



OFFERED FOR SALE

PLUM BAYOU RESERVE

A Recreational Investment Opportunity

991 (+/-) Surveyed Acres • Pulaski County, Arkansas

OFFERED BY



AGRICULTURE | RECREATION | TIMBERLAND

Traditional Brokerage + Sealed Bids + Consulting

LICENSED IN ARKANSAS, LOUISIANA, MISSISSIPPI AND TENNESSEE



DISCLOSURE STATEMENT

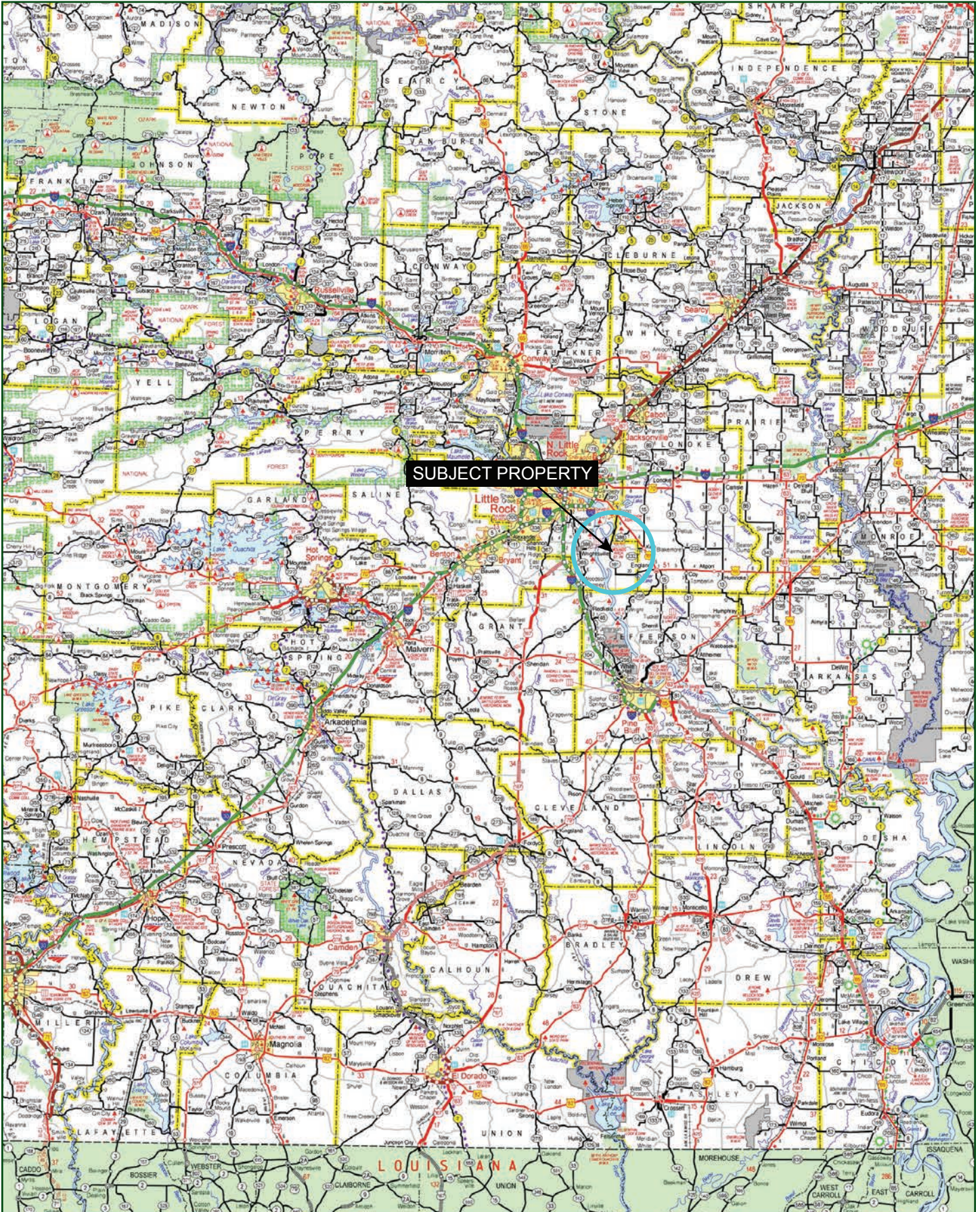
Lile Real Estate, Inc. is the listing agency for the owner of the property described within this offering brochure.

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.

VICINITY MAP



PROPERTY SUMMARY

Description:

The Plum Bayou Reserve provides an exceptional recreational investment opportunity with very close proximity to the Little Rock/ North Little Rock metropolitan area. The property consists of 991 surveyed acres, more or less, located in Pulaski County, just west of Keo. All of the acreage is enrolled in the Wetland Reserve Program with the exception of three (3) out-holdings that are strategically placed across the property for lodge sites, including the existing lodge site. Great deer hunting opportunities exist on the property in addition to waterfowl hunting in the moist soil units and multiple shooting holes in Plum Bayou. There are numerous highly improved food plots that are all connected by a groomed internal road system.

To complete this family retreat is the 3,840 square foot lodge, located in the center of the property, that was built in 2014 with 6 bedrooms and 4 full bathrooms. There are two master suites that have their own full bathrooms on the main floor in addition to two guest rooms that share a full hall bathroom. The kitchen is nicely finished out with granite countertops, wood cabinets, and all new electric appliances. Tied into the kitchen is the open-concept main living room with vaulted ceilings. Located just off the kitchen is a large entertainment area with a full bar and numerous games to entertain all guests. The second floor has an additional living area with two more guest rooms and a full bathroom. Located on the west side of the lodge is a 675 square foot concrete parking area and a stone fire pit. To store all of your hunting equipment there is a 1,500 square foot storage building with two roll up doors and an 800 square foot covered lean-to next to the lodge.

This year-round recreational property is being offered for sale for \$3,162,000.00. To find out more about the Plum Bayou Reserve, or to schedule a property tour please contact Gar Lile (mobile: 501-920-7015) or Gardner Lile (mobile: 501-658-9275) of Lile Real Estate, Inc.

Location:

Keo, Arkansas; Pulaski County; Eastern Central Region of Arkansas

Mileage Chart

England	9 Miles
Little Rock	23 miles
Stuttgart	36 miles

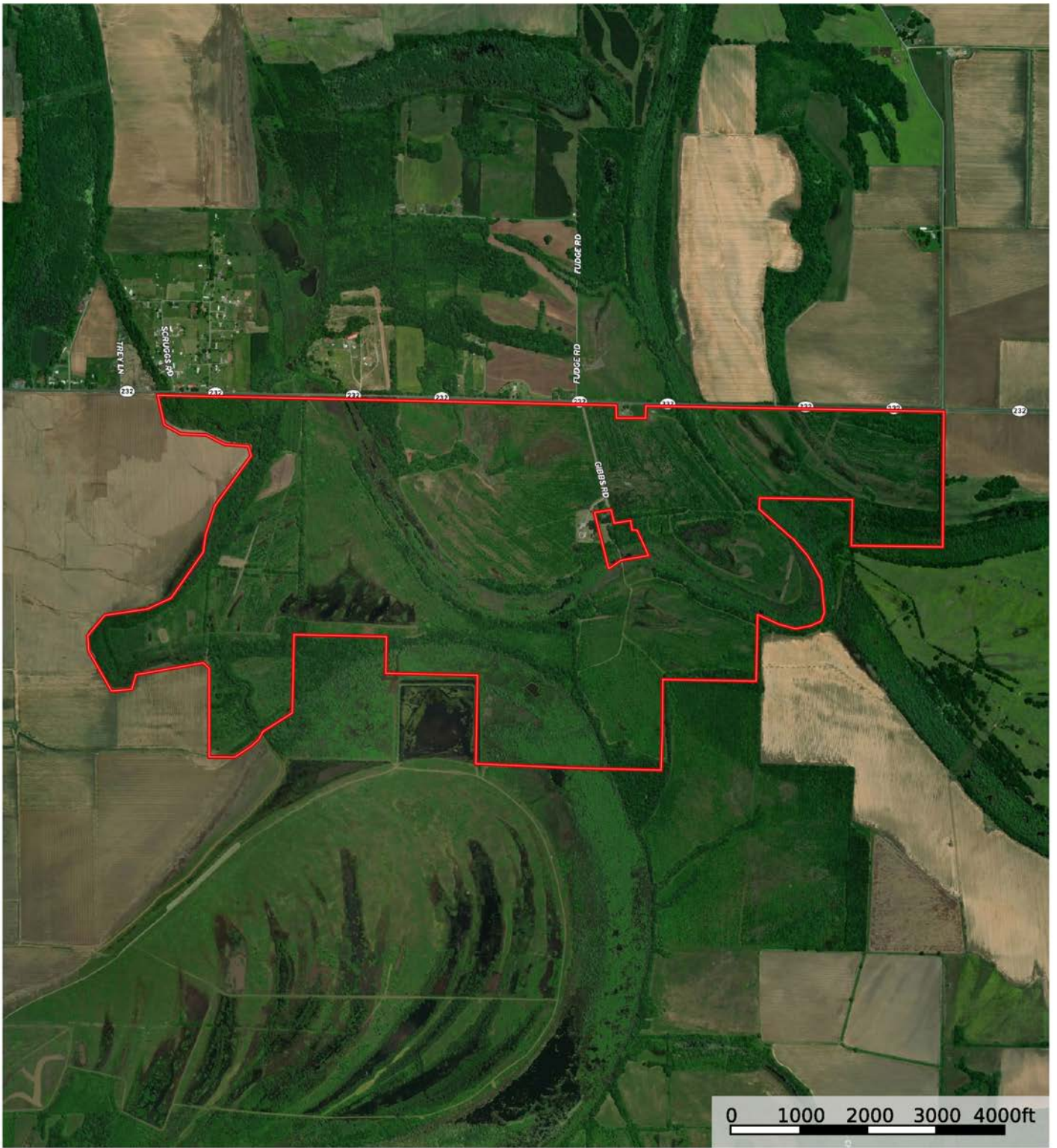
Acreage:


991 +/- acres

PROPERTY SUMMARY


Improvements:	<p>3,840 square foot lodge</p> <ul style="list-style-type: none">• 6 bedrooms/4 full bathrooms• 2 master suites• Kitchen has granite countertops, wood cabinets, and all new electric appliances• Entertainment area with full bar and numerous games• Additional living area on second floor <p>675 square foot concrete parking area 1,500 square foot storage building with two roll up doors 800 square foot covered lean-to Numerous duck blinds are located throughout the property. * Please note: No equipment conveys with the property, and the Seller will retain all deer stands.</p>
Access:	Gibbs Road
Real Estate Taxes:	\$3,400.00 (Estimated)
Recreation:	Deer and duck hunting opportunities exist on the property.
Mineral Rights:	All mineral rights owned by the Seller, if any, shall transfer to the Buyer.
Offering Price:	\$3,162,000.00
Contact:	Any questions concerning this offering, or to schedule a property tour should be directed to Gar Lile (mobile: 501-920-7015) or Gardner Lile (mobile: 501-658-9275) of Lile Real Estate, Inc.

AERIAL MAP II

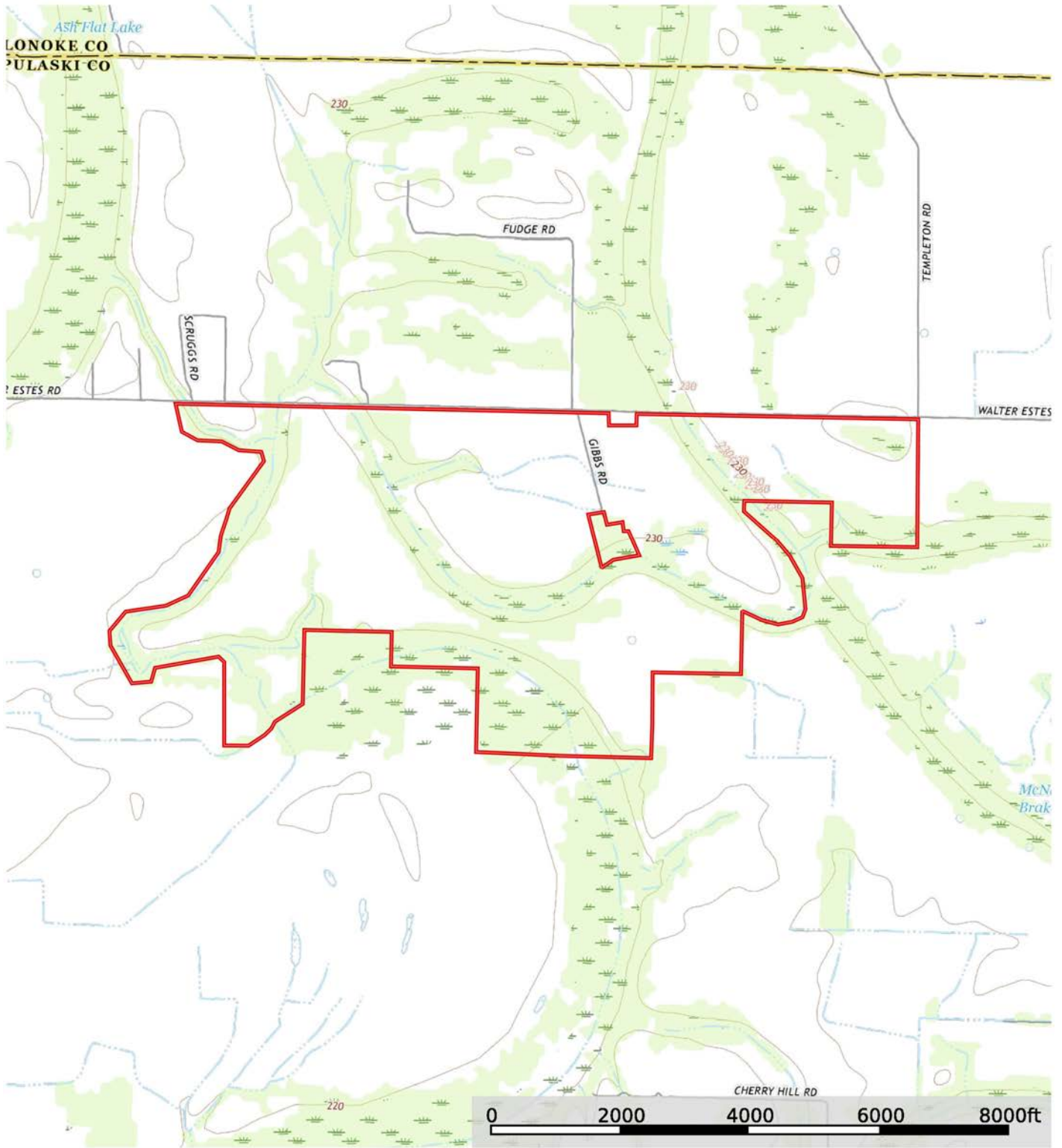




 In-holding Boundary

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.

TOPOGRAPHY MAP

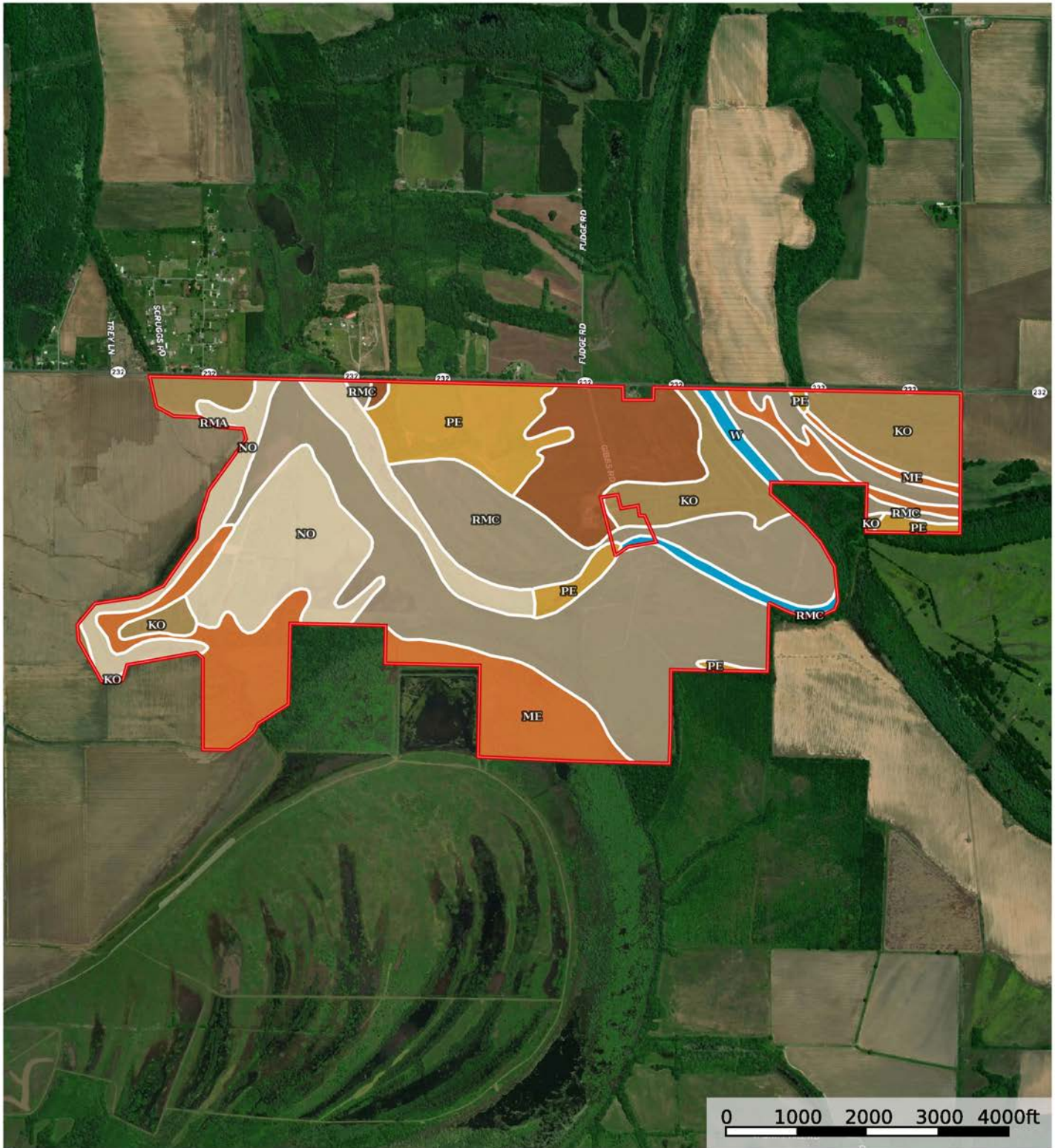


 In-holding  Boundary

Sindy Cruthis

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SOIL MAP



 Boundary 1

Sindy Cruthis

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SOIL MAP KEY

SOIL CODE	SOIL DESCRIPTION	ACRES	%	CPI	NCCPI	CAP
RmC	Rilla silt loam, 3 to 5 percent slopes	386.0 3	38.48	0	85	2e
No	Norwood silty clay loam	165.3 8	16.48	0	90	1
Me	Moreland silty clay	145.0 3	14.46	0	61	3w
Ko	Keo silt loam, 0 to 1 percent slopes, rarely flooded	116.9 5	11.66	0	88	1
RmA	Rilla silt loam, 0 to 1 percent slopes	88.02	8.77	0	85	2e
Pe	Perry clay, 0 to 1 percent slopes, rarely flooded	84.03	8.38	0	48	3w
W	Water	17.8	1.77	0	-	-
TOTALS		1003. 22(*)	100%	-	78.1	1.95

(*) 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

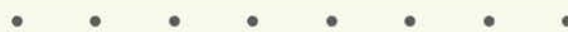
Increased Limitations and Hazards

Decreased Adaptability and Freedom of Choice Users

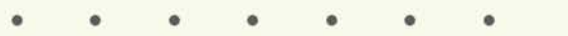
Land, Capability



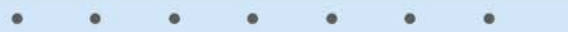
'Wild Life'



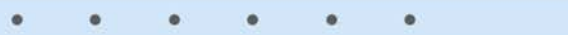
Forestry



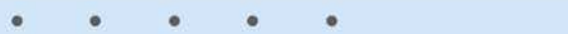
Limited



Moderate



Intense



Limited



Moderate



Intense



Very Intense



Grazing Cultivation

(c) climatic limitations (e) susceptibility to erosion

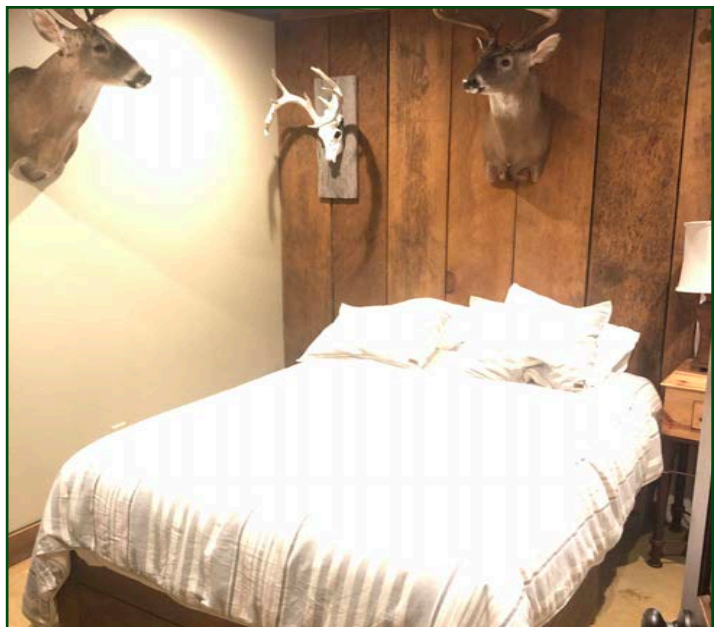
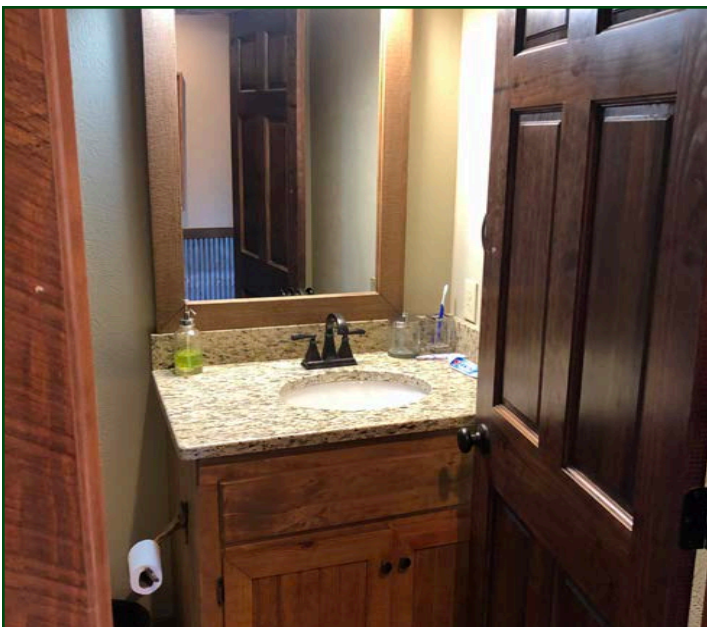
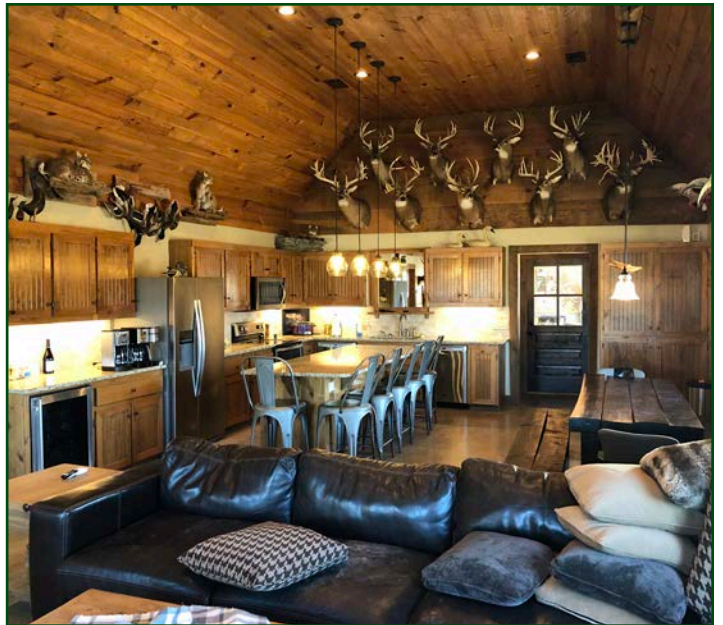
(s) soil limitations within the rooting zone (w) excess of water

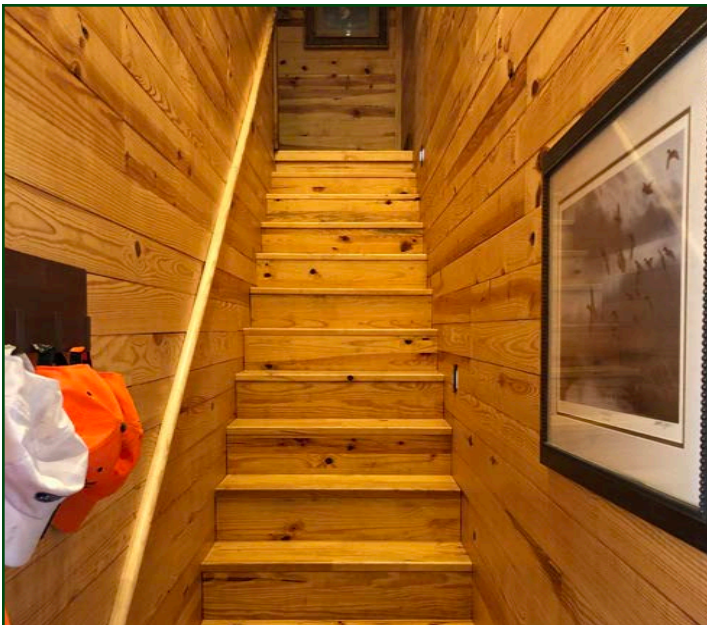


























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