



OFFERED FOR SALE

MAXWELL DEEP ELM

A Recreational Investment Opportunity

53.67 Total Acres • Chicot County, Arkansas

OFFERED BY



AGRICULTURE | RECREATION | TIMBERLAND

Traditional Brokerage + Sealed Bids + Consulting

LICENSED IN ARKANSAS, LOUISIANA, MISSISSIPPI, TEXAS AND TENNESSEE



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.

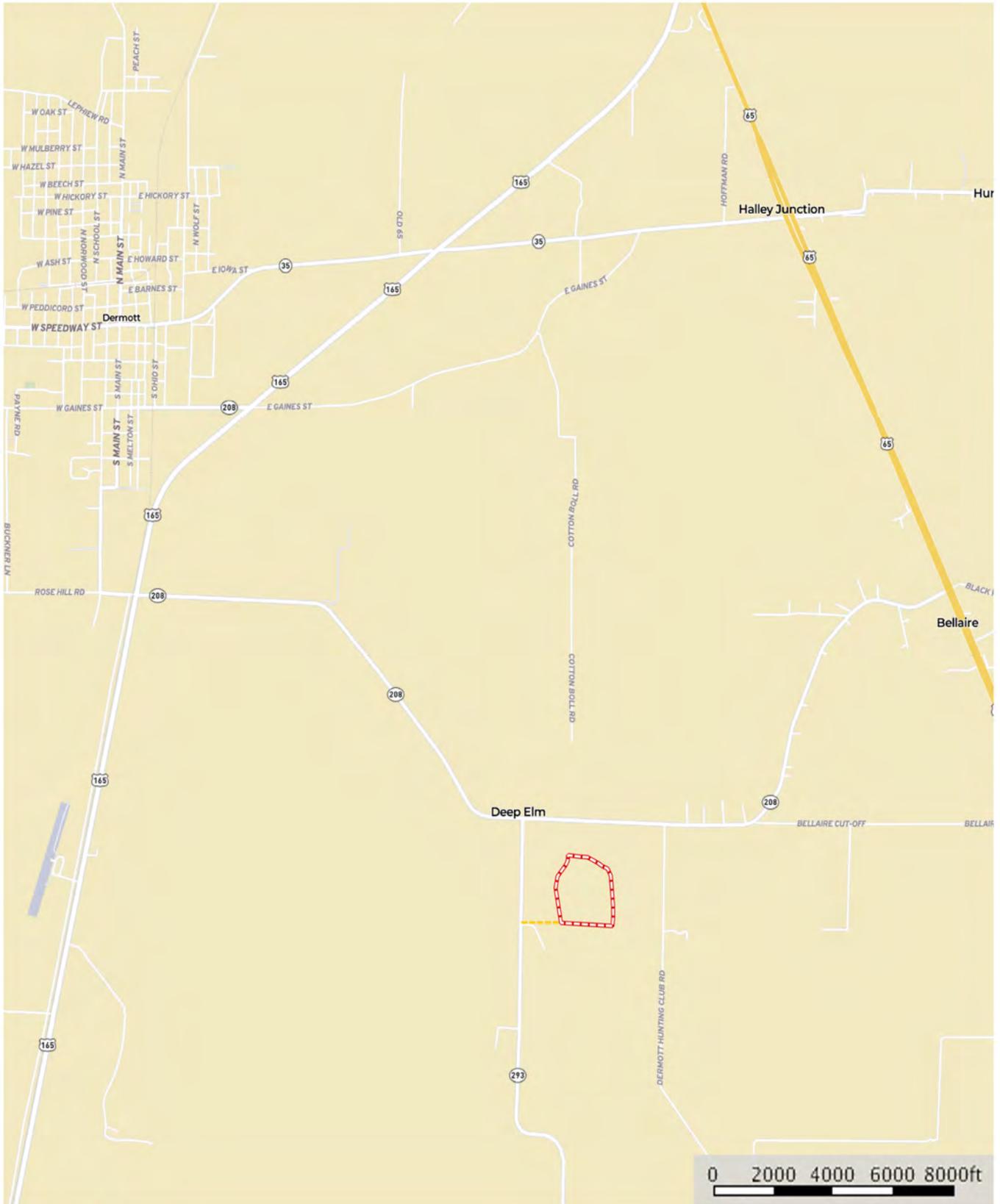
This offering is subject to errors, omissions, change or withdrawal without notice. All information provided herein is intended as a general guideline and has been provided by sources deemed reliable, but the accuracy of which we cannot guarantee.

PROPERTY SUMMARY

Description:	This property offers a unique opportunity to acquire a waterfowl hunting property located in an area that is locally referred to as the "Big Bayou Flyway". The property is comprised of cypress, water tupelo, and black gum standing timber. The property functions and hunts like a flooded green tree reservoir. Access is provided via a dedicated twenty (20) foot wide road easement from Arkansas State Highway 293. Flooding of the property occurs naturally via the excess water from Crooked Bayou. This has historically been a plentiful water shed, but there is ample room to add an irrigation well if so desired.
Location:	Chicot County, Arkansas
	<u>Mileage Chart</u>
	Lake Village, AR 15
	Monticello, AR 28
	Monroe, LA 89
	Stuttgart, AR 90
	Jackson, MS 149
Latitude:	33.484940
Longitude:	-91.39334
Acreage:	53.67 total acres (Source: certified land survey, attached)
Access:	Easement from Arkansas State Highway 293 (attached)
Soils:	Perry clay (Excellent soil for water retention)
Notable Features:	Crooked Bayou Watershed One (1) mile from Big Bayou Dedicated easement route Proven waterfowl flyway Six (6) miles from Cut Off Creek WMA
Recreation:	Duck hunting
Offering Price:	\$203,946.00 (\$3,800.00 per acre)
Contact:	Any questions concerning this offering, or to schedule a property tour should be directed to Brandon Stafford (mobile: 501-416-9748) of Lile Real Estate, Inc.

LOCATION MAP I

Maxwell - Deep Elm Hunting Property Arkansas, AC +/-



--- Road / Trail □ Boundary

AERIAL MAP

Maxwell - Deep Elm Hunting Property
Arkansas, AC +/-

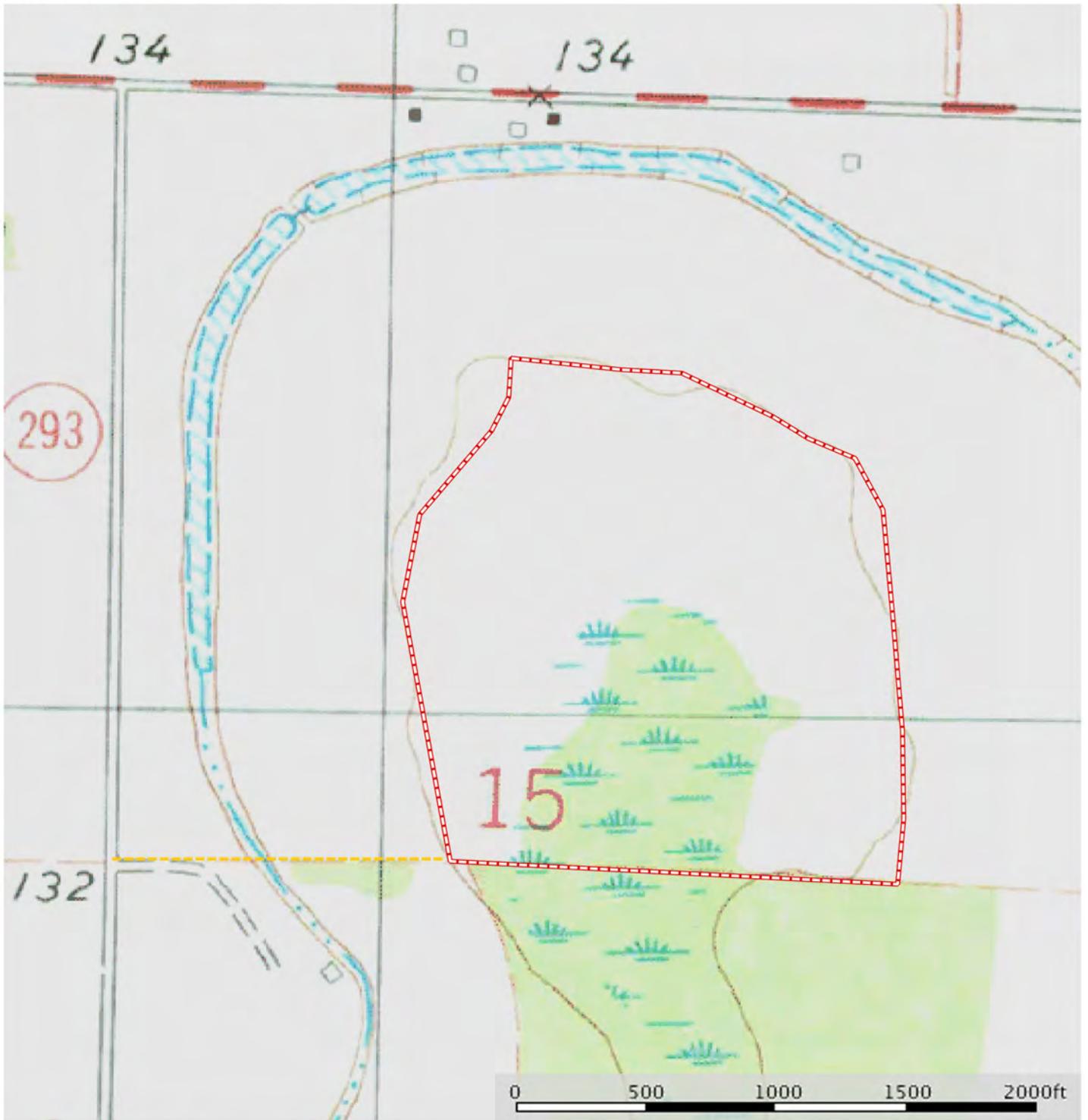


--- Road / Trail  Boundary

TOPOGRAPHY MAP

Maxwell - Deep Elm Hunting Property

Arkansas, AC +/-



--- Road / Trail □ Boundary

Sindy Cruthis

M The information contained herein was obtained from sources deemed to be reliable. MapRight Services makes no warranties or guarantees as to the completeness or accuracy thereof.

SOIL MAP

Maxwell - Deep Elm Hunting Property
Arkansas, AC +/-



----- Road / Trail □ Boundary

SOIL MAP KEY

I  Boundary 54.6 ac

SOIL CODE	SOIL DESCRIPTION	ACRES	%	CAP
HC	Hebert and Crowley silt loams	7.1	12.94	2w
GPA	Gallion and Pulaski fine sandy loams, 0 to 1 percent slopes (rilla, rilla)	1.5	2.75	1
PeA	Perry clay, 0 to 1 percent slopes	46.0	84.31	3w
TOTALS		54.6	100%	2.82

Capability Legend

Increased Limitations and Hazards

Decreased Adaptability and Freedom of Choice Users

Land, Capability Class(non-irrigated)	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

PROPERTY DESCRIPTION:

A parcel of land in the NW1/4 NE1/4, SW1/4 NE1/4, SE1/4 NW1/4, and NE1/4 NW1/4 of Section 15, Township 14 South, Range 3 West, Chicot County, Arkansas and more particularly described as follows: Commence at 2.5 inch iron pipe in the center of Dermott Hunting Club Road marking the East Quarter Corner of said Section 15 and thence run N 88° 56' 16" W along the South boundary of the Northeast Quarter of said Section 15 for 1470.86 feet to the Point of Beginning of the property herein described; thence from this Point of Beginning run along the inside of a turn-row on the following nine (9) courses and distances: (1) N 05° 50' 07" W 332.60 feet; (2) N 03° 02' 37" W 308.79 feet; (3) N 04° 43' 10" W 647.78 feet; (4) N 27° 45' 27" W 244.58 feet; (5) N 69° 10' 06" W 318.33 feet; (6) N 61° 15' 23" W 199.75 feet; (7) N 69° 10' 06" W 318.33 feet; (8) N 85° 49' 38" W 193.07 feet; (9) S 89° 36' 13" W 287.28 feet to the East high bank of a drain ditch; thence measuring the high bank of said ditch on the following ten (10) courses and distances: (1) S 07° 15' 43" W 143.95 feet; (2) S 22° 22' 01" W 106.99 feet; (3) S 36° 10' 32" W 350.70 feet; (4) S 14° 40' 30" W 77.36 feet; (5) S 05° 55' 53" W 146.32 feet; (6) S 00° 54' 23" E 137.76 feet; (7) S 11° 28' 55" E 369.75 feet; (8) S 09° 12' 03" E 306.01 feet; (9) S 11° 56' 59" E 107.40 feet; (10) S 01° 29' 55" E 86.47 feet to a point on the South boundary of the Northwest Quarter of Section 15; thence S 88° 56' 16" E along the East-West Quarter Section Line of Section 15 for 1365.53 feet to the Point of Beginning and containing 35.83 acres in the SW1/4 NE1/4, 7.08 acres in the SE1/4 NE1/4, 8.46 acres in the NW1/4 NE1/4, and a total of 53.67 acres more or less, all in Section 15, T14S, R33W.

EASEMENT DESCRIPTION:

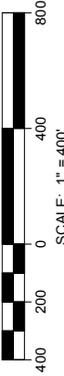
A 20 foot easement dedicated for ingress and egress in the SE1/4 NW1/4 of Section 15, Township 14 South, Range 3 West, Chicot County, Arkansas and more particularly described as follows: Commence at the Southwest Corner of the SE1/4 NW1/4 of Section 15, T14S, R33W and with this as the Point of Beginning thence run S 88° 56' 16" E along the South boundary of the SE1/4 NW1/4 for 1127.28 feet; thence N 01° 29' 55" W 20.01 feet; thence N 88° 56' 16" W 1126.90 feet to a point on the West boundary of the SE1/4 NW1/4 of Section 15; thence S 00° 18' 35" E along the West boundary of said SE1/4 NW1/4 for 20.0 feet to the Point of Beginning.

SURVEYORS CERTIFICATE:

Surveyed and platted by DREW S. MCCORD and ASSOCIATES in February 2010 and I certify that this plat truly represents the property and the improvements shown hereon to the best of my knowledge and belief. There are no apparent encroachments of this property onto adjoining property or of adjoining property onto this property. Easements disclosed by the survey are as shown. This survey does not purport to establish, determine, or in any way affect the ownership of, possession of, or legal title to this property. This property is in zone within the "100 year flood boundary according to the Chicot County Flood Insurance Rate Map (FIRM) panel No. 050025 0025B.

Property is predominately agricultural--no accessory monuments available.

BASIS OF BEARINGS:
East boundary of Section 15, T14S, R33W, considered to be North-South.



RURAL CLASS "C" PROPERTY (AGRICULTURAL)

LINE	LEGEND
Primary Property Boundary	—
Access Easement Boundary	- - - - -
1/16 Sec. Lines	· · · · ·
Chain-link Fence	x x x x x
P.O.B. Point of Beginning	○
P.O.C. Point of Commencement	△
G.L.O. General Land Office Record	●

LEGEND
Iron Ticker Spindle
Monument (found)
Survey Point
Stipped #4 rebar (set)



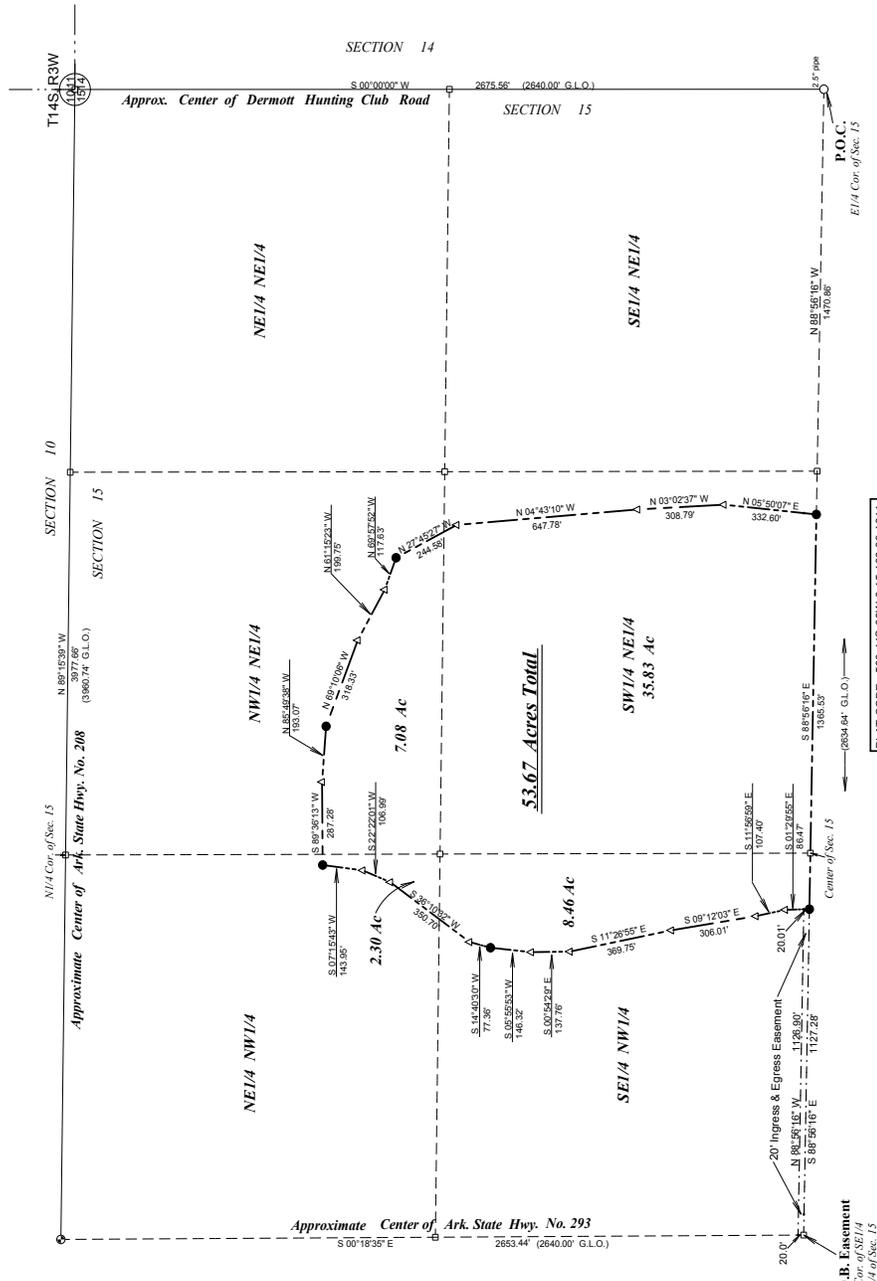
CLIENT:

Mr. Rusty Moss
190 Buckner Ln.
Dermott, AR 71638

Drew S. McCord
Professional Land Surveyor
Arkansas Certificate No. 1641

Date:

MCCORD SURVEYING, LLC.
109 S. Cokley St.
Lake Village, AR 71653
PH/FAX (870) 265-5143
www.mccordsurveying.com



PLAT CODE: 500-14S-03W-D-15-103-09-1641

P.O.B. Easement
SW Cor. of SE1/4
NW1/4 of Sec. 15

P.O.C.
E1/4 Cor. of Sec. 15









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