

WAVERLY BEND ON THE MISSISSIPPI

**326.5 +/- ACRES & 3 +/- ACRE LODGE SITE
CRITTENDEN COUNTY, ARKANSAS**

Available for Acquisition: 10/20 - 11/23



WAVERLY BEND ON THE MISSISSIPPI

Property Summary

Stepping inside the Mississippi River Levee System is a special thing and has some special properties. It feels like you are going back in time, to what portions of the Delta used to look like. Land inside the Levee has a completely different ecosystem. From the massive cottonwoods, sandy beaches of the river, to cane breaks, all of these features coming together make some of the most unique and highly sought after ground for sportsmen and outdoor enthusiasts.

The Waverly Bend on the Mississippi is no different, it is absolutely loaded with giant deer and a healthy turkey population. When the river comes up, flooding the sloughs and bottomland hardwoods it's a duck hunters paradise. Not to mention you are sitting right in the heart of the Mississippi flyway. It is surrounded by tillable farmland on both sides creating ample the food for the wildlife population. It has a mix of thickets, sloughs, ridges and open timber.

This is a property that you do not want to miss out on. Included in the purchase is 3 acres outside of the Levee System. This outpost comes equip with electric and rural water for a cabin site that will not be subject to flooding from the river.

Due to demand for this property, we are accepting offers from October 20th - November 23th. Offers will be viewed and/or responded to on November 25th. Seller reserves the right to accept or counter the offer.

Waverly Bend on the Mississippi offers should yield a minimum offer price of \$2,750 per Acre for 329.5 +/- Acres. Qualified buyer should contact Chris Bennett of Habitat Land Company at (870) 819-7306 regarding questions or to schedule a property tour.



Property Summary

Acreage: The Waverly Bend on the Mississippi consist of 329.5 +/- total acres.

- 326.5 +/- Contiguous Acres of Timber & 1.4 Miles of Levee Frontage
- 3 +/- Acres Outside of the Levee System with Utilities Available

Location: The property is located in the Delta Region, just South of West Memphis, AR in Crittenden County.

- Section-Township-Range: 21-5N-8E & 22-5N-8E
 - Coordinates: 35.0425, -90.2324
- | | |
|---------------------------------|-----------------------------|
| West Memphis, AR: 7.5 +/- Miles | Memphis, TN: 12 +/- Miles |
| Forrest City, AR: 28 +/- Miles | Jonesboro, AR: 59 +/- Miles |
| Little Rock, AR: 119 +/- Miles | |

Access: The property has access via Waverly Road.

Water Resources: The property lies along the banks of the Mississippi River and when it floods, it provides ample waterfowl opportunities. There is also Sandbar Access for leisure activities and fishing.

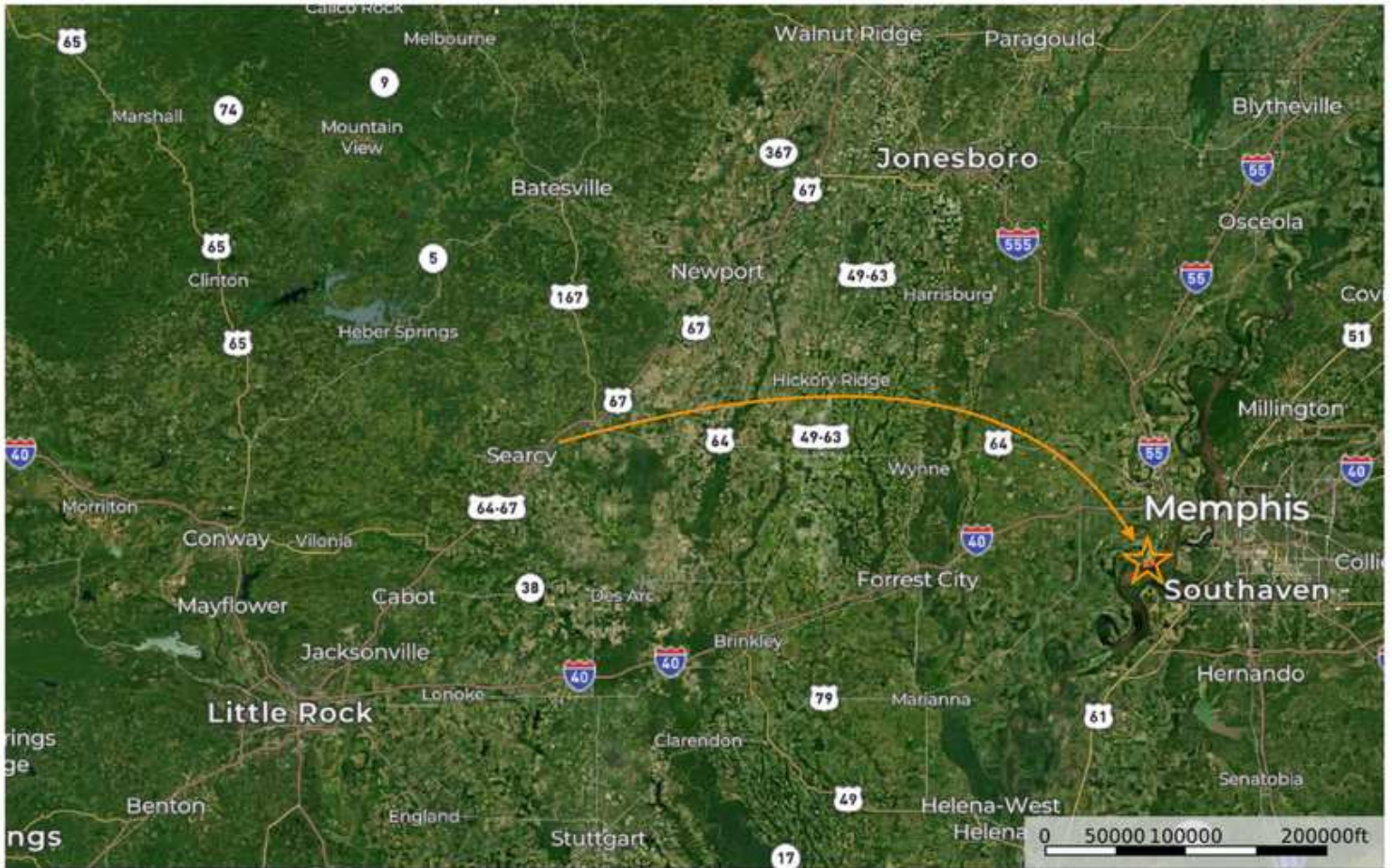
Income Opportunities: The property is in a great location for hunting leases as well as an incredible healthy Timber Value that you will see outlined in the coming pages.

Recreation: The Mississippi River Bottoms are known for producing world class Whitetail, this tract is no different. This property also has a healthy Turkey population and Waterfowl hunting opportunities when the river rises.

Offer Price: A suggested minimum offer price of \$2,750 per surveyed acre is anticipated. Seller will accept offer from 10/20/24 through 11/23/24. Offers will be reviewed and responded to on 11/25/24. Submitting your highest and best offer is encouraged.

Contact: Buyer, Agents, and all interested parties should contact Chris Bennett at (870) 819-7306 regarding questions or to schedule a property tour.

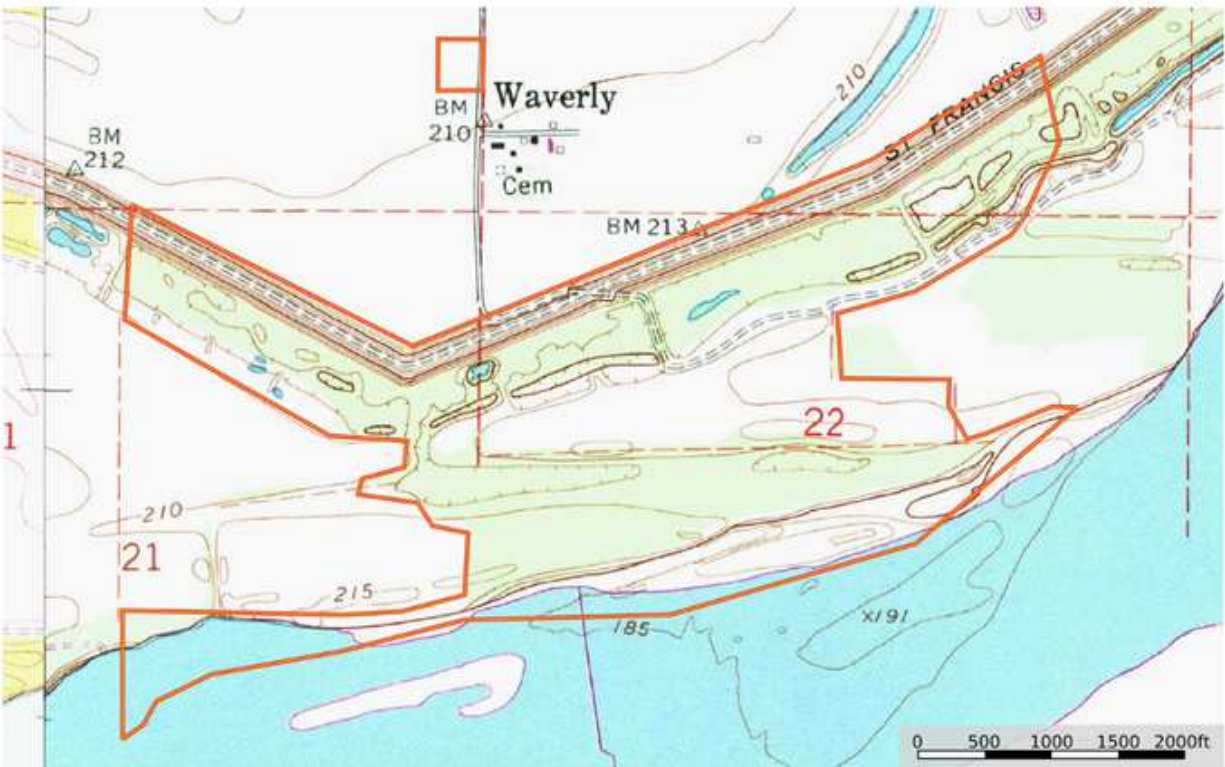
Location



Aerial



Topography



Timber Cruise

DATE CRUISED: 4/12/2024

TRACT ACREAGE: 285
TIMBER ACREAGE: 265

PULPWOOD VOLUME / DIAMETER CLASS FOR TRACT (CORDS)

SPECIES											VOLUME		
	6	8	10	12	14	16	18	20	22	24	TOTAL	PER ACRE	BA(SQFT)/ACRE
CWD				1.09	3.59	5.52	8.67	21.52		29.32	69.70	0.26	1.05
SYC		3.24	21.88	41.08	6.54	9.27	7.41			3.46	92.88	0.35	1.79
PECAN			4.21	6.59	1.41	4.52		3.33			20.06	0.08	0.45
ASH		9.72	19.40	52.93	27.44	20.08	5.54		13.63		148.74	0.56	2.95
MAP		14.04	45.40	49.75	17.70	16.83	13.84	2.55	2.99		163.10	0.62	3.70
GUM		0.54	4.59	8.86		3.26					17.25	0.07	0.31
WIL			2.59	3.55	20.52	9.05	18.49	16.62	7.85	3.46	82.14	0.31	1.90
HBY		43.72	101.64	96.41	36.57	39.00	8.30	5.89	5.99	6.93	344.45	1.30	7.62
ELM		13.50	31.15	17.63	2.18	1.77		4.87			71.09	0.27	1.53
BOX		17.81	61.21	64.28	26.85	24.73	2.14				197.03	0.74	5.24
CYP				1.66							1.66	0.01	0.03
LOC				1.37			2.14	2.55			6.07	0.02	0.18
PERM		1.08									1.08	0.00	0.03

Σ CORD/CLASS = 103.64 292.09 345.21 142.81 134.03 66.52 57.32 30.47 43.18 1215.3 CORDS/TRACT
CORDS/ACRE = 4.59 CD.
BASAL AREA/ACRE = 26.8

TIMBER ESTIMATE FOR: LLH Drew
LAND DESCRIPTION: Wavely
STAND NUMBER(S): 0
DATE CRUISED: 4/12/24

Wood = 3403 TONS / \$2.00
= \$6806.00

TRACT ACREAGE: 285
TIMBER ACREAGE: 265

PULPWOOD STEMS / TRACT

DATE CRUISED: 4/12/2024

TRACT ACREAGE: 285
TIMBER ACREAGE: 265

SAWTIMBER VOLUME / DIAMETER CLASS FOR TRACT

SPECIES														VOLUME				
	10	12	14	16	18	20	22	24	26	28	30	32	34	36	38	40 ±	TOTAL	PER ACRE
CWD				2,140	8,706	41,330	53,559	117,709	169,198	272,921	162,808	240,404	297,781	384,299	546,980	735,503	3,033,337	11,447
SYC		6,213	23,438	52,234	28,649	24,694	63,335	25,057	33,088	8,706	19,159	25,764					310,335	1,171
PECAN		1,943	7,008	1,296	11,395	8,009	10,001	10,889	17,156	17,578	4,328			7,930	6,429	25,479	129,222	488
ASH		4,711	24,203	9,815	11,925	8,009	6,360	22,839	13,027		13,584	6,870					122,244	461
MAP		2,827	4,888	5,536	9,187		2,120	3,553	5,408								33,518	126
GUM		2,238	707	3,219				2,811									8,774	33
WIL		2,493	4,888	6,831	7,067	4,593	17,107	6,058									51,037	193
HBY		11,444	8,912	14,997	8,633	1,708	4,996	2,811	3,111		4,328						60,940	230
ELM		1,413	3,043	2,905	6,825												13,986	53
BOX																		
CYP						1,767											1,767	7
LOC																		
PERM				707													707	3

Σ /CLASS = 33,282 79,932 105,539 126,778 100,572 221,628 244,595 345,609 169,092 281,803 330,416 392,229 553,406 760,982 3,765,886 =Bd.Ft./TRA
BD.FT./PER ACRE = 14,211
BASAL AREA/ACRE =

TIMBER ESTIMATE FOR: LLH Drew
LAND DESCRIPTION: 0
STAND NUMBER(S): 0
DATE CRUISED: 4/12/24

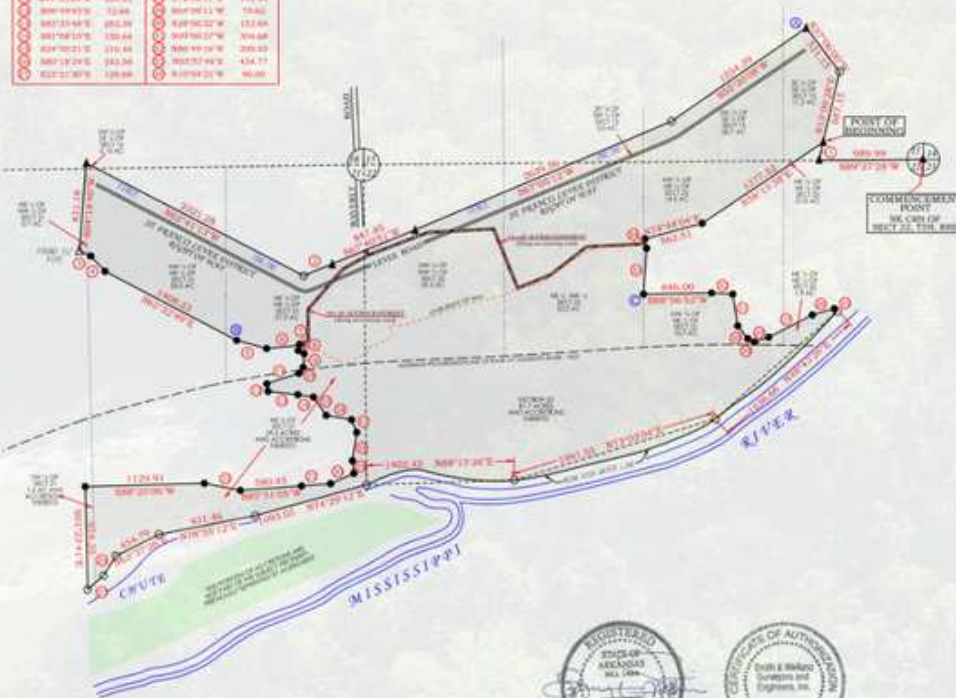
Logs
CWD - 21,233 TONS / \$24 = \$509,592
Ash - 978 TONS / \$29 = \$10,962
Mixed - 5,187 TONS / \$20 = \$103,740
= \$624,294.00

TRACT ACREAGE: 285
TIMBER ACREAGE: 265
SAWTIMBER STEMS / TRACT



PLAT OF THE WAVERLY WOODS TRACT
 CONSISTING OF 326.5 ACRES
 IN SECTIONS 15, 16, 21, and 22,
 TOWNSHIP 5 NORTH, RANGE 8 EAST,
 CRITTENDEN COUNTY, ARKANSAS

CALL REFERENCES			
112709.54'E	179.89	886750.94'W	275.26
162740.57'W	282.84	886740.11'W	126.54
386752.51'W	114.64	886748.47'W	246.70
645700.07'E	107.23	886730.24'W	370.11
874747.53'E	204.24	879737.54'W	517.61
104733.28'E	134.12	874873.47'E	156.66
612702.50'W	12.27	874231.94'E	220.57
180738.17'E	88.16	874193.20'W	40.44
104719.43'W	126.32	874193.24'W	316.67
823786.61'W	98.71	862758.17'W	484.80
273702.27'W	108.83	872704.17'W	174.94
200699.97'E	13.64	866750.11'W	15.82
800735.68'E	102.20	828700.22'W	132.64
001708.10'E	130.44	809700.27'W	304.68
824702.21'E	111.44	806749.18'W	200.83
888719.24'E	132.26	802757.94'E	434.77
822712.97'E	134.88	819744.22'W	46.88



LEGEND
 ▲ POINT 1117' BEARING
 ▲ FOUND MONUMENT
 ● SET 1117' BEARING
 ○ POINT NOT SET

PROPERTY CLASSIFICATIONS
 1. UNDEVELOPED LAND
 2. DEVELOPED LAND
 3. AGRICULTURAL LAND
 4. FORESTED LAND
 5. WETLANDS

CONFORMANCE MAPS PROVIDED BY ARKANSAS SURVEYING BOARD (ASB) UNDER THE SURVEYING ACT OF 1987. CONFORMANCE FACTOR: 0.9998



DESCRIPTION
 COMMENCING FROM AN EXISTING 1/2 BEARING AT THE NORTHEAST CORNER OF SECTION 15, TOWNSHIP 5 NORTH, RANGE 8 EAST, CRITTENDEN COUNTY, ARKANSAS, BEARING S 1117° 00' 00\"/>

NOTE:
 A portion of the Subject Property described herein, lies a comprehensive deed control easement (Mississippi River Levee) that crosses the property. Certain rights may be restricted as Levee right of way.

POINT CODES
 20070902-01-1254-01-148
 20070902-01-1254-01-148
 20070902-01-1254-01-148
 20070902-01-1254-01-148
 20070902-01-1254-01-148

05-26-2024

JOHN E. BENNETT
 SURVEYOR AND ENGINEER
 MISSISSIPPI, MISSOURI, IOWA

PLAT OF A 3.0 ACRE PARCEL
 IN SECTION 16, TOWNSHIP 5 NORTH, RANGE 8 EAST,
 CRITTENDEN COUNTY, ARKANSAS



SCALE: 1" = 100'

CLASS "C" SURVEY
 SURVEY COMPLETED ON NOVEMBER 17, 2023
 FOR LAWRENCE GROUP

MERIDIAN BASED ON
 GRID NORTH 8 P.C.B.
 ARKANSAS NORTH NAD
 83 AS ESTABLISHED BY
 ARDOT VRS NETWORK

CONVERGENCE ANGLE 101°37' 67"
 AT LATITUDE NORTH 33°02'37"
 LONGITUDE WEST 90°17'23" W
 CORRECTIONAL FACTOR 0.9997

LEGEND

- - SET 1/2" REBAR
- △ - FOUND MONUMENT

STATE PLANE COORDINATES	
NORTHING	EASTING
264779.10	1839049.10
265214.86	1839057.73

PLAT CODES:

500-054-086-0-16-220-18-1484



03/26/2024

DESCRIPTION

COMMENCING FROM AN EXISTING 2" PIPE AT THE SOUTHEAST CORNER OF SECTION 16, TOWNSHIP 5 NORTH, RANGE 8 EAST, CRITTENDEN COUNTY, ARKANSAS;
 THENCE NORTH 89°39'23" WEST 323.33 FEET TO A POINT;
 THENCE NORTH 01°55'29" WEST 856.23 FEET TO AN EXISTING 1/2" REBAR AT THE NORTHWEST CORNER OF A 31.3 ACRE TRACT, WHICH IS ALSO THE POINT OF BEGINNING;
 THENCE NORTH 89°33'23" EAST 297.52 FEET TO AN EXISTING 1/2" ALUMINUM CAPPED MONUMENT;
 THENCE NORTH 01°27'56" EAST 435.60 FEET TO A 1/2" REBAR;
 THENCE NORTH 90°00'00" WEST 300.00 FEET TO A 1/2" REBAR;
 THENCE SOUTH 01°07'54" WEST 437.85 FEET TO THE POINT OF BEGINNING AND CONTAINING 3.0 ACRES, MORE OR LESS. ALL BEING IN THE SOUTHEAST QUARTER OF THE SOUTHEAST QUARTER OF SECTION 16, TOWNSHIP 5 NORTH, RANGE 8 EAST, CRITTENDEN COUNTY, ARKANSAS. BEARINGS IN THIS DESCRIPTION ARE BASED ON GRID NORTH FROM THE ARKANSAS NORTH STATE PLANE COORDINATE SYSTEM - NAD83.

COMMENCEMENT POINT
 SEE CHK OF
 SECT 16, T5N, 8E
 ROAD 2" PIPE

PHONE (860) 627-4823 FAX (860) 331-0102 info@smithandwelland.com	SMITH & WELLAND SURVEYORS AND ENGINEERS 214 - 2ND FLOOR MELBURN, ARKANSAS 72942	TERRY ENGINE SMITH REGISTERED PROFESSIONAL LAND SURVEYOR NO. 1494-1498 STATE OF ARKANSAS
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JOB NO. 24-043

Aerial Images: Mississippi River Tract





Aerial Images: Waverly Road Lodge Site



Property Images: Mississippi Sandbar



Property Images: Timberland





Property Images: Wildlife







Chris' love for the outdoors has been vital part of his life since before he could walk. Growing up in rural Southeast Missouri you either spend your time working on a farm or hunting and fishing. For Chris, it was all three. With all the time spent out on the land, a passion was fanned into flame and ultimately shaped him into one of the top Realtors in land focused sales in Arkansas.

Leading up to this, Chris worked in ag sales where he built relationships with farmers and landowners throughout the southeast United States, a network that has served him well to this day.

Hard work, honesty and his desire to serve others isn't just a few buzz words he tries to live by, they are qualities that are evident from the minute you meet him.



Chris Bennett
Land Agent

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(870) 830 - 5263 (O)

ContactUs@HabitatLandCompany.com



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HABITAT LAND

COMPANY

RURAL REAL ESTATE

WATERFOWL · REC LAND · WHITETAIL