OFFERED FOR SALE

COX CYPRESS LOT

Bayou Meto WMA/White River Building and Camp Site

1.17 (+/-) Total Acres • Arkansas County, Arkansas

OFFERED BY

LILE REAL ESTATE INCORPORATED

AGRICULTURE | RECREATION | TIMBERLAND

Traditional Brokerage + Sealed Bids + Consulting

LICENSED IN ARKANSAS, LOUISIANA, MISSISSIPPI, TEXAS 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.
**PROPERTY SUMMARY**

**Description:**
The Cox Cypress Lot offers an opportunity to acquire a beautiful building site with mature hardwood trees that borders the Bayou Meto Wildlife Management Area. The Bayou Meto WMA offers some of the best public green timber duck hunting in the state as well as good deer hunting opportunities and other small game. The lot is specifically close to the Upper Vallier, Lower Vallier, Beaver Dam, and Halowell access points. In addition, the site offers a short commute to several access points for the White River Refuge. The lot is also located in an area where it is commonplace for farmers and landowners to lease out hunting rights, which could provide additional waterfowl hunting opportunities.

**Location:**
Lodge Corner, Arkansas; Arkansas County

**Acreage:**
1.17 +/- total acres

**Access:**
Cox Cypress Road

**Real Estate Taxes:**

<table>
<thead>
<tr>
<th>Parcel Number</th>
<th>Acres</th>
<th>Tax Amount</th>
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<tbody>
<tr>
<td>001-02939-005</td>
<td>1.17</td>
<td>$1.00</td>
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**Utilities:**
Water and electricity available
Septic tank would need to be installed.

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

**Recreation:**
The property offers an excellent opportunity to build a private camp with close proximity to the famous Bayou Meto Wildlife Management Area, as well as the White River Refuge, and possible area leased property. The Bayou Meto WMA is known for its green timber duck hunting, and also offers deer hunting and other small game.

**Offering Price:**
$32,500.00

**Contact:**
Any questions concerning this offering, or to schedule a property tour should be directed to Gardner Lile (mobile: 501-658-9275) of Lile Real Estate, Inc.
Cox Cypress Lot
Arkansas, AC +/-
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Arkansas, AC +/-
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Arkansas, AC +/-

The information contained herein was obtained from sources deemed to be reliable. MapRight Services makes no warranties or guarantees as to the completeness or accuracy thereof.
### SOIL MAP KEY

<table>
<thead>
<tr>
<th>SOIL CODE</th>
<th>SOIL DESCRIPTION</th>
<th>ACRES</th>
<th>%</th>
<th>CAP</th>
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<td>Portland clay, 0 to 1 percent slopes</td>
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<td>21B</td>
<td>Rilla silt loam, 1 to 3 percent slopes</td>
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<td>21.43</td>
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<td>8A</td>
<td>Hebert silt loam, 0 to 1 percent slopes</td>
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<td><strong>TOTALS</strong></td>
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<td><strong>1.0</strong></td>
<td><strong>100%</strong></td>
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### Capability Legend

**Increased Limitations and Hazards**

**Decreased Adaptability and Freedom of Choice Users**

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**Grazing**

(c) climatic limitations (e) susceptibility to erosion
(s) soil limitations within the rooting zone (w) excess of water
Cox Cypress Lot
Arkansas, AC +/-

Boundary

The information contained herein was obtained from sources deemed to be reliable. MapRight Services makes no warranties or guarantees as to the completeness or accuracy thereof.
The Bayou Meto Wildlife Management Area (WMA) encompasses 33,832 acres in Arkansas and Jefferson Counties, and is one of the largest state-owned wildlife management areas in the country. There are eight permanent streams, totaling 30.5 miles, as well as twelve intermediate streams, totaling 23 miles, which form an extensive drainage network that feeds the major permanent waterways. There are also six lakes, totaling 1,080 acres, including Halowell Reservoir, Grand Cypress Lake, Cox Cypress Lake, and Wrape Lake. Each fall, around 13,000 acres of the WMA are flooded to attract ducks. There are two waterfowl rest areas - Halowell Reservoir and the Wrape Plantation - that also attract ducks in fall and winter.

The Bayou Meto WMA has some of the best green-timber duck hunting in the state of Arkansas. In addition to excellent duck hunting, there is also good deer hunting on the WMA, as well as turkey, squirrel, rabbit, and raccoon hunting. There are 20 food plots on the WMA, which are managed on a two-year rotation.

Source:
Arkansas Game & Fish Commission