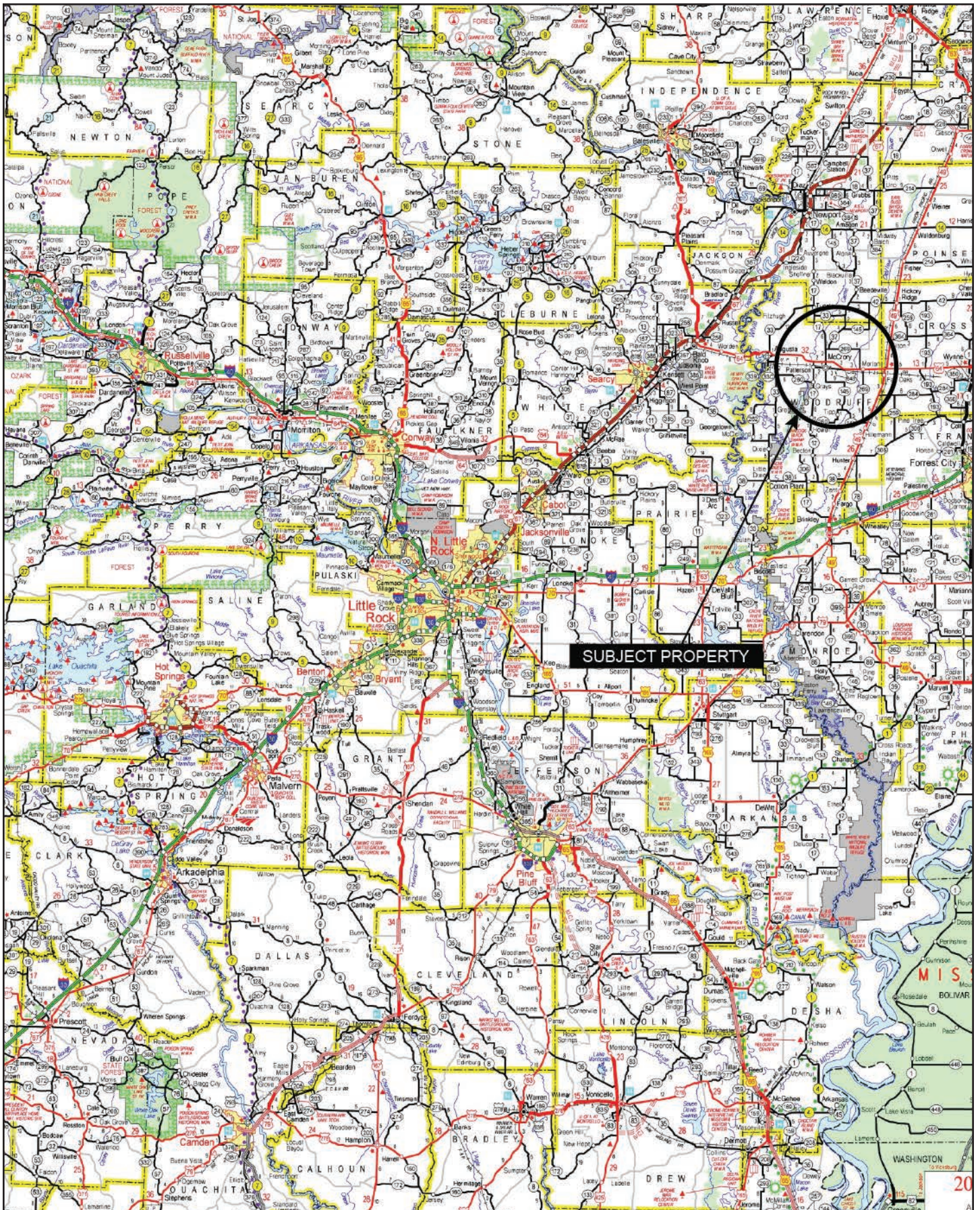
Notwithstanding any preprinted language to the contrary, this opinion is not an appraisal of the market value of the property. If an appraisal is desired, the services of a licensed or certified appraiser must be obtained. Pursuant to Ark. Code. Ann. § 17-42-110(d), a broker price opinion or market analysis issued by a real estate licensee shall not contain the terms "market value", "appraised value", or "appraisal".

Any reference in the report to a specific marketing time period is for illustrative purposes only and does not obligate the licensee or broker to sell the property within the stated timeframe or act as a representation or guarantee that the property will be sold within such timeframe.

Unless otherwise indicated, the broker price opinion assumes without investigation a fee simple title ownership interest without any reservation of minerals, subsurface rights, or otherwise.

This broker price opinion report is to be used solely for purposes allowed by state and federal law. If the report is to be used for any purpose not specifically allowed by state and federal law, legal counsel should be consulted.

VICINITY MAP



PROPERTY SUMMARY

Description:

The 6 String Duck Club offers an opportunity to acquire a camp located in a great area to realize excellent public hunting opportunities, lease private land, or acquire land in the general vicinity. The camp is 1,134± heated and cooled square feet and features 3 bedrooms and 1 full bathroom. There is a full kitchen that opens into the living room that has the fireplace that heats the camp. Located on the south side of the camp is a 462± square foot enclosed porch that functions as a boot room too. On the western portion of the property are two newer 40' containers, a 1,600± square foot shed that provides covered parking & storage, and a small storage shed. All of these improvements make an ideal base camp for any group of hunters.

The Arkansas Game & Fish Commission's Hurricane Lake WMA and Black Swamp WMA are south of the camp as well as the Cache River National Wildlife Refuge all of which provide access to famous green timber duck hunting. It is common practice for farmers & landowners in the area of the property to lease hunting rights which would provide additional hunting opportunities.

For more information about the 6 String Duck Club, or to schedule a property tour, contact Gardner Lile (mobile: 501-658-9275) of Lile Real Estate, Inc.

Location:

Pumpkin Bend, Arkansas; Woodruff County

Mileage Chart

Wynne, AR	23 Miles
Searcy, AR	42 Miles
Jonesboro, AR	50 Miles
Memphis, AR	68 Miles
Little Rock, AR	91 Miles
Clarksdale, MS	106 Miles

Acreage:

2.0± surveyed acres

Access:

Woodruff 355 Road

Utilities:

Water - well
Heat - fireplace
Cooling - two window units
Septic Tank

Real Estate Taxes:

\$362.00 (estimated)

Mineral Rights:

All mineral rights owned by the Seller, if any, shall transfer to the Buyer.

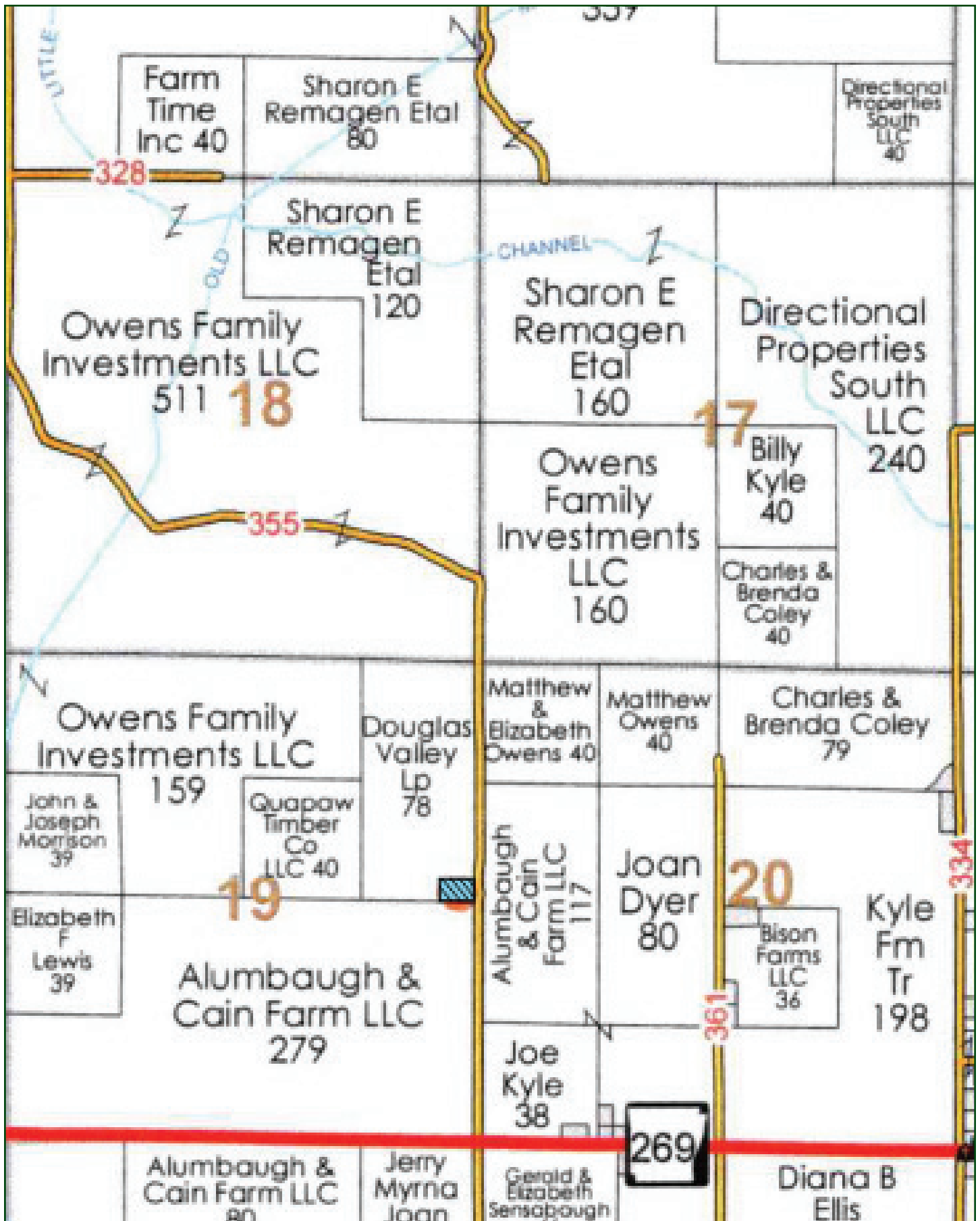
PROPERTY SUMMARY

Recreation:	Close proximity to the famous Hurricane Lake WMA, Black Swamp WMA, & Cache River NWR offer access to tremendous public hunting opportunities. Leasing private lands in the area could provide additional hunting opportunities.
Offering Price:	\$160,000.00

To find out more about 6 String Duck Club or to schedule a property tour, contact Gardner Lile of Lile Real Estate, Inc.

Gardner Lile
501.658.9275 | gardner@lilerealestate.com

OWNERSHIP MAP



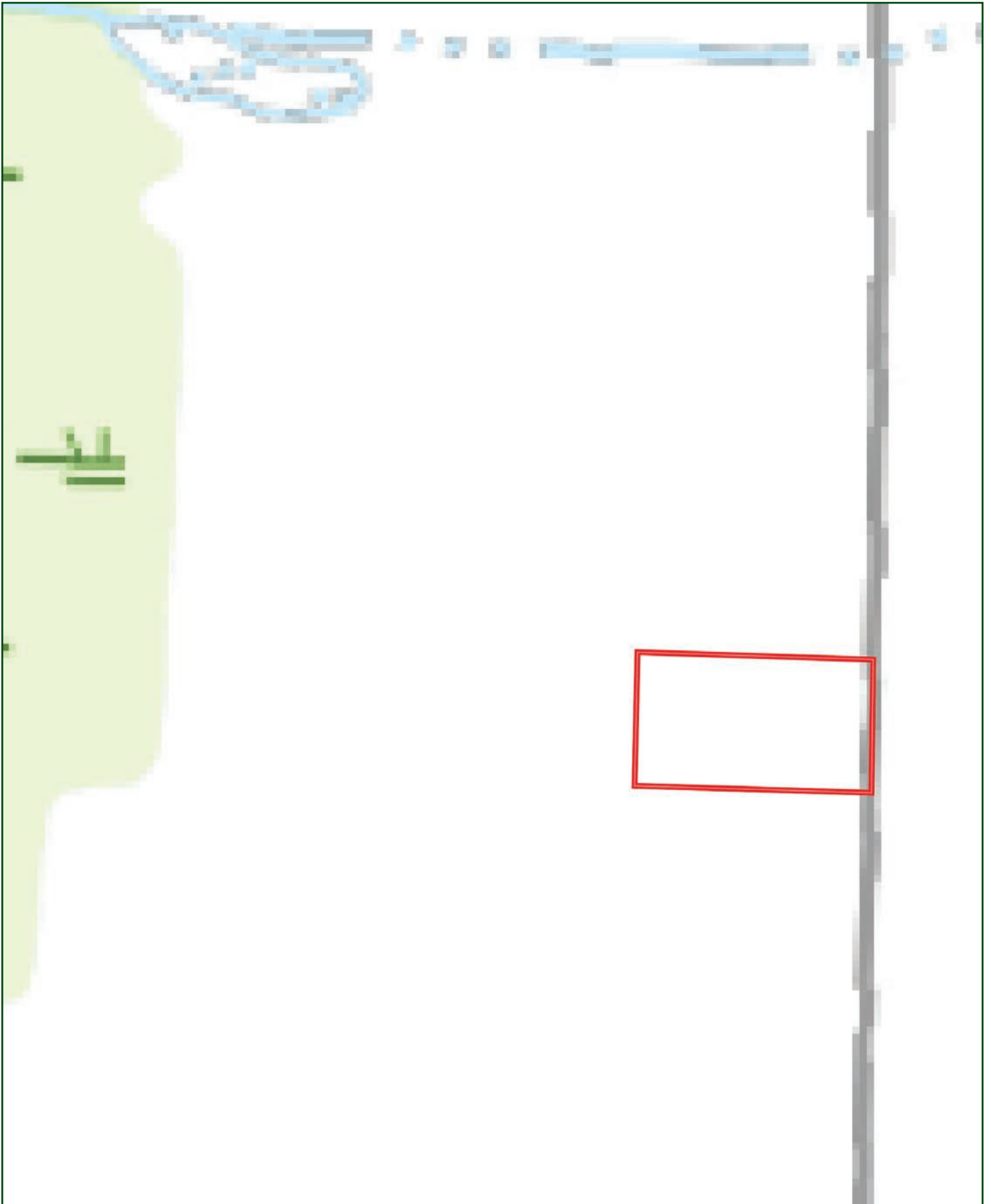
LOCATION MAP



AERIAL MAP



TOPOGRAPHY MAP



SOIL MAP



SOIL MAP KEY

SOIL CODE	SOIL DESCRIPTION	ACRES	%	CPI	NCCPI	CAP
TrA	Tuckerman loam, 0 to 1 percent slopes, frequently flooded	1.85	82.22	0	44	4w
WvB	Wiville fine sandy loam, 1 to 3 percent slopes	0.41	18.22	0	76	2e
TOTALS		2.26(*)	100%	-	50.03	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.

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

















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