



OFFERED FOR SALE

RED BARN 25

An Recreational Investment Opportunity

25± Acres • Desha County, Arkansas

OFFERED BY



AGRICULTURE | RECREATION | TIMBERLAND

Traditional Brokerage + Sealed Bids + Consulting

LICENSED IN ARKANSAS, LOUISIANA, MISSISSIPPI, AND TENNESSEE



DISCLOSURE STATEMENT

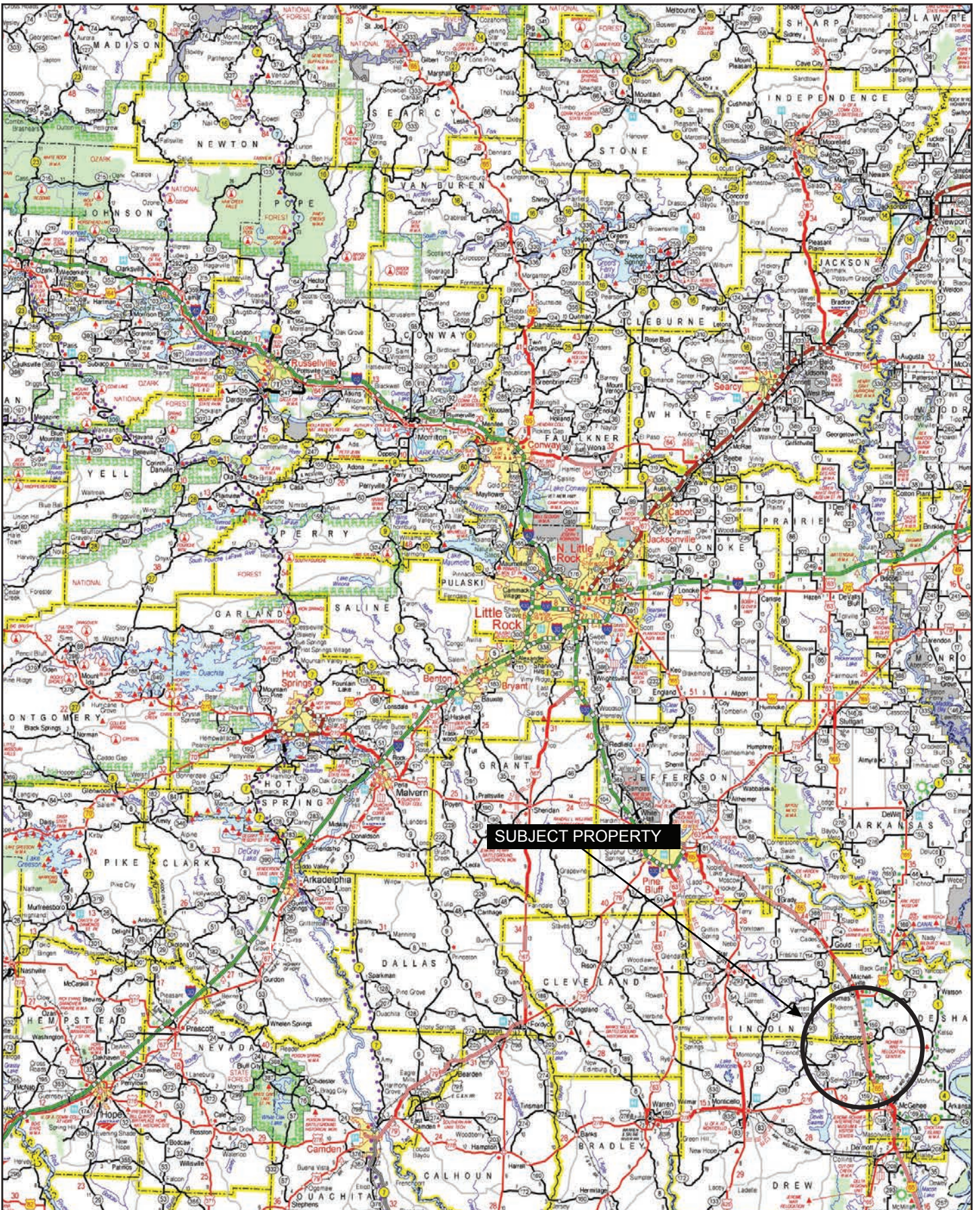
Lile Real Estate, Inc. is the listing agency for the owner of the property described within this offering brochure.

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: Red Barn 25 offers the opportunity to acquire a tract that has historically been developed and used for waterfowl hunting. The property is located in the heart of southeast Arkansas, southeast of the town of Winchester, between the Boeuf River and Amos Bayou. Access is via a farm turn row on from the south, off of Arkansas Highway 159. Access is depicted in the maps found in this brochure.

Recreational opportunities primarily include waterfowl hunting. There is great potential to further develop the property by planting food plots with millet or milo, or manage it as a moist soil unit (MSU). Additionally, acreage can be both easily flooded and drained.

Location: Winchester, Arkansas; Desha County; Southeastern Region of Arkansas

Mileage Chart

Monticello, AR	29 Miles
Pine Bluff, AR	47 Miles
Greenville, MS	59 Miles
Monroe, LA	113 Miles

Acreage: 25± total acres

Access: Farm turn row Access from the south, depicted within brochure

Hunting Lease: Open for 2024

Real Estate Taxes:

Parcel Number	Acreage	Estimated Tax
001-07242-000	9.3	\$20.86
001-07243-000	15.4	\$154.77
Total	24.7	\$175.63

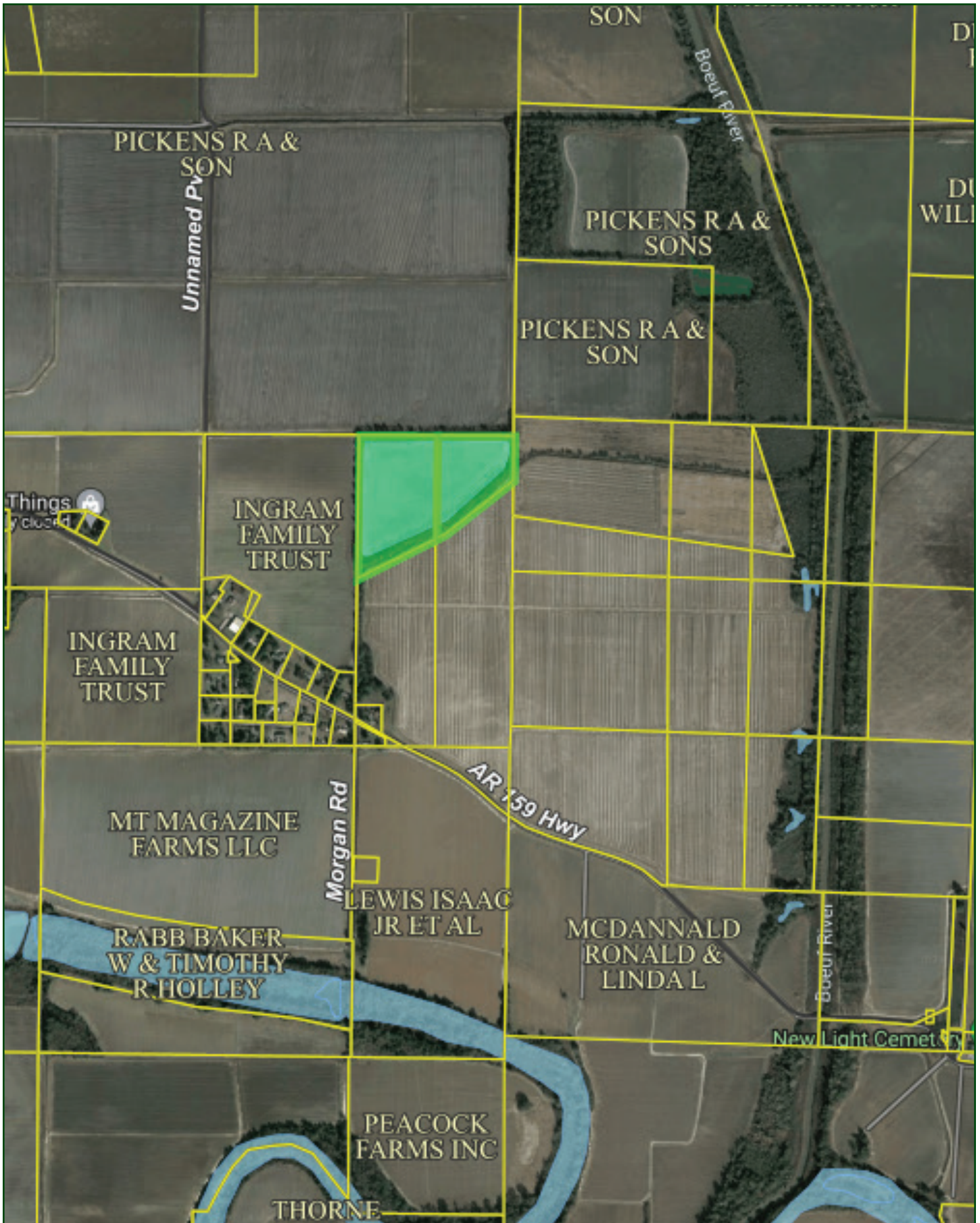
Mineral Rights: All mineral rights owned by the Seller, if any, shall transfer to the Buyer.

Offering Price: \$105,000.00 (\$4,200.00 per acre)

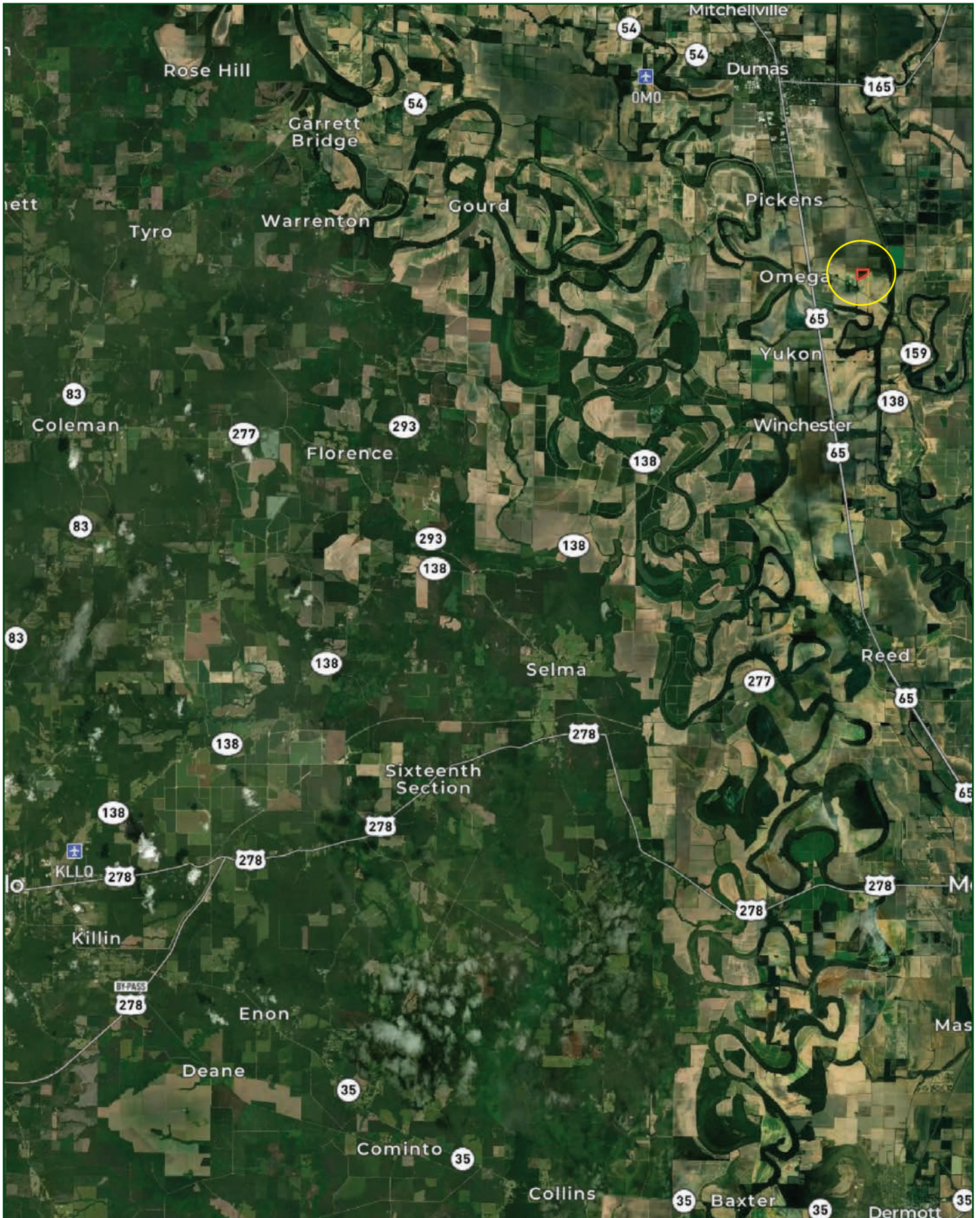
To find out more about Red Barn 25 or to schedule a property tour, contact Brandon Stafford of Lile Real Estate, Inc.

501-416-9748 (m) | bstafford@lilerealestate.com

OWNERSHIP MAP



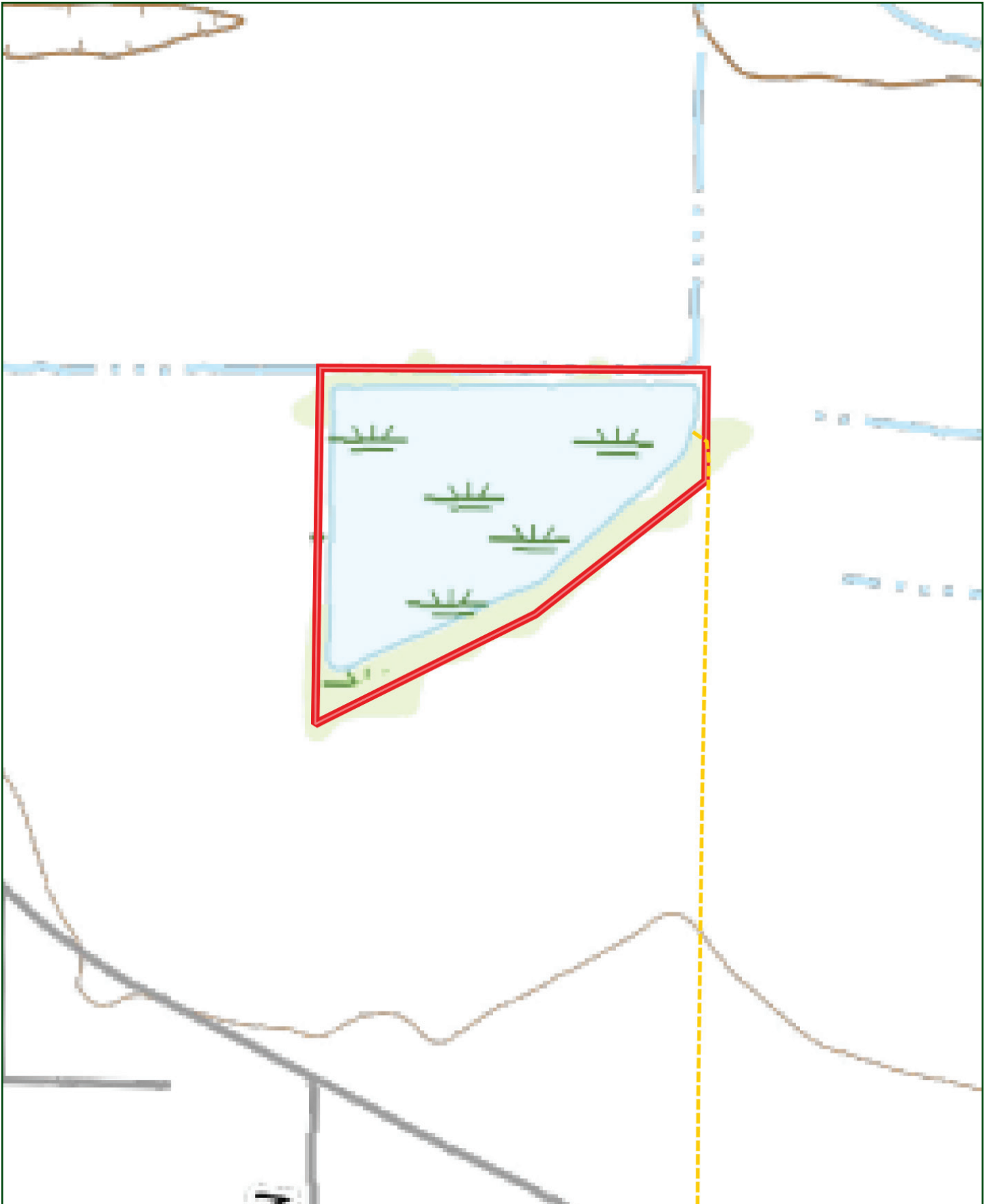
LOCATION MAP



AERIAL MAP



TOPOGRAPHY MAP



SOIL MAP



SOIL MAP KEY

SOIL CODE	SOIL DESCRIPTION	ACRES	%	CPI	NCCPI	CAP
SsA	Sharkey and Desha clays, 0 to 1 percent slopes	22.74	89.35	0	57	3w
Dh	Desha clay, 0 to 1 percent slopes, rarely flooded	2.72	10.69	0	56	3w
TOTALS		25.46(*)	100%	-	56.92	3.0

(*) 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

FARM SERVICE AGENCY



Desha County, Arkansas



Common Land Unit

- Non-Cropland; Cropland
- Tract Boundary

Wetland Determination Identifiers

- Restricted Use
- ▼ Limited Restrictions
- Exempt from Conservation Compliance Provisions

Imagery Year: 2021

2023 Program Year

Map Created January 31, 2023

Farm 2801
Tract 7600

Tract Cropland Total: 18.42 acres

United States Department of Agriculture (USDA) Farm Service Agency (FSA) maps are for FSA Program administration only. This map does not represent a legal survey or reflect actual ownership; rather it depicts the information provided directly from the producer and/or National Agricultural Imagery Program (NAIP) imagery. The producer accepts the data 'as is' and assumes all risks associated with its use. USDA-FSA assumes no responsibility for actual or consequential damage incurred as a result of any user's reliance on this data outside FSA Programs. Wetland identifiers do not represent the size, shape, or specific determination of the area. Refer to your original determination (CPA-025 and attached maps) for exact boundaries and determinations or contact USDA Natural Resources Conservation Service (NRCS).





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