



OLD RIVER AT GEORGETOWN

A Recreational Investment Opportunity

188± Total Acres | \$1,118,600.00

White County, Arkansas

PRICE IMPROVEMENT



AGRICULTURE | RECREATION | TIMBERLAND

Traditional Brokerage + Sealed Bids + Consulting

LICENSED IN ARKANSAS, LOUISIANA, MISSISSIPPI, AND TENNESSEE



OLD RIVER AT GEORGETOWN

QUICK FACTS

Acreage

188± total acres

Location

McClelland, Arkansas

Access

Woodruff County Road 884

Recreation

Deer and waterfowl hunting, as well as year-round bass, crappie, and catfish fishing

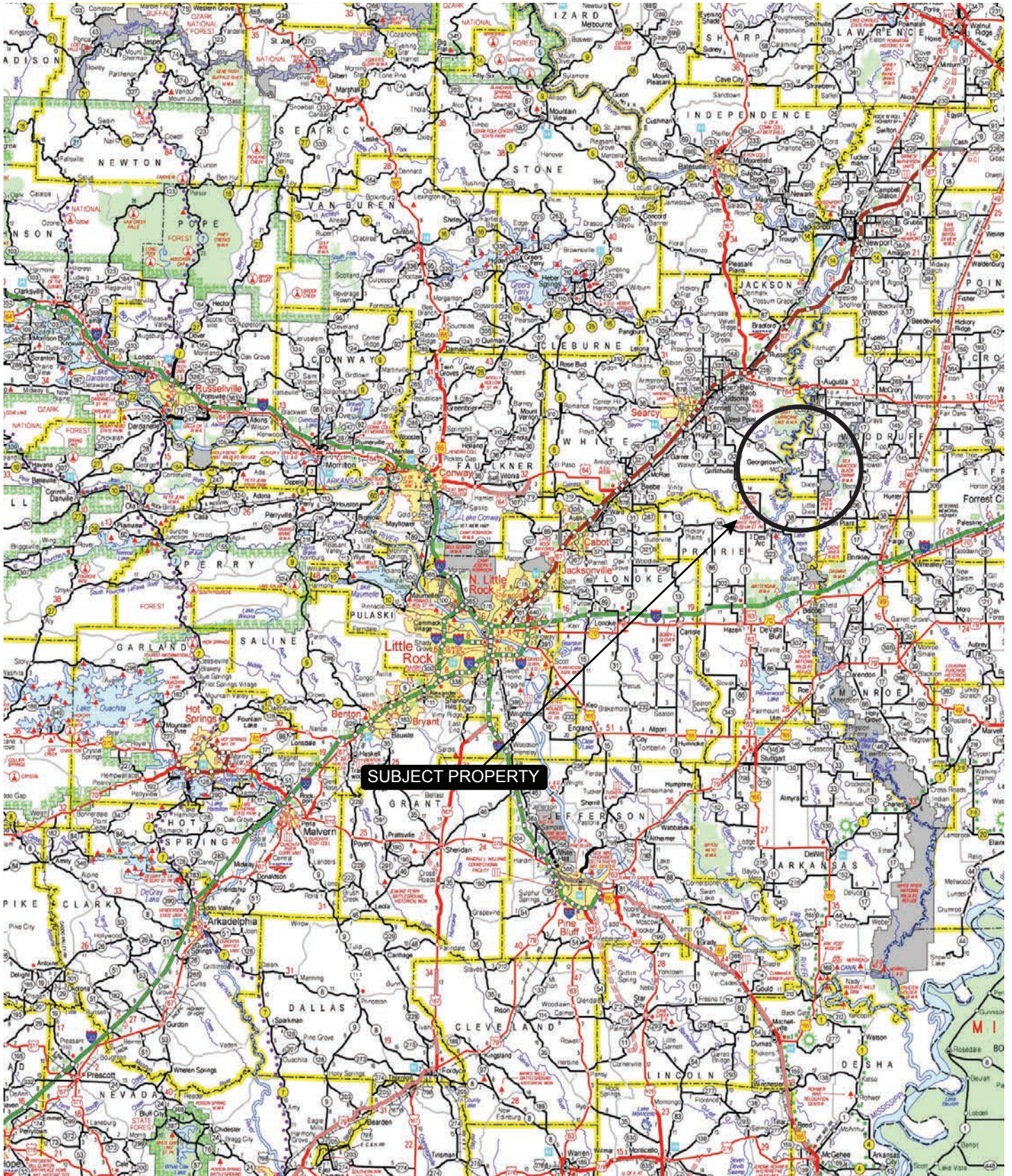
Offering Price

\$1,118,600.00 (originally
~~\$1,222,000.00~~)





VICINITY MAP



PROPERTY DESCRIPTION

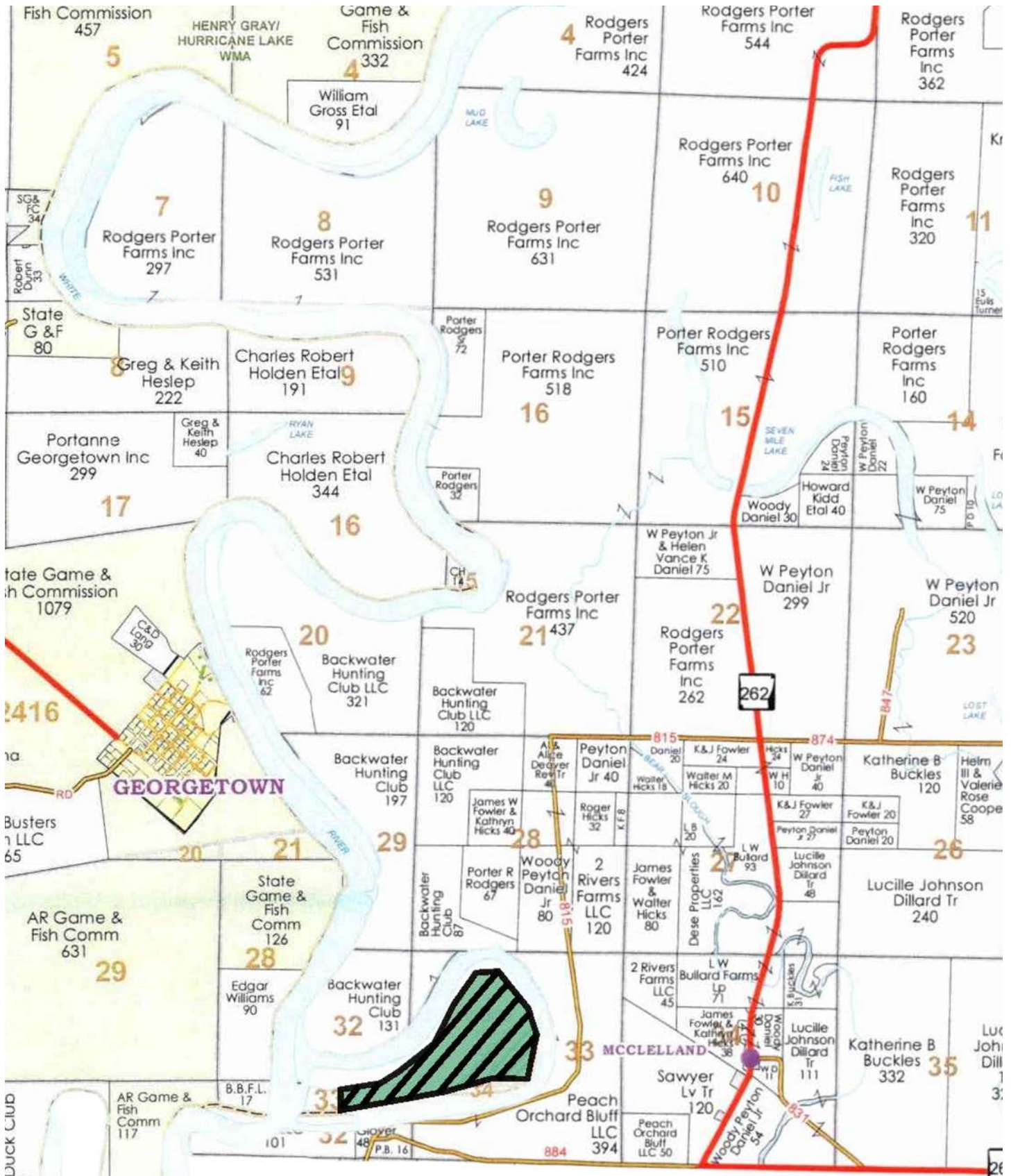
OLD RIVER AT GEORGETOWN

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 consid-

ered 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.



OWNERSHIP MAP







AERIAL MAP













LOCATION & ACCESS

McClelland, White County, Arkansas
Northeast Region of Arkansas

Mileage Chart

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

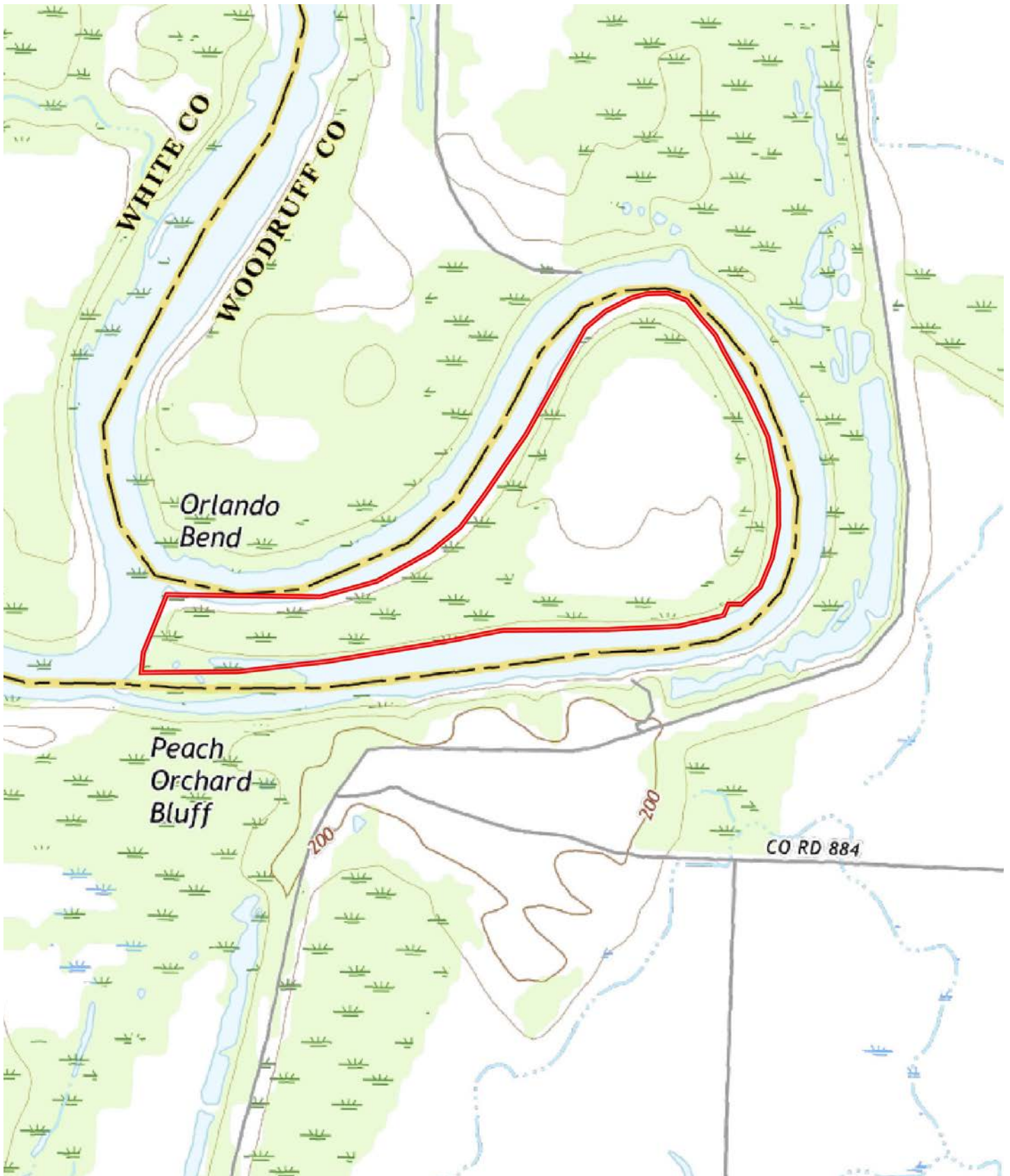
Access is via Woodruff County Road 884.





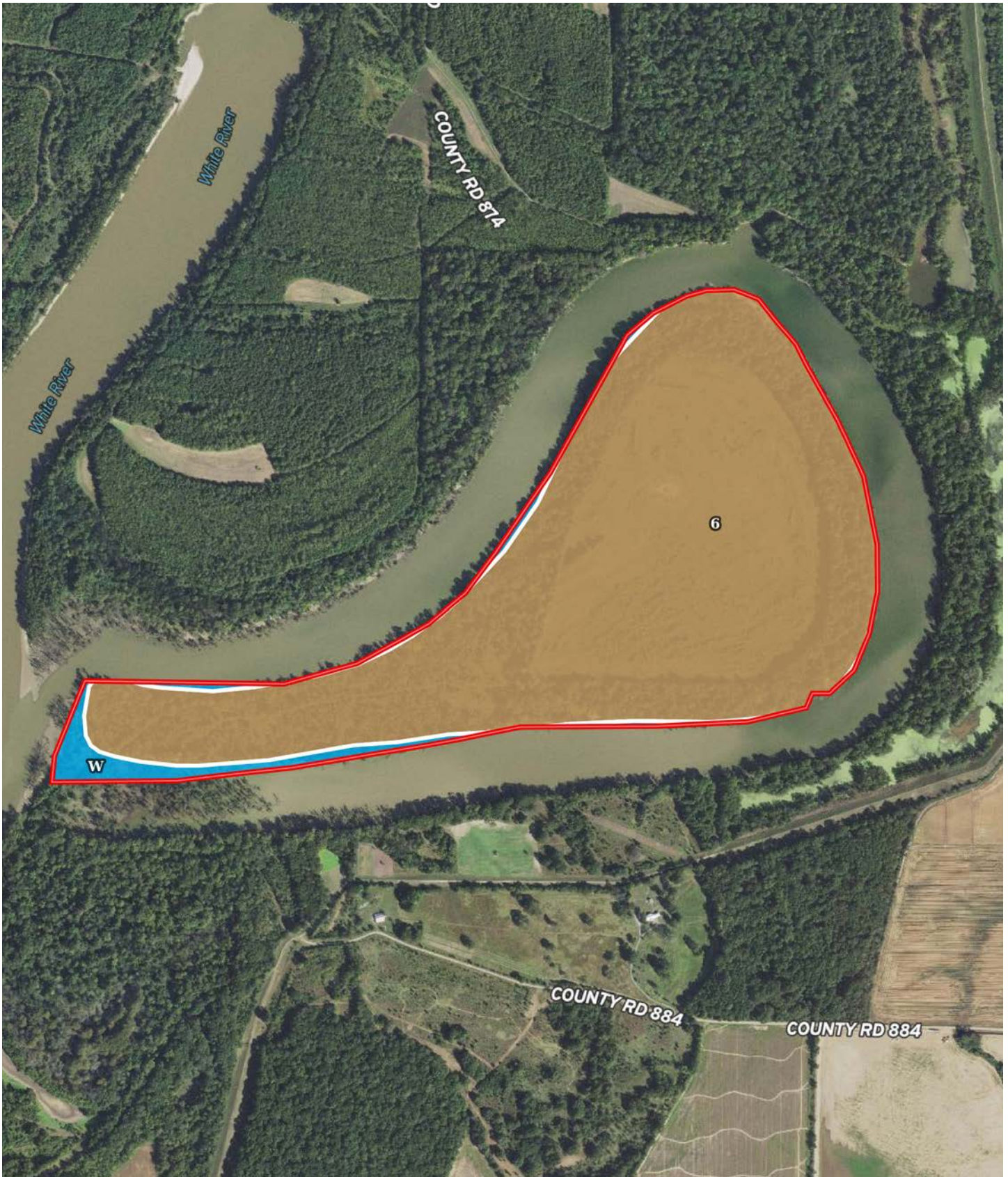


TOPOGRAPHY MAP





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

RESOURCES & PRICE

Mineral Rights

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

Real Estate Taxes

\$111.00 (estimated, based on 2023 taxes)

Offering Price

\$1,118,600.00 (originally \$1,222,000.00)

To learn more about the Old River at Georgetown or to schedule a property tour, contact Gar Lile or Gardner Lile of Lile Real Estate, Inc.

Gar Lile

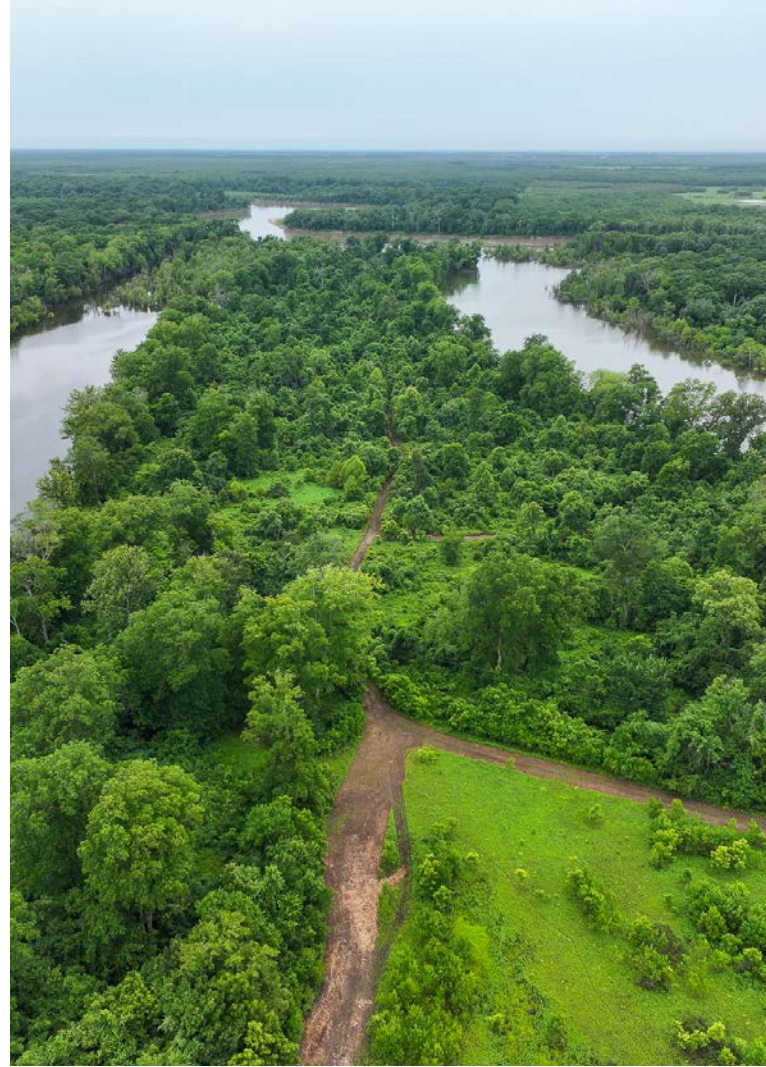
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The management of Lile Real Estate, Inc. respectfully requests that interested parties contact us in advance to schedule a proper showing and do not attempt to tour or trespass on the property on their own. Thank you for your cooperation.

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Lile Real Estate is a dedicated team of professionals with an in-depth understanding and a network of qualified buyers within the Mid-South and across the country. For over 30 years, we've connected land sellers with buyers in Arkansas, Louisiana, Mississippi, and Tennessee. In the last five years alone, we surpassed **\$500 million in sales**. You can be a part of that success story.



For more information or to
schedule a property tour, contact:

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