



OFFERED FOR SALE

CUTOFF CREEK RETREAT

A Recreational and Timberland Investment Opportunity

A Flooded Green Timber and Moist Soil Unit Habitat

545.91± Acres • Ashley and Drew County, Arkansas

OFFERED BY



AGRICULTURE | RECREATION | TIMBERLAND

Traditional Brokerage + Sealed Bids + Consulting

LICENSED IN ARKANSAS, LOUISIANA, MISSISSIPPI, AND TENNESSEE



DISCLOSURE STATEMENT

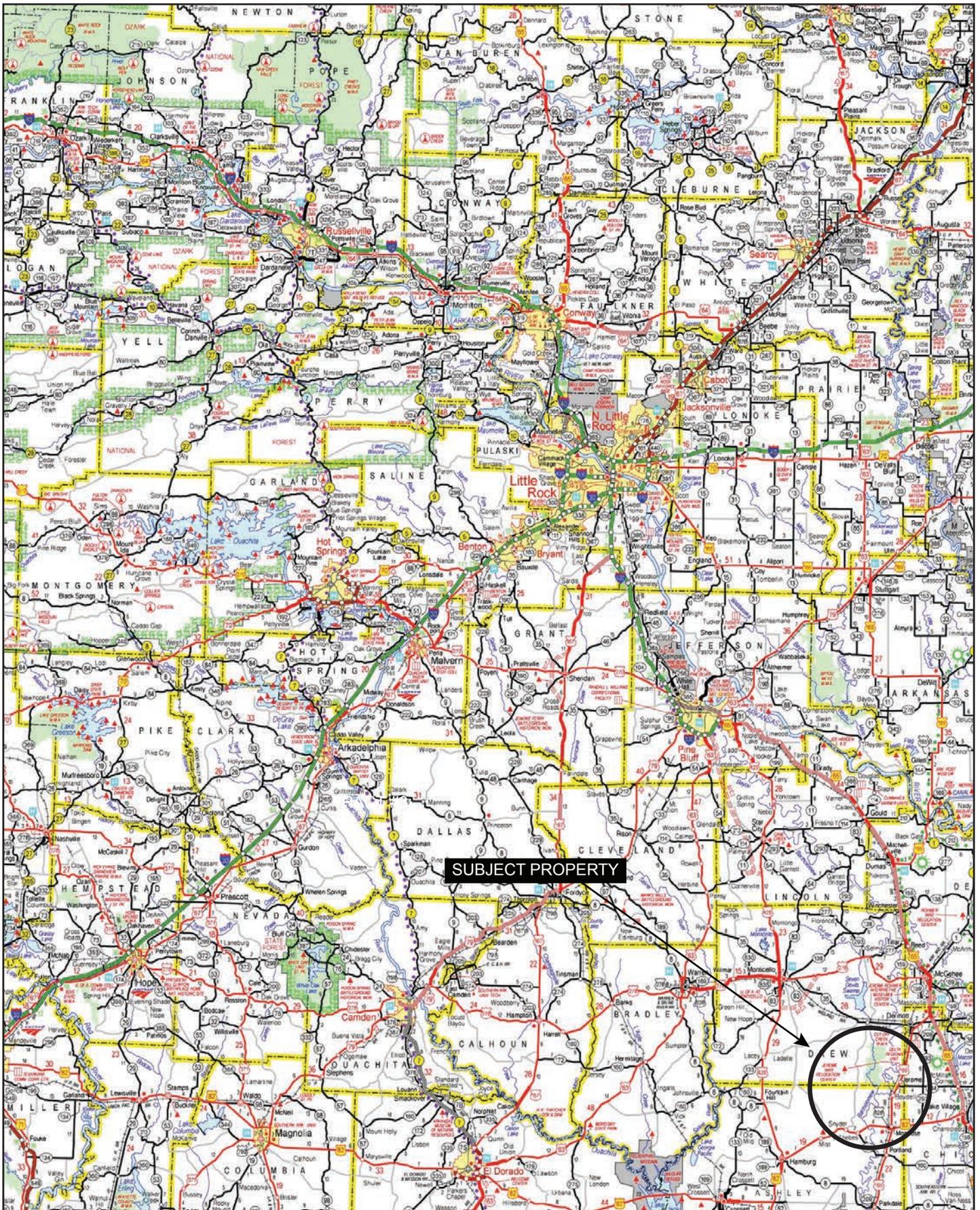
Lile Real Estate, Inc. is the listing agency for the owner of the property described within this offering brochure.

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:

Cutoff Creek Retreat is a unique recreational and timberland investment opportunity consisting of 545.91± surveyed acres. Located in Drew and Ashley counties, the property is bordered to the east by Cutoff Creek. The property's proximity to Cutoff Creek gives it a unique topography for the area with ridges that are full of white oaks to bottoms that are composed of red oaks and miscellaneous hardwoods with a flooded wetland throughout the southwestern areas. There are several spots throughout the property that would make an excellent camp or lodge site.

The mix of elevation changes create a very diverse ecosystem that offers exceptional duck, deer, hog, and turkey hunting opportunities, as well as several stands and food plots that are already in place. An extensive elevated road system has also been constructed to allow controlled flooding on 375± acres of green timber and moist soil units for duck hunting. Additionally there is a 30± acre field that offers the opportunity to plant food for ducks. Both areas are artificially flooded by an eight-inch diesel turbine well, and supplemented by tremendous runoff from surrounding areas. The retreat's hunting potential is only strengthened with the Cutoff Creek WMA and Casey Jones WMA being situated just to the north, and the Little Bayou WMA being to the South. Additionally, like-minded neighbors to the north have a large expansive and intensely managed private ownership which will further improve hunting conditions.

Location:

Jerome, Arkansas; Ashley and Drew County; Southeastern Region of Arkansas

Mileage Chart

Monticello, AR	28 Miles
Lake Village, AR	38 Miles
Pine Bluff, AR	75 Miles
Little Rock, AR	116 Miles

Acreage:

545.91± surveyed acres

Access:

Access is via Drew County Road 218. Other points of access have the potential for development.

Recreation:

Deer, duck, hog, and turkey hunting opportunities all exist on the property.

Improvements:

- Diesel turbine well with 8" discharge, new 2022
- Gated access
- Elevated road system on the north and east sides of the property
- Water control structures

PROPERTY SUMMARY

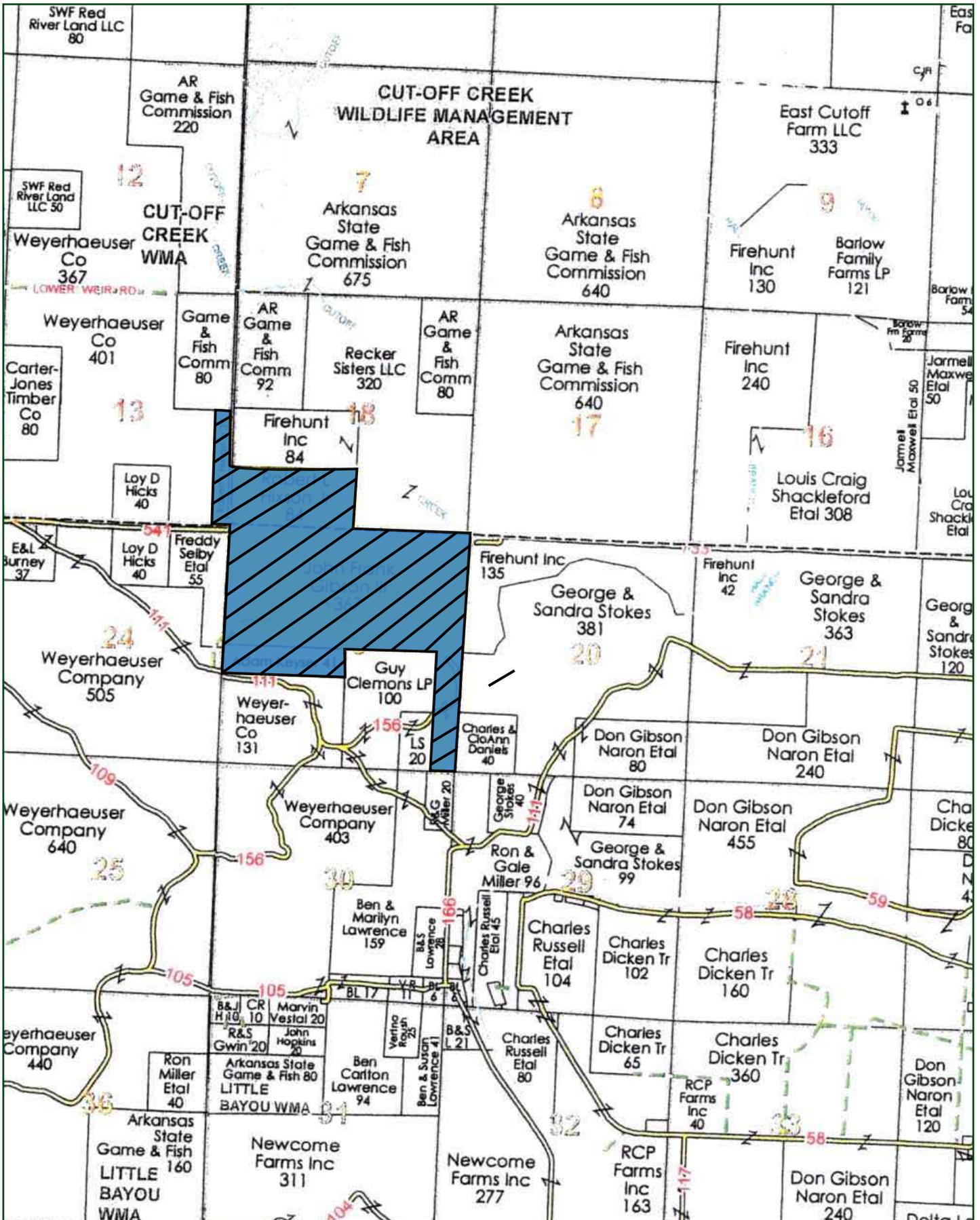
Utilities:	Electricity, single phase
Mineral Rights:	All mineral rights owned by the Seller, if any, shall transfer to the Buyer.
Offering Price:	\$4,100,000.00 (\$7,510 per surveyed acre)

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

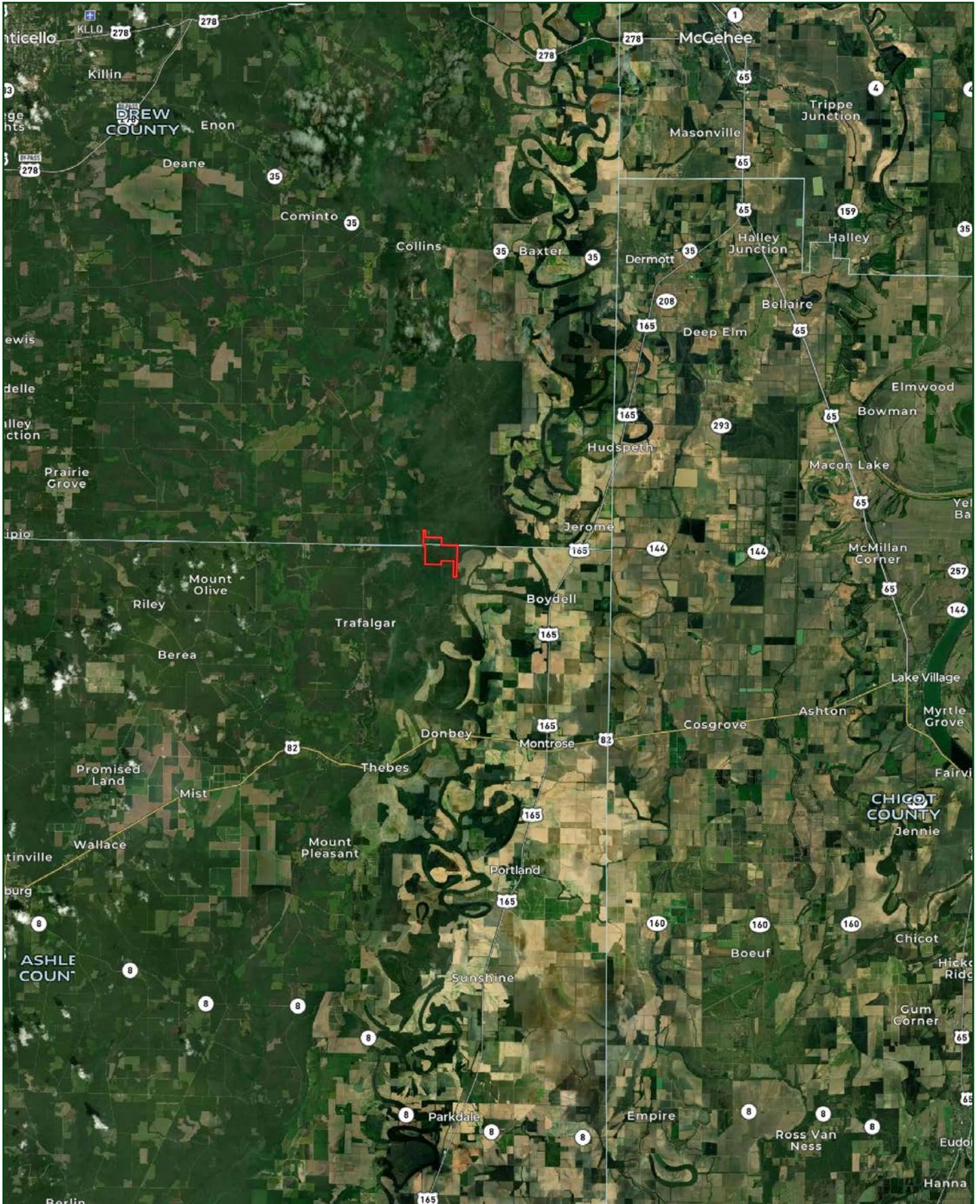
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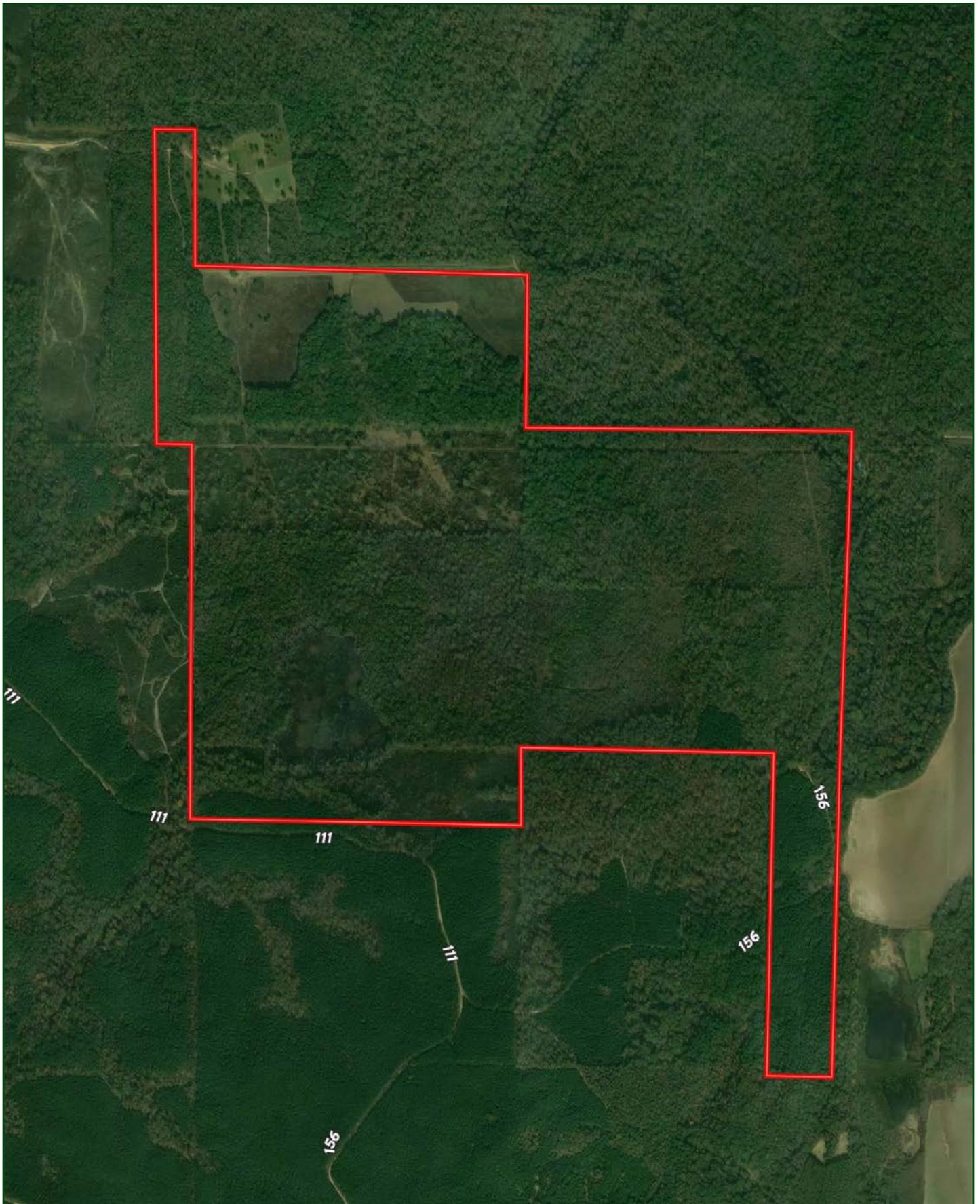
OWNERSHIP MAP



LOCATION MAP



AERIAL MAP





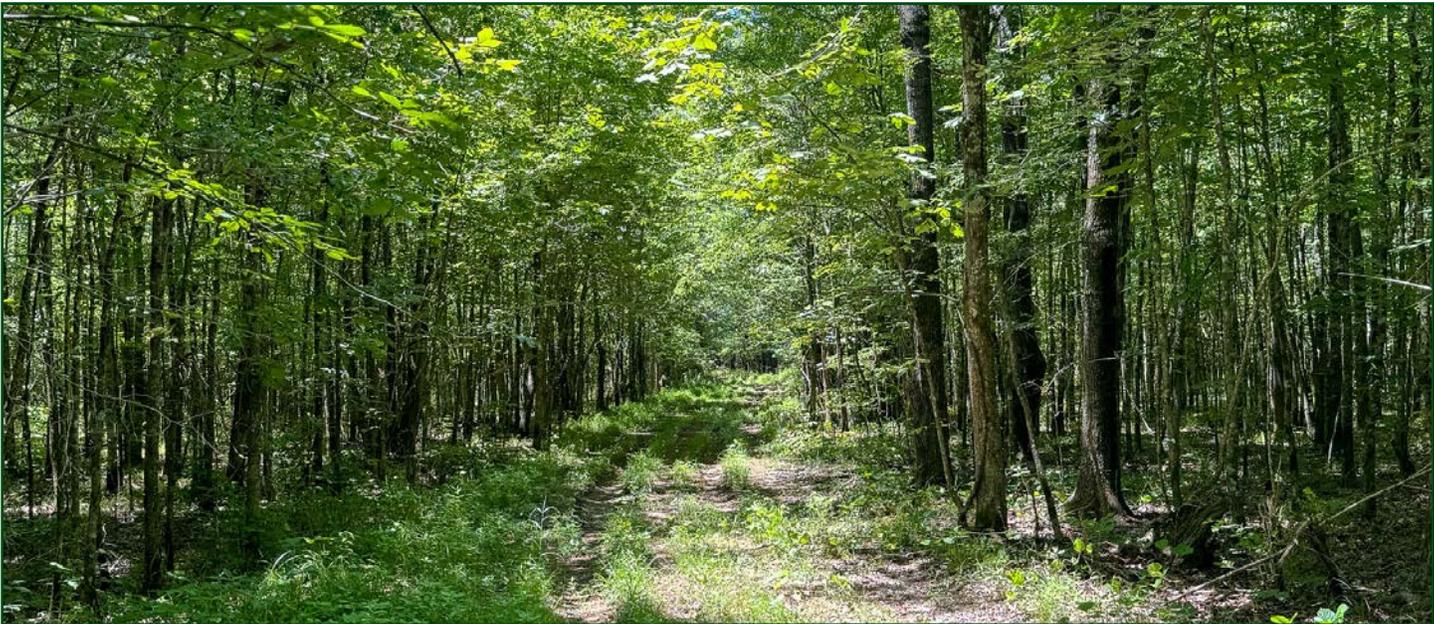










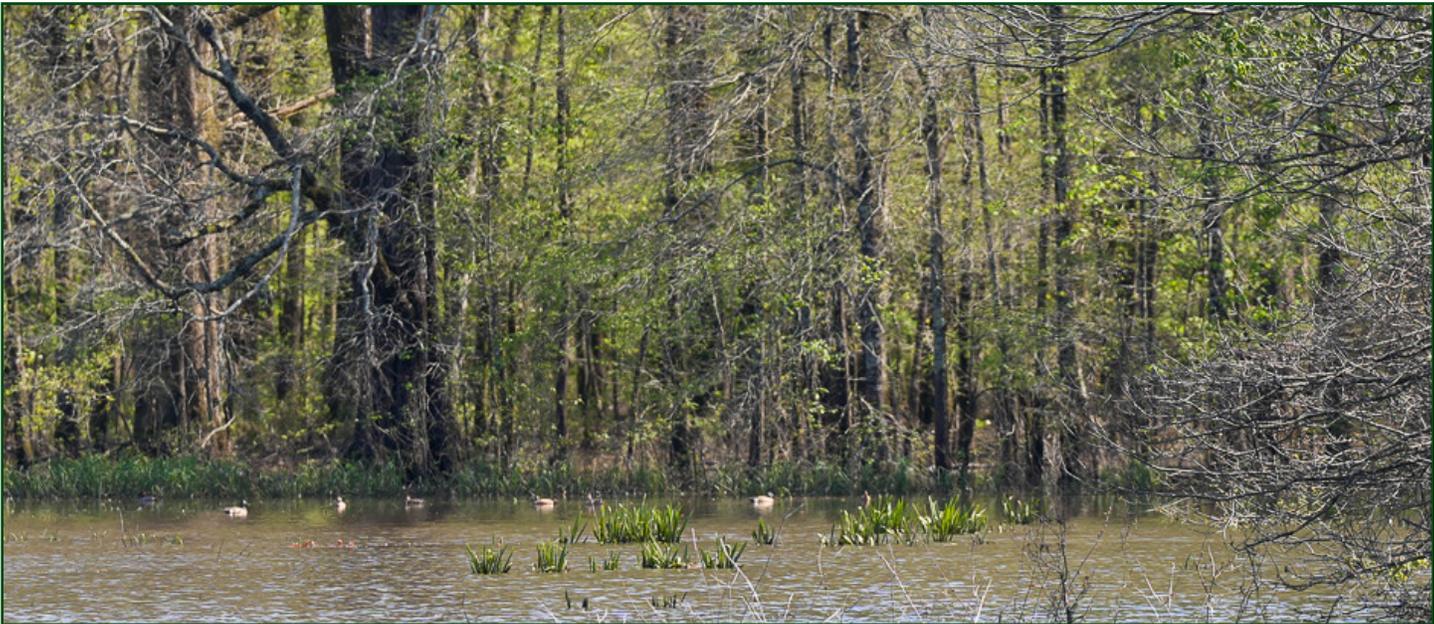
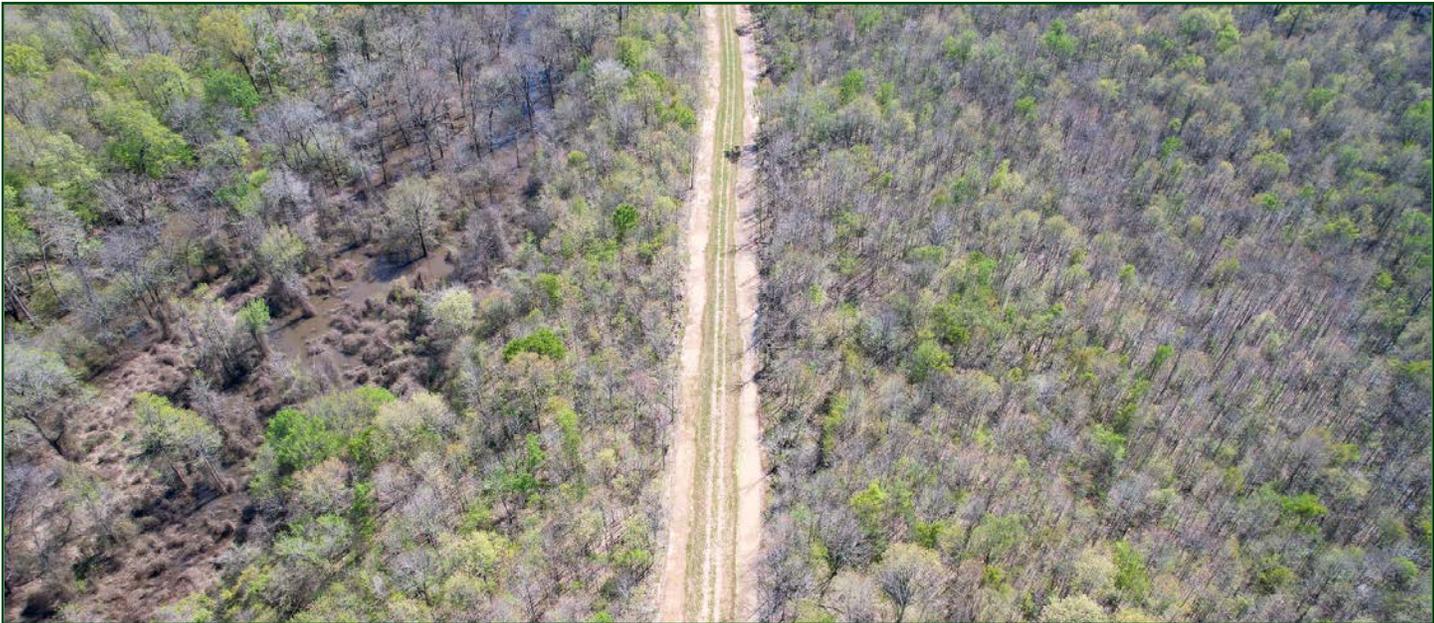
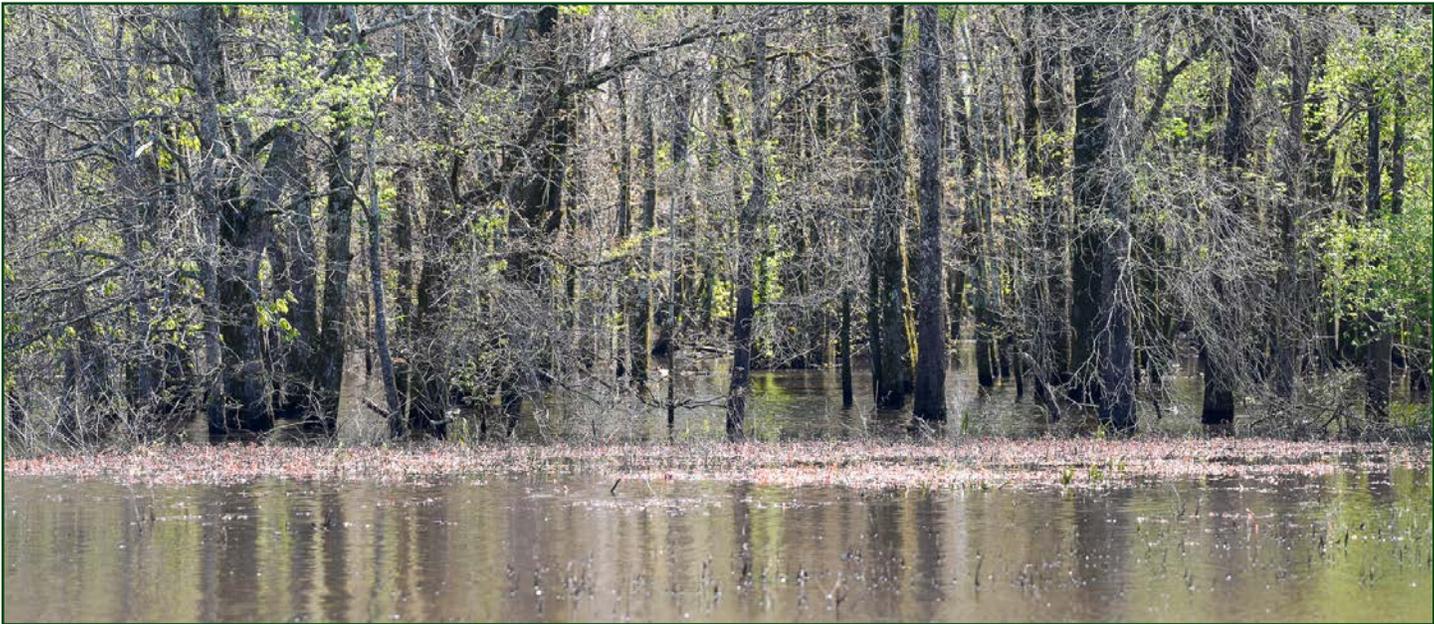


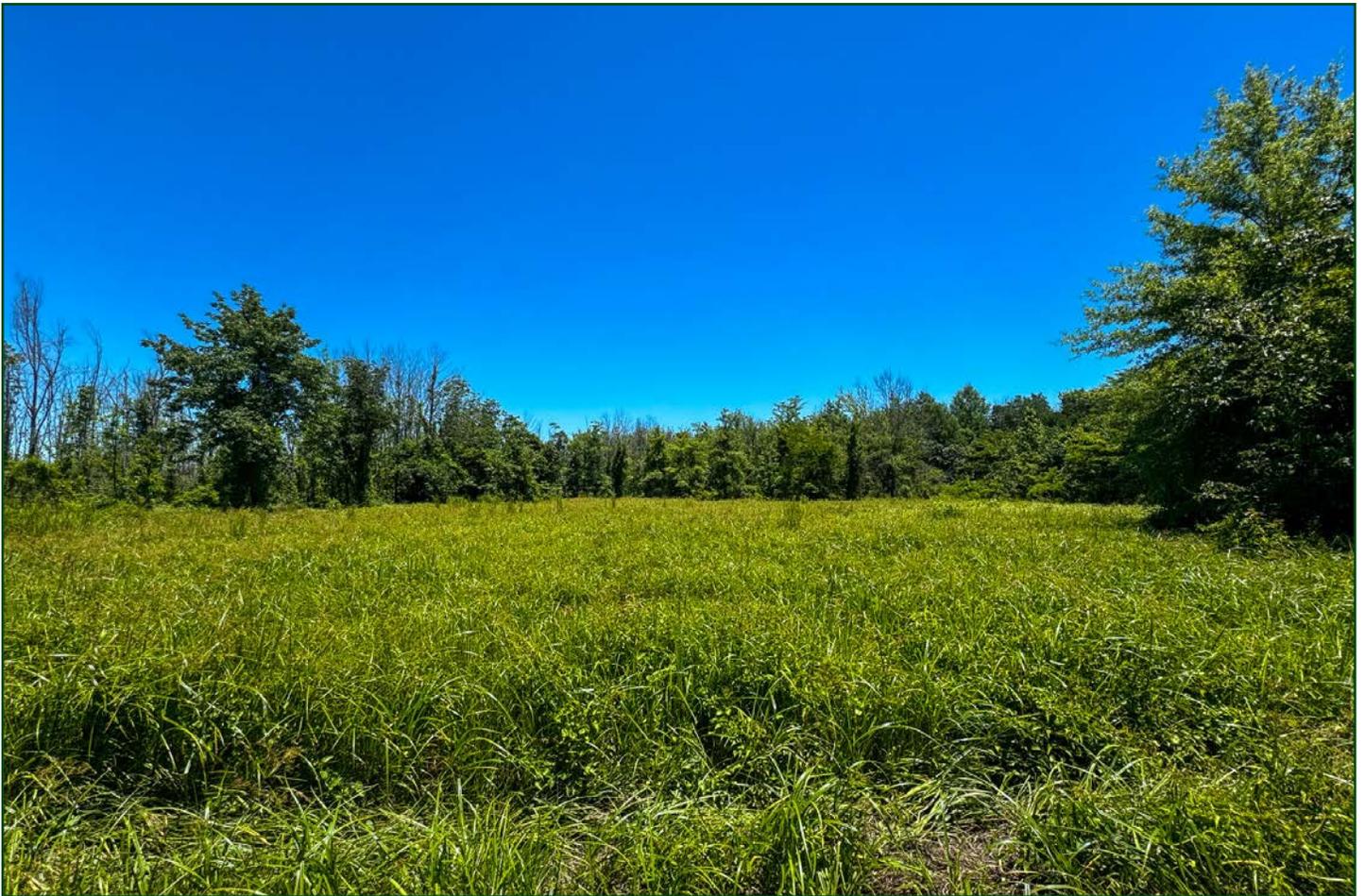
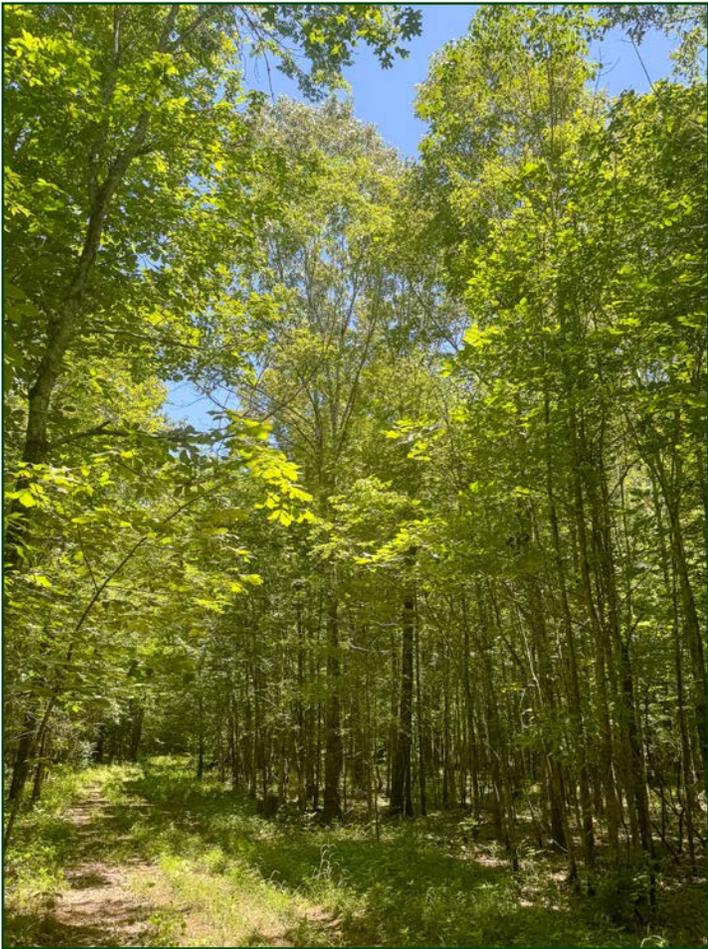














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