



OFFERED FOR SALE

WHITEHALL HUNT CLUB

A Recreational Investment Opportunity

142.32 (+/-) Total Surveyed Acres • Poinsett 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

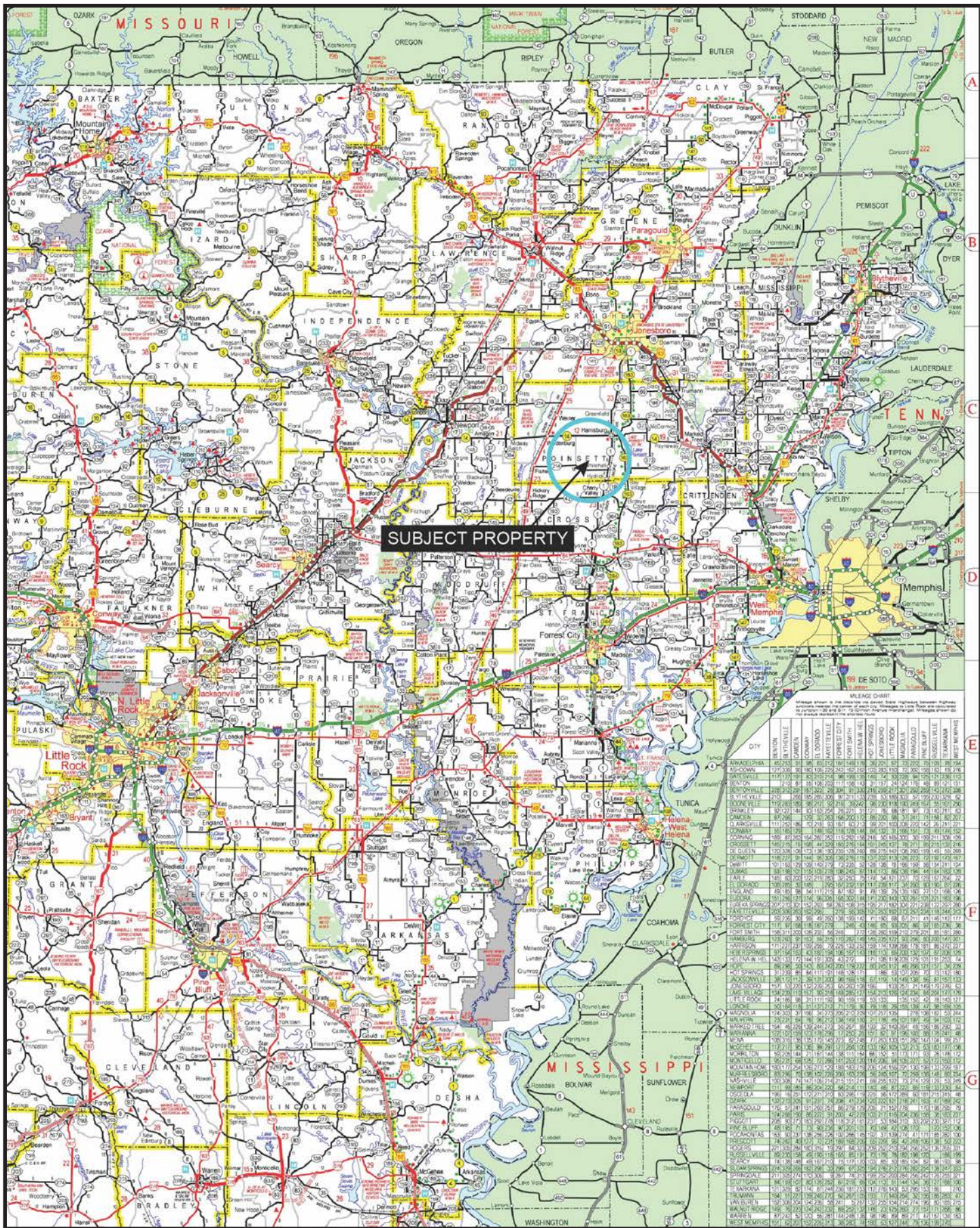
Lile Real Estate, Inc. is the listing agency for the owner of the property described within this offering brochure.

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.

VICINITY MAP



PROPERTY SUMMARY

Description:

The “Whitehall Hunt Club” offering is an exceptional opportunity to acquire a turn-key recreational investment property that is located only 8 miles south of the world-famous Claypool’s Reservoir in the renowned Wiener/Harrisburg area. The property consists of 142.32 (+/-) total surveyed acres with approximately 104 (+/-) acres of buckbrush and willows that are impounded along the L’Anguille River. The impoundment can be artificially flooded from the re-lift that is on the river, or from the 8-inch diesel turbine well located on the west side of the property. The ownership primarily hunts one large blind in the impoundment that holds up to fifteen people and features a crow’s nest. To facilitate hunting during periods of freeze ups, there are two (2) risers connected by underground to the relift to keep the water open in the shooting hole. In addition to the main blind, there are several other blinds and hunting areas located within the impoundment. The club has killed anywhere from 350 to 750 ducks per season, averaging over 600 per season since their acquisition of the property. There are deer hunting opportunities on the southern central portion of the property just east of the lodge. During the offseason, or on a warm afternoon during duck season one can enjoy fishing the 3 (+/-) acre lodge pond that has been stocked.

Completing this recreational property are two lodges, and a bunkhouse. The primary lodge is 5,724 (+/-) square feet and features four (4) large suites that have two bedrooms with their own full bathroom; in addition, there is a master suite that has three bedrooms and a full bathroom. For entertaining, the primary lodge has a large open concept living and dining area accompanied with an updated kitchen. The dining tables can seat up to 16 people, and the large island and bar can sit 10. Just off the primary living area is a second entertainment space that offers a great area for a pool table, or ping pong table. Both living areas feature a rock wood burning fireplace. Attached to the second living area is an indoor brick wood burning grill with a built-in vent a hood system.

The second lodge is 3,486 (+/-) square feet with 3 bedrooms and 2 bathrooms, along with a large living area and full kitchen. One of the bedrooms and bathrooms is the large master suite that has a rock wood burning fireplace. The boot room and exercise room are also located in the second lodge. For additional guests, or for the college kids, there is a 550 (+/-) square foot bunkhouse that can sleep up to 10 and has a full bathroom.

To store hunting equipment and the tractor, there is a 2,035 (+/-) square foot metal shop building with one large roll up door located on the west side of the building. There are also three separated areas that have roll up doors that give members private areas to store their personal equipment.

This unique property has been built and developed to provide easy premier waterfowl hunting with only a short ranger ride to the boat dock followed by an effortless boat drive to the large duck blind located in the impoundment. The improvements on the property make it ideal for hosting large groups of people, for a corporation looking to entertain guests, a group of friends that desire their own private recreational property, or a family get away. With this said, Whitehall Hunt Club is a rare opportunity to purchase a historically proven, turn key recreational property specifically developed for duck hunting. The property is offered for sale for \$1,700,000.00. Any questions concerning this offering, or to schedule a property tour should be directed to Gar Lile (mobile: 501-920-7015) or Gardner Lile (mobile: 501-658-9275) of Lile Real Estate, Inc. (office: 501-374-3411).

PROPERTY SUMMARY

Location: Whitehall, Arkansas; Poinsett County; Northeast Region of Arkansas

Mileage Chart

Jonesboro	32 miles
Memphis	68 miles
Little Rock	123 miles

Acreage: 142.32 +/- total surveyed acres

Improvements: 5,724 +/- square foot cypress lodge
3,486 +/- square foot second lodge
550 +/- square foot bunkhouse
2,035 +/- square foot metal building shop for storing hunting equipment
1 - New ten (10) inch relift and power unit
1 - Eight (8) inch diesel turbine well
1 - 15 man duck blind with crows nest
1 - Kubota Tractor and implements
1 - Gator tail boat and motor
Dozens of decoys

Real Estate Taxes: \$3,762.44 (Estimated)

Mineral Rights: All mineral rights owned by the Seller (if any) shall convey to the Buyer, without reservation.

Recreation: Excellent duck hunting with the ownership killing 350-750 ducks per season since their acquisition of the property. Stocked pond resting behind the lodge offers outstanding fishing. Deer hunting opportunities exist as well.

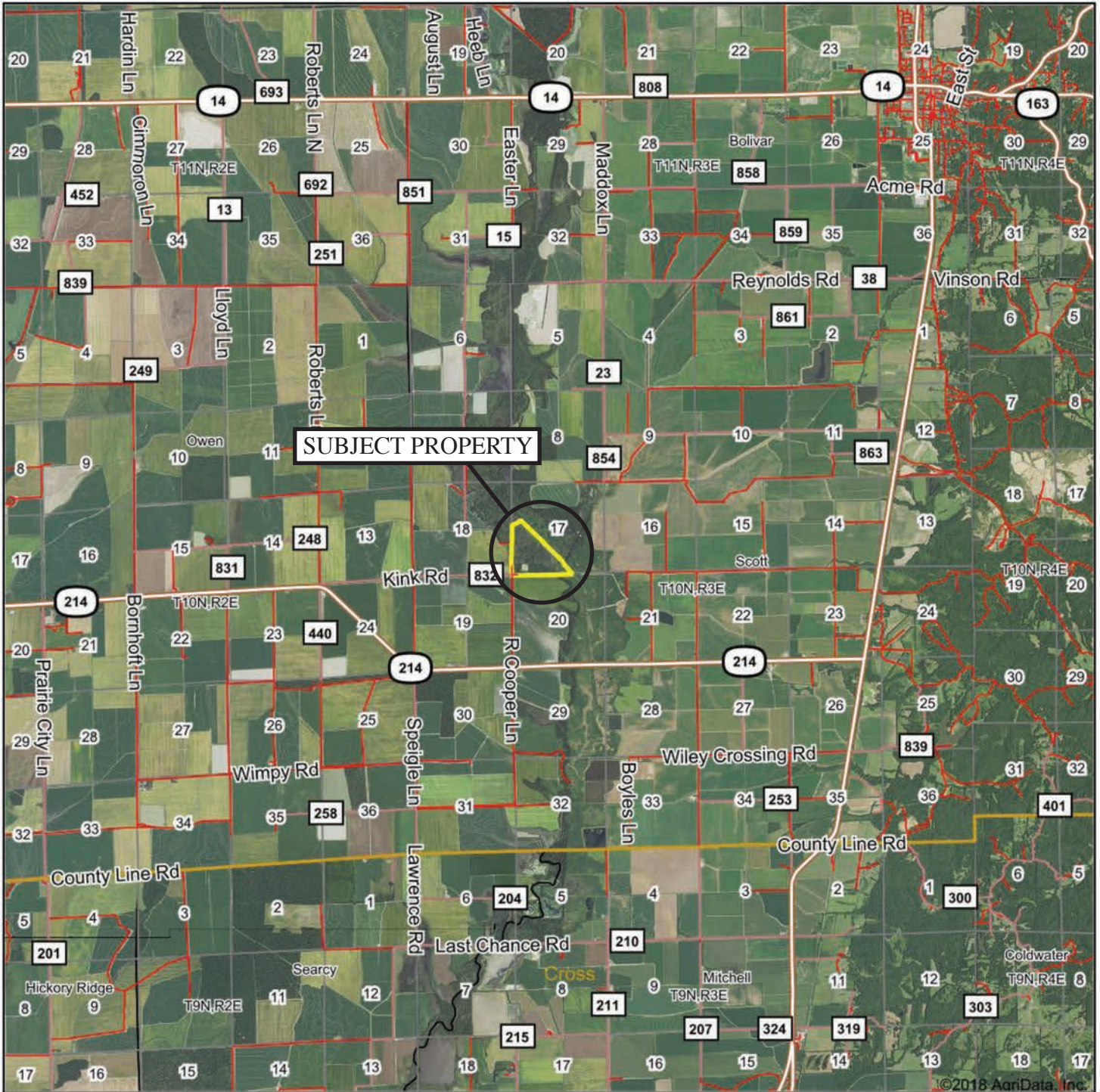
Offering Price: \$1,700,000.00

Contact: Any questions concerning this offering, or to schedule a property tour should be directed to Gar Lile (mobile: 501-920-7015), or Gardner Lile (mobile: 501-658-9275) of Lile Real Estate, Inc.

T10N • R3E



AERIAL MAP I



Maps Provided By:



surety
CUSTOMIZED ONLINE MAPPING
© AgriData, Inc. 2018 www.AgridataInc.com

map center: 35° 29' 36.76, -90° 47' 48.39

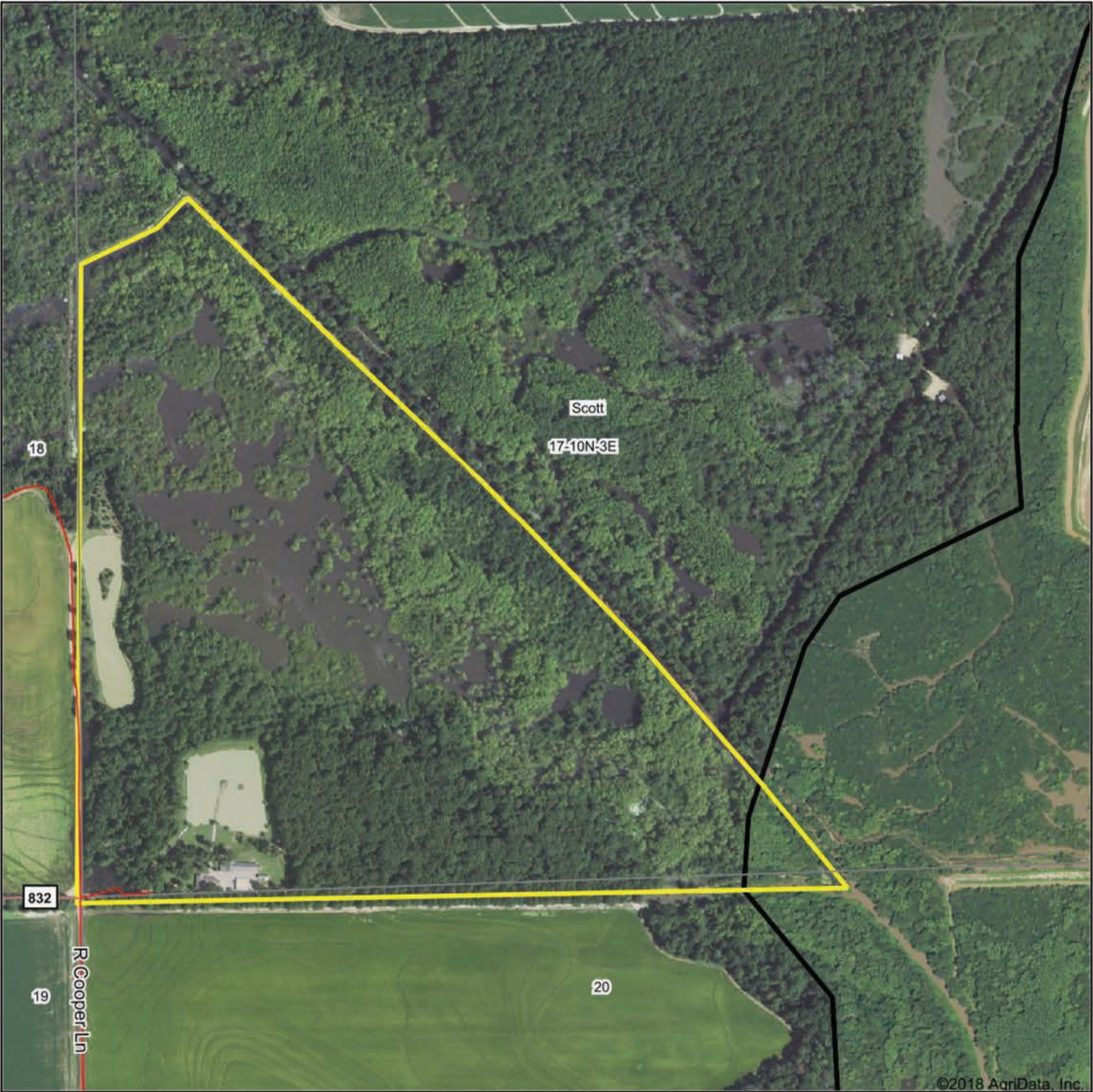
0ft 8930ft 17861ft

17-10N-3E
Poinsett County
Arkansas



4/10/2018

AERIAL MAP II



Maps Provided By:
 **surety**
CUSTOMIZED ONLINE MAPPING
© AgriData, Inc. 2018 www.AgriDataInc.com

map center: 35° 29' 36.95, -90° 47' 48.78

0ft 702ft 1404ft

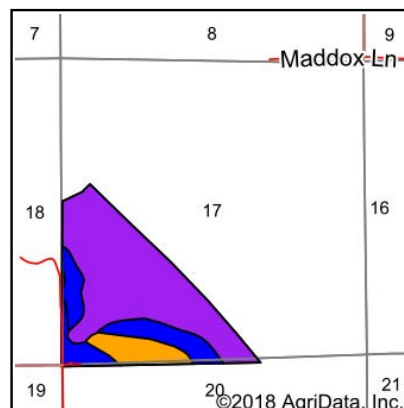
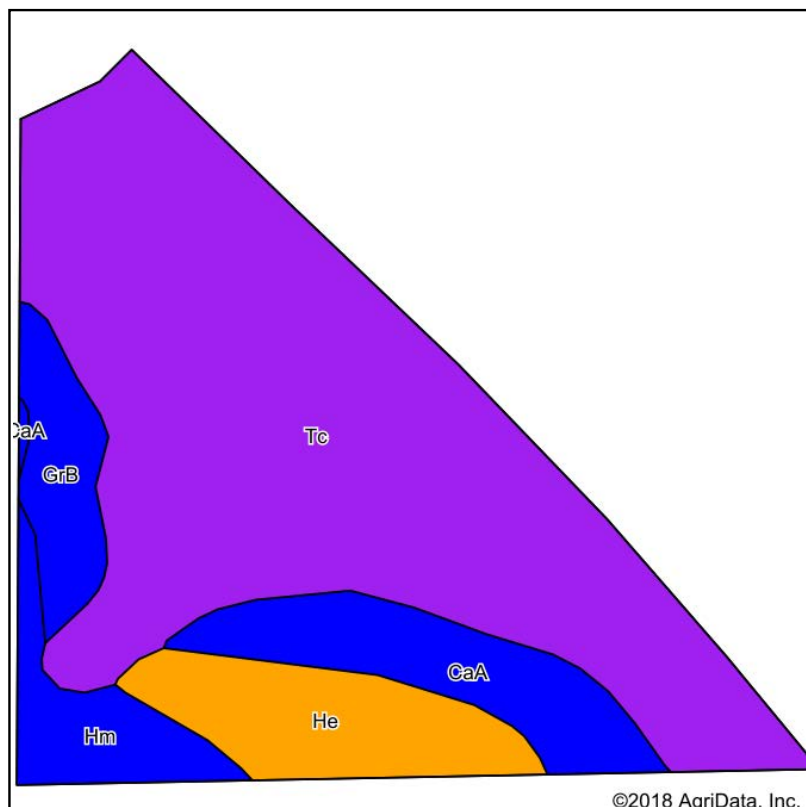
17-10N-3E
Poinsett County
Arkansas



4/10/2018

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

SOIL MAP



State: **Arkansas**
 County: **Poinsett**
 Location: **17-10N-3E**
 Township: **Scott**
 Date: **4/10/2018**



Maps Provided By:



surety
 CUSTOMIZED ONLINE MAPPING
 © AgriData, Inc. 2018 www.AgriDataInc.com



Soils data provided by USDA and NRCS.

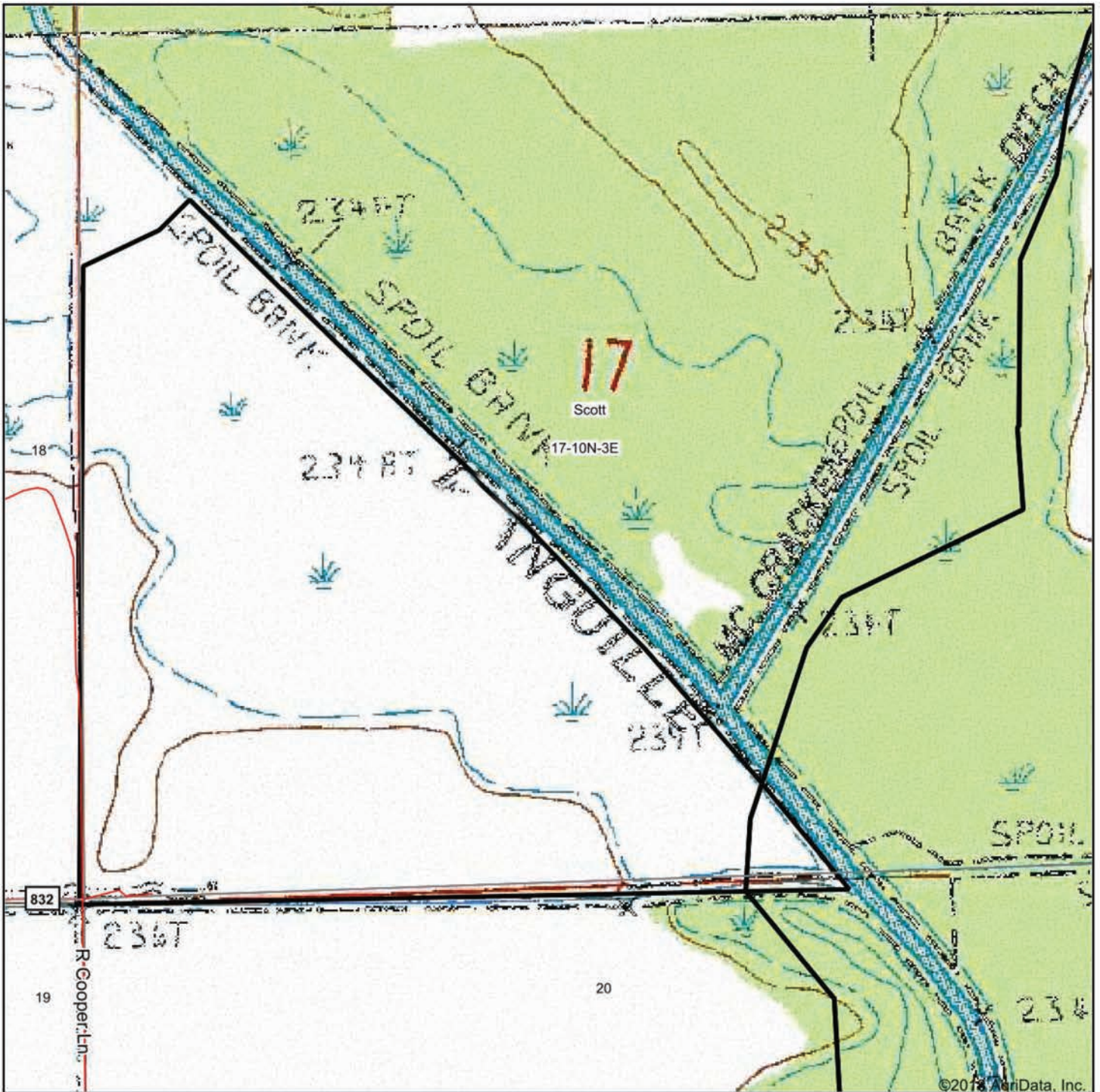
Area Symbol: AR111, Soil Area Version: 15

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	Tall fescue	Tob
Tc	Tichnor soils, frequently flooded	99.23	67.3%		Vw		8									
CaA	Calloway silt loam, 0 to 1 percent slopes	15.48	10.5%		Ilw		7	95	700	95		9	140	35	8	
He	Henry silt loam, 0 to 1 percent slopes	15.33	10.4%		Illw		5.5	70					120	30	6	
Hm	Hillemann silt loam, 0 to 1 percent slopes	8.94	6.1%		Ilw	6.5	6	70	500	80		8.5	125	30	7	
GrB	Grenada silt loam, 1 to 3 percent slopes	8.55	5.8%		Ile			85	700		4	9.5		38	8	
Weighted Average						0.4	7.1	26.4	144.3	14.8	0.2	2	34.7	10.8	2.4	

*c: Using Capabilities Class Dominant Condition Aggregation Method

Soils data provided by USDA and NRCS.

TOPOGRAPHY MAP



Maps Provided By:



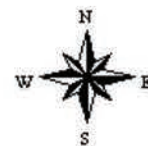
surety
CUSTOMIZED ONLINE MAPPING
www.AgridataInc.com

© AgriData, Inc. 2018

map center: 35° 29' 36.95, -90° 47' 48.78

0ft 702ft 1404ft

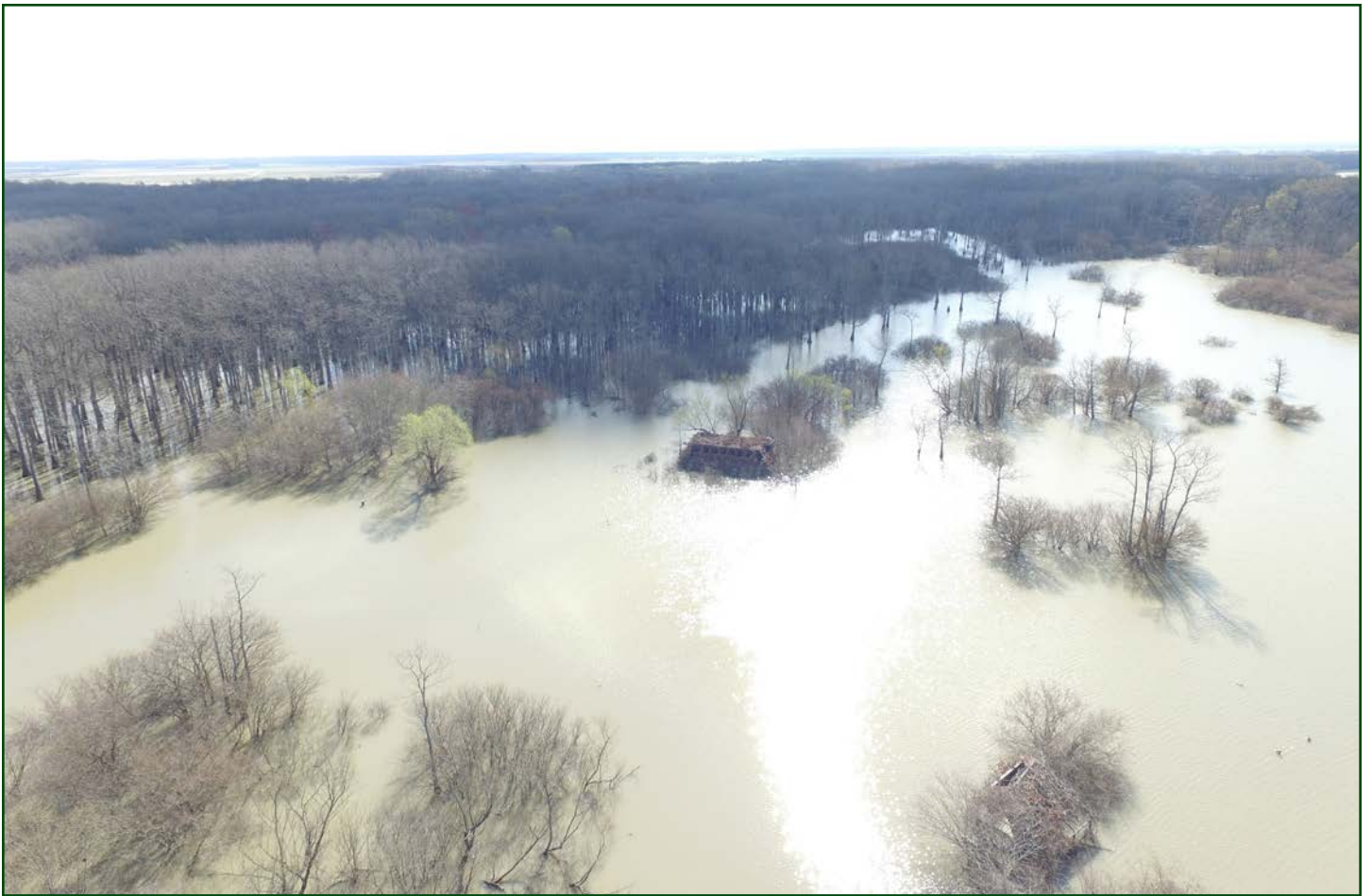
17-10N-3E
Poinsett County
Arkansas



4/10/2018

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





PRIMARY LODGE







SECONDARY LODGE



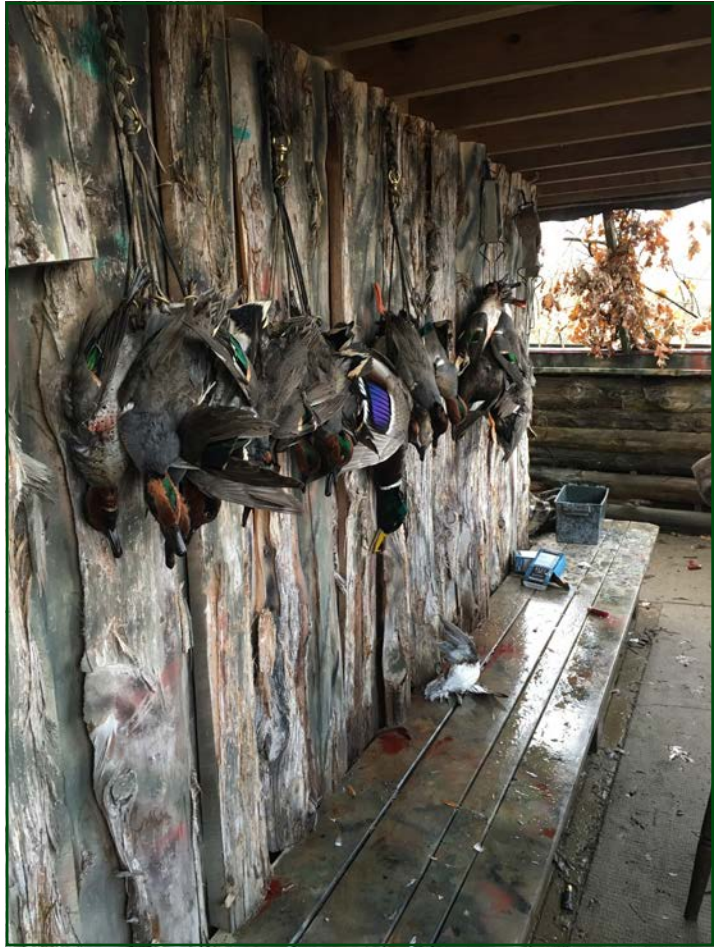




BUNK HOUSE









NOTES



LILE REAL ESTATE, INC.

Arkansas - Corporate Office

401 Autumn Road

Little Rock, AR 72211

501.374.3411 501.421.0031 (fax)

Tennessee - Regional Office

5521 Murray Avenue, Suite 110

Memphis, TN 38119

901.260.4580 901.260.4582 (fax)

info@lilerealestate.com

www.lilerealestate.com

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