

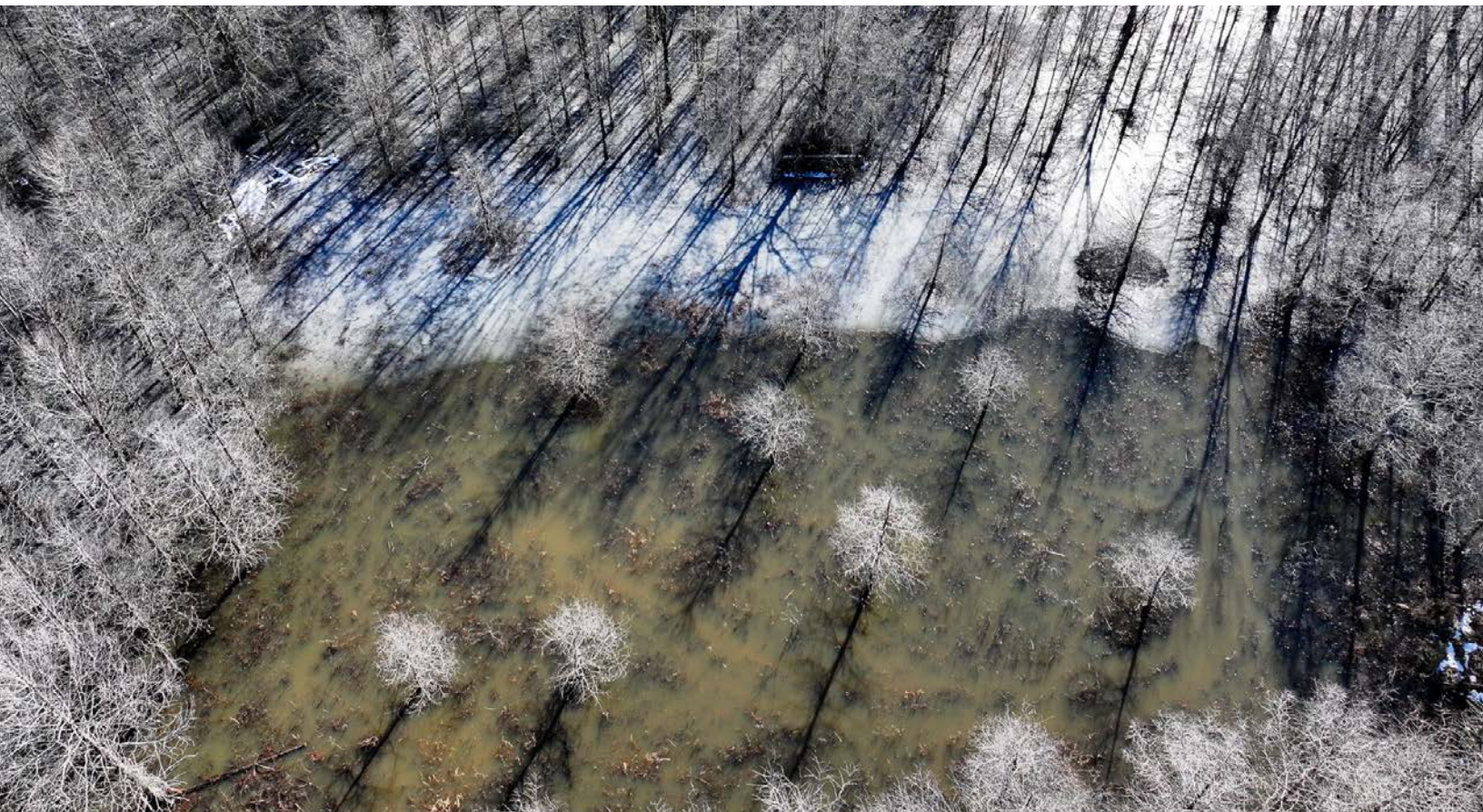


POOL FAMILY RETREAT

A Recreational Investment Opportunity

390± Total Acres | \$3,100,000.00

White County, Arkansas



AGRICULTURE | RECREATION | TIMBERLAND

Traditional Brokerage + Sealed Bids + Consulting

LICENSED IN ARKANSAS, LOUISIANA, MISSISSIPPI, AND TENNESSEE



POOL FAMILY RETREAT

QUICK FACTS

Acreage

390± total acres

Location

Beebe, Arkansas

Access

Arkansas State Highway 267
frontage

Recreation

Waterfowl, whitetail deer, and turkey hunting opportunities exist on the property, as well as fishing.

Notable Features

- Established timber duck hunting holes
- Permanent duck blinds
- Eight (8) tower deer stands
- 30' x 20' steel shop
- *Continued on page 15*

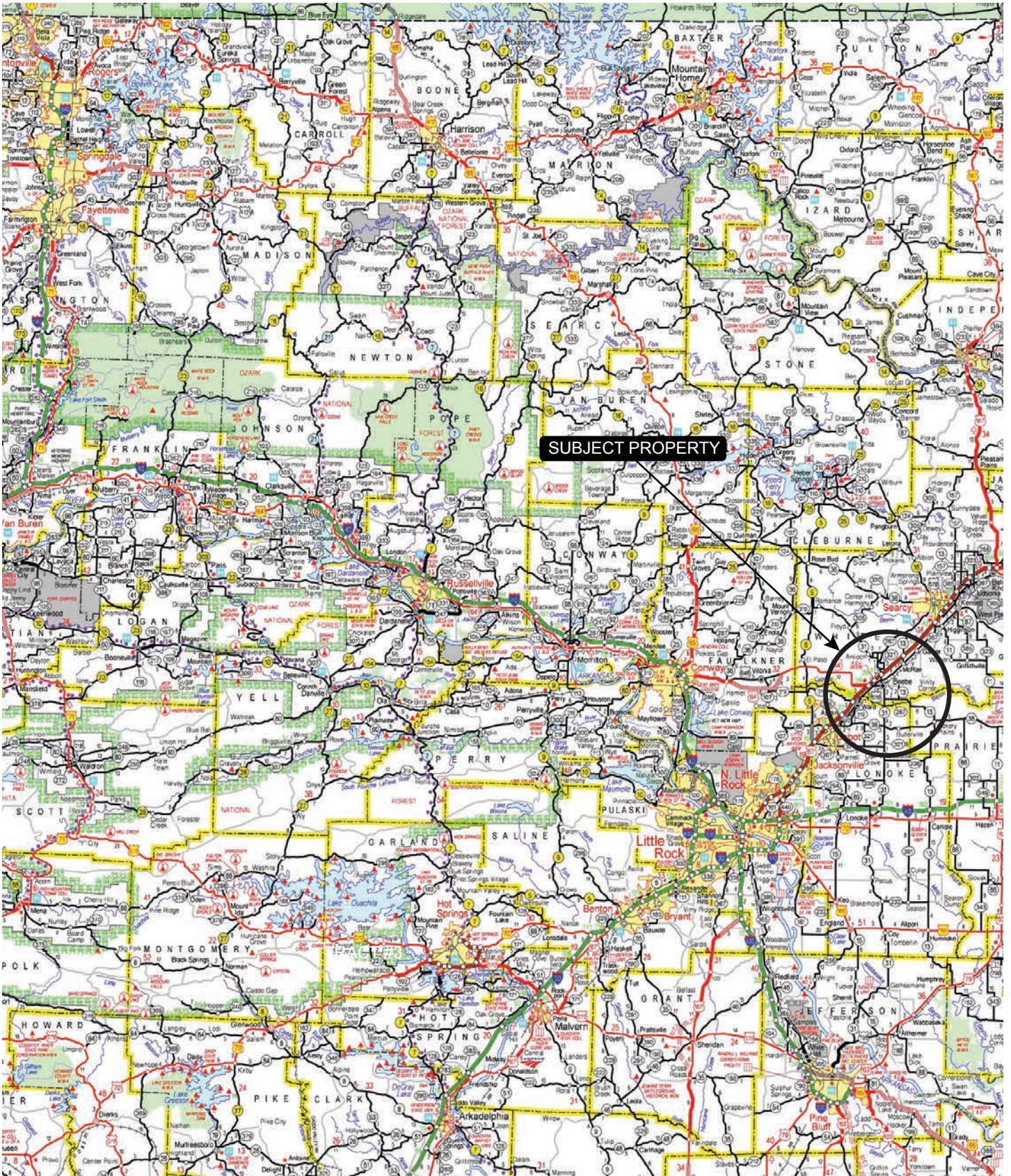
Offering Price

\$3,100,000.00



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VICINITY MAP



PROPERTY DESCRIPTION

POOL FAMILY RETREAT

The Pool Family Retreat consists of 390± acres and is an exquisite parcel of land that has the rare combination of first class green timber duck hunting, deer hunting, and turkey hunting. It has been intensively managed for wildlife for more than a decade and the results have been astonishing. Located only 45 minutes from Little Rock, it's rare to find such a diverse property in such close proximity to the capital city. Pool Family Retreat is a turn-key operation with deer stands and food plots in place, leveed up duck hunting impoundments, and an excellent, stocked fishing lake. A new owner can simply step into this wildlife paradise and enjoy it.

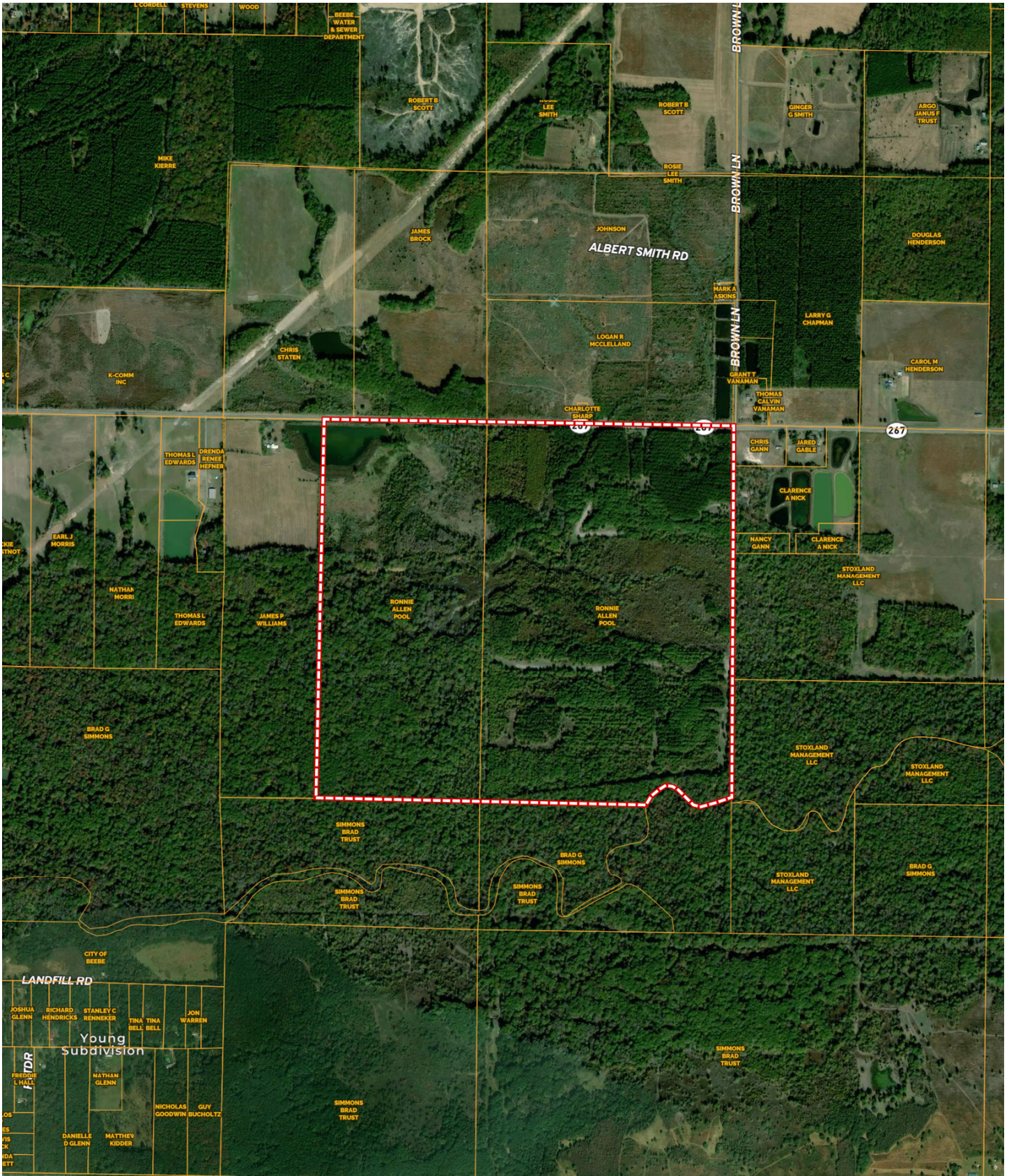
Diversity is paramount here with gorgeous hardwood bottoms, mature plantation pines, huge cypress trees on the bayou, and abundant wildlife of every description. The property has been exceptionally improved for deer, duck,

and turkey hunting with food plots, shooting lanes, deer stands, duck blinds, and green timber holes established. A well-stocked seven (7) acre fishing lake provides anglers the opportunity for bass, bream, crappie, and catfish. In addition, Cypress Creek, which borders the property on the southeast, is known for excellent bass, crappie and bream fishing. Like-minded neighbors are also a bonus – the property shares boundaries with other large properties which are managed for wildlife as well, creating an entire region that is intensively managed for wildlife. This has all paid dividends in huge deer, copious turkey populations, and added duck habitat in the area.

Showing is by appointment only. This property is being jointly listed by Allen Evans of the Farmland Group, LLC.

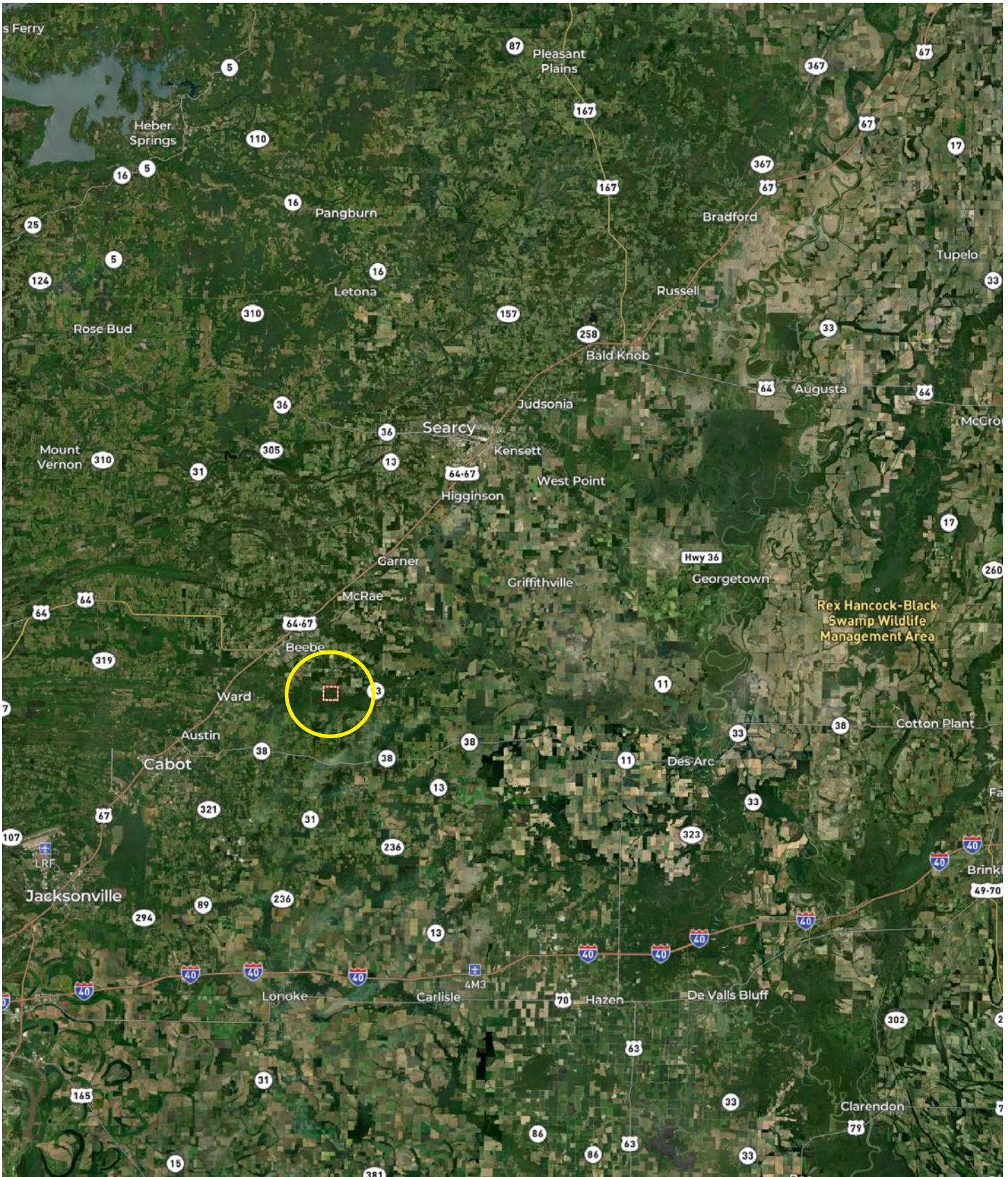


OWNERSHIP MAP





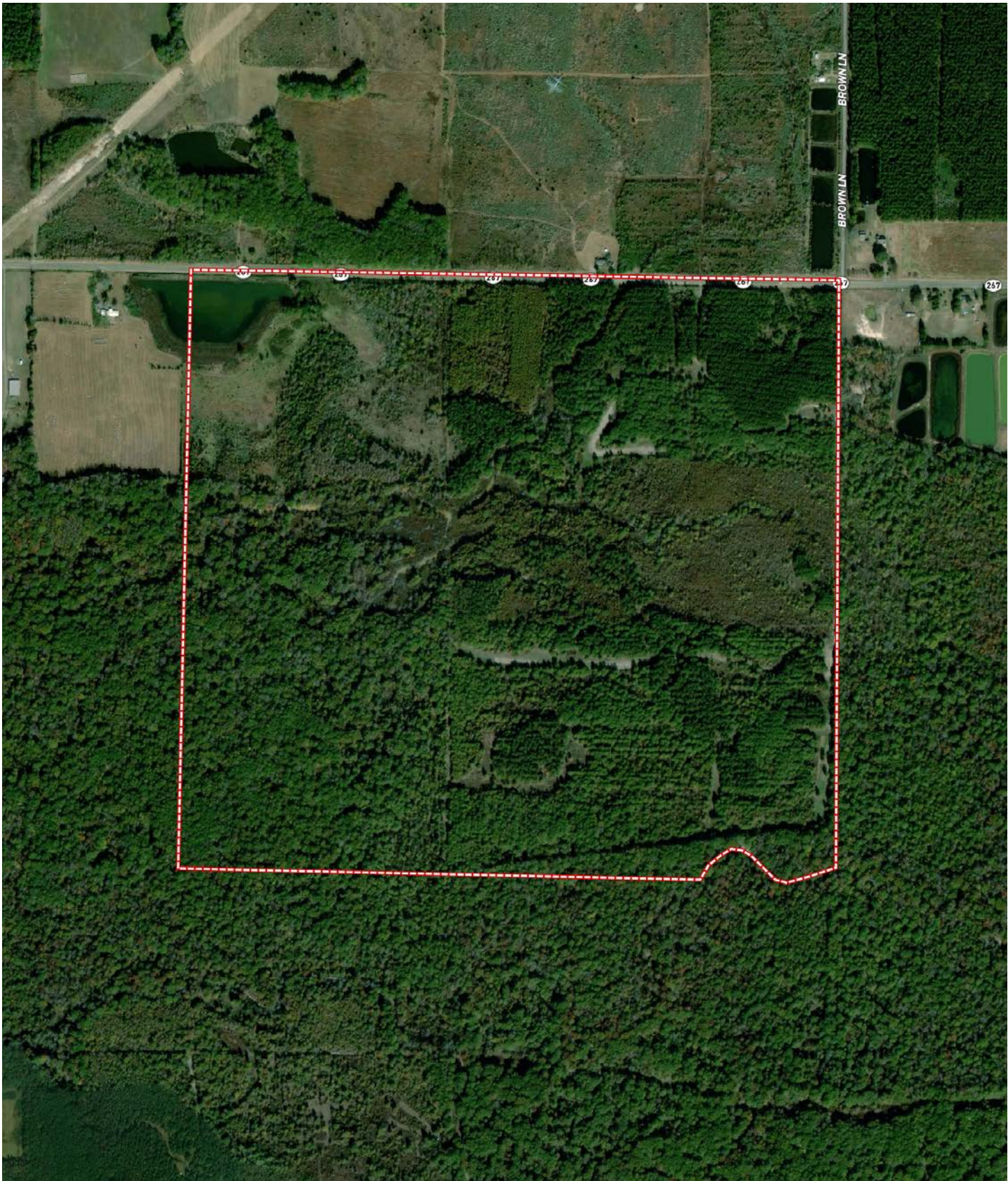
LOCATION MAP







AERIAL MAP



LOCATION & ACCESS

Beebe, White County, Arkansas
Central Region of Arkansas

Mileage Chart

Beebe, AR	3 Mile
Cabot, AR	14 Miles
Lonoke, AR	15 Miles
Searcy, AR	20 Miles
Little Rock, AR	35 Miles
Memphis, TN	126Miles

There is Arkansas State Highway 267 frontage along the north border of the property.







NOTABLE FEATURES & IMPROVEMENTS

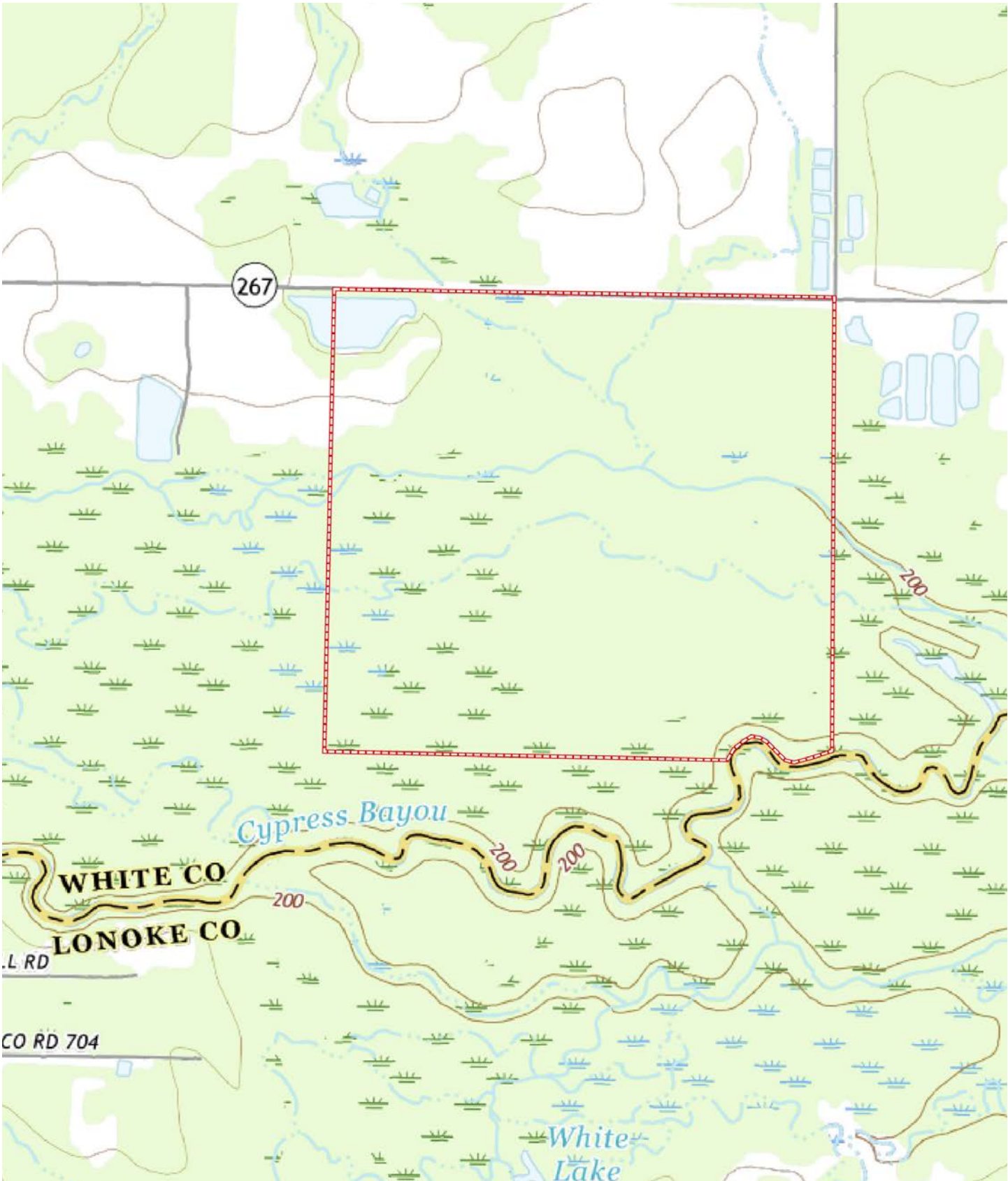
- Established timber duck hunting holes
- Permanent duck blinds
- Eight (8) tower deer stands
- Leveed green timber impoundments with water control structures
- One (1) electric well
- 30' x 20' steel shop for equipment storage
- Graveled roads provide access to the shop and some other key areas of the property
- Gated and fenced access on the highway boundary
- Rural water and electricity on highway







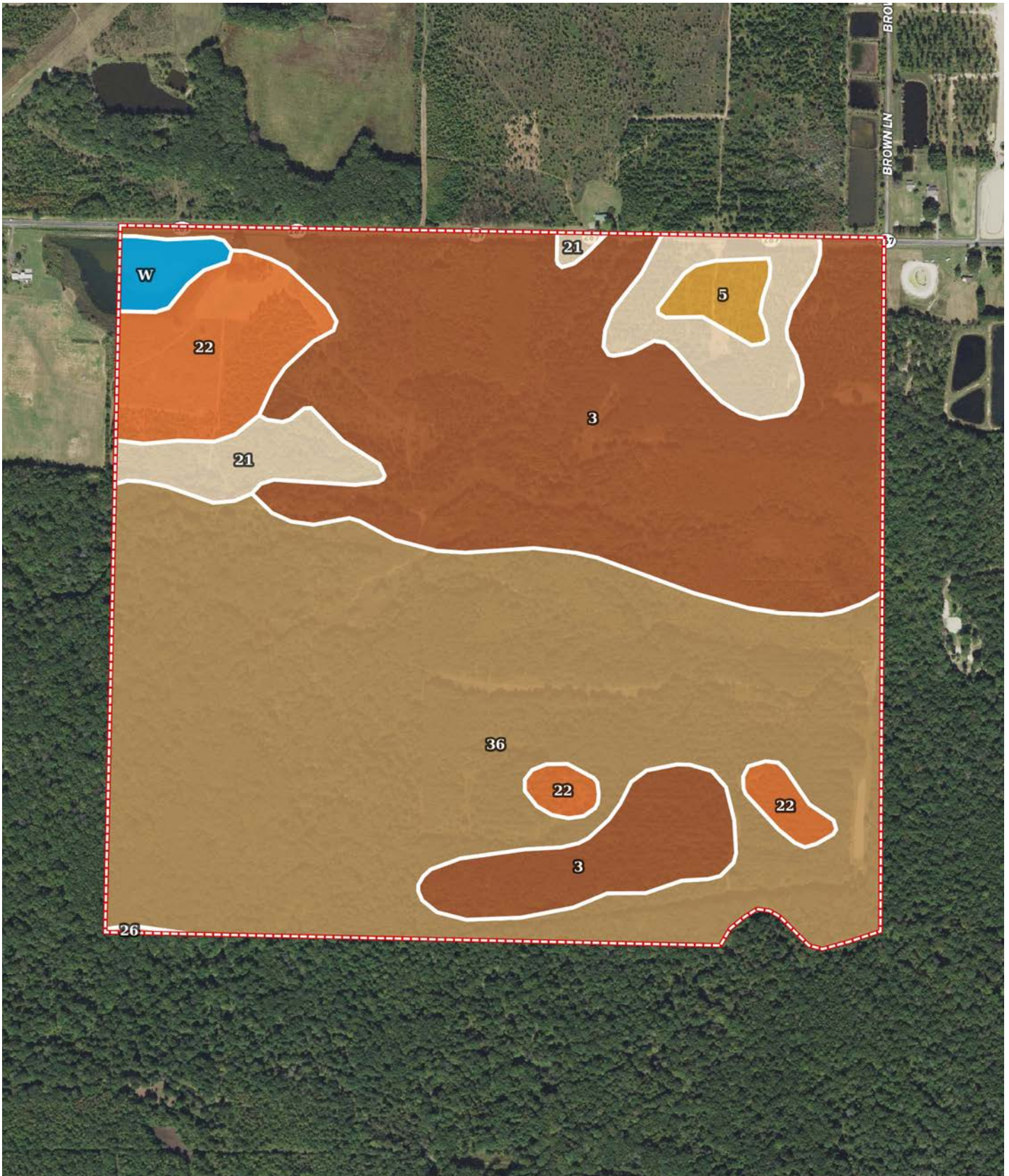
TOPOGRAPHY MAP







SOIL MAP



SOIL MAP KEY

SOIL CODE	SOIL DESCRIPTION	ACRES	%	CPI	NCCPI	CAP
36	Tichnor silt loam, 0 to 1 percent slopes, frequently flooded	190.2 4	48.92	0	51	4w
3	Bonn silt loam, 0 to 1 percent slopes	139.2 2	35.8	0	68	4s
22	Immanuel silt loam, 3 to 8 percent slopes	25.22	6.49	0	82	3e
21	Immanuel silt loam, 1 to 3 percent slopes	25.13	6.46	0	65	2e
5	Calloway silt loam, 0 to 1 percent slopes	4.47	1.15	0	58	2w
W	Large water	4.33	1.11	0	-	8
26	Oaklimeter silt loam, frequently flooded	0.24	0.06	0	75	4w
TOTALS		388.8 5(*)	100%	-	59.53	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



	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

\$389.40 (estimated)

Offering Price

\$3,100,000.00

To learn more about the Pool Family Retreat or to schedule a property tour, contact Jeryl Jones of Lile Real Estate, Inc.

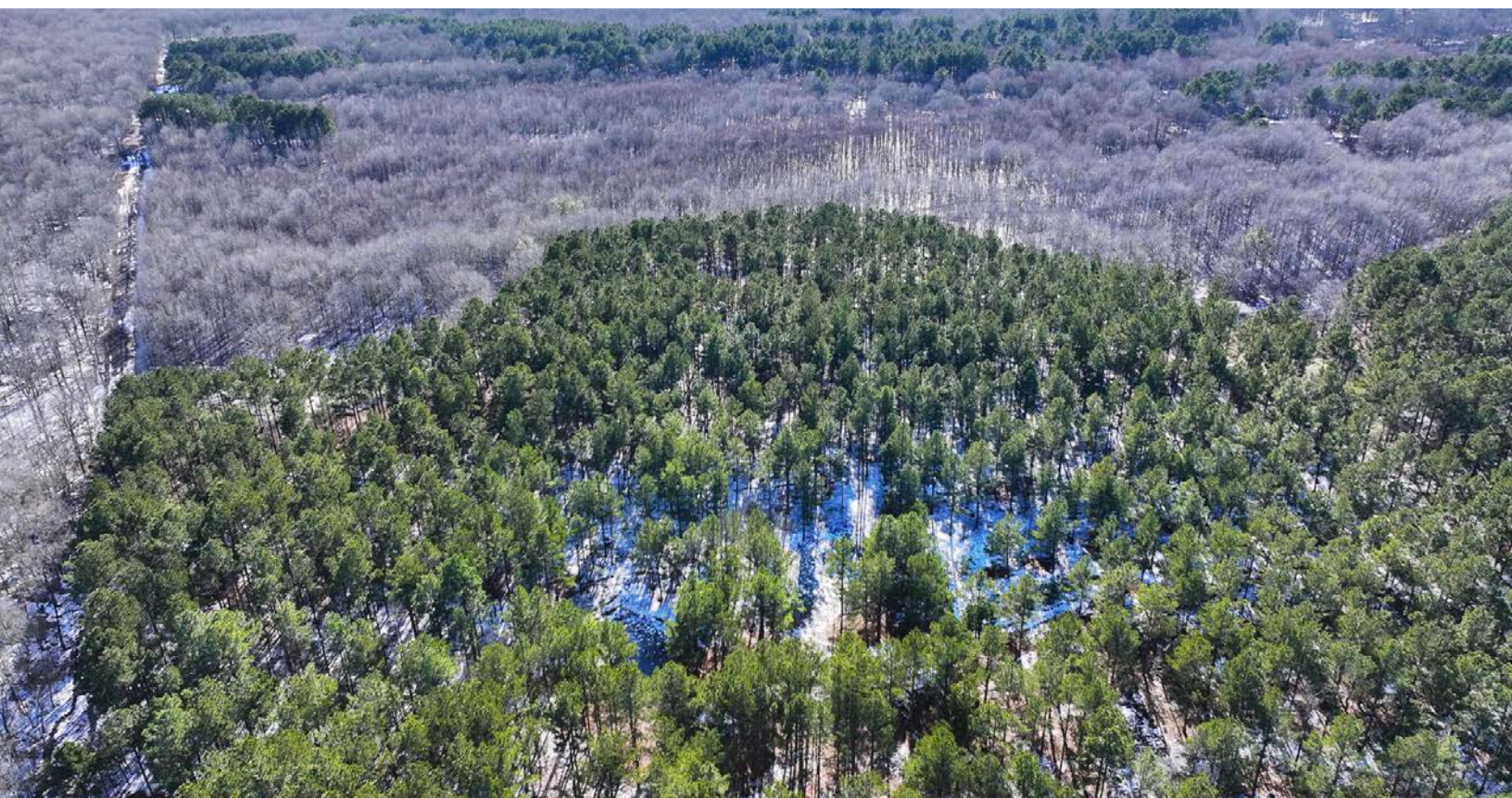
Jeryl Jones

870.672.1365 (m)

jjones@lilerealestate.com

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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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For more information or to
schedule a property tour, contact:

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