

SAWTOOTH 113

A Recreational Investment Opportunity

113.20± Surveyed Acres • \$786,740.00 • White County, Arkansas



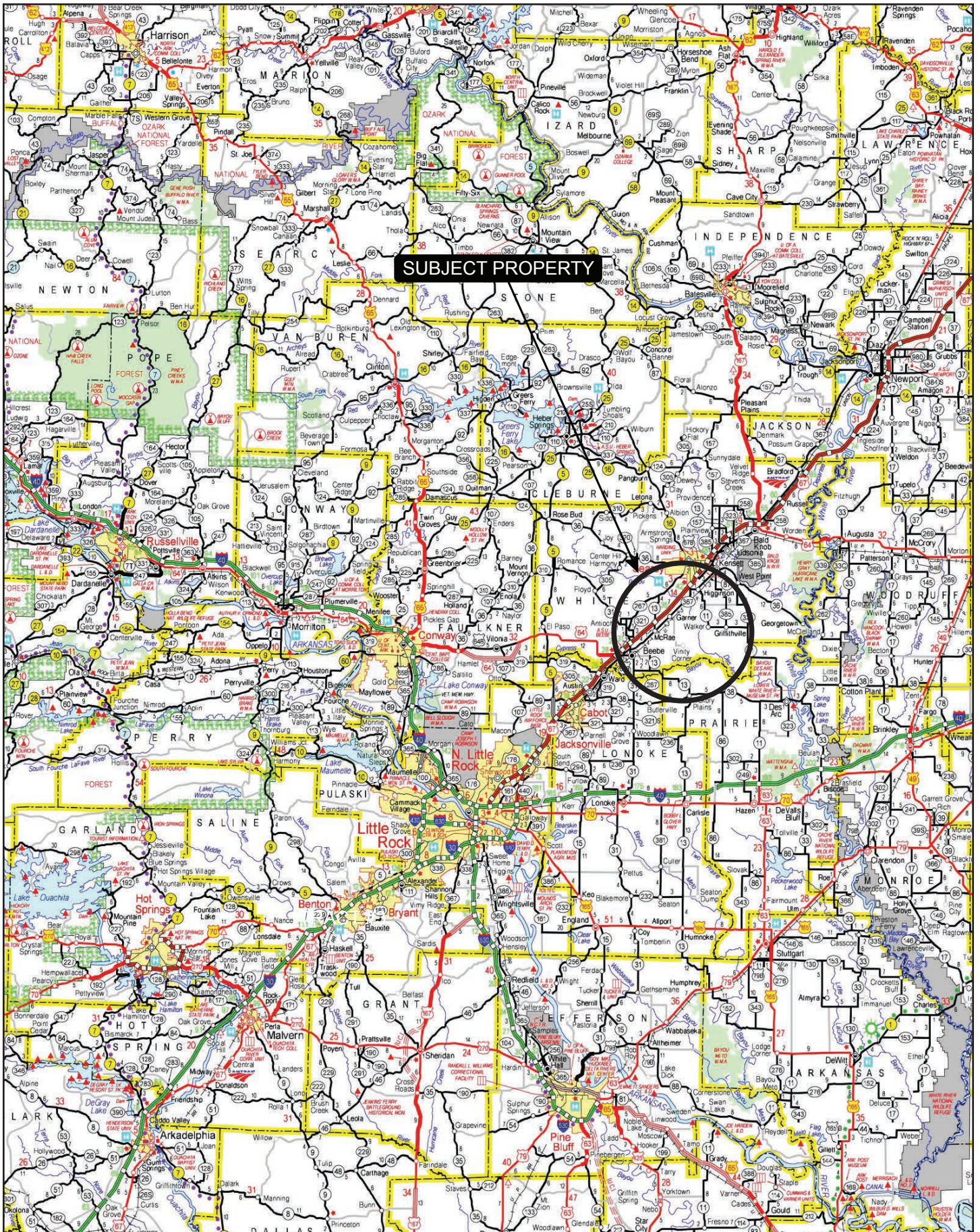
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REAL ESTATE

AGRICULTURE | RECREATION | TIMBERLAND

Traditional Brokerage + Sealed Bids + Consulting

LICENSED IN ARKANSAS, LOUISIANA, MISSISSIPPI, AND TENNESSEE

VICINITY MAP



PROPERTY SUMMARY

Description:

The Sawtooth 113 is one of the most gorgeous and diverse parcels of bottomland hardwoods we have seen in a long time. This place has it all – a superlative parcel of bottomland hardwood timber with a pristine stand of healthy Willow Oaks and Water Oaks, offering overflow green timber hunting. There is a large beaver slash with more excellent duck habitat, and a new permanent duck blind. With the first autumn rains, this area will have close to ten (10) acres of controlled water via three (3) strategically positioned water control structure boxes. Throughout the winter months, Des Arc Bayou and Glade Creek quite often overflow their banks. When this happens, approximately 90± acres of the property will be flooded around knee deep. The property is also well located between decades old duck clubs, such as the 'Branch Flat Hunting Club' to the south and 'Across the Tracks Duck Club' to the north – all of which are a short duck flight from the Bald Knob Federal Waterfowl Refuge and the Steve N. Wilson Raft Creek Bottoms WMA. There are deer stands in place with food plots and shooting lanes already established. Additionally, there is a stand of mature pines, and planted, producing, sawtooth oaks. Fishing opportunities certainly abound with some of the best springtime crappie and bass fishing in the area near the south end of the property, at the confluence of Des Arc Bayou and Glade Creek. The diversity is astounding with Bayou Des Arc traversing the property from north to south.

This property has green timber duck hunting, trophy whitetails, and plenty of turkeys! A rare parcel where all three can be hunted with great likelihood of success and has been developed with those goals in mind. The Sawtooth 113 has to be seen to appreciate the diversity of habitat and the quantity of game it produces.

Location:

Searcy, Arkansas; White County; Eastern Region of Arkansas

Mileage Chart

Searcy, AR	10 Miles
Little Rock, AR	54 Miles
Memphis, TN	113 Miles

Acreage:

113.2± surveyed acres

Access:

The property has a deeded, improved access off of a paved county road. The easement is gated and graveled. Via Booth Road, off of Arkansas Highway 367. Access is also available from the Northeast via Arkansas Highway 11, and Lewis Lane.

Real Estate Taxes:

\$145.00 (estimated)

PROPERTY SUMMARY

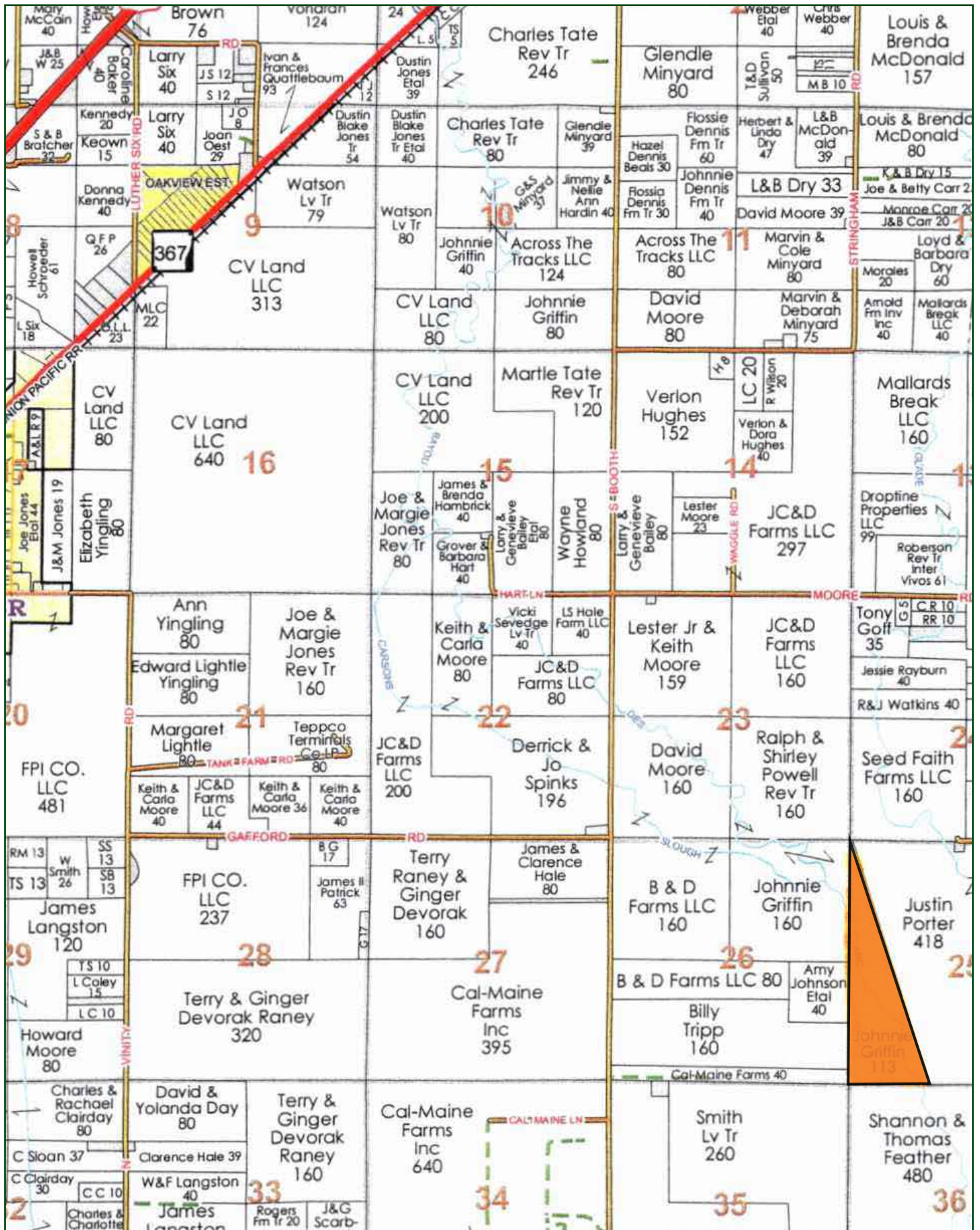
Mineral Rights:	All mineral rights owned by the Seller, if any, shall transfer to the Buyer.
Offering Price:	\$786,740.00

To learn more about the Sawtooth 113 or to schedule a property tour, contact
Jeryl Jones or Gardner Lile of Lile Real Estate, Inc.

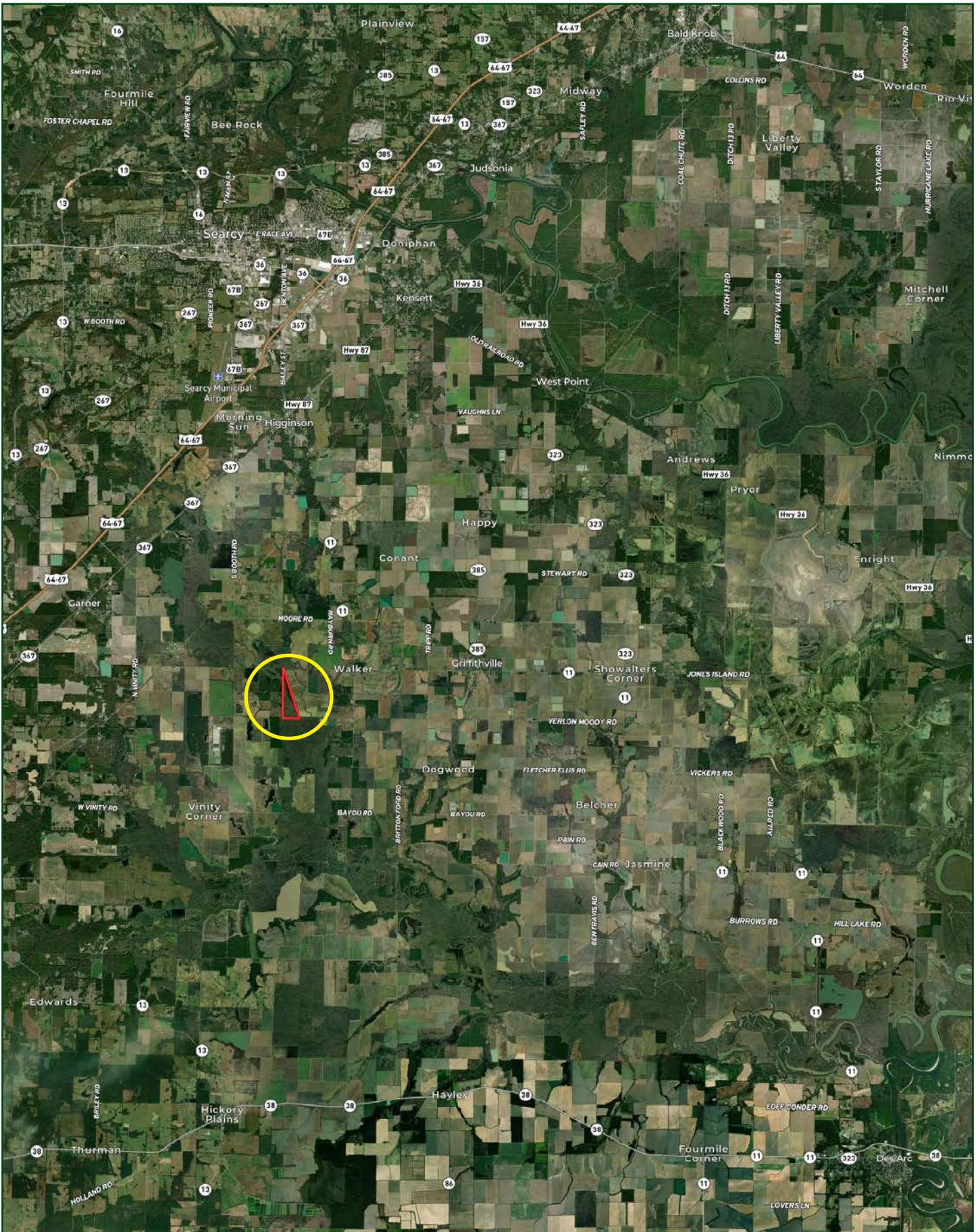
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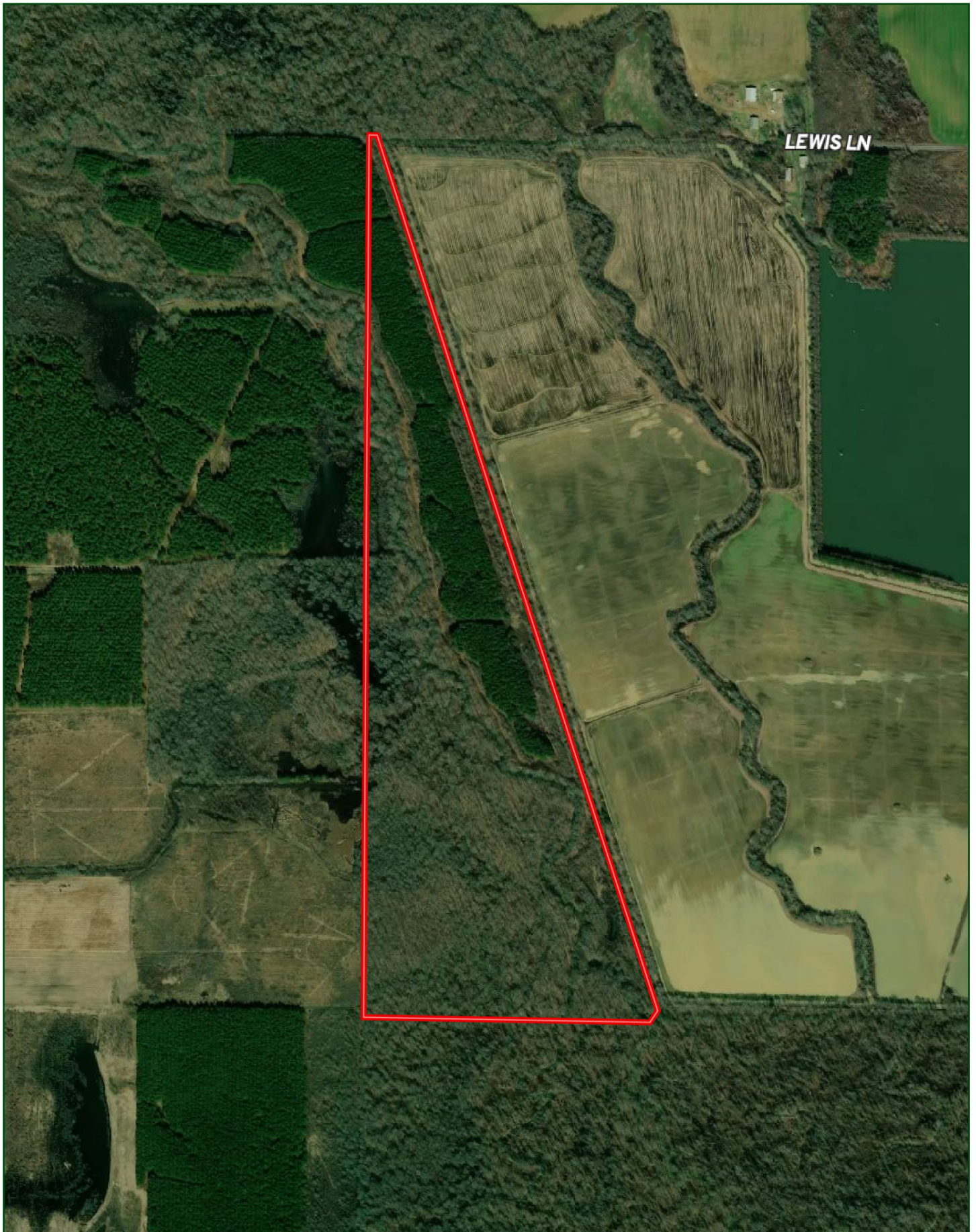
OWNERSHIP MAP



LOCATION MAP



AERIAL MAP









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REVEAL 66F 19C 03/23/2024 18:25:16



REVEAL
TACTICAM

04/01/2024 4:06

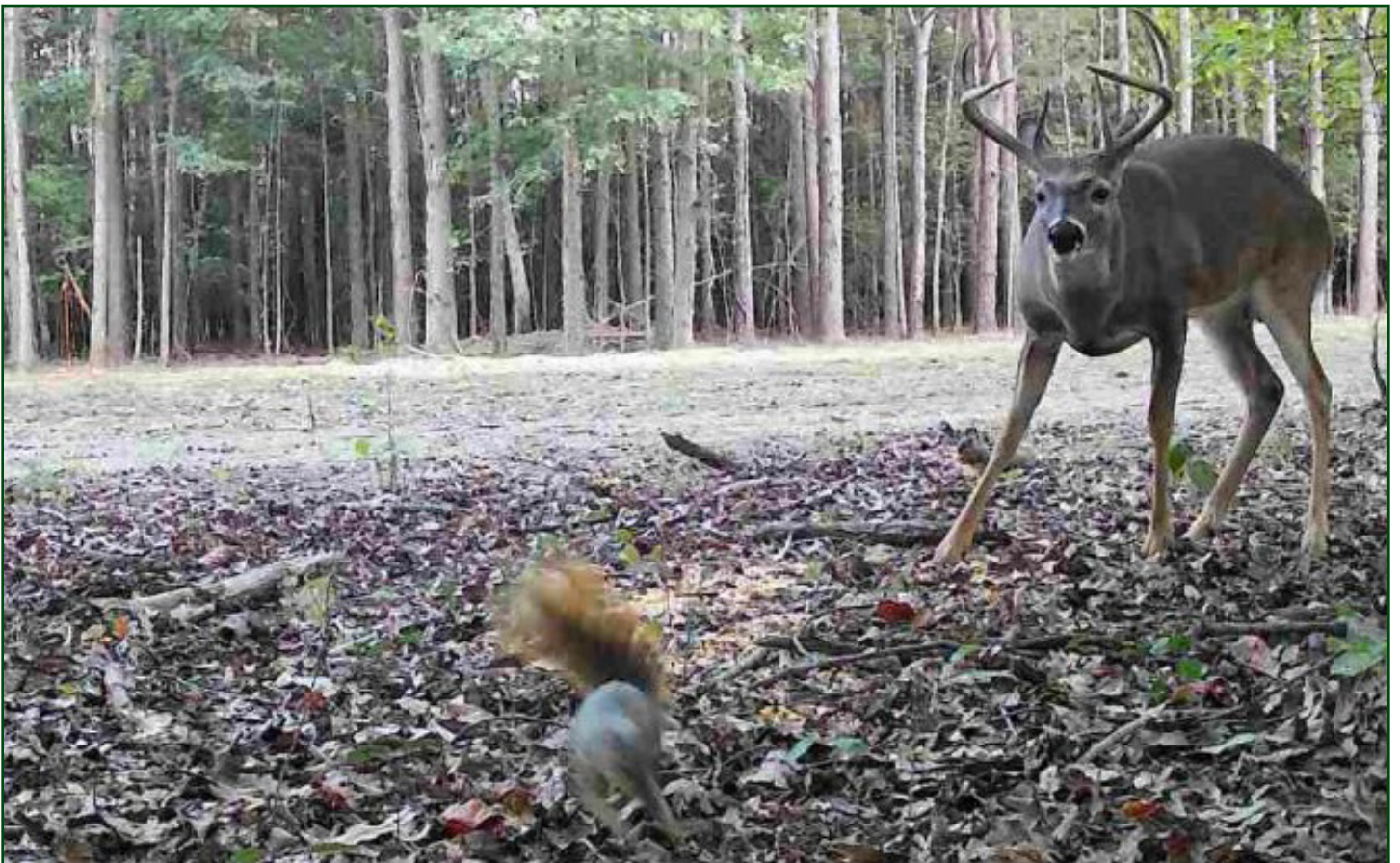






VEAL
CAMERA

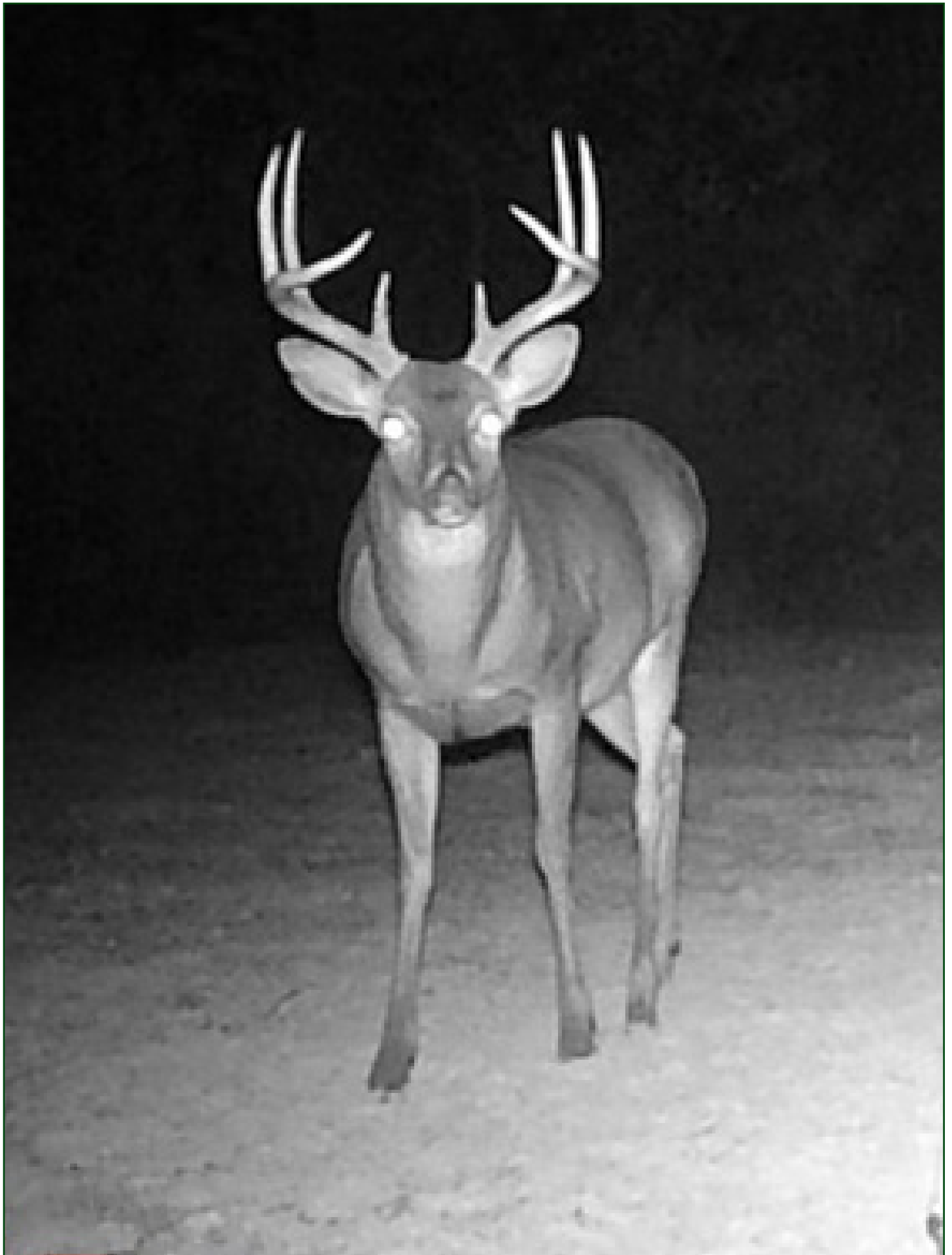
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VEAL
CAMERA

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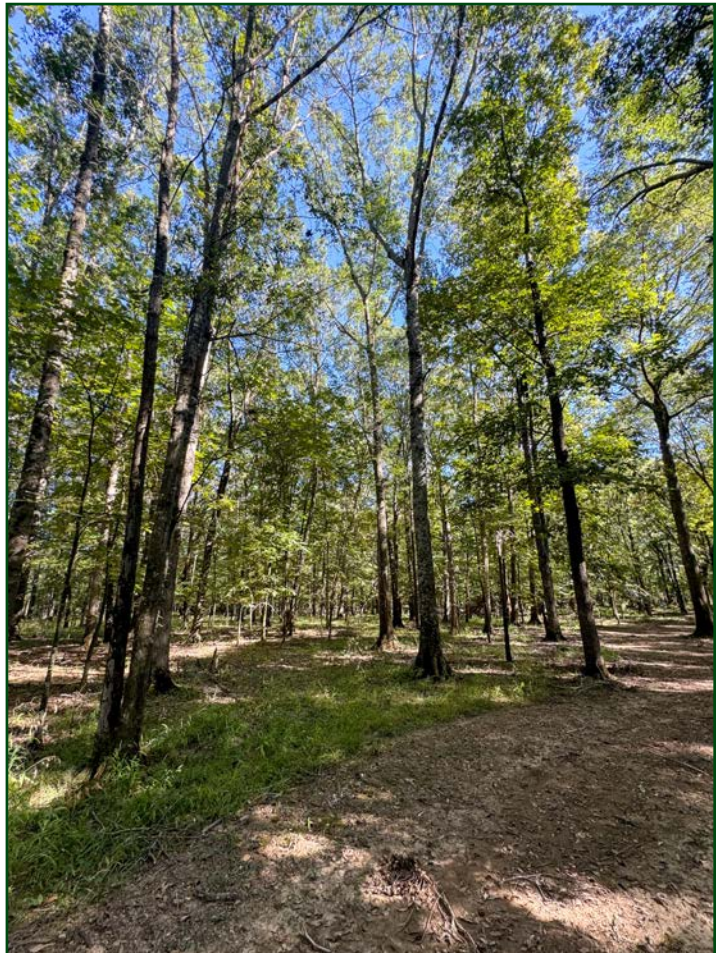






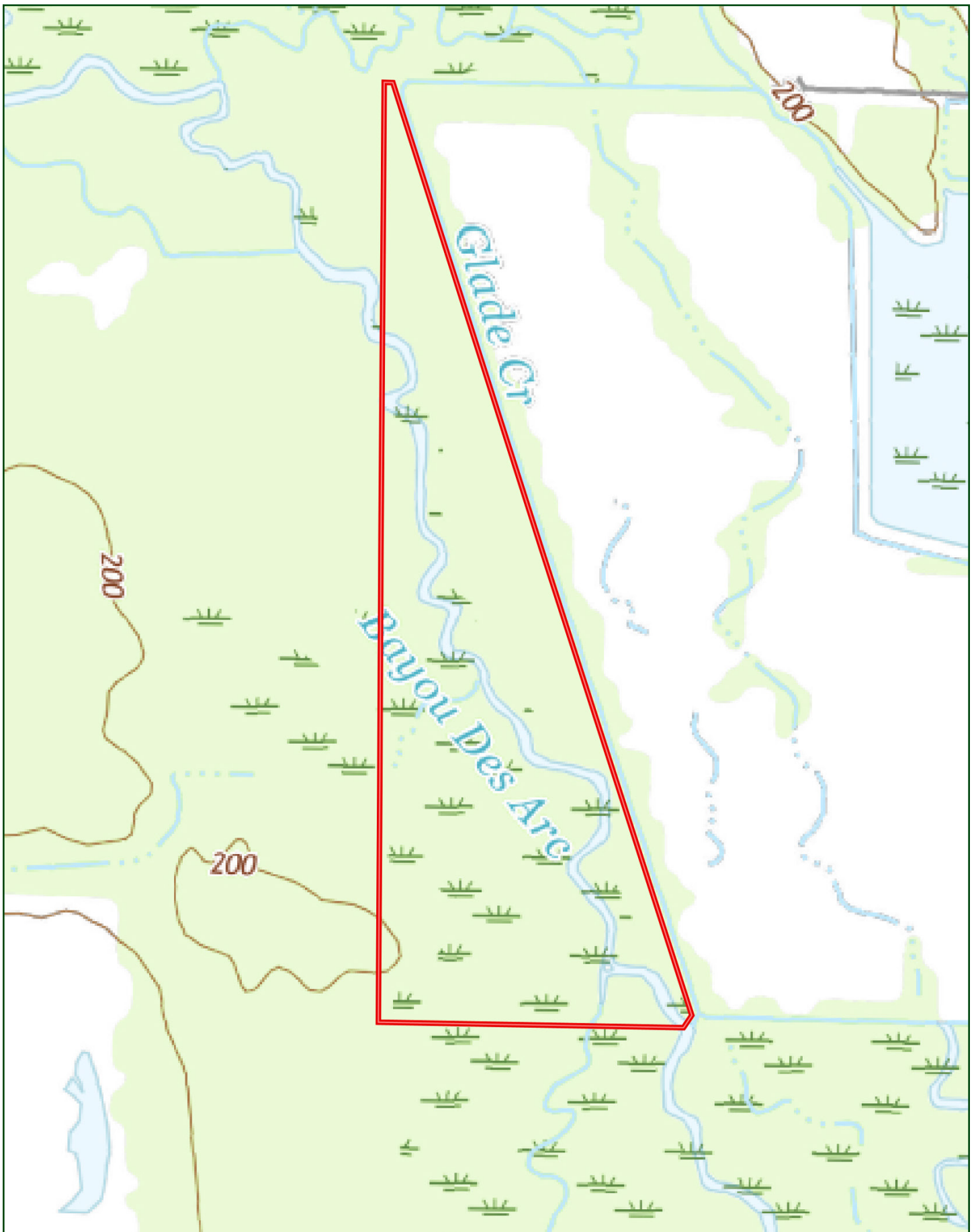








TOPOGRAPHY MAP



SOIL MAP



SOIL MAP KEY

SOIL CODE	SOIL DESCRIPTION	ACRES	%	CPI	NCCPI	CAP
36	Tichnor silt loam, 0 to 1 percent slopes, frequently flooded	106.78	94.34	0	51	4w
21	Immanuel silt loam, 1 to 3 percent slopes	6.41	5.66	0	65	2e
TOTALS		113.19(*)	100%	-	51.79	3.89

(*) 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

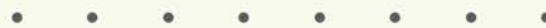
Increased Limitations and Hazards

Decreased Adaptability and Freedom of Choice Users

Land, Capability



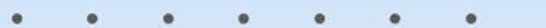
'Wild Life'



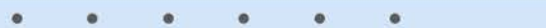
Forestry



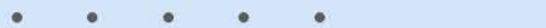
Limited



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.



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