

CANEY BAYOU FARMS

A Recreational Investment Opportunity

151± Total Acres • \$830,500.00 • Chicot County, Arkansas



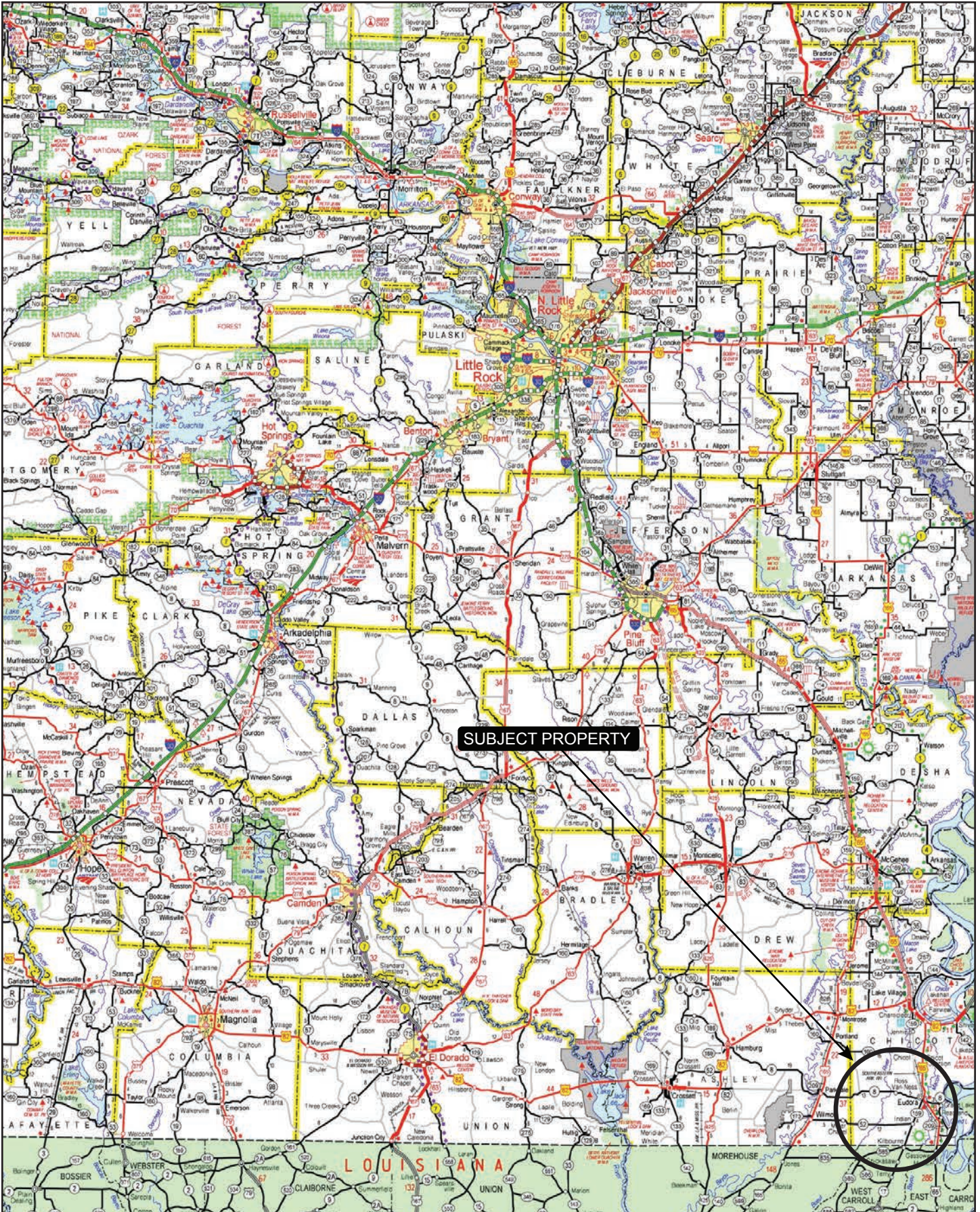
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VICINITY MAP



PROPERTY SUMMARY

- Description:** The Caney Bayou Farms are located in Chicot County, Arkansas, just south of the town of Eudora - less than ten (10) miles from the Arkansas / Louisiana state line. The property consists of two (2) tracts totaling 151± acres. The tracts are located approximately a mile and a half from each other and both offer excellent deer and waterfowl hunting opportunities.
- The western tract, referred to as Caney Bayou, is approximately 82± acres and is considered improved. The tract is leveled and can be irrigated with a 6" electric submersible well. There are multiple duck blinds in place, all of which will convey with the sale. Access is considered excellent from Haley Road.
- The eastern tract, referred to as The Smith Place, is approximately 69± acres and has been leveled falling to the south into the willow brake. Access is considered excellent from Arkansas State Highway 52. Additionally there is a house located on the north side of the property, along the highway, that would make for a good hunting cabin.
- Location:** Chicot County, Arkansas; Southeastern Region of Arkansas
- | Mileage Chart | |
|------------------|----------|
| Eudora, AR | 6 Miles |
| Kilbourne, LA | 6 Miles |
| Lake Village, AR | 22 Miles |
| Greenville, MS | 35 Miles |
| Monroe, LA | 70 Miles |
- Acreage:** 151± total acres
- Access:** Access is via Arkansas State Highway 52 and Haley Road.
- Recreation:** Waterfowl and deer hunting opportunities exist on the property.
- Real Estate Taxes:** \$1,451 (estimated)
- Mineral Rights:** All mineral rights owned by the Seller, if any, shall transfer to the Buyer.
- Offering Price:** \$830,500.00 (\$5,500.00 per acre)

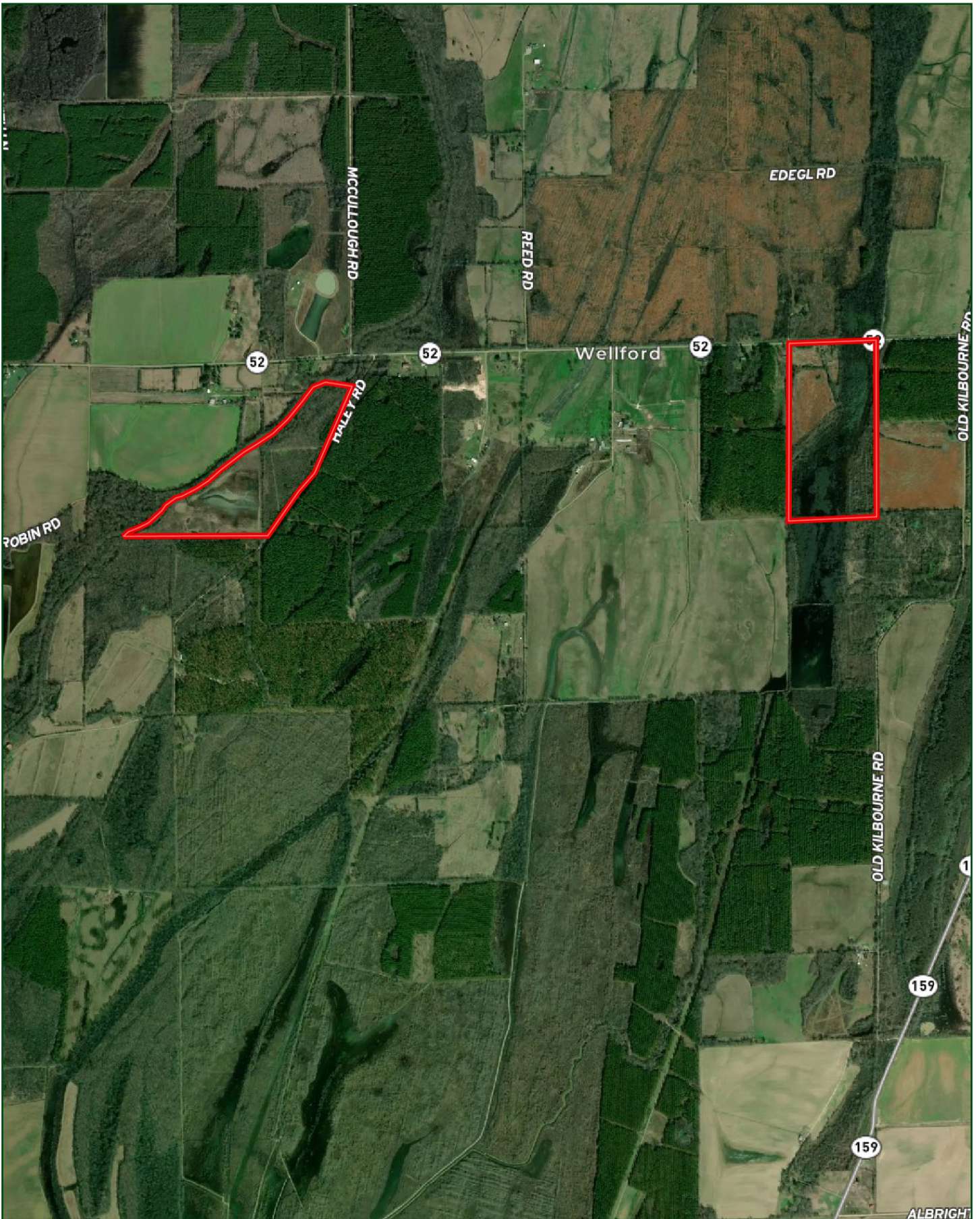
To learn more about Caney Bayou Farms or to schedule a property tour, contact Brandon Stafford of Lile Real Estate, Inc.

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

LOCATION MAP



AERIAL MAP







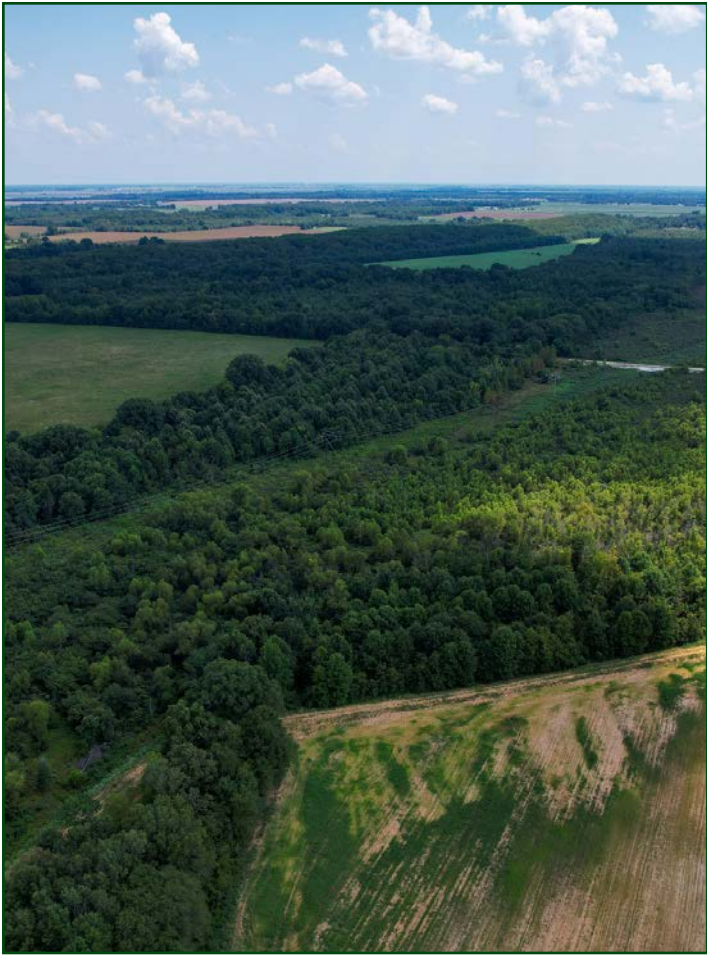






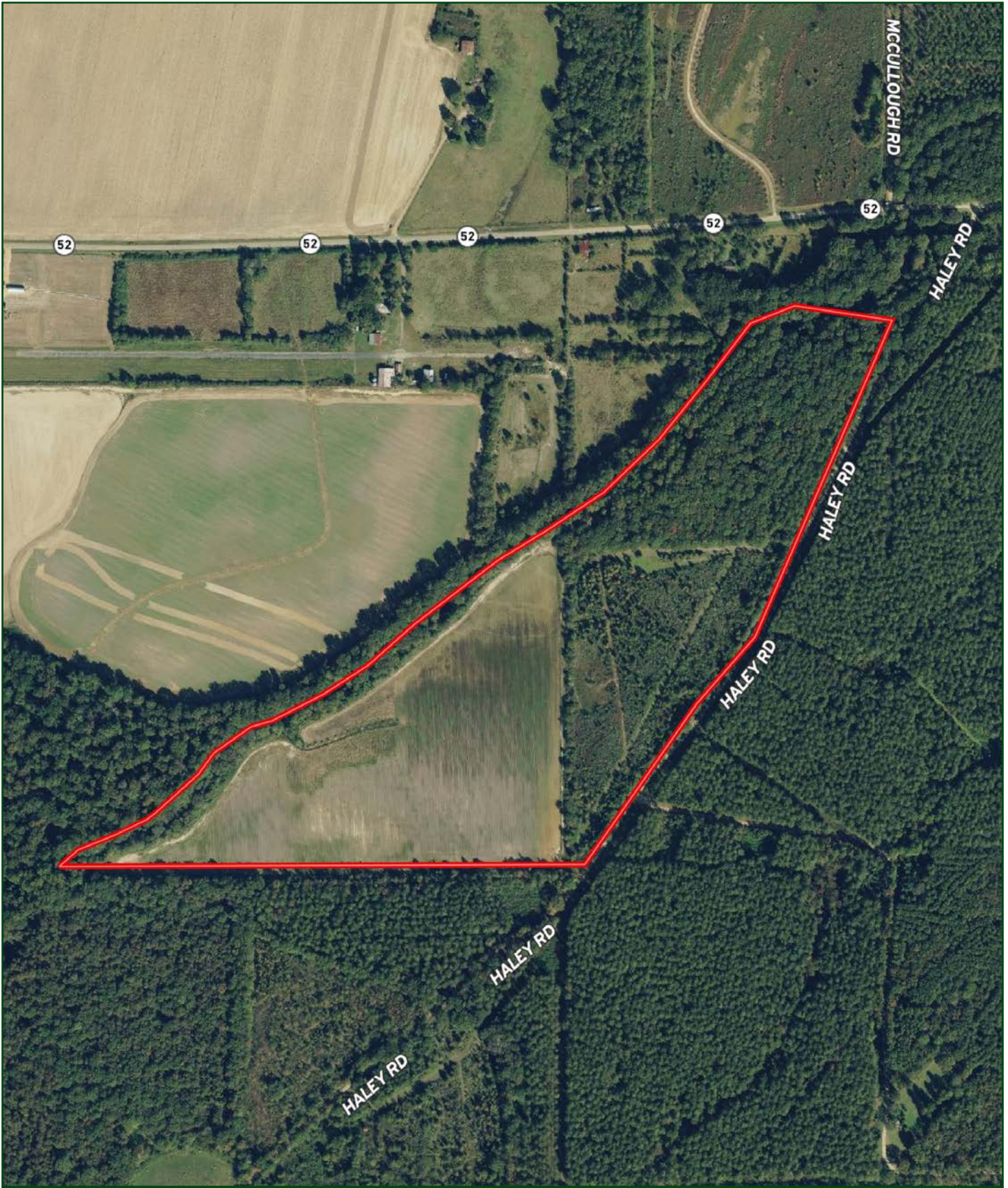






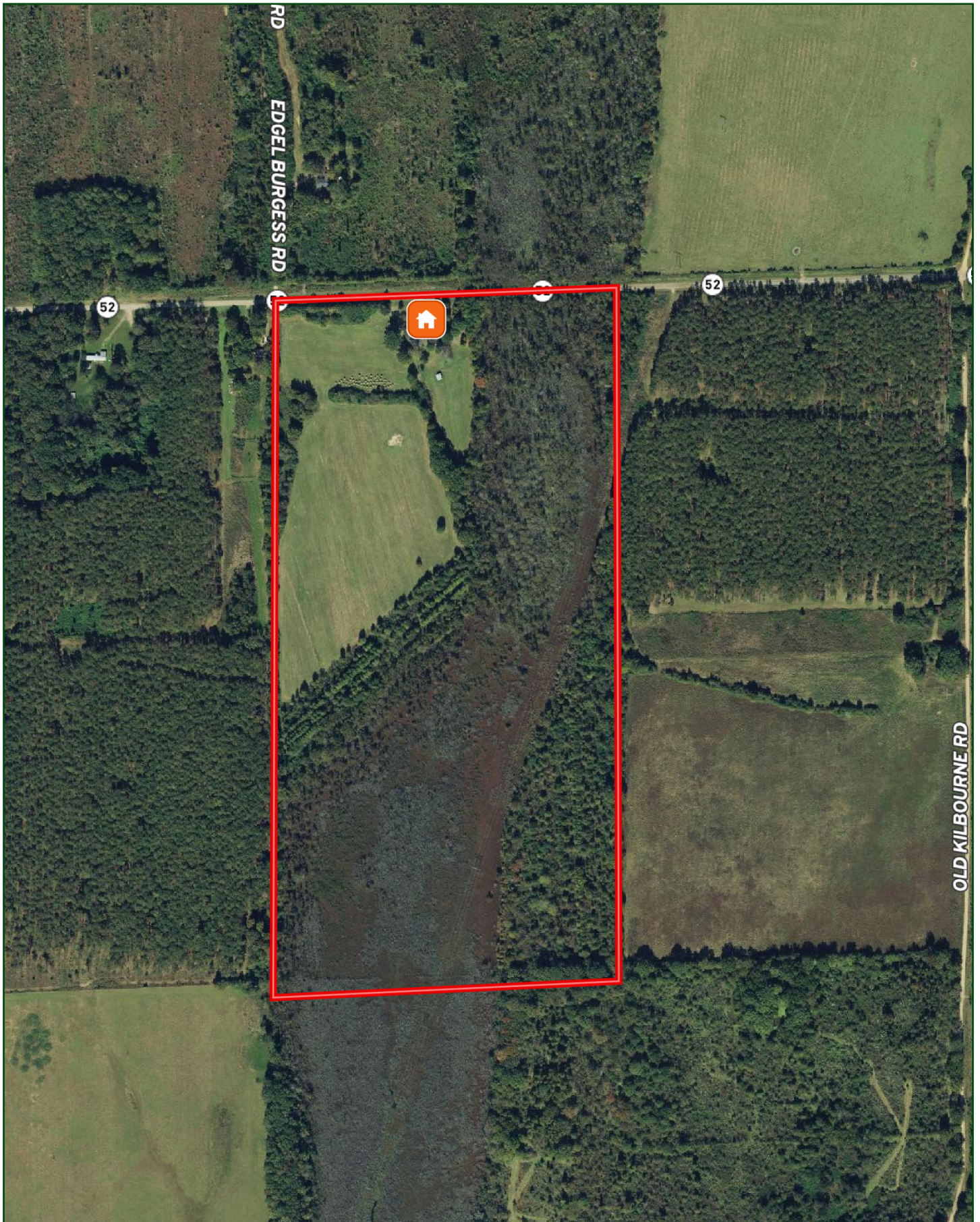


AERIAL MAP: CANEY BAYOU

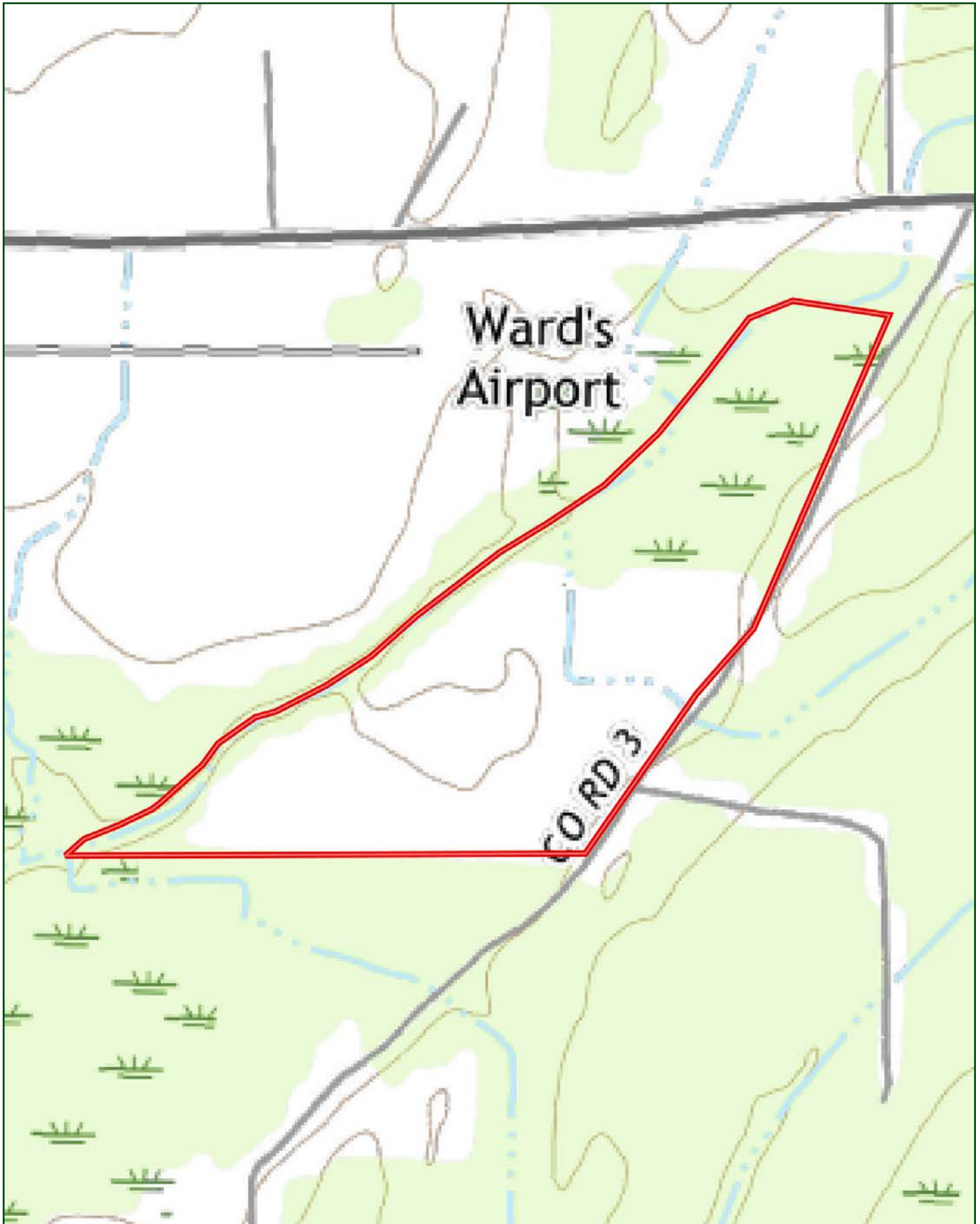


6 " ES

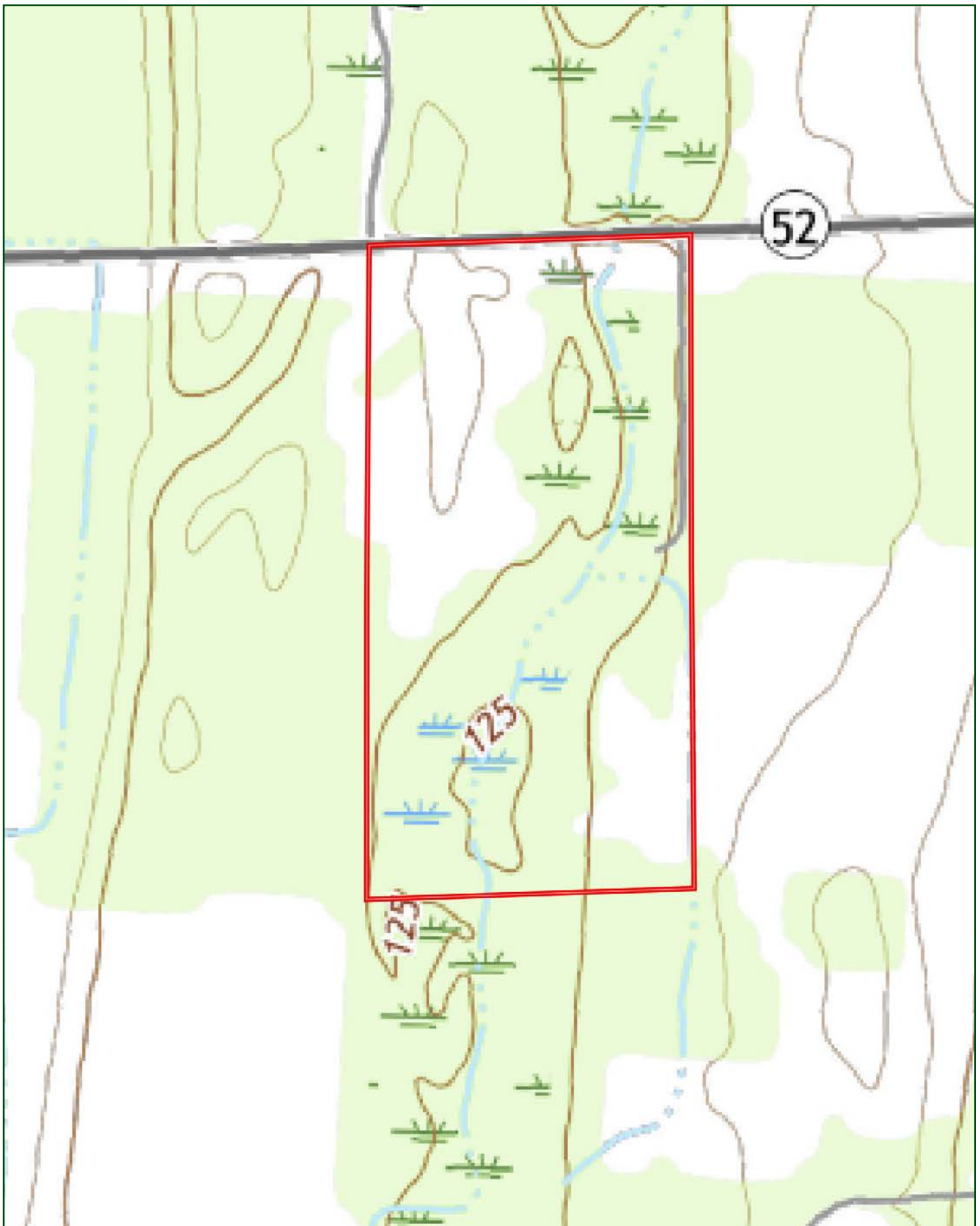
AERIAL MAP: THE SMITH PLACE



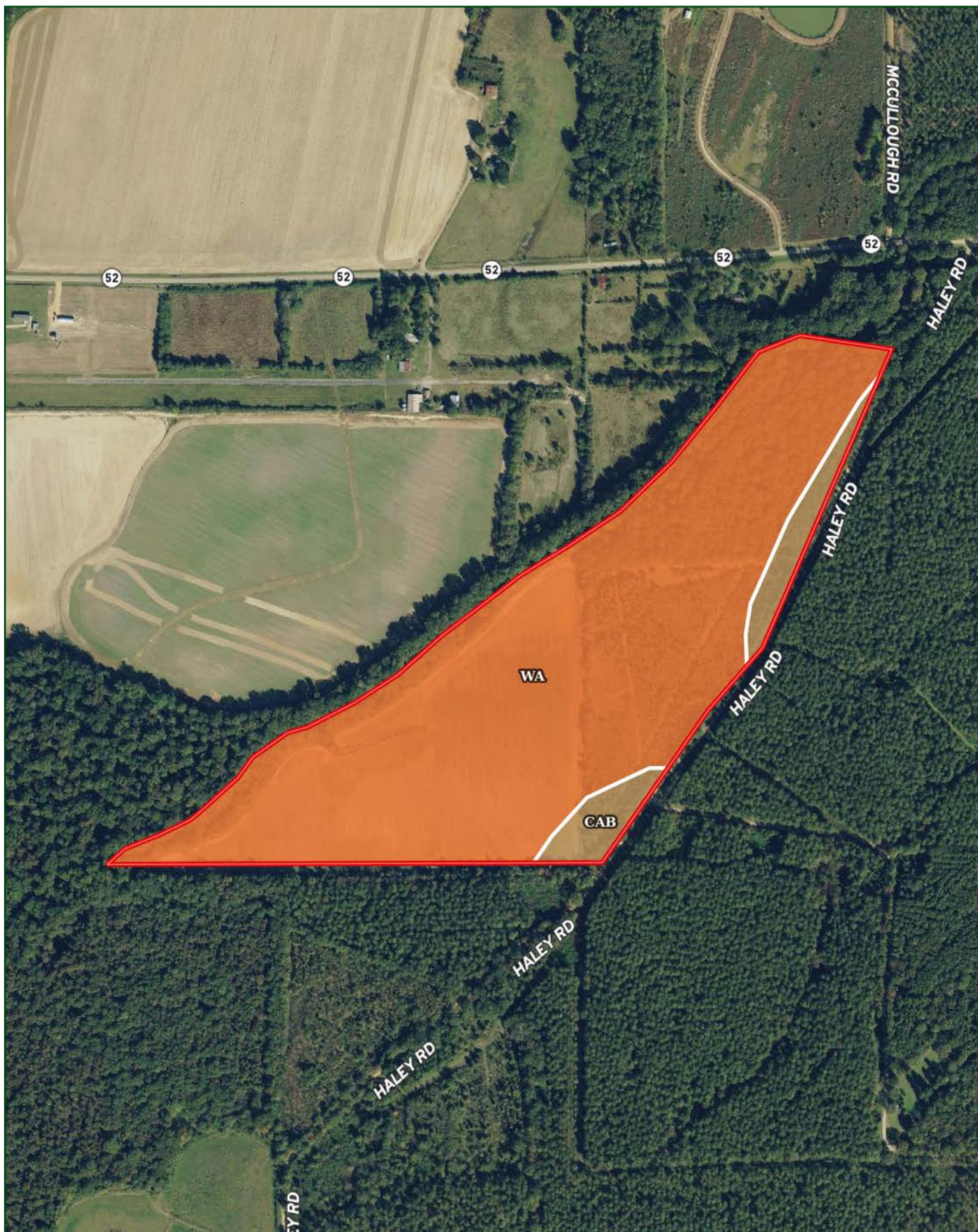
TOPOGRAPHY MAP: CANEY BAYOU



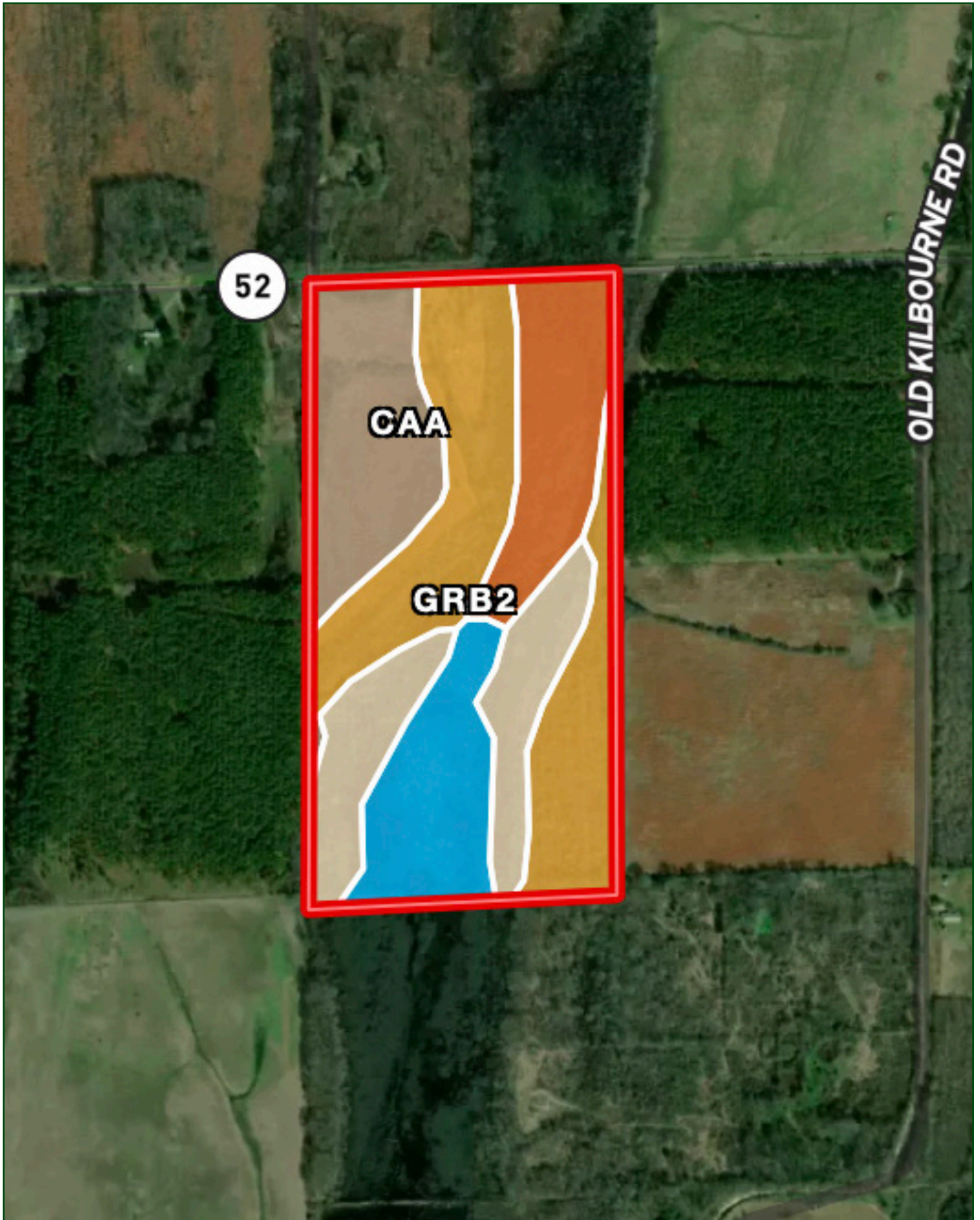
TOPOGRAPHY MAP: THE SMITH PLACE



SOIL MAP: CANEY BAYOU



SOIL MAP: THE SMITH PLACE



SOIL MAP KEY

SOIL CODE	SOIL DESCRIPTION	ACRES	%	CPI	NCCPI	CAP
Wa	Waverly silt loam	75.73	50.25	0	61	5w
GrB2	Grenada silt loam, 1 to 3 percent slopes, eroded	27.86	18.49	0	46	2e
CaA	Calloway silt loam, 0 to 1 percent slopes	15.34	10.18	0	64	2w
He	Henry silt loam	14.49	9.61	0	65	3w
W	Water	11.96	7.94	0	-	-
CaB	Calloway silt loam, 1 to 3 percent slopes	5.34	3.54	0	65	2e
TOTALS		150.7 2(*)	100%	-	54.22	3.74

(*) 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

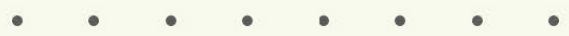
Increased Limitations and Hazards

Decreased Adaptability and Freedom of Choice Users

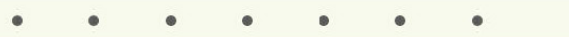
Land, Capability



'Wild Life'



Forestry



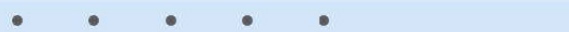
Limited



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.



401 Autumn Road | Little Rock, AR 72211
501.374.3411 (office) | 501.421.0031 (fax)

info@lilerealestate.com | www.lilerealestate.com



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