

**PRICE IMPROVEMENT!**



OFFERED FOR SALE

# CACHE BAYOU RETREAT

A Recreational Camp & Residence

1.73± Acres • Woodruff County, Arkansas

OFFERED BY



**AGRICULTURE | RECREATION | TIMBERLAND**

Traditional Brokerage + Sealed Bids + Consulting

LICENSED IN ARKANSAS, LOUISIANA, MISSISSIPPI, AND TENNESSEE



### **DISCLOSURE STATEMENT**

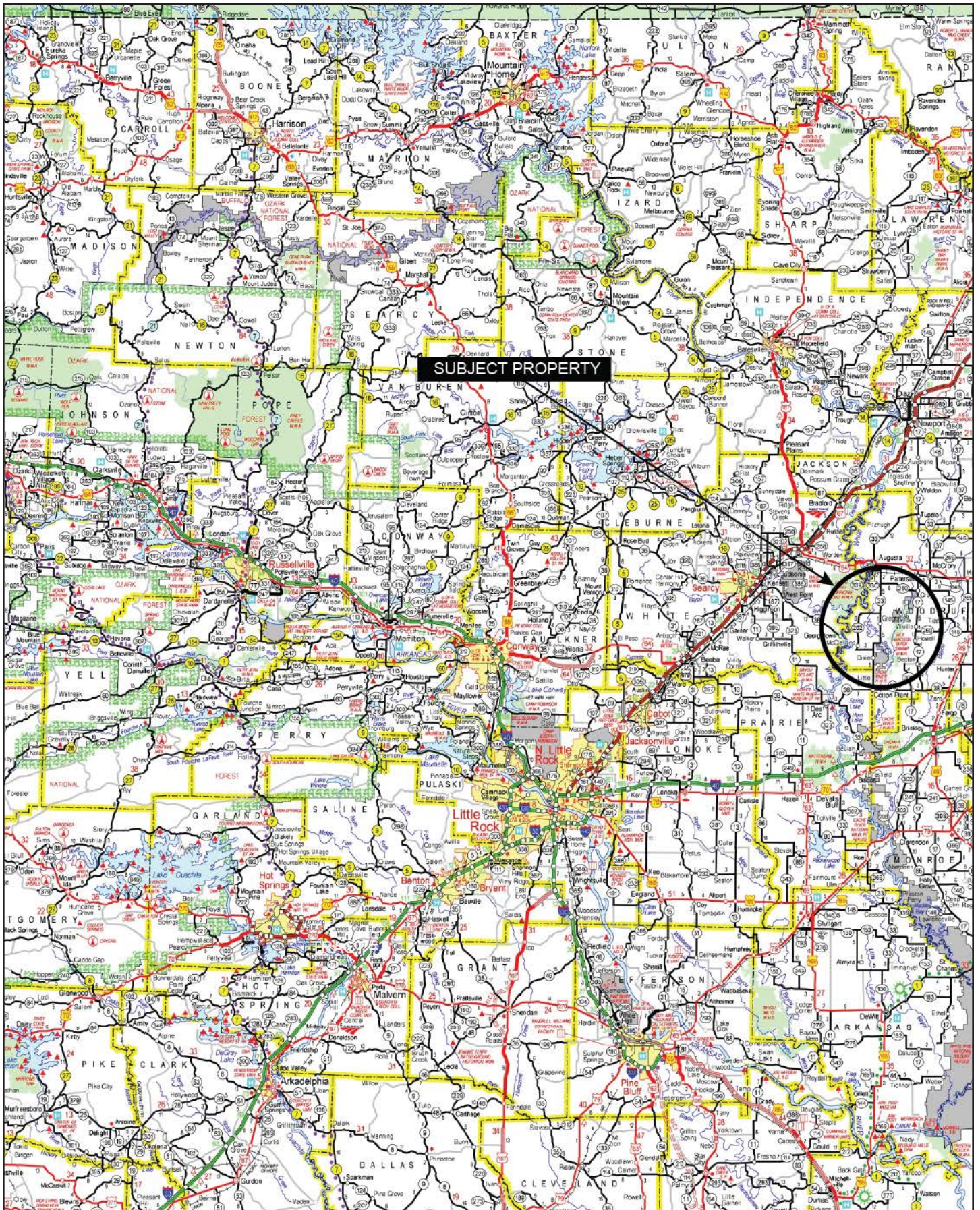
Lile Real Estate, Inc. is the listing agency for the owner of the property described within this offering brochure.

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 Cache Bayou Retreat rests on an alluring 1.73± acre lot complimented by a beautiful 2,650± square foot lodge and a 2,700± square foot shop located in the heart of Arkansas duck and deer country. This property is part of Cache Bayou Estates, a private and well-kept community of similar outdoor retreats. The community provides a well-maintained gravel road leading to the gravel driveway of the property.

The lodge is divided into two (2) wings with four (4) bedrooms and one (1) bath in each wing, and a half (1/2) bath off the kitchen. The wings are centered around a beautiful open concept kitchen and living room complete with a kitchen island with seating for six (6). The large stone fireplace and stained concrete floors gives the lodge a great “camp” feel, the camp was built in 2012. The covered outdoor living space provides relaxing views of Cache Bayou that can be enjoyed year-round in part due to a second outdoor, stone fireplace.

Additionally, there is a large deck with seating and steps leading to a boat dock for easy access to the bayou as well as a fish cleaning station. The private boat ramp on the property provides year-round access to Cache Bayou and offers great fishing opportunities. The property is in close proximity to multiple tracts of public land that offer world class deer and duck hunting. Complementing the recreational opportunities and the lodge is the 1,860± square foot shop space that provides six (6) electric overhead garage doors and plenty of storage for boats and ATVs. Connected to the shop is an additional 840± square feet of living space that includes an entertainment space and mud room, as well as a bunk room with its own full bath, and washer/dryer. Cache Bayou Retreat provides a wonderful atmosphere for entertainment and recreation and would be a great property for a family camp or business retreat.

### Location:

Gregory, Arkansas; Woodruff County; Eastern Region of Arkansas

#### Mileage Chart

Searcy, AR	39 Miles
Little Rock, AR	78 Miles
Jonesboro, AR	79 Miles
Memphis, AR	97 Miles

### Acreeage:

1.73± total acres

### Access:

Woodruff County Road 845

### Recreation:

Numerous public hunting and fishing opportunities, with many neighborhood possibilities for leasing.

- Bald Knob Refuge NWR

## PROPERTY SUMMARY

### Recreation (continued):

- Cache River NWR
- Rex Hancock Black Swamp WMA
- Henry Grey Hurricane Lake WMA
- Steve N. Wilson Raft Creek Bottoms WMA
- Bayou Des Arc WMA

### Improvements:

2,650± square foot cabin

- 8 bedrooms / 2.5 bathrooms
- 340± square foot covered outdoor patio with gas rock fireplace
- Gas stove and oven
- Metal building exterior
- Stained concrete floors
- Private boat ramp into Cache Bayou
- Deer skinning rack
- Outdoor cleaning station
- Outdoor deck / boat dock with fish cleaning station
- Generator hookup
- Gravel based driveway

2,700± square foot shop with living space

- 840± square foot of additional living space with bunk room, living room, mud room and a full bath, connected to shop with central heating and air conditioning
- 1,860± square foot shop storage with 6 overhead garage doors and concrete floors
- Washer and dryer in bunk room

**Real Estate Taxes:** \$2,284 (estimated)

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

**Offering Price:** \$610,000.00 (originally \$675,000.00)

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**

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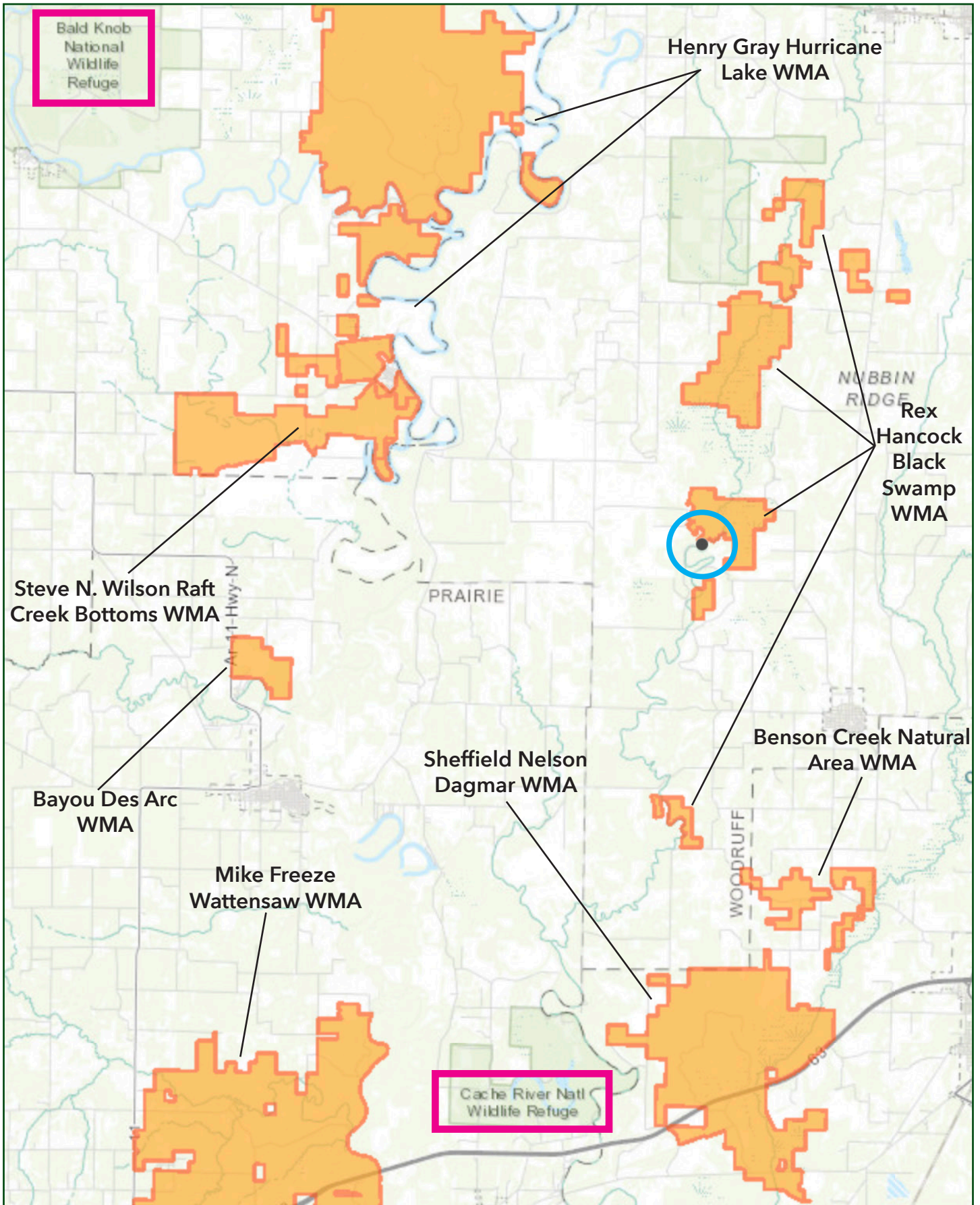
# LOCATION MAP



AERIAL MAP

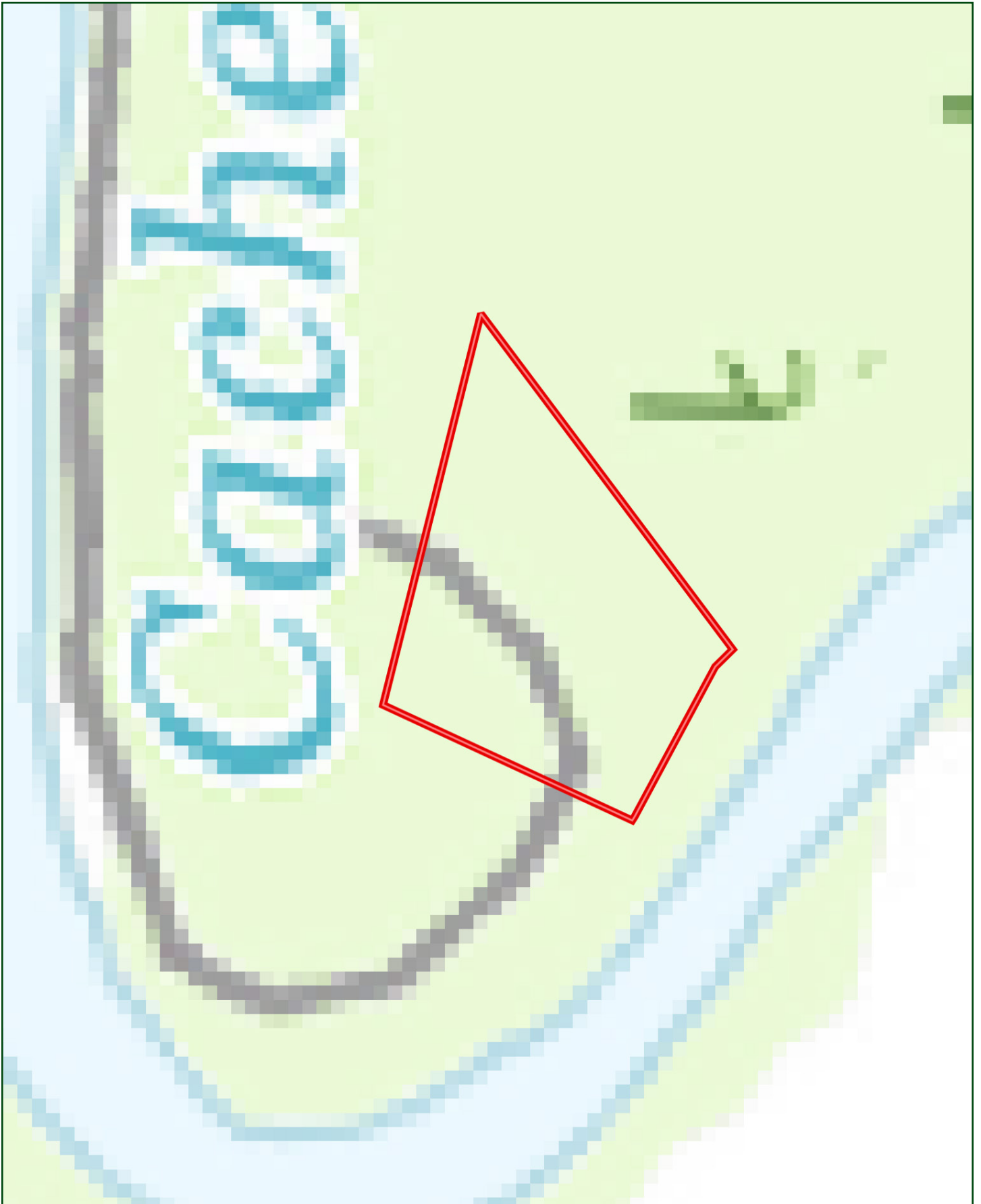


RECREATIONAL MAP





# TOPOGRAPHY MAP



SOIL MAP



## SOIL MAP KEY

SOIL CODE	SOIL DESCRIPTION	ACRES	%	CPI	NCCPI	CAP
TaB	Taylorbay silt loam, 0 to 3 percent slopes, rarely flooded	1.15	66.47	0	90	2e
YpB	Yancopin silty clay loam, 0 to 3 percent slopes, frequently flooded	0.58	33.53	0	80	4w
TOTALS		1.73(*)	100%	-	86.65	2.67

(\*) 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.

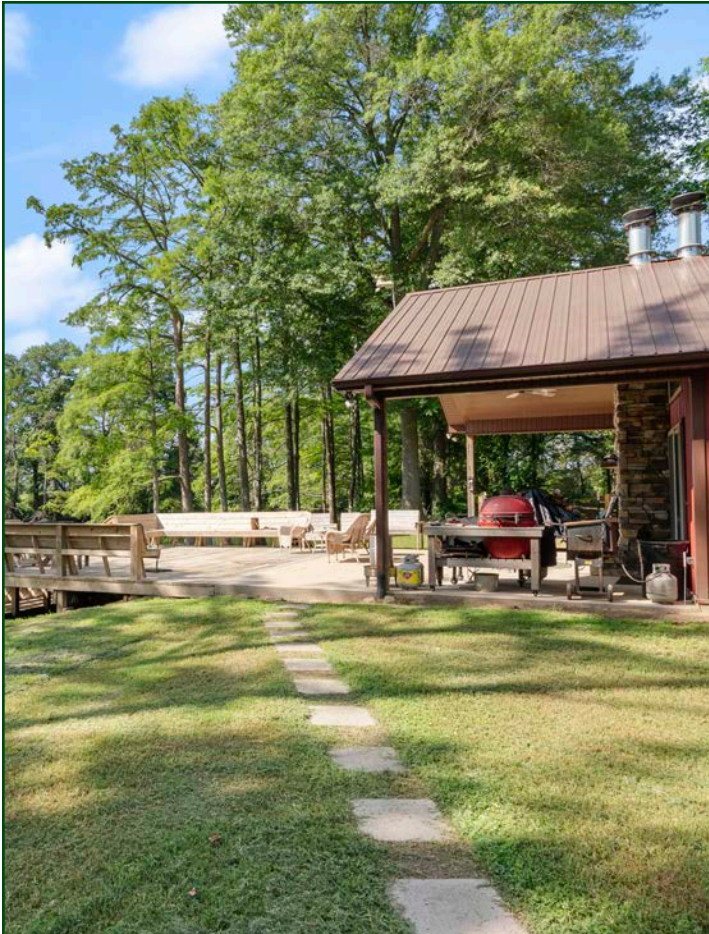




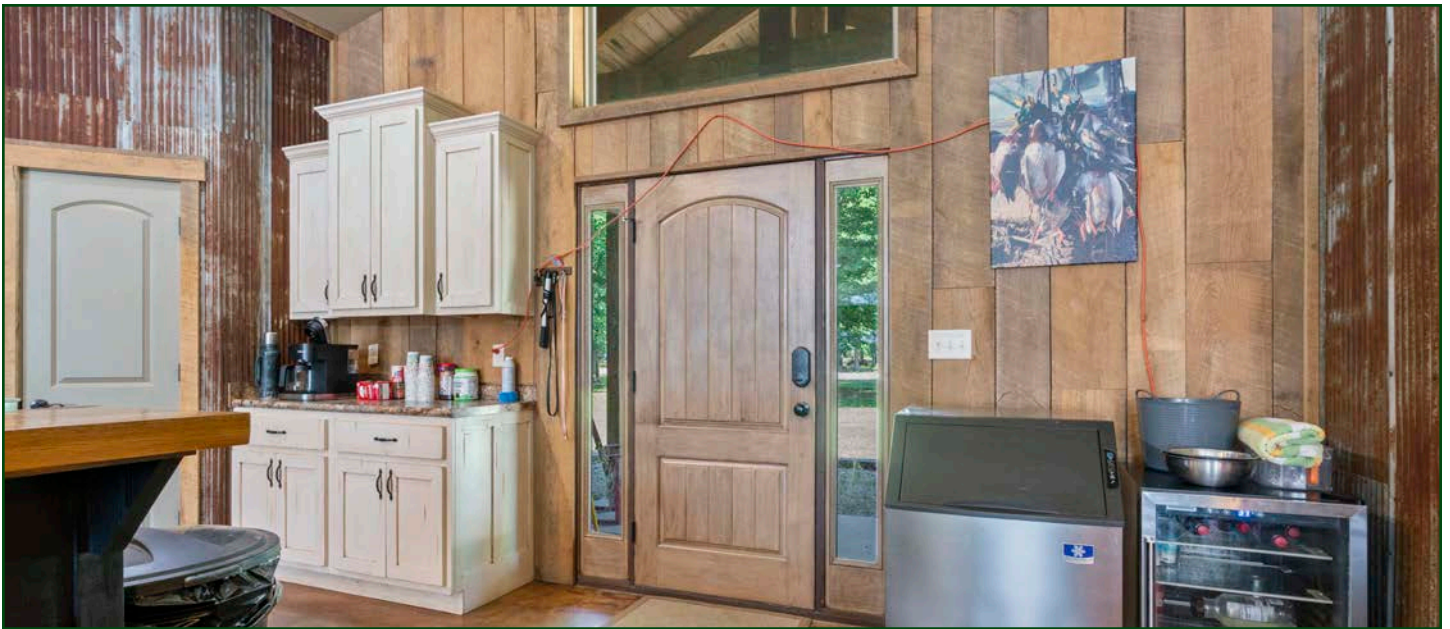


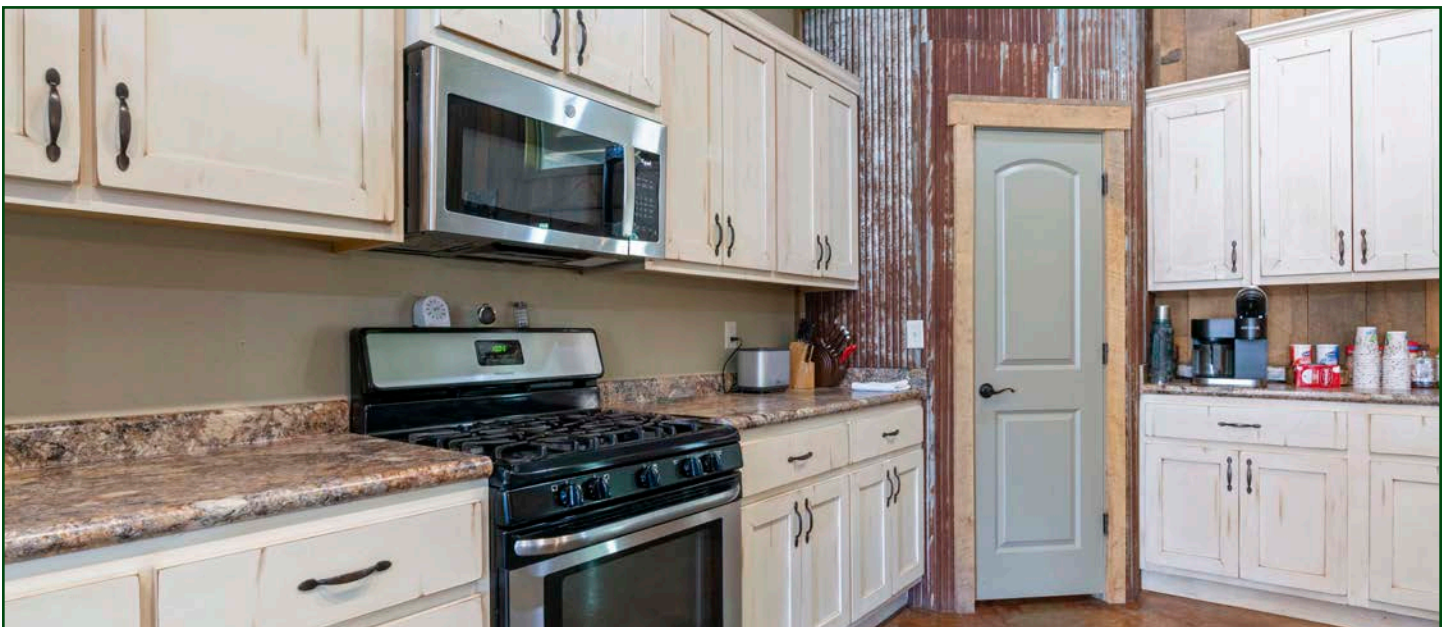
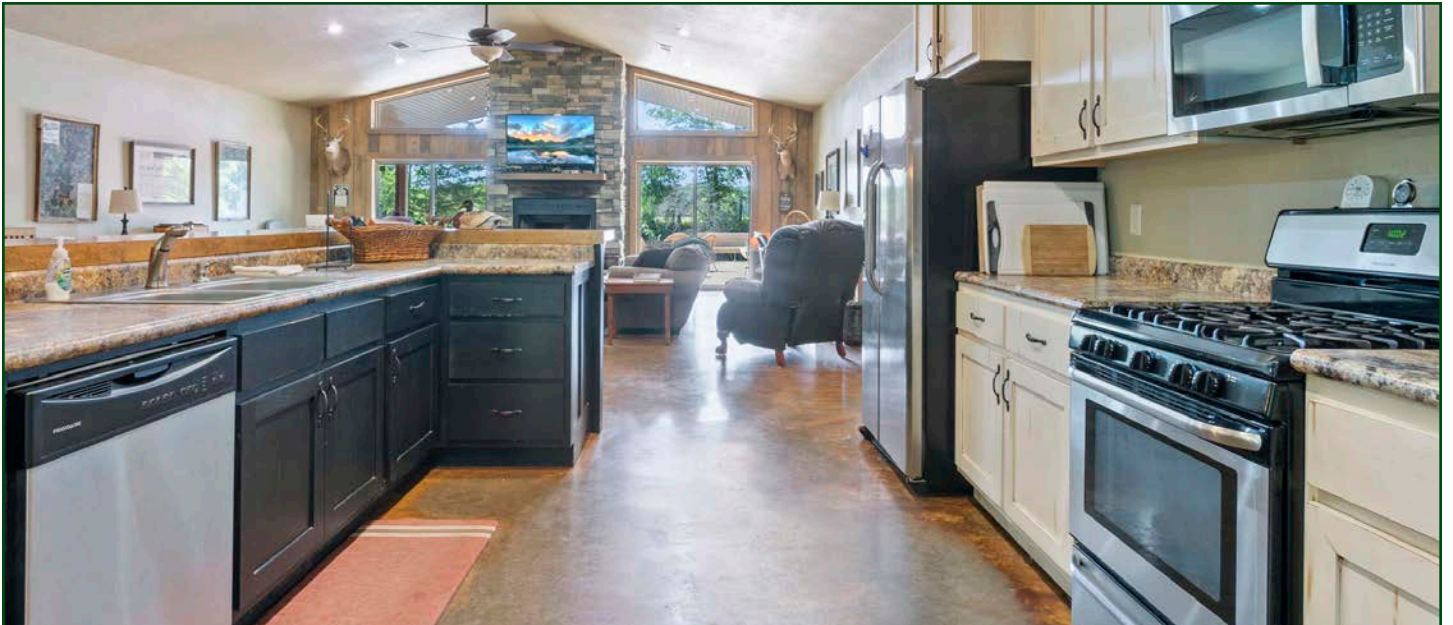
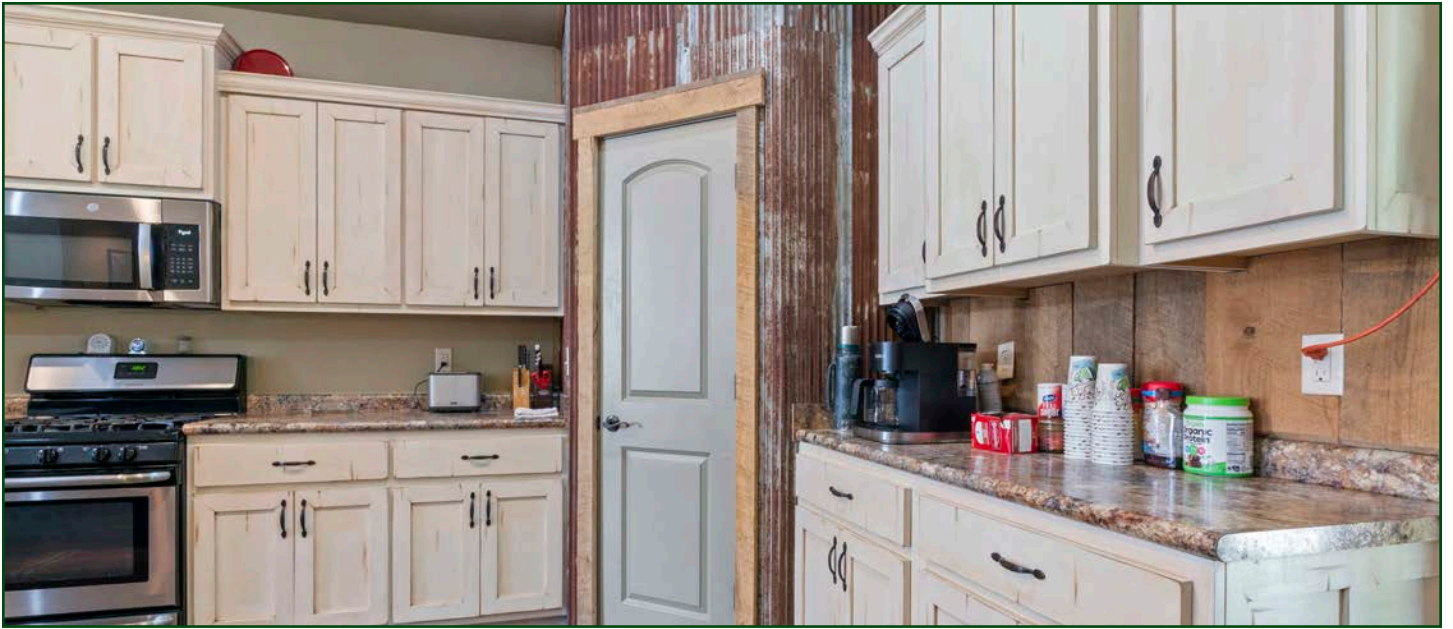


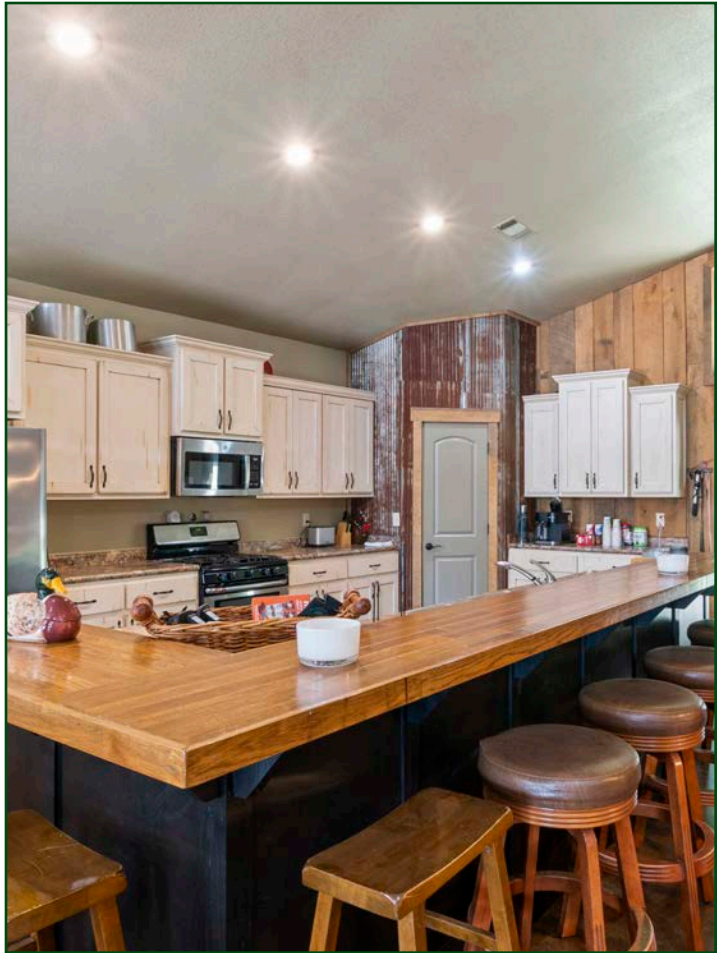
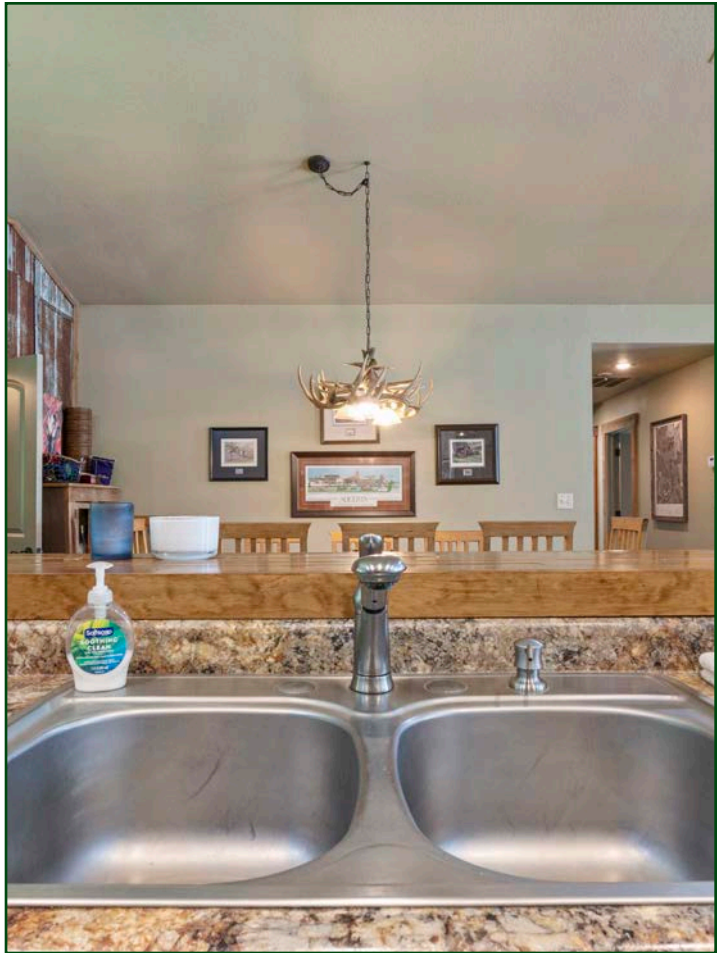






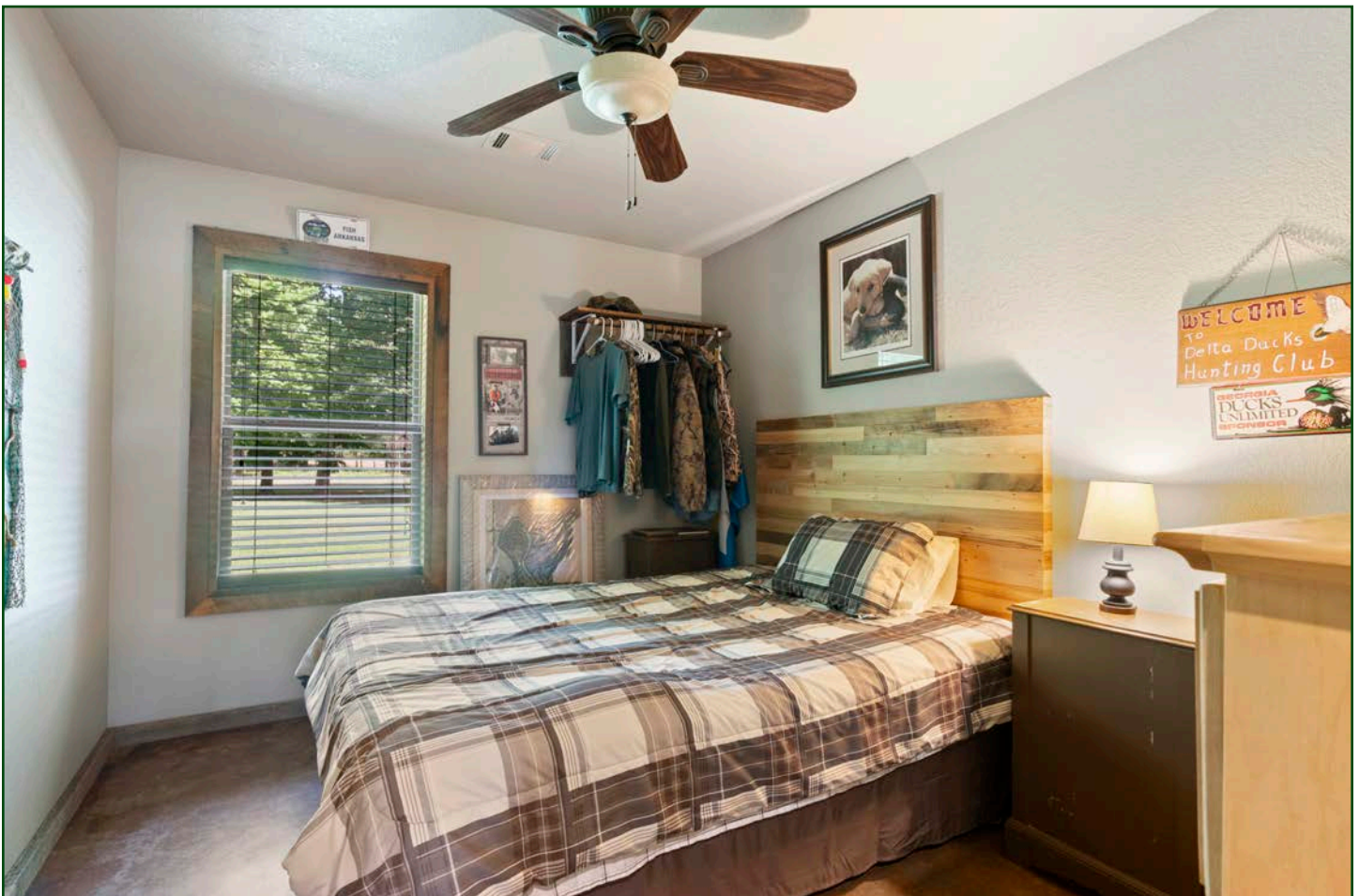




























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