



WLC RESERVE

A Recreational and Timberland Investment Opportunity

327.33± Total Acres | \$1,440,252.00

Desha County, Arkansas



AGRICULTURE | RECREATION | TIMBERLAND

Traditional Brokerage + Sealed Bids + Consulting

LICENSED IN ARKANSAS, LOUISIANA, MISSISSIPPI, AND TENNESSEE



WLC RESERVE

QUICK FACTS

Acreage

327.33± total acres

Location

Desha County, Arkansas

Recreation

Whitetail deer, turkey, and small game hunting

Notable Features

316.78± acres enrolled in the Conservation Reserve Program

Soils

Class III: 100%

Access

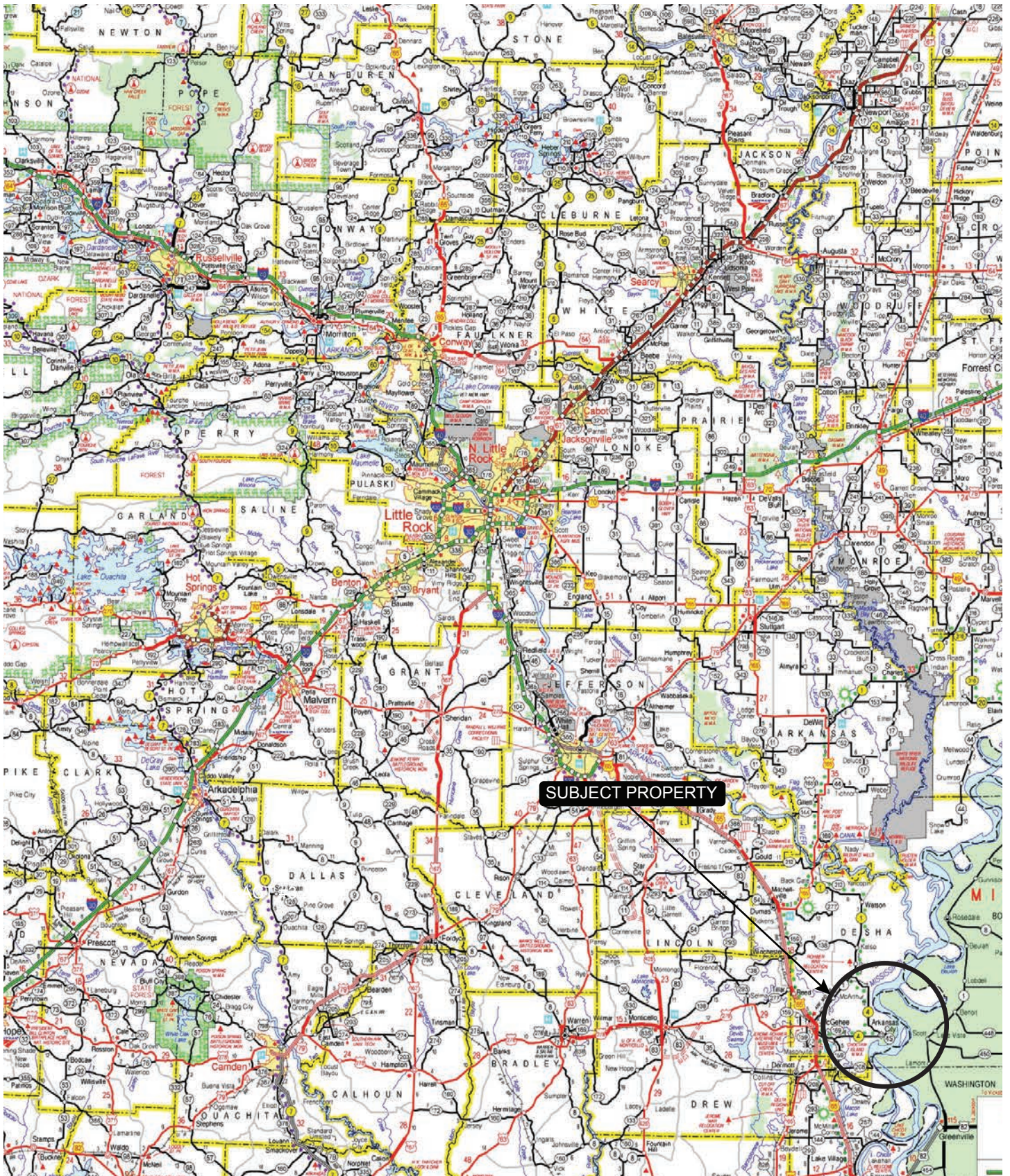
Arkansas State Highway 4 and Camp Nine Road

Offering Price

\$1,440,252.00



VICINITY MAP



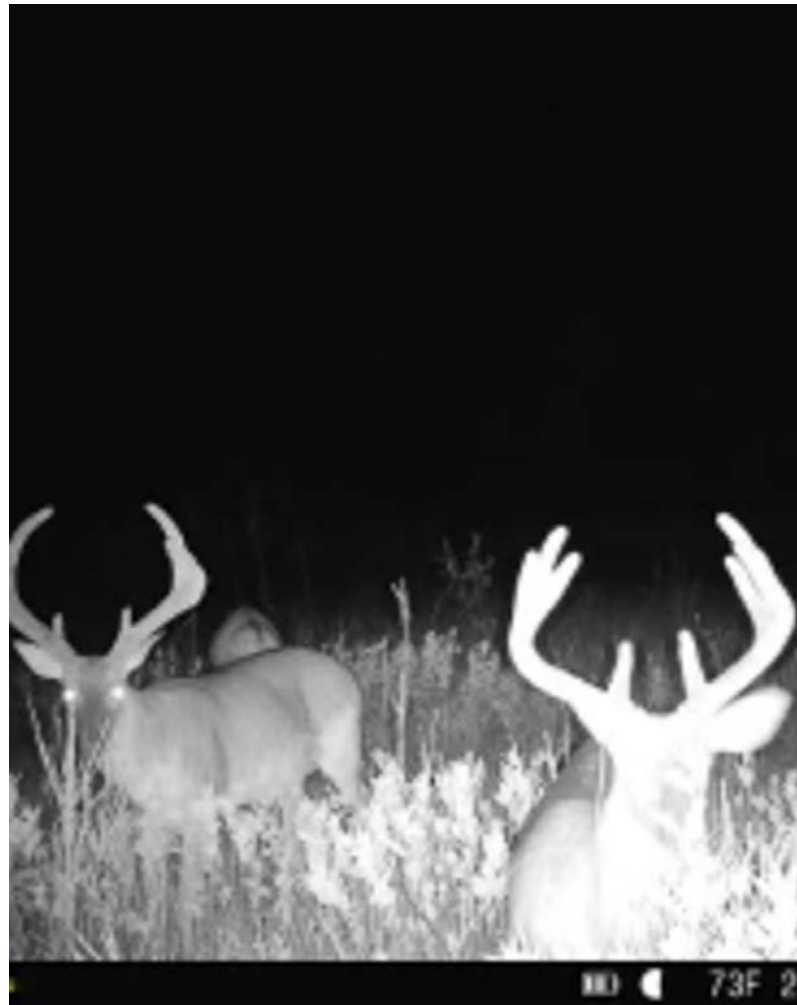
PROPERTY DESCRIPTION

WLC RESERVE

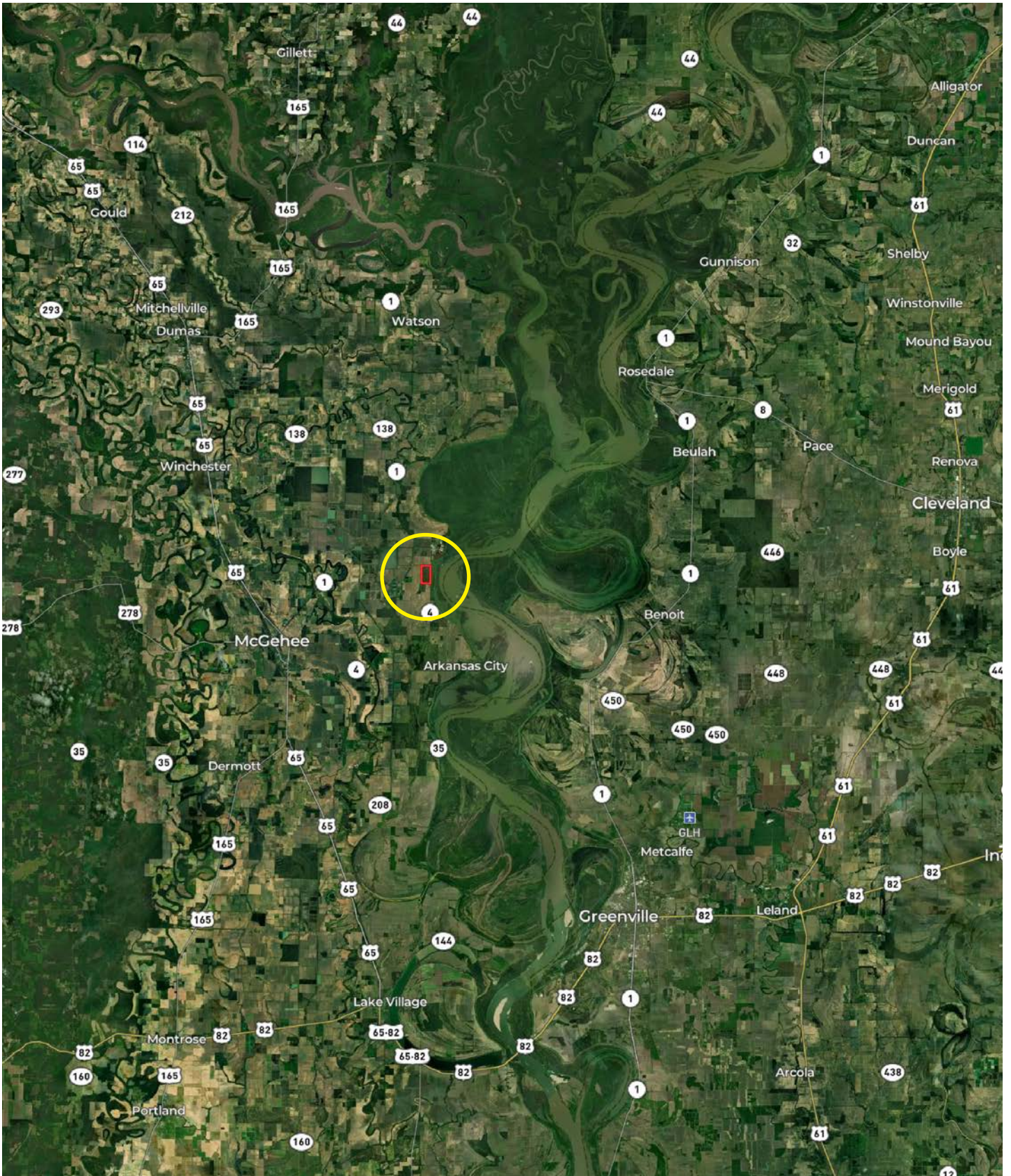
The WLC Reserve consists of 327.33± total acres located just north of the community of Arkansas City in Desha County, Arkansas. The land is positioned just west of the Mississippi River and is on the protected side of the levee. This is a unique combination in that the property benefits from the incredible whitetail deer genetics that are in the Mississippi River corridor, but the land is not subject to major floods that can hinder hunting and hurt deer populations. Recreational opportunities are plentiful on the property with the strongest being excellent whitetail deer hunting in addition to turkey hunting and other small game. Of the total acreage, 316.78± acres are enrolled in the Conservation Reserve Program (CRP) and

this acreage consists of hardwoods that were planted to enhance the property for recreational habitat. Approximately 300± acres were planted in 2000 and the balance were planted in 2012. The acreage enrolled in CRP also produces annual income which is another great benefit of the program and attribute of this property. There are four existing food plots on the property, each of which has a Muddy enclosed stand that will convey with the property. Arkansas State Highway 4 is the eastern boundary of the property and provides excellent access in addition to Camp Nine Road.

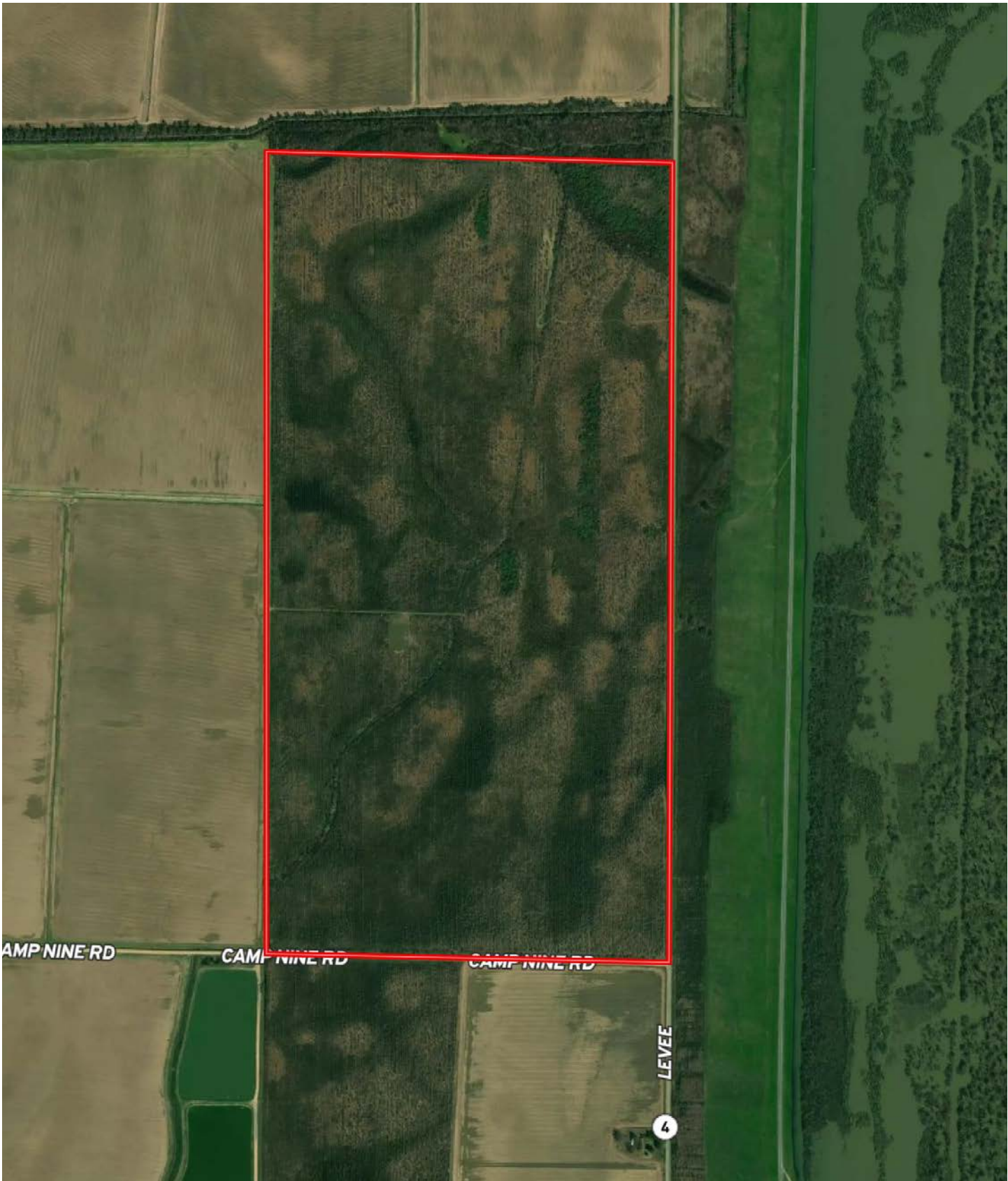




LOCATION MAP



AERIAL MAP



LOCATION & ACCESS

Arkansas City, Desha County, Arkansas
Southeastern Region of Arkansas

Mileage Chart

McGehee, AR	11 Miles
Dumas, AR	30 Miles
Lake Village, AR	32 Miles
Greenville, MS	53 Miles
Cleveland, MS	90 Miles
Monroe, LA	107 Miles

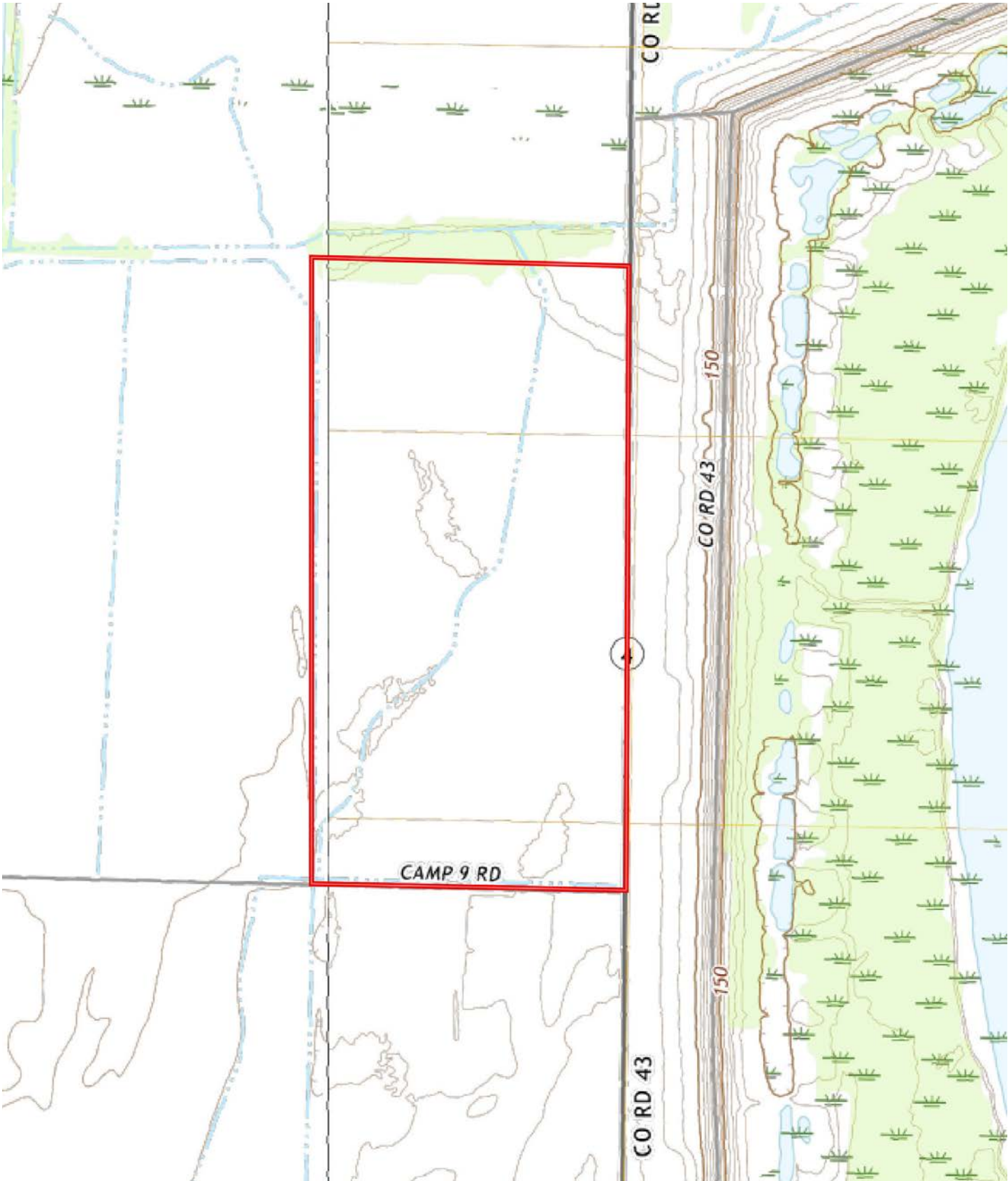
There property has good access from Arkansas State Highway 4 and Camp Nine Road.







TOPOGRAPHY MAP



CONSERVATION RESERVE PROGRAM

Farm Number	Tract Number	Expiration Date	Field Number	Acreage	Rental Rate	Payment
3128	1418	9/30/2030	8	8.00	\$99.60	\$796.80
3128	1418	9/30/2030	13	158.10	\$99.60	\$15,746.76
3128	1418	9/30/2030	15	23.90	\$99.60	\$2,380.44
3128	1418	9/30/2030	17	110.78	\$99.60	\$11,033.69
3128	1418	9/30/2032	7	0.50	\$91.67	\$45.84
3128	1418	9/30/2032	9	6.00	\$91.67	\$550.02
3128	1418	9/30/2032	12	8.30	\$91.67	\$760.86
3128	1418	9/30/2032	14	1.2	\$91.67	\$110.00
Total				316.78		\$31,424.41





SOIL MAP



SOIL MAP KEY

SOIL CODE	SOIL DESCRIPTION	ACRES	%	CPI	NCCPI	CAP
SsA	Sharkey and Desha clays, 0 to 1 percent slopes	324.5 6	100	0	57	3w
TOTALS		324.5 6(*)	100%	-	57.0	3

(*) 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



RESOURCES & PRICE

Mineral Rights

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

Real Estate Taxes

\$3,278.51 (estimated)

Offering Price

\$1,440,252.00 (\$4,400.00 / acre)

To learn more about WLC Reserve or to schedule a property tour, contact Matt Stone or David Stone of Lile Real Estate, Inc.

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

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