



OFFERED FOR SALE

# BIG CREEK TIMBER TRACT

A Recreational and Timberland Investment Opportunity

68.72± Surveyed Acres • Prairie County, Arkansas

OFFERED BY



**AGRICULTURE | RECREATION | TIMBERLAND**

Traditional Brokerage + Sealed Bids + Consulting

LICENSED IN ARKANSAS, LOUISIANA, MISSISSIPPI, AND TENNESSEE

# WILLE REAL ESTATE

## DISCLOSURE STATEMENT

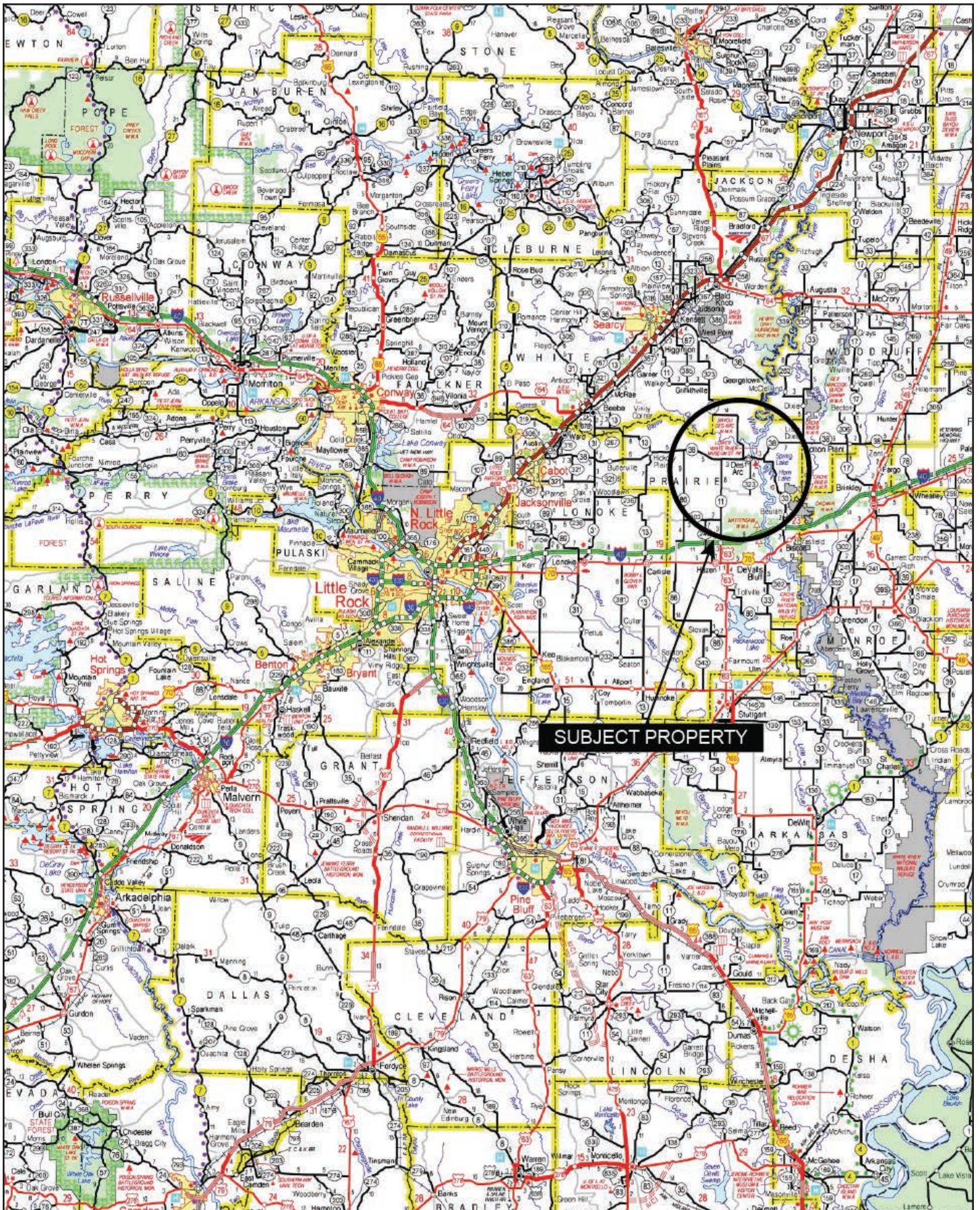
Notwithstanding any preprinted language to the contrary, this opinion is not an appraisal of the market value of the property. If an appraisal is desired, the services of a licensed or certified appraiser must be obtained. Pursuant to Ark. Code. Ann. § 17-42-110(d), a broker price opinion or market analysis 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 time frame or act as a representation or guarantee that the property will be sold within such time frame.

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 Big Creek Timber Tract offers a good recreational and timberland investment opportunity located in Prairie County, Arkansas just 3.5 miles south of the community of Des Arc. Consisting of 68.72± surveyed acres, the property is a unique mix of beautiful bottomland hardwoods in addition to 30 acres of mature pine plantation that is enrolled in the Conservation Reserve Program. The acreage enrolled in CRP has recently been renewed meaning the acreage will continue to produce good annual income through 2032. Approximately 21± acres in the northwest portion of the property is enrolled in the Wetland Reserve Program. An excellent feature of the property is a very nice residential / camp building site located on the highway frontage with direct access to public water and electricity. The site features beautiful oaks and has recently been cleared and prepped. With the property's proximity to the Dagmar WMA, Raft Creek WMA, Black Swamp, White River Refuge, and Cache River Refuge it is an ideal location for a base camp. In addition to great deer hunting, the property also provides overflow duck hunting in the northwest corner when the White River is up.
- Recreation:** Deer, turkey, and duck hunting opportunities exist on the property.
- Location:** Des Arc, Arkansas; Prairie County; Eastern Central Region of Arkansas
- | Mileage Chart   |          |
|-----------------|----------|
| Searcy, AR      | 34 Miles |
| Stuttgart, AR   | 49 Miles |
| Little Rock, AR | 57 Miles |
- Acreage:** 68.72± surveyed acres
- Access:** Arkansas State Highway 323
- Real Estate Taxes:** \$155.00 (estimated)
- Mineral Rights:** All mineral rights owned by the Seller, if any, shall transfer to the Buyer.
- Timber Rights:** The forest management practice of thinning of the pines through the CRP contract has been contracted to Green Bay Packaging. Proceeds from the thinning will go to the new landowner if they have possession prior to the thinning.

## PROPERTY SUMMARY

**Offering Price:** \$300,000.00 (\$4,285.00 per acre)

To learn more about Big Creek Timber Tract or to schedule a property tour,  
contact Gar Lile or Gardner Lile of Lile Real Estate, Inc.

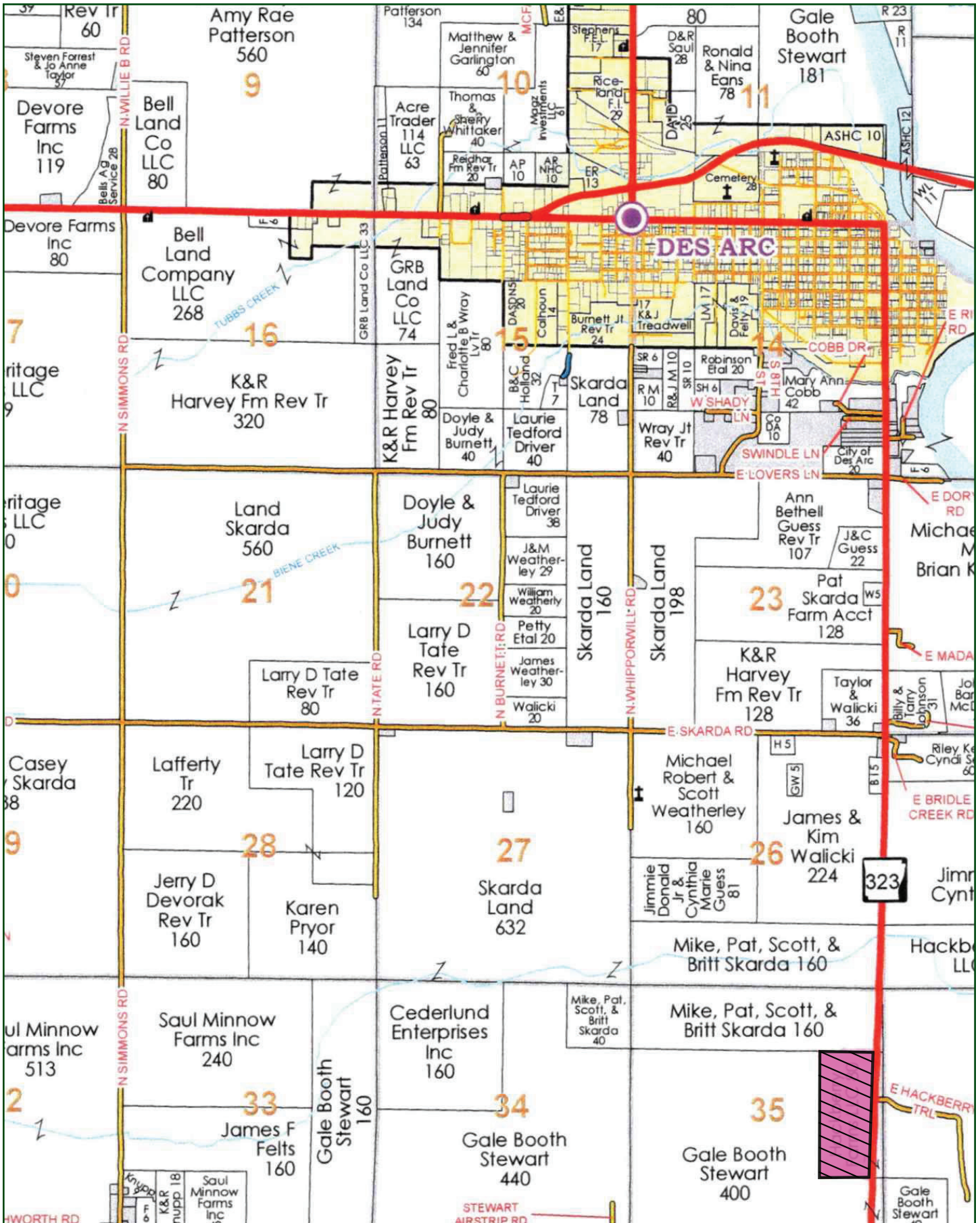
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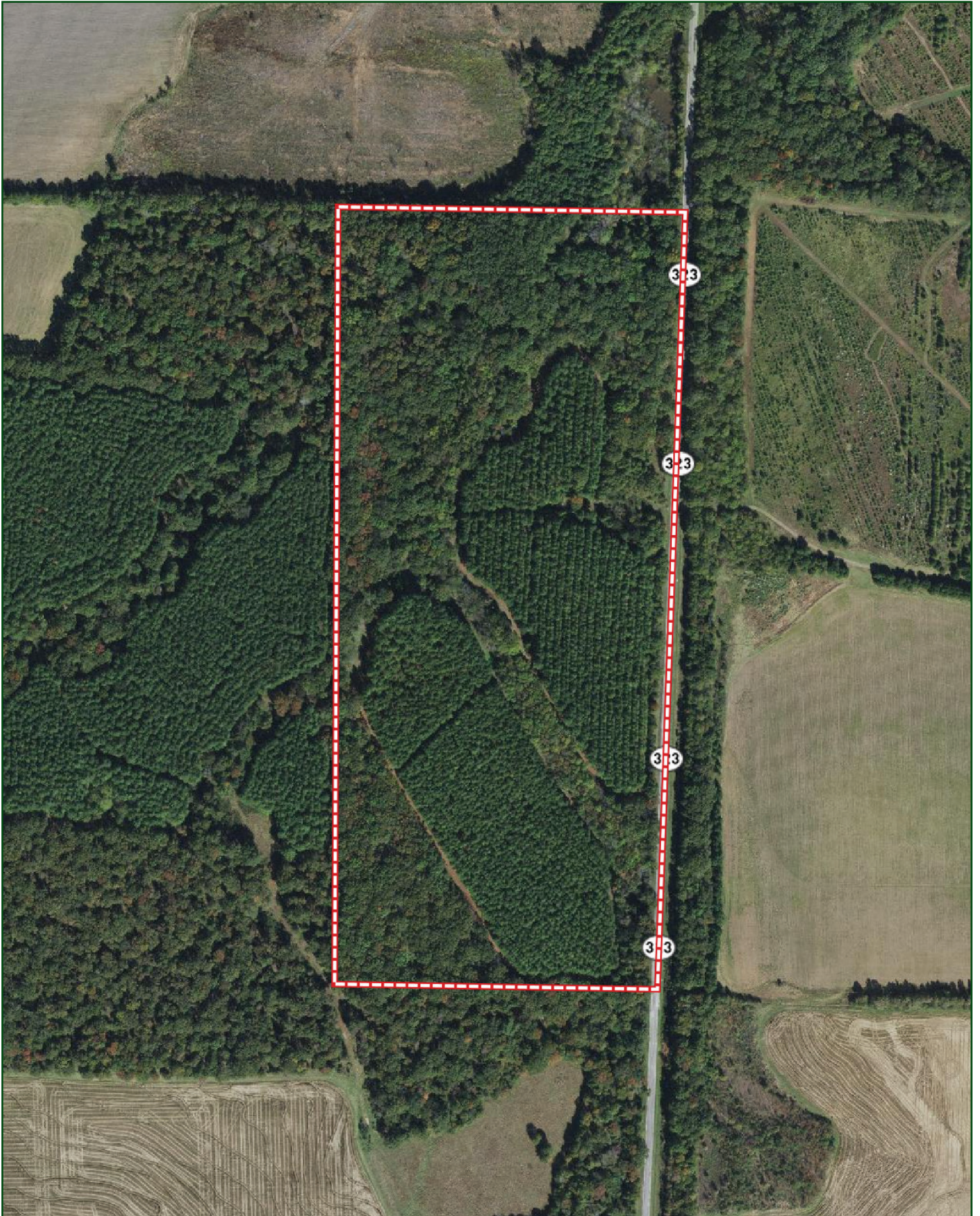
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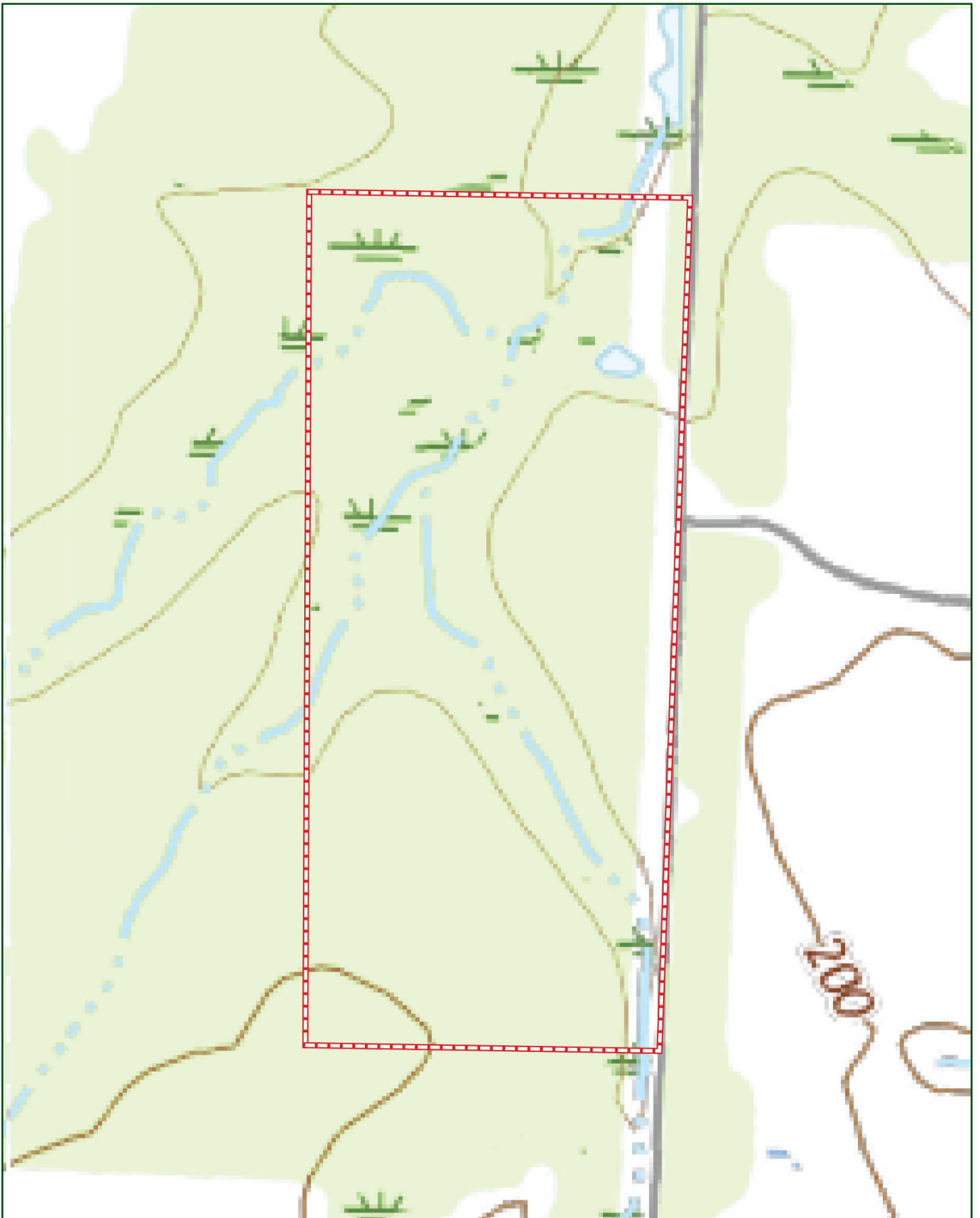
# OWNERSHIP MAP



AERIAL MAP



# TOPOGRAPHY MAP





SOIL MAP



## SOIL MAP KEY

SOIL CODE	SOIL DESCRIPTION	ACRES	%	CPI	NCCPI	CAP
25	Muskogee silt loam, 3 to 8 percent slopes	52.15	76.18	0	70	3e
38	Tichnor silt loam, 0 to 1 percent slopes, frequently flooded	15.81	23.09	0	51	4w
7	Dewitt silt loam, 0 to 1 percent slopes	0.47	0.69	0	67	3w
17	Kobel silty clay loam, frequently flooded	0.03	0.04	0	33	4w
TOTALS		68.46(*)	100%	-	65.58	3.23

(\*) 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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