



OFFERED FOR SALE

COTTONWOOD BLUFF

A Recreational Investment Opportunity

600 (+/-) Surveyed Acres • Pulaski County, AR

OFFERED BY



AGRICULTURE | RECREATION | TIMBERLAND

Traditional Brokerage + Sealed Bids + Consulting

LICENSED IN ARKANSAS, LOUISIANA, MISSISSIPPI AND TENNESSEE



DISCLOSURE STATEMENT

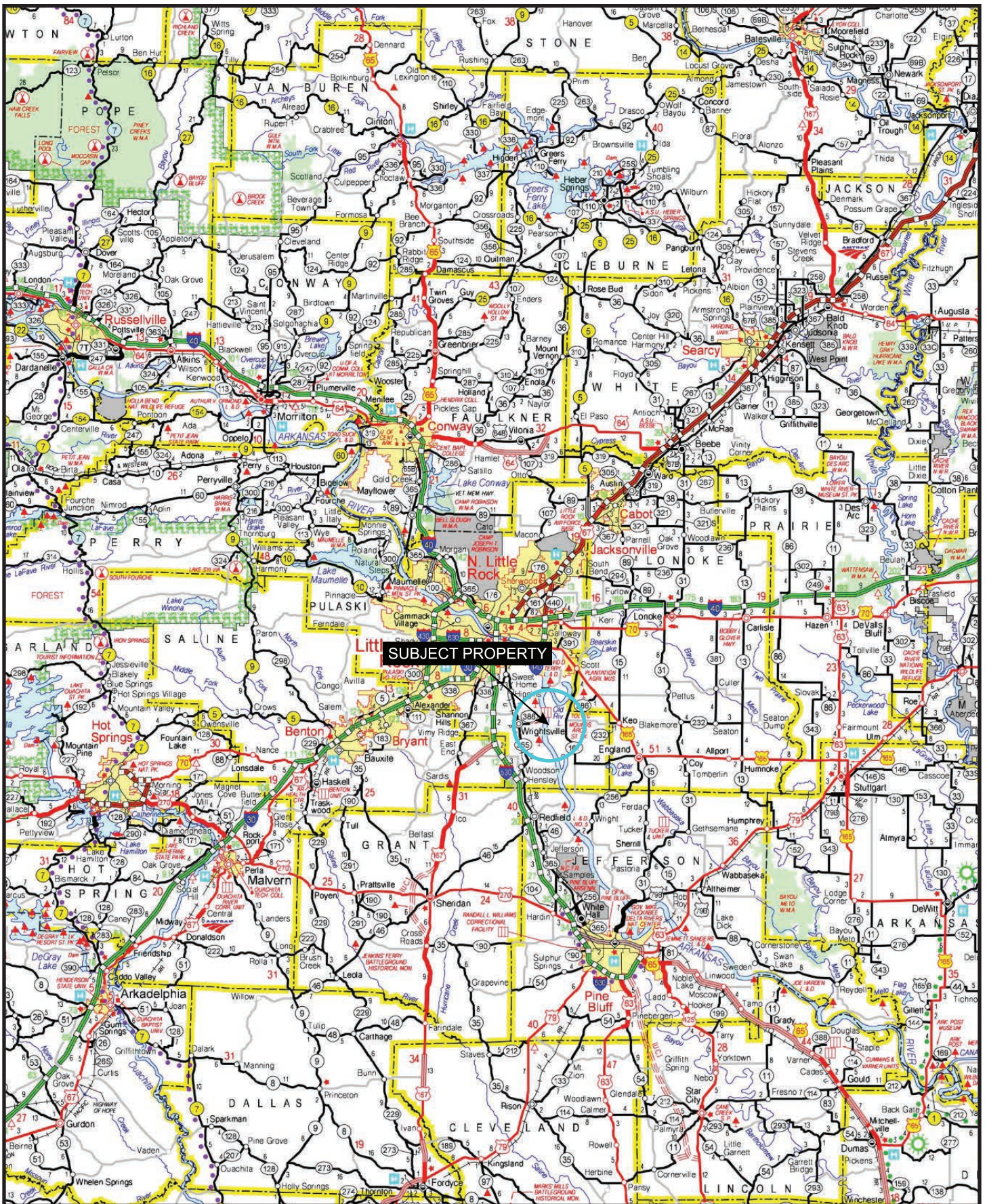
Lile Real Estate, Inc. is the listing agency for the owner of the property described within this offering brochure.

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 Cottonwood Bluff property consists of 766 deeded acres of which 600 (+/-) acres are located above the "brush line" of the navigable waters along the east bank of the Arkansas River in Pulaski County, Arkansas. Located just south of the community of Scott and east of Keo, this neighborhood is primarily rural farmland and hunting/recreational properties situated approximately 12 miles southeast of Little Rock, Arkansas. The property is composed of cottonwood plantations interspersed with oak that have not been actively managed in a number of years, along with hardwood woodlots, and open areas utilized for growing hay. The northern areas of the property are characterized as lowland wetland areas associated with Georgetown Lake. There is no "improved" access to Georgetown Lake or the Arkansas River, but creating access to Georgetown Lake would require minimal investment and provide access to very good fishing. There is electricity and Grand Prairie Water available to the property and the former church building. The highest and best use is considered to be private recreational use. There is an easement which bisects the property for ingress/egress to the benefit of the property immediately adjacent to the north.

This exceptional property offers an incredible recreational development opportunity. There are no conservation contracts or easements in place encumbering the surface use rights. The property offers a spectacular 900 (+/-) feet of Arkansas River frontage, combined with over 500 feet of usable and accessible Georgetown Lake frontage. The deer habitat and genetics are excellent, and the open area could continue in hay production, but would also prove to be excellent as food plots and dove fields – you get a blank canvas here!

For more information about the property, or to schedule a property tour, contact Gar Lile (mobile: 501-920-7015) or Brandon Stafford (mobile: 501-416-9748) of Lile Real Estate, Inc.

Location:

Pulaski County, Arkansas

Mileage Chart

Scott, AR	7 miles
England, AR	13 miles
Little Rock, AR	23 miles
Lonoke, AR	24 miles
Stuttgart, AR	40 miles

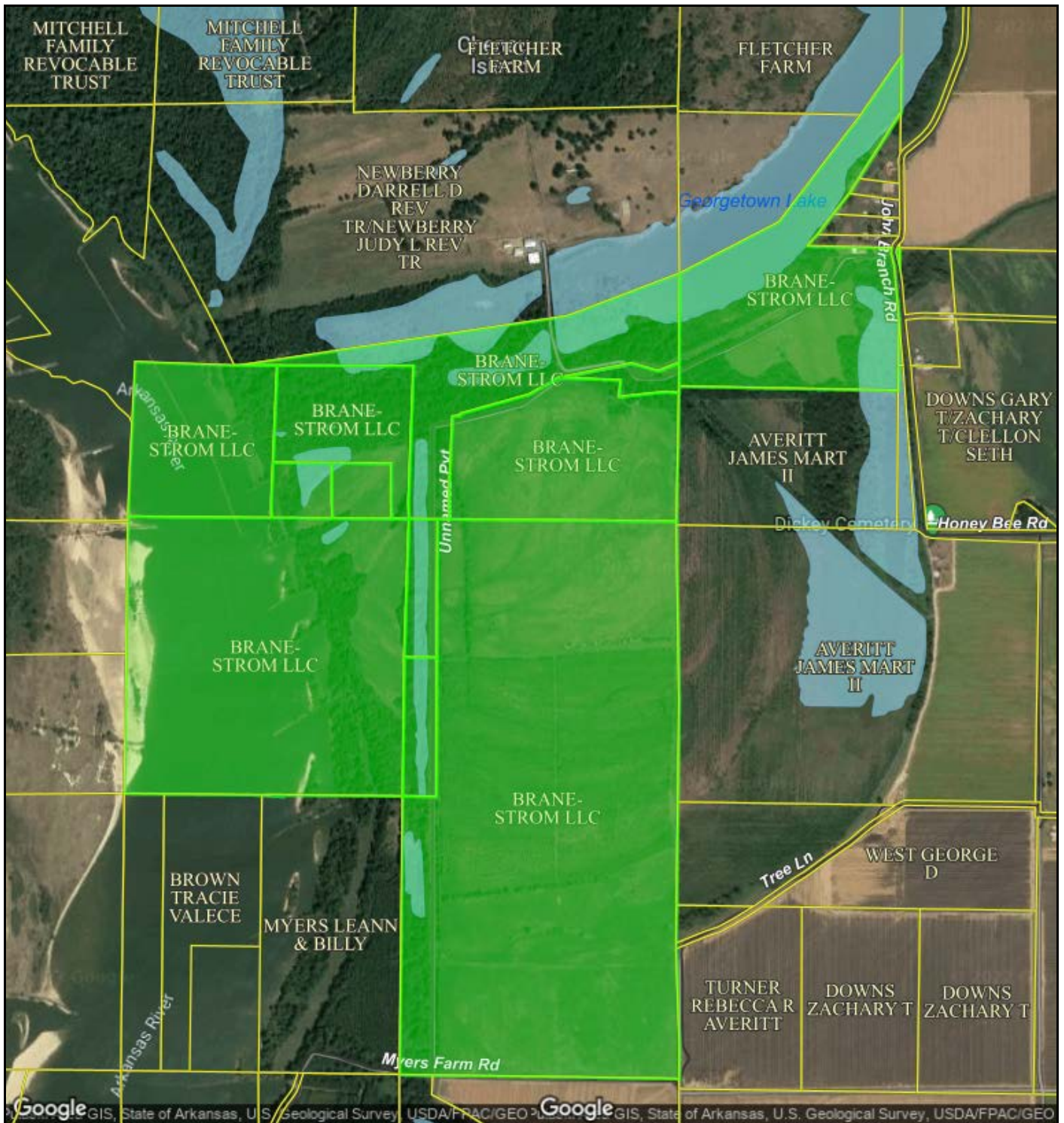
Acreage:

766 deeded acres / 600 (+/-) land use acres

PROPERTY SUMMARY

Access:	Paved all-weather access from John Branch Road, a public county road. Internal access from improved woods roads, levee system, and minimum duty gravel road.
Utilities:	Grand Prairie Water, electricity
Survey:	Provided within this brochure.
Improvements:	Open-sided 2-bay shed Unoccupied church building - good roof and structural bones; would provide an excellent day camp.
Real Estate Taxes:	\$4,812.21 (estimated)
Recreation:	Excellent deer and dove hunting opportunities exist on the property, as well as a strong potential for turkey hunting. The property also offers year-round recreational opportunities including pistol shooting and disc golf. Frontage along the Arkansas River and Georgetown Lake provides additional recreational opportunities such as canoeing and kayaking.
Mineral Rights:	All mineral rights owned by the Seller, if any, shall transfer to the Buyer.
Offering Price:	\$1,740,000.00 (\$2,900.00 per acre)
Contact:	Any questions concerning this offering, or to schedule a property tour should be directed to Gar Lile (mobile: 501-920-7015) or Brandon Stafford (mobile: 501-416-9748) of Lile Real Estate, Inc.

OWNERSHIP MAP



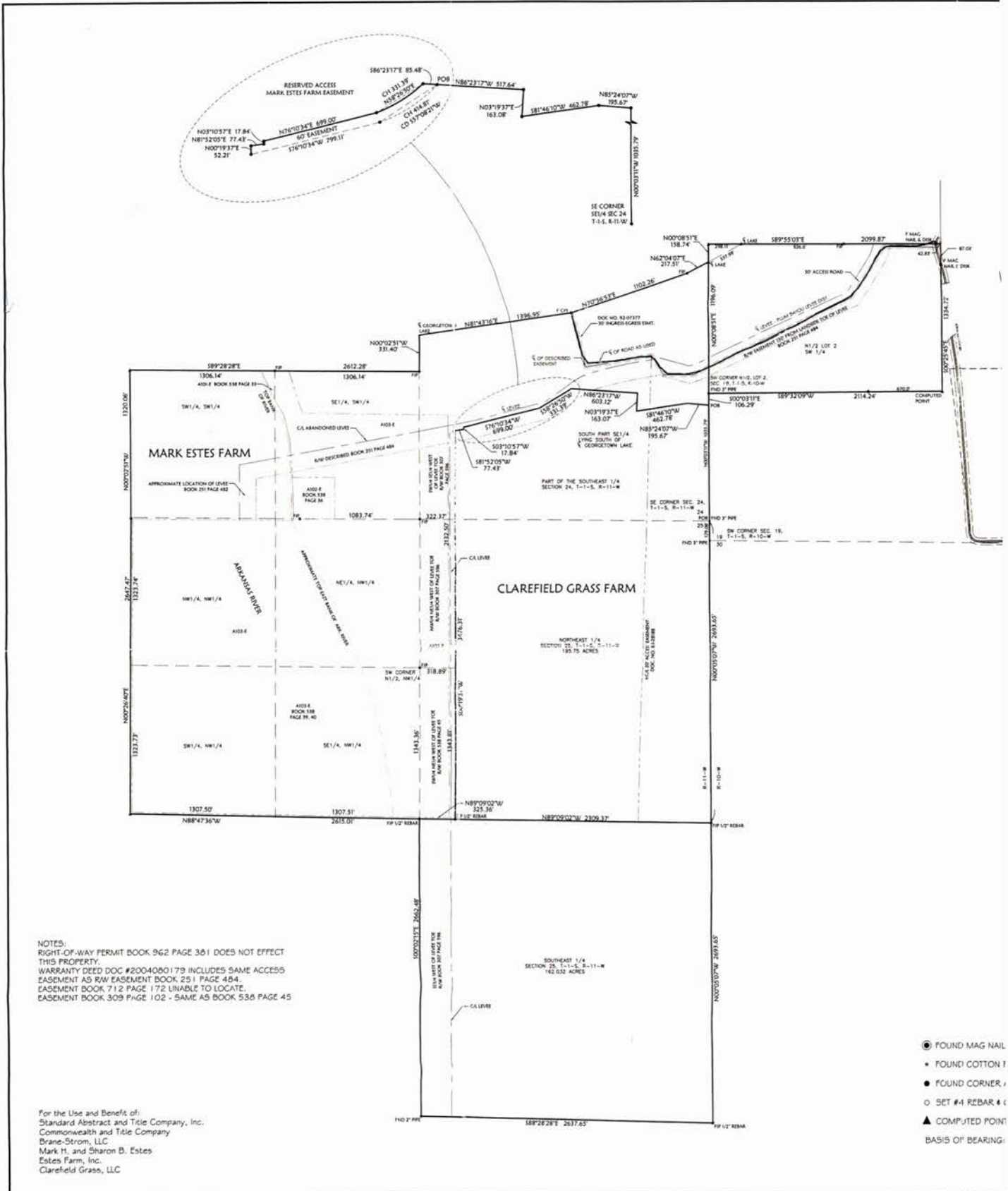
Date Created: 10/4/2022
Created By: DataScoutPro

1 inch = 1258 feet

via DataScout OneMap

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SURVEY



JOB. No. 5606

DRAWN BY: jhm/ras

FILE NO.:



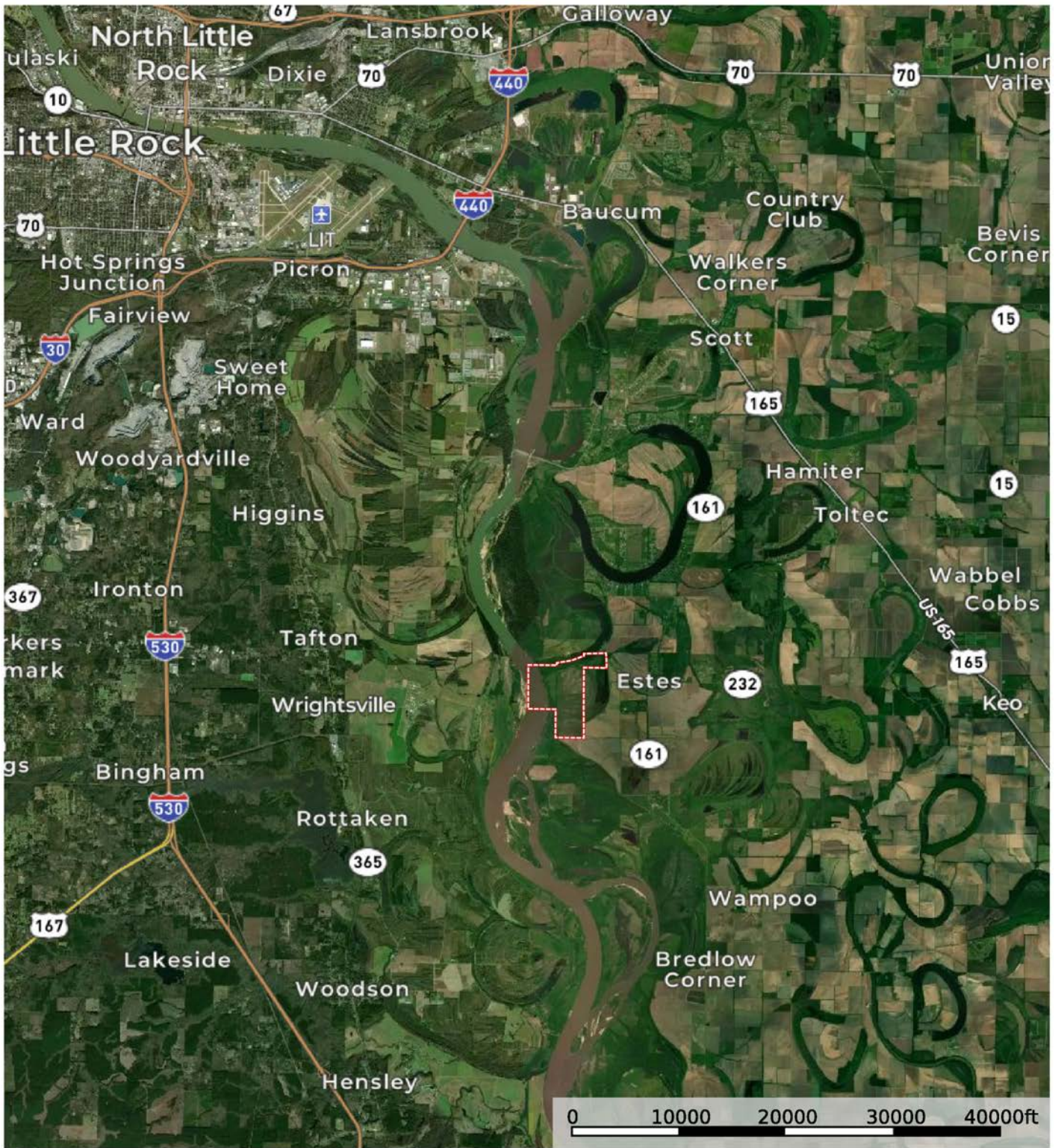
BOND CONSULTING ENGINEERS, INC.

2601 T. P. White Drive
 Jacksonville, Arkansas 72076

Phone: (501) 982-1538 Fax: (501) 982-1530 E-mail: tbond@bondce.com
 E-mail: arobinson@bondce.com

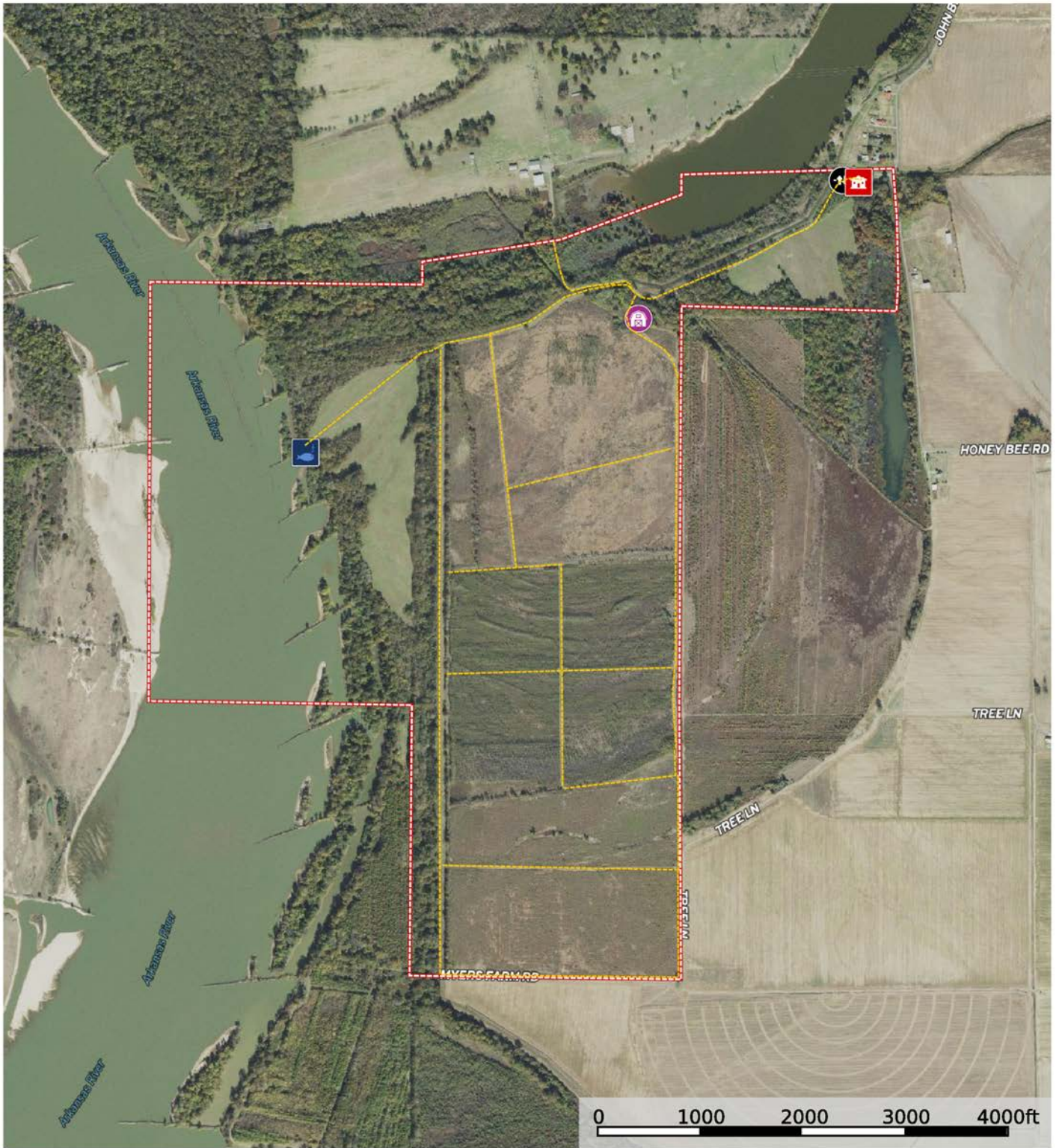
Prepared For:
 Branestrom, LLC

AERIAL MAP I



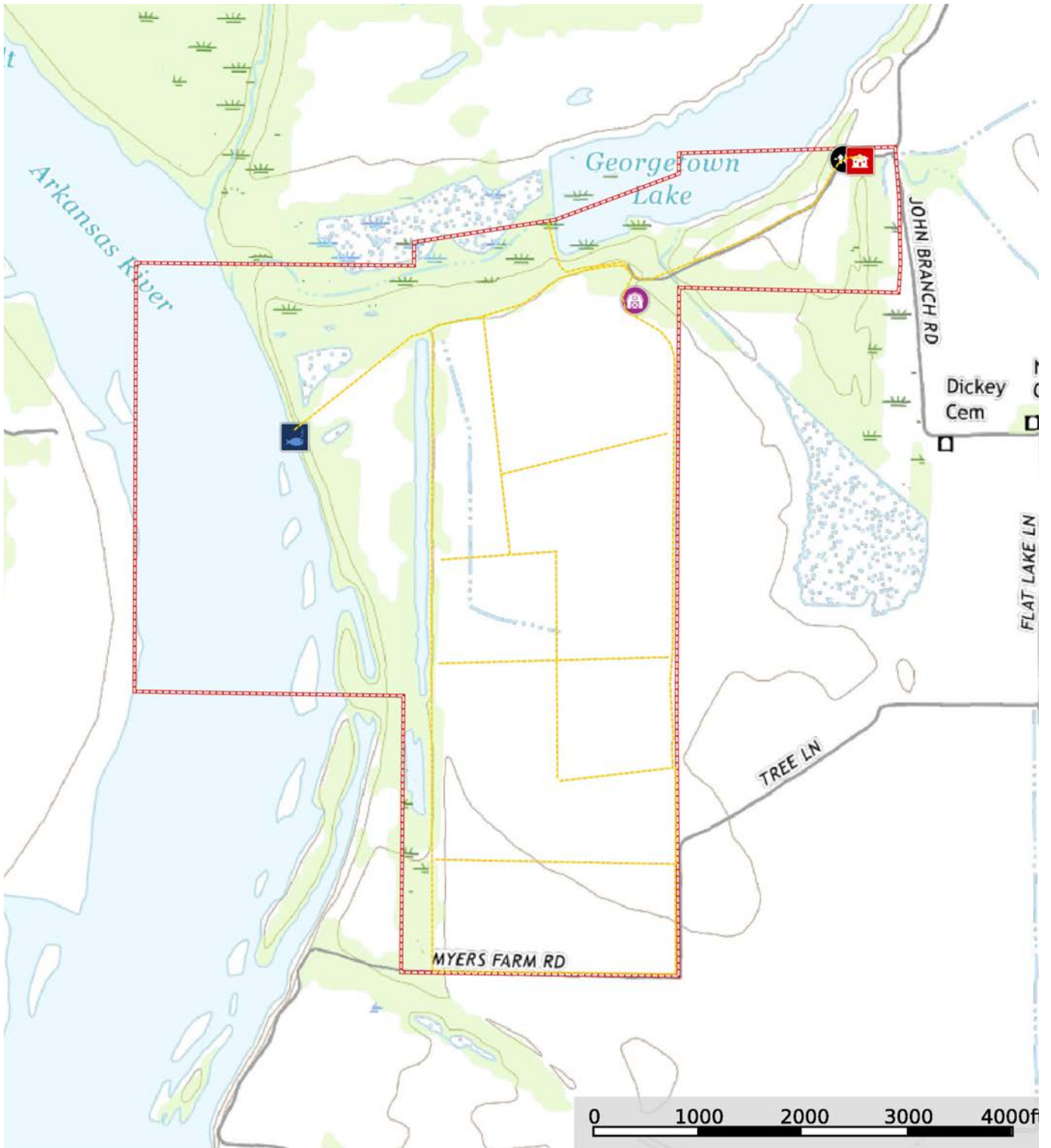
 Boundary

AERIAL MAP II



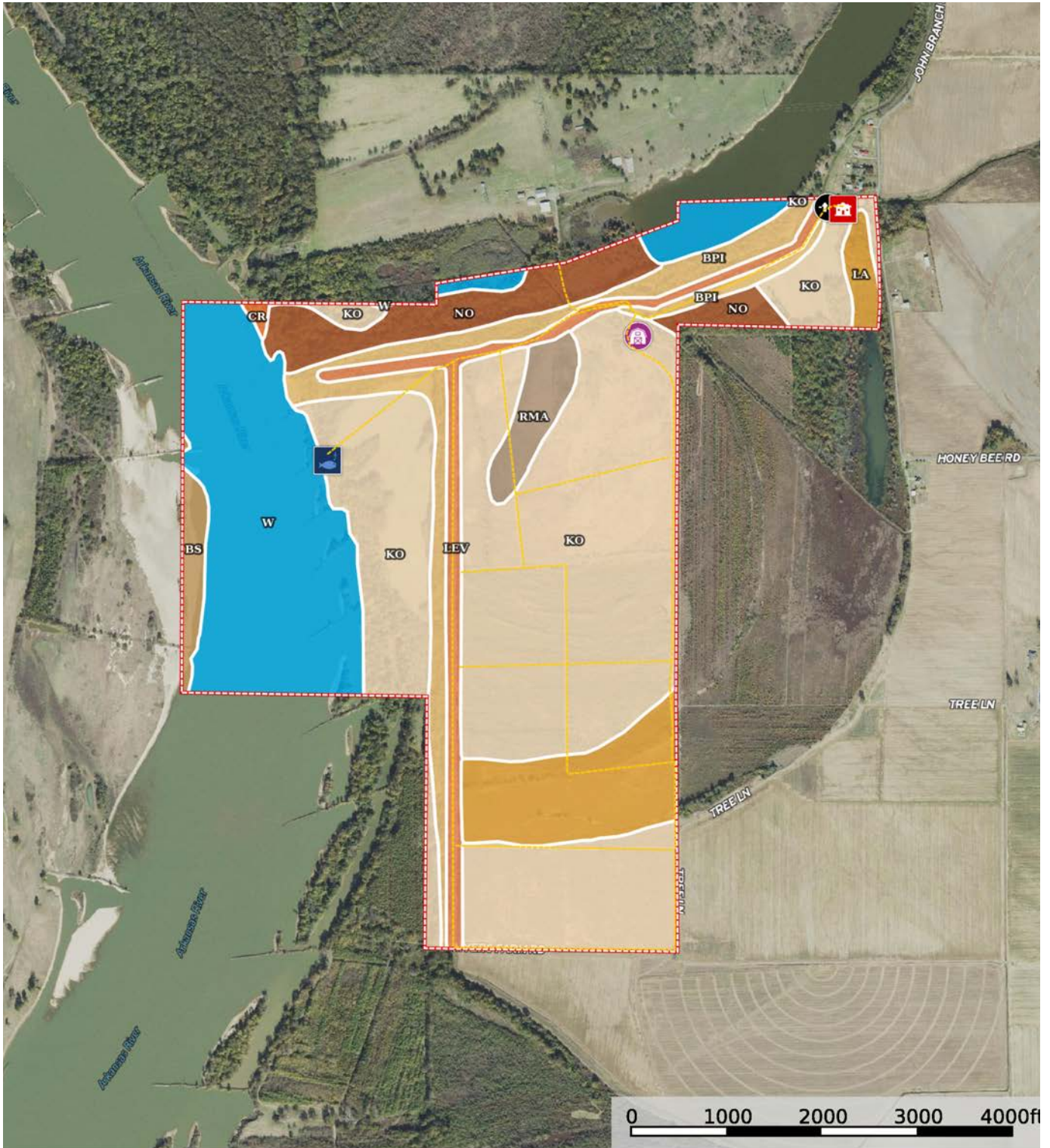
- River Access
- Church
- Barn
- Gate
- Road / Trail
- Boundary

TOPOGRAPHY MAP



- River Access
- Church
- Barn
- Gate
- Road / Trail
- Boundary

SOIL MAP



- River Access
- Church
- Barn
- Gate
- Road / Trail
- Boundary

SOIL MAP KEY

SOIL CODE	SOIL DESCRIPTION	ACRES	%	CPI	NCCPI	CAP
Ko	Keo silt loam, 0 to 1 percent slopes, rarely flooded	362.36	48.7	0	88	1
W	Water	146.97	19.75	0	-	-
La	Latanier silty clay	59.26	7.96	0	74	3w
BPI	Pits, borrow	58.86	7.91	0	-	-
No	Norwood silty clay loam	47.68	6.41	0	90	1
LEV	Levee	38.64	5.19	0	-	-
RmA	Rilla silt loam, 0 to 1 percent slopes	17.8	2.39	0	85	2e
Bs	Bruno fine sandy loam	11.08	1.49	0	63	3s
Cr	Crevasse fine sand	1.43	0.19	0	35	4s
TOTALS		744.08(*)	100%	-	57.55	1.33

(*) 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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