

MAPLE SLOUGH

A Recreational Investment Opportunity

73.5± Total Acres • \$661,500.00 • Monroe County, Arkansas



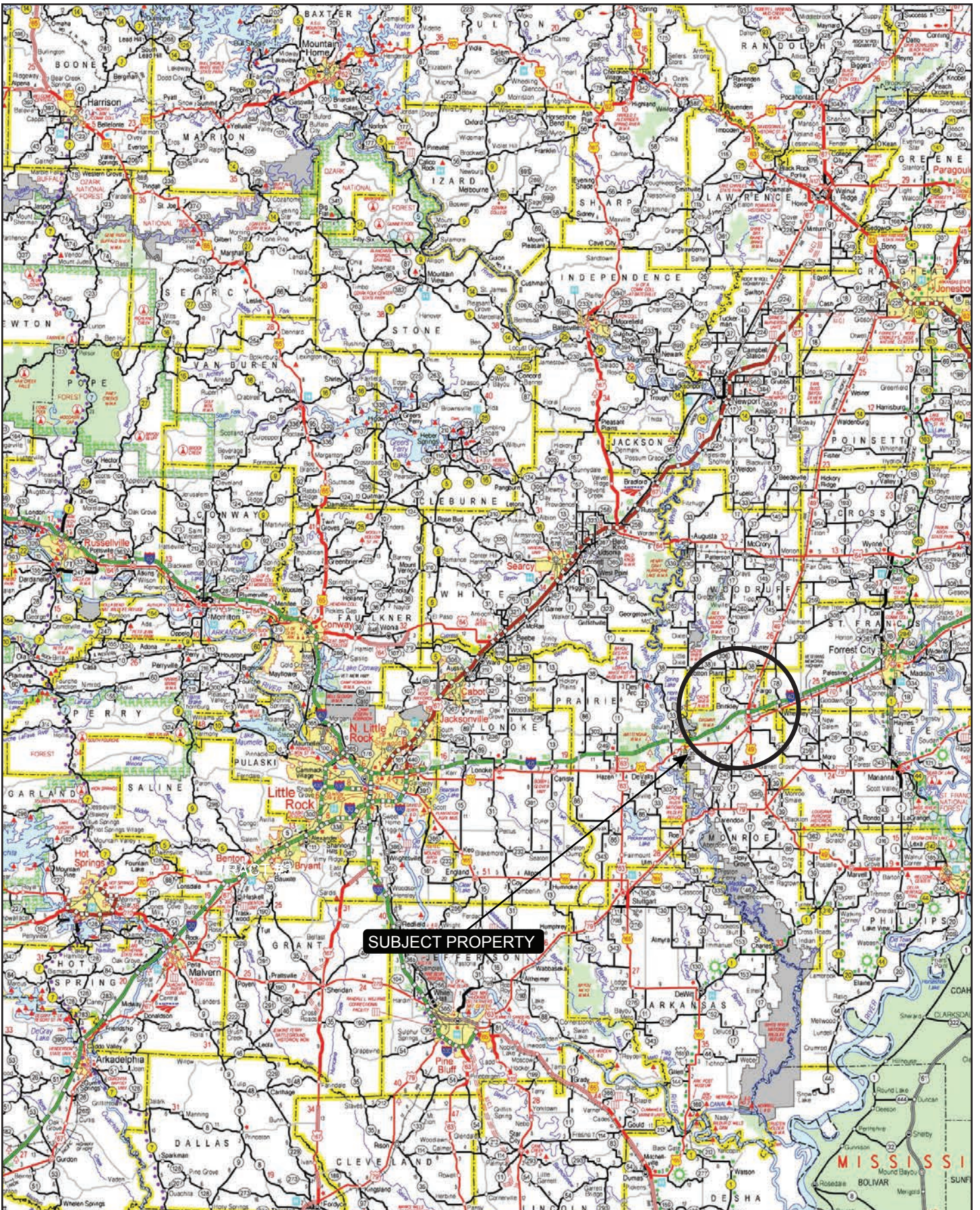
LILE
REAL ESTATE

AGRICULTURE | RECREATION | TIMBERLAND

Traditional Brokerage + Sealed Bids + Consulting

LICENSED IN ARKANSAS, LOUISIANA, MISSISSIPPI, AND TENNESSEE

VICINITY MAP



PROPERTY SUMMARY

Description: Maple Slough consists of 73.5± acres offering a good recreational investment opportunity located in Monroe County, Arkansas just southeast of the city of Brinkley. The property offers a diverse habitat mix for waterfowl that includes willow trees and buck brush in the heart of the slough to bottomland hardwoods that run parallel to the slough. There is a history of successful waterfowl hunting on the property, and a new water control structure is being installed to create a more consistent hunting environment year in and year out. An easement will provide access to the eastern and northwestern portions of the property from Pleasant Valley Road.

Maple Slough is a rare offering in that there are few recreational tracts of this size with a successful hunting history, and an easy drive from Little Rock or Memphis.

*The final sales price, boundaries, and legal description will be determined by a new survey.

Location: Brinkley, Arkansas; Monroe County; Eastern Region of Arkansas

Mileage Chart

Stuttgart, AR	42 Miles
Little Rock, AR	73 Miles
Memphis, AR	76 Miles

Acreage: 73.5± total acres (estimated, subject to survey)

Access: Access is via an unimproved farm road. An easement will be created that provides access from Pleasant Valley Road to the eastern and northwestern portions of the property.

Recreation: Deer and duck hunting opportunities exist on the property.

Real Estate Taxes: \$650.00 (estimated, based on \$8.50 per acre)

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

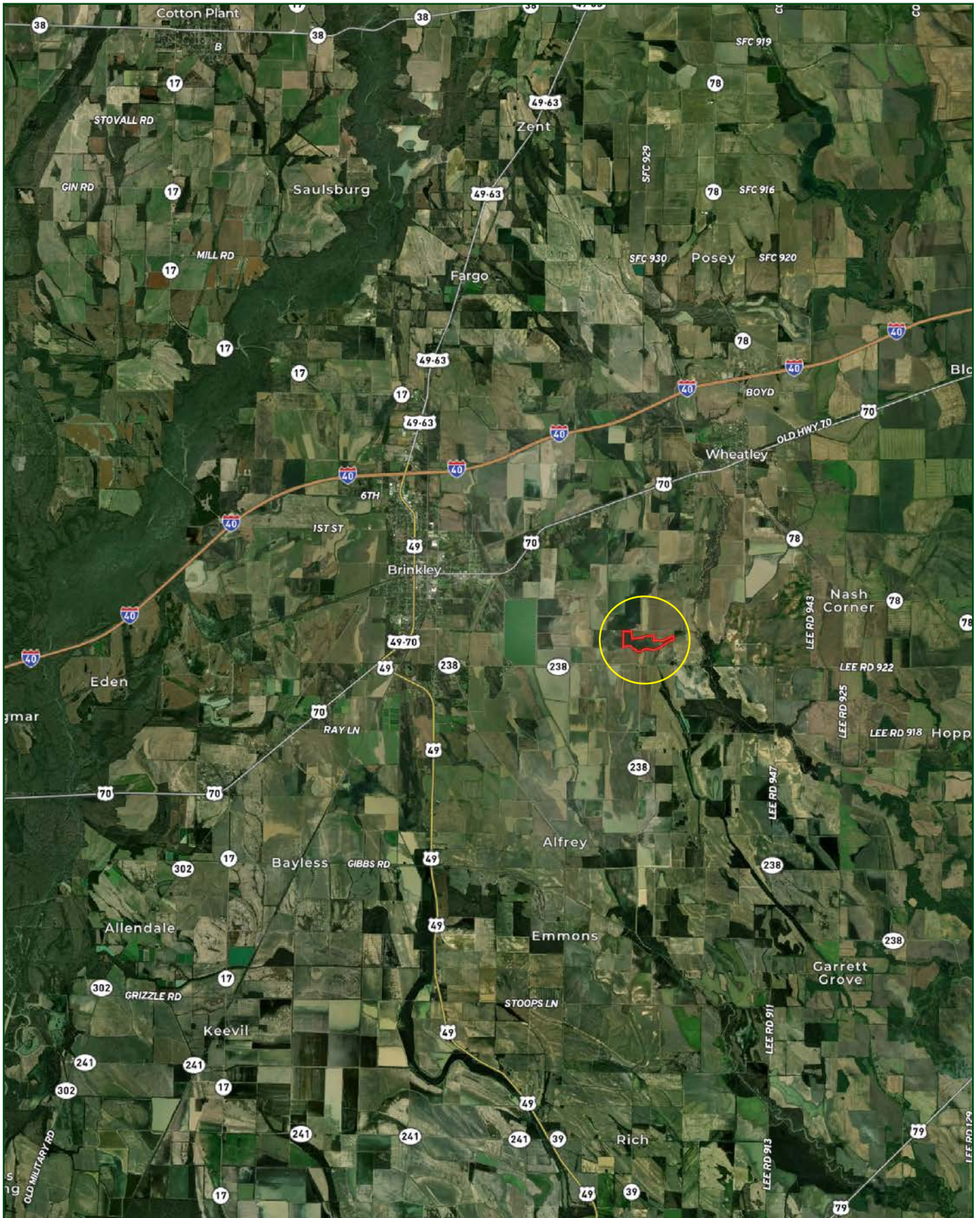
Offering Price: \$661,500.00 (\$9,000.00 per surveyed acre)

To learn more about Maple Slough or to schedule a property tour, contact Gar Lile or Gardner Lile of Lile Real Estate, Inc.

Gar Lile
501-920-7015 (m) | glile@lilerealestate.com

Gardner Lile
501-658-9275 (m) | gardner@lilerealestate.com

LOCATION MAP







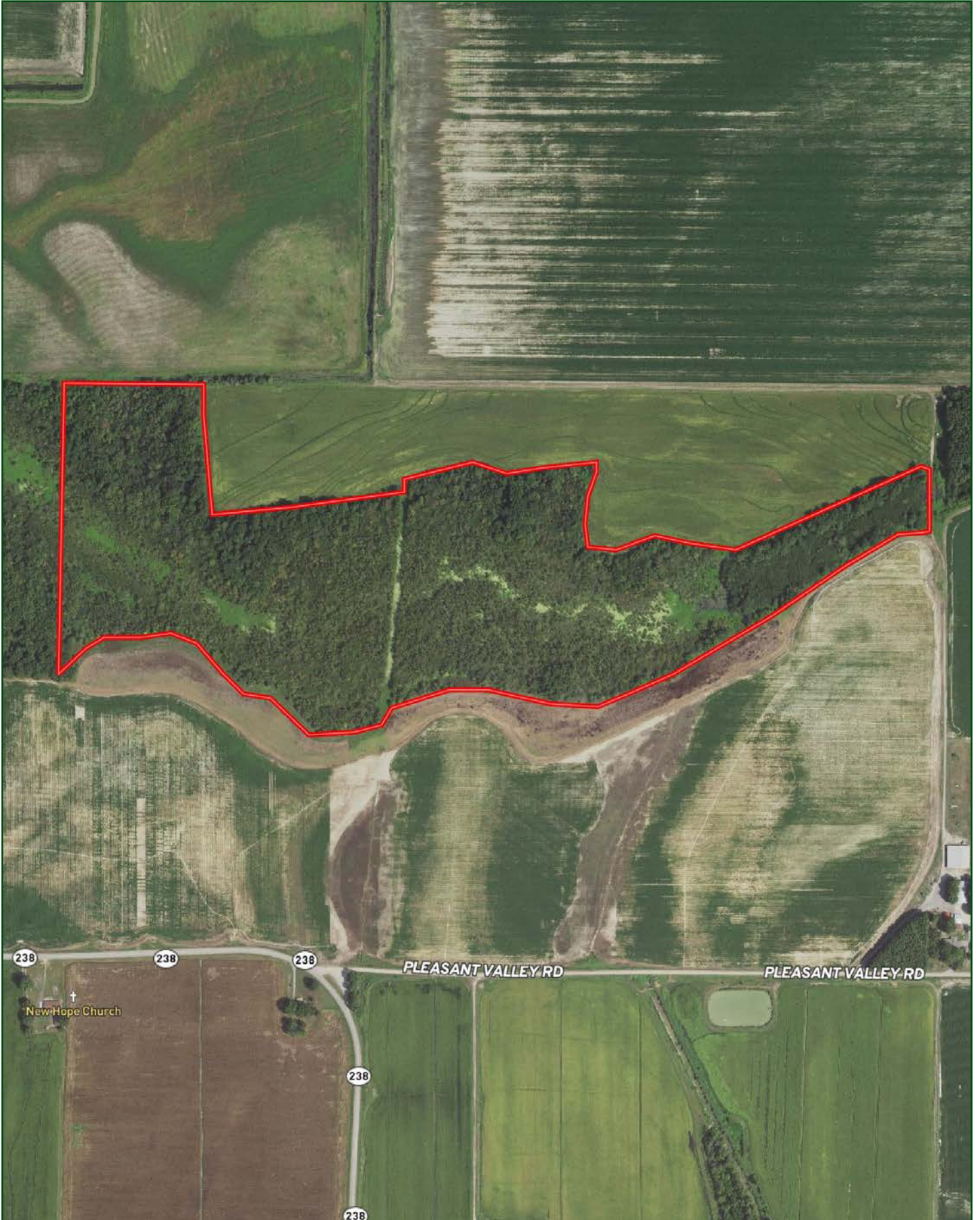




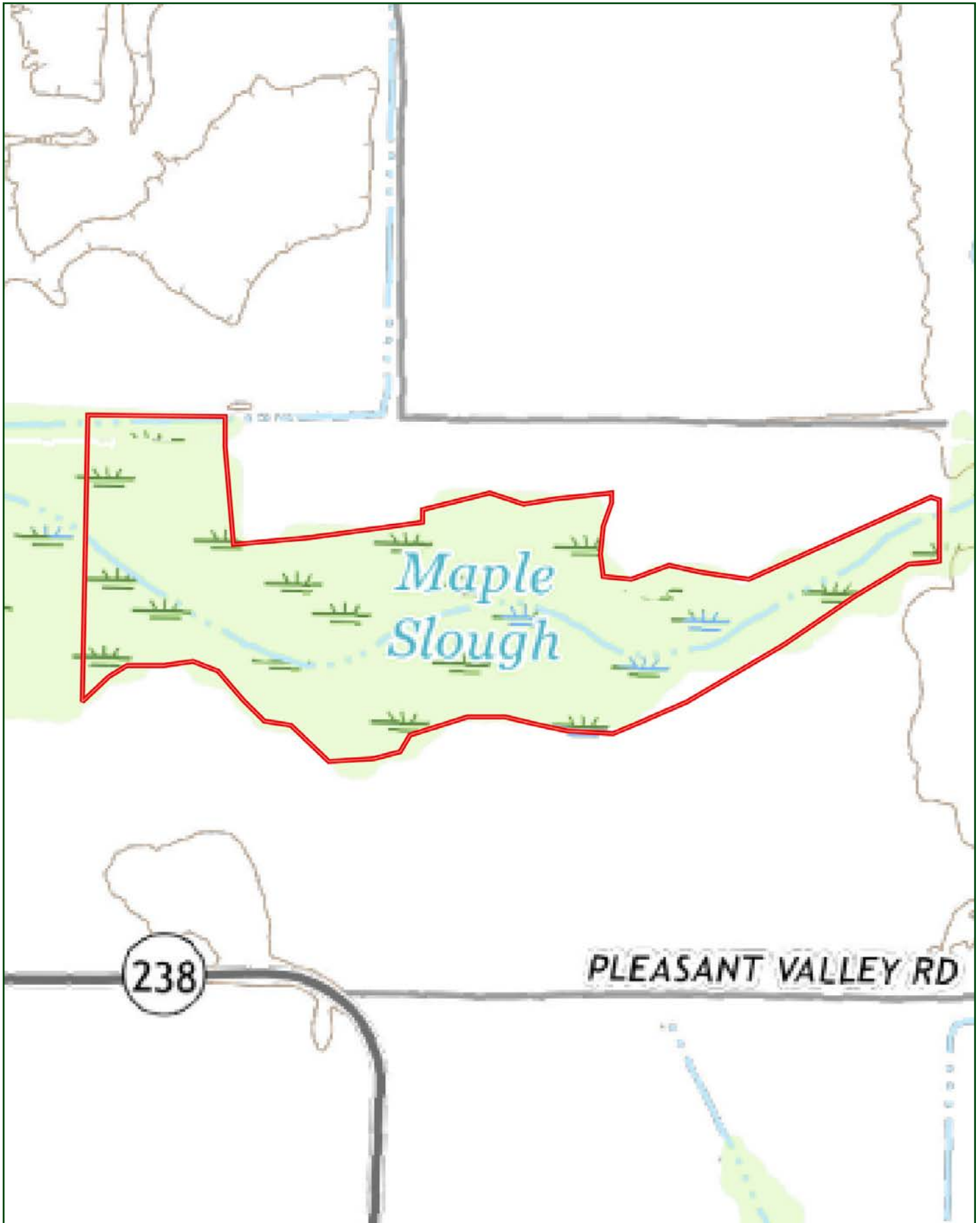




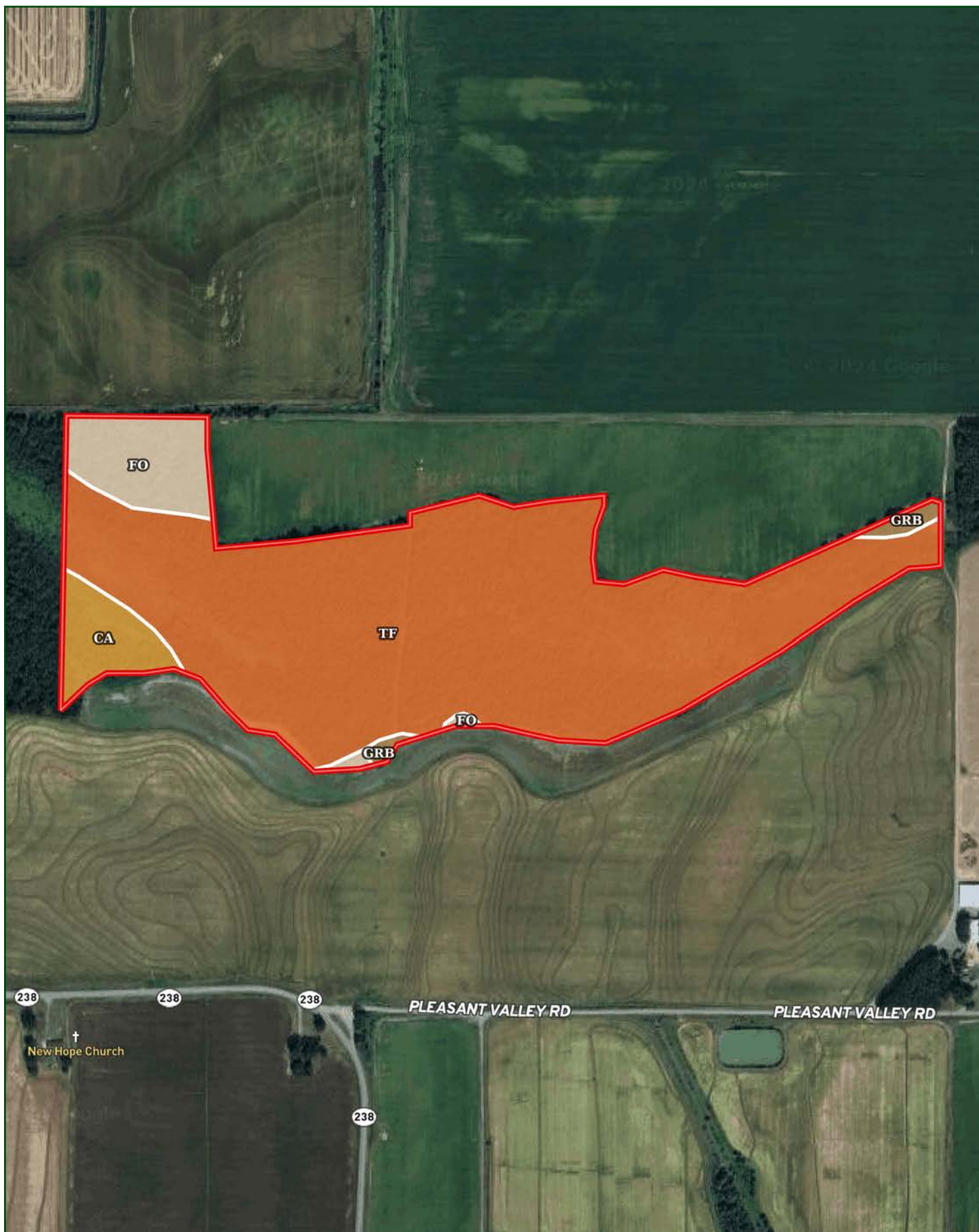
AERIAL MAP



TOPOGRAPHY MAP



SOIL MAP



SOIL MAP KEY

SOIL CODE	SOIL DESCRIPTION	ACRES	%	CPI	NCCPI	CAP
Tf	Tichnor soils, frequently flooded	62.48	84.83	0	48	4w
Fo	Foley-Calhoun-Bonn complex	6.2	8.42	0	74	3w
Ca	Calhoun silt loam, 0 to 1 percent slopes	3.94	5.35	0	63	3w
GrB	Grenada silt loam, 1 to 3 percent slopes	1.03	1.4	0	62	2e
TOTALS		73.65(*)	100%	-	51.19	3.83

(*) 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

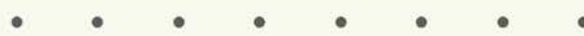
Increased Limitations and Hazards

Decreased Adaptability and Freedom of Choice Users

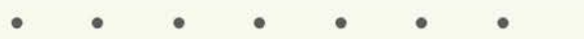
Land, Capability



'Wild Life'



Forestry



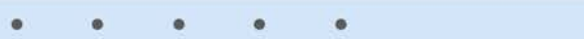
Limited



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



AGRICULTURE | RECREATION | TIMBERLAND

Traditional Brokerage + Sealed Bids + Consulting

LICENSED IN ARKANSAS, LOUISIANA, MISSISSIPPI, AND TENNESSEE