



CROCKETT'S LAKE HUNTING CLUB

A Recreational Investment Opportunity

380± Total Acres | \$2,700,000.00

Arkansas County, Arkansas



AGRICULTURE | RECREATION | TIMBERLAND

Traditional Brokerage + Sealed Bids + Consulting

LICENSED IN ARKANSAS, LOUISIANA, MISSISSIPPI, AND TENNESSEE



CROCKETT'S LAKE HUNTING CLUB

QUICK FACTS

Acreage

380± total acres

Location

Crocketts Bluff, Arkansas
County, Arkansas

Access

Gated access from Sam De-
berry Road

Recreation

Deer, waterfowl, small game,
and turkey hunting, and fishing

Notable Features

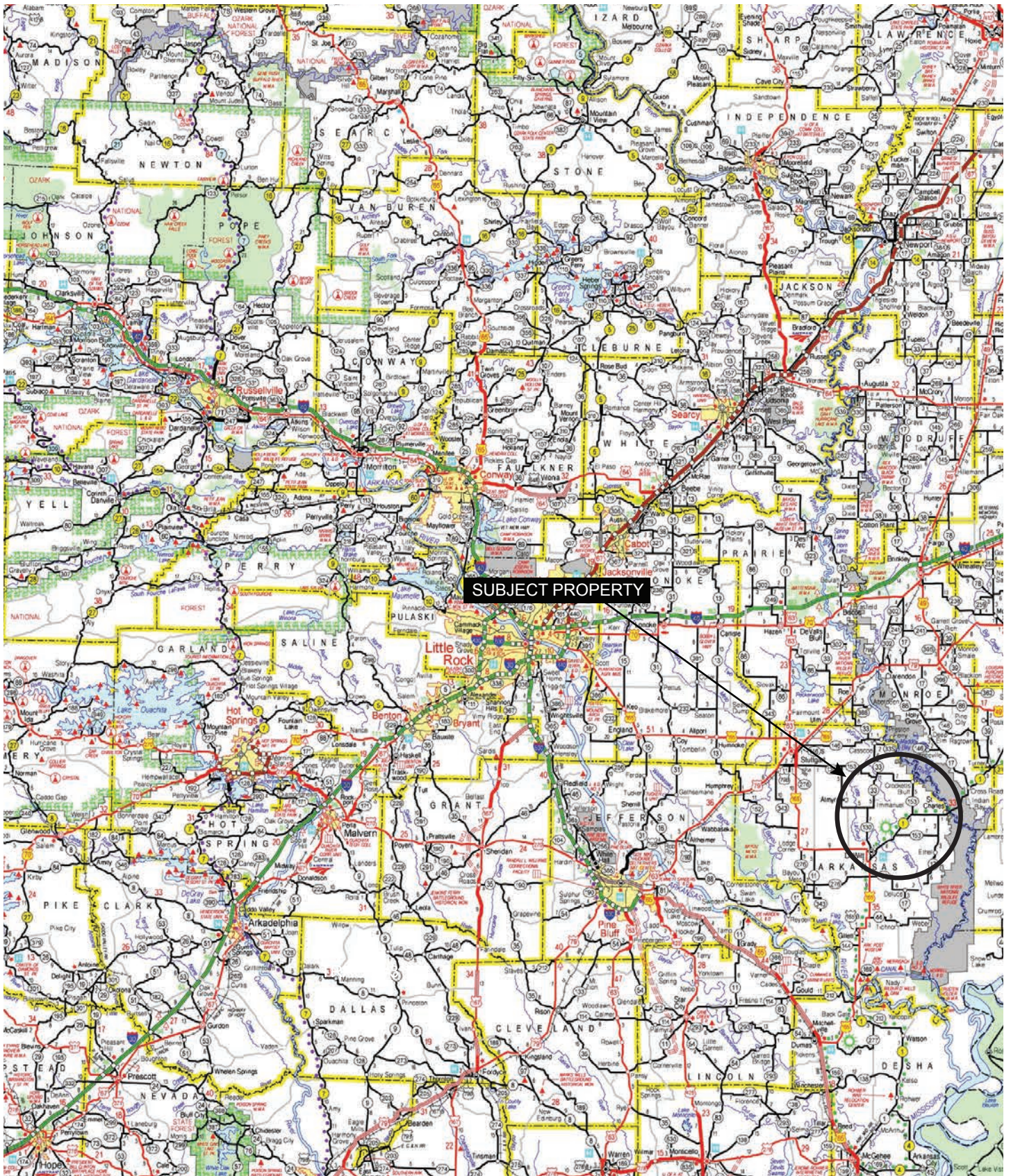
- Green timber units with water control structures
- Deer and waterfowl food plots
- Numerous stands and feeders in place

Offering Price

\$2,700,000.00



VICINITY MAP



PROPERTY DESCRIPTION

CROCKETT'S LAKE HUNTING CLUB

The Crockett's Lake Hunting Club is a phenomenal property consisting of 380± acres located in the heart of one of Arkansas' most productive waterfowl flyways. The property is in White County, Arkansas, less than fifteen (15) miles northeast of Dewitt.

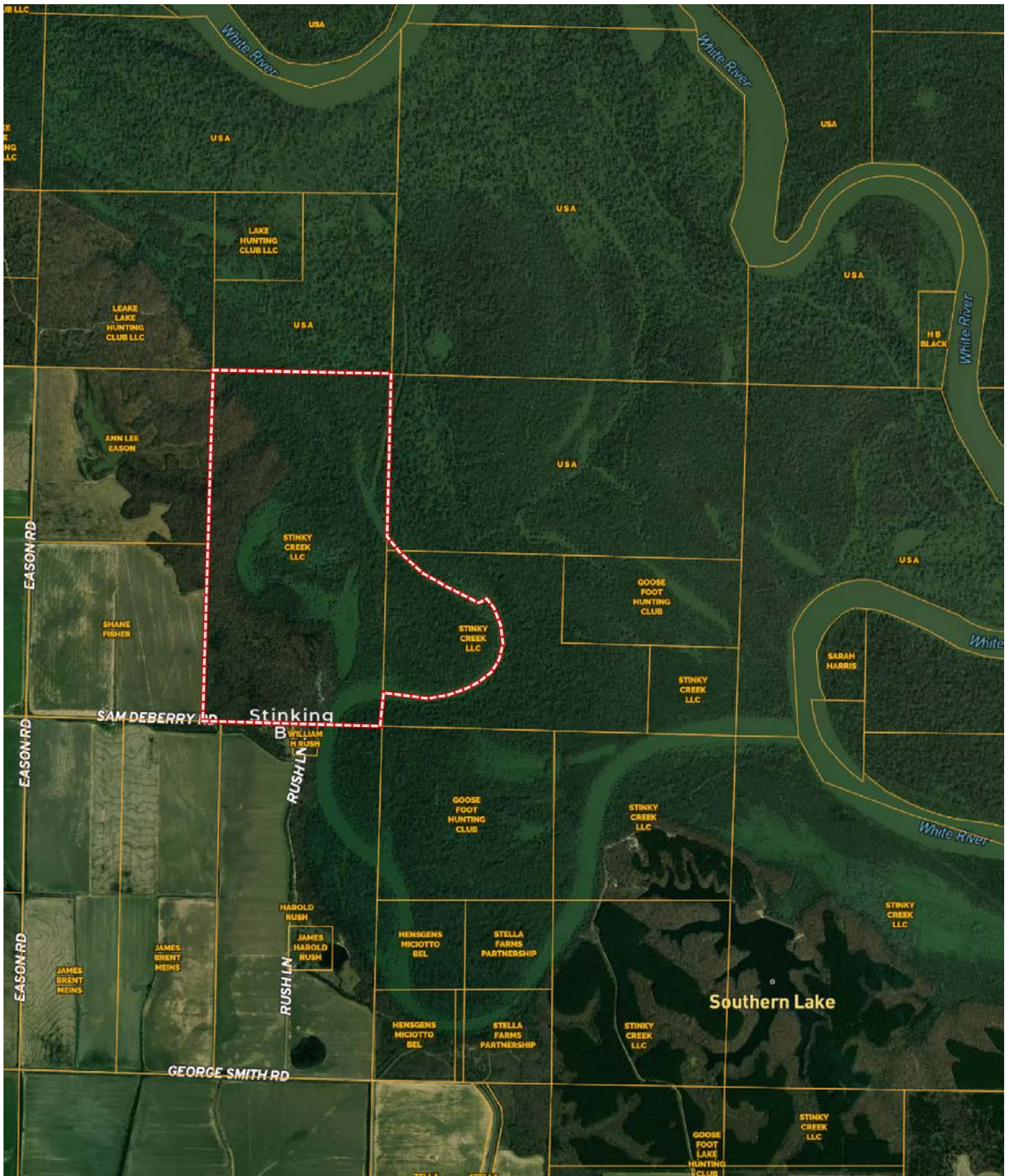
Bordered on two sides by the Dale Bumpers White River National Wildlife Refuge, the property is in one of the most desirable waterfowl hunting locations in the state. The White River bottoms are known for immense hardwoods which encompass this entire property. Enormous white oaks and cypress trees line the edges of the two oxbow lakes located in the center of the property. The east boundary is the locally famous Stinking Bay with gorgeous old-growth cypress and one of the finest fisheries in Arkansas. The property also offers private access to vast acreage on the White River Refuge and easy access to the White River, which is known to be a remarkable warm water fishery.

An older, but very functional lodge sits high atop the escarpment looking over the bay with a beautiful view of the cypress lined bayou, and one of the most scenic views in the lower White River Bottoms. While it offers a great building site for new facilities, the block lodge has four bunk rooms and will sleep as many as twenty guests. It includes a full kitchen, dining area, and den. There is a screened-in game and fish processing building with a walk-in cooler and game-hanging area that makes game-processing easy and sanitary. Additionally, there is ample, lockable storage for ATVs, boats and other equipment. Access to the property is from Sam Deberry Road.

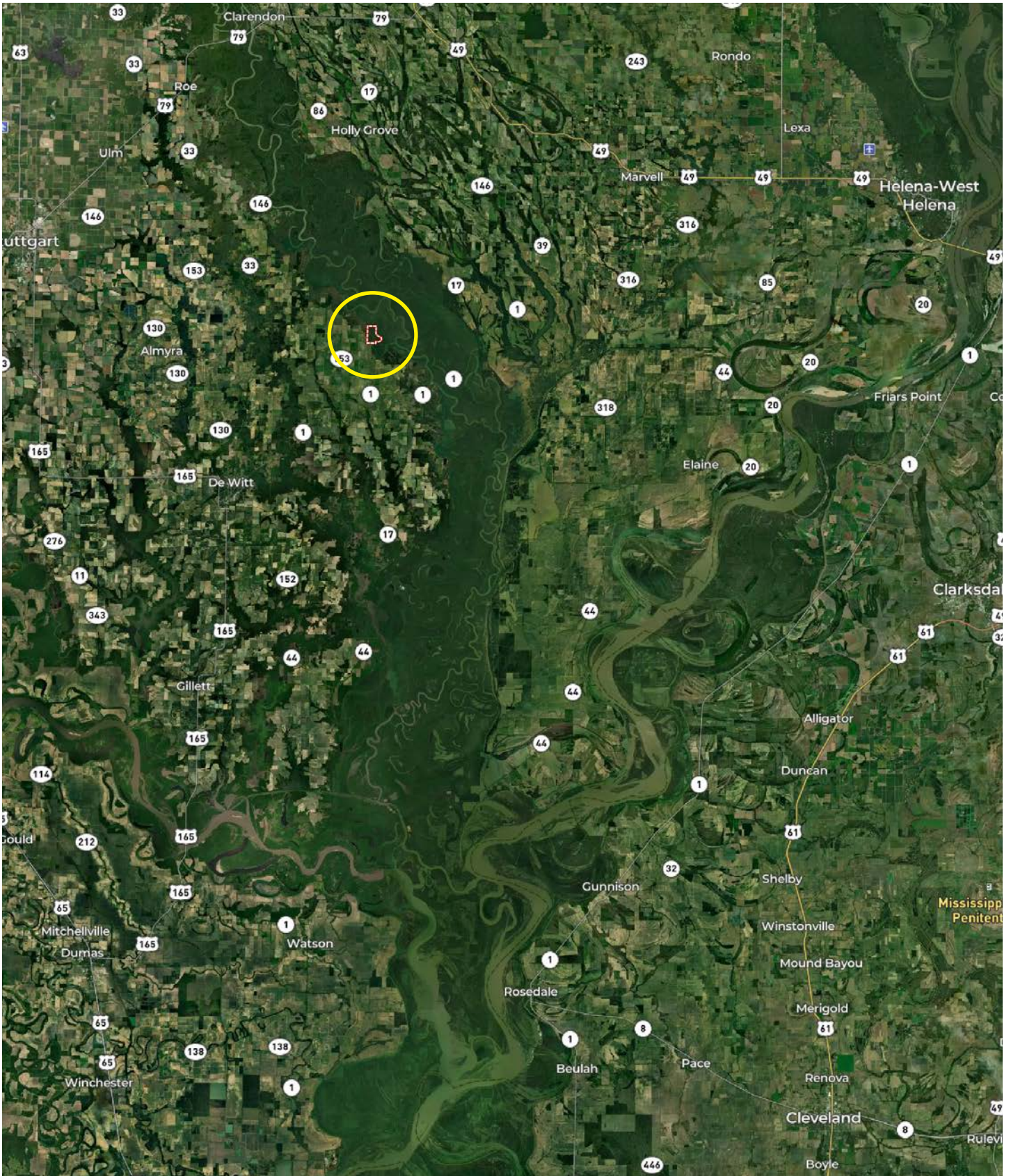
Unmatched diversity abounds with exceptional deer, waterfowl, small game, and turkey hunting, and some of the best multi-species' fishing that Arkansas has to offer.



OWNERSHIP MAP



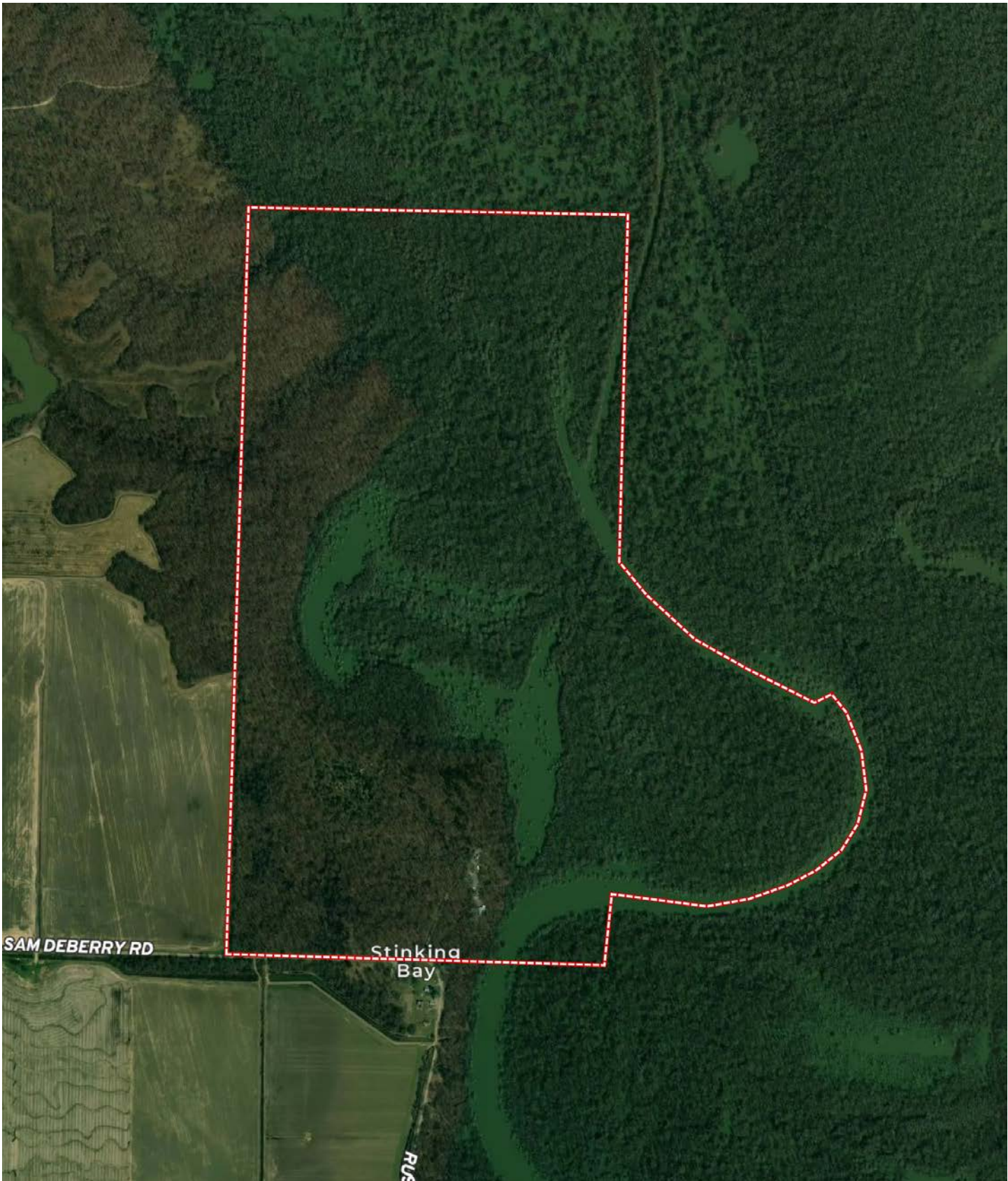
LOCATION MAP







AERIAL MAP



LOCATION & ACCESS

Crocketts Bluff, Arkansas County, Arkansas
Southeastern Region of Arkansas

Mileage Chart

Dewitt, AR	13 Mile
Stuttgart, AR	27 Miles
Helena, AR	45 Miles
Little Rock, AR	84 Miles
Memphis, TN	110 Miles

There is gated access from Sam Deberry Road.





NOTABLE FEATURES & IMPROVEMENTS

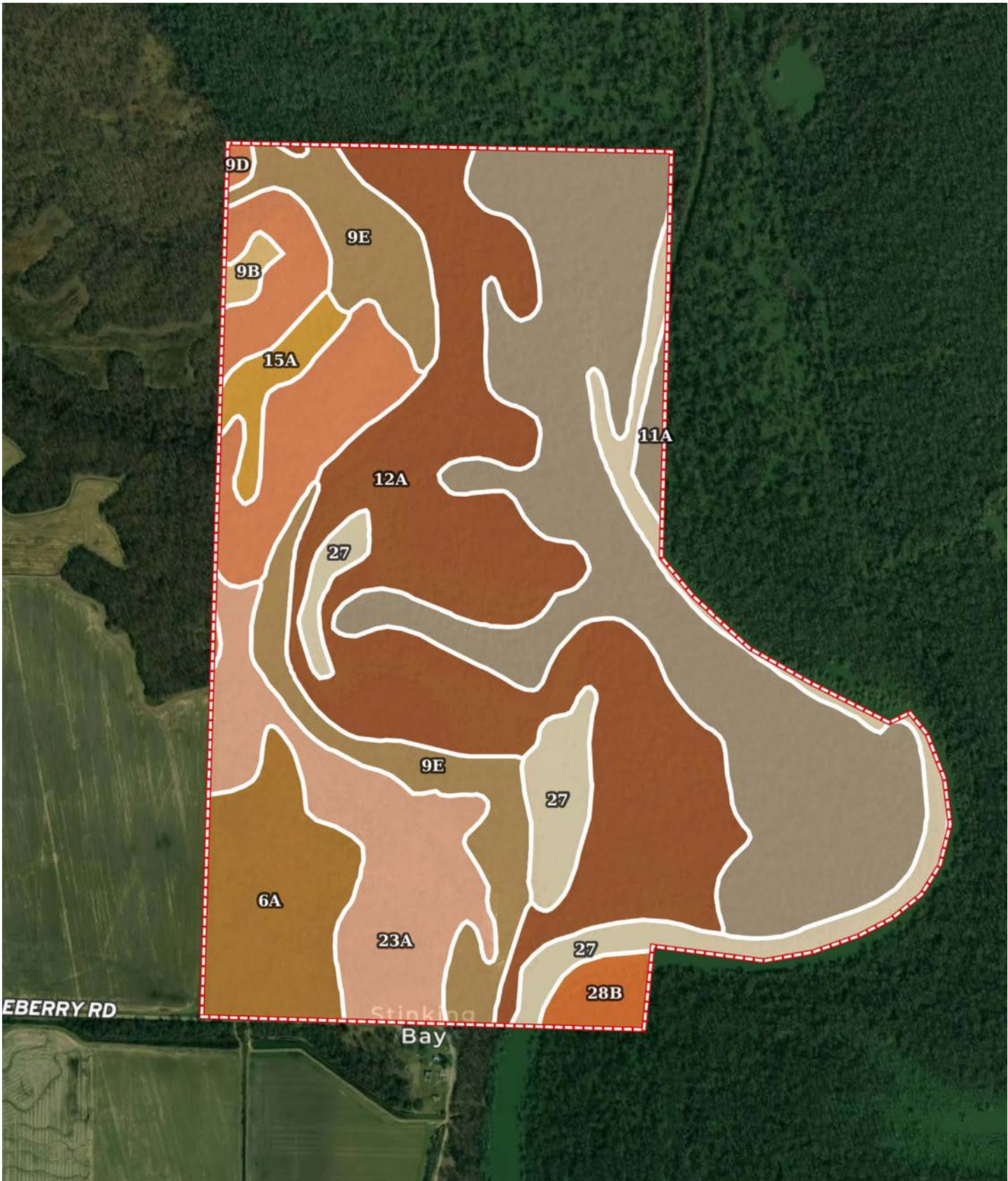
- Existing lodge
- Gated access off a dead-end road
- Two and a half (2.5) miles of interior roads
- Deer and waterfowl food plots in place
- Water control structures to control water levels for waterfowl hunting and fishing
- Green timber units with water control structures
- Mature bottomland hardwoods with duck holes in place
- Permanent duck blinds on the oxbow lakes that will hunt 6-8 people
- Permanent fiberglass tower stands and feeders in place, numerous bow hunting stands





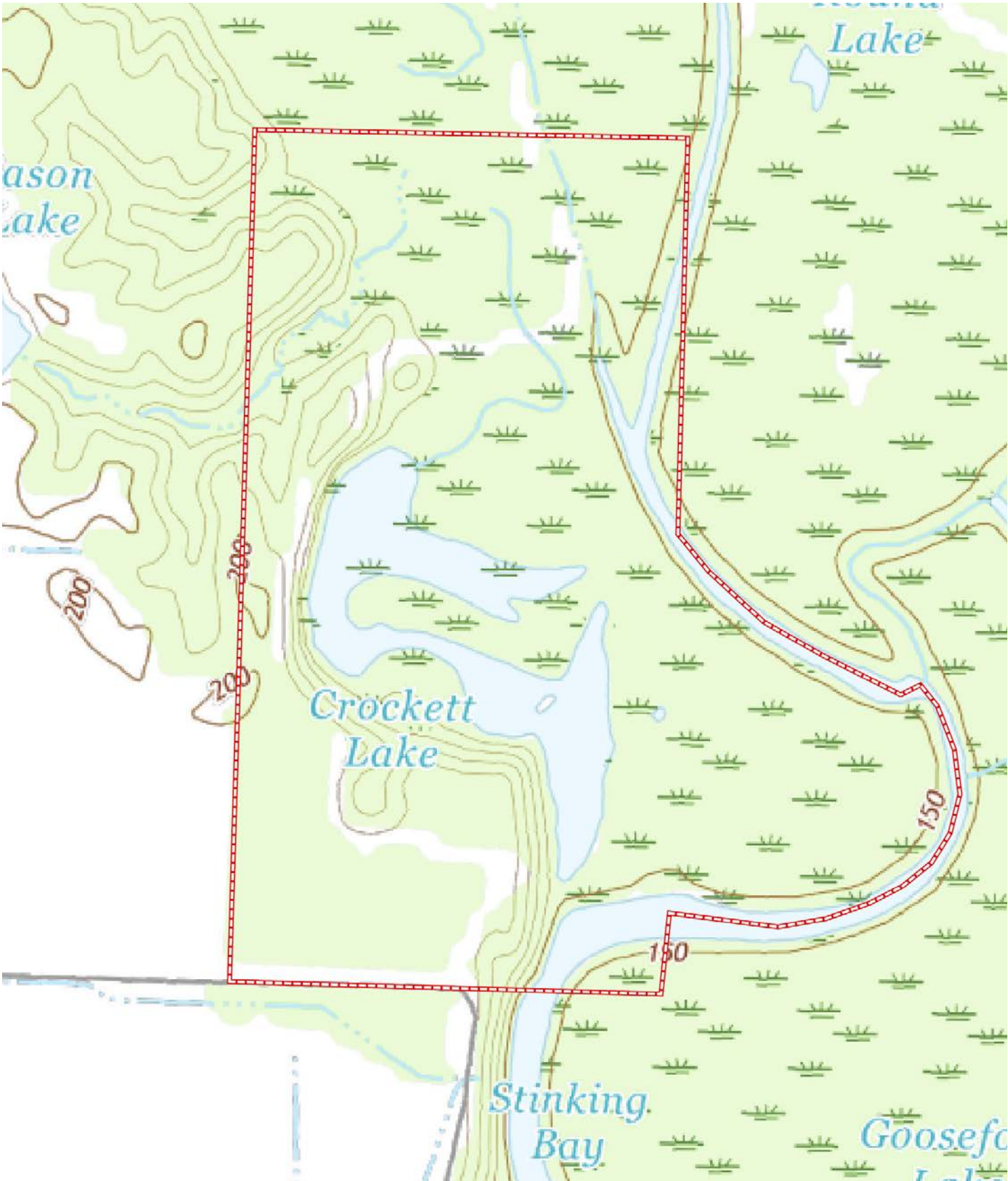


SOIL MAP





TOPOGRAPHY MAP



SOIL MAP KEY

SOIL CODE	SOIL DESCRIPTION	ACRES	%	CPI	NCCPI	CAP
12A	Kobel silty clay, ponded, 0 to 1 percent slopes, frequently flooded	108.36	27.79	0	13	7w
11A	Kobel silty clay, 0 to 1 percent slopes, frequently flooded	103.22	26.47	0	47	4w
9E	Immanuel silt loam, 15 to 25 percent slopes	36.61	9.39	0	67	6e
23A	Stuttgart silt loam, 0 to 1 percent slopes	36.34	9.32	0	66	2w
27	Water	32.9	8.44	0	-	8
9D	Immanuel silt loam, 8 to 15 percent slopes	30.53	7.83	0	79	4e
6A	Ethel silt loam, 0 to 1 percent slopes	27.62	7.08	0	74	3w
15A	Oaklimer silt loam, 0 to 1 percent slopes, occasionally flooded	6.7	1.72	0	84	2w
28B	Yancopin silty clay loam, 1 to 3 percent slopes, frequently flooded	5.65	1.45	0	76	4w
9B	Immanuel silt loam, 1 to 3 percent slopes	1.96	0.5	0	83	2e
TOTALS		389.89(*)	100%	-	42.89	5.06

(*) 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



	1	2	3	4	5	6	7	8
'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

FALL 2024





RESOURCES & PRICE

Mineral Rights

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

Real Estate Taxes

\$386.35 (estimated)

Offering Price

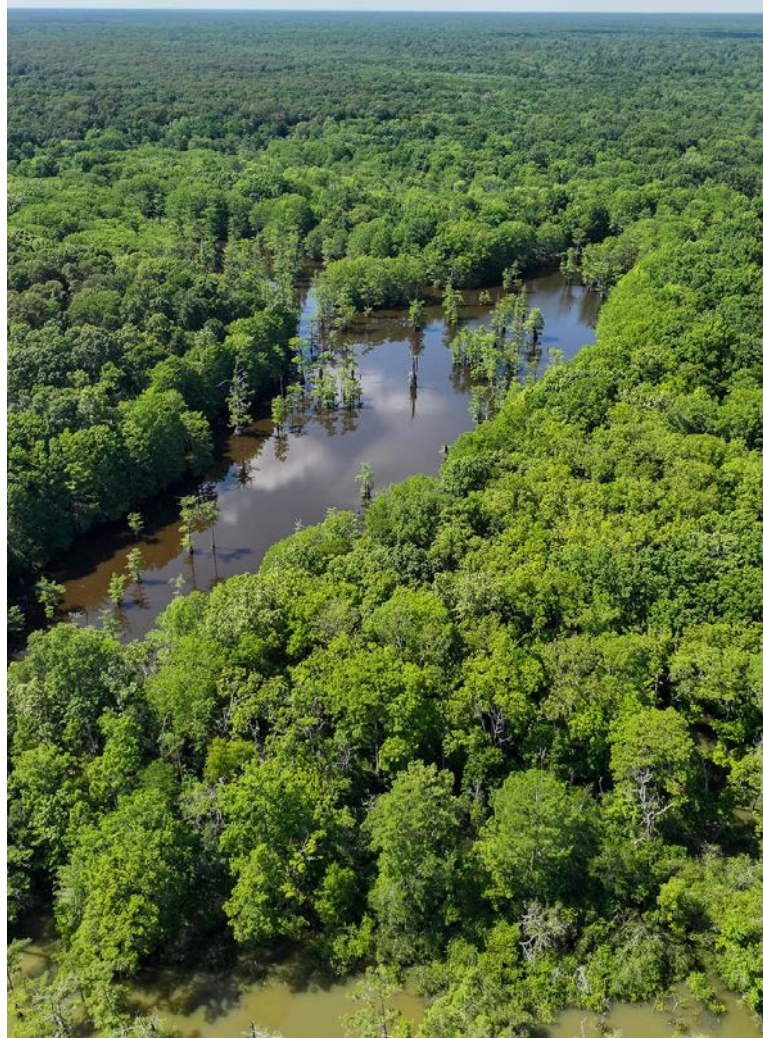
\$2,700,000.00

To learn more about the Crockett's Lake Hunting Club or to schedule a property tour, contact Jeryl Jones of Lile Real Estate, Inc.

Jeryl Jones

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For more information or to
schedule a property tour, contact:

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