

# OLD RIVER AT GEORGETOWN

A Recreational Investment Opportunity

188± Total Acres • \$1,222,000.00 • McClelland, Arkansas • White County

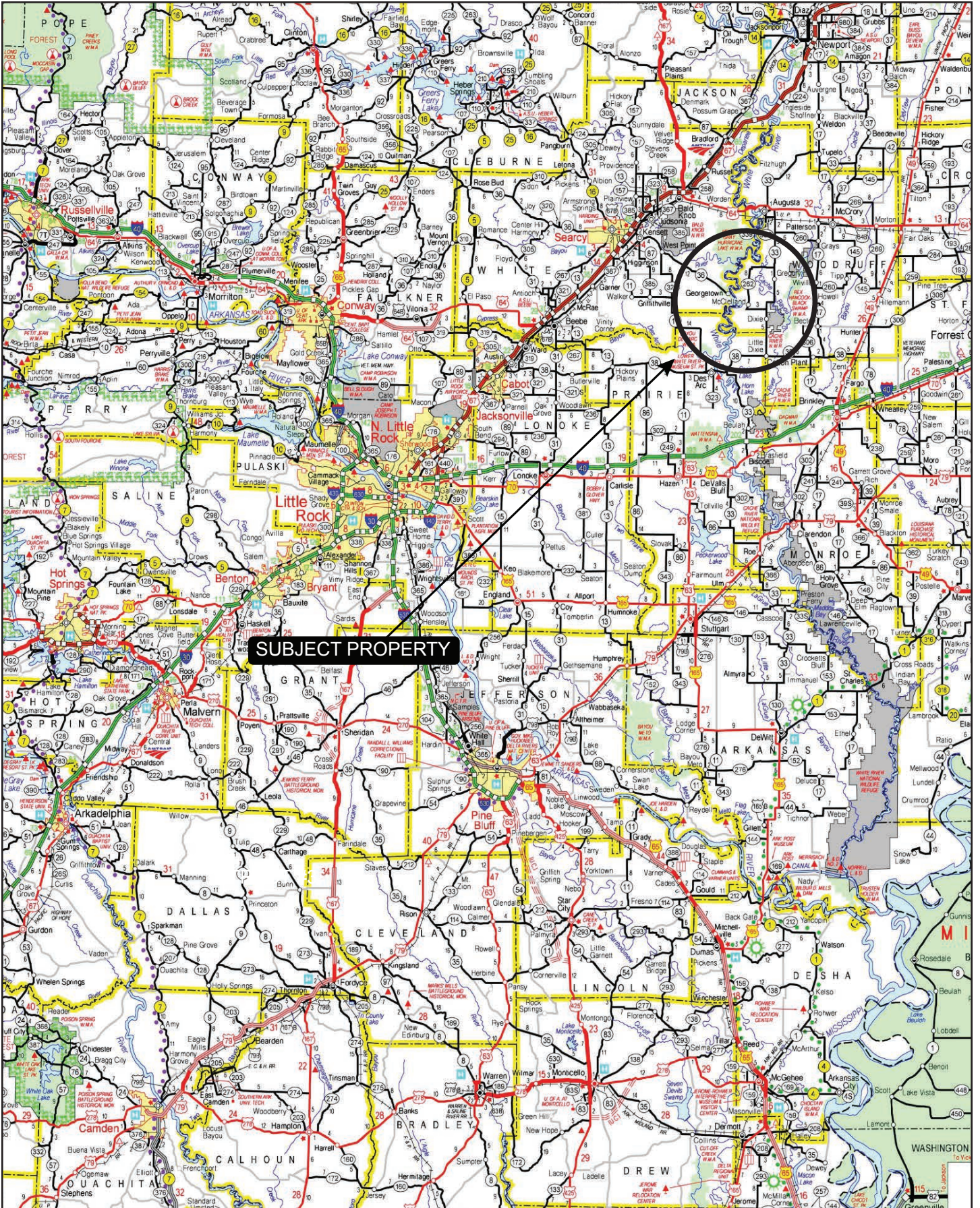


**AGRICULTURE | RECREATION | TIMBERLAND**

Traditional Brokerage + Sealed Bids + Consulting

LICENSED IN ARKANSAS, LOUISIANA, MISSISSIPPI, AND TENNESSEE

# VICINITY MAP



## PROPERTY SUMMARY

**Description:** Nestled between a winding oxbow and the mighty White River, "The Old River at Georgetown," offers an unparalleled hunting and fishing retreat in the heart of Arkansas deer and duck country. This unique property, planted with trees, serves as a sanctuary for deer and duck hunting enthusiasts. Unlike properties in conservation programs, "The Old River at Georgetown" retains the flexibility for many forms of land diversification, allowing for a tailored hunting experience. Whether you're tracking trophy deer or setting up for a day of duck hunting along the serene riverbanks, this property promises an unforgettable connection with nature's bounty. Deer hunting is considered excellent with several stands and food plots already existing as well as newly improved shooting lanes with harvest and trail camera records of large deer. Duck hunting opportunities exist all season on the oxbow but are known for being world class when the White River gauge at Georgetown reaches 17 feet and surrounding areas begin to flood. An exceptional cabin site is established on the property, with electricity, and offers a beautiful view of the oxbow. This property is truly rare and the only one of its kind located on this section of the White River.

**Location:** McClelland, Arkansas; White County; Northeast Region of Arkansas

### Mileage Chart

Des Arc, AR	12 Miles
Augusta, AR	19 Miles
Little Rock, AR	72 Miles
Memphis, TN	96 Miles

**Acreage:** 188± total acres

**Access:** Access is via Woodruff County Road 884.

**Recreation:** This property offers excellent deer and duck hunting with a proven record of success as well as year-round bass, crappie, and catfish fishing opportunities.

**Real Estate Taxes:** \$111 (estimated)

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

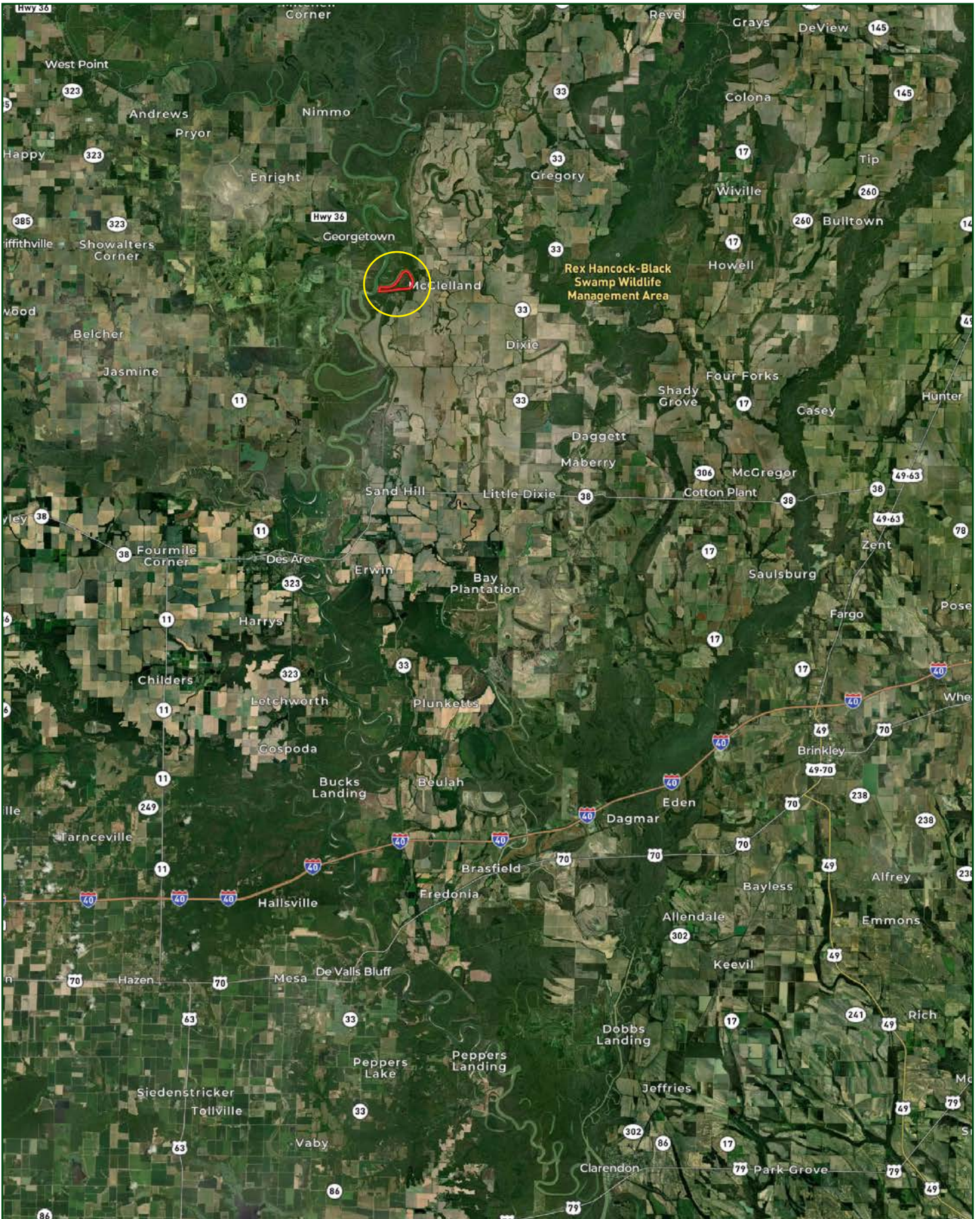
**Offering Price:** \$1,222,000.00 (\$6,500.00 per acre)

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

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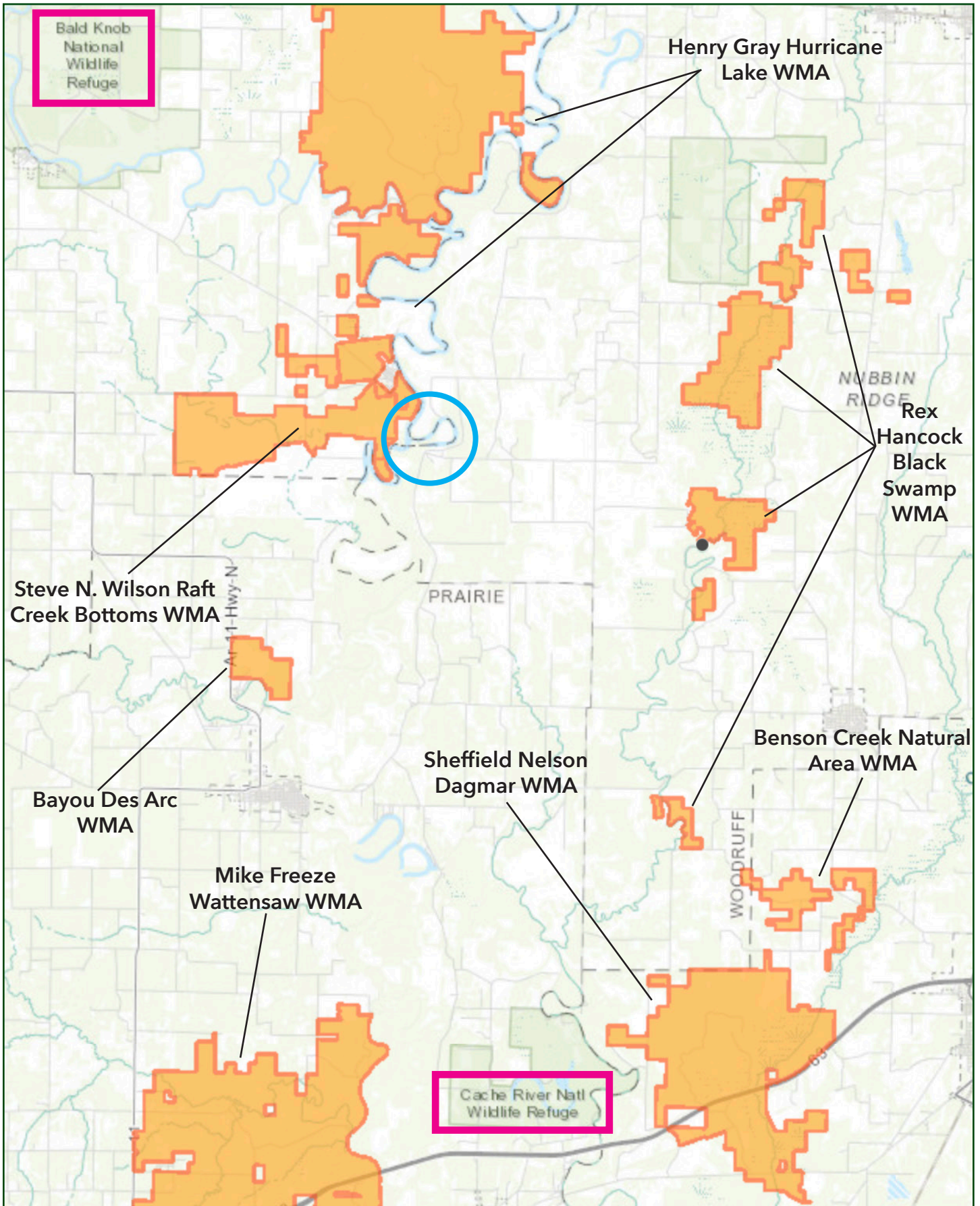
# LOCATION MAP



AERIAL MAP



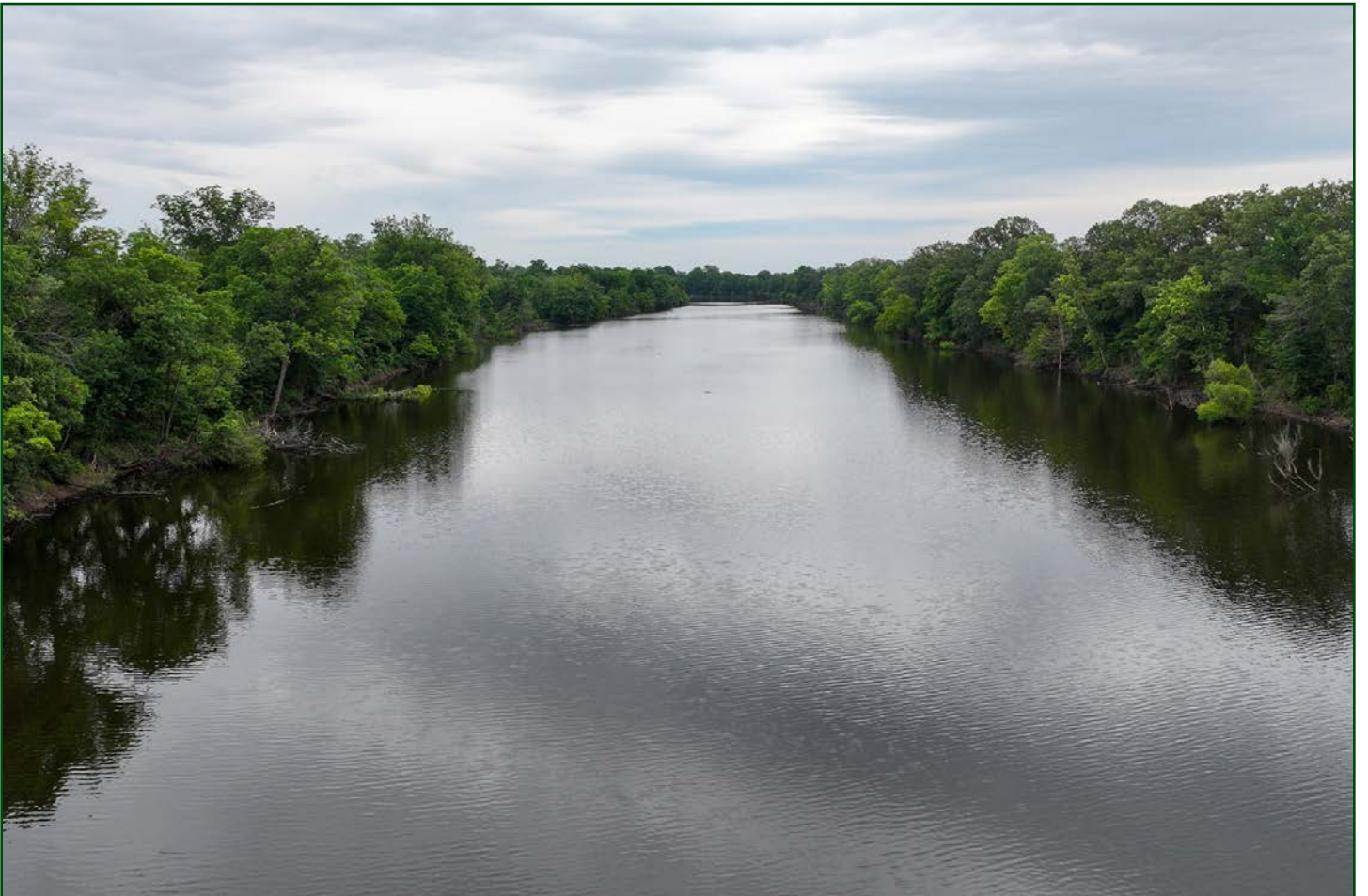
RECREATION MAP



















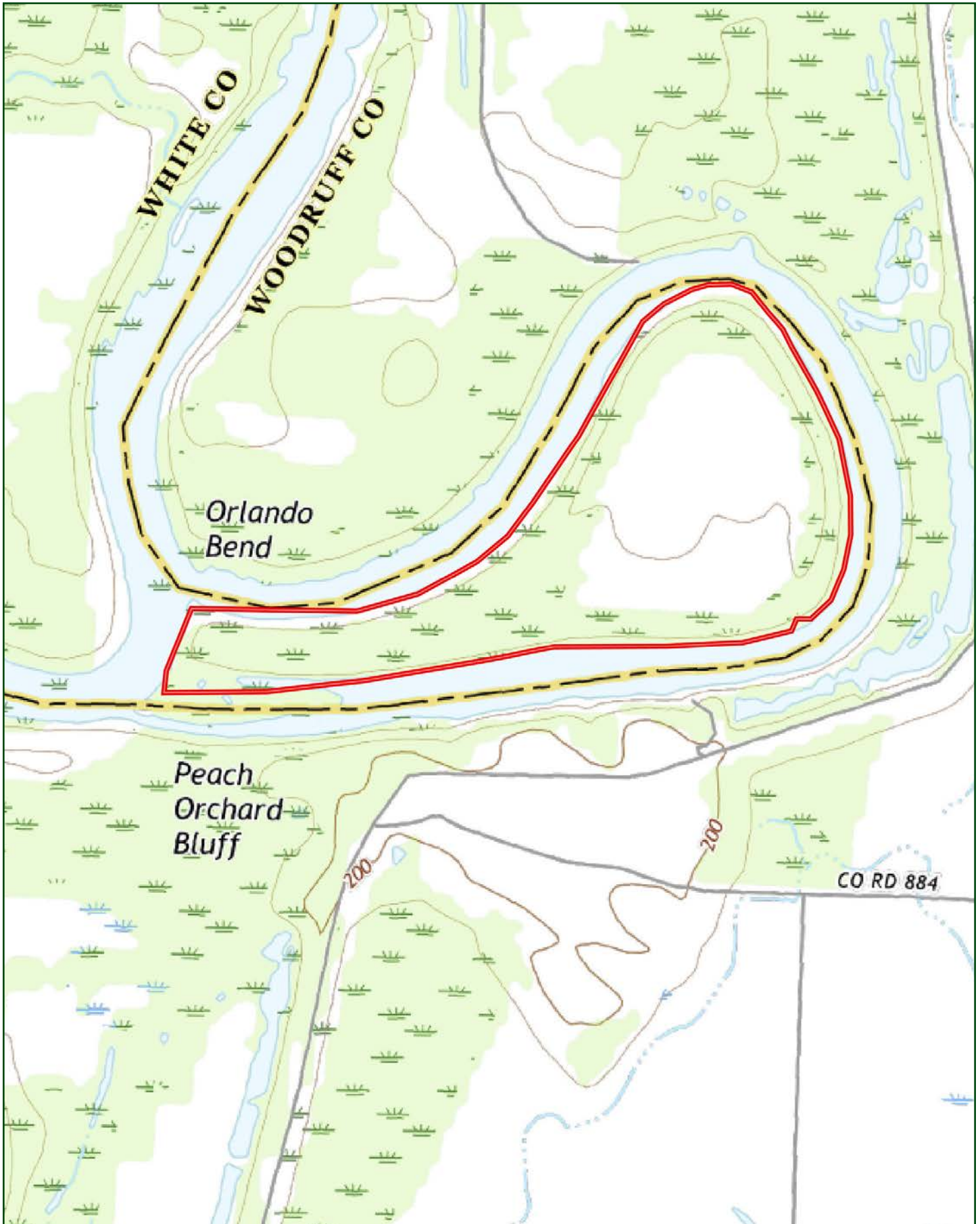




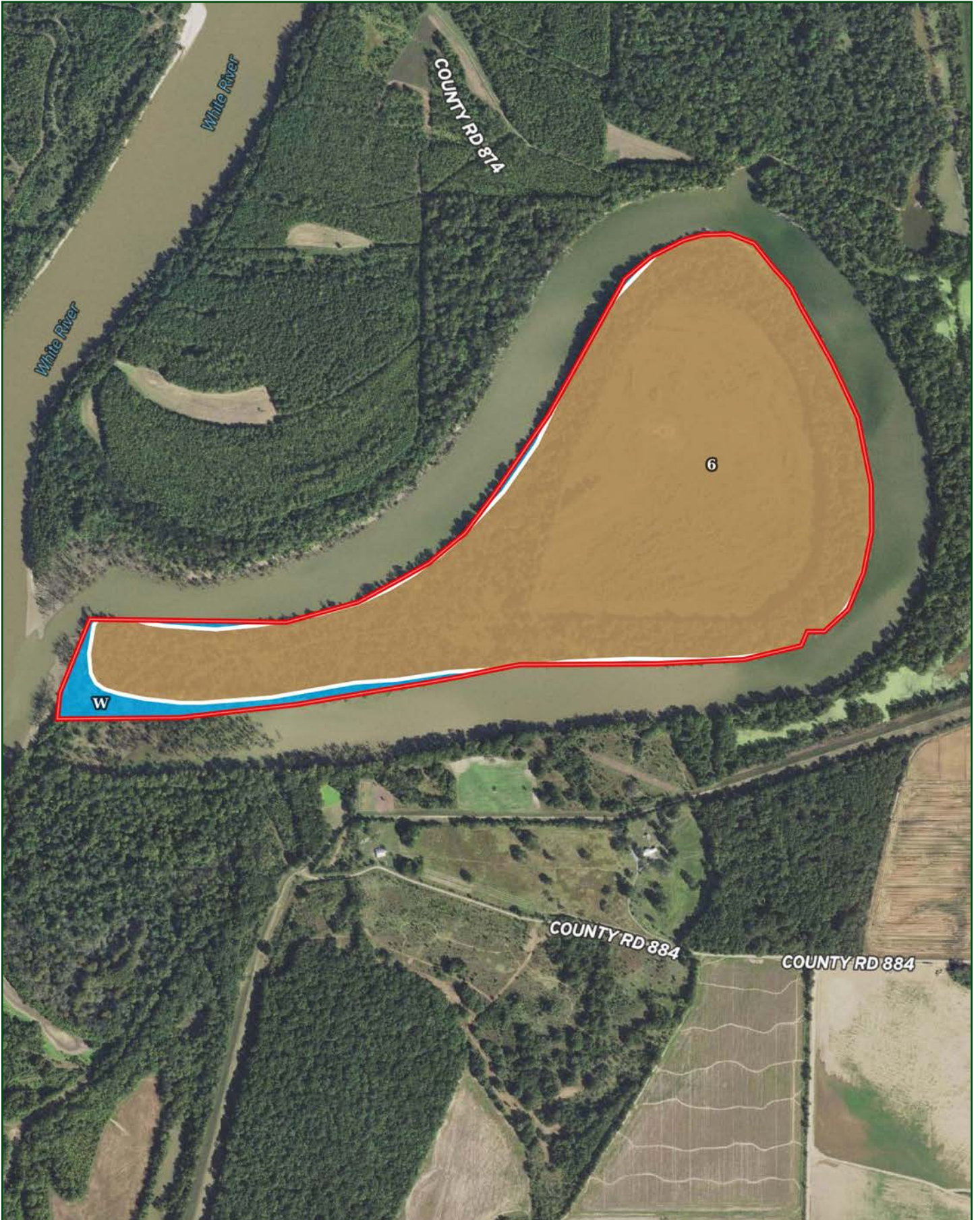




TOPOGRAPHY MAP



SOIL MAP



## SOIL MAP KEY

SOIL CODE	SOIL DESCRIPTION	ACRES	%	CPI	NCCPI	CAP
6	Commerce silty clay loam, frequently flooded	176.8	94.19	0	70	4w
W	Large water	10.89	5.8	0	-	8
TOTALS		187.69(*)	100%	-	65.94	4.23

(\*) 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

# LILE REAL ESTATE

## **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.



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