



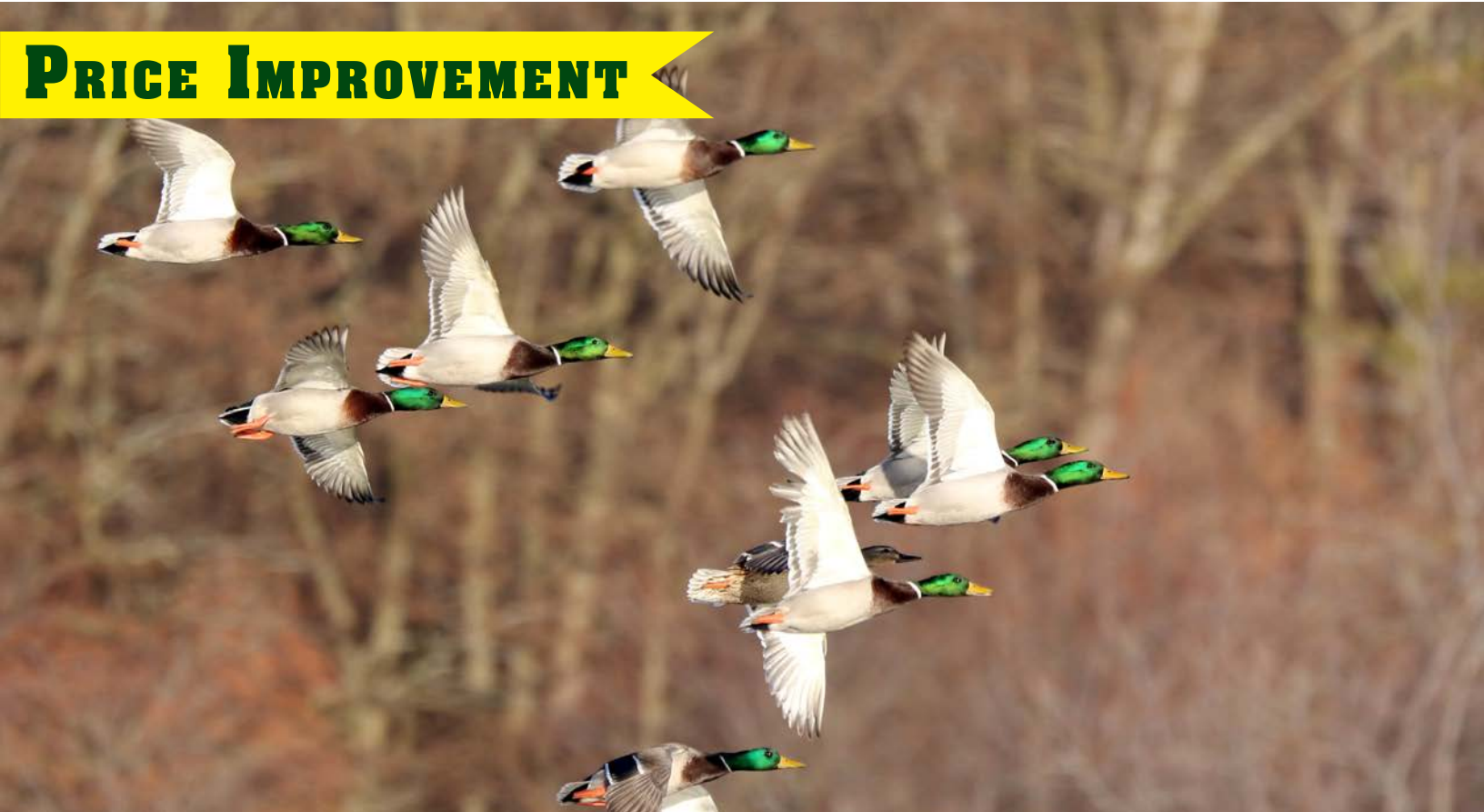
HURRICANE LAKE CAMP

A Recreational Investment Opportunity

0.19± Total Acres | \$129,000.00

White County, Arkansas

PRICE IMPROVEMENT



AGRICULTURE | RECREATION | TIMBERLAND

Traditional Brokerage + Sealed Bids + Consulting

LICENSED IN ARKANSAS, LOUISIANA, MISSISSIPPI, AND TENNESSEE



HURRICANE LAKE CAMP

QUICK FACTS

Acreage

0.19± total acres

Location

Worden, White County, Ar-
kansas

Access

Duckblind Lane

Recreation

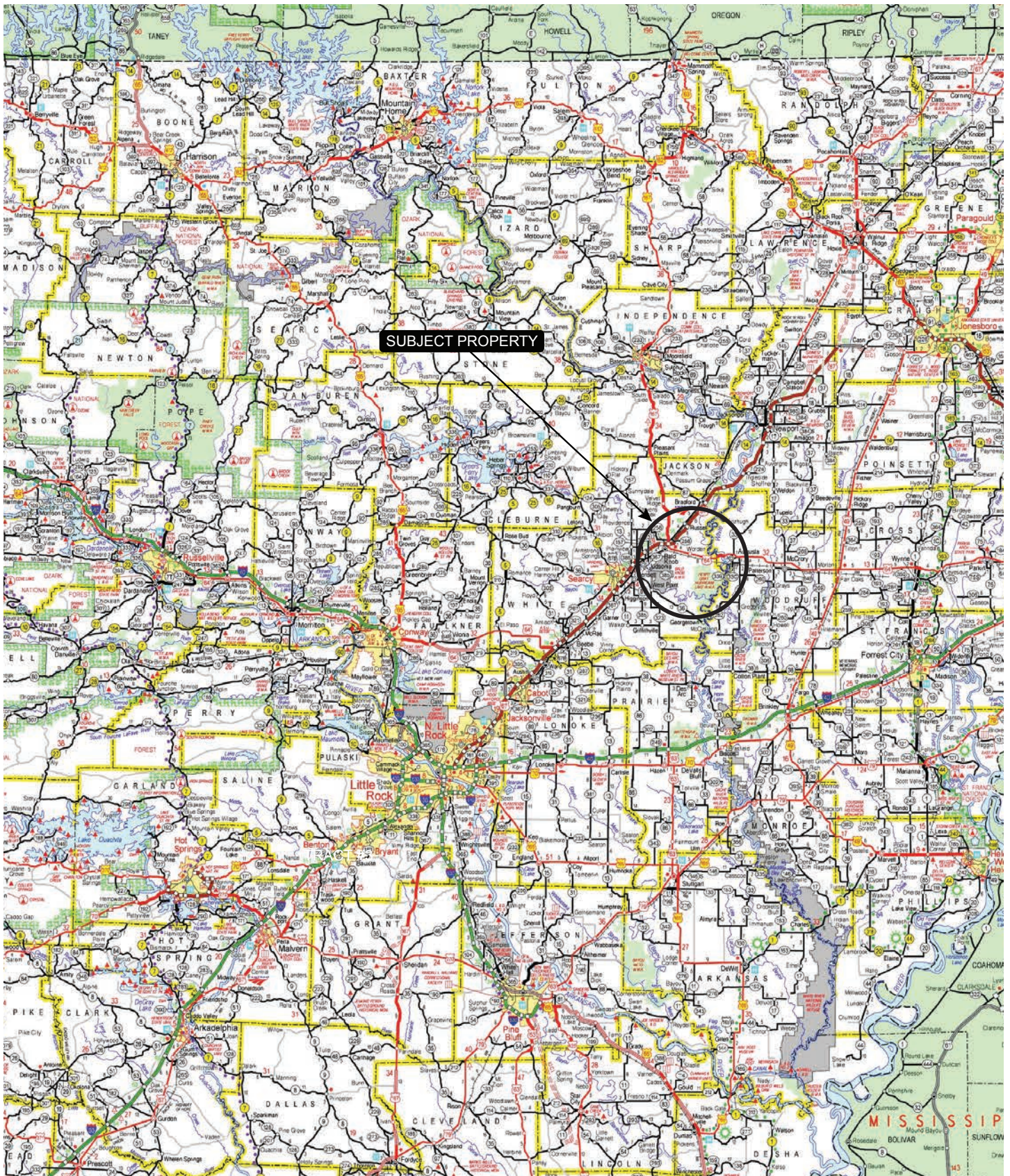
Close proximity to the famous
Henry Gray Hurricane Lake
WMA and potential to lease
nearby privately owned land

Offering Price

\$129,000.00 (originally
~~\$145,000.00~~)



VICINITY MAP



PROPERTY DESCRIPTION

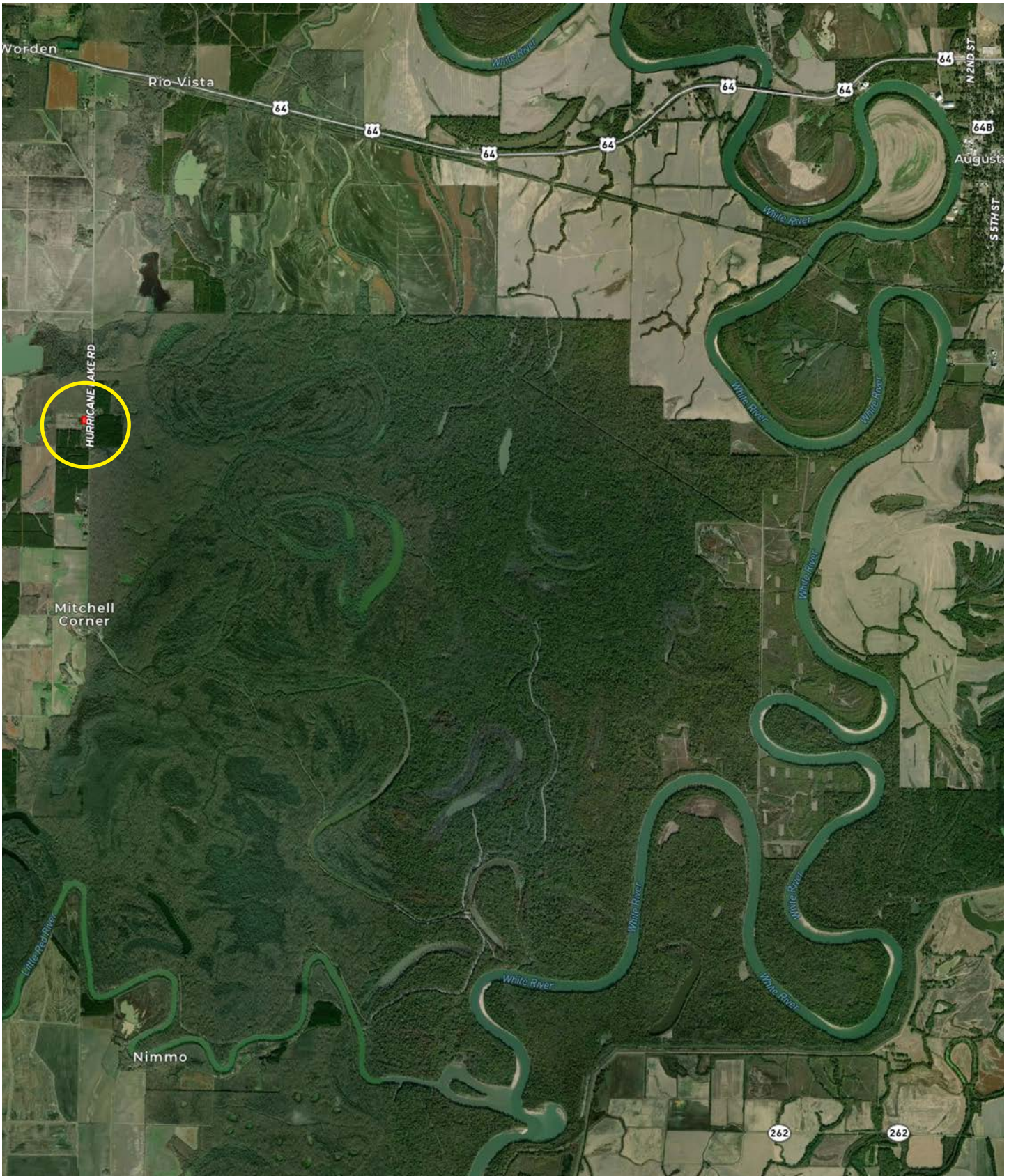
HURRICANE LAKE CAMP

The Hurricane Lake Camp offers an opportunity to acquire a newly built camp located near the Henry Gray Hurricane Lake WMA. The camp is 1,200± heated and cooled square feet and features two (2) bedrooms with one (1) full bathroom. Additionally, there is an open concept living room and a full kitchen, less a dishwasher. Located on the southwestern portion of the lot is a 12' x 24' foot shed to store hunting equipment and features a fish cleaning station.

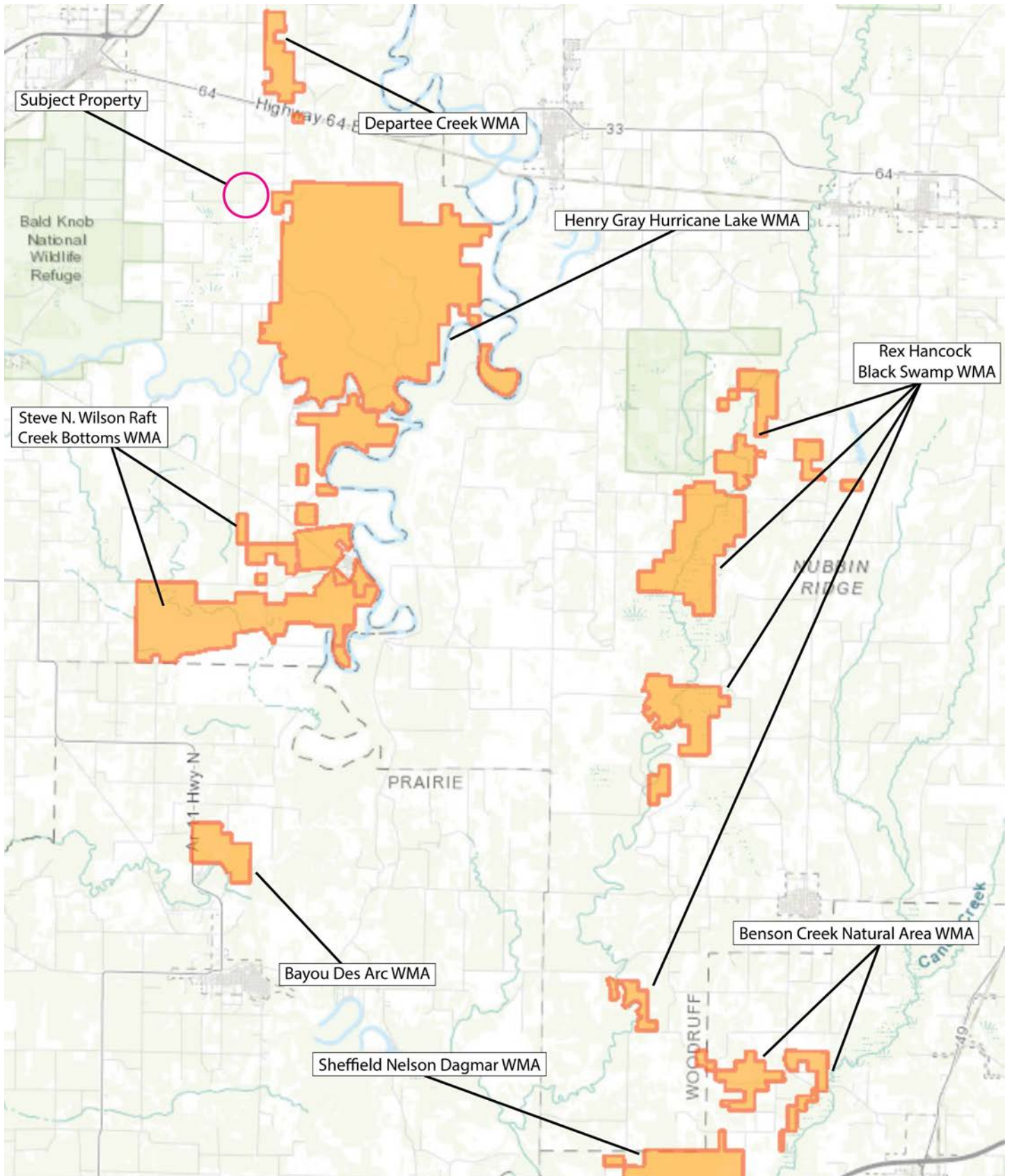
The Henry Gray Hurricane Lake WMA is known for some of the best public green timber duck hunting in the state, in addition to good deer hunting opportunities and other small game hunting. The camp is just a three-minute drive to the Mitchell's Corner boat ramp. It is common for farmers and landowners in this area to lease out hunting rights, which has the potential to provide additional waterfowl hunting opportunities.



LOCATION MAP



RECREATIONAL MAP





AERIAL MAP



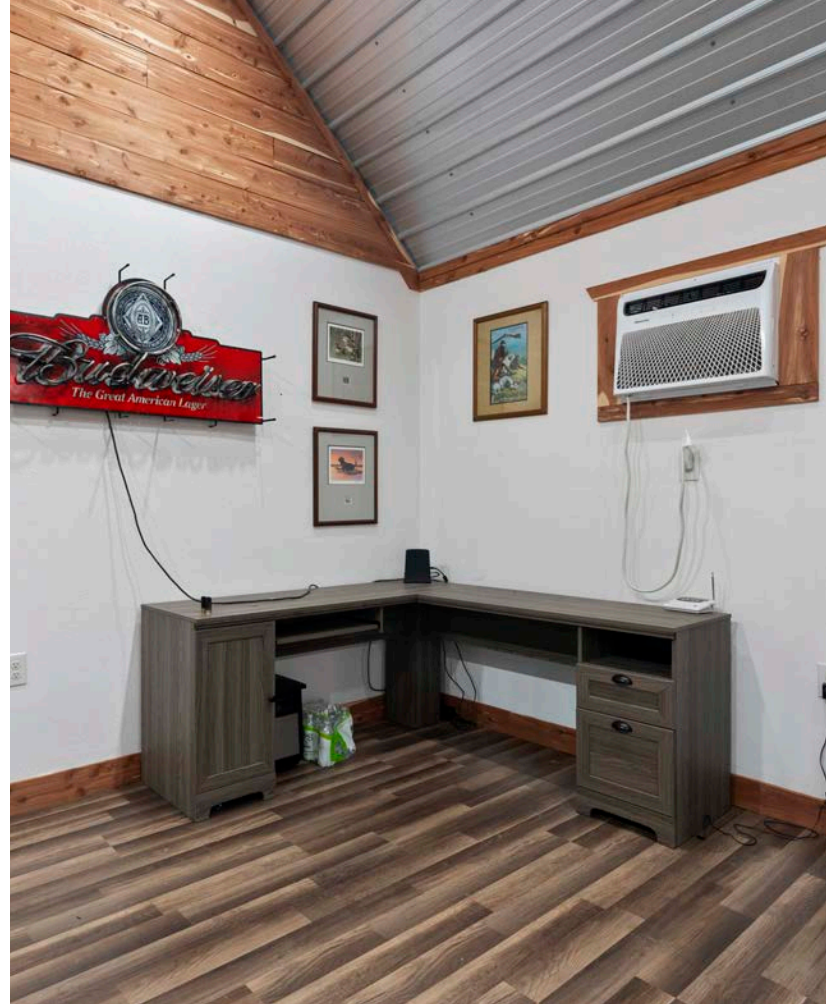
LOCATION & ACCESS

Worden, White County, Arkansas
Eastern Region of Arkansas

Mileage Chart

Bald Knob, AR	5 Miles
Little Rock, AR	66 Miles
Jonesboro, AR	73 Miles
Memphis, TN	88 Miles

There is access from Duckblind Road, a gated private road.

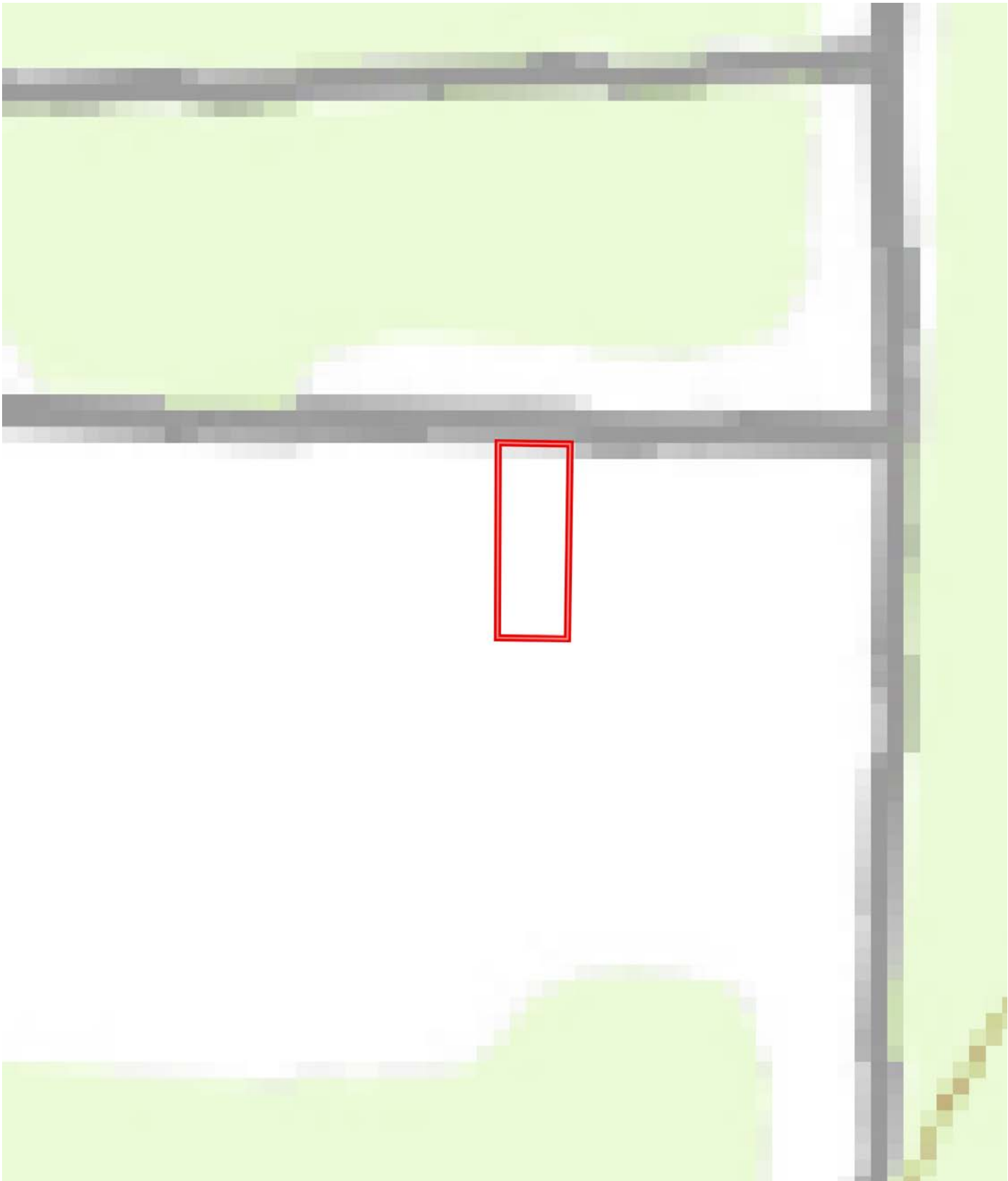








TOPOGRAPHY MAP







SOIL MAP



SOIL MAP KEY

SOIL CODE	SOIL DESCRIPTION	ACRES	%	CPI	NCCPI	CAP
7	Dewitt silt loam, 0 to 1 percent slopes	0.19	100	0	67	3w
TOTALS		0.19(*)	100%	-	67.0	3

(*) 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

\$83.49 (*this figure will increase in 2025 due to the new improvements being assessed.*)

Offering Price

\$129,000.00 (originally \$145,000.00)

To learn more about Hurricane Lake Camp or to schedule a property tour, contact Gardner Lile of Lile Real Estate, Inc. or Dustin Roddy of Cache River Farms.

Gardner Lile

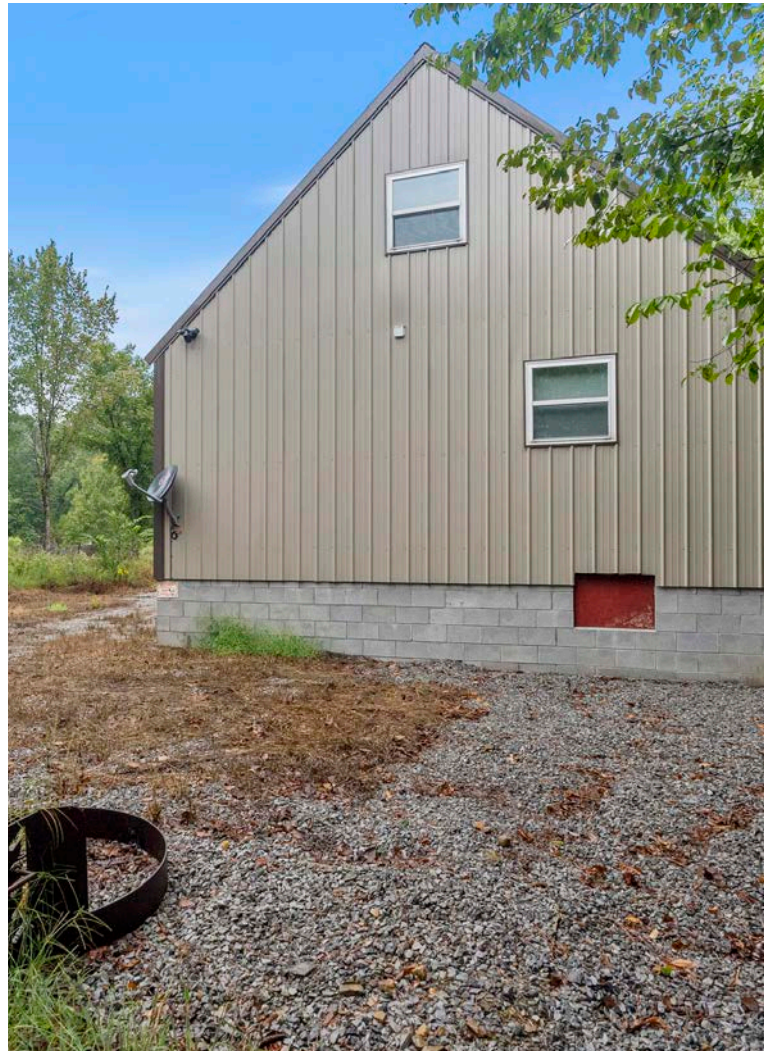
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DISCLOSURE STATEMENT: Lile Real Estate, Inc. is the listing agency for the owner of the property described within this offering brochure. A representative of Lile Real Estate, Inc. must be present to conduct a showing.

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.

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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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