

OFFERED FOR SALE

# CROCKETT'S LAKE HUNTING CLUB PARTNERSHIP

A Recreational Investment Opportunity

380± Acres • Arkansas County, Arkansas

OFFERED BY



**AGRICULTURE | RECREATION | TIMBERLAND**

Traditional Brokerage + Sealed Bids + Consulting

LICENSED IN ARKANSAS, LOUISIANA, MISSISSIPPI, AND TENNESSEE



### **DISCLOSURE STATEMENT**

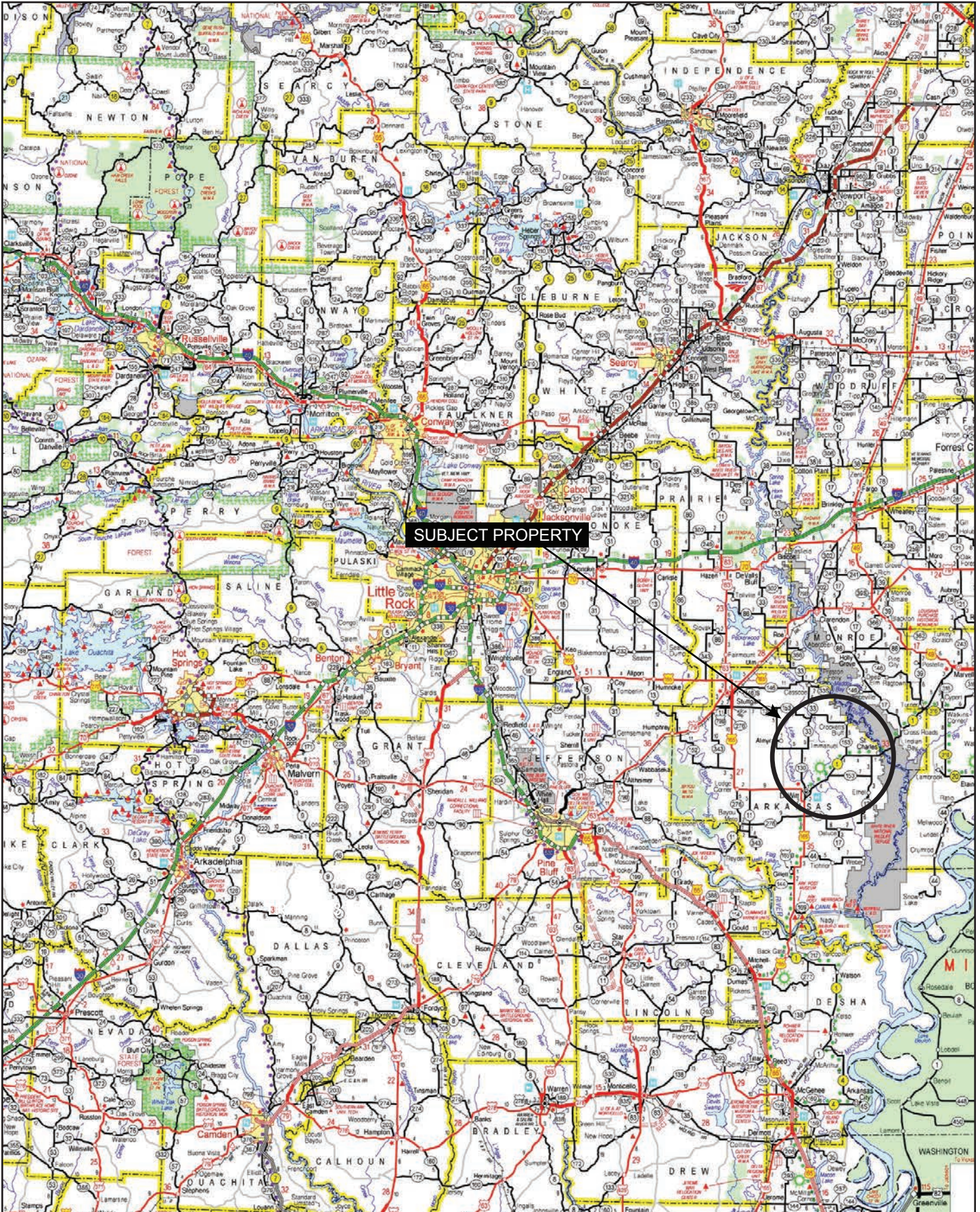
Lile Real Estate, Inc. is the listing agency for the owner of the property described within this offering brochure.

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:**

Crockett's Lake Hunting Club is situated on a phenomenal parcel of property in the heart of one of Arkansas' most productive duck flyways. Bordered on two sides by the Dale Bumpers White River National Wildlife Refuge, it is located in one of the heart of the most desirable duck hunting locations in the state. Immense hardwoods, that the White River Bottoms are known for, encompass the whole property. Enormous White Oaks and Cypress line the edges of the two oxbow lakes that are located entirely on the property. The east Boundary is the locally famous Stinking Bay, with gorgeous old-growth cypress, and one of the finest fisheries in Arkansas. The property also offers private access to vast acreage on the White River Refuge itself, and easy access to the river itself, which is known to be a remarkable warm-water fishery.

The current owner jumped on a once in a lifetime opportunity to assemble this vast 380 acre parcel, with finding a suitable partner in mind. You could be that partner. For the right person, this could be the ultimate place to form the experiences of a lifetime. Unmatched diversity abounds with exceptional deer and duck hunting, small-game and turkey hunting, and some of the best multi-species fishing that Arkansas has to offer.

The current owner is seeking a like-minded partner with plans to build a first-class lodge and facilities on the bluff, overlooking one of the most pristine cypress lined bayous in Arkansas. It's simply a piece of heaven.

As an added bonus, the current owner has the necessary equipment and knowledge to develop the property into a showplace for wildlife management. He has the desire to turn this raw property into prime habitat, and has a management plan for the future. This property is indescribable with words, and you have to see it to understand it's potential.

### **Location:**

Crockett's Bluff, Arkansas; Arkansas County; Southeastern Region of Arkansas

#### Mileage Chart

Dewitt, AR	13 Miles
Stuttgart, AR	27 Miles
Helena, AR	45 Miles
Little Rock, AR	84 Miles
Memphis, AR	110 Miles

### **Acreage:**

380± total acres

### **Access:**

Gated access from Sam Deberry Road

## PROPERTY SUMMARY

**Notable Features:**

- Existing lodge (soon to be replaced)
- Two and a half (2.5) miles of interior roads
- New water control structures that hold water to desired levels for fishing and duck hunting
- Green timber units with water control structures, besides river overflow into hardwood stands and oxbow lakes
- Mature bottomland hardwoods with duck holes in place
- Deer and duck food plots in place
- Permanent fiberglass tower stands and feeders in place, numerous bow hunting stands
- Permanent duck blinds on the oxbow lakes that will hunt 6-8 people
- Gated access off a dead-end road

**Real Estate Taxes:** \$386.35 (estimated)

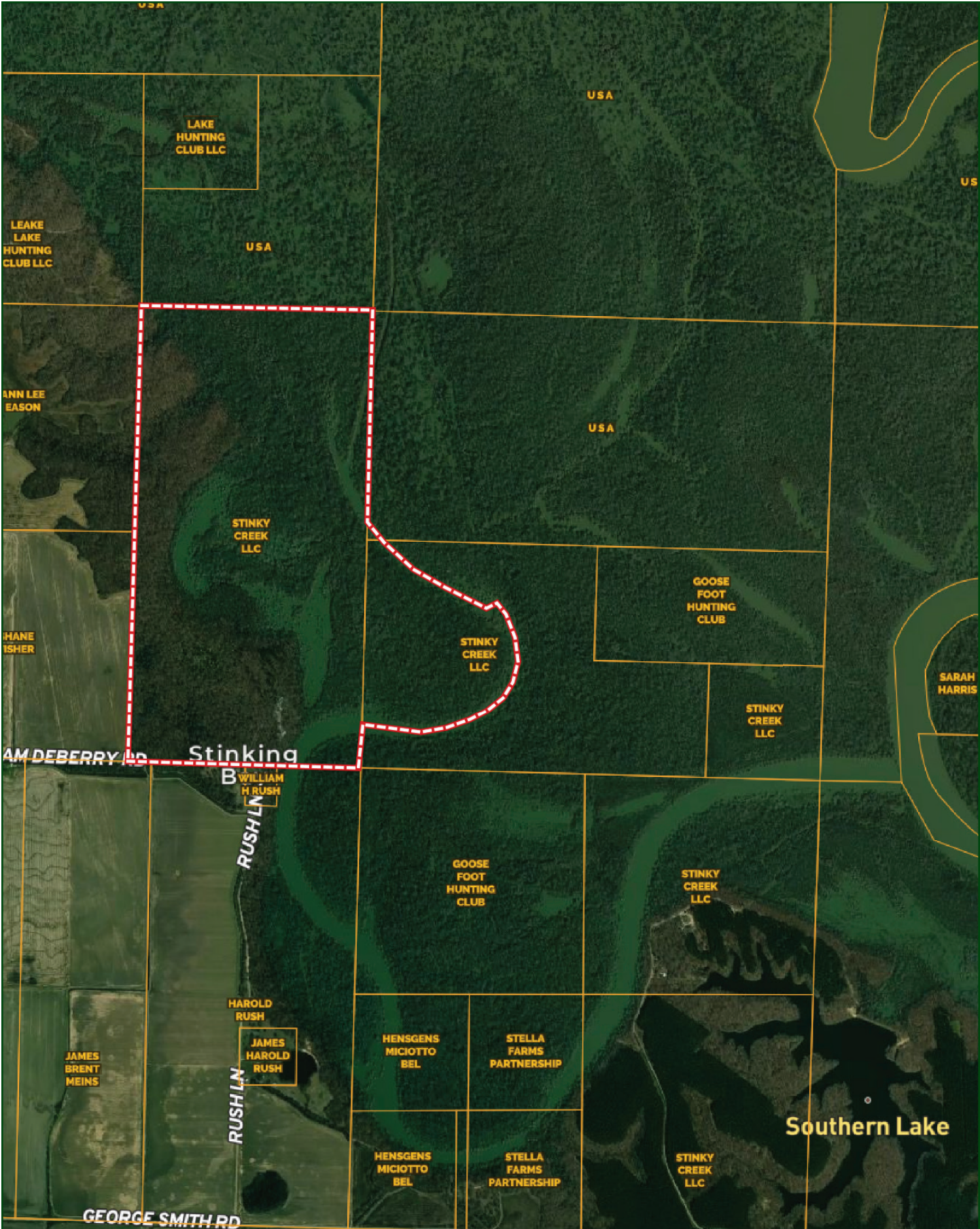
**Mineral Rights:** All mineral rights owned by the Seller, if any, shall transfer to the Buyer.

**Offering Price:** \$1,300,000.00 for 50% share.  
Negotiable with operating agreement.

**Questions concerning this offering or to schedule a property tour should be directed to Jeryl Jones of Lile Real Estate, Inc.**

**Jeryl Jones**  
**870-672-1365 (m) | jjones@lilerealestate.com**

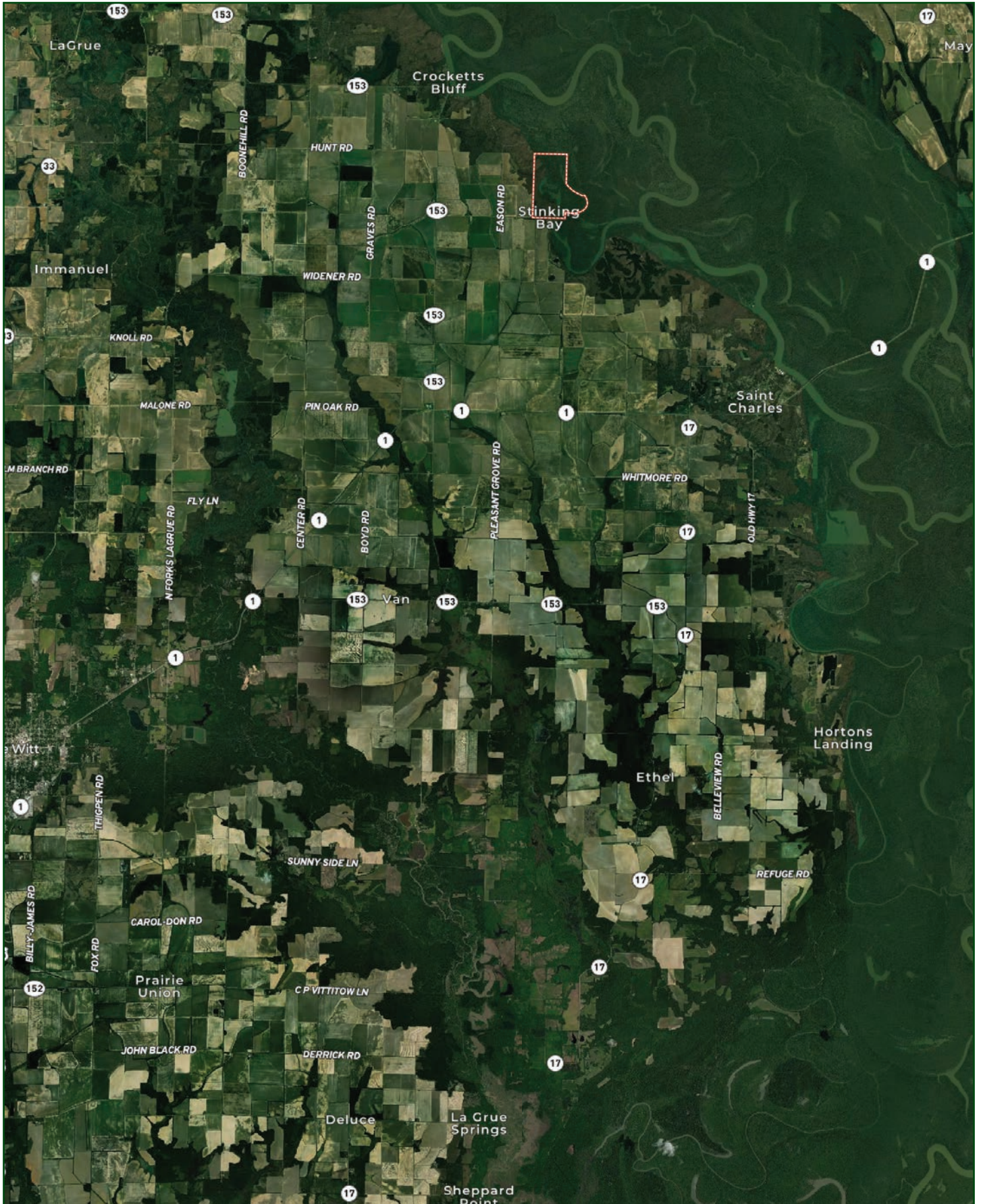
OWNERSHIP MAP



# LOCATION MAP

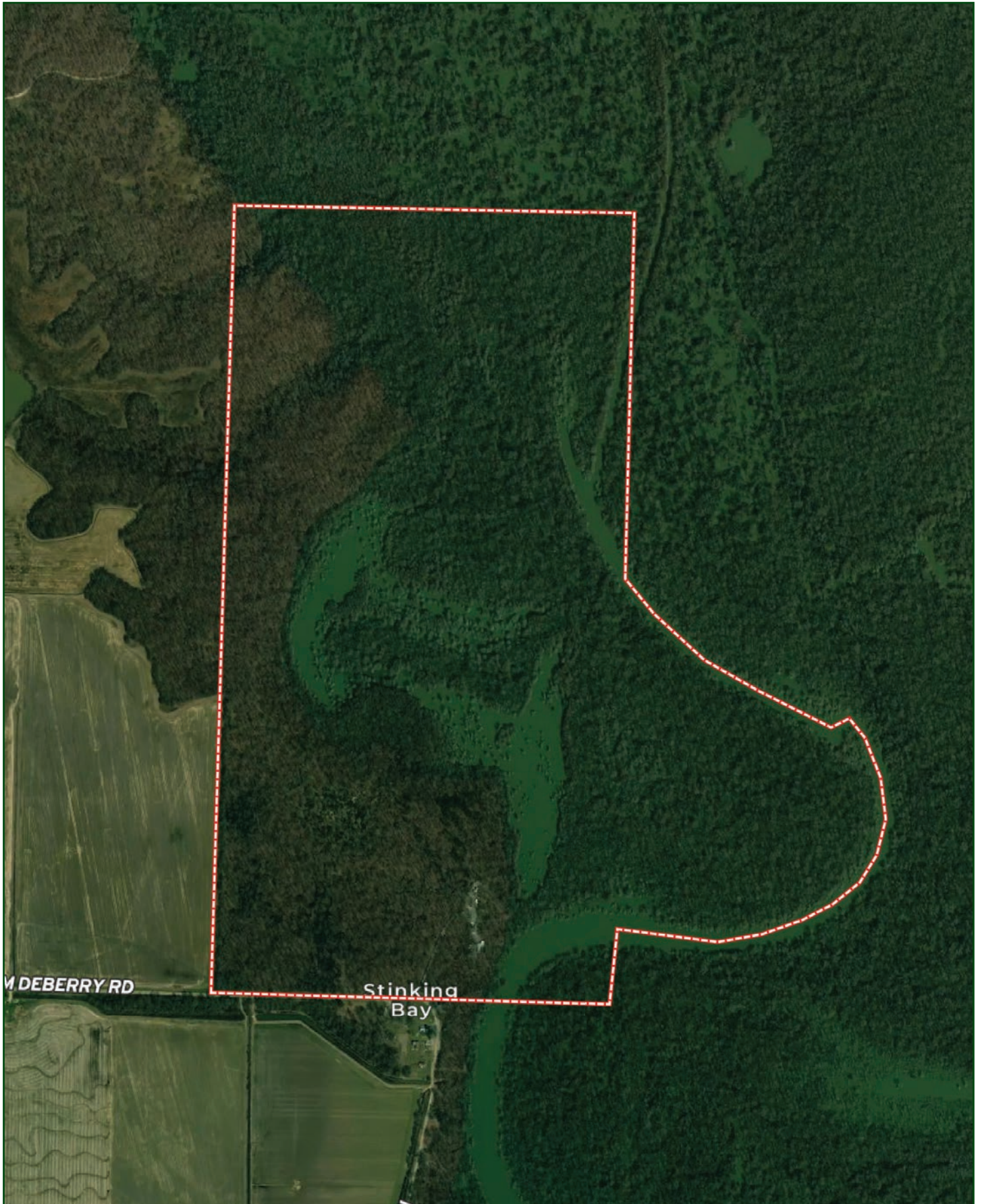


# AERIAL MAP

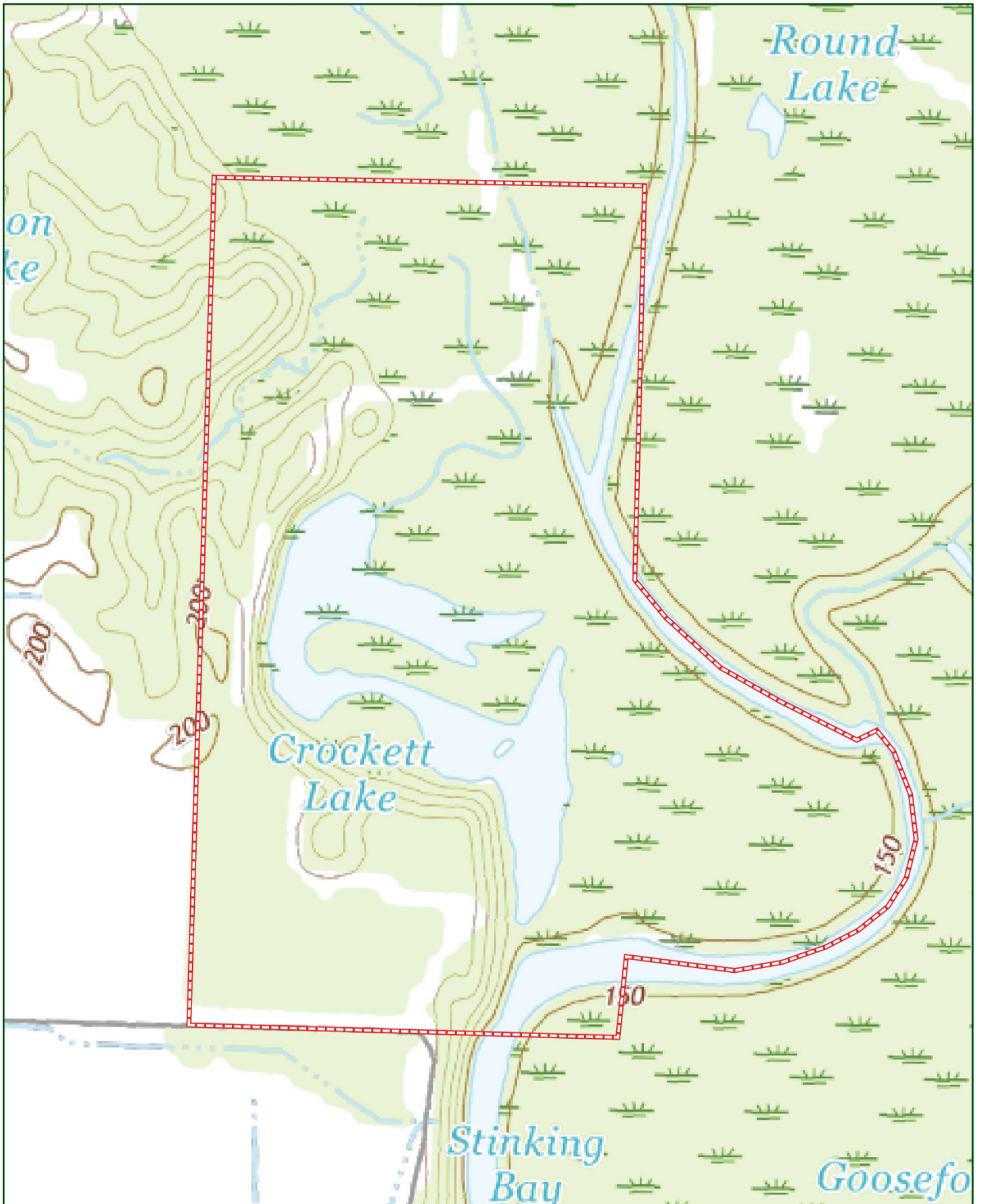




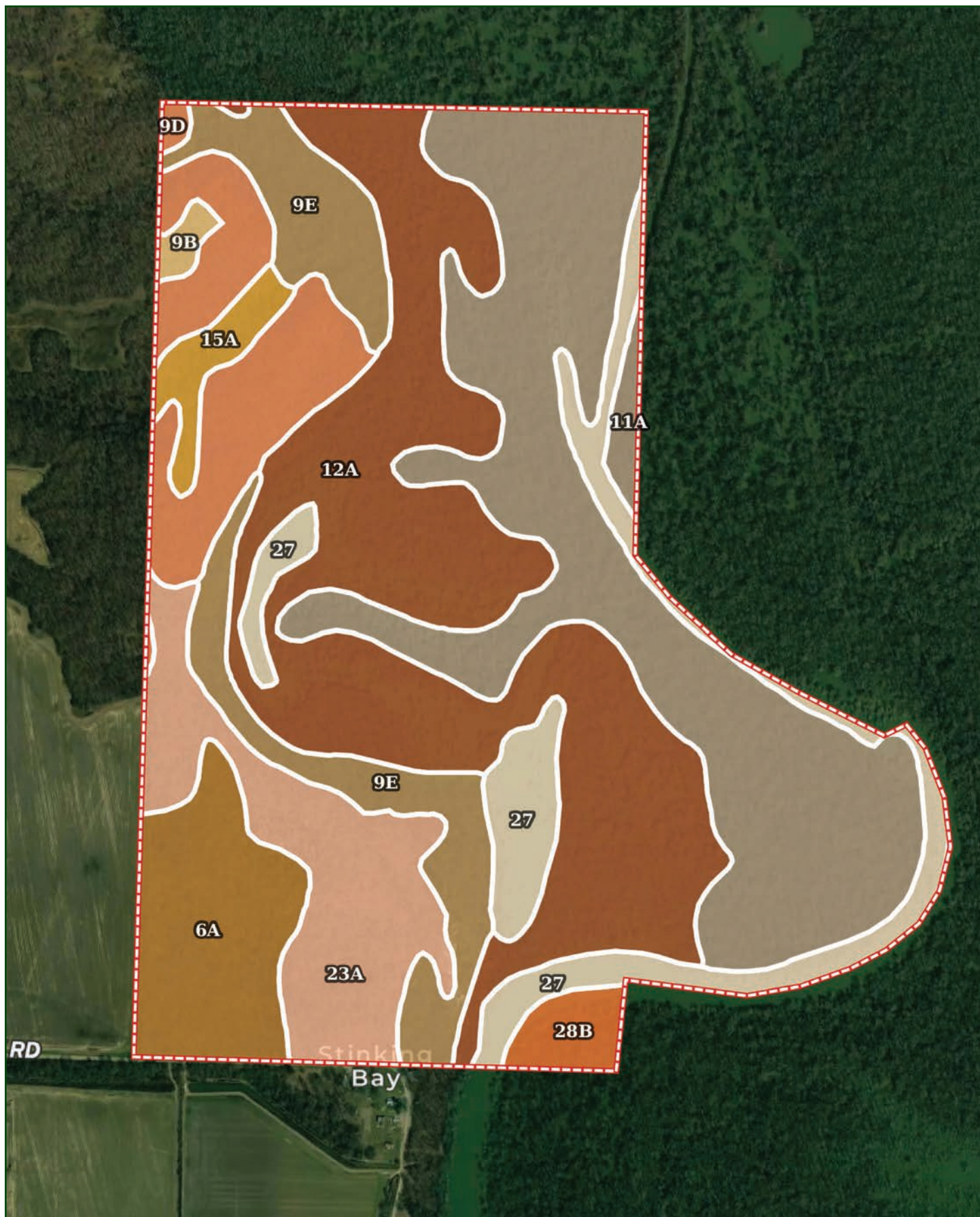
AERIAL MAP



TOPOGRAPHY MAP



# SOIL MAP



# SOIL MAP KEY

Boundary 389.89 ac

SOIL CODE	SOIL DESCRIPTION	ACRES	%	CPI	NCCPI	CAP
12A	Kobel silty clay, ponded, 0 to 1 percent slopes, frequently flooded	108.36	27.79	0	13	7w
11A	Kobel silty clay, 0 to 1 percent slopes, frequently flooded	103.22	26.47	0	47	4w
9E	Immanuel silt loam, 15 to 25 percent slopes	36.61	9.39	0	67	6e
23A	Stuttgart silt loam, 0 to 1 percent slopes	36.34	9.32	0	66	2w
27	Water	32.9	8.44	0	-	8
9D	Immanuel silt loam, 8 to 15 percent slopes	30.53	7.83	0	79	4e
6A	Ethel silt loam, 0 to 1 percent slopes	27.62	7.08	0	74	3w
15A	Oaklimer silt loam, 0 to 1 percent slopes, occasionally flooded	6.7	1.72	0	84	2w
28B	Yancopin silty clay loam, 1 to 3 percent slopes, frequently flooded	5.65	1.45	0	76	4w
9B	Immanuel silt loam, 1 to 3 percent slopes	1.96	0.5	0	83	2e
TOTALS		389.89(*)	100%	-	42.89	5.06

(\*) 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

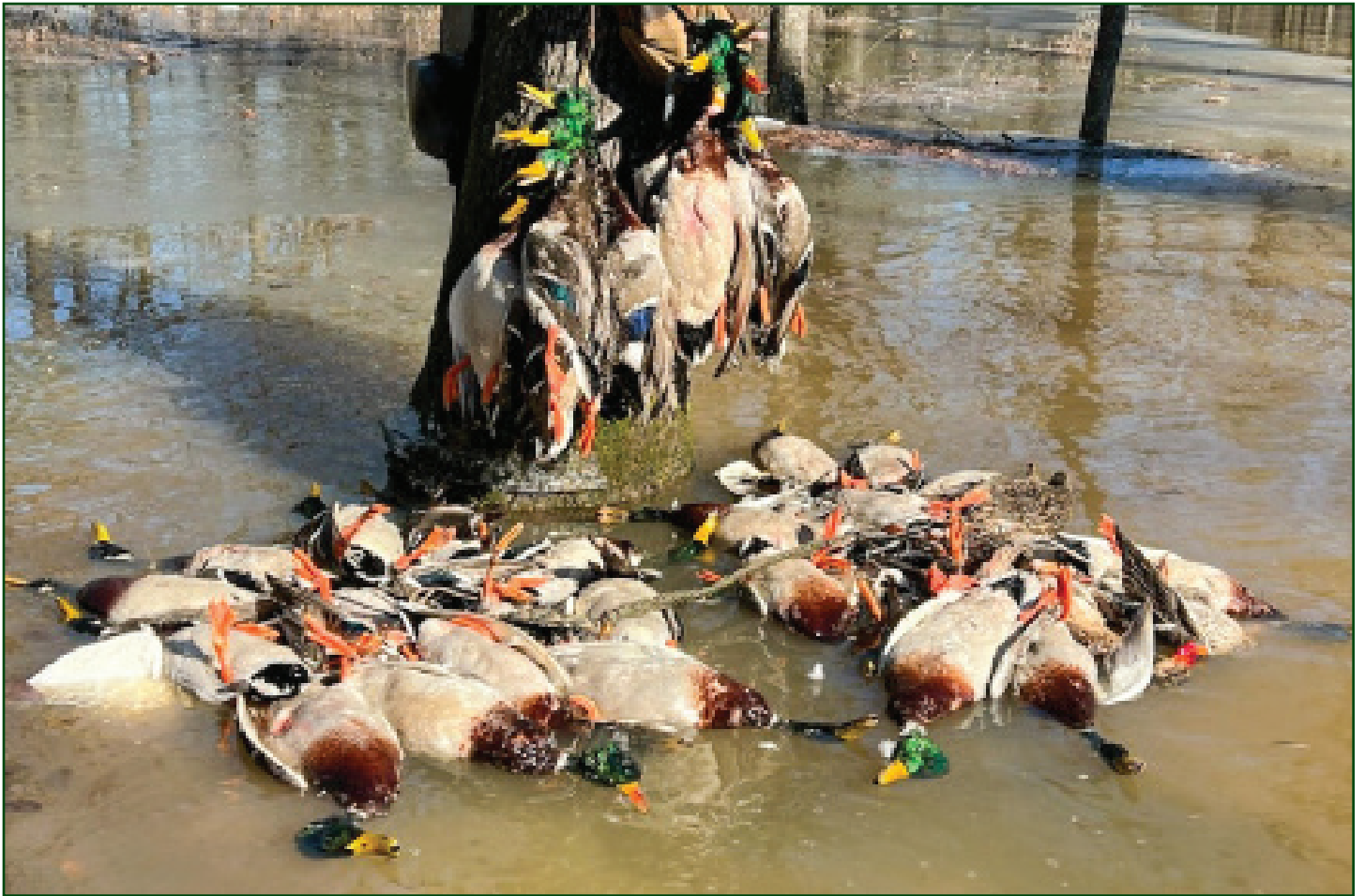


	1	2	3	4	5	6	7	8
'Wild Life'	•	•	•	•	•	•	•	•
Forestry	•	•	•	•	•	•	•	
Limited	•	•	•	•	•	•	•	
Moderate	•	•	•	•	•	•		
Intense	•	•	•	•	•			
Limited	•	•	•	•				
Moderate	•	•	•					
Intense	•	•						
Very Intense	•							

## Grazing Cultivation

(c) climatic limitations (e) susceptibility to erosion

(s) soil limitations within the rooting zone (w) excess of water



























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