

OFFERED FOR SALE:

Two Prairie Bayou Ducks and Bucks

An Recreational Investment Property

80 (+/-) total acres • Lonoke County, Arkansas

OFFERED BY:



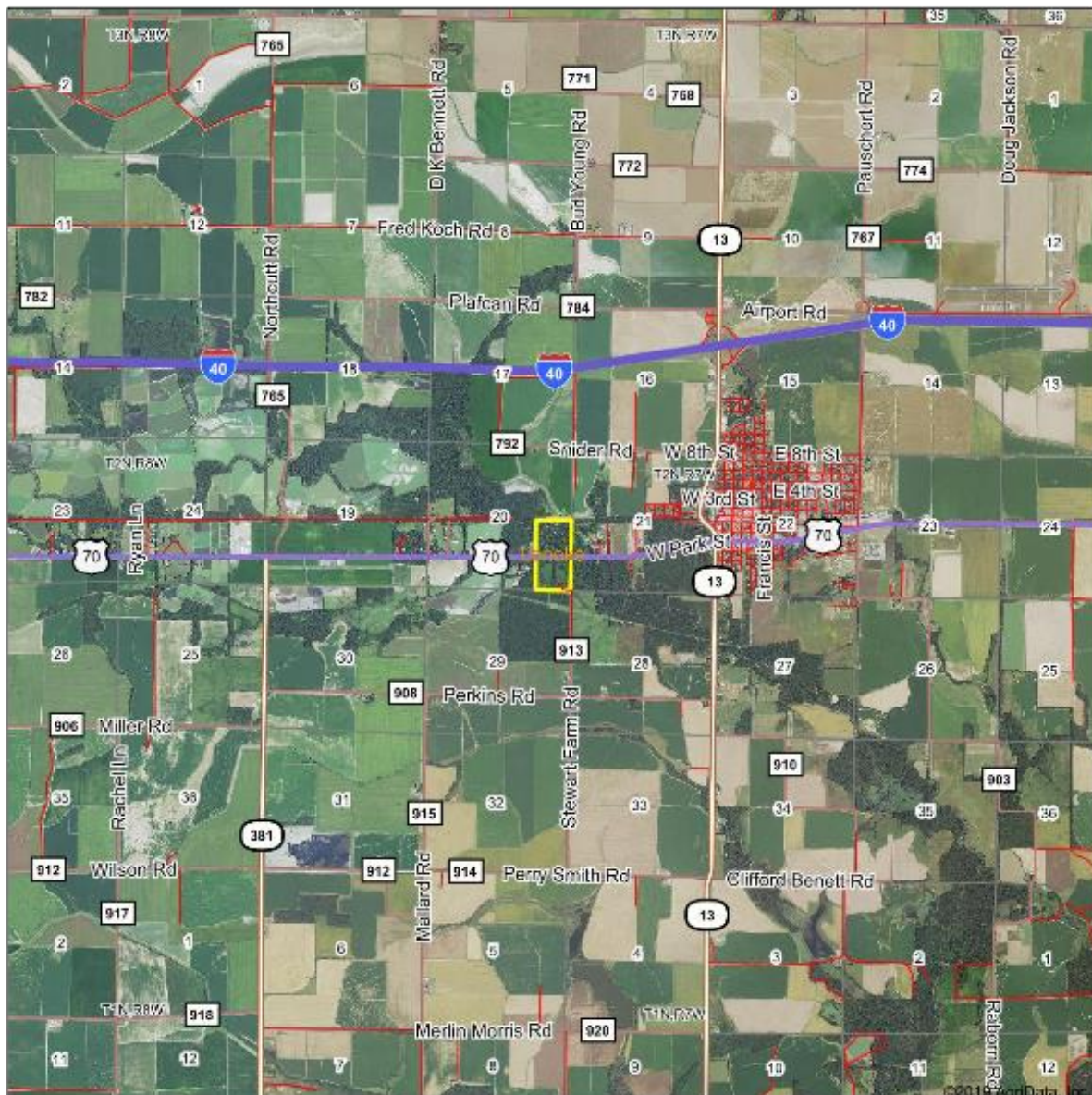
Wellons Real Estate
Post Office Box 191, Roland, Arkansas 72135
O: 501-482-LAND
F: 501-482-5265
E: info@WellonsLand.com

**DISCLOSURE STATEMENT**

Wellons Real Estate is the listing agency for the owner of the property described within this offering brochure. A representative of Wellons Land must be present to conduct a showing. The management of Wellons respectfully requests that interested parties contact us in advance to schedule a proper showing and do not attempt to tour or trespass 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.

Aerial Map



WELLONS
LAND • WILDLIFE • REAL ESTATE

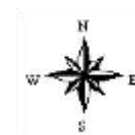
Map Provider By

surety
Aerial Data, Inc. 2016 www.AerialData.com

Map Center: 34° 46' 45.63, -91° 46' 16.55

0ft 5784ft 11568ft

20-2N-7W
Lonoke County
Arkansas



9/22/2019

Two Prairie Bayou Ducks and Bucks
LONOKE COUNTY 80 +/- ACRES

PROPERTY SUMMARY

Overview:

Two Prairie Bayou Ducks and Bucks is located just west of Carlisle, Arkansas. Resting in the heart of Duck Country, this property is uniquely situated as the perfect place to build a clubhouse that automatically comes with waterfowl and white tail hunting opportunities!

Location:

Two Prairie Bayou Ducks and Bucks is located east of Carlisle, Arkansas in Prairie County. The property is accessible by an easement from a county road to the south.

Carlisle – 1.6 miles
Little Rock – 34 miles
Memphis – 106 miles
Lonoke – 7 miles

Surrounding Properties:

One of the major flyways in Eastern Arkansas is Two Prairie Bayou, located just east of the infamous Bayou Meto, it actual feeds into Bayou Meto further south creating arguably the most trafficked waterfowl flyway in North America. Notable hunting properties in close proximity include Bayou Meto Double D Hunting Club and Quack Attack Hunting Club.

Property Highlights:

Two Prairie Bayou Ducks and Bucks is bisected by Highway 70, creating two 40 +/- acre parcels. The northern tract contains a perfect little waterfowl kill-hole where the beavers have dammed up a large section off of the bayou. Trees populate the bayou's surrounding bottomland ground making it a perfect area for white tail hunting. The southern tract is comprised of woods and dense thickets for deer. With the southern tract being of higher elevation than the northern tract, outside of the flood zone of the bayou, it makes for the perfect location to build a home or hunting camp.

Land Area:

The land offered is 80 +/- acres, including a recorded access easement from the south.

PROPERTY SUMMARY CONT'D

Taxes:

\$94.89

Price:

Two Prairie Bayou Ducks and Bucks is priced at \$3,500 per acre, or \$280,000 total.

FSA MAP

Aerial Map



WELLONS
LAND • WILDLIFE • REAL ESTATE

Map Provided By

surety
© AgriData, Inc. 2019 www.AgrData.com

Map Center: 34° 46' 45.7, -91° 46' 16.71

20-2N-7W
Lonoce County
Arkansas

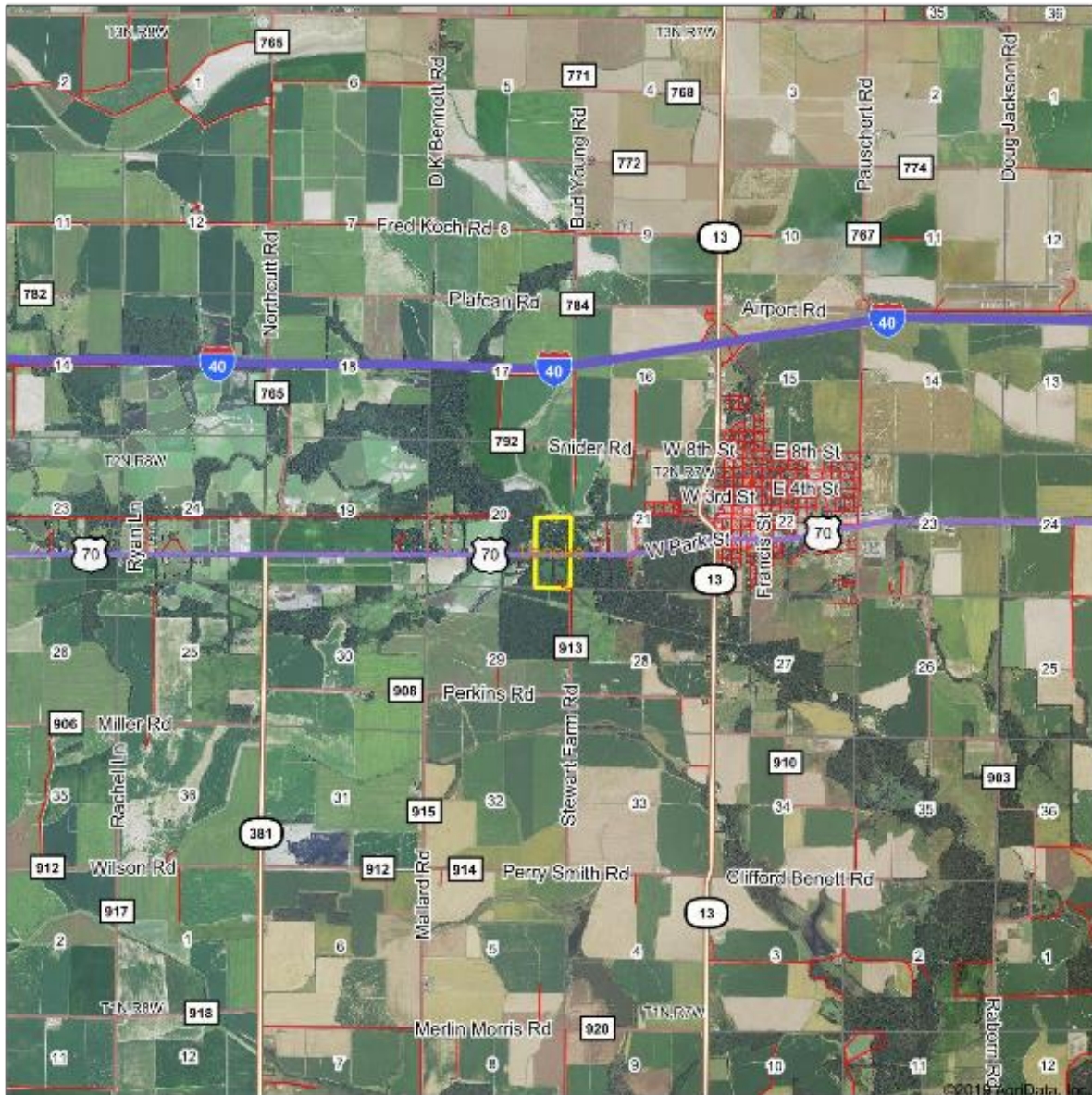
0ft 456ft 912ft



9/22/2019

AREA MAP

Aerial Map



WELLONS
LAND • WILDLIFE • REAL ESTATE

Maple, Arkansas, AR

surety
A SURETY COMPANY OF THE SURETY GROUP
© All Rights Reserved 2019 www.suretygroup.com

Map Center: 34° 46' 45.63, -91° 46' 16.55

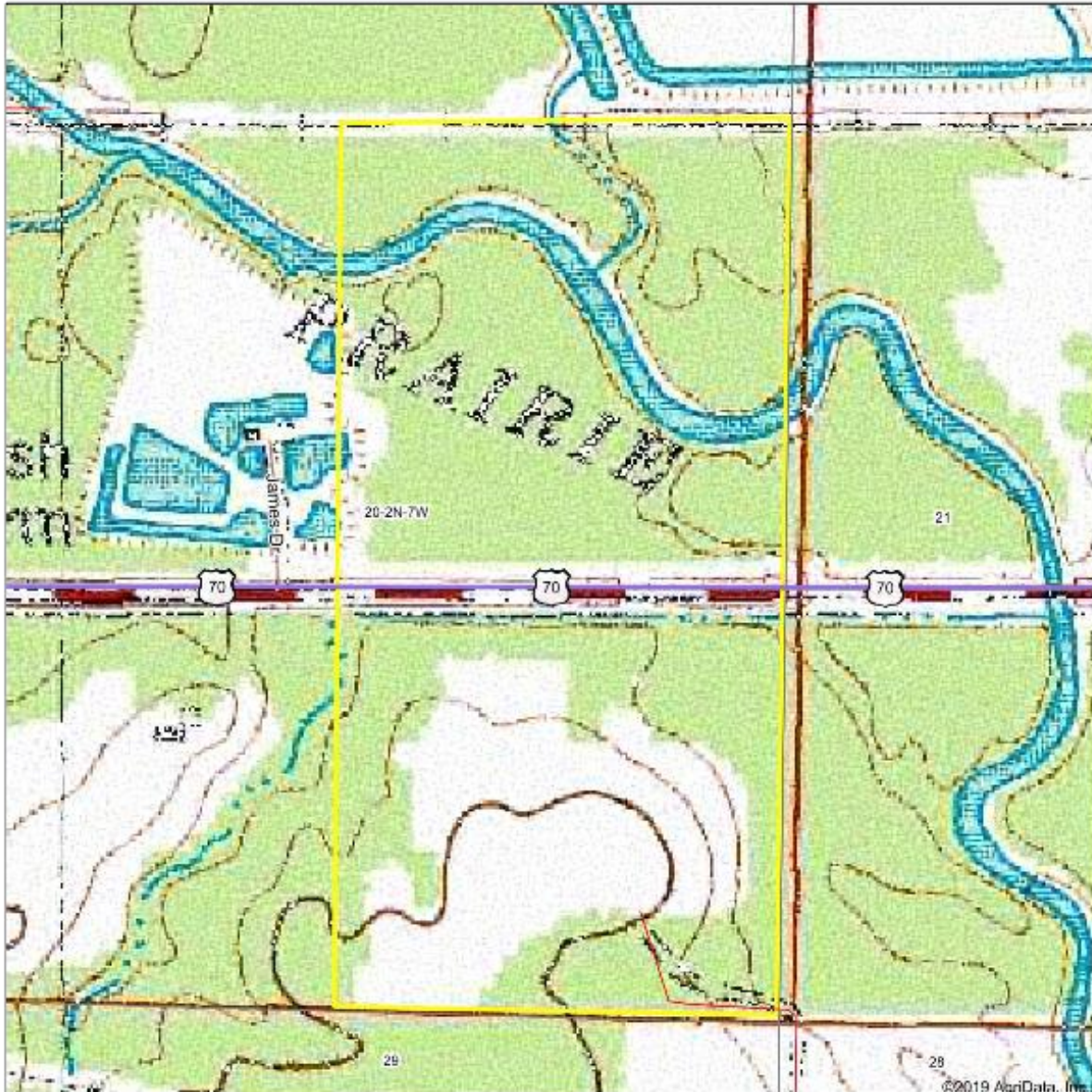
0ft 5784ft 11568ft

20-2N-7W
Lonoke County
Arkansas



TOPO MAP

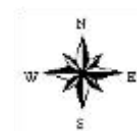
Topography Map



map center: 34° 46' 45.7, -91° 46' 16.71

20-2N-7W
Lonoke County
Arkansas

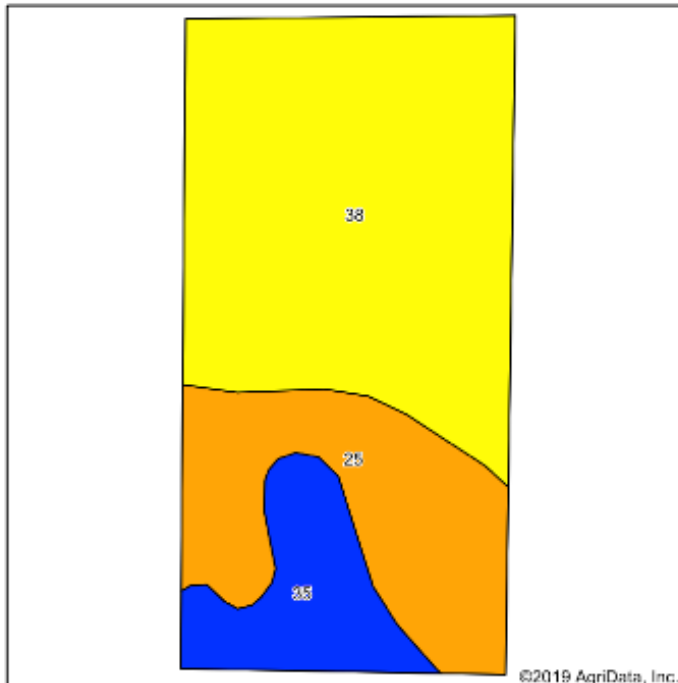
0ft 456ft 912ft



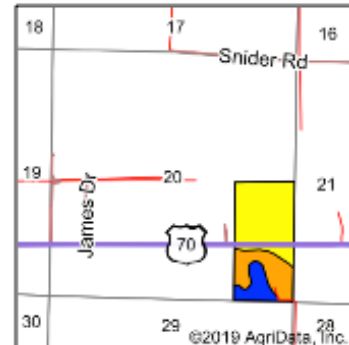
9/22/2019

SOIL MAP

Soils Map



Soils data provided by USDA and NRCS.



State: **Arkansas**
 County: **Lonoke**
 Location: **20-2N-7W**
 Township: **Carlisle**
 Acres: **77.85**
 Date: **9/22/2019**

WELLONS
 LAND • WILDLIFE • REAL ESTATE

Map provided by
surety
 CUSTOMER ONLINE MAPPING
 © AgriData, Inc. 2019 www.AgrData.com



Area Symbol: AR680, Soil Area Version: 16

Code	Soil Description	Acres	Percent of field	Non-Irr Class Legend	Non-Irr Class *c	Common bermudagrass	Corn	Soybeans	Tall fescue	Wheat	*n NCCPI Soybeans
38	Tichnor silt loam, 0 to 1 percent slopes, frequently flooded	46.93	60.3%		IVw						23
25	Muskogee silt loam, 3 to 8 percent slopes	20.51	26.3%		IIIe	7	55	25	6	30	50
35	Stuttgart silt loam, 0 to 1 percent slopes	10.41	13.4%		IIw						51
Weighted Average						1.8	14.5	6.6	1.6	7.9	*n 33.9

*n: The aggregation method is "Weighted Average using major components"

*c: Using Capabilities Class Dominant Condition Aggregation Method

Soils data provided by USDA and NRCS.

WETLAND MAP

Wetlands Map



State: **Arkansas**
 Location: **20-2N-7W**
 County: **Lonoke**
 Township: **Carlisle**
 Date: **9/22/2019**

WELLONS
 LAND • WETLAND • REAL ESTATE

Map Provided By:

 © AgriData, Inc. 2019 www.AgriData.com



0ft 663ft 1325ft

Classification Code	Type	Acres
L2UBGx	Lake	22.55
PFO1F	Freshwater Forested/Shrub Wetland	13.57
PFO1C	Freshwater Forested/Shrub Wetland	5.20
PFO1A	Freshwater Forested/Shrub Wetland	2.72
R2UBH	Riverine	1.09
PEM1C	Freshwater Emergent Wetland	0.48
R5UBFx	Riverine	0.38
PUBFx	Freshwater Pond	0.13
R4SBC	Riverine	0.01
		Total Acres
		46.13

Data Source: National Wetlands Inventory website. U.S. DoI, Fish and Wildlife Service, Washington, D.C. <http://www.fws.gov/wetlands/>

PICTURES





[illegible]



Corporate Office:
Wellons Real Estate, LLC
PO Box 191, Roland, AR 72135
E: info@WellonsLand.com
P: 501-482-LAND
F: 501-482-5265
W: www.WellonsLand.com