

MILE 66 RESERVE

An Agricultural and Recreational Investment Opportunity

736.53± Acre • \$2,872,467.00 • Jefferson County, Arkansas



LILE
REAL ESTATE

AGRICULTURE | RECREATION | TIMBERLAND

Traditional Brokerage + Sealed Bids + Consulting

LICENSED IN ARKANSAS, LOUISIANA, MISSISSIPPI, AND TENNESSEE

PROPERTY SUMMARY

Description:

Mile 66 Reserve consists of approximately 736.53± acres located east of Pine Bluff in Jefferson County, Arkansas. Recreational opportunities abound on the property with waterfowl hunting in the sloughs on the west and east side of the property, and 9,000± feet of frontage on the Arkansas River provides fishing and boating opportunities. The strongest recreational opportunity is the whitetail deer hunting opportunities that currently exist and could be further improved upon. The property has potential to be developed into a top-tier whitetail deer hunting spot, mostly due to strong genetics in the Arkansas River bottoms and partially due to good neighbors. The neighboring property on the east and south is enrolled in the Conservation Reserve Program and managed specifically for hunting which further boosts Mile 66 Reserve's hunting potential.

According to the Farm Service Agency Office, the 399.84± cropland acres is a prime candidate to be enrolled in the Conservation Reserve Program. This would only further increase the recreational opportunities the property offers while still providing annual income for the landowner. Currently the tillable acreage is rented on a 80 / 20 crop share, for the 2025 crop year, to Bear Williams Farms.

*Seller is open to possible divisions. A new survey will determine the final acreage, legal description, and boundaries.

Location:

Pine Bluff, Arkansas; Jefferson County; Central Region of Arkansas

Mileage Chart

Stuttgart, AR	36 Miles
Little Rock, AR	44 Miles
Brinkley, AR	73 Miles
Lake Village, AR	82 Miles

FSA Acreage:

800.29± acres (FSA Farm #: 3042, Tract # 2008)

- 399.84± acres in cropland
- 383± acres of timberland and sloughs
- 17± acres of open fields

Irrigation:

All of the tillable acreage is non-irrigated but there are two wells on the farm that are not used.

Soils:

Class II: 20%
Class IV: 19%
Class V: 61%

Farm Bases:

Please see attached Farm Service Agency (FSA) 156EZ in this brochure.

Access:

The property has excellent access from Shephard Island Road and Knott Island Road.

PROPERTY SUMMARY

Real Estate Taxes:	Parcel Number	Acreage	Est. Real Estate Tax
	001-04943-000	163.58	\$1,373.99
	001-04949-000	7	\$24.09
	001-04951-000	0.87	\$0.57
	001-04960-000	388.72	\$3,061.52
	001-04961-000	161.06	\$165.17
	001-04965-000	15.3	\$14.91
	Total	736.53	\$4,640.25

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

Farming Contract: The tillable acreage is leased for the 2025 crop year on an 80 / 20 crop share with Bear Williams Farms.

Offering Price: \$2,872,467.00 (\$3,900.00 per surveyed acre)

*Seller is open to possible divisions. A new survey will determine the final acreage, legal description, and boundaries.

To learn more about the Mile 66 Reserve or to schedule a property tour, contact Gar Lile or Gardner Lile of Lile Real Estate, Inc.

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

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

AERIAL MAP







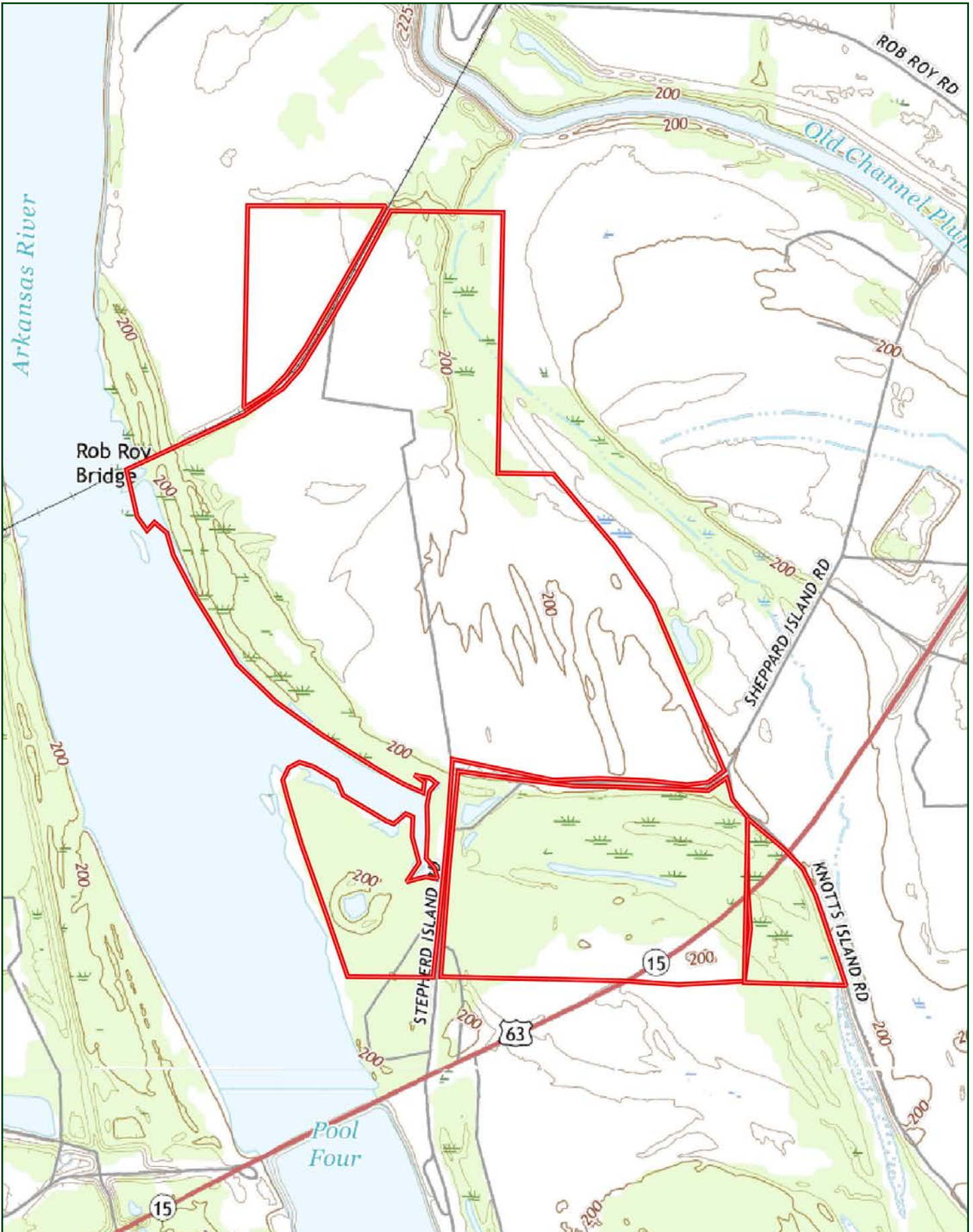




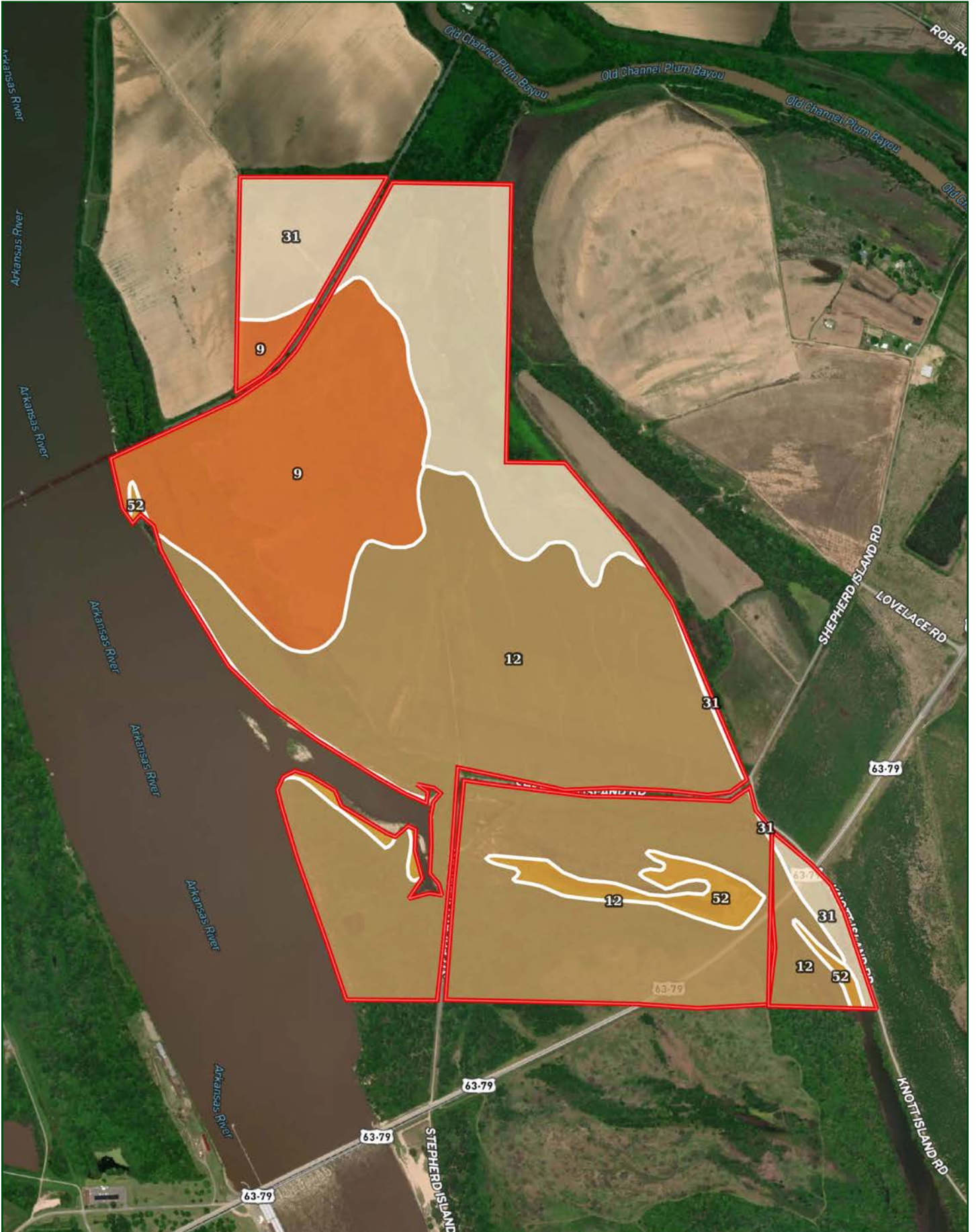




TOPOGRAPHY MAP



SOIL MAP



SOIL MAP KEY

SOIL CODE	SOIL DESCRIPTION	ACRES	%	CPI	NCCPI	CAP
12	Crevasse soils, frequently flooded	411.4 2	56.98	0	32	5w
9	Coushatta soils, occasionally flooded	146.5 7	20.3	0	87	2w
31	Portland clay, 0 to 1 percent slopes, occasionally flooded	139.3	19.29	0	53	4w
52	Water	24.78	3.43	0	-	8
TOTALS		722.0 7(*)	100%	-	46.12	4.3

(*) 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



'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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