



# WLC RESERVE

A Recreational and Timberland Investment Opportunity

327.33± Total Acres | \$1,440,252.00

Desha County, Arkansas



**AGRICULTURE | RECREATION | TIMBERLAND**

Traditional Brokerage + Sealed Bids + Consulting

LICENSED IN ARKANSAS, LOUISIANA, MISSISSIPPI, AND TENNESSEE



# WLC RESERVE

## QUICK FACTS

### **Acreage**

327.33± total acres

### **Location**

Desha County, Arkansas

### **Recreation**

Whitetail deer, turkey, and small game hunting

### **Notable Features**

316.78± acres enrolled in the Conservation Reserve Program

### **Soils**

Class III: 100%

### **Access**

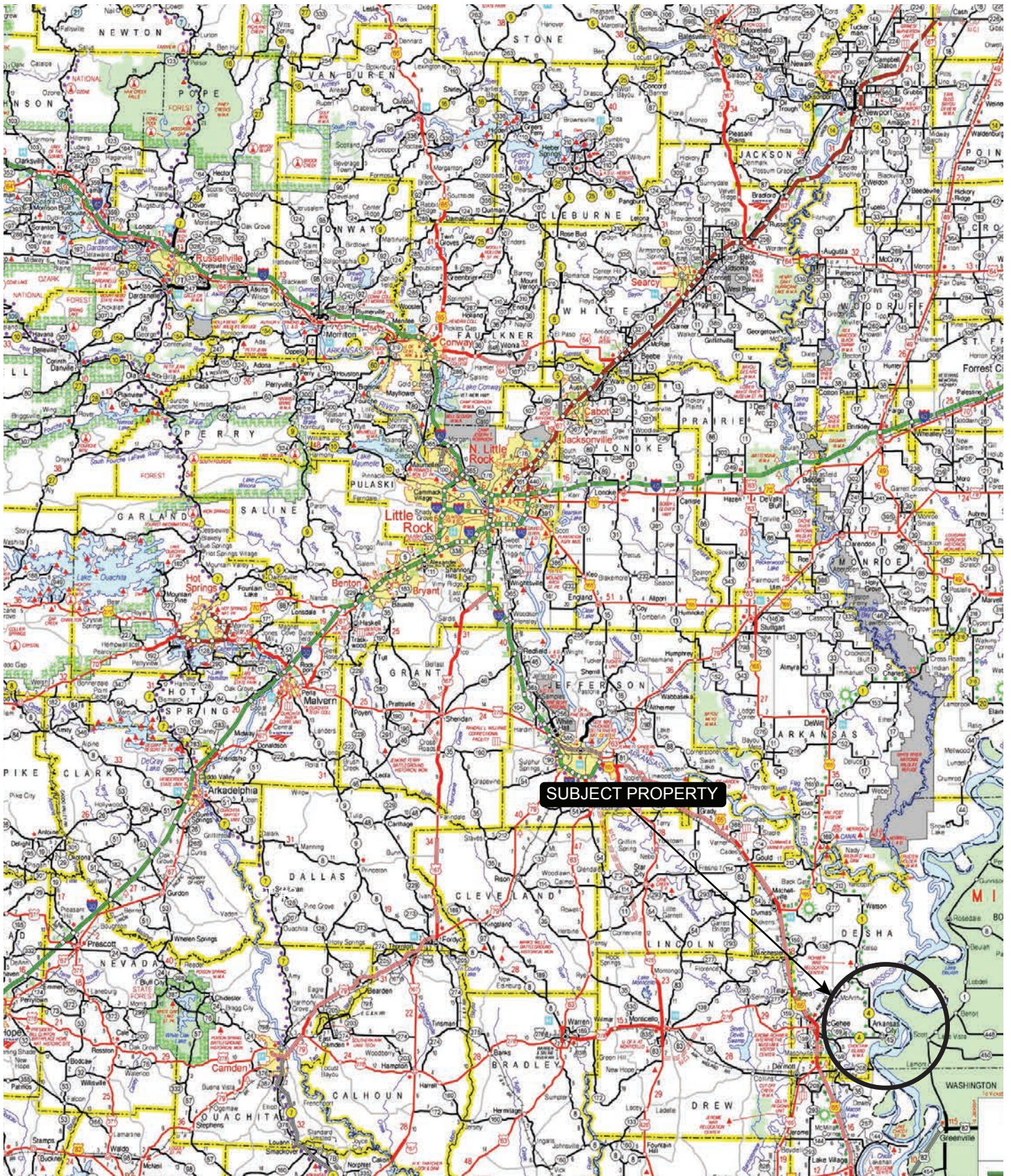
Arkansas State Highway 4 and Camp Nine Road

### **Offering Price**

\$1,440,252.00



# VICINITY MAP



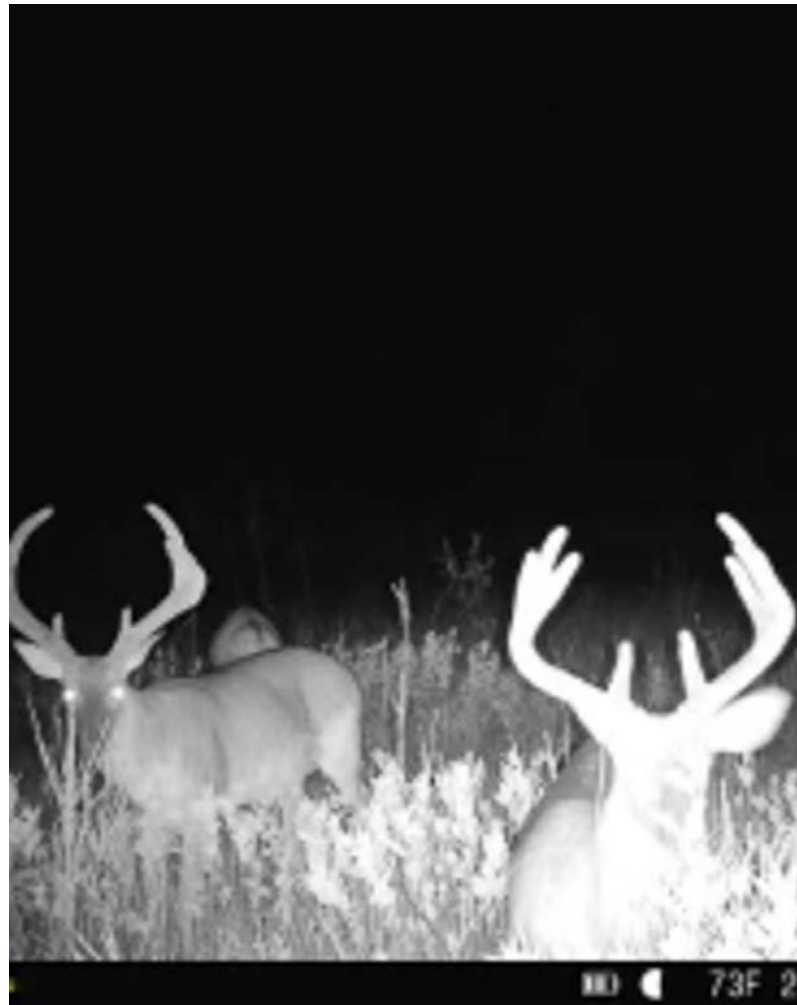
# PROPERTY DESCRIPTION

## WLC RESERVE

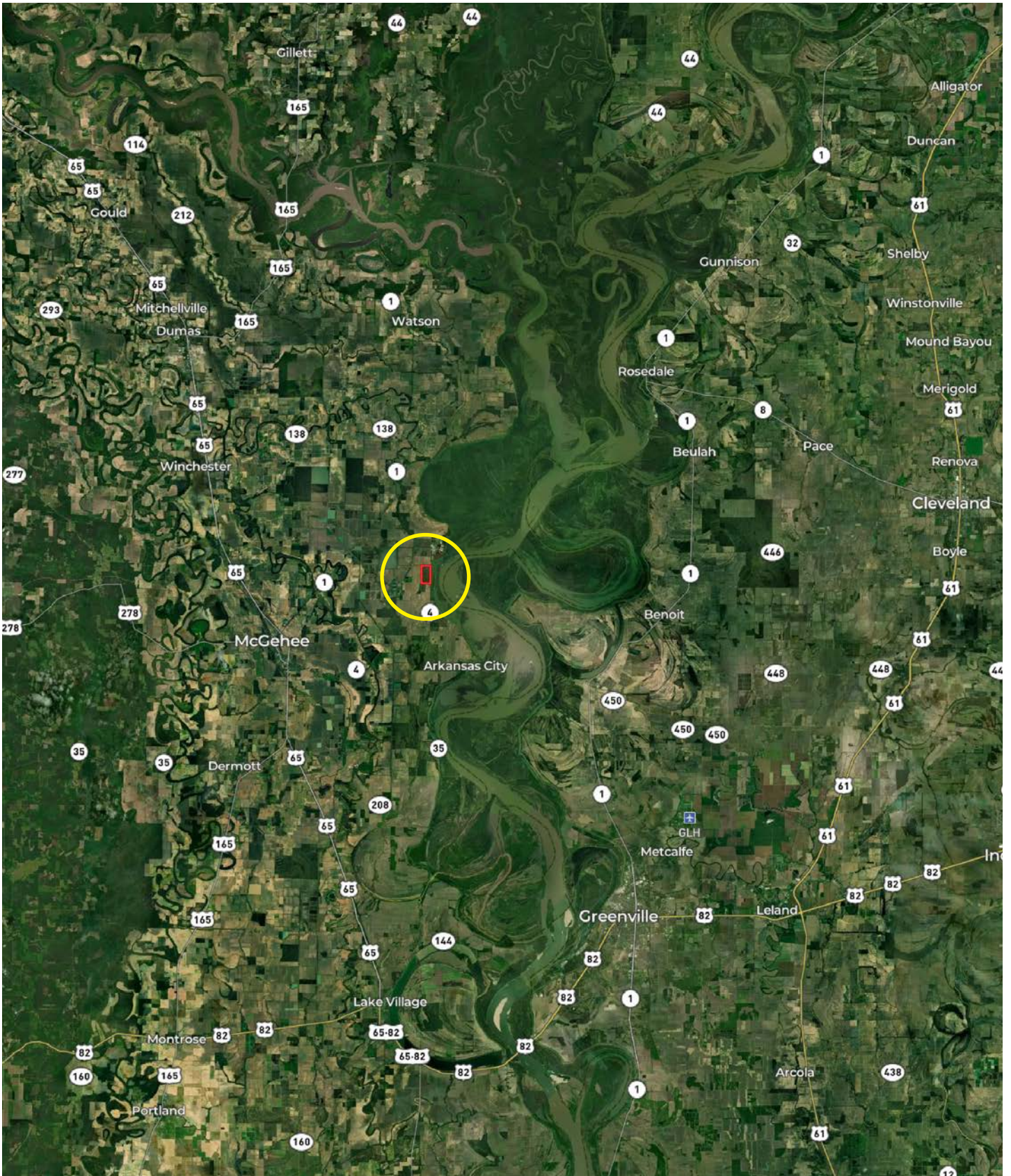
The WLC Reserve consists of 327.33± total acres located just north of the community of Arkansas City in Desha County, Arkansas. The land is positioned just west of the Mississippi River and is on the protected side of the levee. This is a unique combination in that the property benefits from the incredible whitetail deer genetics that are in the Mississippi River corridor, but the land is not subject to major floods that can hinder hunting and hurt deer populations. Recreational opportunities are plentiful on the property with the strongest being excellent whitetail deer hunting in addition to turkey hunting and other small game. Of the total acreage, 316.78± acres are enrolled in the Conservation Reserve Program (CRP) and

this acreage consists of hardwoods that were planted to enhance the property for recreational habitat. Approximately 300± acres were planted in 2000 and the balance were planted in 2012. The acreage enrolled in CRP also produces annual income which is another great benefit of the program and attribute of this property. There are four existing food plots on the property, each of which has a Muddy enclosed stand that will convey with the property. Arkansas State Highway 4 is the eastern boundary of the property and provides excellent access in addition to Camp Nine Road.

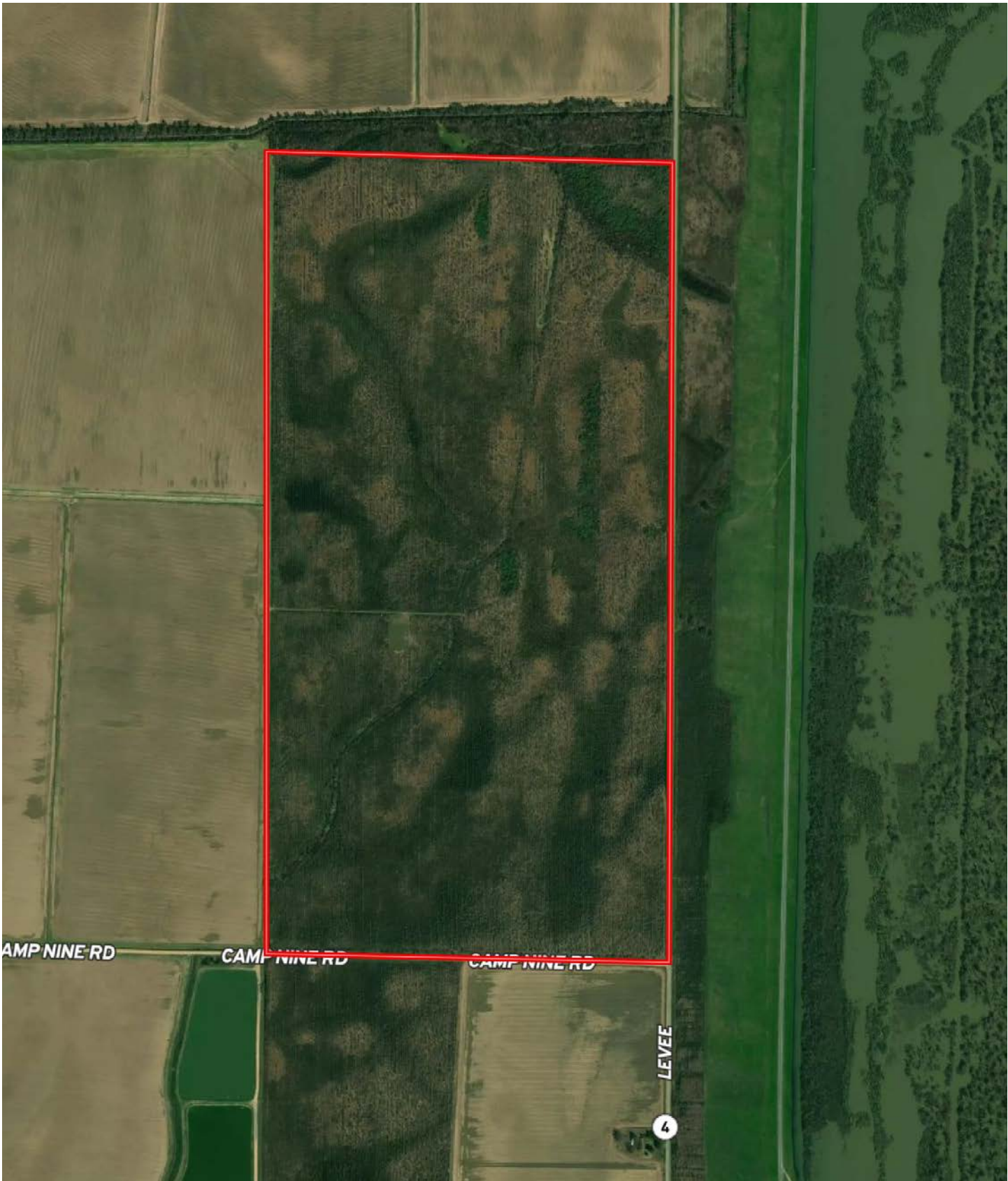




# LOCATION MAP



# AERIAL MAP





# LOCATION & ACCESS

Arkansas City, Desha County, Arkansas  
Southeastern Region of Arkansas

## Mileage Chart

McGehee, AR	11 Miles
Dumas, AR	30 Miles
Lake Village, AR	32 Miles
Greenville, MS	53 Miles
Cleveland, MS	90 Miles
Monroe, LA	107 Miles

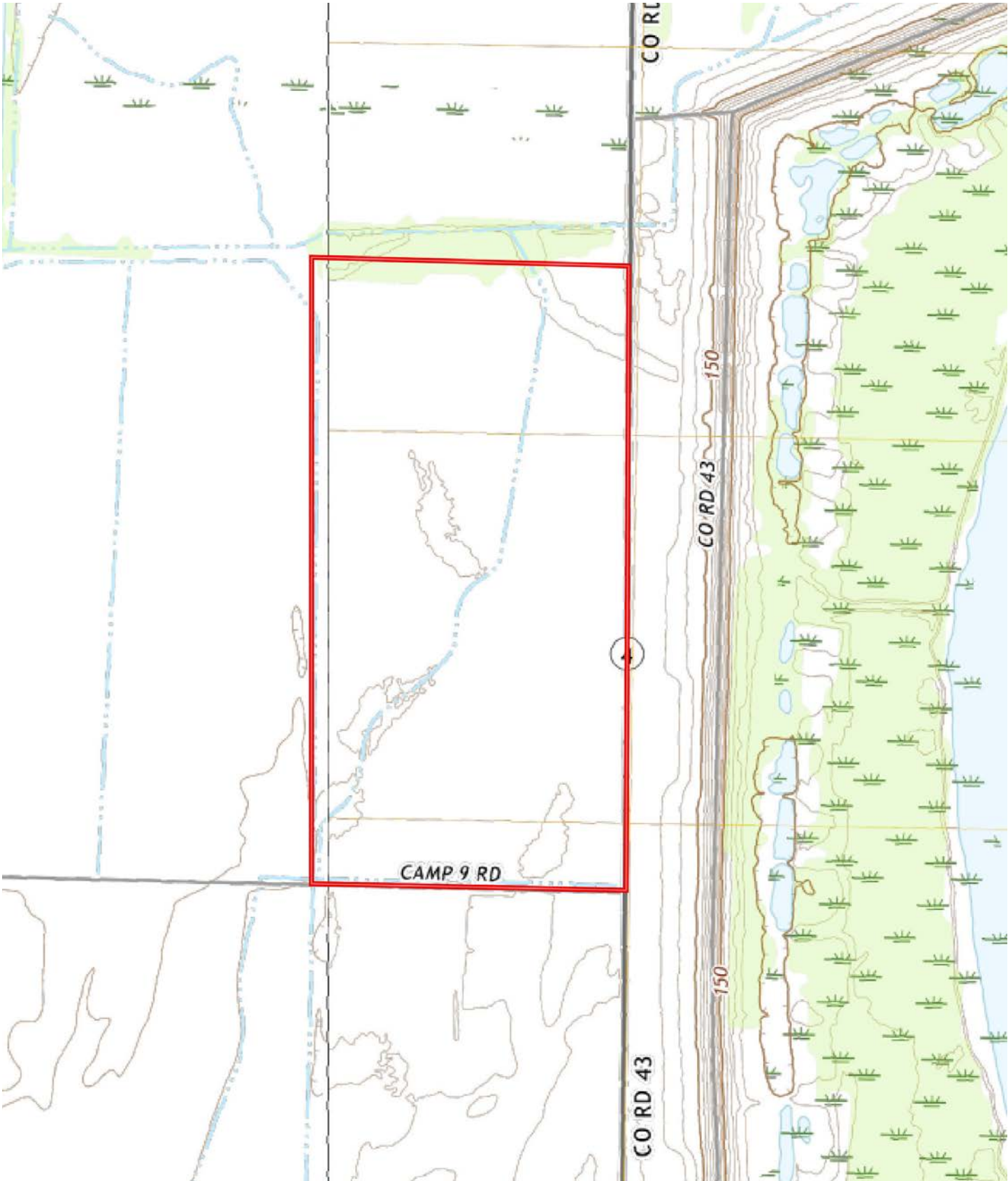
There property has good access from Arkansas State Highway 4 and Camp Nine Road.







# TOPOGRAPHY MAP



# CONSERVATION RESERVE PROGRAM

Farm Number	Tract Number	Expiration Date	Field Number	Acreage	Rental Rate	Payment
3128	1418	9/30/2030	8	8.00	\$99.60	\$796.80
3128	1418	9/30/2030	13	158.10	\$99.60	\$15,746.76
3128	1418	9/30/2030	15	23.90	\$99.60	\$2,380.44
3128	1418	9/30/2030	17	110.78	\$99.60	\$11,033.69
3128	1418	9/30/2032	7	0.50	\$91.67	\$45.84
3128	1418	9/30/2032	9	6.00	\$91.67	\$550.02
3128	1418	9/30/2032	12	8.30	\$91.67	\$760.86
3128	1418	9/30/2032	14	1.2	\$91.67	\$110.00
<b>Total</b>				<b>316.78</b>		<b>\$31,424.41</b>





# SOIL MAP



# SOIL MAP KEY

SOIL CODE	SOIL DESCRIPTION	ACRES	%	CPI	NCCPI	CAP
SsA	Sharkey and Desha clays, 0 to 1 percent slopes	324.5 6	100	0	57	3w
TOTALS		324.5 6(*)	100%	-	57.0	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

\$3,278.51 (estimated)

## Offering Price

\$1,440,252.00 (\$4,400.00 / acre)

To learn more about WLC Reserve or to schedule a property tour, contact Matt Stone or David Stone of Lile Real Estate, Inc.

## Matt Stone

870-818-0750 (m)

mstone@lilerealestate.com

## David Stone

870-818-0751 (m)

dstone@lilerealestate.com









**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.

# CONNECTING LAND BUYERS AND SELLERS SINCE 1993.

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:

**MATT STONE**

870.818.0750 (m)  
mstone@lilerealestate.com

**DAVID STONE**

870.818.0751 (m)  
dstone@lilerealestate.com

Scan for  
more info





1 Allied Drive, Suite 2220  
Little Rock, AR 72202

[WWW.LILEREALSTATE.COM](http://WWW.LILEREALSTATE.COM)



501.374.3411 (Office)  
501.421.0031 (Fax)

[INFO@LILEREALSTATE.COM](mailto:INFO@LILEREALSTATE.COM)