



# CHENAULT ISLAND

A Timberland and Recreational Investment Opportunity

1,130 ± Total Acres | \$3,616,000.00

Pulaski County, Arkansas



**AGRICULTURE | RECREATION | TIMBERLAND**

Traditional Brokerage + Sealed Bids + Consulting

LICENSED IN ARKANSAS, LOUISIANA, MISSISSIPPI, AND TENNESSEE



# CHENAULT ISLAND

## QUICK FACTS

### Acreage

1,130± total acres

### Location

Pulaski County, Arkansas

### Recreation

Deer hunting, fishing, and water sports

### Notable Features:

4,100+ feet of  
Georgetown Lake frontage  
3,500+ feet of Arkansas  
River frontage

### Access

Lower Steel Bend Road  
provides excellent access to  
the property.

### Offering Price

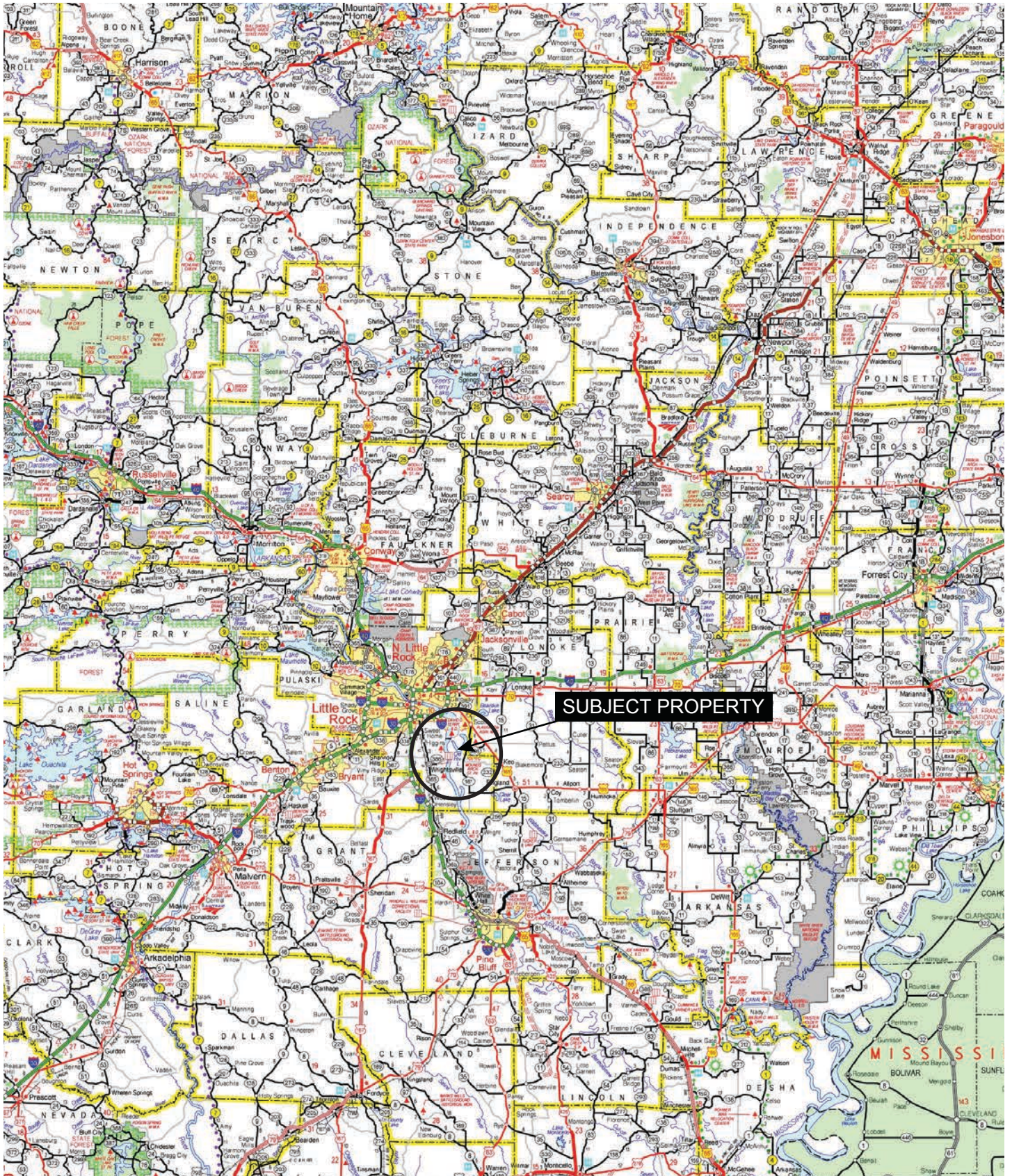
\$3,616,000.00  
(\$3,200.00 / acre)







# VICINITY MAP



# PROPERTY DESCRIPTION

## CHENAULT ISLAND

Chenault Island provides an excellent timberland and recreational investment opportunity with very close proximity to the Little Rock metropolitan area. The property consists of 1,130 ± acres, more or less, located in Pulaski County, just south of Scott along the Arkansas River.

The land mix is diverse, with a total of 285 ± acres of pine plantation, of which 35 ± acres has recently been harvested. Another 125 ± acres of the pine plantation is on the protected side of the levee, which offers great cabin sites.

The southern portion of the property is anchored with over 4,100+ feet of frontage on Georgetown Lake and 125 ± acres of open land that could be developed further for wildlife, or converted to pasture.

The balance of the acreage, 632 ± acres of river bottomland, is predominately located on the west side which boasts 3,500+ feet of frontage along the Arkansas River. This area is characterized by mixed species of uneven age hardwoods. Great deer hunting opportunities exist on the property in addition to fishing and water sports available on the Arkansas River and Georgetown Lake.

The property is not encumbered by any timber deeds or government programs, giving buyers complete control to further develop the property as one desires. Enrollment into a carbon credits agreement is another possibility as well.



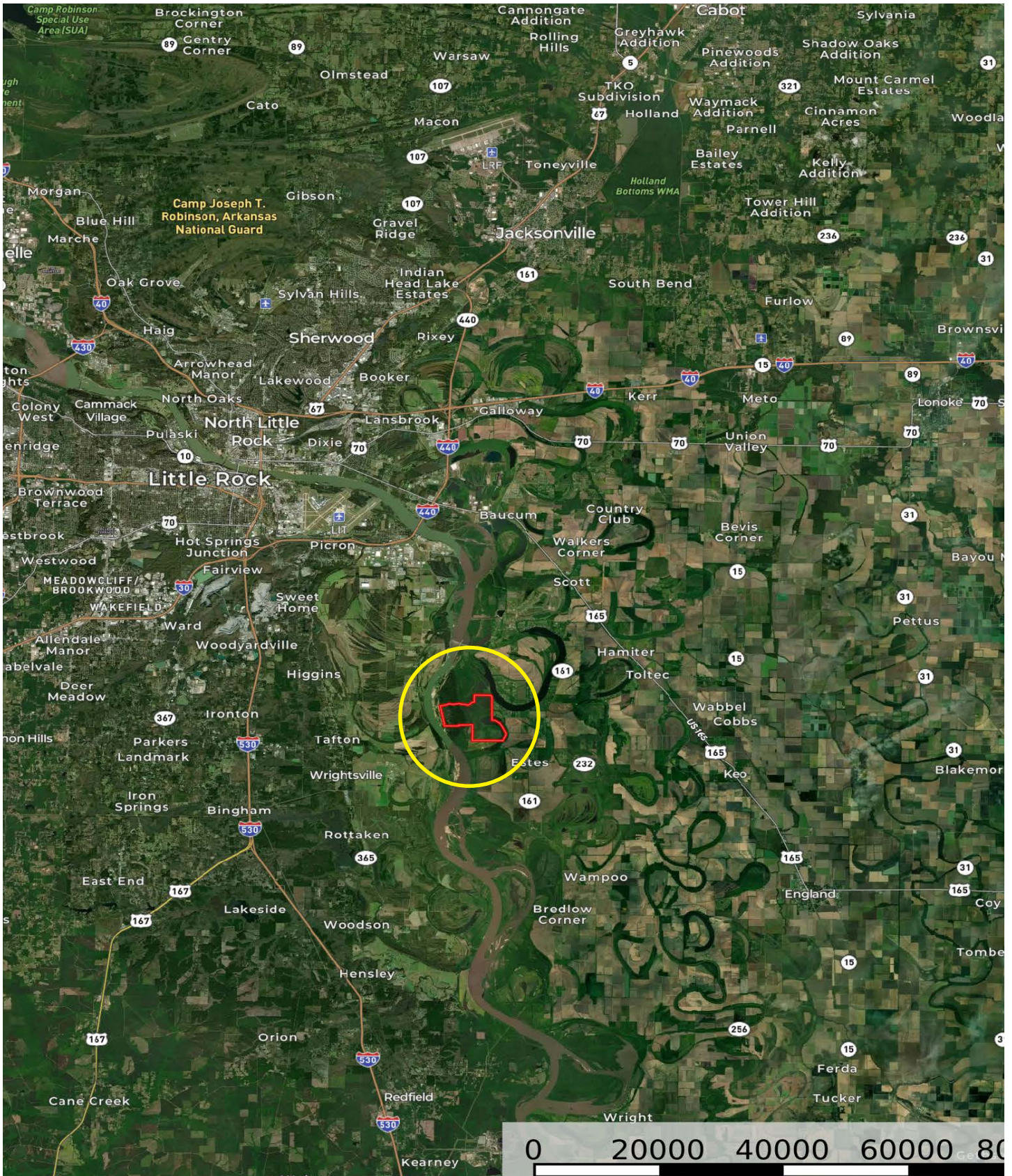




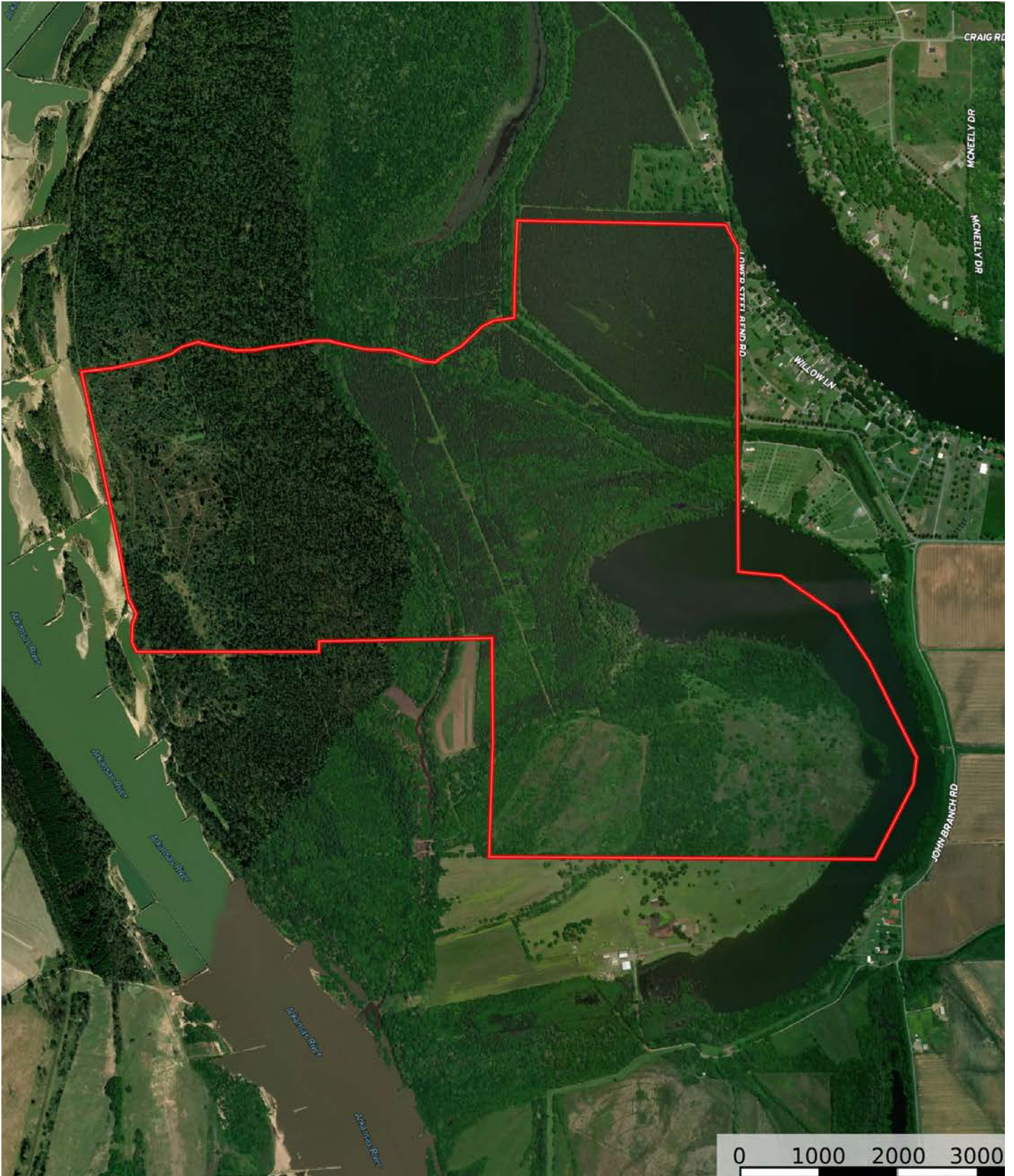




# LOCATION MAP



# AERIAL MAP





# LOCATION & ACCESS

Scott, Arkansas; Pulaski County; Eastern Central Region of Arkansas

## Mileage Chart

|             |           |
|-------------|-----------|
| Little Rock | 20 miles  |
| Benton      | 38 miles  |
| Stuttgart   | 42 miles  |
| Pine Bluff  | 43 miles  |
| Searcy      | 56 miles  |
| Memphis     | 137 miles |

Lower Steel Bend Road provides excellent access to the property.





# TOPOGRAPHY MAP

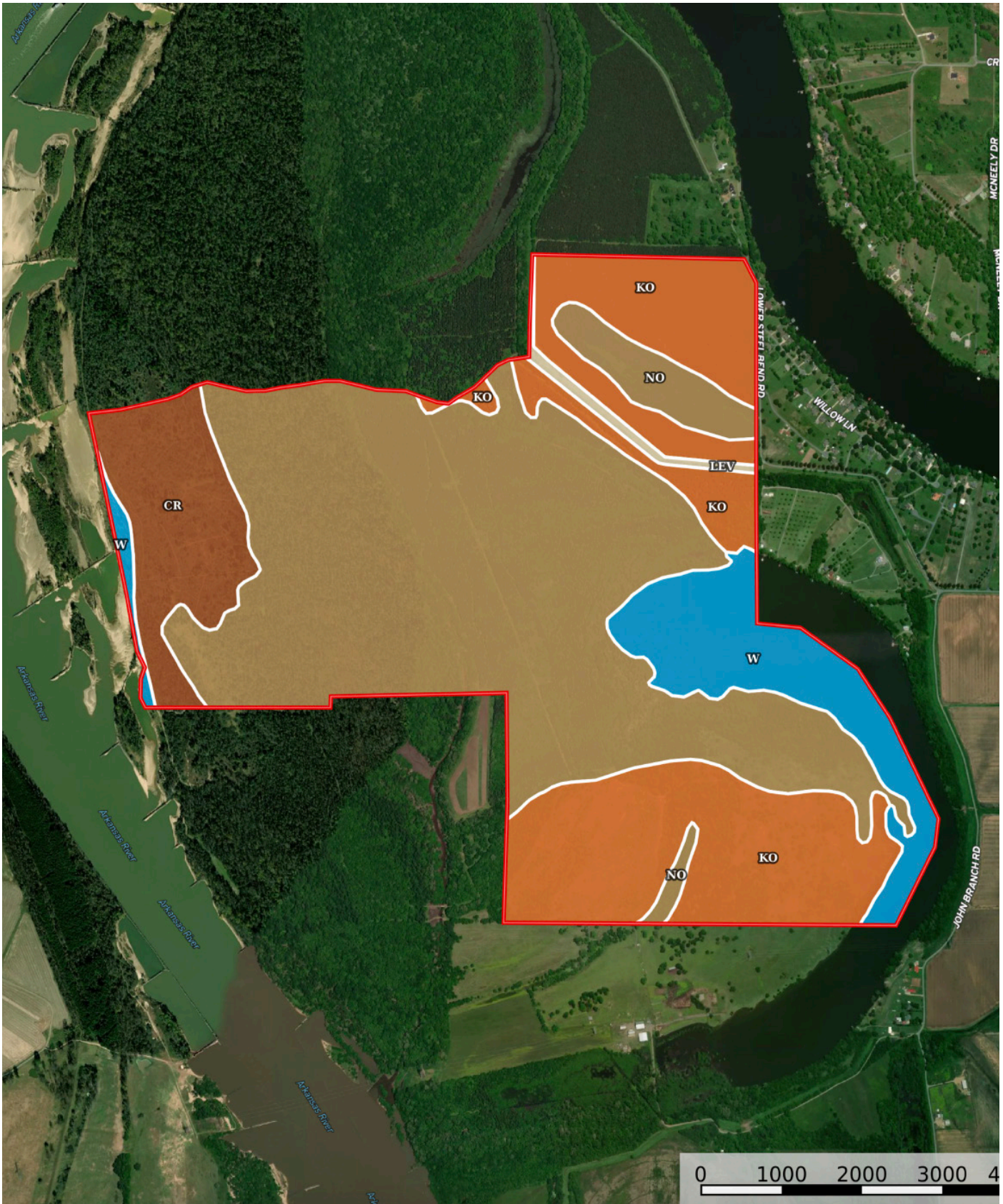








# SOIL MAP



# SOIL MAP KEY

| SOIL CODE | SOIL DESCRIPTION                                     | ACRES          | %     | CPI | NCCPI | CAP  |
|-----------|--|----------------|-------|-----|-------|------|
| No        | Norwood silty clay loam                              | 602.9          | 53.32 | 0   | 90    | 1    |
| Ko        | Keo silt loam, 0 to 1 percent slopes, rarely flooded | 305.8<br>4     | 27.05 | 0   | 88    | 1    |
| W         | Water  | 114.2<br>2     | 10.1  | 0   | -     | 8    |
| Cr        | Crevasse fine sand                                   | 97.8           | 8.65  | 0   | 34    | 4s   |
| LEV       | Levees   | 9.93           | 0.88  | 0   | -     | 7e   |
| TOTALS    |  | 1130.<br>69(*) | 100%  | -   | 74.73 | 2.02 |

(\*) 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 |   |   |   |   |   |   |   |   |



# RESOURCES & PRICE

## Mineral Rights

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

## Offering Price

\$3,616,000.00 (\$3,200.00 / acre)

To learn more about the Chenault Island or to schedule a property tour, contact Gar Lile or Gardner Lile of Lile Real Estate, Inc.

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

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