

OFFERED FOR SALE

## **DELTA DUCK FARMS**

*An Agricultural and Recreational Investment Opportunity*

703.44 <sup>(+/-)</sup> total acres • Monroe County, Arkansas

OFFERED BY



A G R I C U L T U R E   R E C R E A T I O N   T I M B E R L A N D  
T R A D I T I O N A L   B R O K E R A G E   +   S E A L E D   B I D S   +   C O N S U L T I N G

LICENSED IN ARKANSAS, LOUISIANA, MISSISSIPPI, TENNESSEE AND TEXAS



**DISCLOSURE STATEMENT**

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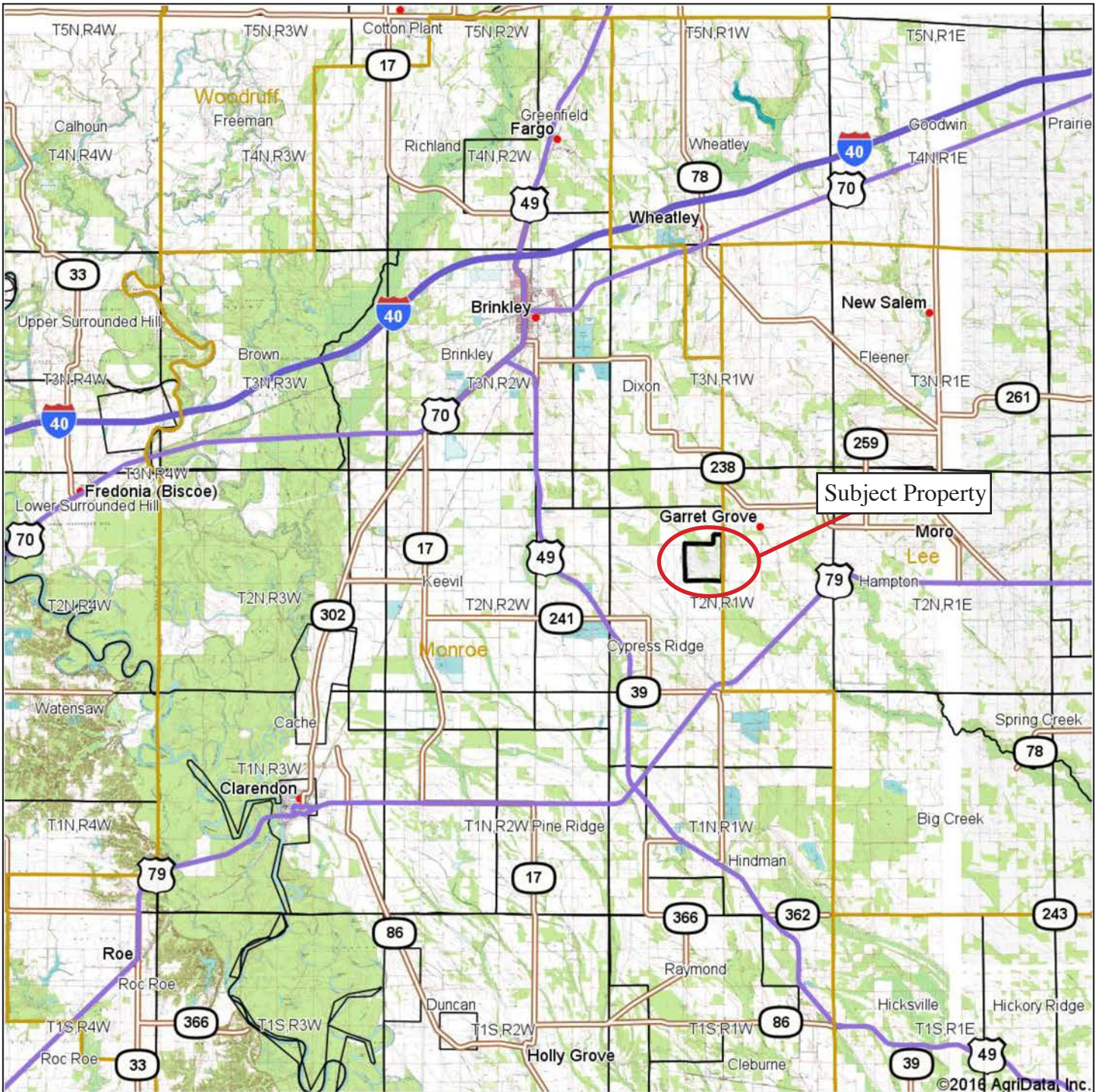
A representative of Lile Real Estate, Inc. must be present to conduct a showing. The management of Lile Real Estate, Inc. respectfully requests that interested parties contact us in advance to schedule a proper showing and do not attempt to tour or trespass on the property on their own. Thank you for 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.

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# VICINITY MAP I



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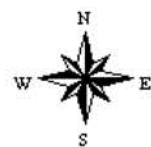
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map center: 34° 47' 33.36, 91° 11' 3.94

0mi 4.3mi 8.5mi

**14-2N-2W**  
**Monroe County**  
**Arkansas**

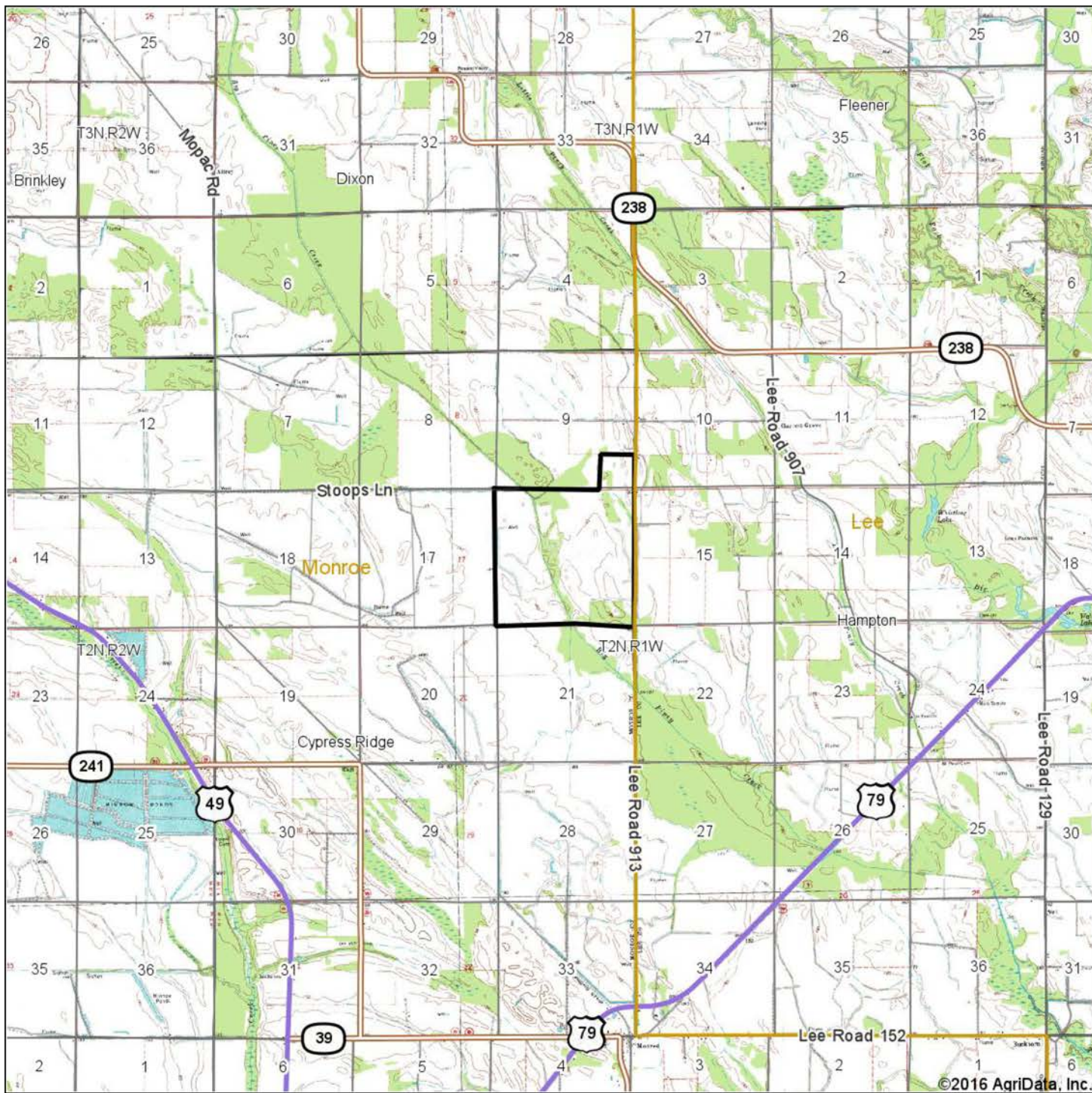


4/25/2016

Field borders provided by Farm Service Agency as of 5/21/2008.



## VICINITY MAP II



Maps Provided By:



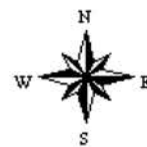
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map center: 34° 47' 13.68, 91° 6' 44.41

0ft 6040ft 12080ft

**16-2N-1W**  
**Monroe County**  
**Arkansas**



4/25/2016

Field borders provided by Farm Service Agency as of 5/21/2008.



## **PROPERTY SUMMARY**

### **Property Overview:**

Delta Ducks is a once-in-a-lifetime agricultural and recreational investment opportunity. The farm is situated in a great waterfowl area and offers some of the best grain-feed field, moist soils and bayou floodway duck hunting in the eastern Arkansas Delta. The property consists of over a square section of land that has been intensively managed for waterfowl hunting for over the past thirty years. The property is bisected by Big Piney Creek, which is known to be a local “hot spot” for waterfowl during the winter months. The property is also located approximately 12 miles due east of the Dale Bumpers National Wildlife Refuge located along the White River. This wildlife abundant sanctuary consists of over 160,000 acres of pristine waterfowl habitat under the right river conditions. Predominantly being stocked in bottomland hardwood timber, the refuge holds thousands of ducks when the White River is at full pool and overflows.

The lodge that rests on the property is constructed from some of the finest reclaimed timbers in the country; the attention to detail is unequalled. This two-story structure consists of over 12,800 square feet of heated and cooled area with the lower floor having two master suites, 4 oversized private bedrooms all with matching private baths. There is a custom gourmet kitchen, great room, formal office, and a custom oversized rock fireplace spanning over 35 feet tall that leads to an outdoor kitchen area. The outdoor cooking area and sitting area is fully furnished and is also accented by a second custom oversized fireplace. The second level consists of a massive cowboy-styled bunk room that sleeps over a dozen men, two private bathrooms, a full-sized shuffle board table and pool table. The rear porch overlooks the property and is surrounded by sodded grass with underground irrigation.

The mud room is detached from the main lodge, but accessed via a covered walk way. The custom built lockers accommodate 10 hunters plus two guides. There is a massive walk in gun vault that is equipped with a dehumidifier and can safely store more than fifty shotguns. There is also an attached UTV/ATV storage area that can house up to 4 UTVs, and as many as 3 ATVs at one time. This doubles as a great area for extra ammunition, waders, jackets, and general hunting or fishing related supplies.

The “Fish Camp” is a 600 square foot unique and classic replica of a bayou basin old-school camp that rests on the banks of the 28-acre stocked fishing reservoir. This building is also fully custom and constructed from reclaimed material. It features a rock fire place and antique pot belly stove. The “fish camp” is anchored by a covered fish cleaning station and covered boat house that has two boat slips.

The barn/shop/guide’s quarters is unlike any other we have ever seen. Constructed from hand sawn timbers dating back to the early 1940’s, this structure has a kitchen, bunkroom, bar area, tool storage, and loft storage. This structure is located just south of “Fish Camp” and is generally one of the neatest places on the property to “just hang out”.



## **PROPERTY SUMMARY**

**Location:** Monroe County, Arkansas

Mileage Chart:

Brinkley, AR	24 Miles
Stuttgart, AR	36 Miles
Helena – West Helena, AR	44 Miles
Little Rock, AR	83 Miles
Memphis, TN	89 Miles
Jonesboro, AR	92.8 Miles

**Access:** Frontage along Lee County Road 911

<b>Acreage:</b>	Cultivated Acres	538.48 Acres
	Improvement Sites	10 Acres
	Fishing Reservoir	40 Acres
	Big Piney Creek, Woods	114 Acres
	Total	703.44 Acres

<b>Irrigation:</b>	Well/Relift	Type	Discharge
	#1 Well	Electric Submersible	4"
	#2 Well	Electric Submersible	4"
	#3 Well	Electric Submersible	8"
	#4 Well	Electric Submersible	8"
	#5 Well	Electric Submersible	6"
	#6 Well	Electric Submersible	8"
	#1 Relift	Electric	16"
	#2 Relift	Electric	16"

<b>Soils:</b>	Class II:	11.4%
	Class III:	49.6%
	Class IV:	12.6%
	Class VI:	26.3%

**Real Estate Taxes:** \$6,119.47 (\*See the attached Monroe County Tax Card)

<b>Improvements:</b>	Main Lodge:	12,800 square feet
	Mud Room:	1,600 square feet
	Shop:	1,620 square feet
	Fishing Camp:	600 square feet

**Closest Airport:** Frank Federer Memorial (Brinkley)  
Runway Length: 4,002 feet

**Land Survey:** Yes, a copy can be provided upon request.



## **PROPERTY SUMMARY**

<b>Mineral Rights:</b>	All Seller-owned mineral rights will convey to Buyer without reservation. Please note that the Seller owns 50% of the whole.
<b>Farm Tenants:</b>	Keith and David Wilkerson
<b>Farm Lease Terms:</b>	80/20% Crop Share
<b>Hunting Leases:</b>	Additional hunting leases to farms located within the area, are leased by the current property owner to compliment the hunting environment. Additional information may be provided to qualified prospective Buyer.
<b>Duck Blinds:</b>	One (1) (The Smoke House) Permanent Blind Five (5) Pit Blinds
<b>Equipment:</b>	List of equipment conveying will be provided.
<b>Recreation:</b>	Excellent duck hunting in a well-known proven flyway.
<b>Offering Price:</b>	\$6,500,000.00 US
<b>Contact:</b>	Any questions concerning this offering or to schedule a property tour should be directed to Gar Lile (501-920-7015) or Brandon Stafford (501-416-9748 mobile) of Lile Real Estate, Inc. (501-374-3411)



## TAX CARD

### Monroe County Results:

County Data Last Updated on 2/3/2016

Criteria: You searched for: Last Name = delta, Acres > 20.000

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Type: Agri Use/Vacant	Owner: DELTA DUCK FARMS LLC	S-T-R: 0902N01W	Subdivision: 09-2N-1W RURAL METES &
Parcel: 0001-01137-000	Address:	Acres: 40.000	City: BRINKLEY
RPID: 1272	Mail Address: POB 249 - HAMMOND, LA 70404		
	Legal: SE SE		

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Type: Agri Improved	Owner: DELTA DUCK FARMS LLC	S-T-R: 1602N01W	Subdivision: 16-2N-1W RURAL METES &
Parcel: 0001-01139-000	Address:	Acres: 640.000	City: BRINKLEY
RPID: 1274	Mail Address: POB 249 - HAMMOND, LA 70404		
	Legal: ALL		

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# FARM SERVICE AGENCY

ARKANSAS

MONROE

Form: FSA-156EZ

See Page 2 for non-discriminatory Statements.



United States Department of Agriculture  
Farm Service Agency

## Abbreviated 156 Farm Record

FARM : 3245

Prepared : Jul 6, 2016

Crop Year : 2016

Operator Name :  
Farms Associated with Operator :  
CRP Contract Number(s) : None

### Farm Land Data

Farmland	Cropland	DCP Cropland	WBP	WRP	CRP	GRP	Sugarcane	Farm Status	Number Of Tracts
694.29	538.48	538.48	0.00	0.00	0.00	0.00	0.00	Active	2
State Conservation	Other Conservation	Effective DCP Cropland	Double Cropped	MPL	FAV/WR History	Acre Election	EWP	DCP Ag. Related Activity	
0.00	0.00	538.48	5.30	0.00	No	No	0.00	0.00	

### Crop Election Choice

ARC Individual	ARC County	Price Loss Coverage
None	WHEAT, SOYBN, RICE-MGR	RICE-LGR

### DCP Crop Data

Crop Name	Base Acres	CCC-505 CRP Reduction Acres	CTAP Yield	PLC Yield	HIP
Wheat	9.50	0.00	0	40	
Soybeans	241.40	0.00	0	27	
Rice-Long Grain	233.70	0.00	0	5437	
Rice-Medium Grain	22.20	0.00	0	5436	
<b>TOTAL</b>	<b>506.80</b>	<b>0.00</b>			

### NOTES

Tract Number : 1309  
Description : J8,1B FAV/WR History : No  
BIA Unit Range Number :  
HEL Status : HEL determinations not completed for all fields on the tract  
Wetland Status : Wetland determinations not complete  
WL Violations : None  
Owners : DELTA DUCK FARMS LLC  
Other Producers :

### Tract Land Data

Farm Land	Cropland	DCP Cropland	WBP	WRP	CRP	GRP	Sugarcane
40.50	0.00	0.00	0.00	0.00	0.00	0.00	0.00
State Conservation	Other Conservation	Effective DCP Cropland	Double Cropped	MPL	EWP	DCP Ag. Related Activity	
0.00	0.00	0.00	0.00	0.00	0.00	0.00	

### DCP Crop Data

Crop Name	Base Acres	CCC-505 CRP Reduction Acres	CTAP Yield	PLC Yield
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### NOTES



# FARM SERVICE AGENCY

ARKANSAS  
MONROE  
Form: FSA-156EZ



United States Department of Agriculture  
Farm Service Agency

## Abbreviated 156 Farm Record

FARM : 3245  
Prepared : Jul 6, 2016  
Crop Year : 2016

**Tract Number** : 3407  
**Description** : T2N,R1W,Sec. 9 & Sec.16  
**BIA Unit Range Number** :  
**HEL Status** : NHEL: No agricultural commodity planted on undetermined fields  
**Wetland Status** : Wetland determinations not complete  
**WL Violations** : None  
**Owners** : DELTA DUCK FARMS LLC  
**Other Producers** :  
**FAV/WR History** : No

### Tract Land Data

Farm Land	Cropland	DCP Cropland	WBP	WRP	CRP	GRP	Sugarcane
653.79	538.48	538.48	0.00	0.00	0.00	0.00	0.00
State Conservation	Other Conservation	Effective DCP Cropland	Double Cropped	MPL	EWP	DCP Ag. Related Activity	
0.00	0.00	538.48	5.30	0.00	0.00	0.00	

### DCP Crop Data

Crop Name	Base Acres	CCC-505 CRP Reduction Acres	CTAP Yield	PLC Yield
Wheat	9.50	0.00	0	40
Soybeans	241.40	0.00	0	27
Rice-Long Grain	233.70	0.00	0	5437
Rice-Medium Grain	22.20	0.00	0	5436
<b>TOTAL</b>	<b>506.80</b>	<b>0.00</b>		

### NOTES

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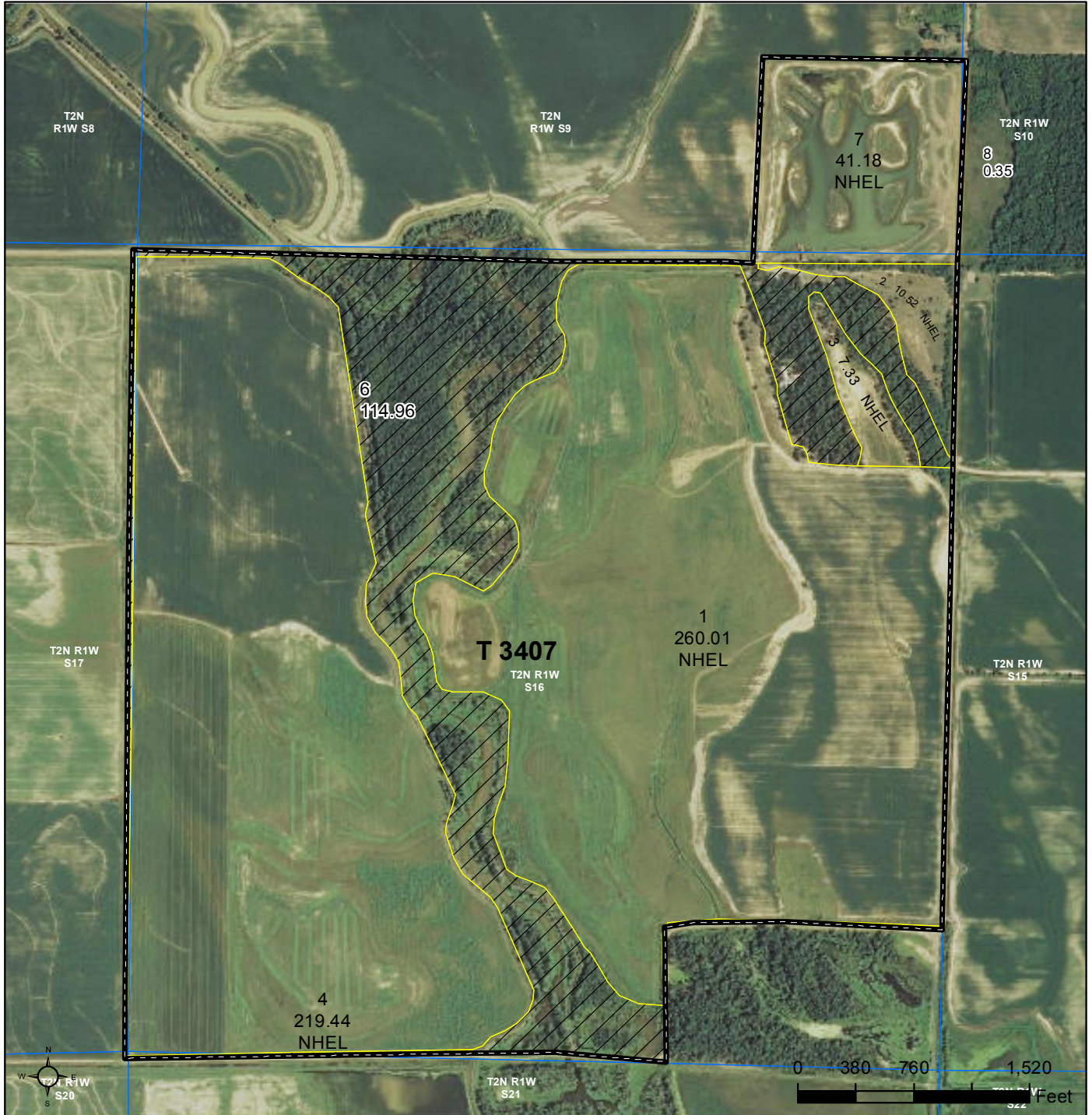
If you wish to file a Civil Rights program complaint of discrimination, complete the USDA Program Discrimination Complaint Form, found online at [http://www.ascr.usda.gov/complaint\\_filing\\_cust.html](http://www.ascr.usda.gov/complaint_filing_cust.html), or at any USDA office, or call (866) 632-9992 to request the form. You may also write a letter containing all of the information requested in the form. Send your completed complaint form or letter by mail to U.S. Department of Agriculture, Director, Office of Adjudication, 1400 Independence Avenue, S.W., Washington, D.C. 20250-9410, by fax (202) 690-7442 or email at [program.intake@usda.gov](mailto:program.intake@usda.gov). USDA is an equal opportunity provider and employer.

# FSA MAP I



United States  
Department of  
Agriculture

Monroe County, Arkansas



**Common Land Unit**

- Non-Cropland
- Cropland
- Tract Boundary
- PLSS

**Wetland Determination Identifiers**

- Restricted Use
- Limited Restrictions
- Exempt from Conservation
- Compliance Provisions

Imagery Year: 2015

Tract Cropland Total: 538.48 acres

2016 Program Year

Map Created January 17, 2016

Farm **3245**

Tract **3407**

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# FSA MAP II



United States  
Department of  
Agriculture

Monroe County, Arkansas



Common Land Unit   PLSS

  Non-Cropland

  Tract Boundary

**Wetland Determination Identifiers**

● Restricted Use

▼ Limited Restrictions

■ Exempt from Conservation

■ Compliance Provisions

Imagery Year: 2015

Tract Cropland Total: 0.00 acres

2016 Program Year

Map Created January 16, 2016

Farm **3245**

Tract **1309**

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## LEGAL DESCRIPTION

(ORIGINAL  
SURVEY PLATS)  
COMP. = COMPUTED

### PROPERTY DESCRIPTION:

ALL OF SECTION 16, T2N-R1W, COUNTY OF MONROE, STATE OF ARKANSAS, CONTAINING 663.44 ACRES.

~~LESS AND EXCEPT~~, *Now Included*

A TRACT OF LAND IN THE NAME OF WILEY MEACHAM AND WIFE, JOYCE MEACHAM, PER WARRANTY DEED OF RECORD FOUND IN DEED RECORD BOOK 92, PAGE 490, FILED FOR RECORD SEPTEMBER 14, 1979, BEING A FRACTIONAL PART OF THE SOUTH ONE-HALF OF THE SOUTHEAST QUARTER (S $\frac{1}{2}$ -SE $\frac{1}{4}$ ), SECTION 16, T2N-R1W, COUNTY OF MONROE, STATE OF ARKANSAS, AND BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS: BEGIN AT THE SOUTHEAST CORNER OF SECTION 16, T2N-R1W; THENCE NORTH 01°00'00" EAST ALONG THE EAST LINE OF SECTION 16, T2N-R1W, A DISTANCE OF 1005.00' TO A POINT; THENCE SOUTH 88°46'37" WEST A DISTANCE OF 1788.30' TO A POINT; THENCE SOUTH 01°00'00" WEST PARALLEL WITH SAID EAST LINE OF SECTION 16, T2N-R1W, A DISTANCE OF 948.00' TO A POINT LYING ON THE SOUTH LINE OF SECTION 16, T2N-R1W; THENCE SOUTH 89°23'48" EAST ALONG SAID SOUTH LINE OF SECTION 16, A DISTANCE OF 1787.00' TO THE POINT OF BEGINNING, CONTAINING 40.06 ACRES.

CONTAINING A NET ACREAGE OF 623.38 ACRES LYING FREE AND CLEAR OF EXCEPTION.

40.06

663.44

I, DONALD E. SHEFFER, R.L.S., ARK. REG. 993, HEREBY CERTIFY THIS AS BEING THE RESULTS OF A RE-SURVEY AND MONUMENTATION OF THE WEST LINE OF SECTION 16, T2N-R1W, AND LOCATION OF AN EXISTING ROAD AND DITCH BY ME ON DECEMBER 6, 1991, AND IS SUBJECT TO UNNOTED EASEMENTS, OF RECORD OR NOT OF RECORD, PUBLIC UTILITY EASEMENTS, PRIVATE EASEMENTS, AND MISCELLANEOUS EASEMENTS. THIS SURVEY IS FOR THE EXCLUSIVE USE OF THE DAVID AND BRETT LASSITER TRUST, OWNER, AND TOMMY DREW, AGENT, LITTLE ROCK, ARKANSAS, AND IS NONTRANSFERABLE.

*Donald E. Sheffer*

DONALD E. SHEFFER, R.L.S., ARK. REG. 993

FILE: 9112-7057

DATE: DECEMBER 6, 1991



I, DONALD E. SHEFFER, R.L.S., ARK. REG. 993, HEREBY RE-CERTIFY THIS SURVEY FOR THE USE AND BENEFIT OF W. RESOURCES, LLC, WEBFOOT FARMS, LLC AND STANDARD ABSTRACT & TITLE COMPANY, AND IS NONTRANSFERABLE.

*Donald E. Sheffer*

DONALD E. SHEFFER, R.L.S., ARK. REG. 993

DATE: MARCH 11, 2009 - NO FIELD SURVEY WAS PERFORMED ON THIS DATE

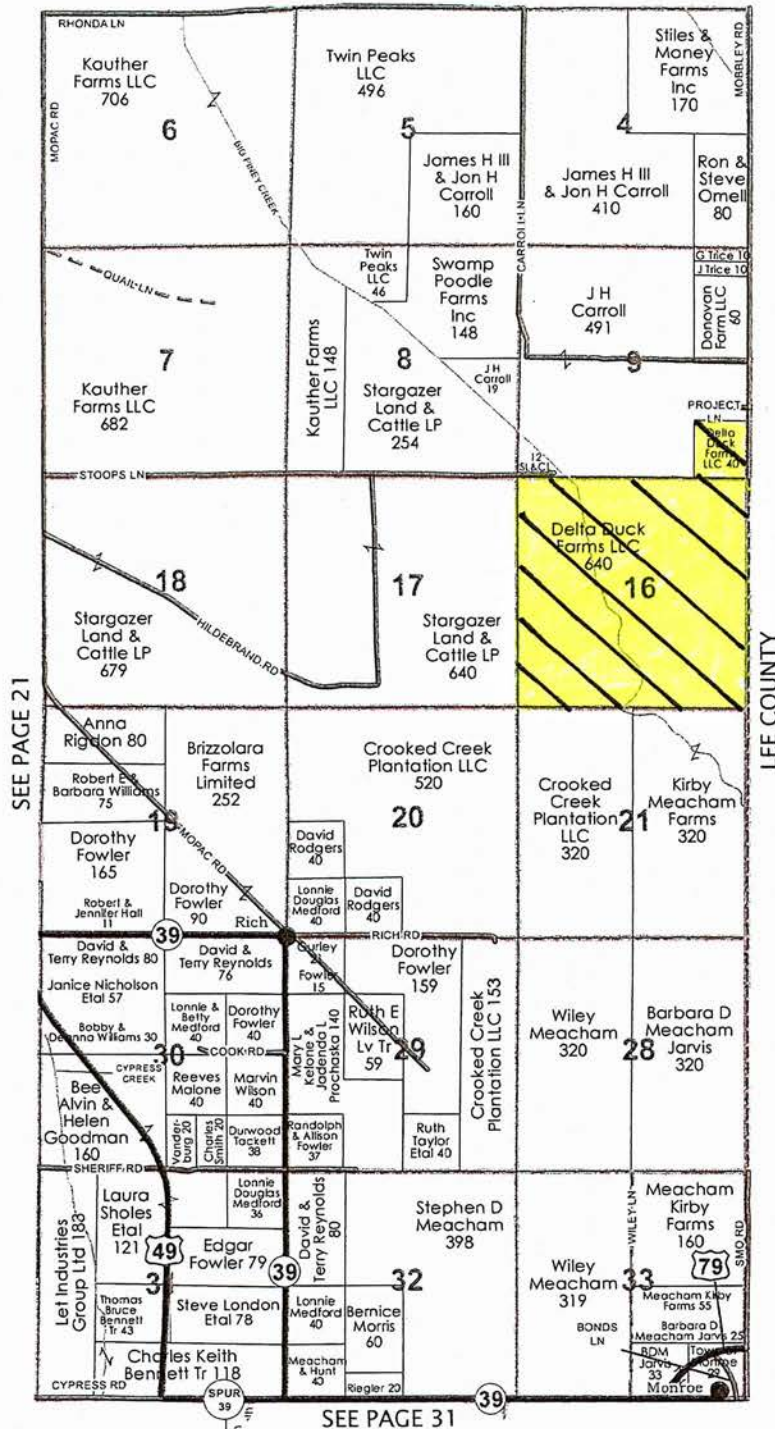


**OWNERSHIP MAP**  
Township 2N - Range 1W

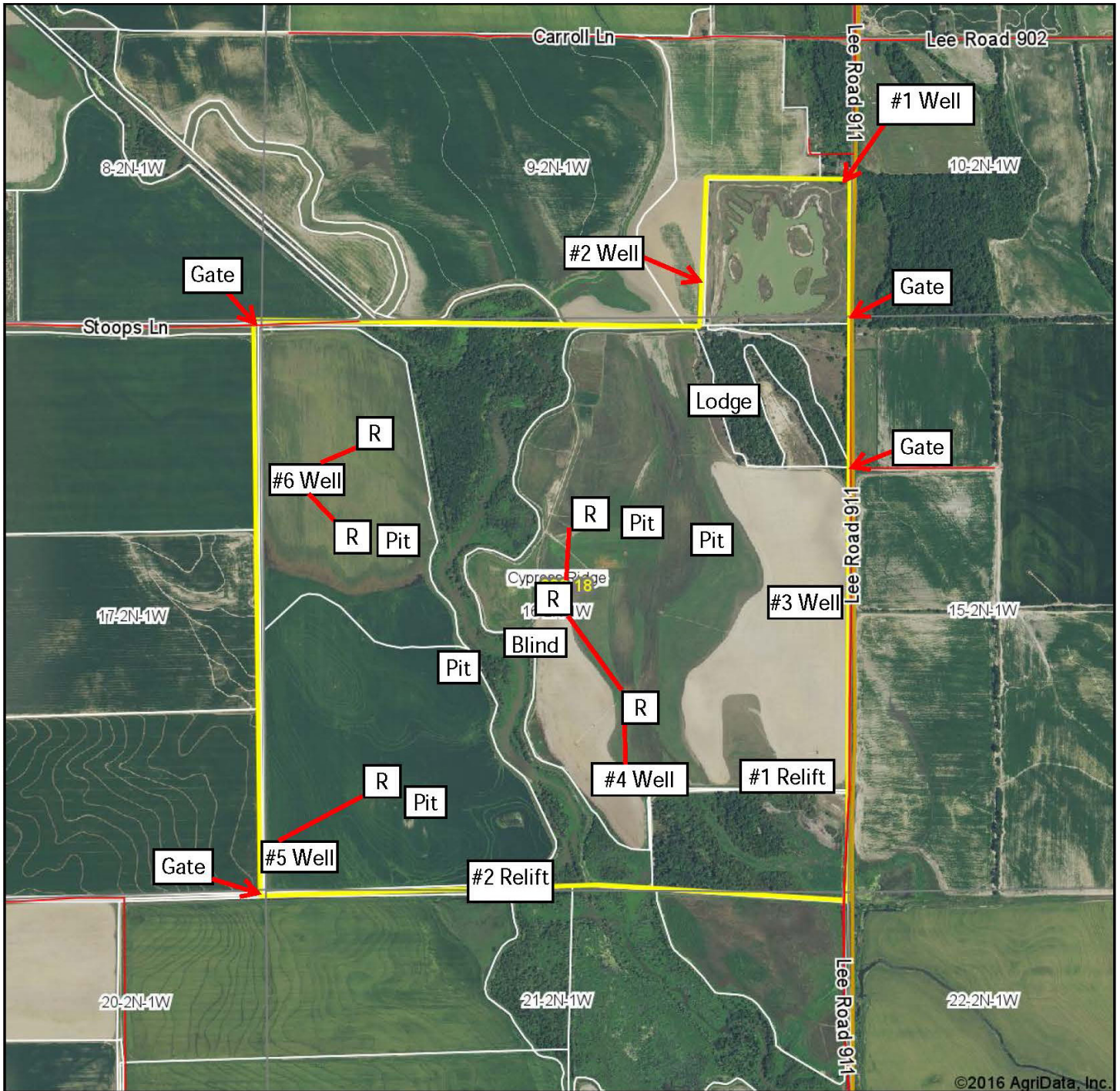
SEE PAGE 17

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**Exhibit " A "**



# IMPROVEMENT MAP



Maps Provided By:



**surety**  
CUSTOMIZED ONLINE MAPPING

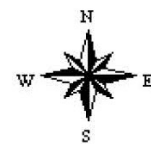
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map center: 34° 47' 16.07, 91° 6' 36.95

0ft 1447ft 2894ft

**16-2N-1W**  
**Monroe County**  
**Arkansas**

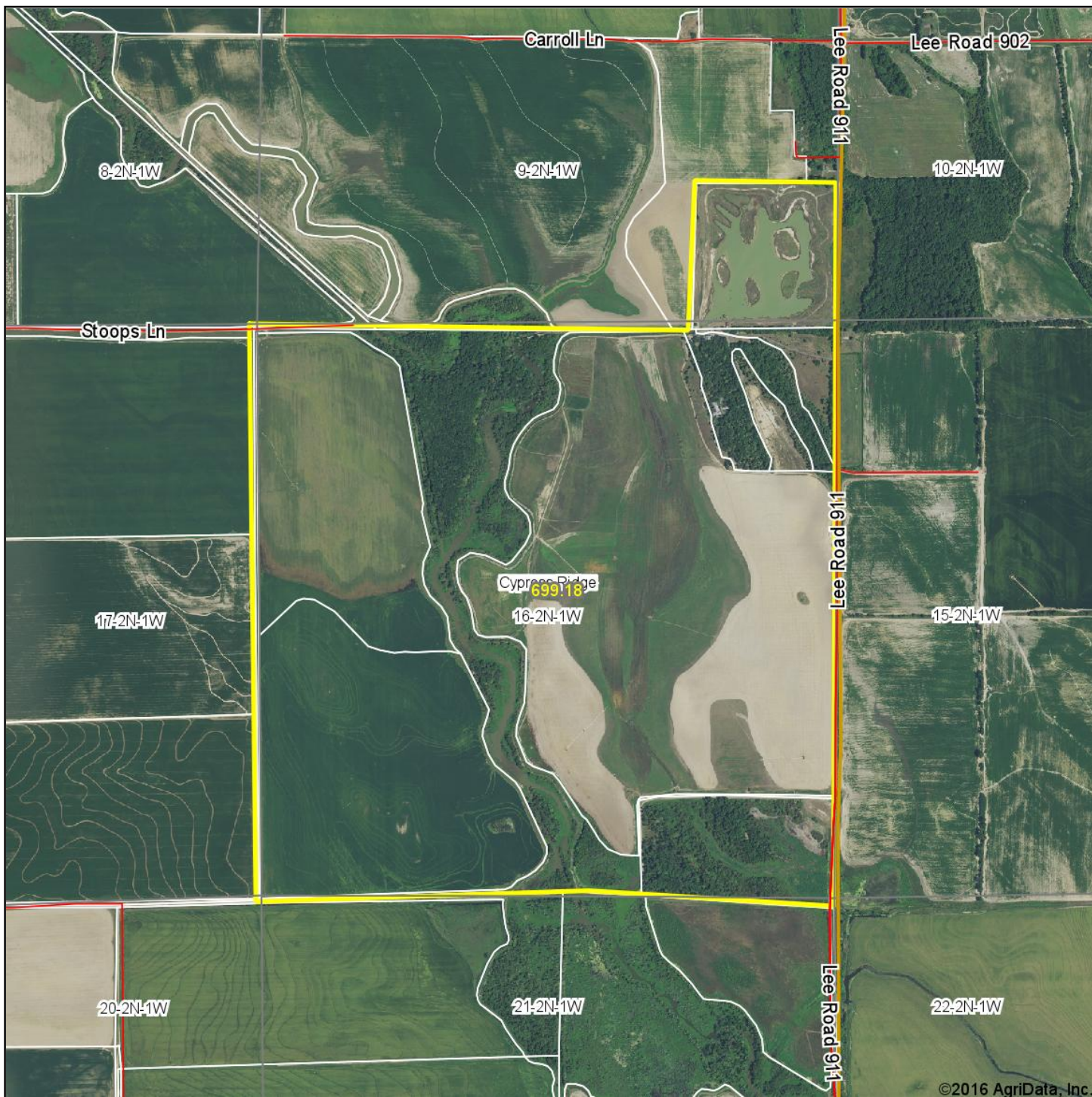


4/25/2016

Field borders provided by Farm Service Agency as of 5/21/2008.



# AERIAL MAP



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Maps Provided By:



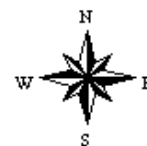
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map center: 34° 47' 16.07, 91° 6' 36.95

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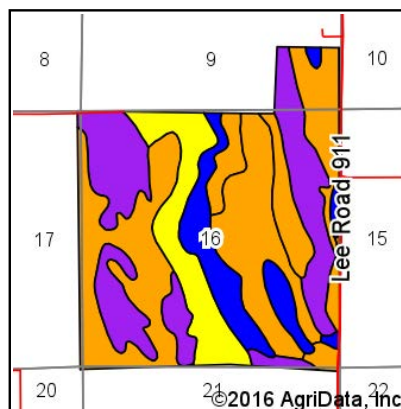
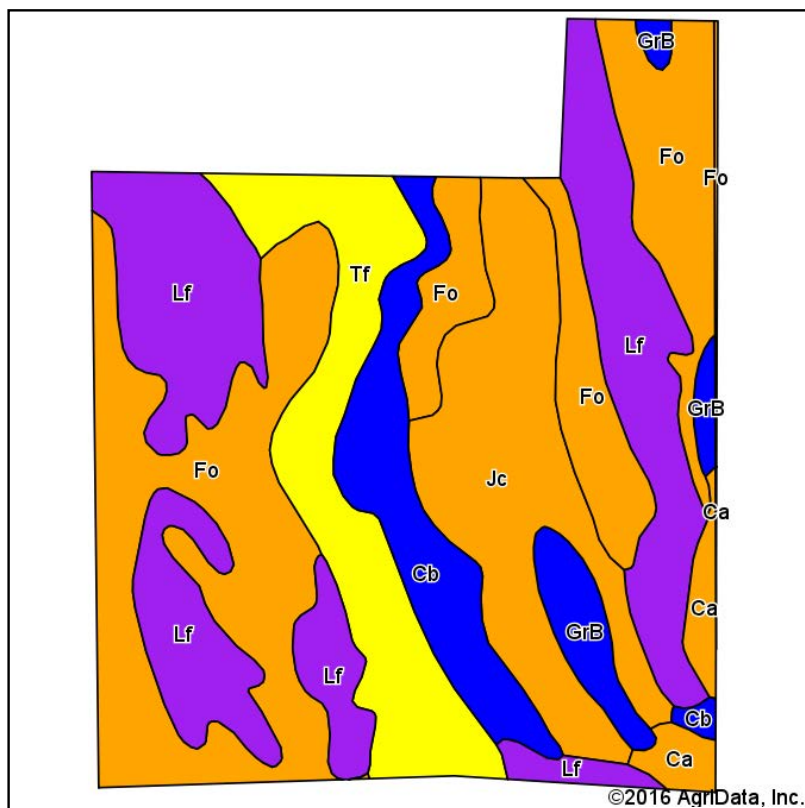
**16-2N-1W**  
**Monroe County**  
**Arkansas**



4/25/2016

Field borders provided by Farm Service Agency as of 5/21/2008.

# SOIL MAP



State: **Arkansas**  
 County: **Monroe**  
 Location: **16-2N-1W**  
 Township: **Cypress Ridge**  
 Acres: **699.18**  
 Date: **4/25/2016**



Maps Provided By:



**surety**  
 CUSTOMIZED ONLINE MAPPING  
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Soils data provided by USDA and NRCS.

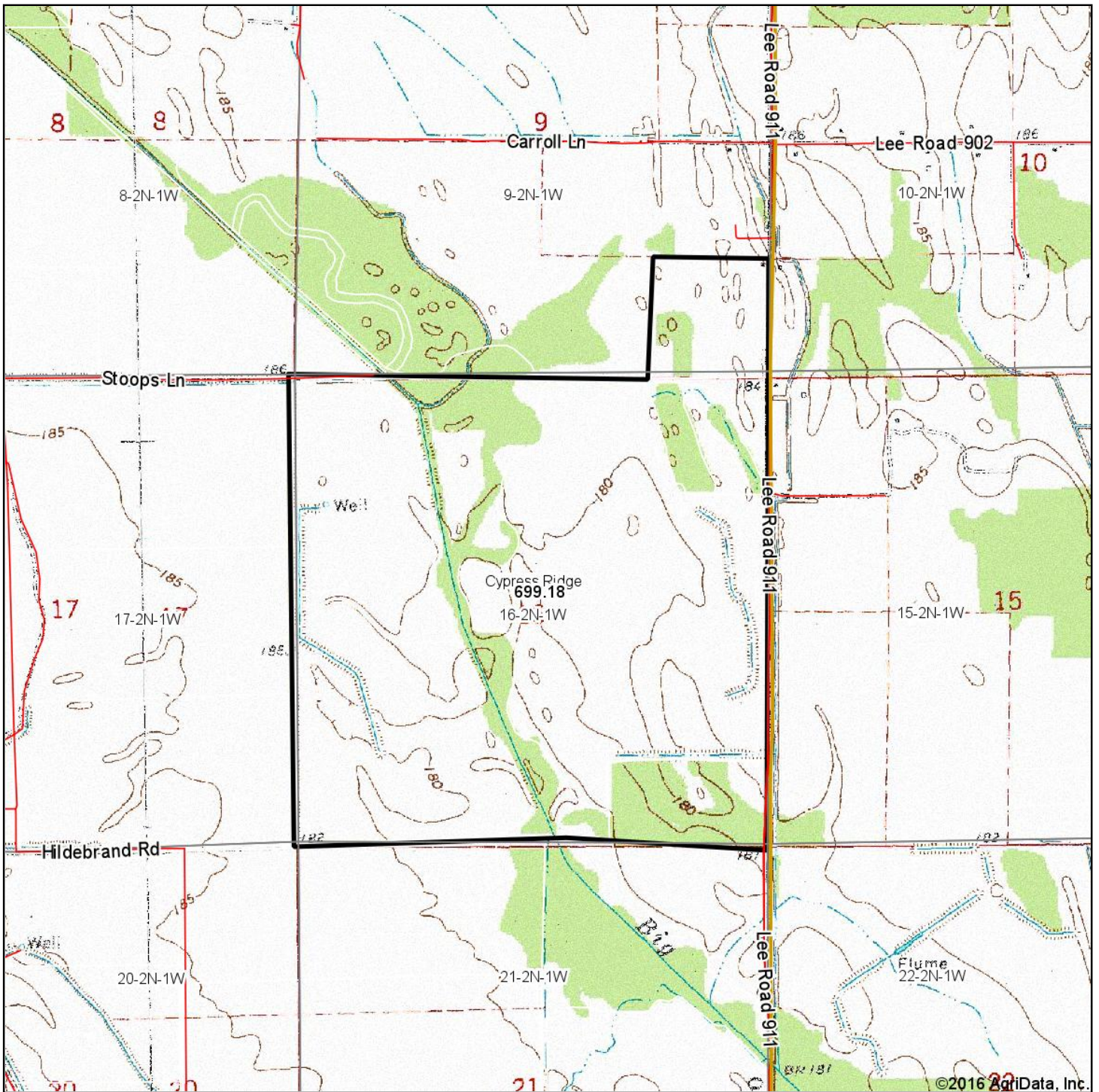
Area Symbol: AR077, Soil Area Version: 15

Area Symbol: AR095, Soil Area Version: 14

Code	Soil Description	Acres	Percent of field	Non-Irr Class Legend	Non-Irr Class *c	Bahiagrass	Common bermudagrass	Corn	Cotton lint	Grain sorghum	Grass legume hay	Improved bermudagrass	Rice Irrigated	Soybeans	Sweet potatoes
Fo	Foley-Calhoun-Bonn complex	224.90	32.2%		IIIw		6		650				120	30	
Lf	Lafe-Bonn complex	183.96	26.3%		VIIs		3.5								
Jc	Jackport silty clay loam, 0 to 1 percent slopes	105.08	15.0%		IIIw		6.5		550	95		9	130	30	
Tf	Tichnor soils, frequently flooded	88.18	12.6%		IVw		8						110	30	
Cb	Calloway silt loam, 0 to 1 percent slopes	56.25	8.0%		IIw		7	95	700	95		9	140	35	
GrB	Grenada silt loam, 1 to 3 percent slopes	23.62	3.4%		Ile			85	700		4	9.5		38	
Ca	Calhoun silt loam, 0 to 1 percent slopes	15.06	2.2%		IIIw	6.5	5		400				120	25	2:
Fo	Foley-Bonn complex	1.60	0.2%		IIIw		6		650				120	30	



# TOPOGRAPHY MAP



map center: 34° 47' 17.47, 91° 6' 35.12

0ft 1765ft 3530ft

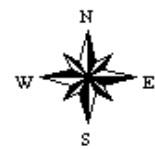


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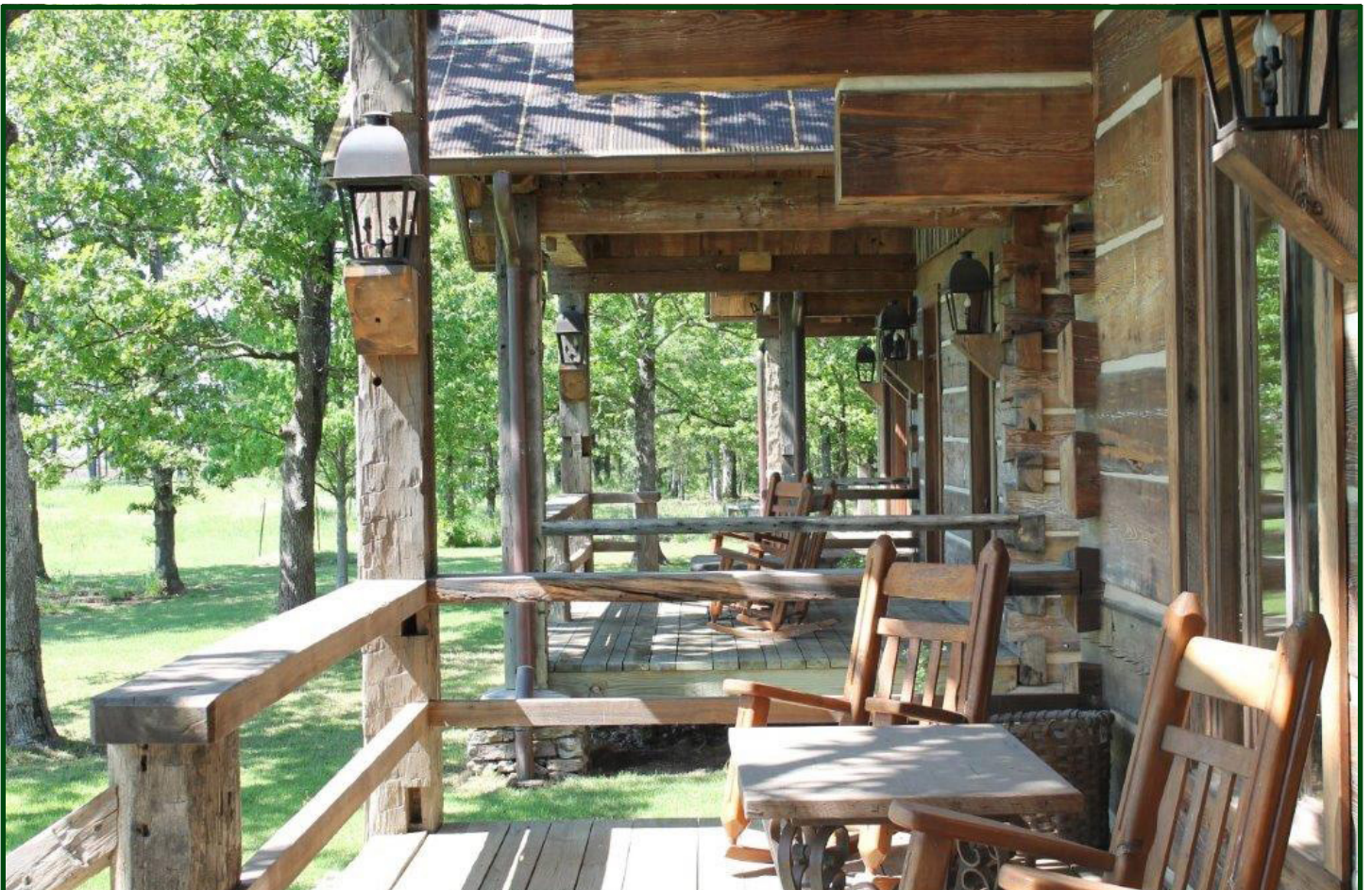
16-2N-1W  
Monroe County  
Arkansas



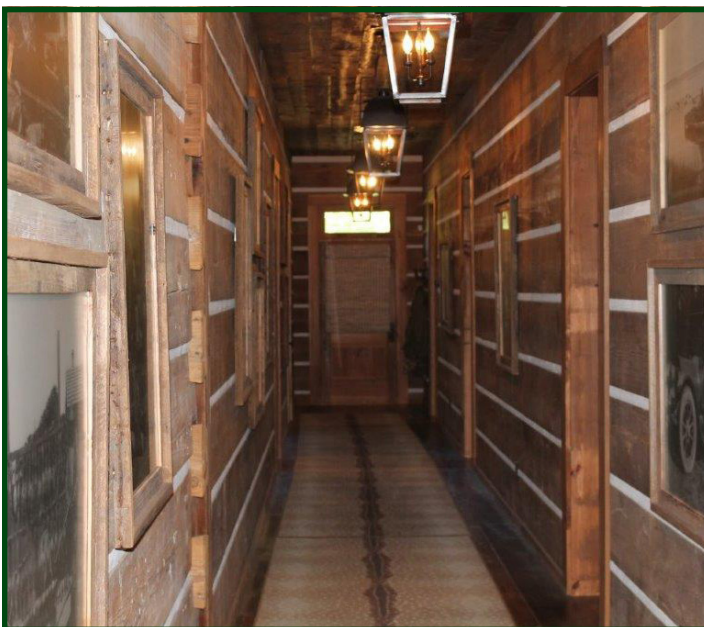
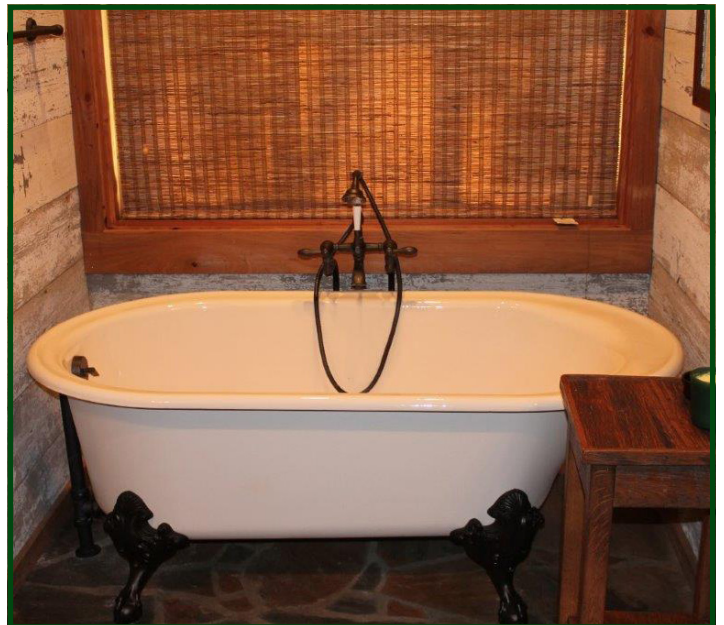
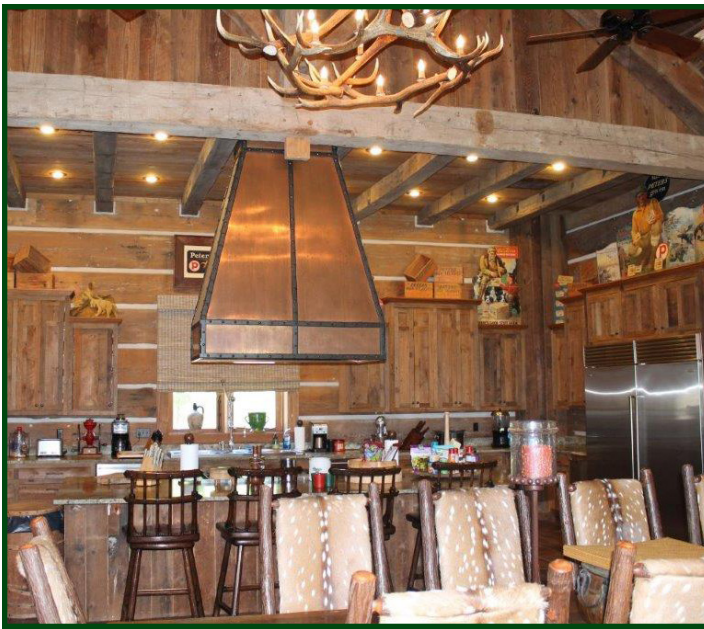
4/25/2016

Field borders provided by Farm Service Agency as of 5/21/2008.





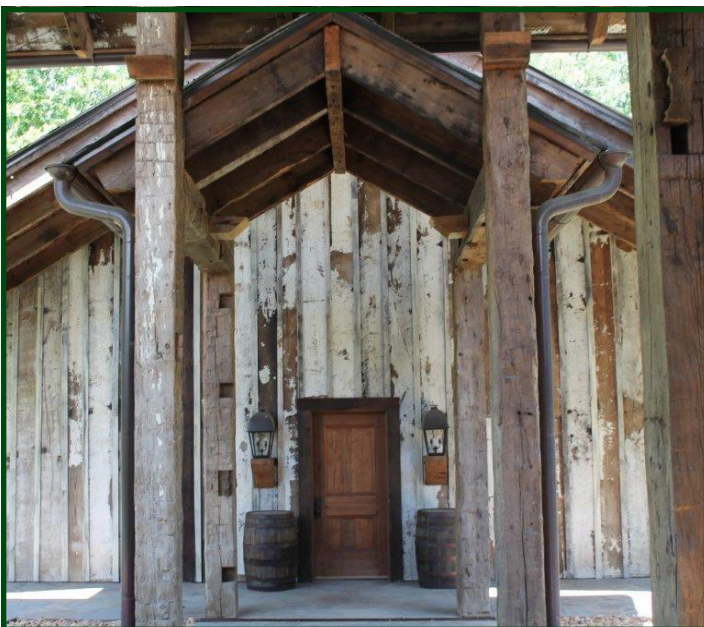
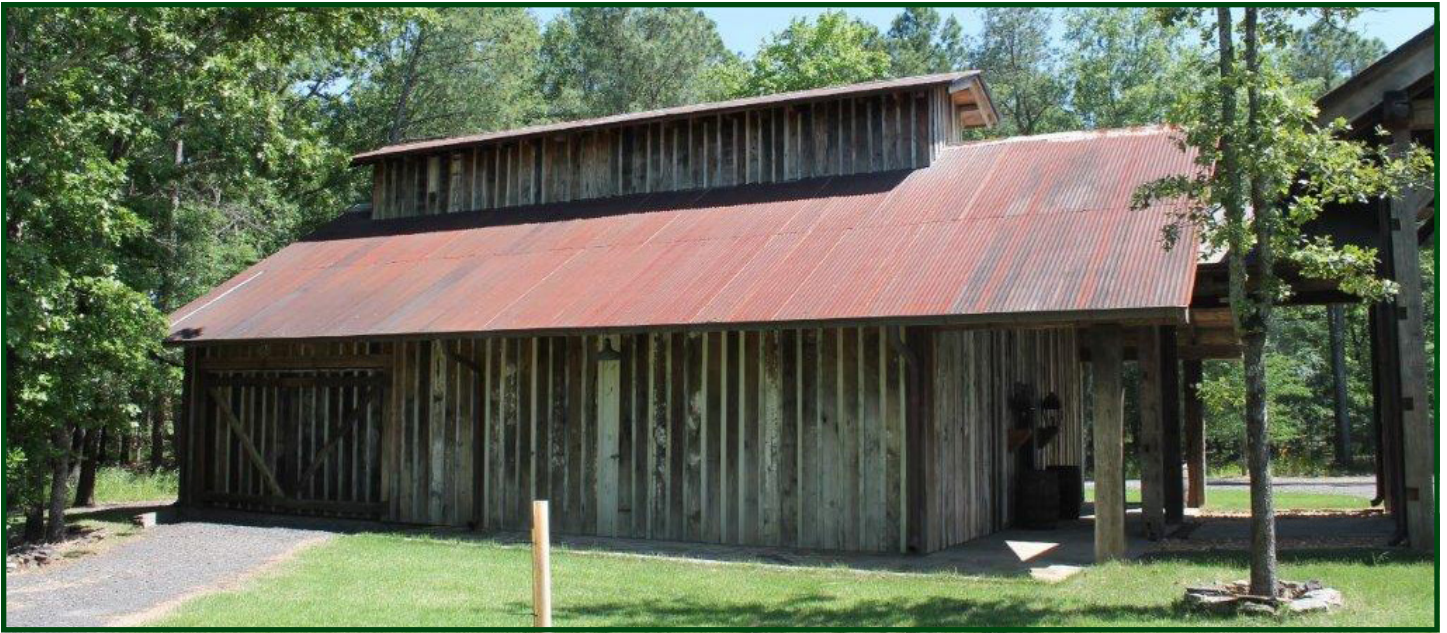




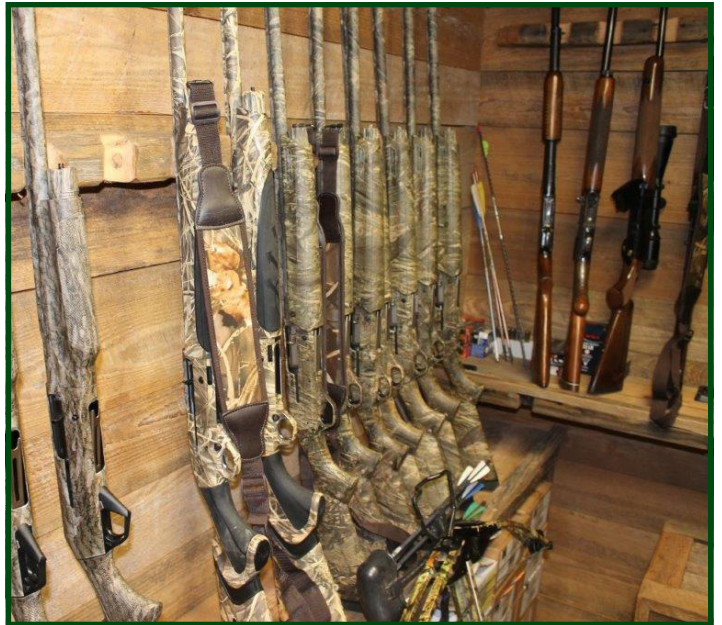
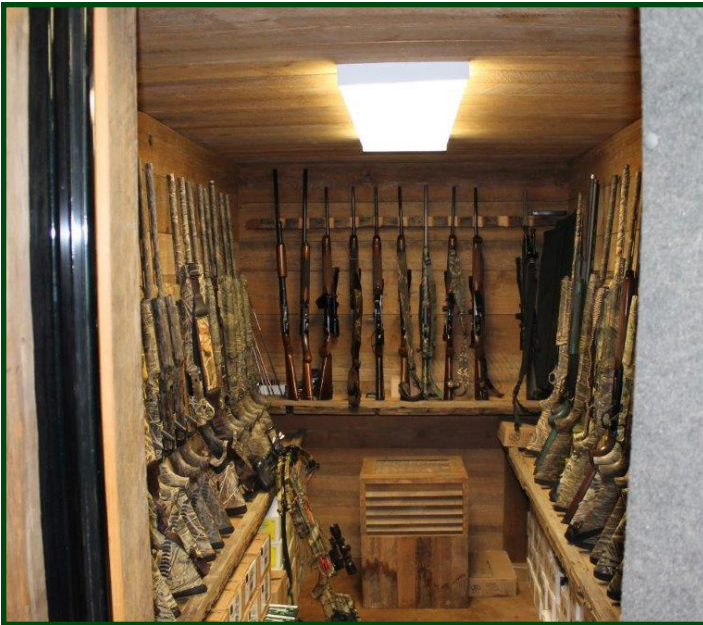






































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