



OFFERED FOR SALE

ARKANSAS RIVER RESERVE

A Timberland and Recreational Investment Opportunity

360± Acres • Jefferson County, Arkansas

OFFERED BY



AGRICULTURE | RECREATION | TIMBERLAND

Traditional Brokerage + Sealed Bids + Consulting

LICENSED IN ARKANSAS, LOUISIANA, MISSISSIPPI, AND TENNESSEE

WILLE

REAL ESTATE

DISCLOSURE STATEMENT

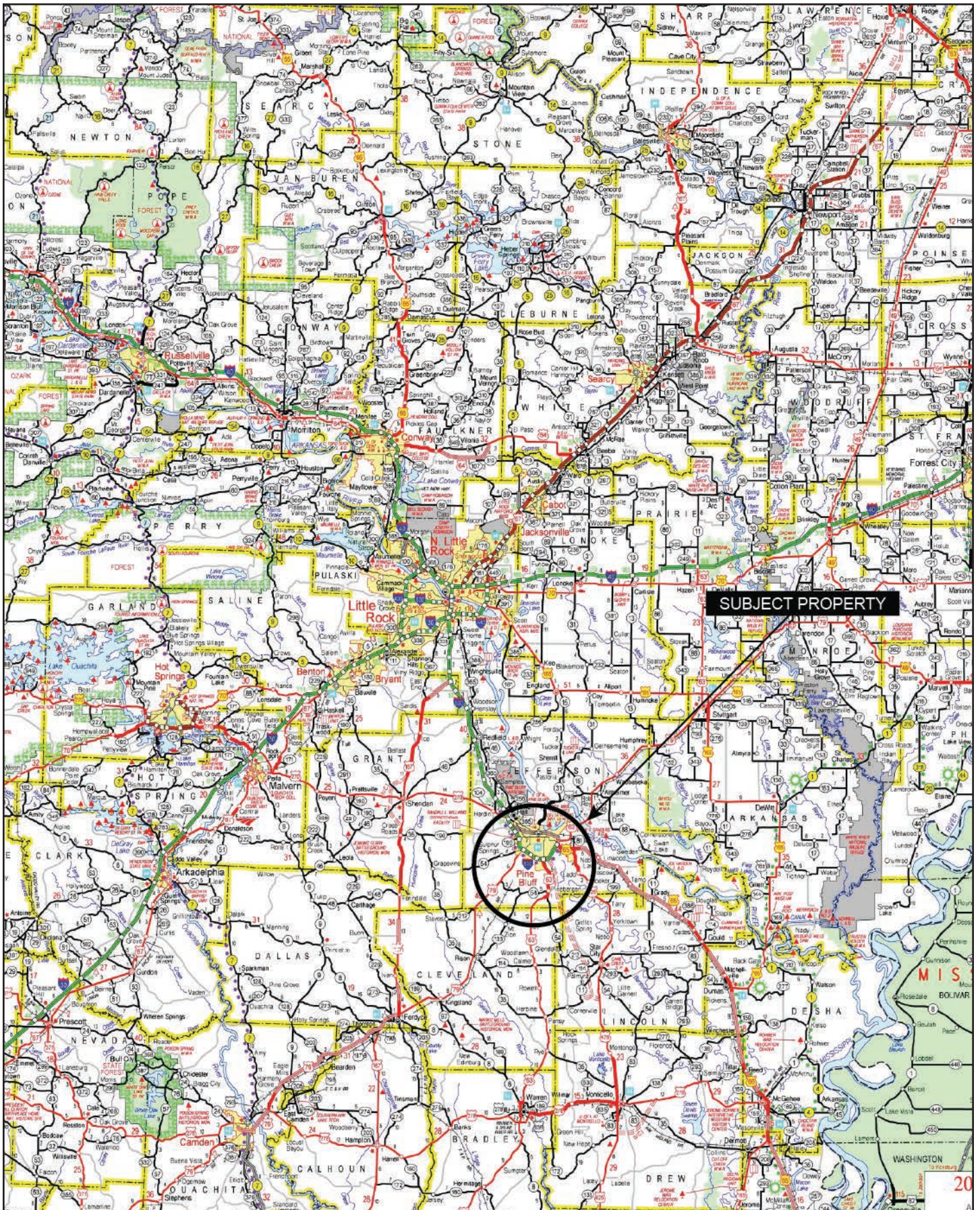
Notwithstanding any preprinted language to the contrary, this opinion is not an appraisal of the market value of the property. If an appraisal is desired, the services of a licensed or certified appraiser must be obtained. Pursuant to Ark. Code. Ann. § 17-42-110(d), a broker price opinion or market analysis 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 Arkansas River Reserve provides an excellent timberland and recreational investment opportunity that produces annual income. The property consists of 360± acres, more or less, located in Jefferson County, just east of Pine Bluff along the Arkansas River. Approximately 153.17± acres were recently enrolled in the Conservation Reserve Program that will produce good annual income over the next fifteen years. This acreage will be planted in hardwoods in the winter of 2024 which will provide additional habitat for whitetail deer. A neat feature of the property is the "island" that has over 6,000 feet of frontage along the river and a 10± acre food-plot. Great deer hunting opportunities exist on the property in addition to fishing and water sports available on the river. Located in the southern portion of the property is 4± acre headquarter site which offers a great area to build a camp, or store equipment.

This timberland and recreational investment opportunity is being offered for \$3,000.00 per surveyed acre, or as a whole for \$1,080,000.00. To find out more about the Arkansas River Reserve, or to schedule a property tour please contact Gar Lile, or Gardner Lile of Lile Real Estate, Inc. at 501-374-3411.

Location: Pine Bluff, Arkansas; Jefferson County; Eastern Central Region of Arkansas

Mileage Chart

Sheridan, AR	25 Miles
Stuttgart, AR	36 Miles
Little Rock, AR	44 Miles
Monticello, AR	47 Miles
Greenville, MS	103 Miles

Acreage: 360± acres

Access: Island Harbor Marina Road & Rivera Drive

Recreation: Great deer hunting and fishing. Deer hunting will be greatly enhanced with food plot establishment, and as the acreage enrolled in the Conversation Reserve Program matures.

Real Estate Taxes: \$1,440.00 (estimated)

Utilities: Electricity and city water.

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

Timber Rights: All timber rights owned by the Seller, if any, shall transfer to the Buyer.

PROPERTY SUMMARY

Conservation Reserve Program:

Farm Number	Tract Number	Expiration Date	Field Number	Acreage	Rental Rate	Payment
4011	746	9/30/28	24	52.46	\$97.70	\$5,125.34
4011	746	9/30/28	26	9.87	\$97.70	\$964.30
4011	746	9/30/28	27	18.12	\$97.70	\$1,770.32
4011	746	9/30/28	28	22.04	\$97.70	\$2,153.31
4011	746	9/30/28	29	3.12	\$97.70	\$304.82
4011	746	9/30/28	30	43.18	\$97.70	\$4,218.69
4011	746	9/30/28	31	4.38	\$97.70	\$427.93
				153.17		\$14,964.71

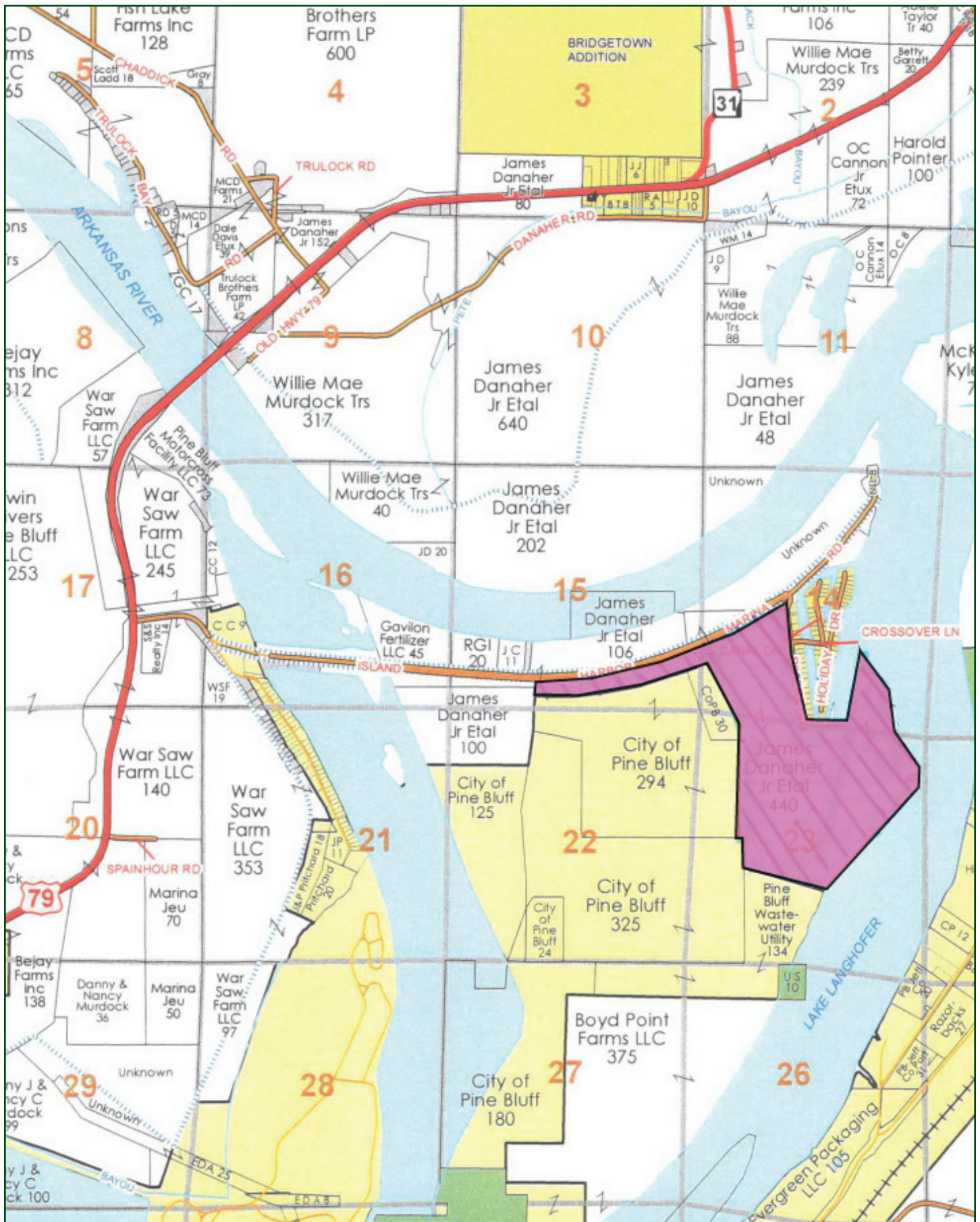
Offering Price: \$1,080,000.00 (\$3,000.00 per acre)

Any questions concerning this offering, or to schedule a property tour should be directed to Gar Lile or Gardner Lile of Lile Real Estate, Inc.

Gar Lile
501-920-7015 | glile@lilerealestate.com

Gardner Lile
501-658-9275 | gardner@lilerealestate.com

OWNERSHIP MAP



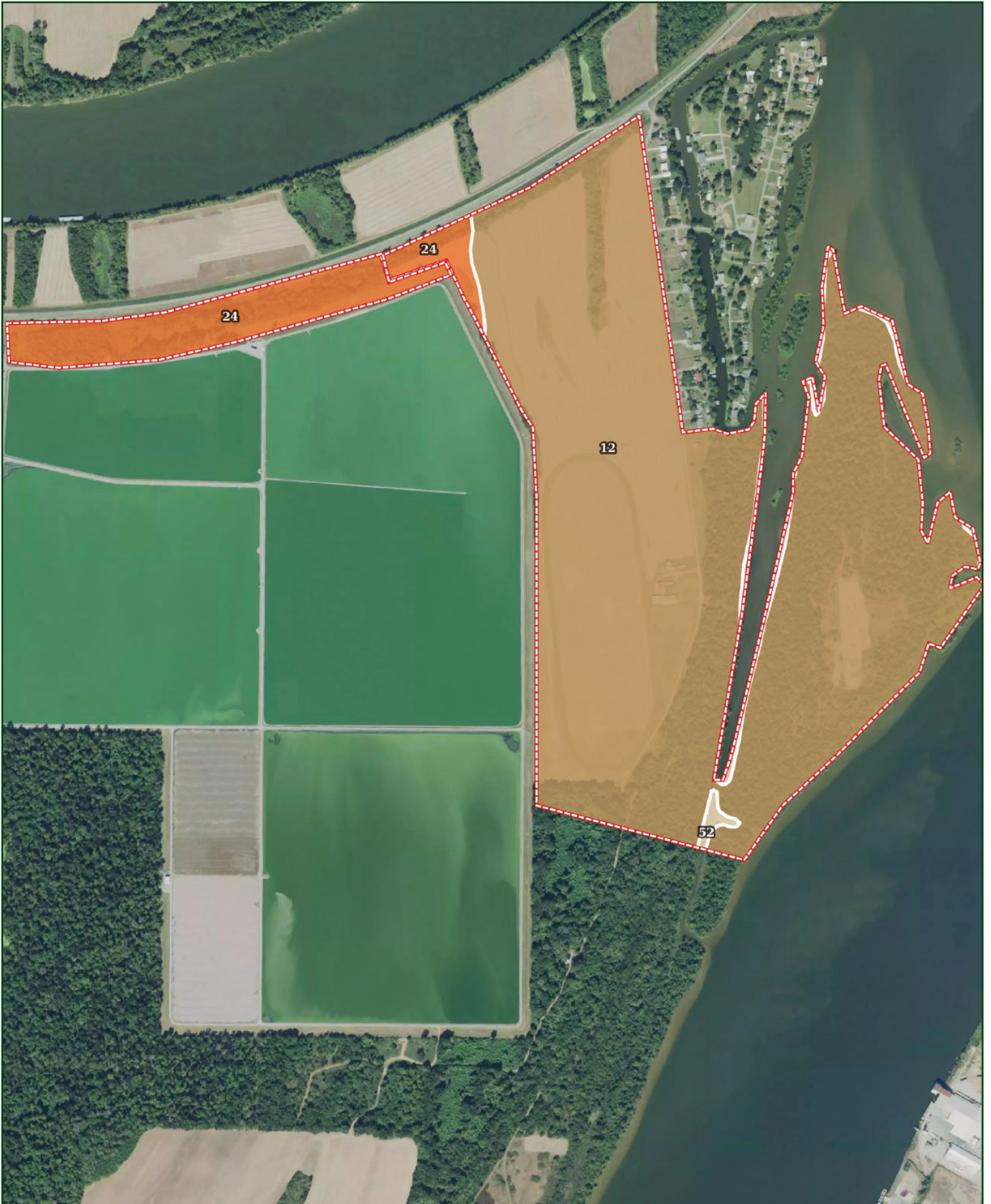
AERIAL MAP



TOPOGRAPHY MAP



SOIL MAP



SOIL MAP KEY

SOIL CODE	SOIL DESCRIPTION	ACRES	%	CPI	NCCPI	CAP
12	Crevasse soils, frequently flooded	314.94	88.46	0	22	5W
24	Oklared fine sandy loam, 0 to 1 percent slopes, occasionally flooded	36.54	10.26	0	75	2W
52	Water	4.54	1.28	0	-	8
TOTALS		356.02 ^(*)	100%	-	27.16	4.73

(*) 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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