



OFFERED FOR SALE

OVERFLOW 50 ACRES

A Recreational Investment Opportunity

50 (+/-) Acres • Ashley County, Arkansas

OFFERED BY



AGRICULTURE | RECREATION | TIMBERLAND

Traditional Brokerage + Sealed Bids + Consulting

LICENSED IN ARKANSAS, LOUISIANA, MISSISSIPPI, TEXAS AND TENNESSEE

LILE REAL ESTATE INCORPORATED

DISCLOSURE STATEMENT

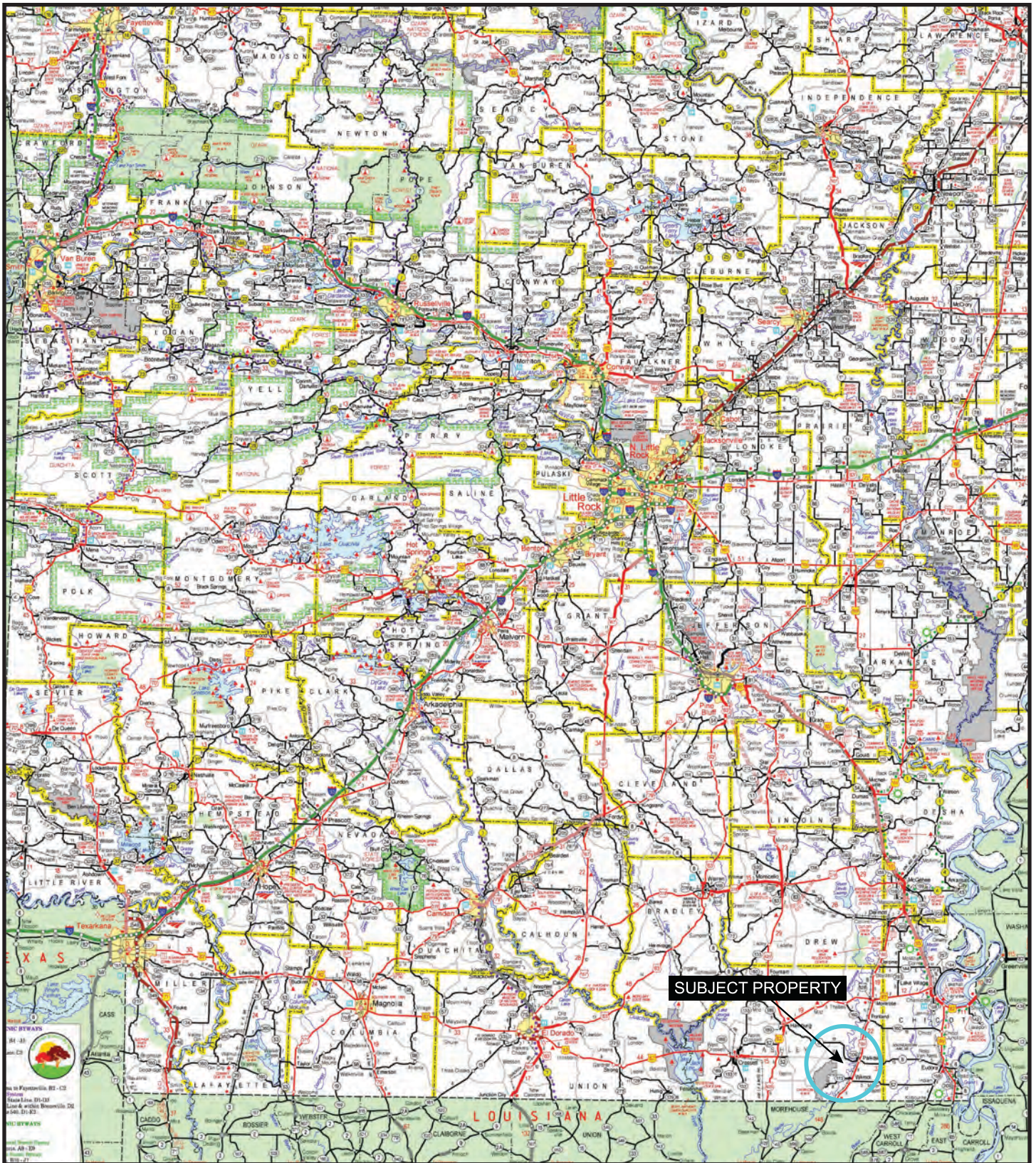
Lile Real Estate, Inc. is the listing agency for the owner of the property described within this offering brochure.

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.

VICINITY MAP



PROPERTY SUMMARY

Description:	<p>Located in southeast Arkansas in Ashley County, this offering provides an opportunity to acquire 50 +/- acres of undulating mixed species hardwood timber stocking and part of an old growth cypress brake with frontage along Ashley County Road 34. This ownership is very unique in that it is located just one and a half miles from the Overflow National Wildlife Refuge, which is a 13,000 acre wetland complex consisting of seasonally flooded bottomland hardwood forests, impoundments, and croplands.</p> <p>For more information about the Overflow 50 Acres, or to schedule a property tour, contact Brandon Stafford (mobile: 501-416-9748) of Lile Real Estate, Inc.</p>						
Location:	<p>Ashley County, Arkansas</p> <p>Mileage Chart</p> <hr/> <table><tr><td>Lake Village, AR</td><td>29 miles</td></tr><tr><td>Monticello, AR</td><td>47 miles</td></tr><tr><td>Pine Bluff, AR</td><td>94 miles</td></tr></table>	Lake Village, AR	29 miles	Monticello, AR	47 miles	Pine Bluff, AR	94 miles
Lake Village, AR	29 miles						
Monticello, AR	47 miles						
Pine Bluff, AR	94 miles						
Acreeage:	50 (+/-) acres (Source: Ashley County Tax Assessor)						
Access:	Ashley Road 34						
Parcel Number:	001-02025-001						
Real Estate Taxes:	\$63.00 (Est.)						
Broker Notes:	Potential location for a cabin/residential structure with all-weather access and rural utilities.						
Recreation:	Duck and deer hunting						
Overflow NWR:	For info, visit www.fws.gov/refuge/overflow/about.html						
Mineral Rights:	All mineral rights owned by the Seller, if any, shall transfer to the Buyer.						
Offering Price:	\$220,000.00						
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.						

OWNERSHIP MAP



Address: ASHLEY 34
Legal: SE1/4 SW1/4 &
Parcel: 001-02025-001

RPID: 2449

Acres: 50



Date Created: 2/4/2019
Created By: DataScoutPro
via DataScout OneMap


1 inch = 533 feet

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<http://www.datascoutpro.com/>

LOCATION MAP



 Boundary

Sindy Cruthis


 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.

AERIAL MAP



 Boundary

Sindy Cruthis


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TOPOGRAPHY MAP



Boundary

ndy Cruthis

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OVERFLOW NATIONAL WILDLIFE REFUGE



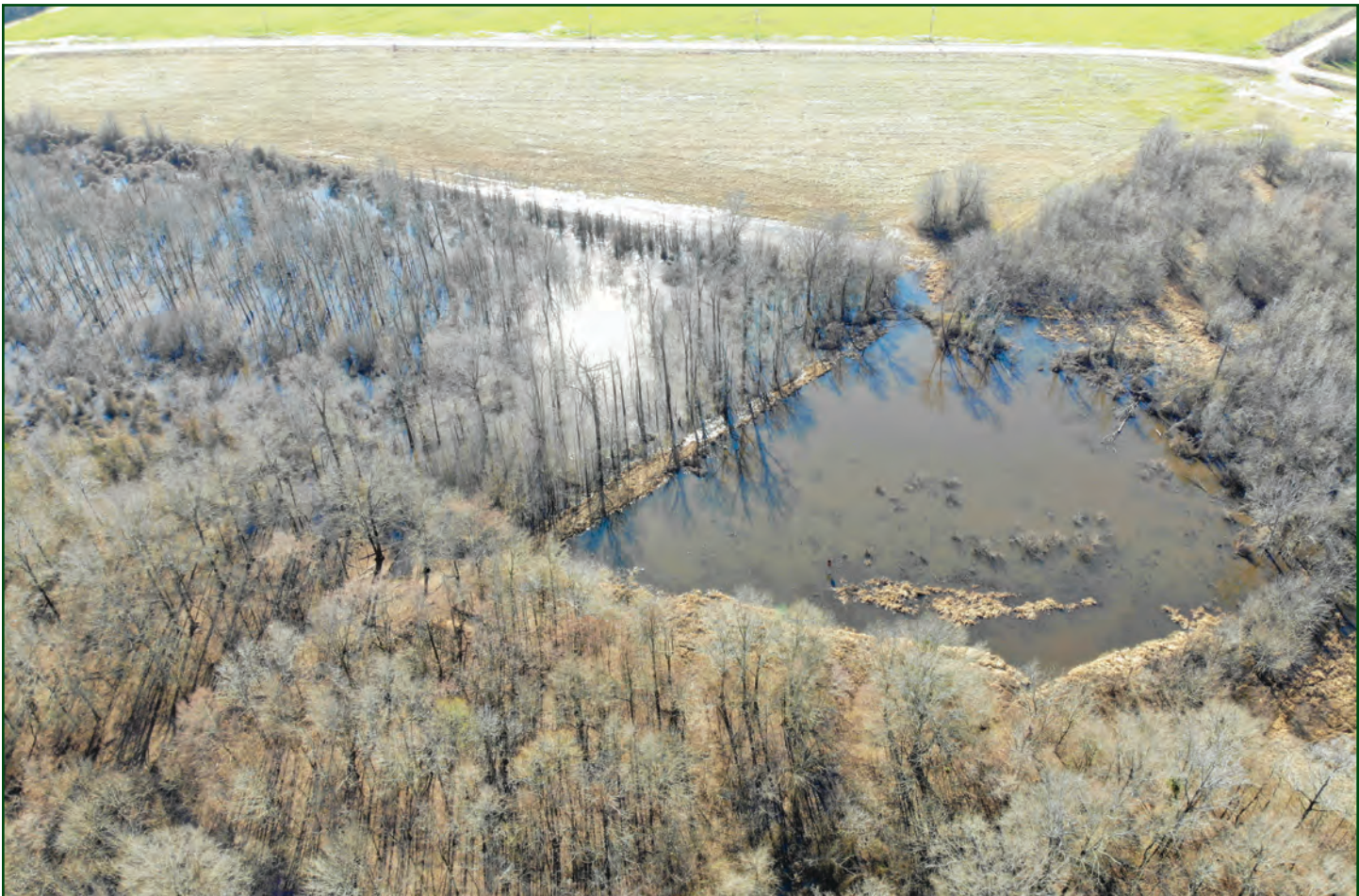
“Located in southeast Arkansas in Ashley County, Overflow National Wildlife Refuge was established in 1980 to protect one of the remaining bottomland hardwood forests considered vital for maintaining mallard, wood duck, and other waterfowl populations in the Mississippi Flyway. This 13,000 + acre wetland complex consists of seasonally flooded bottomland hardwood forests, impoundments, and croplands. During the winter, a 4,000- acre greentree reservoir is created when the bottomland hardwood forests are allowed to flood. This seasonally flooded area provides a haven for mallards, wood ducks, and other waterfowl species.

This refuge is a wetland complex within the watershed of Overflow Creek which flows southerly along the length of the refuge. On the west boundary, there are only about 100 acres of uplands found on a narrow strip along the escarpment that separates the Mississippi Alluvial Valley from the Gulf Coastal Plain. The majority of the refuge is bottomland hardwood forest consisting primarily of willow and overcup oaks. Willow oaks, found here in abundance, produce small acorns that are an excellent source of food for the mallards and wood ducks that make their winter home here.

Throughout the refuge are a number of impoundments, where the water and the plants are managed to benefit wildlife living on the refuge, especially waterfowl. These areas, called moist soil units, are very important in insuring that there is enough food for the birds that spend the winter here. Natural foods provide essential nutrients for birds to survive the winter and nest successfully in the spring. These moist soil units, along with the croplands, and bottomland hardwoods forest, provide a mix of habitats that support a variety of wildlife throughout the year.”

Source:

Overflow National Wildlife Refuge. (2014, April 10). U.S. Fish & Wildlife Service.
<https://www.fws.gov/refuge/Overflow/about.html>



ASHLEY COUNTY ROAD #34







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