



OFFERED FOR SALE

INDIAN BAYOU 80

An Agricultural and Recreational Investment Opportunity

80± Acres • Lonoke County, Arkansas

OFFERED BY



AGRICULTURE | RECREATION | TIMBERLAND

Traditional Brokerage + Sealed Bids + Consulting

LICENSED IN ARKANSAS, LOUISIANA, MISSISSIPPI, AND TENNESSEE



DISCLOSURE STATEMENT

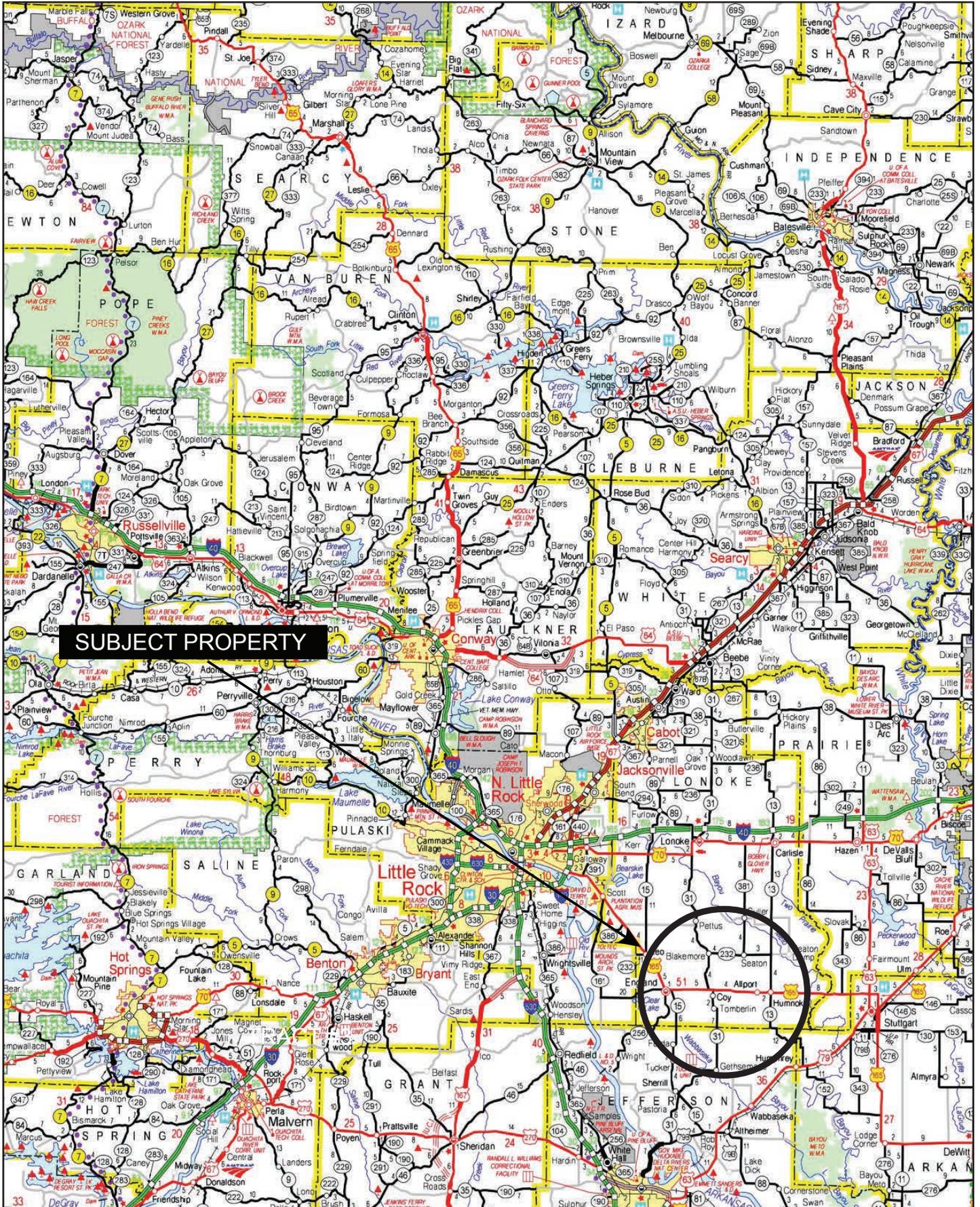
Lile Real Estate, Inc. is the listing agency for the owner of the property described within this offering brochure.

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 Indian Bayou 80 is located just over two (2) miles south of the community of Coy in Lonoke County and is a good recreational investment opportunity. The property offers year-round recreational opportunities including both deer and waterfowl hunting and fishing. The northern portion of the property consists of a 46± acre impoundment used for green timber waterfowl hunting, while a 7± acre fishing reservoir is located in the southeastern portion. Whitetail deer hunting opportunities exist throughout. There is a four-inch electric submersible well to help keep the reservoir at the desired level during the heat of summer. Access will be from a newly created easement along an existing farm turnrow that runs south from Tar Bottom Road to the northeast corner of the property.

Indian Bayou 80 is a unique opportunity to acquire a small tract of land that offers green timber hunting along with deer hunting & fishing in close proximity to Little Rock.

Location: Coy, Arkansas; Lonoke County; Eastern Region of Arkansas

Mileage Chart

England, AR	6 Miles
Stuttgart, AR	22 Miles
Carlisle, AR	24 Miles
Pine Bluff, AR	30 Miles
Little Rock, AR	34 Miles

Acreage: 80± acres

Access: New easement along an existing farm turnrow from Tar Bottom Road, a graveled Lonoke County maintained road.

Recreation: Property offers green timber duck hunting, whitetail deer hunting, and fishing in the 7 +/- acre fishing reservoir.

Real Estate Taxes: \$141.60 (Estimated for Tax Parcel No. 001-02026-000)

Mineral Rights: All mineral rights owned by the Seller, if any, shall transfer to the Buyer.

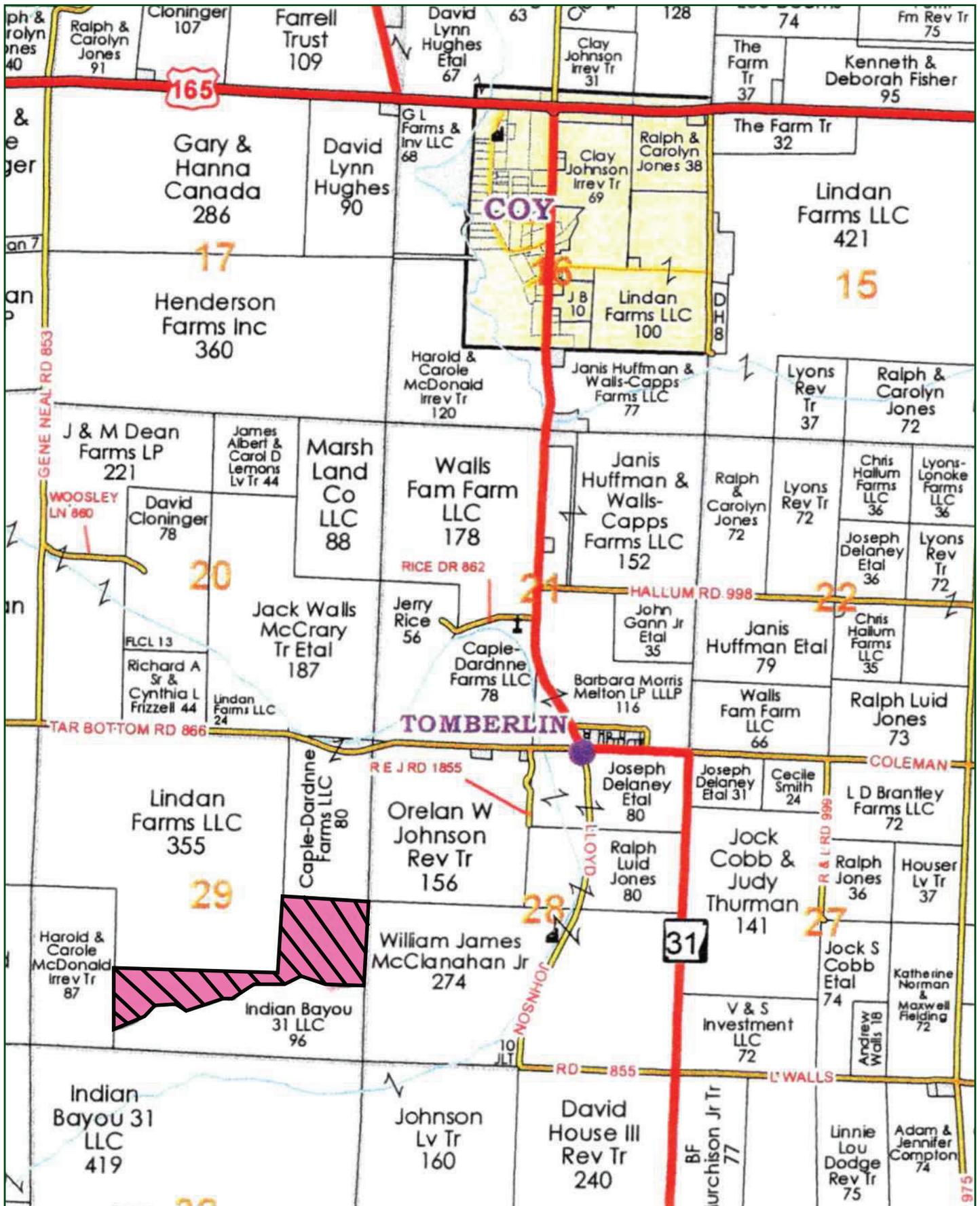
Offering Price: \$670,000.00

Questions concerning this offering or to schedule a property tour should be directed to Gar Lile or Gardner Lile of Lile Real Estate, Inc.

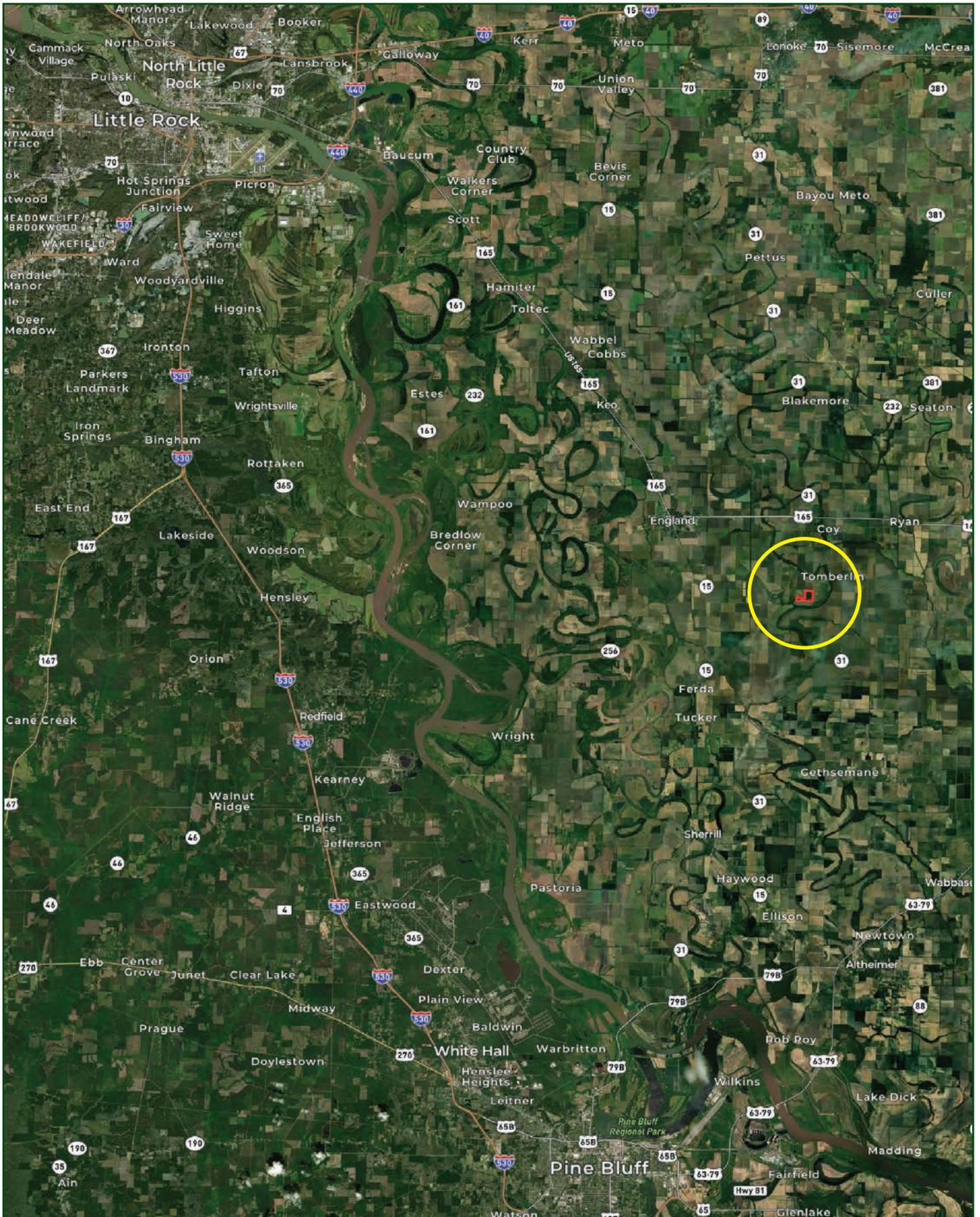
Gar Lile | 501-920-7015 (m) | glile@lilerealestate.com

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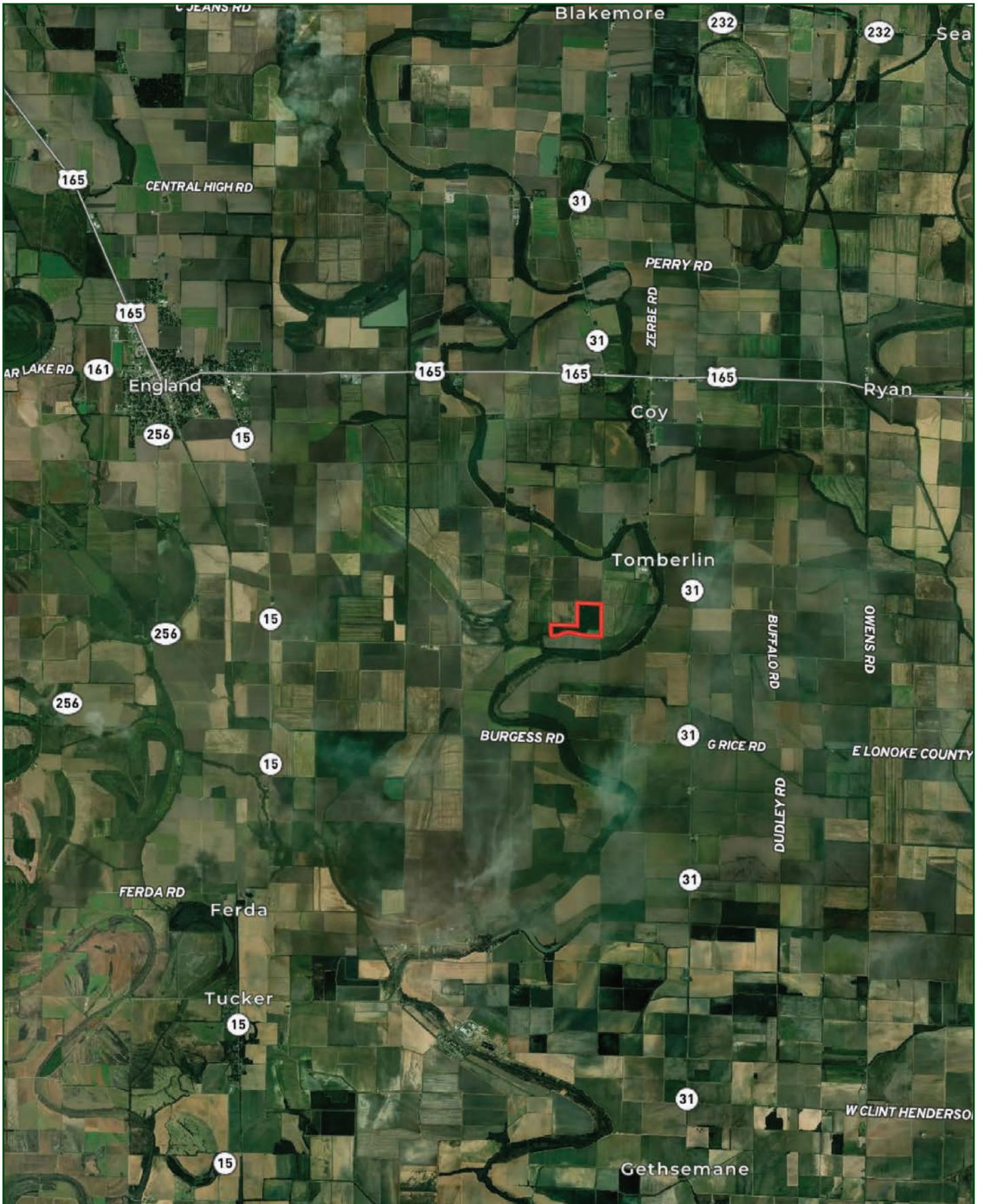
OWNERSHIP MAP



LOCATION MAP



AERIAL MAP



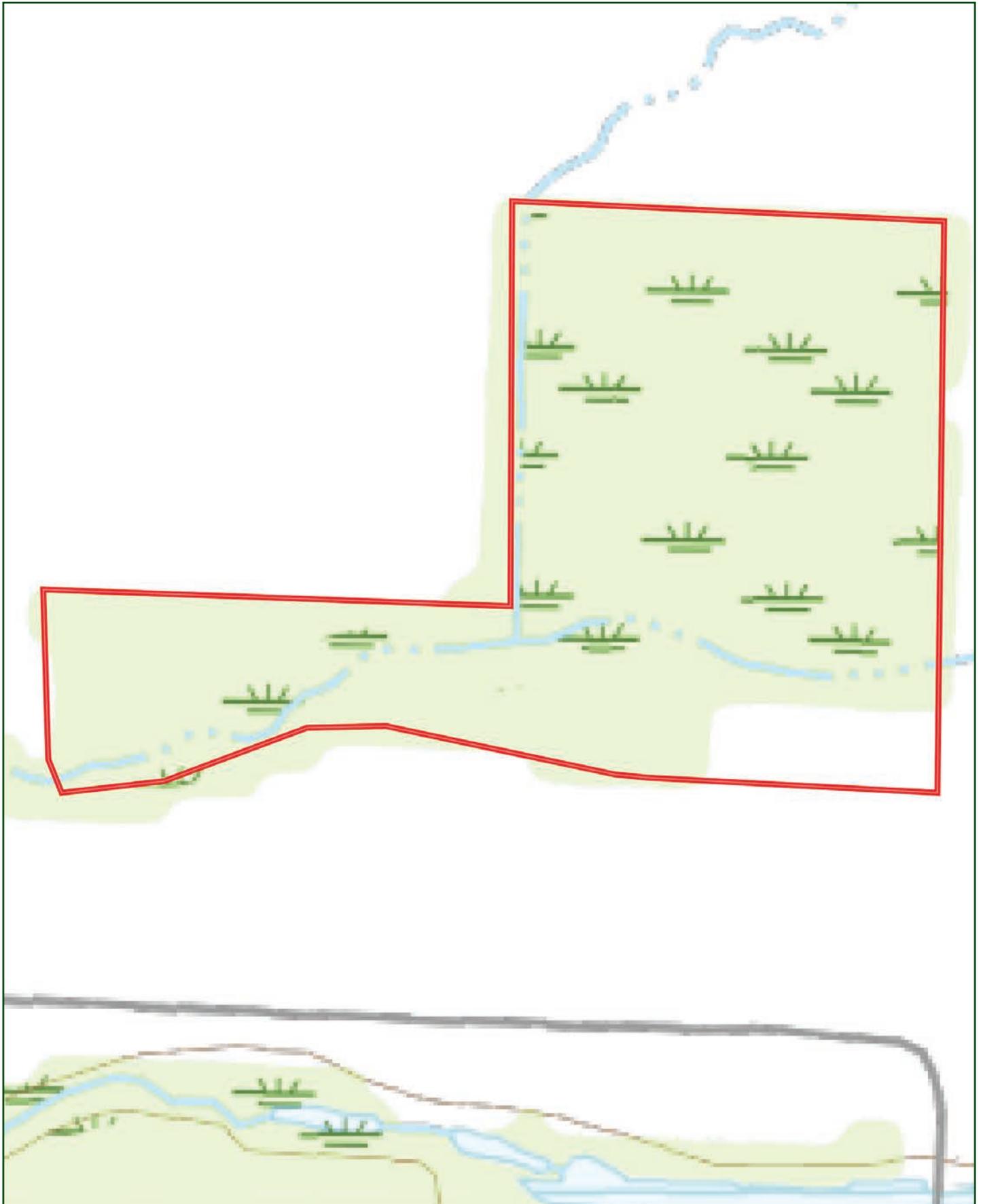
AERIAL MAP



IRRIGATION MAP



TOPOGRAPHY MAP



SOIL MAP



SOIL MAP KEY

SOIL CODE	SOIL DESCRIPTION	ACRES	%	CPI	NCCPI	CAP
24	Moreland silty clay, 0 to 1 percent slopes	44.06	54.74	0	55	3w
27	Perry silty clay, 0 to 1 percent slopes	34.56	42.94	0	48	3w
11	Hebert silt loam, 0 to 1 percent slopes	1.09	1.35	0	86	2w
31	Rilla silt loam, 1 to 3 percent slopes	0.78	0.97	0	86	2e
TOTALS		80.49(*)	100%	-	52.71	2.98

(*) 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

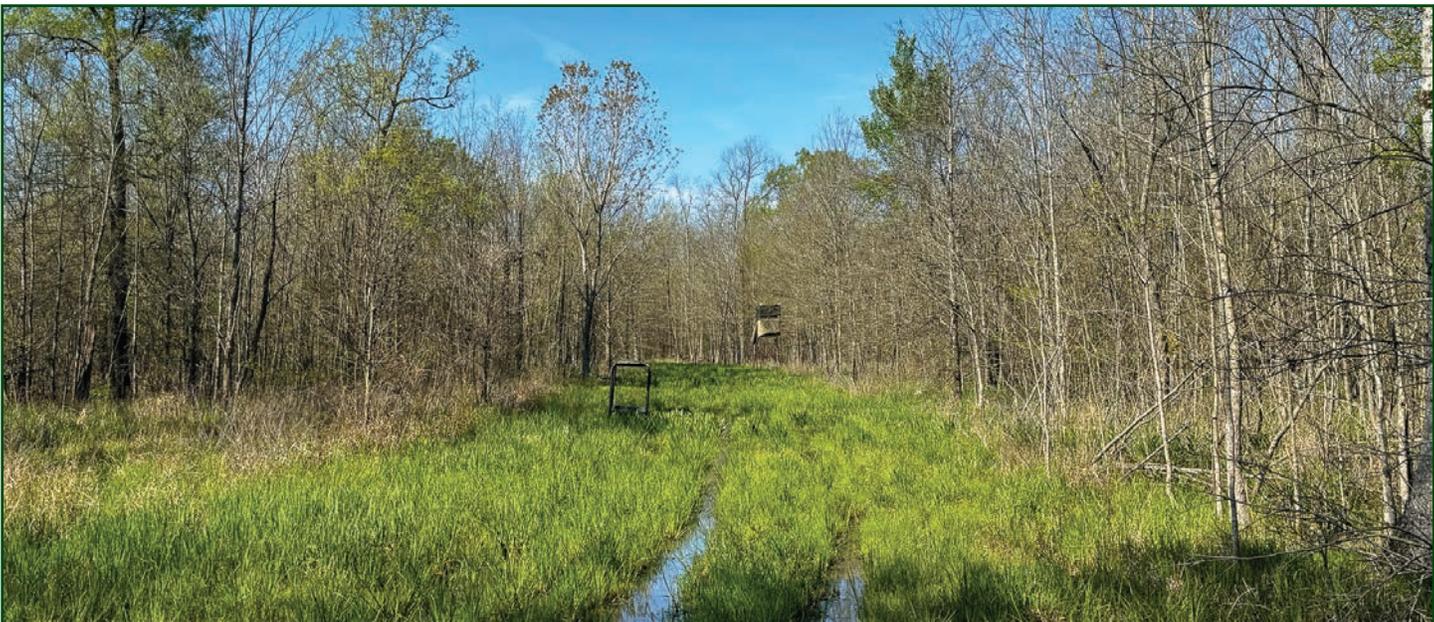
Very Intense

Grazing Cultivation

(c) climatic limitations (e) susceptibility to erosion

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













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