

BUCK BRUSH CAMP

A Recreational and Residential Investment Opportunity

4.5± Acres • \$290,000.00 • Lonoke County, Arkansas



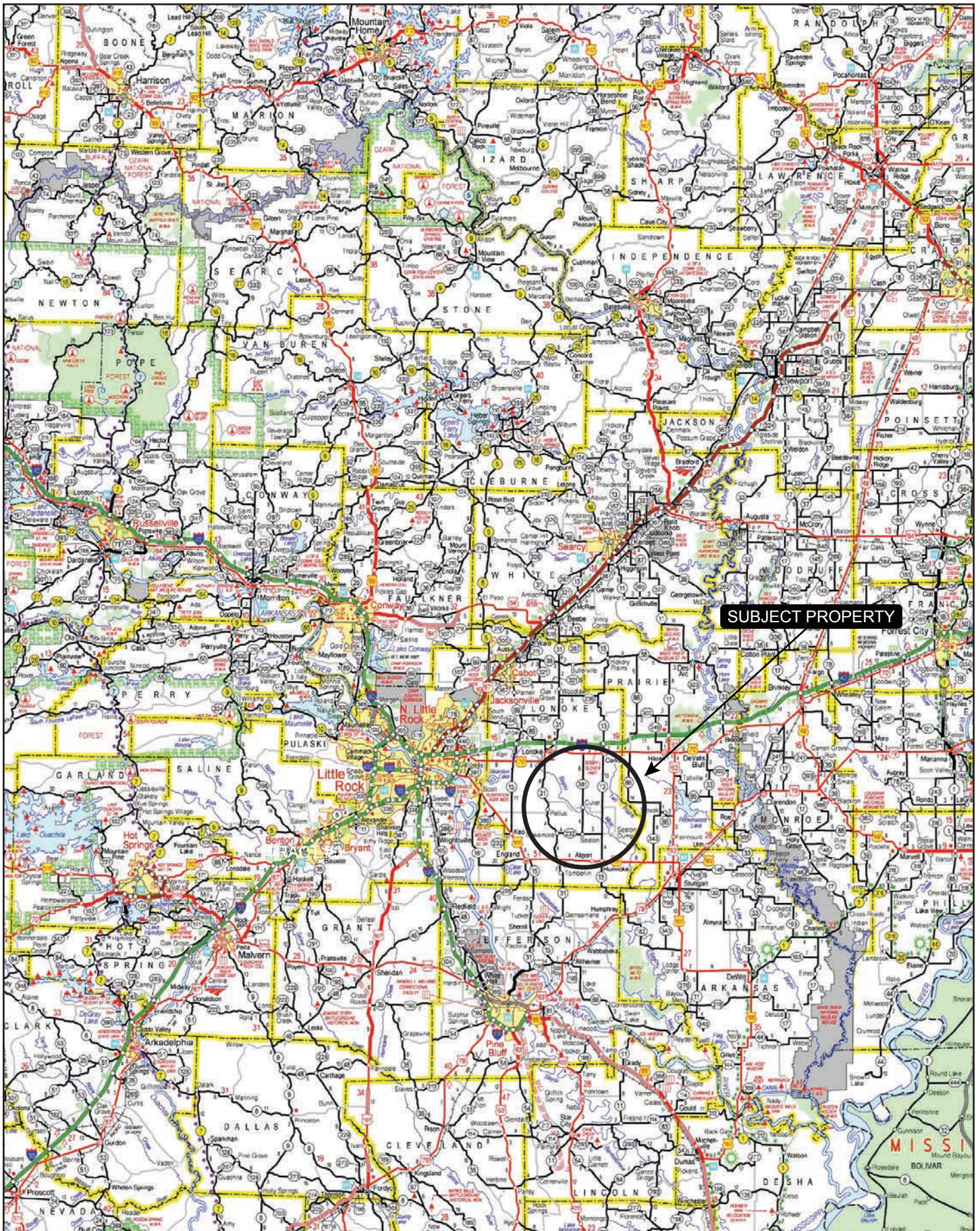
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Traditional Brokerage + Sealed Bids + Consulting

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VICINITY MAP



PROPERTY SUMMARY

Description:

The Buck Brush Camp offers an opportunity to acquire a home in Culler, Arkansas that makes an excellent hunting operation home base. The camp is located in an area well known for waterfowl hunting, and yet still conveniently close to Little Rock. The camp rests on 4.5± acres and is 2,568± heated and cooled square feet that features five (5) bedrooms with three (3) full bathrooms. There is a master suite with a full bathroom off one side of the open concept kitchen and living area, with another four (4) bedrooms and two (2) full bathrooms on the other side. The camp is well designed for hosting and entertaining with a full kitchen that includes granite countertops, an island, and updated appliances – all next to the living room that features a wood burning fireplace. Additionally, there is a screened-in front porch that offers an additional eating and entertainment area.

There is a stocked fishing pond that provides both great views and afternoon entertainment following a morning duck hunt. Located to the southwest of the house is a 3,000± square foot shop used for storing hunting equipment. The shop is a red iron metal building with concrete floors, a 16' foot roll up door, and two (2) entry doors. There is an unfinished bathroom in the shop.

The camp and shop will convey turnkey, less personal items and hunting equipment.

Location:

Culler, Arkansas; Lonoke County

Mileage Chart

Lonoke, AR	14 Miles
Stuttgart, AR	26 Miles
Little Rock, AR	40 Miles
Memphis, TN	116 Miles

Acreage:

4.5± surveyed acres

Access:

Gated access of Staton Road, which is an asphalt county maintained road.

Real Estate Taxes:

\$1,800.00 (estimated)

Mineral Rights:

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

Utilities:

Grand Prairie Water, First Electric for electricity, and a new septic tank was installed in 2023.

Recreation:

Leased land in the area could potentially offer waterfowl hunting opportunities.

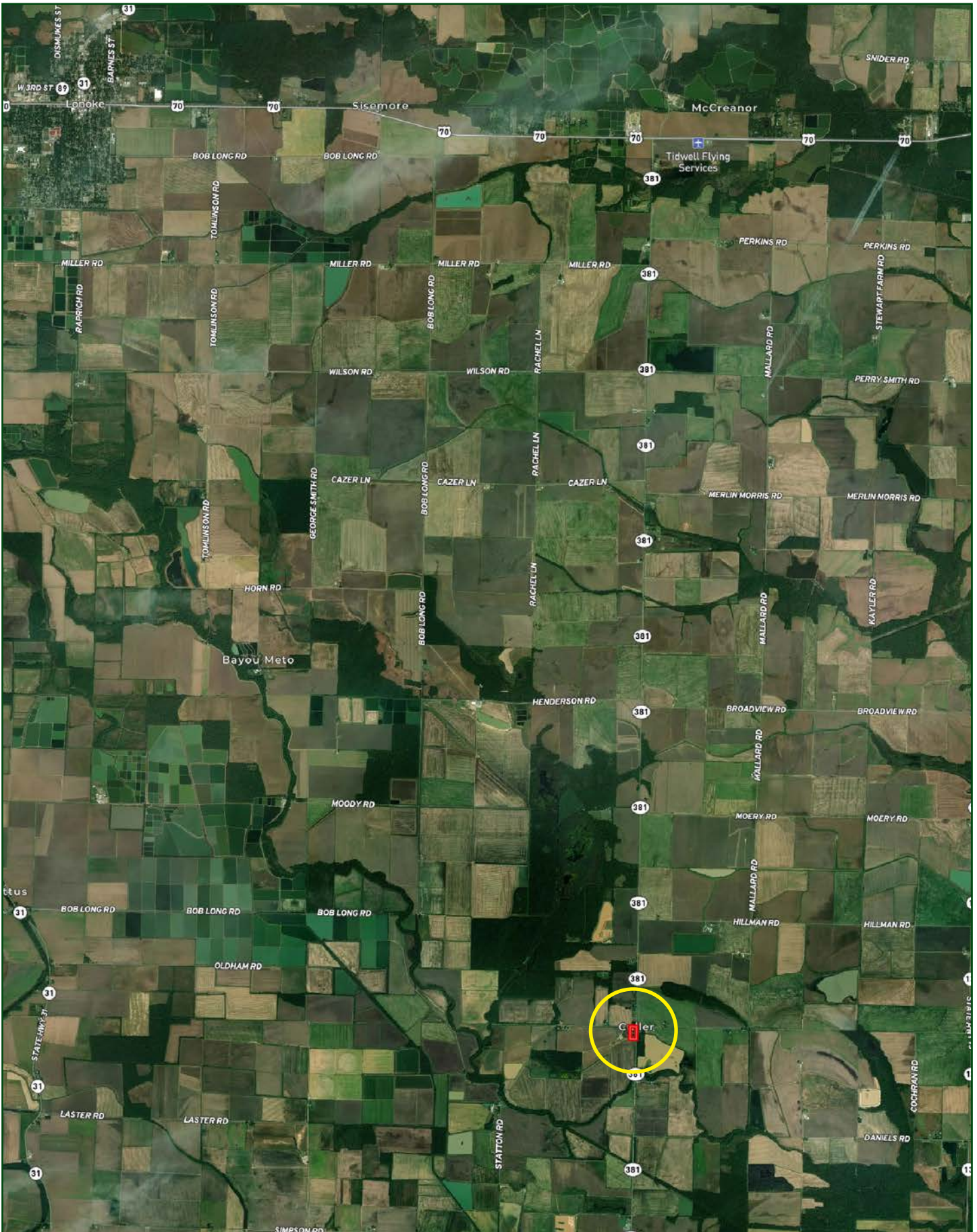
PROPERTY SUMMARY

Offering Price: \$290,000.00

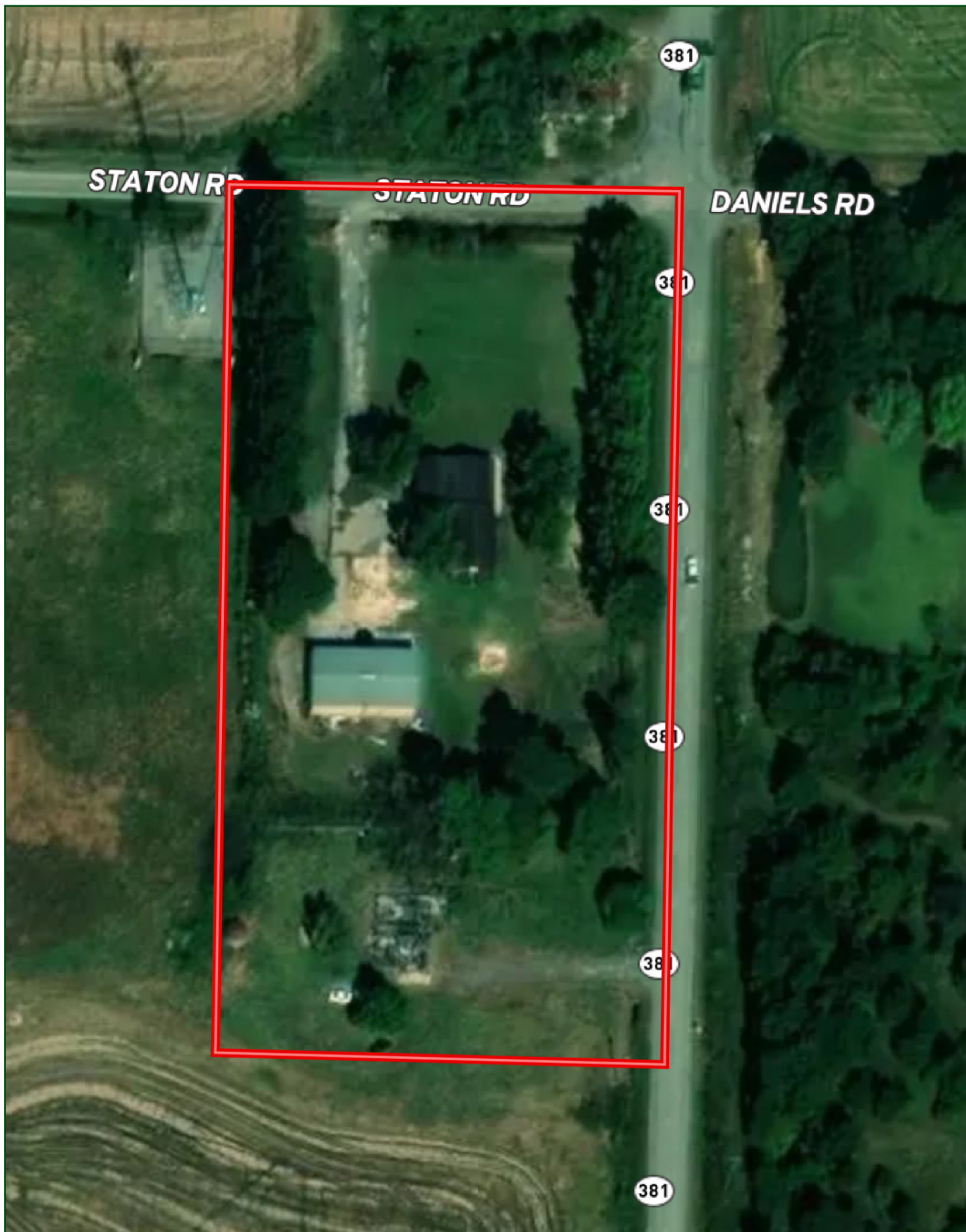
To learn more about the Buck Brush Camp or to schedule a property tour, contact Gardner Lile of Lile Real Estate.

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

LOCATION MAP



AERIAL MAP







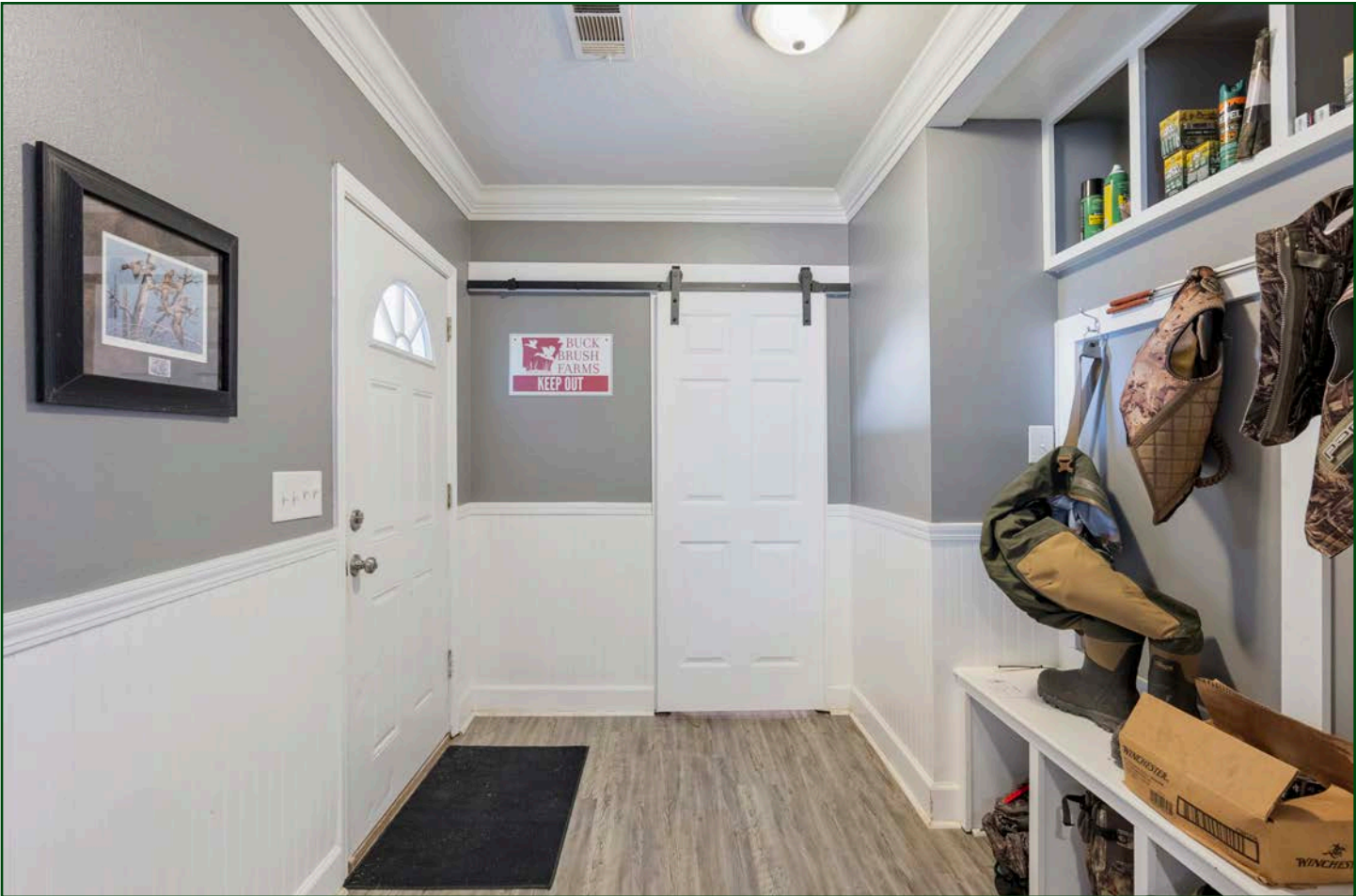


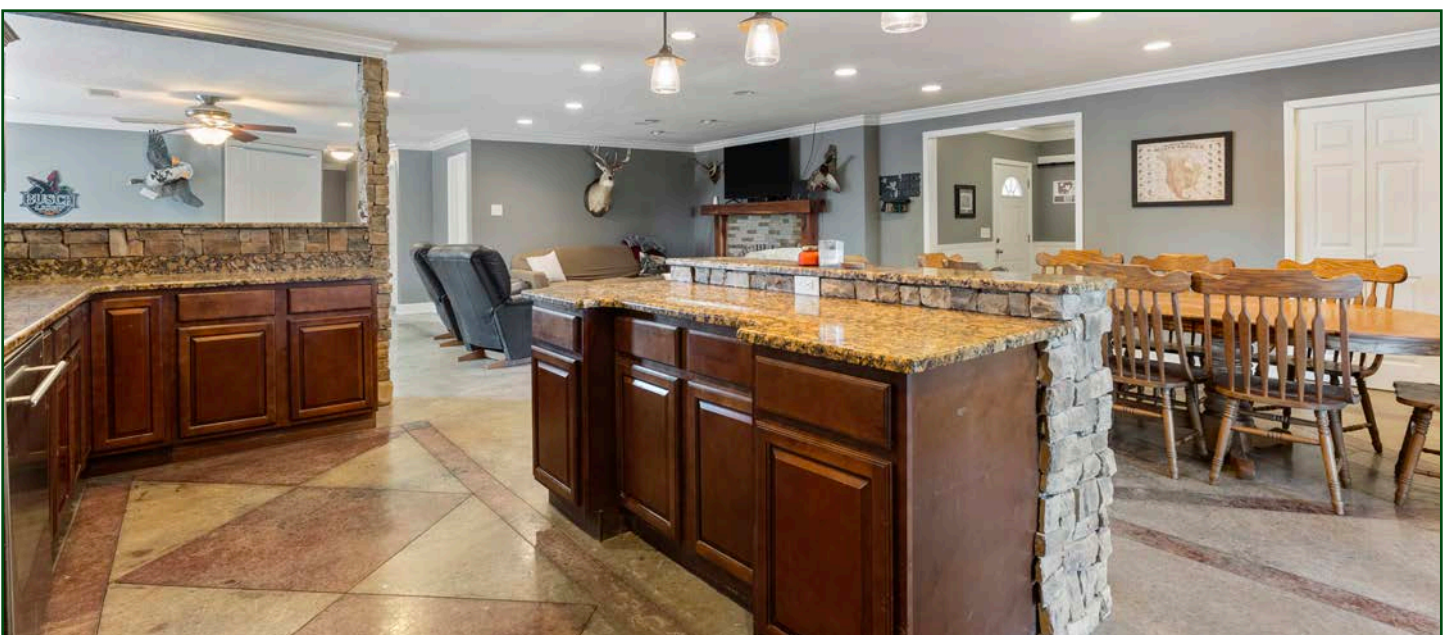
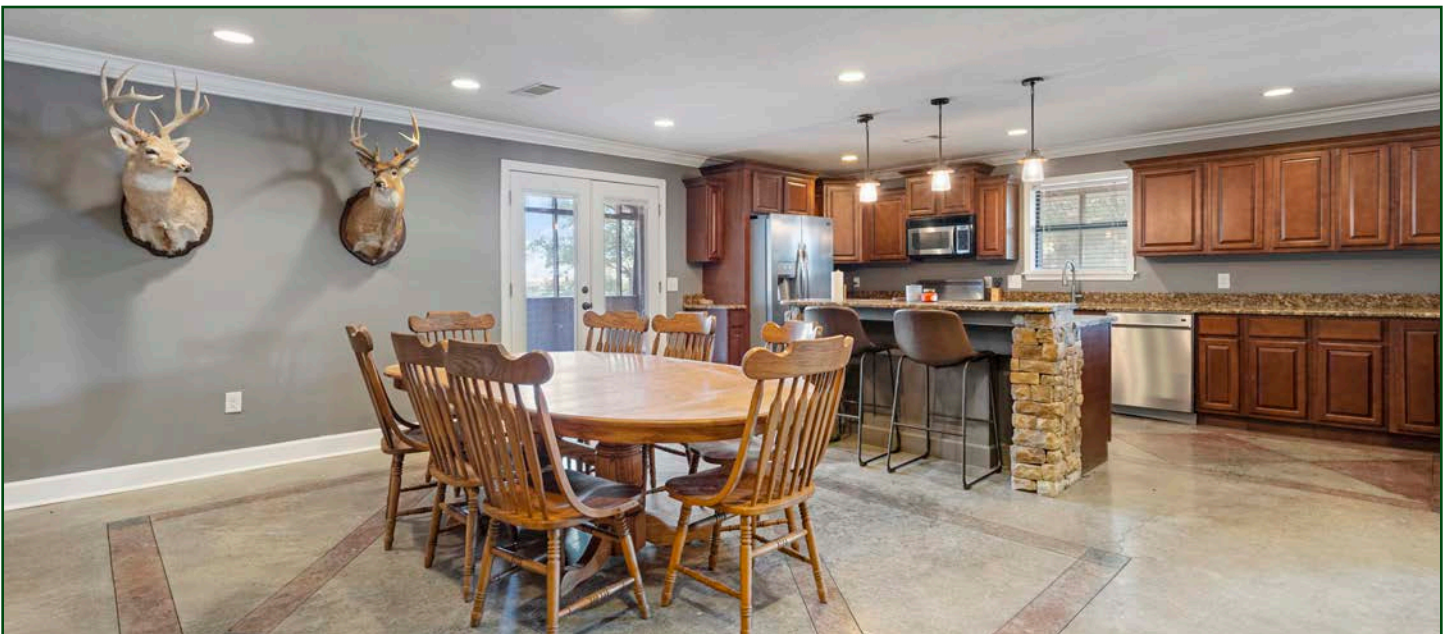
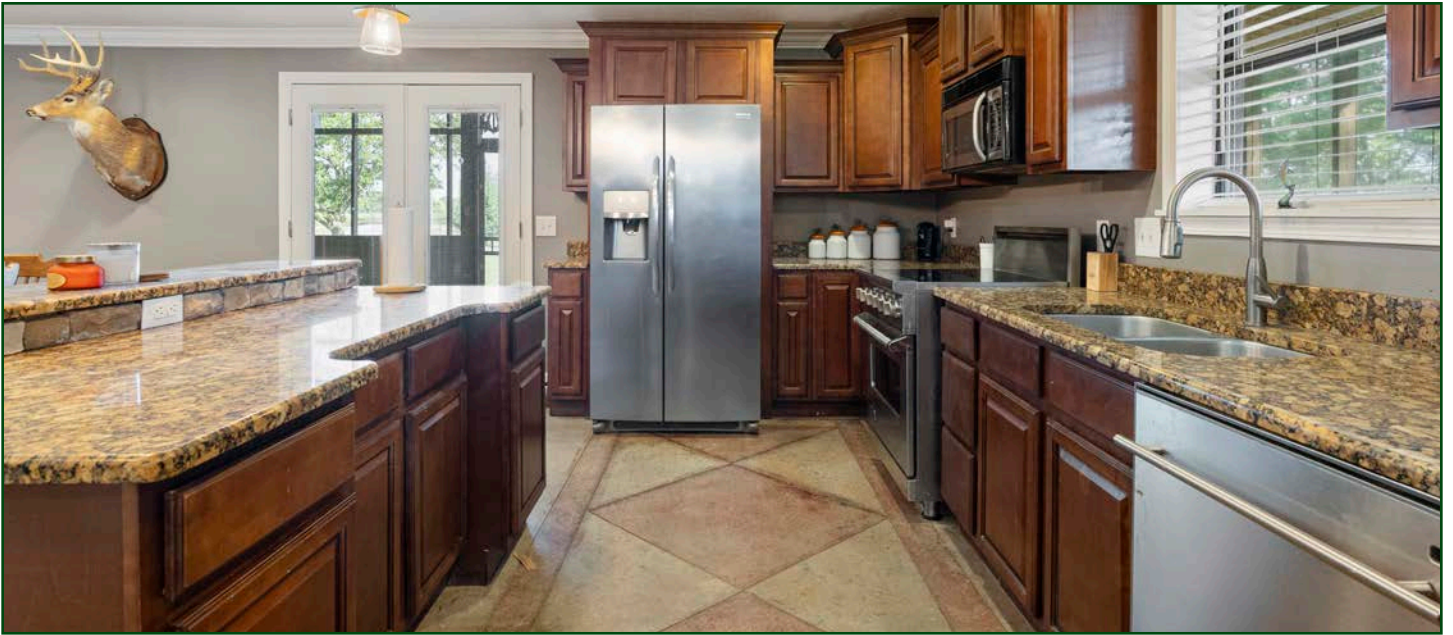


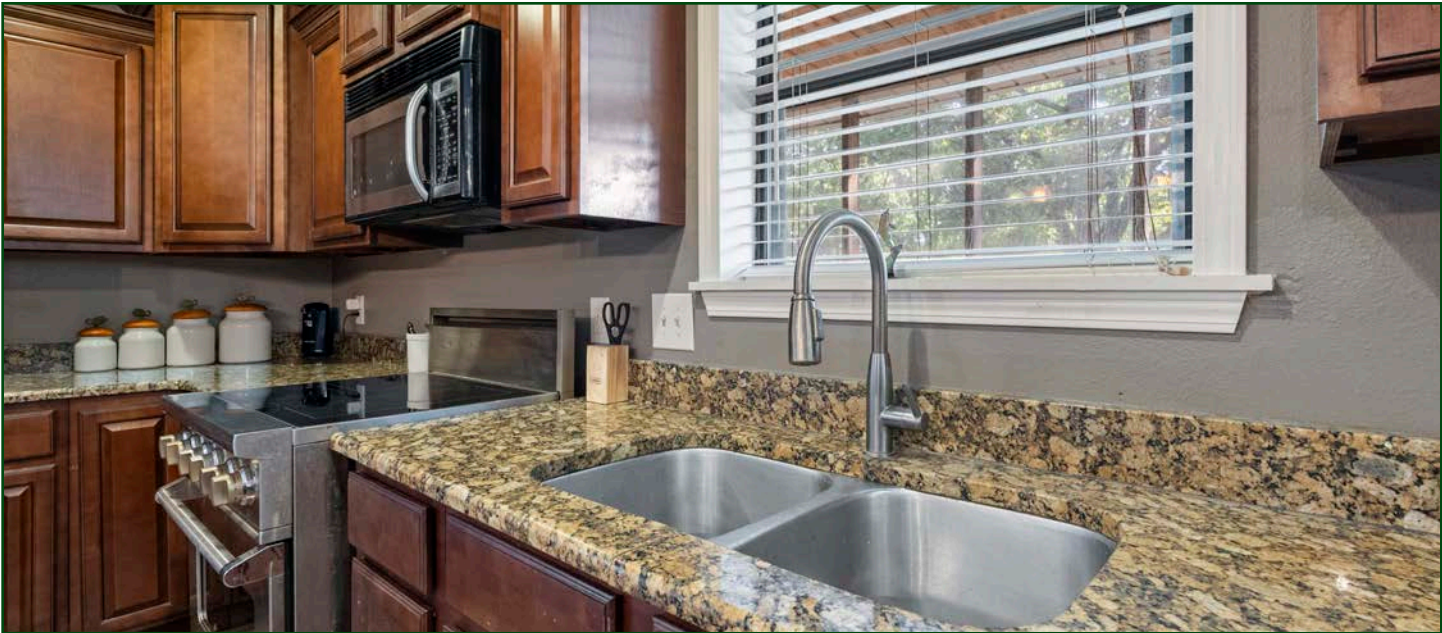


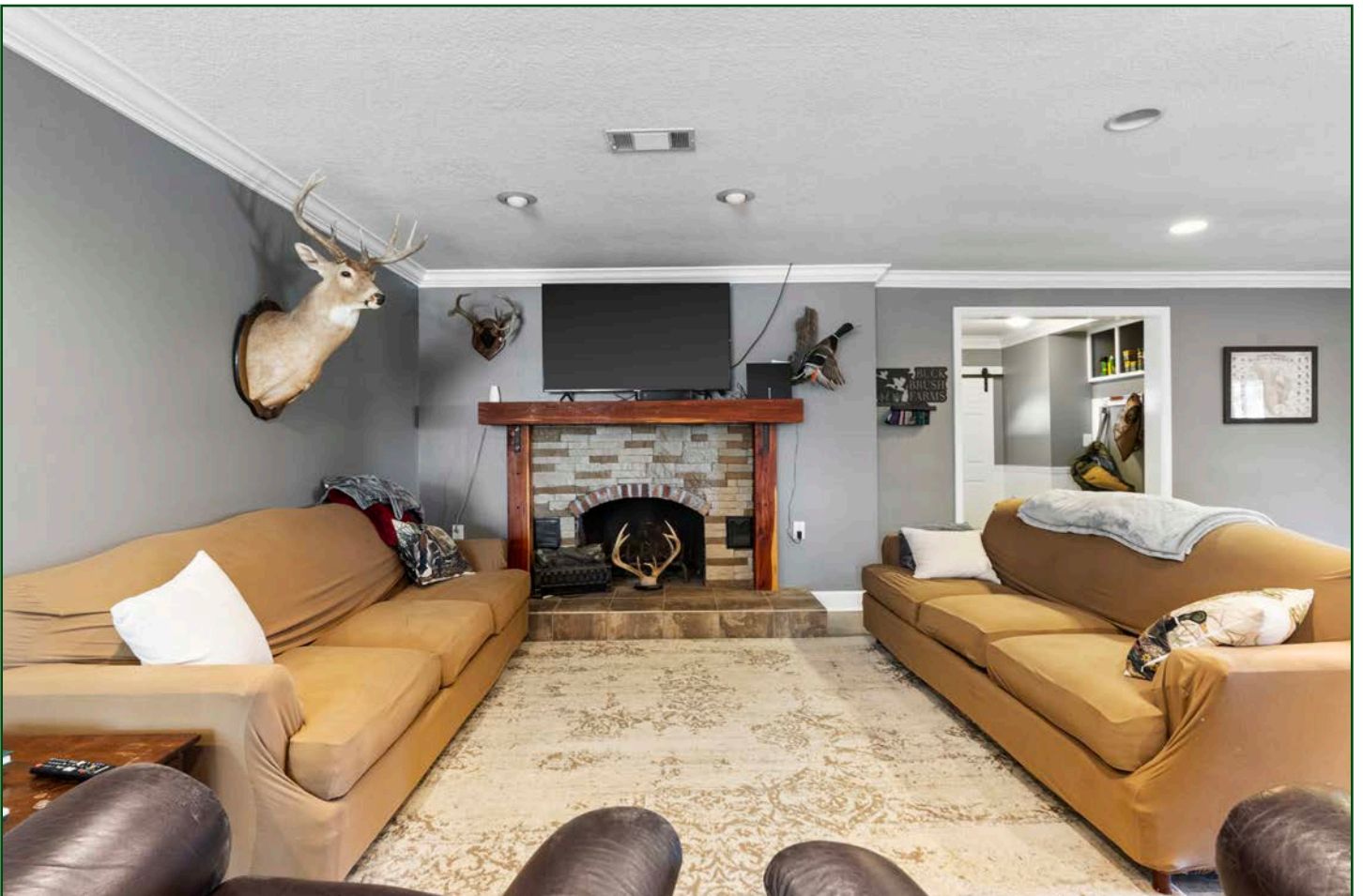


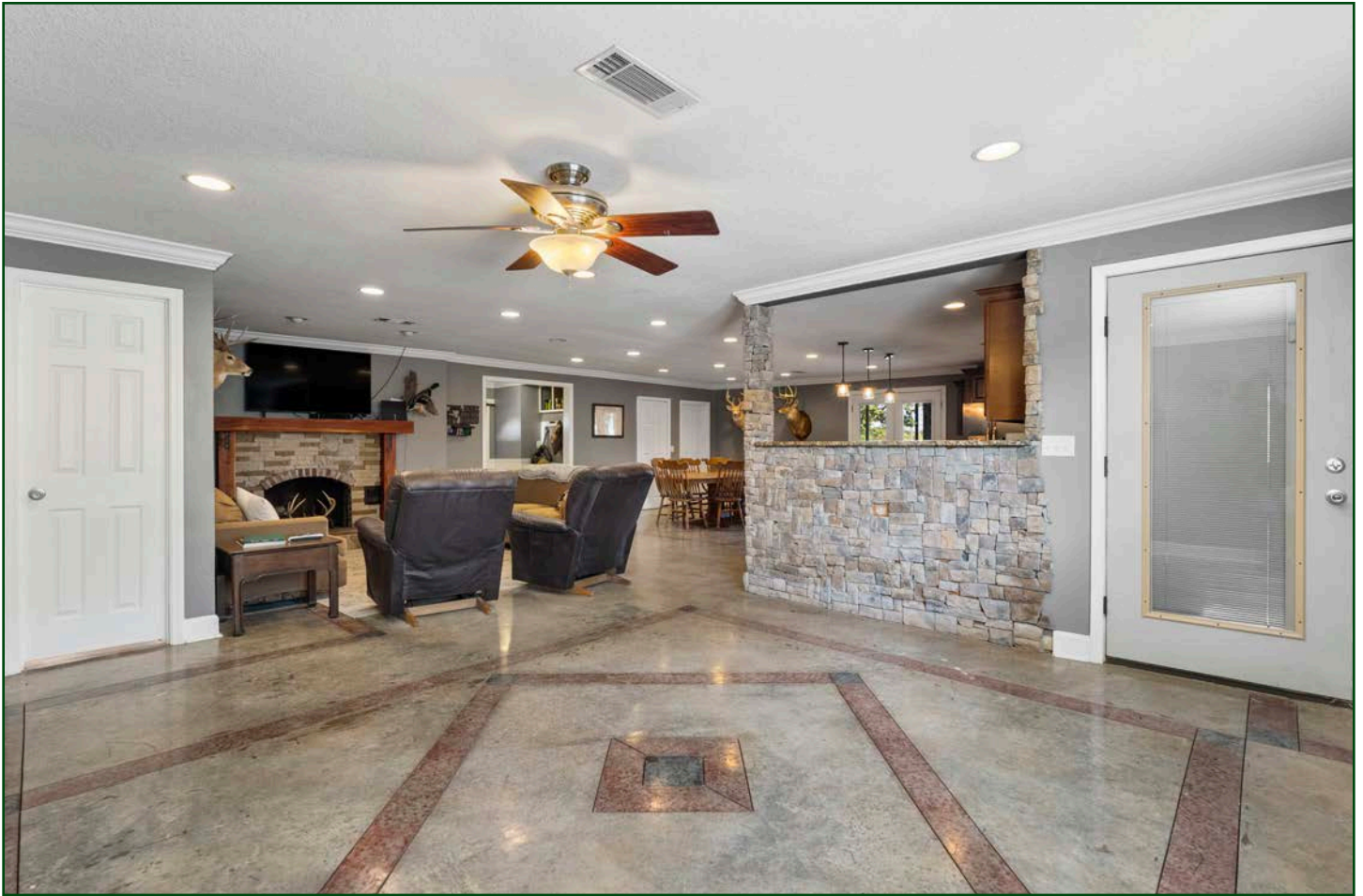






















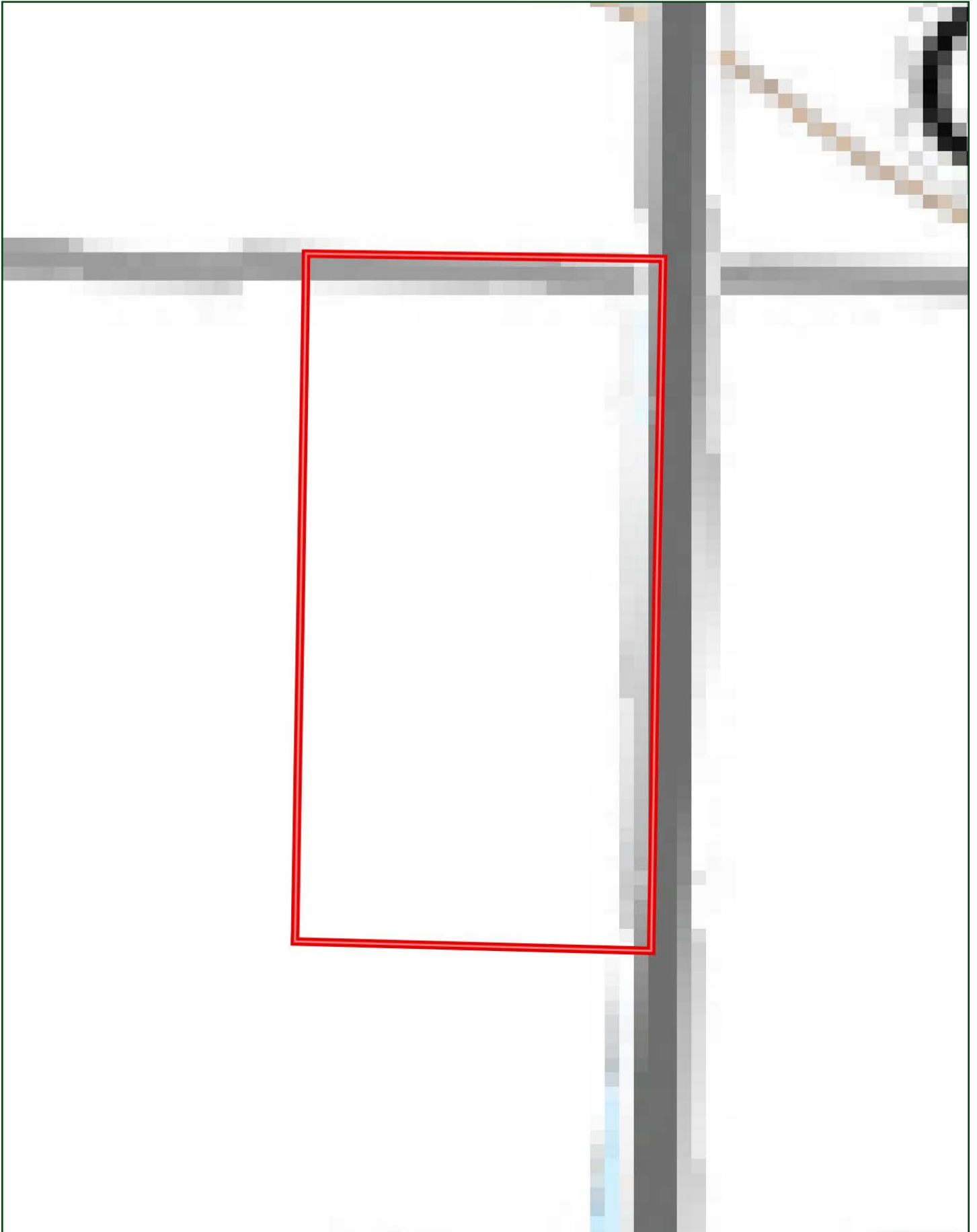








TOPOGRAPHY MAP



SOIL MAP



SOIL MAP KEY

SOIL CODE	SOIL DESCRIPTION	ACRES	%	CPI	NCCPI	CAP
2	Calhoun silt loam, 0 to 1 percent slopes	2.73	60.8	0	62	3w
21	Immanuel silt loam, 1 to 3 percent slopes	1.75	38.98	0	65	2e
TOTALS		4.48(*)	100%	-	63.03	2.61

(*) 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

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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