



OFFERED FOR SALE

DELTA RIVERBEND

A Recreational Investment Opportunity

784± Acres • Desha County, Arkansas

OFFERED BY



AGRICULTURE | RECREATION | TIMBERLAND

Traditional Brokerage + Sealed Bids + Consulting

LICENSED IN ARKANSAS, LOUISIANA, MISSISSIPPI, AND TENNESSEE



DISCLOSURE STATEMENT

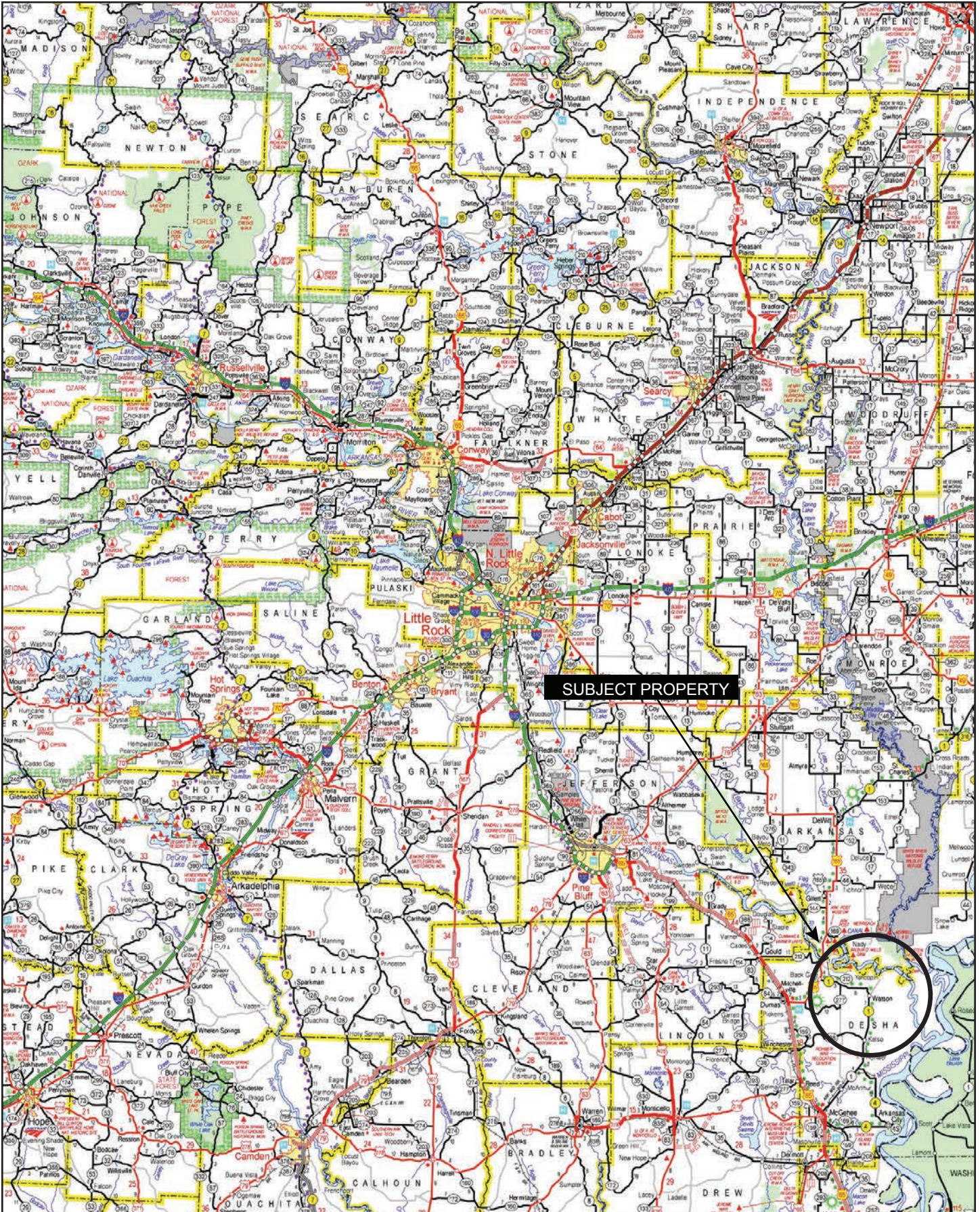
Lile Real Estate, Inc. is the listing agency for the owner of the property described within this offering brochure.

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:** Delta Riverbend offers an excellent recreational investment opportunity located in Desha County, Arkansas, just six (6) miles north of where the Arkansas and Mississippi Rivers meet. The property has almost two (2) miles of frontage along the Arkansas River which improves the deer hunting opportunities and also offers easy access for fishing and boating activities year-round. Only six (6) miles south is the White River National Wildlife Refuge - a +160,000 acre wildlife refuge that historically holds the largest concentration of wintering mallard ducks in the Mississippi Flyway.
- Location:** Watson, Arkansas; Desha County; Eastern Region of Arkansas
- Mileage Chart
- | | |
|------------------|-----------|
| Watson, AR | 12 Miles |
| Lake Village, AR | 52 Miles |
| Monticello, AR | 53 Miles |
| Little Rock, AR | 111 Miles |
| Monroe, LA | 127 Miles |
| Memphis, TN | 159 Miles |
- Acreage:** 784± acres
- Access:** Arkansas River Levee
- Mineral Rights:** All mineral rights owned by the Seller, if any, shall transfer to the Buyer.
- Real Estate Taxes:** Real estate taxes are estimated to be approximately \$1.25 per acre.
- Offering Price:** Contact Us.

For any questions concerning this offering or to schedule a property tour, contact Brandon Stafford of Lile Real Estate, Inc.

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

SURVEY

DELTA RIVERBEND LLC.

MCCORD SURVEYING, LLC.
109 SOUTH COXLEY ST.
LAKE VILLAGE, AR 71655
(870) 265-5145
mccordsurveying@aol.net



FOR THE USE AND BENEFIT OF:

Thomas Monroe Smith
Lilo Reed Estate, Inc.
Barren and Reper Law Firm

LEGAL DESCRIPTION:

DESHA COUNTY COCCLEMENT #2016R0660
Fractional all of Section 18 and accretions thereto; Fractional all of Section 19 and all accretions thereto; Fractional all of Section 20, lying West of the Arkansas River, and accretions thereto, all in Township 9 South, Range 1 West.

Survey description:
Fractional Section 18 and accretions, Section 19 and accretions and Section 20 and accretions, all lying West of the ordinary high water mark, right bank of the Arkansas River, in Township 9 South, Range 1 West, N.A.R.

MEASURES ALONG CENTER OF OLD CHUTES:

LET OF MEASUR	BEARING	DISTANCE	MONUMENT
A-B	S 58° W	274.0'	(A) 2.5" PIPE
B-C	S 4° W	114.0'	(B) 1" IRON ROD
C-D	N 01°30' W	108.0'	(C) 1.5" PIPE
D-E	N 01° W	275.4'	(D) 1" IRON PIPE
E-F	N 19° E	199.0'	(E) 1" IRON PIPE
F-G	N 02°30' E	240.2'	(F) 1" IRON PIPE
G-H	N 02° E	157.7'	(G) 2" IRON PIPE
H-I	N 42°30' W	84.7'	(H) 1" IRON PIPE
I-J	N 70° W	188.0'	(I) 1" IRON PIPE
J-K	N 21° W	125.2'	(J) 1" IRON PIPE
K-L	N 58° E	73.0'	(K) 1" IRON PIPE
L-M	N 74°30' W	149.0'	(L) 2" IRON PIPE
M-N	N 50° W	103.7'	(M) 2" IRON PIPE
N-O	N 47°30' W	138.0'	(N) 1.5" IRON PIPE
O-P	N 46° E	251.0'	(O)
P-Q	N 60°30' E	153.7'	(P) BUMPER JACK
Q-R	N 60° E	193.0'	(Q) 0.5" IRON ROD
R-S	N 57° E	270.4'	(R) 1" ANGLE IRON
S-T	N 62° E	235.7'	(S) 1.5" IRON PIPE
T-U	N 64°30' E	236.2'	(T) 1.5" IRON PIPE
U-V	N 88°30' E	119.0'	(U)
V-W	N 62° E	158.3'	(V) 2.5" IRON PIPE
W-X	N 62° E	30.0'	(W) 1.5" IRON PIPE

SERVERYOR'S NOTES:

- 1.) Survey is under entry of print has original seal and signature of surveyor present.
- 2.) All buildings, surface and subsurface improvements on and adjacent to the site are not necessarily shown.
- 3.) Unless as shown on this survey, the location and/or existence of utility service lines to the property surveyed are unknown and not shown.
- 4.) This surveyor has made a limited investigation or independent search for easements of record and ownership title evidence. This survey does not purport to show all easements of record, encroachments, restrictive covenants, ownership title evidence or any other facts which an accurate and current title search may disclose.
- 5.) Accessory monuments to control points are shown where available.
- 6.) Reference Materials:
A) Desha County Instrument No. 2016R0660
B) General Land Office Maps
C) Survey by Michael D. Charleston, dated June-August 2015
D) Survey by James Lusk & T.E. Rowell, Jr. for Anderson-Tully Company & Chicago Mill & Lumber Co., dated July 1981.
- 7.) The aerial overlay shown hereon is not exact and is only intended to give a general location of the property.
- 8.) Acreage values shown hereon are based on calls from previous surveys on the subject and adjoining properties as shown in conjunction with field data observed at time of field survey.

SERVERYOR'S CERTIFICATION:

Surveyed and plotted by DREW S. MCCORD AND ASSOCIATES in February 2017 and I certify that this plat truly represents the property and the improvements shown hereon to the best of my knowledge and belief. There are no apparent encroachments of this property onto adjoining property or of adjoining property onto this property. Easements disclosed by the survey are as shown. This survey does not purport to establish, determine, or in any way affect the ownership of possession of, or right title to, this property. This property is in Zone A, according to the Desha County Flood Insurance Rate Map (FIRM) panel No. 05541C0250D, dated June 19, 2012.

Drew S. McCord
Professional Land Surveyor
Arkansas Certificate No. 1641

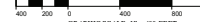
Date: _____

Revised 01/23/2024 (revised Client) (For the use and benefit of)

LEGEND:

- Survey Boundary
- Adjoining Boundary
- Centerline of Old Chutes
- Centerline of Old Levee

Boundaries are based on found monuments associated with that survey by James Lusk and T.E. Rowell, Jr. for Anderson-Tully company.













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