



OFFERED FOR SALE

## **PRAIRIE WINGS**

*One of America's Trophy Waterfowl Hunting Properties.*

1,650 (+/-) total acres • Jefferson County, Arkansas

REPRESENTED 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 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 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 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.



**SUBJECT PROPERTY**

## **PROPERTY DESCRIPTION**

Prairie Wings Duck Club dates back to 1948 and is without a doubt one of America's best, private duck hunting properties. This historic property offers unsurpassed, green-timber, mallard duck hunting, as well as impressive whitetail deer hunting. All one has to do is travel the levees around the property to envision the magic and splendor of what this property offers in the autumn and winter.

Hundreds of stories have been told about Prairie Wings and its natural abundance. It is said, that when the ducks trade over the property from their roost site at first light their numbers are so great that it sounds like a big wind howling and they create their own breeze above the tree tops.

Prairie Wings adjoins the notorious Bayou Meto Wildlife Management Area and other properties, which are intensively, managed for waterfowl and whitetail deer. The property consists of 1,650.0 <sup>(+/-)</sup> total acres of which 1,130.0 <sup>(+/-)</sup> acres are impounded, mature hardwood timber; 464 <sup>(+/-)</sup> acres are cultivated for rice and soybeans; and 56 <sup>(+/-)</sup> acres include the lodge and equipment storage sites, levees, bayous, and roads.

The flooded timber offers six (6) beautiful shooting holes, which some of them have been the inspiration for a few paintings by nationally acclaimed wildlife artists. The timber is a mixed species oaks, which has been well managed over the previous century. There are five (5) wells and five (5) relifts for watering and dewatering the two large green-timber impoundments.

The cultivated acreage strategically rests around the perimeter of the impounded timber and offers sanctuary and feed for the wintering waterfowl. All of the cultivated acreage is managed in a rotation of rice and soybeans providing excellent habitat for resting and wintering waterfowl. The farmland acreage is 100% irrigated and all precision leveled for efficient water management. A professional farmer is in place and the property is farmed on a crop-share basis.

The charming Prairie Wings lodge rests on the banks of Fish Lake Ditch, one of the tributaries which feeds the Bayou Meto Wildlife Management Area. The structure is abundant and widespread over a single level intertwining structure that is as dated as its prominent history. The nostalgic lodge is designed to accommodate large groups of shooting sportsmen in warm comfort. There is a large great room with fireplace and wet bar, provides a comfortable setting for camaraderie and relaxation. The great room offers a wonderful view of the flooded woods via a large solid pane window. Magnificent mounts, original paintings, and historic memorabilia adorn the walls throughout the lodge. The lodge offers six (6) master suites, nine (9) guest bedrooms, a guide's quarters, and abundant bathrooms. The kitchen and dining room are fully equipped to service all the culinary needs of the lodge. A huge deck with fire pit is adjacent to the lodge positioned on Fish Lake Ditch. The exterior features cypress of the local bottomlands. Equipment storage and dog kennels is located just away from the lodge.

Since the mid 1990's the property has been commercially hunted for ducks and has a reputation of being very consistent and successful. The records of the success are proudly displayed on framed registers throughout the Lodge depicting an average success of over 2,500 harvested ducks per year.

**This is an very rare opportunity to own one of the best green-timber duck hunting clubs in the America. For detailed information and for a property tour call Gar Lile of Lile Real Estate, Inc. at 501-374-3411 (office) or 501-920-7015 (mobile). Serious and qualified parties only please.**



## **PROPERTY SUMMARY**

**Location:** Altheimer, Arkansas; Jefferson County; Southeast Region of Arkansas

*Mileage Chart*

Stuttgart, AR	25 miles
Pine Bluff, AR	25 miles
Little Rock, AR	60 miles
Memphis, TN	148 miles

**Access:** Access is via all-weather county maintained roads and private roads.

**Acreage:** 1,650.0<sup>(+/-)</sup> Total Acres

*Acreage Breakdown*

1,130.0<sup>(+/-)</sup> acres (68%) in impounded green-timber  
464.0<sup>(+/-)</sup> acres (28%) in cultivation  
56.0<sup>(+/-)</sup> acres (4%) lodge site, levees, bayous, and roads

**Water Delivery/  
Management:** 5 wells  
5 relifts  
Excellent levee system  
Excellent water control structures

**Farm Bases:** Farm Service Agency

Farm No. 3026

<i>Crop</i>	<i>Base Acres</i>	<i>Direct Yield</i>	<i>CC Yield</i>
Rice	176.7	4,412	4,412
Soybeans	377.4	3,737	3,737
Grain Sorghum	14.1	49	49
Cotton	16.0	647	647
Total Base Acres	584.2		

Farm No. 3129

<i>Crop</i>	<i>Base Acres</i>	<i>Direct Yield</i>	<i>CC Yield</i>
Rice	36.4	4,046	4,046
Soybeans	41.6	18	18
Wheat	29.6	30	30
Total Base Acres	107.6		

**Farm Lease:** Crop share lease in place at a 50/50 on rice crop and 75/25 on soybean crop.  
Farm tenant producer is a very successful and professional local farmer.

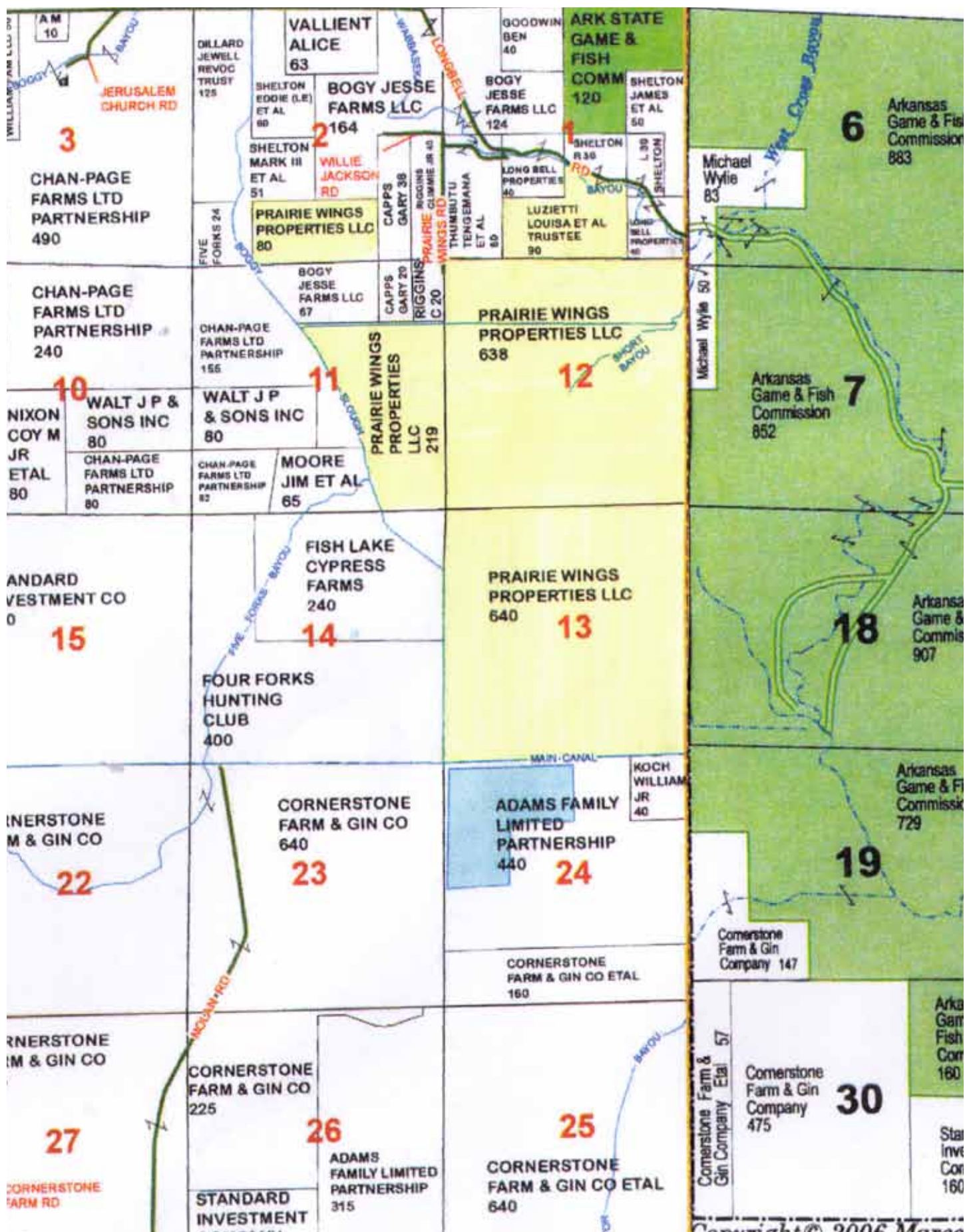
**Real Estate Taxes:** \$4,510.72

**Wtr/Min Rights:** All owned by Seller and shall transfer to Buyer.

**Offering Price:** \$15,000,000.00

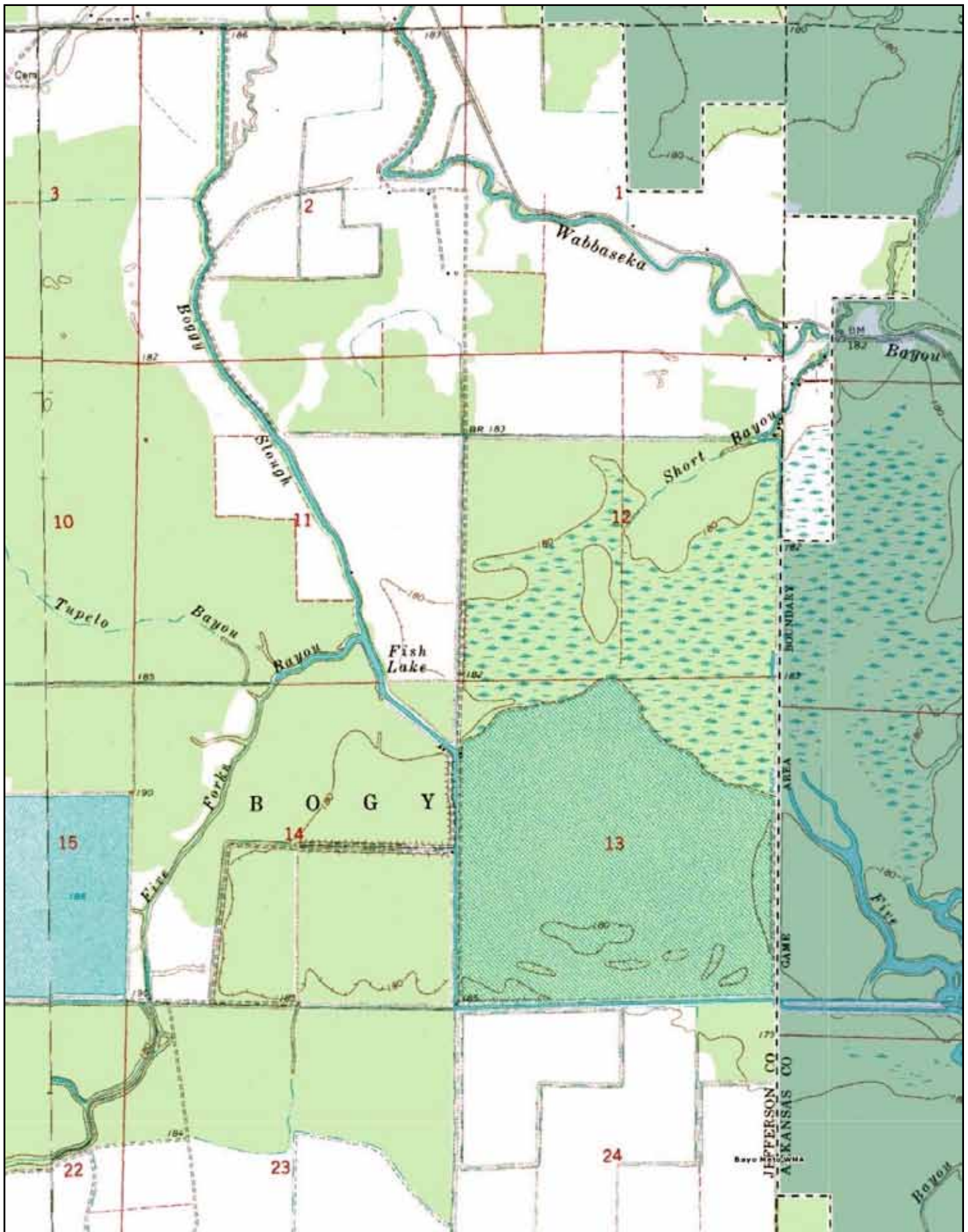
**Contact:** For additional questions concerning this offering or to schedule a property tour please contact Gar Lile (mobile: 501-920-7015) of Lile Real Estate, Inc. (office: 501-374-3411).

## PLAT MAP

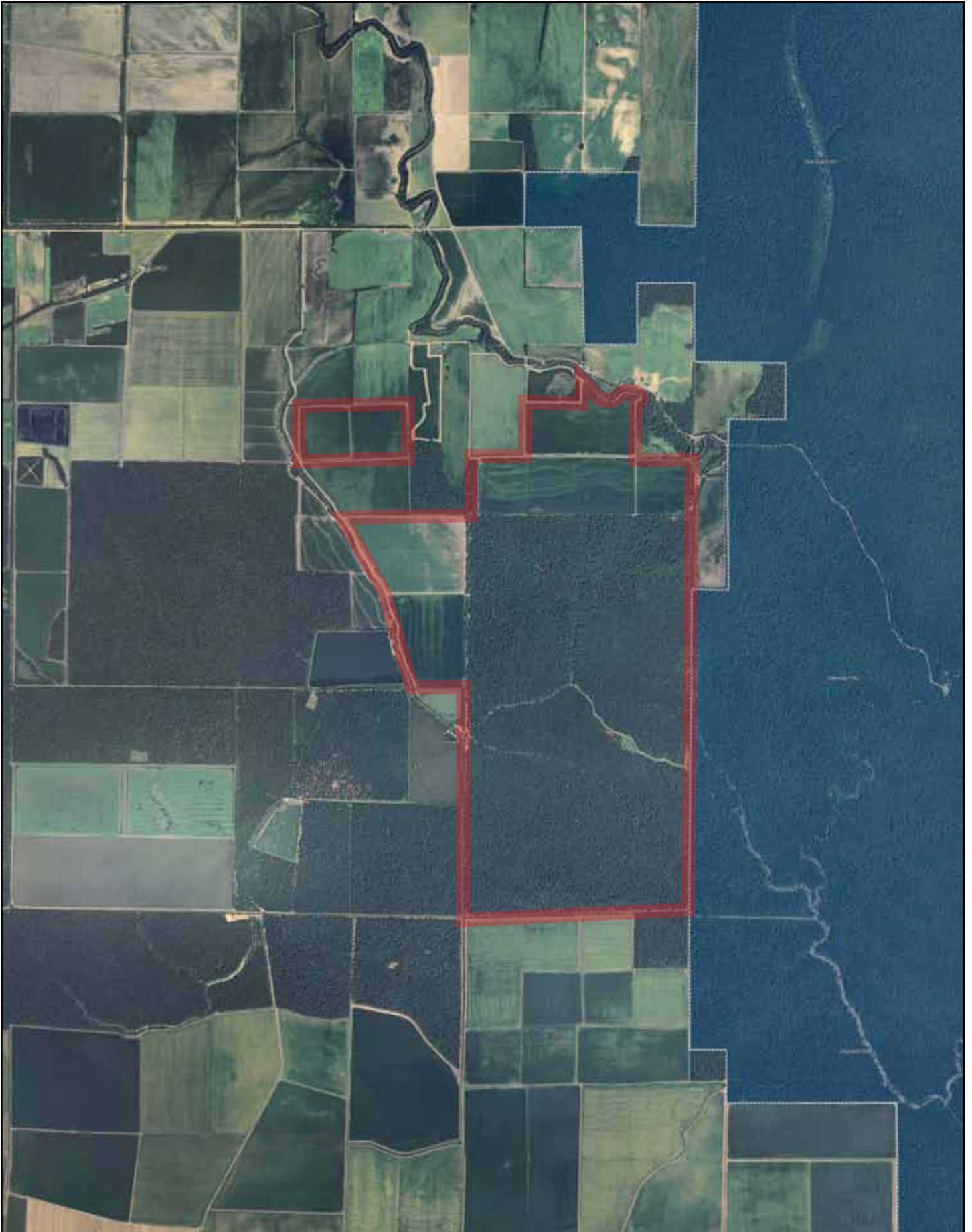




# TOPOGRAPHICAL MAP

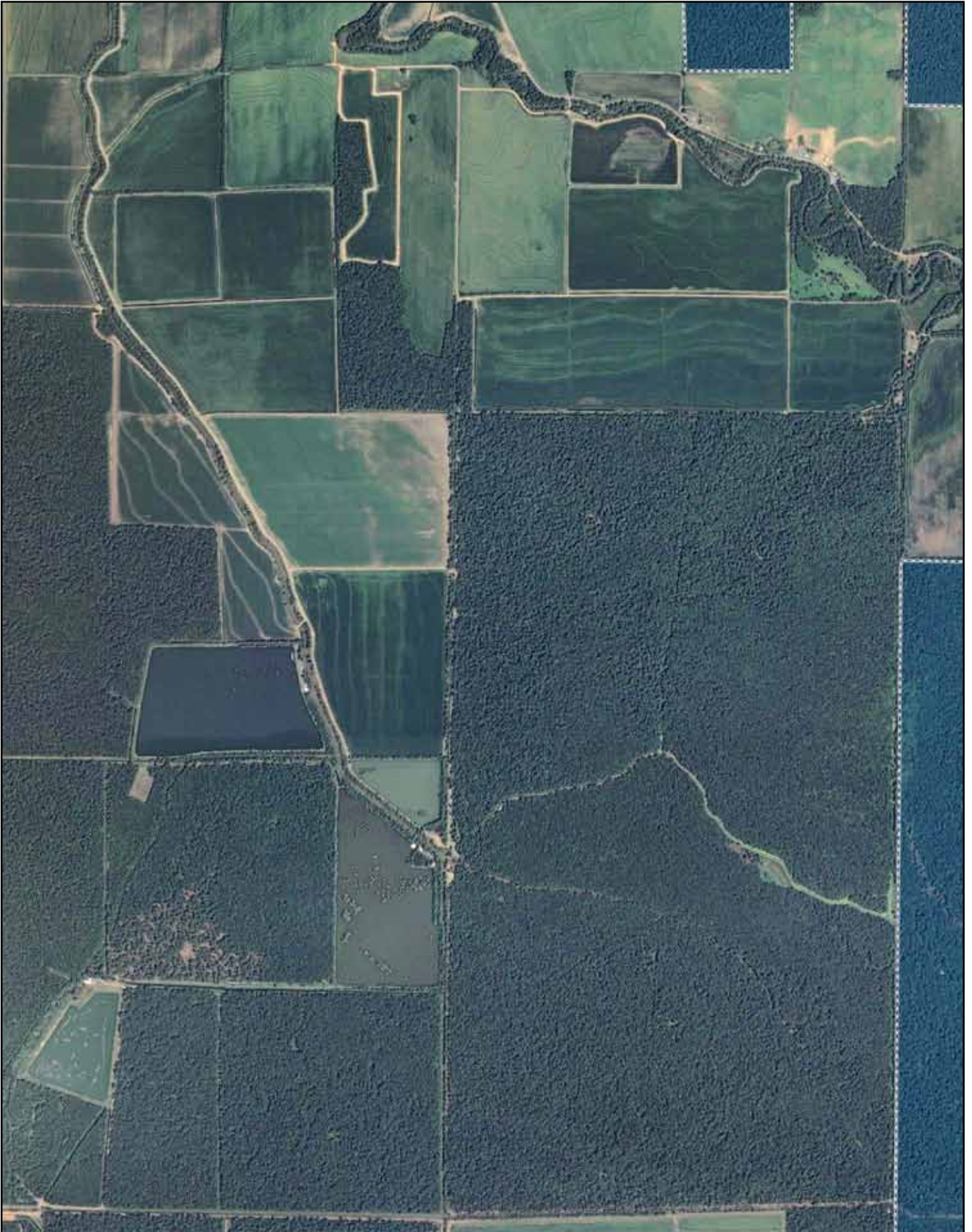


**AERIAL VIEW**

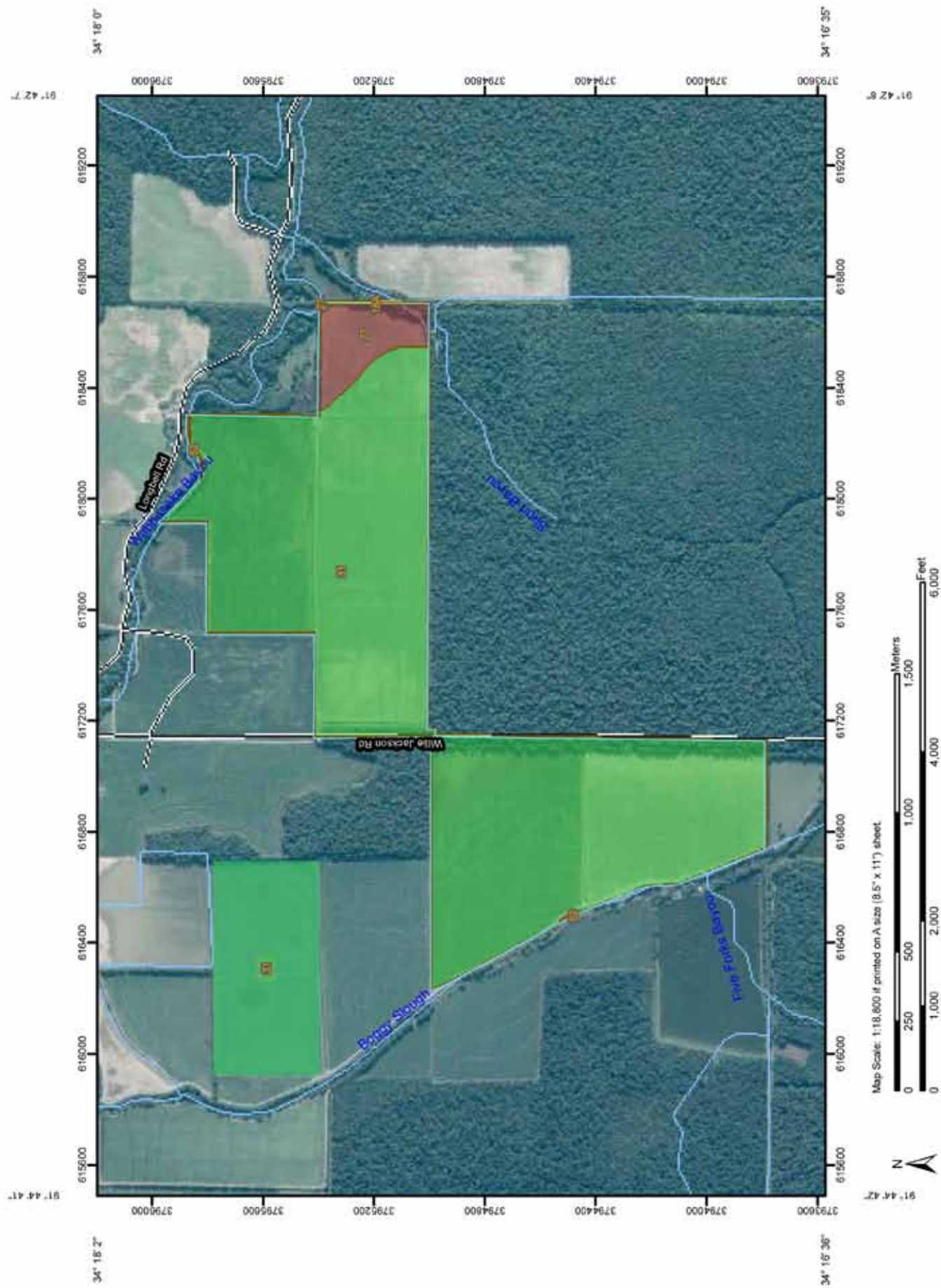




**AERIAL VIEW - ZOOM**







Map Scale: 1:118,800 if printed on A size (8.5" x 11") sheet.





# Farmland Classification

Farmland Classification— Summary by Map Unit — Arkansas County, Arkansas (AR001)				
Map unit symbol	Map unit name	Rating	Acres in AOI	Percent of AOI
18A	Perry clay, 0 to 1 percent slopes, frequently flooded	Farmland of statewide importance	1.1	0.2%
27	Water	Not prime farmland	0.0	0.0%
<b>Subtotals for Soil Survey Area</b>			<b>1.1</b>	<b>0.3%</b>
<b>Totals for Area of Interest</b>			<b>427.7</b>	<b>100.0%</b>


Farmland Classification— Summary by Map Unit — Jefferson and Lincoln Counties, Arkansas (AR660)				
Map unit symbol	Map unit name	Rating	Acres in AOI	Percent of AOI
27	Perry clay, occasionally flooded	Prime farmland if drained	22.9	5.3%
31	Portland clay, occasionally flooded	All areas are prime farmland	403.0	94.2%
52	Water	Not prime farmland	0.8	0.2%
<b>Subtotals for Soil Survey Area</b>			<b>426.6</b>	<b>99.7%</b>
<b>Totals for Area of Interest</b>			<b>427.7</b>	<b>100.0%</b>

## Description

Farmland classification identifies map units as prime farmland, farmland of statewide importance, farmland of local importance, or unique farmland. It identifies the location and extent of the soils that are best suited to food, feed, fiber, forage, and oilseed crops. NRCS policy and procedures on prime and unique farmlands are published in the "Federal Register," Vol. 43, No. 21, January 31, 1978.

### MAP LEGEND


#### Area of Interest (AOI)


 Area of Interest (AOI)

#### Soils


 Soil Map Units

#### Soil Ratings


 Not prime farmland


 All areas are prime farmland


 Prime farmland if drained

 Prime farmland if protected from flooding or not frequently flooded during the growing season

 Prime farmland if irrigated

 Prime farmland if drained and either protected from flooding or not frequently flooded during the growing season

 Prime farmland if irrigated and drained

 Prime farmland if irrigated and either protected from flooding or not frequently flooded during the growing season



Prime farmland if subsoiled, completely removing the root inhibiting soil layer



Prime farmland if irrigated and the product of I (soil erodibility) x C (climate factor) does not exceed 60



Prime farmland if irrigated and reclaimed of excess salts and sodium



Farmland of statewide importance



Farmland of local importance



Farmland of unique importance



Not rated or not available

#### Political Features



Cities

#### Water Features



Streams and Canals

#### Transportation



Rails



Interstate Highways



US Routes



Major Roads



Local Roads

### MAP INFORMATION

Map Scale: 1:18,800 if printed on A size (8.5" x 11") sheet.

The soil surveys that comprise your AOI were mapped at scales ranging from 1:20,000 to 1:24,000.

Please rely on the bar scale on each map sheet for accurate map measurements.

Source of Map: Natural Resources Conservation Service  
Web Soil Survey URL: <http://websoilsurvey.nrcs.usda.gov>  
Coordinate System: UTM Zone 15N NAD83

This product is generated from the USDA-NRCS certified data as of the version date(s) listed below.

Soil Survey Area: Arkansas County, Arkansas  
Survey Area Data: Version 12, Nov 12, 2008

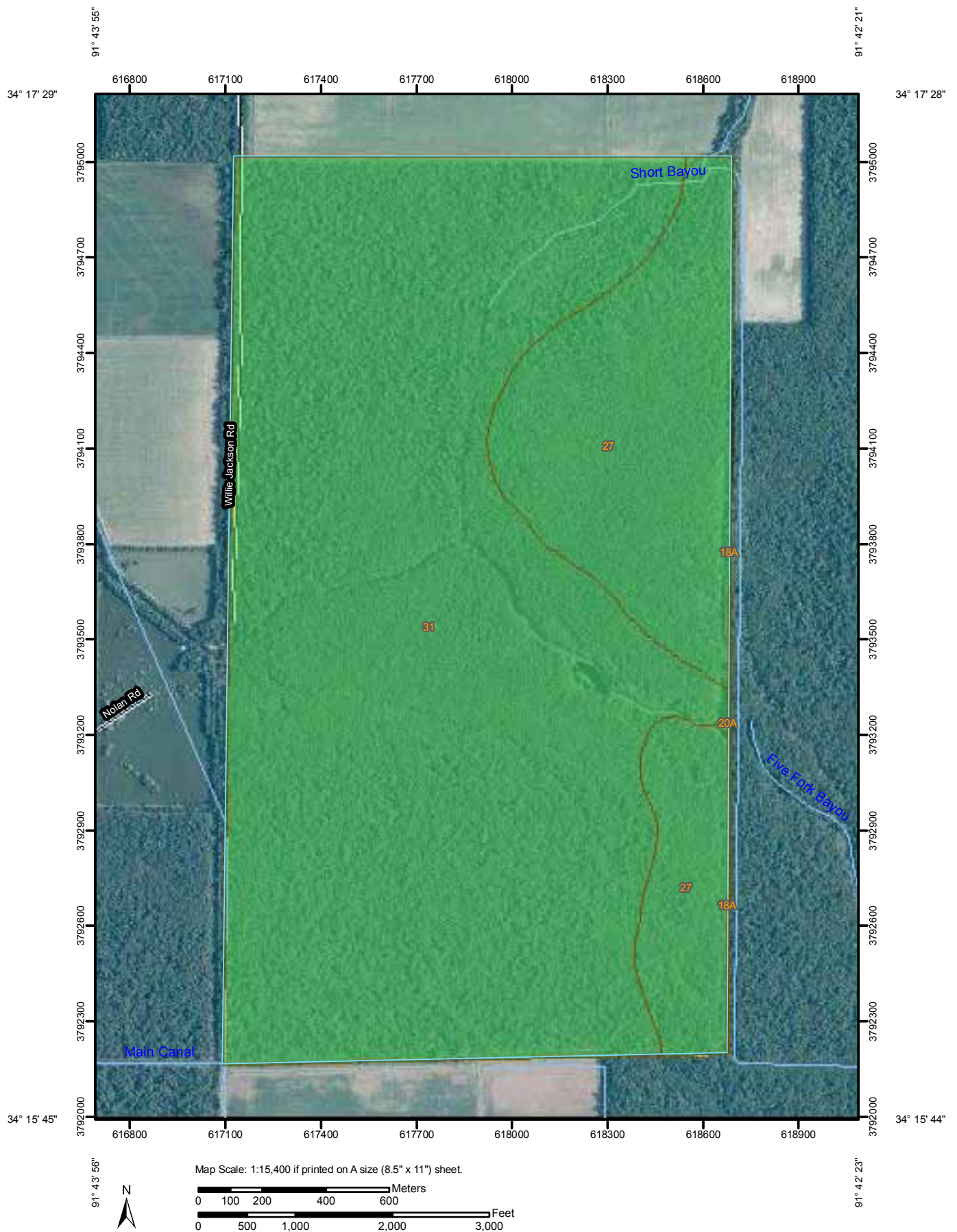
Soil Survey Area: Jefferson and Lincoln Counties, Arkansas  
Survey Area Data: Version 8, Dec 2, 2008

Your area of interest (AOI) includes more than one soil survey area. These survey areas may have been mapped at different scales, with a different land use in mind, at different times, or at different levels of detail. This may result in map unit symbols, soil properties, and interpretations that do not completely agree across soil survey area boundaries.

Date(s) aerial images were photographed: Data not available.

The orthophoto or other base map on which the soil lines were compiled and digitized probably differs from the background imagery displayed on these maps. As a result, some minor shifting of map unit boundaries may be evident.

# Hydric Rating by Map Unit—Arkansas County, Arkansas, and Jefferson and Lincoln Counties, Arkansas











# Hydric Rating by Map Unit

Hydric Rating by Map Unit— Summary by Map Unit — Arkansas County, Arkansas (AR001)				
Map unit symbol	Map unit name	Rating	Acres in AOI	Percent of AOI
18A	Perry clay, 0 to 1 percent slopes, frequently flooded	Partially Hydric	2.9	0.3%
20A	Portland clay, 0 to 1 percent slopes, frequently flooded	Partially Hydric	0.4	0.0%
<b>Subtotals for Soil Survey Area</b>			<b>3.3</b>	<b>0.3%</b>
<b>Totals for Area of Interest</b>			<b>1,104.5</b>	<b>100.0%</b>

Hydric Rating by Map Unit— Summary by Map Unit — Jefferson and Lincoln Counties, Arkansas (AR660)				
Map unit symbol	Map unit name	Rating	Acres in AOI	Percent of AOI
27	Perry clay, occasionally flooded	Partially Hydric	252.8	22.9%
31	Portland clay, occasionally flooded	Partially Hydric	848.4	76.8%
<b>Subtotals for Soil Survey Area</b>			<b>1,101.2</b>	<b>99.7%</b>
<b>Totals for Area of Interest</b>			<b>1,104.5</b>	<b>100.0%</b>

## MAP LEGEND

<b>Area of Interest (AOI)</b>	
	Area of Interest (AOI)
<b>Soils</b>	
	Soil Map Units
<b>Soil Ratings</b>	
	All Hydric
	Partially Hydric
	Not Hydric
	Unknown Hydric
	Not rated or not available
<b>Political Features</b>	
	Cities
<b>Water Features</b>	
	Streams and Canals
<b>Transportation</b>	
	Rails
	Interstate Highways
	US Routes
	Major Roads
	Local Roads

## MAP INFORMATION

Map Scale: 1:15,400 if printed on A size (8.5" x 11") sheet.

The soil surveys that comprise your AOI were mapped at scales ranging from 1:20,000 to 1:24,000.

Please rely on the bar scale on each map sheet for accurate map measurements.

Source of Map: Natural Resources Conservation Service  
Web Soil Survey URL: <http://websoilsurvey.nrcs.usda.gov>  
Coordinate System: UTM Zone 15N NAD83

This product is generated from the USDA-NRCS certified data as of the version date(s) listed below.

Soil Survey Area: Arkansas County, Arkansas  
Survey Area Data: Version 12, Nov 12, 2008

Soil Survey Area: Jefferson and Lincoln Counties, Arkansas  
Survey Area Data: Version 8, Dec 2, 2008

Your area of interest (AOI) includes more than one soil survey area. These survey areas may have been mapped at different scales, with a different land use in mind, at different times, or at different levels of detail. This may result in map unit symbols, soil properties, and interpretations that do not completely agree across soil survey area boundaries.

Date(s) aerial images were photographed: Data not available.

The orthophoto or other base map on which the soil lines were compiled and digitized probably differs from the background imagery displayed on these maps. As a result, some minor shifting of map unit boundaries may be evident.

Arkansas  
Jefferson  
Report ID: FSA-156EZ

U.S. Department of Agriculture  
Farm Service Agency  
Abbreviated 156 Farm Record

FARM: 3026  
Prepared: 5/29/12 3:26 PM  
Crop Year: 2012  
Page: 1 of 4

Operator Name  
ORLICEK FARMS PTR

Farm Identifier  
Comb 2964 & 2527

Recon Number  
2010 05069 29

Farms Associated with Operator:  
168, 179, 1177, 2771, 3044

CRP Contract Number(s): None

Farmland	Cropland	DCP Cropland	WBP	WRP/EWP	CRP Cropland	GRP	Farm Status	Number of Tracts
1122.1	750.5	750.5	0.0	0.0	0.0	0.0	Active	6
State Conservation	Other Conservation	Effective DCP Cropland	Double Cropped	NAP	MPL/FWP		FAV/WR History	ACRE Election
0.0	0.0	750.5	45.3	0.0	0.0		Y	None

Crop	Base Acreage	CRP Reduction	CRP Pending	Direct Yield	CC Yield	CCC-505 CRP Reduction
UPLAND COTTON	79.3	0.0	0.0	647	595	0.0
GRAIN SORGHUM	14.1	0.0	0.0	49	49	0.0
SOYBEANS	353.7	0.0	0.0	23	26	0.0
RICE-LONG GRAIN	310.8	0.0	0.0	4412	5551	0.0
RICE-MED GRAIN	29.5	0.0	0.0	4412	5551	0.0
Total Base Acres:	787.4					

Tract Number: 388 Description Q/7

BIA Range Unit Number:

FAV/WR History  
N

HEL Status: Classified as not HEL

Wetland Status: Tract contains a wetland or farmed wetland

WL Violations: None

Farmland	Cropland	DCP Cropland	WBP	WRP/EWP	CRP Cropland	GRP
76.3	74.0	74.0	0.0	0.0	0.0	0.0
State Conservation	Other Conservation	Effective DCP Cropland	Double Cropped	NAP	MPL/FWP	
0.0	0.0	74.0	4.1	0.0	0.0	

Crop	Base Acreage	Direct Yield	CC Yield	CRP Reduction	CRP Pending	CRP Yield	CCC-505 CRP Reduction
GRAIN SORGHUM	14.1	49	49	0.0	0.0	0	0.0
SOYBEANS	63.9	37	37	0.0	0.0	0	0.0
Total Base Acres:	78.0						

Owners: PRAIRIE WINGS PROPERTIES LLC

Other Producers: None



Arkansas  
Jefferson  
Report ID: FSA-156EZ

U.S. Department of Agriculture  
Farm Service Agency  
**Abbreviated 156 Farm Record**

**FARM: 3026**  
Prepared: 5/29/12 3:26 PM  
Crop Year: 2012  
Page: 2 of 4

Tract Number: 1511 Description G/12

FAV/WR  
History  
Y

BIA Range Unit Number:

HEL Status: Classified as not HEL

Wetland Status: Wetland determinations not complete

WL Violations: None

Farmland	Cropland	DCP Cropland	WBP	WRP/EWP	CRP Cropland	GRP
96.5	0.0	0.0	0.0	0.0	0.0	0.0
State Conservation	Other Conservation	Effective DCP Cropland	Double Cropped	NAP	MPL/FWP	
0.0	0.0	0.0	0.0	0.0	0.0	

Owners: ROBERT L HIXSON JR

Other Producers: None

Tract Number: 1513 Description D/9

FAV/WR  
History  
Y

BIA Range Unit Number:

HEL Status: Classified as not HEL

Wetland Status: Wetland determinations not complete

WL Violations: None

Farmland	Cropland	DCP Cropland	WBP	WRP/EWP	CRP Cropland	GRP
44.2	0.0	0.0	0.0	0.0	0.0	0.0
State Conservation	Other Conservation	Effective DCP Cropland	Double Cropped	NAP	MPL/FWP	
0.0	0.0	0.0	0.0	0.0	0.0	

Owners: ROBERT L HIXSON JR

Other Producers: None

Tract Number: 1515 Description Q/8

FAV/WR  
History  
Y

BIA Range Unit Number:

HEL Status: Classified as not HEL

Wetland Status: Wetland determinations not complete

WL Violations: None

Farmland	Cropland	DCP Cropland	WBP	WRP/EWP	CRP Cropland	GRP
157.4	144.3	144.3	0.0	0.0	0.0	0.0
State Conservation	Other Conservation	Effective DCP Cropland	Double Cropped	NAP	MPL/FWP	
0.0	0.0	144.3	8.9	0.0	0.0	

Crop	Base Acreage	Direct Yield	CC Yield	CRP Reduction	CRP Pending	CRP Yield	CCC-505 CRP Reduction
RICE-LONG GRAIN	65.2	4412	5551	0.0	0.0	0	0.0
RICE-MED GRAIN	6.2	4412	5551	0.0	0.0	0	0.0
UPLAND COTTON	16.0	647	595	0.0	0.0	0	0.0

Arkansas  
Jefferson  
Report ID: FSA-156EZ

U.S. Department of Agriculture  
Farm Service Agency  
Abbreviated 156 Farm Record

FARM: 3026  
Prepared: 5/29/12 3:26 PM  
Crop Year: 2012  
Page: 3 of 4

Crop	Base Acreage	Direct Yield	CC Yield	CRP Reduction	CRP Pending	CRP Yield	CCC-505 CRP Reduction
SOYBEANS	64.5	20	24	0.0	0.0	0	0.0
Total Base Acres:	151.9						

Owners: PRAIRIE WINGS PROPERTIES LLC

Other Producers: None

Tract Number: 8232 Description Div T1514

BIA Range Unit Number:

HEL Status: HEL Determinations not complete

Wetland Status: Wetland determinations not complete

WL Violations: None

FAV/WR  
History  
Y

Farmland	Cropland	DCP Cropland	WBP	WRP/EWP	CRP Cropland	GRP
185.9	167.6	167.6	0.0	0.0	0.0	0.0
State Conservation	Other Conservation	Effective DCP Cropland	Double Cropped	NAP	MPL/FWP	
0.0	0.0	167.6	10.3	0.0	0.0	

Crop	Base Acreage	Direct Yield	CC Yield	CRP Reduction	CRP Pending	CRP Yield	CCC-505 CRP Reduction
RICE-LONG GRAIN	96.2	4412	5551	0.0	0.0	0	0.0

Arkansas  
Jefferson  
Report ID: FSA-156EZ

U.S. Department of Agriculture  
Farm Service Agency  
Abbreviated 156 Farm Record

FARM: 3026  
Prepared: 5/29/12 3:26 PM  
Crop Year: 2012  
Page: 4 of 4

Crop	Base Acreage	Direct Yield	CC Yield	CRP Reduction	CRP Pending	CRP Yield	CCC-505 CRP Reduction
RICE-MED GRAIN	9.1	4412	5551	0.0	0.0	0	0.0
SOYBEANS	72.3	20	24	0.0	0.0	0	0.0
Total Base Acres:	177.6						

Owners: PRAIRIE WINGS PROPERTIES LLC

Other Producers: None



Arkansas  
Jefferson  
Report ID: FSA-156EZ

U.S. Department of Agriculture  
Farm Service Agency  
Abbreviated 156 Farm Record

FARM: 3129  
Prepared: 5/30/12 10:21 AM  
Crop Year: 2012  
Page: 1 of 1

Operator Name  
PRAIRIE WINGS PROPERTIES LLC

Farm Identifier  
Div 1076

Recon Number  
2012 05069 6

Farms Associated with Operator:  
3026

CRP Contract Number(s): None

Farmland	Cropland	DCP Cropland	WBP	WRP/EWP	CRP Cropland	GRP	Farm Status	Number of Tracts
84.5	78.0	78.0	0.0	0.0	0.0	0.0	Active	1
State Conservation	Other Conservation	Effective DCP Cropland	Double Cropped	NAP	MPL/FWP		FAV/WR History	ACRE Election
0.0	0.0	78.0	29.6	0.0	0.0		N	None

Crop	Base Acreage	CRP Reduction	CRP Pending	Direct Yield	CC Yield	CCC-505 CRP Reduction
WHEAT	29.6	0.0	0.0	30	43	0.0
SOYBEANS	41.6	0.0	0.0	18	22	0.0
RICE-LONG GRAIN	34.8	0.0	0.0	4046	4637	0.0
RICE-MED GRAIN	1.6	0.0	0.0	4046	4637	0.0
Total Base Acres:	107.6					

Tract Number: 692 Description Q/7

BIA Range Unit Number:

HEL Status: Classified as not HEL

Wetland Status: Tract contains a wetland or farmed wetland

WL Violations: None

FAV/WR History  
N

Farmland	Cropland	DCP Cropland	WBP	WRP/EWP	CRP Cropland	GRP
84.5	78.0	78.0	0.0	0.0	0.0	0.0
State Conservation	Other Conservation	Effective DCP Cropland	Double Cropped	NAP	MPL/FWP	
0.0	0.0	78.0	29.6	0.0	0.0	

Crop	Base Acreage	Direct Yield	CC Yield	CRP Reduction	CRP Pending	CRP Yield	CCC-505 CRP Reduction
WHEAT	29.6	30	43	0.0	0.0	0	0.0
RICE-LONG GRAIN	34.8	4046	4637	0.0	0.0	0	0.0
RICE-MED GRAIN	1.6	4046	4637	0.0	0.0	0	0.0
SOYBEANS	41.6	18	22	0.0	0.0	0	0.0
Total Base Acres:	107.6						

Owners: PRAIRIE WINGS PROPERTIES LLC

Other Producers: None











99-00

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## NOTES

[illegible]



**LILE REAL ESTATE, INC.**  
401 AUTUMN ROAD LITTLE ROCK, AR 72211  
501 374 3411 (office) 501 374 0609 (fax)  
info@lilerealestate.com www.lilerealestate.com

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