



OFFERED FOR SALE

GOOSEHEAD RESERVE

A Recreational Investment Opportunity

700± Acres • Lonoke County, Arkansas

OFFERED BY

LILE
REAL ESTATE

AGRICULTURE | RECREATION | TIMBERLAND

Traditional Brokerage + Sealed Bids + Consulting

LICENSED IN ARKANSAS, LOUISIANA, MISSISSIPPI, AND TENNESSEE



DISCLOSURE STATEMENT

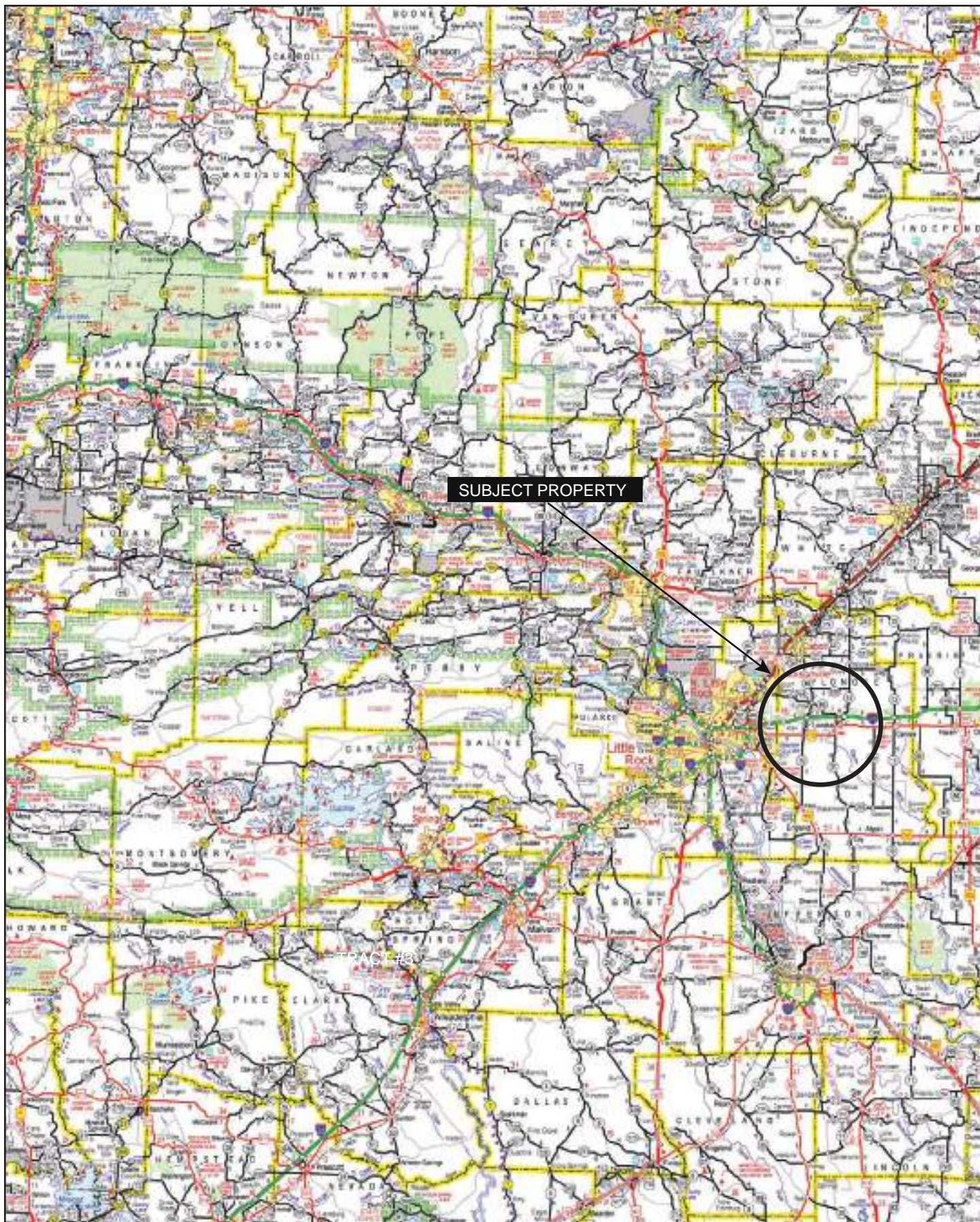
Lile Real Estate, Inc. is the listing agency for the owner of the property described within this offering brochure.

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:

Goosehead Reserve is approximately 700± acres in Lonoke County, Arkansas offering a very rare opportunity to acquire historically proven impounded green timber and complementary agricultural acreage in close proximity to Little Rock. The property consists of two (2) tracts in the Big Bayou Meto flyway with the south tract having approximately 6,000 feet of frontage along Big Bayou Meto. The southern tract features 260± acres of impounded green timber in four (4) total impoundments that can all be artificially flooded. This acreage has been well cared for and designed to manage water to keep optimal flood depth even during periods of high water. The timber is in excellent condition and the largest reservoir, in particular, has an impressive stand of red-oaks. Three (3) of the four (4) reservoirs can be accessed with a side by side, and the largest reservoir has a very sharp one slip boat house at the northwest corner. The Farm Service Agency reports a total of 291± tillable acres on the south tract, all of which are irrigated. Additionally, all of the tillable acres have been leveled and 90± acres are leveled to a zero grade. These fields are critical to the consistent success of the green timber reservoirs as they flank the main impoundment on the western and southern sides. If desired, the fields could be converted to duck food to further enhance the hunting. On the northwest corner of the north tract is a 2± acre caretaker's site, or secondary lodge site where two mobile homes are currently located.

The northern tract consists of 87± acres and features a 16± acre stocked fishing reservoir with two boat slips and a large deck. Located on the north side of the reservoir is a beautiful lodge built in 2015 and features a master suite, four (4) bedrooms with four (4) full bathrooms, and offers stunning views to the west, south, and east. Total square footage for the lodge is 3,321± and the open concept floor plan is well designed to host groups or be a family retreat with amazing detail to the finish out. There is also a completely finished out 739± square boot room / garage as well an owner's office that totals 780± square feet. The office features all glass on three sides and includes its own half-bath, refrigerator, bar & dishwasher. A full detailing of this exquisite lodge and complementary office & boot room is provided below. Additionally, there is a 20± acre field that could be a dove field and 42± acres of former fish ponds that provides additional deer & waterfowl habitat.

The final boundaires, legal description, and acreage will be determined by a new survey.

Location:

Lonoke, Arkansas; Lonoke County; Eastern Central Region of Arkansas

Mileage Chart

England, AR	23 Miles
Little Rock, AR	27 Miles

PROPERTY SUMMARY

Stuttgart, AR 40 Miles
Brinkley, AR 44 Miles

Acreage:

700± acres

- 297.06± tillable acres
- 260.0± acres of Green Timber Reservoirs
- 48± acres of roads, woodlots, levees, & ditches
- 42± acres of fish ponds
- 20± acres of cropland / dove field
- 16± acre fishing reservoir
- 14± acres of unimpounded woods
- 2± acre caretaker site
- 1.5± acre lodge site

Access:

The southern tract has good access from Bob Long Road, and the north tract has good access from Henderson Road both of which are graveled county-maintained roads.

Recreation:

The property offers excellent proven green timber duck hunting and deer hunting.

Improvements:

- Main Lodge - 3,321 ± square feet
- 5 Bedrooms / 4 Bathrooms
 - Master Suite
 - Walk-in closet
 - Sun room lounge
 - Shower & Jacuzzi tub
 - Double vanity with makeup table
 - Built-in book cases
 - Two Private Suites that share a full bathroom
 - Two (2) other private bedrooms are currently set up with custom built bunk beds
- Commercial Grade Kitchen
 - Six burner & griddle top stove
 - Double oven
 - Jenn-Air appliances
 - Ice maker
 - Custom solid wood cabinets
 - Granite countertops
- Other finish out details
 - Large plank oak floors, pine tongue & groove ceilings, cypress batten board walls
 - 9' ceilings throughout with a vaulted & beamed great room
 - Stone fireplace in the great room
 - Carport with side entry with boot drop & bench
 - Large utility room with sink, cabinets, and wine refrigerator

PROPERTY SUMMARY

Improvements:

- Walk-in vault
- Walk-in pantry
- Two full time Rinnai gas water heaters
- Under-roof screened porch with incredible views
- Boot Room - 739± square feet
 - Concrete floor
 - Roll-up door
 - Heated and cooled with mini-split
 - Pull-down attic storage
- Office - 780± square feet
 - Oak floors, pine tongue & groove ceilings, cypress batten board walls
 - Half bath
 - Refrigerator, dishwasher, bar & sink.
 - All glass walls on the north, west, and south sides.

Irrigation:

See irrigation map in this offering brochure for more details

Soils:

Class II: 33%
Class III: 67%

Farm Bases:

See attached Farm Service Agency (FSA) 156EZ in this brochure.

Farming Contract:

The tillable acreage is leased for the 2024 growing season.

Mineral Rights:

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

Offering Price:

\$9,185,480.00

To learn more about Goosehead Reserve or to schedule a property tour,
contact Gar Lile or Gardner Lile of Lile Real Estate, Inc.

Gar Lile

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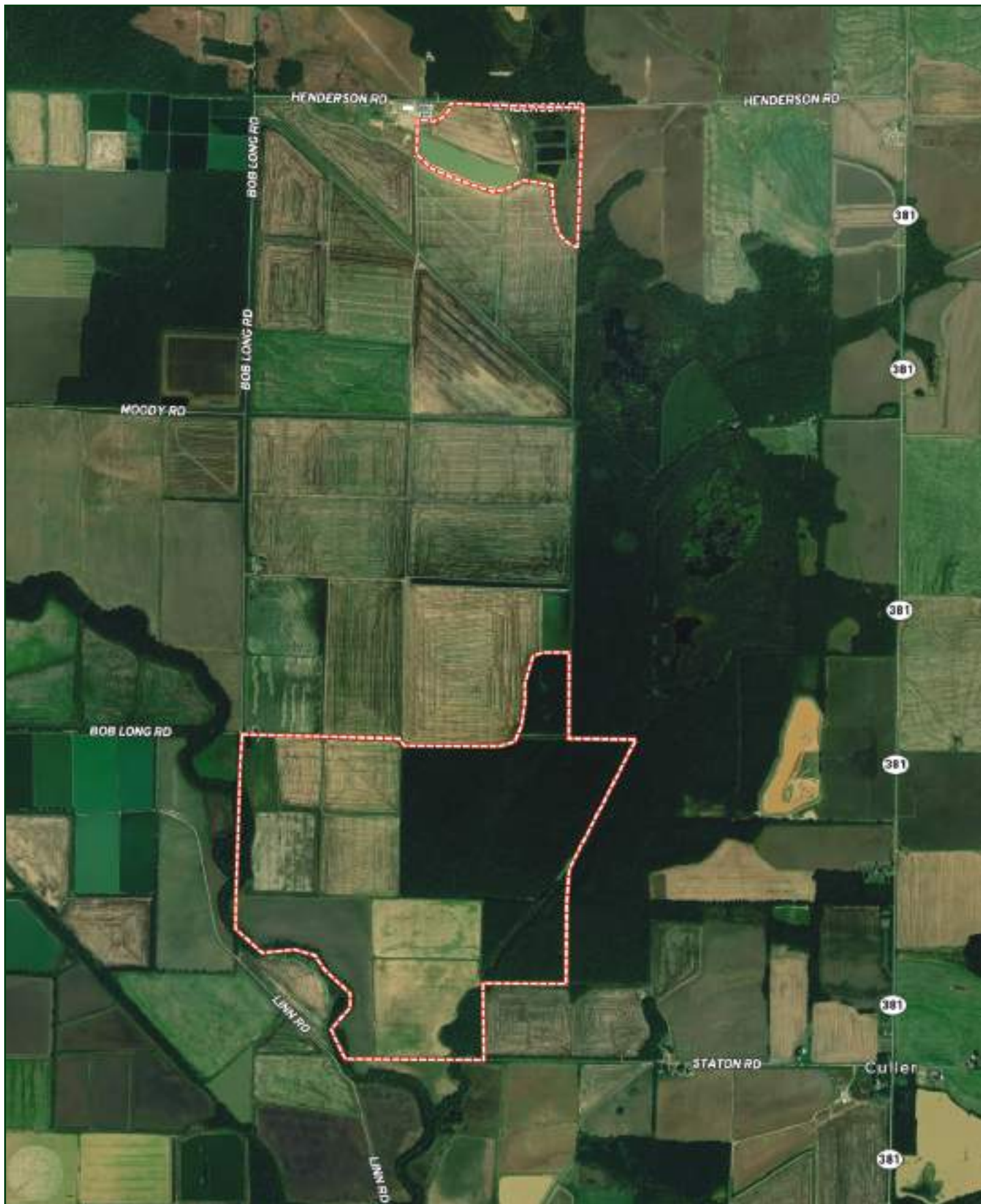
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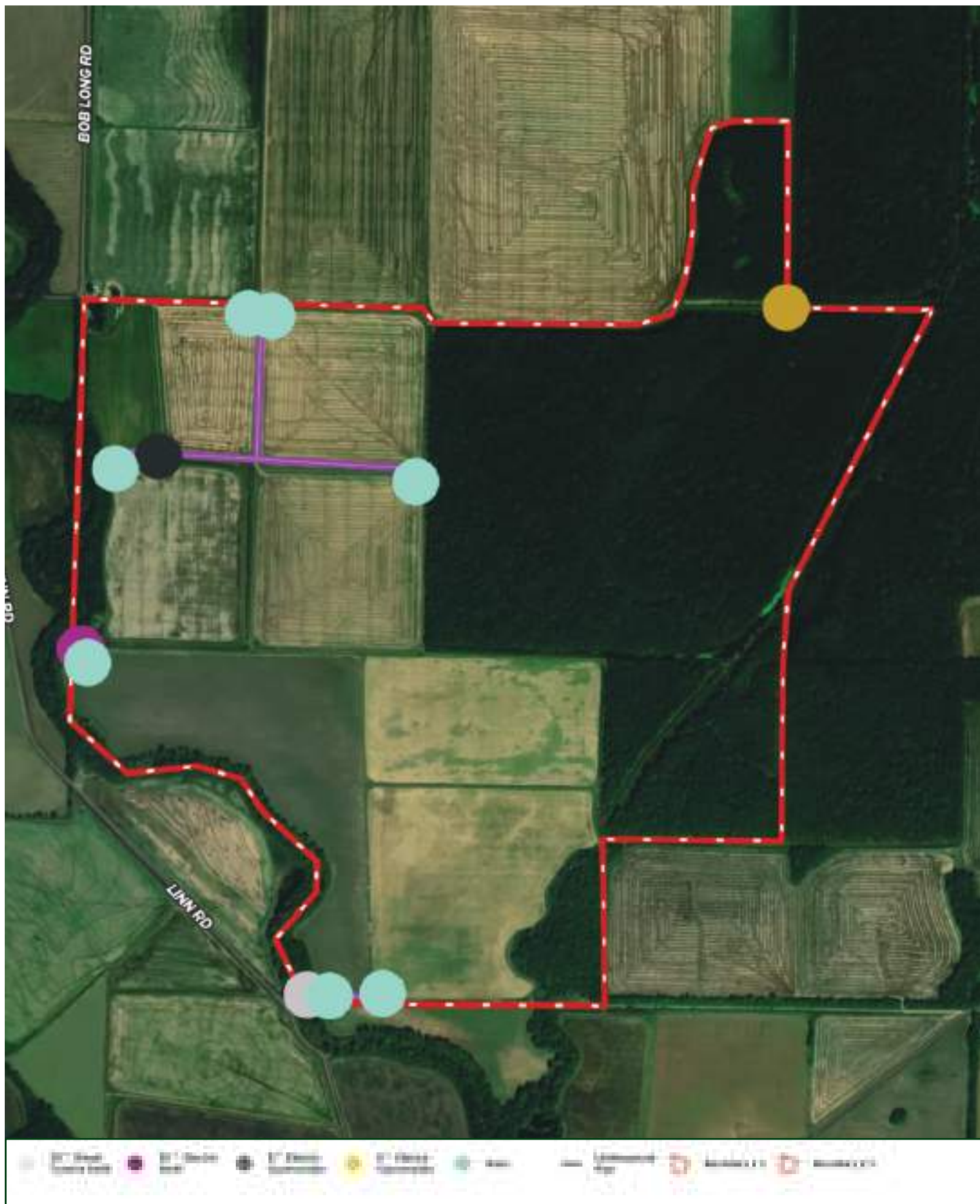
LOCATION MAP



AERIAL MAP



IRRIGATION MAP



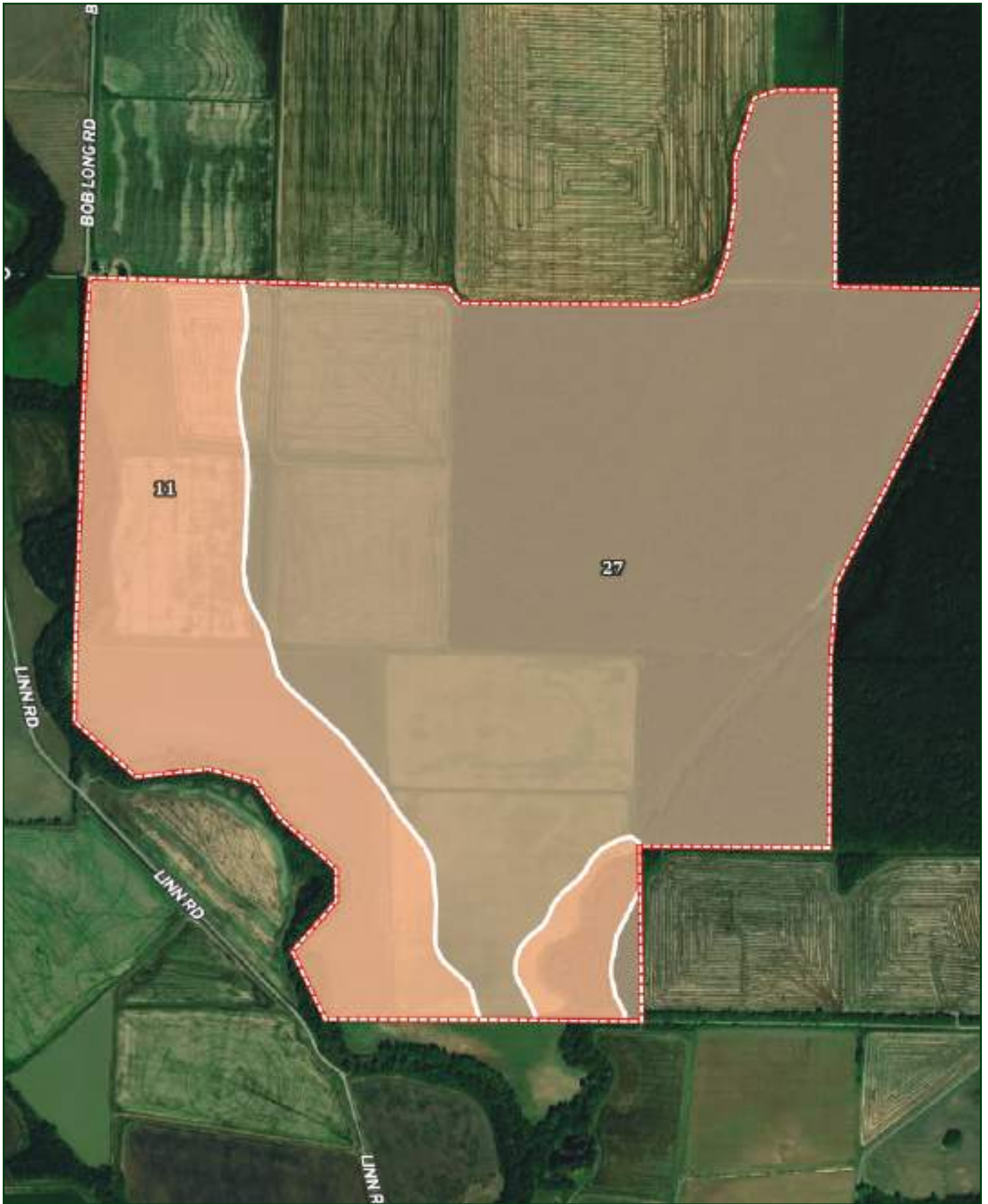
IRRIGATION MAP



TOPOGRAPHY MAP



SOIL MAP



SOIL MAP



SOIL MAP KEY

SOIL CODE	SOIL DESCRIPTION	ACRES	%	CPI	NCCPI	CAP
27	Perry silty clay, 0 to 1 percent slopes	448.44	64.45	0	48	3w
11	Hebert silt loam, 0 to 1 percent slopes	163.81	23.54	0	86	2w
42	Water	46.27	6.65	0	-	8
2	Calhoun silt loam, 0 to 1 percent slopes	18.23	2.62	0	62	3w
36	Stuttgart silt loam, 1 to 3 percent slopes	16.11	2.32	0	66	2e
25	Muskogee silt loam, 3 to 8 percent slopes	2.69	0.39	0	70	3e
38	Tichnor silt loam, 0 to 1 percent slopes, frequently flooded	0.23	0.03	0	51	4w
TOTALS		695.78(*)	100%	-	54.62	3.07

(*) 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









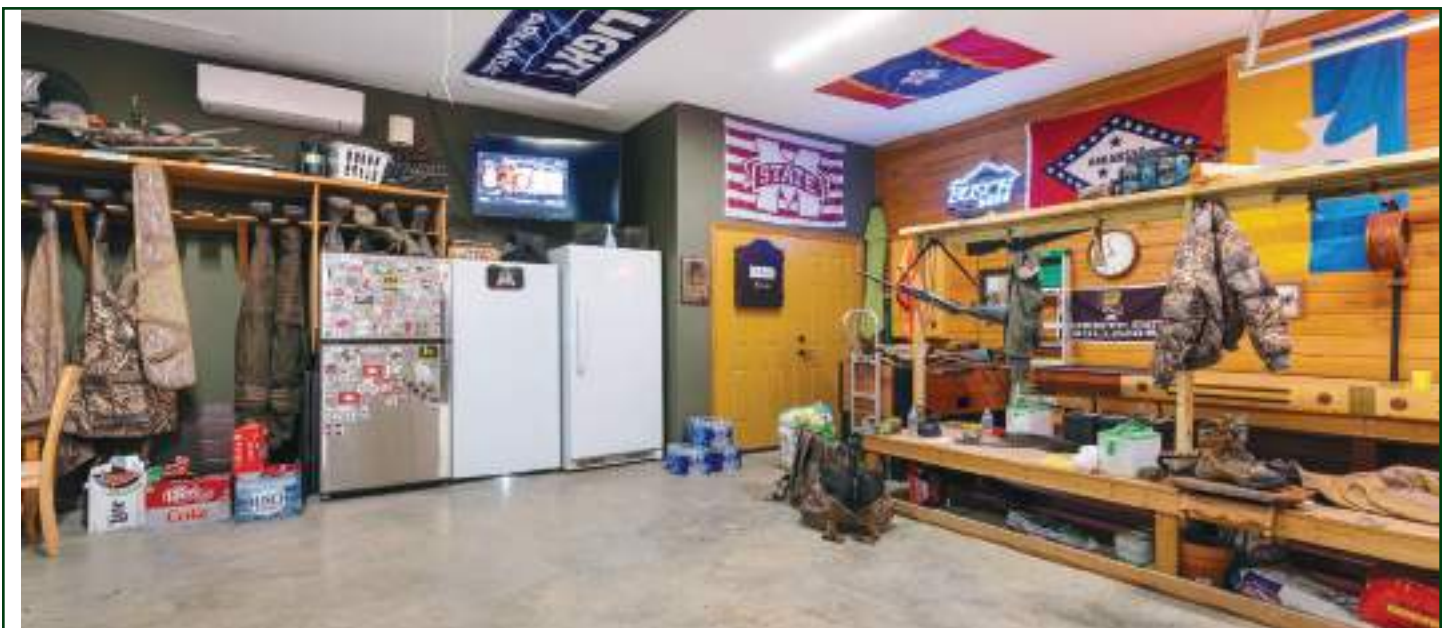
























































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