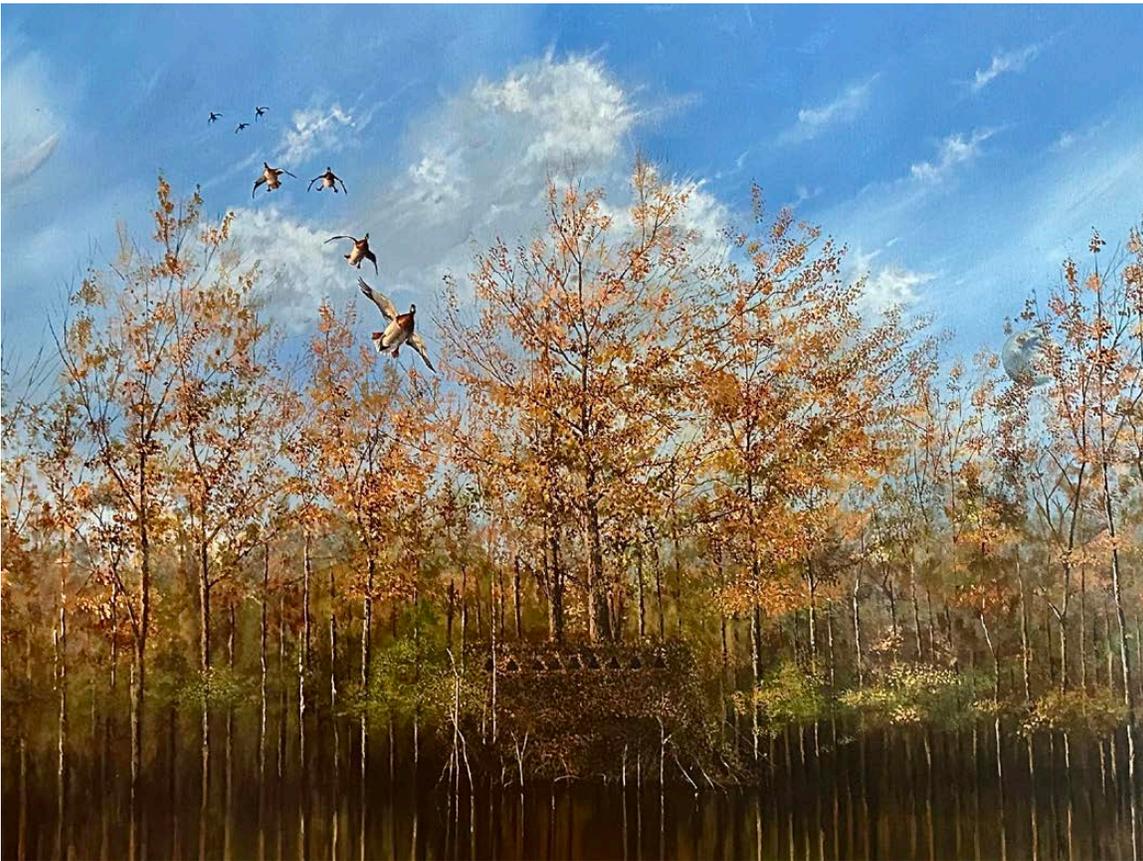


 **Greentree
Hunting Club**

1,066.0 +/- Acres ♦ Desha County, Arkansas

A PARTNERSHIP OPPORTUNITY



MYERS COBB

REALTORS

ARKANSAS • MISSISSIPPI • TENNESSEE





Greentree Hunting Club is a highly improved 1,066-acre turnkey hunting property offering three flooded timber impoundments, an agricultural landscape, waterfowl food plots, and expansive luxury lodging accommodations. The land is in Southeast Arkansas, positioned just west of the White, Arkansas, and Mississippi Rivers confluence, and is in a proven section of the lower Mississippi waterfowl flyway.

It is no secret that the delta region of Arkansas is the epicenter of waterfowl habitat in North America. The landscape is a special place for each partner and is meticulously managed from top to bottom by an experienced waterfowl hunter and outdoor consultant. Greentree is more than the average hunting club; it is a genuine signature estate.

The property is the result of years of planning and development. A comprehensive levee and water control system is in place, including underground water and surface water sources. The levee system has been in place for over 45 years, and the land has a proven success rate for consistent Arkansas-style green timber duck hunting. Last year's waterfowl harvest consisted of 81 percent mallards. Trophy whitetail, mourning dove, and other small game are abundant on the property and available for hunting.

The well-appointed guest facilities, beautiful oak grove, and a small lake complement the surrounding natural environment of the lodge surroundings. There is no detail of the facilities or property that has been overlooked. Rarely can one find such a combination of history, location, luxury accommodations, abundant wild game, and onsite management in one complete property.

Greentree is a place that recharges one's soul and personifies the sporting life to the whole degree. The owners are hunter-conservationists, offering an opportunity to a qualified individual to partner with them in ownership. Only on the rarest occasions does an opportunity present itself to acquire ownership in such a sheltered property. Ownership in Greentree will provide multiple benefits, privileges, and value appreciation for many years to come.

**A PARTNERSHIP OPPORTUNITY
IS AVAILABLE AT THE PRICE OF:**

\$1,825,000.00

SUMMARY OF SALIENT DETAILS



HABITAT / HUNTING

LAND

- 1,066 +/- acres, of which 866 +/- are within three distinct green timber, water-controlled impoundments
- 155 +/- agricultural acres planted in duck food plots
- 10 +/- acres in improvement grounds (lodges, boat houses, and shop/equipment storage)
- Approximately 7 miles of maintained boat trails

WATER CONTROL INFRASTRUCTURE

- Four 8-inch electric submersible wells for flooding
- 15 water control structures to maintain water levels
- 6 miles of well-built and maintained levee system

HUNTING

- 20+ maintained timber hunting holes
- 8 timber hole blinds, 3 pit blinds, 3 drag/skid blinds
- 11 box deer stands
- Decoys

HARVEST STATISTICS

- 1,000 ducks/year for over 13 years
- 3 mallards/hunter each day average over last 13 years
- Other waterfowl, deer, and small game

CONSERVATION

- Ducks Unlimited conservation easement plan in place on the original timber impoundment in which timber harvests, food plot manipulation and forestry mulching have been conducted. Anticipate future placement of Greentree East timber impoundment under conservation easement

AMENITIES / EQUIPMENT

PROFESSIONALLY MANAGED

- Full-time club and habitat specialist who is an accomplished guide with 25+ years of outfitting, wildlife management, and agricultural experience

FACILITIES

- Main Lodge - 4,000 sqft, fully-furnished and decorated, 6 private bedrooms with full baths, 1 chef's quarters, half bathroom, full-service commercial kitchen, pantry and cooler room, dining room, custom full bar, den, large stone fireplace, outside porch, grilling porch, and laundry/utility room
- East Lodge - 5,500 sqft, fully-furnished and decorated, 6 private bedrooms with baths suites, 2 guest bunk areas that sleep 6 each with independent bathroom facilities, half bath, den, custom bar, large stone fireplace inside and outside, oversized custom laundry room, full wrap-around exterior deck/sitting porch
- Property Manager's Cabin - 2,350 sqft
- Guide's Cabin - 1,400 sqft
- Hunt Prep Building - 1,800 sqft
- Main Boat House - 4 stall covered boat facility connected to Hunter Prep Building
- East Boat House - 2 stall covered boat facility
- Equipment/Shop Building A - 1,920 sqft
- Equipment/Shop Building B - 4,000 sqft (2,000 sqft enclosed)
- Dog kennel and Deer Processing Station

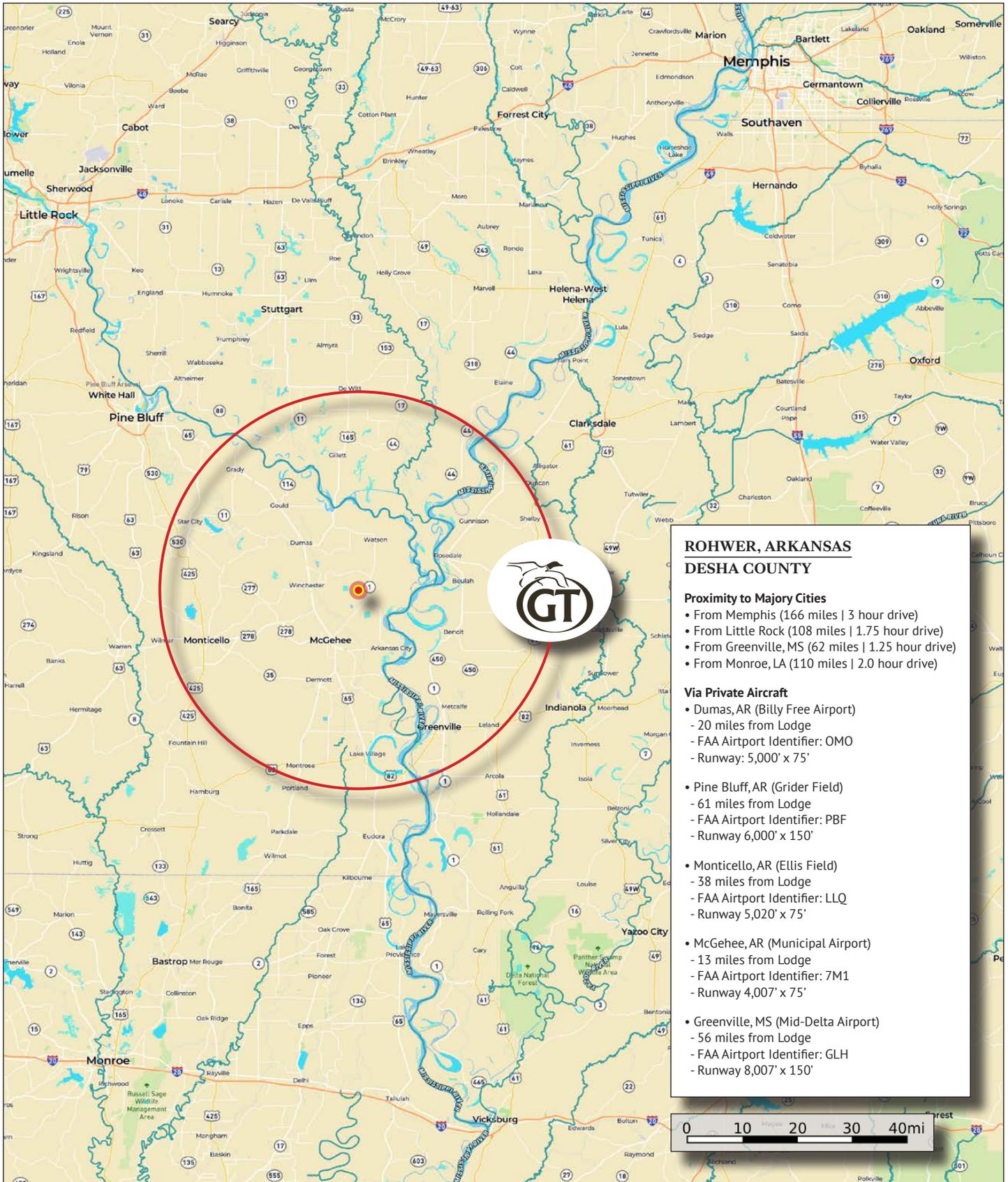
EQUIPMENT

- Toyota Tacoma 4WD, Toyota 4Runner 4WD, 1 Intimidator UTV, 1 Honda ATV
- 3 boats with direct drive engines
- New Holland 105hp manual FWD and Kubota 50 hp manual FWD tractor/front-end loaders
- Disc, titlage equipment, land plane, grader blade, planting equipment, and rotary cutter

OTHER AMENITIES

- Full-service dining, custodial, grounds and field staff during season

LOCATION



ROHWER, ARKANSAS
DESHA COUNTY

Proximity to Major Cities

- From Memphis (166 miles | 3 hour drive)
- From Little Rock (108 miles | 1.75 hour drive)
- From Greenville, MS (62 miles | 1.25 hour drive)
- From Monroe, LA (110 miles | 2.0 hour drive)

Via Private Aircraft

- Dumas, AR (Billy Free Airport)
 - 20 miles from Lodge
 - FAA Airtport Identifier: OMO
 - Runway: 5,000' x 75'
- Pine Bluff, AR (Grider Field)
 - 61 miles from Lodge
 - FAA Airtport Identifier: PBF
 - Runway 6,000' x 150'
- Monticello, AR (Ellis Field)
 - 38 miles from Lodge
 - FAA Airtport Identifier: LLQ
 - Runway 5,020' x 75'
- McGehee, AR (Municipal Airport)
 - 13 miles from Lodge
 - FAA Airtport Identifier: 7M1
 - Runway 4,007' x 75'
- Greenville, MS (Mid-Delta Airport)
 - 56 miles from Lodge
 - FAA Airtport Identifier: GLH
 - Runway 8,007' x 150'



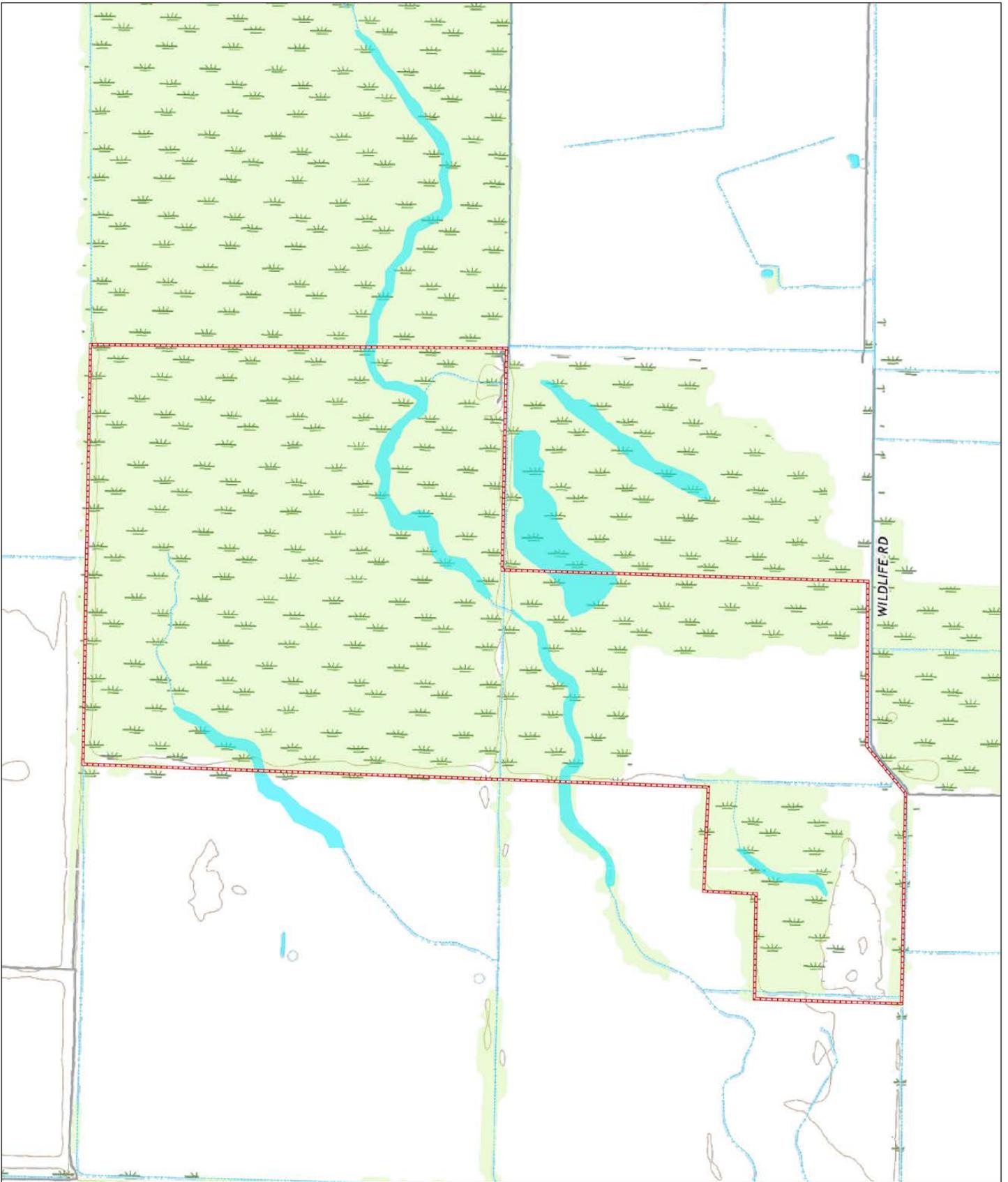




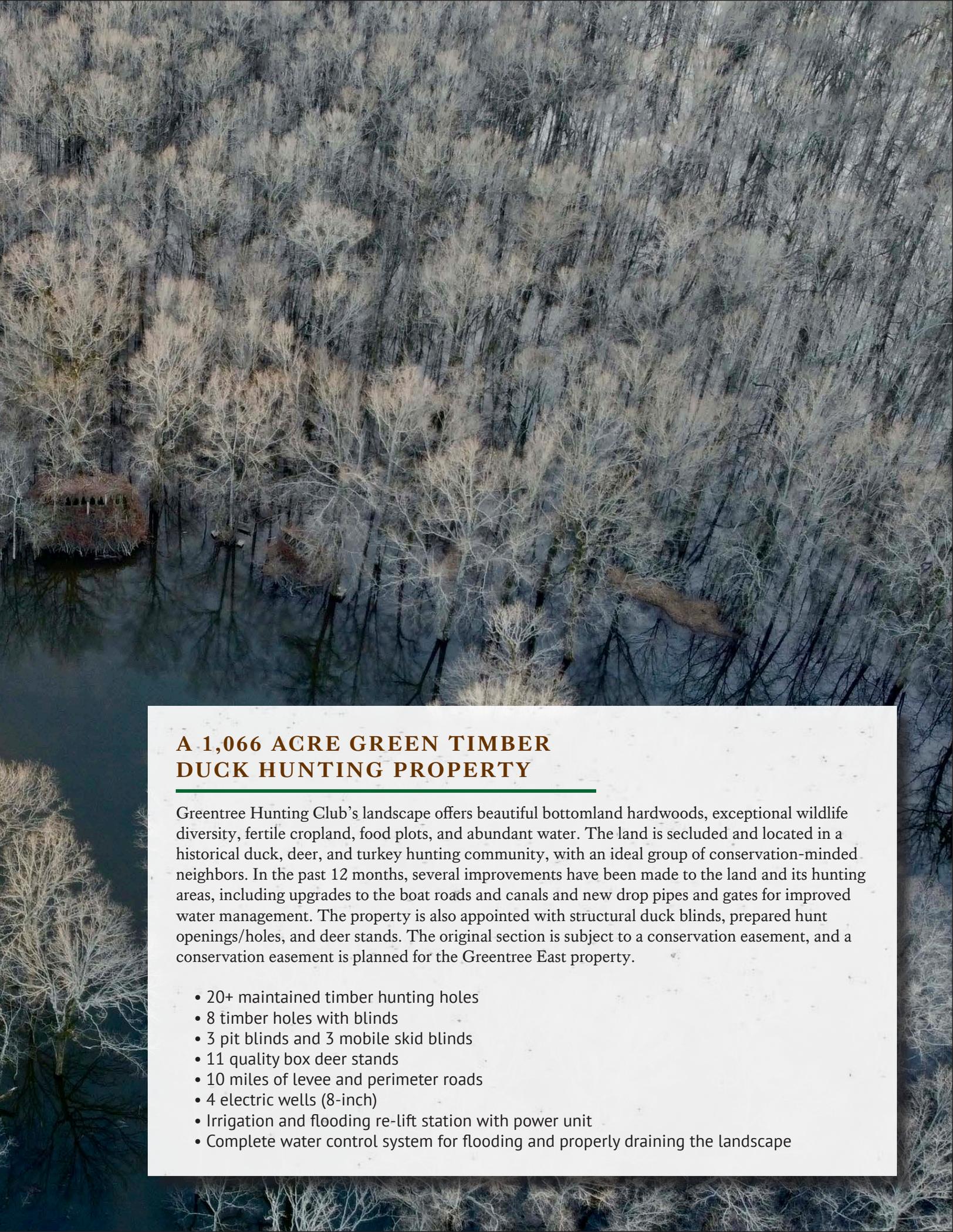
AERIAL VIEW



TOPOGRAPHY







A 1,066 ACRE GREEN TIMBER DUCK HUNTING PROPERTY

Greentree Hunting Club's landscape offers beautiful bottomland hardwoods, exceptional wildlife diversity, fertile cropland, food plots, and abundant water. The land is secluded and located in a historical duck, deer, and turkey hunting community, with an ideal group of conservation-minded neighbors. In the past 12 months, several improvements have been made to the land and its hunting areas, including upgrades to the boat roads and canals and new drop pipes and gates for improved water management. The property is also appointed with structural duck blinds, prepared hunt openings/holes, and deer stands. The original section is subject to a conservation easement, and a conservation easement is planned for the Greentree East property.

- 20+ maintained timber hunting holes
- 8 timber holes with blinds
- 3 pit blinds and 3 mobile skid blinds
- 11 quality box deer stands
- 10 miles of levee and perimeter roads
- 4 electric wells (8-inch)
- Irrigation and flooding re-lift station with power unit
- Complete water control system for flooding and properly draining the landscape

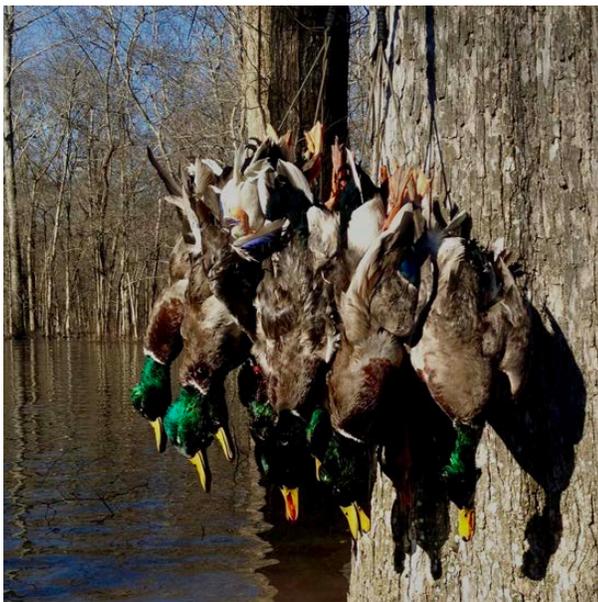
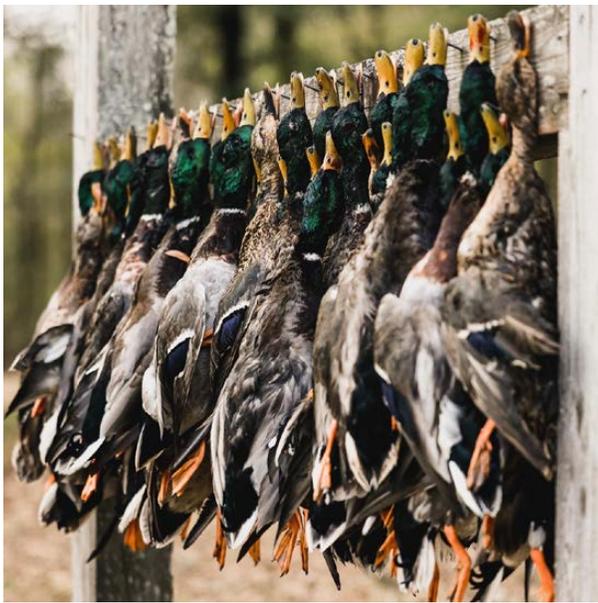


MYERS COBB
REALTORS

Chuck Myers
PARTNER + AGENT
LAND + RECREATIONAL PROPERTIES

901.830.5836 (M)
901.552.4036 (O)
chuck@myerscobbrealtors.com

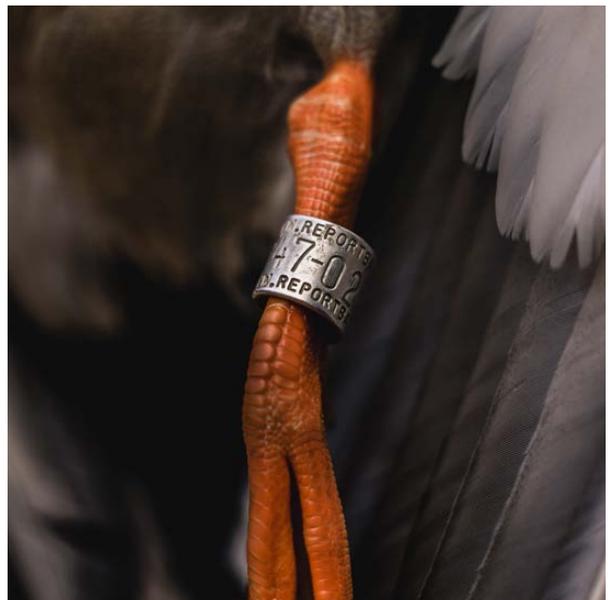
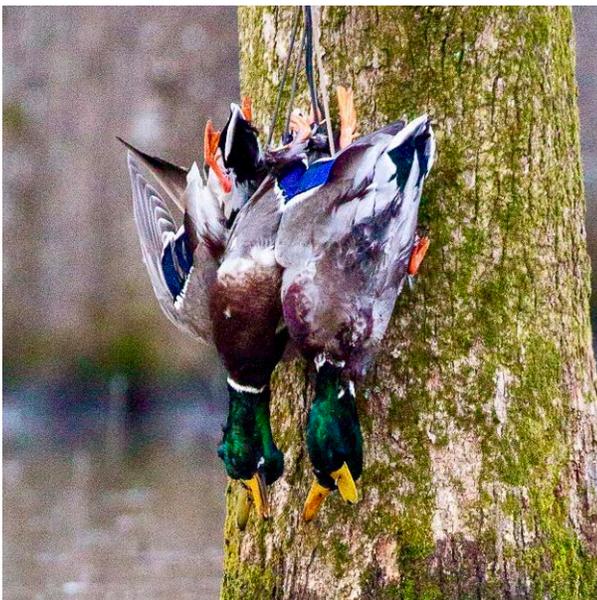
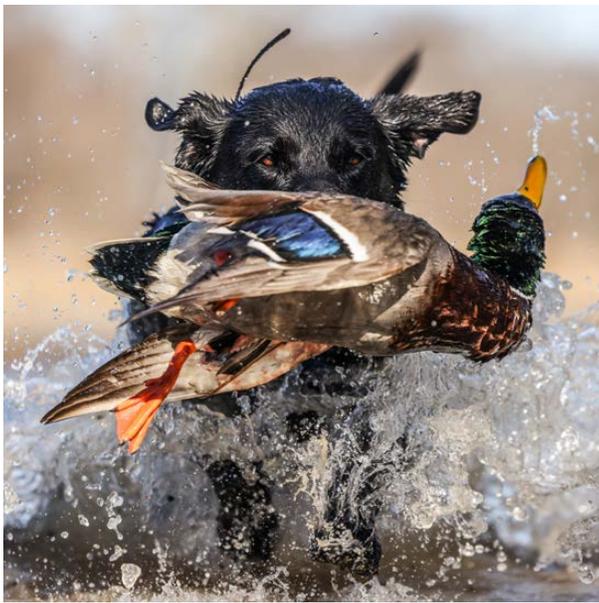












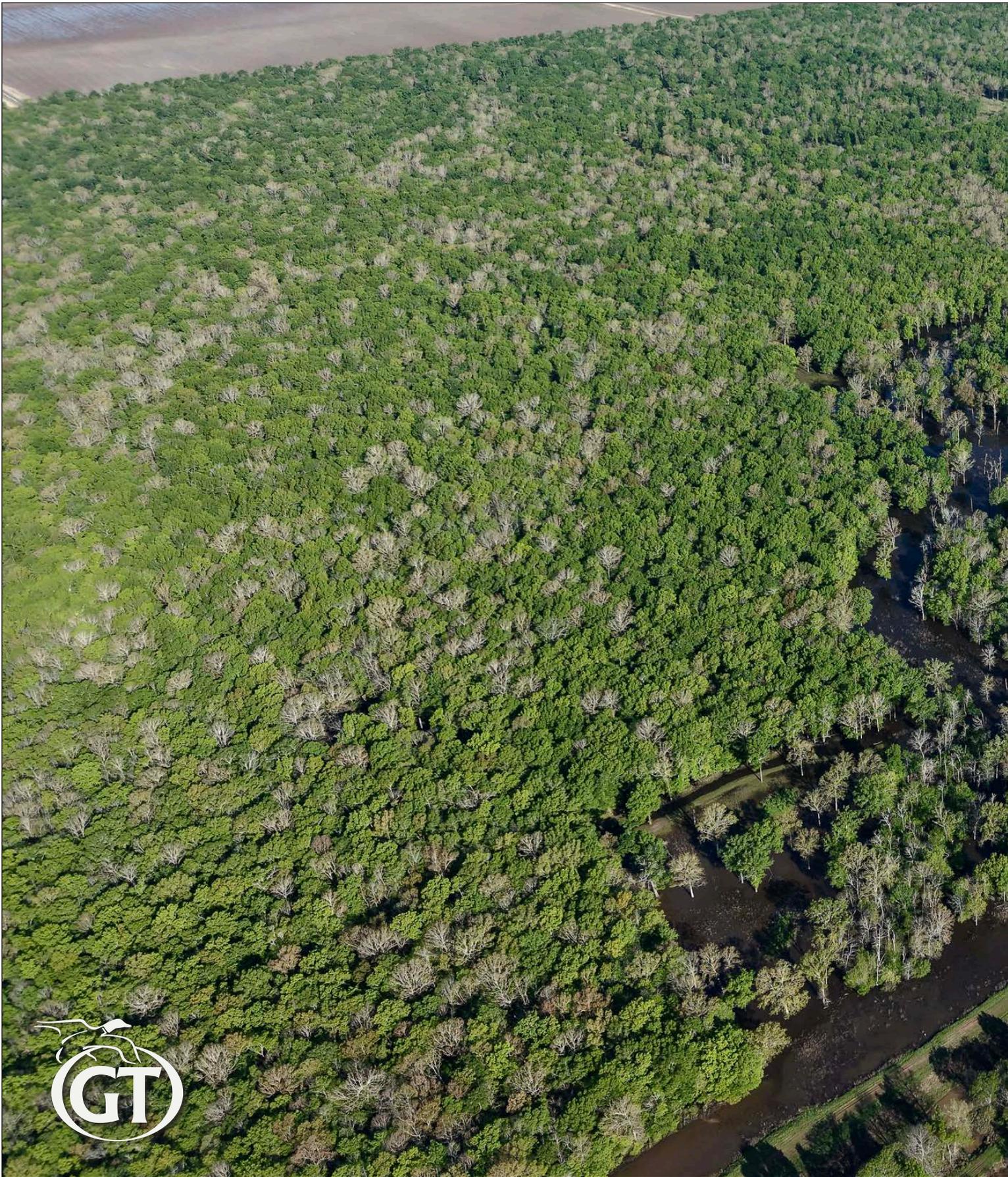




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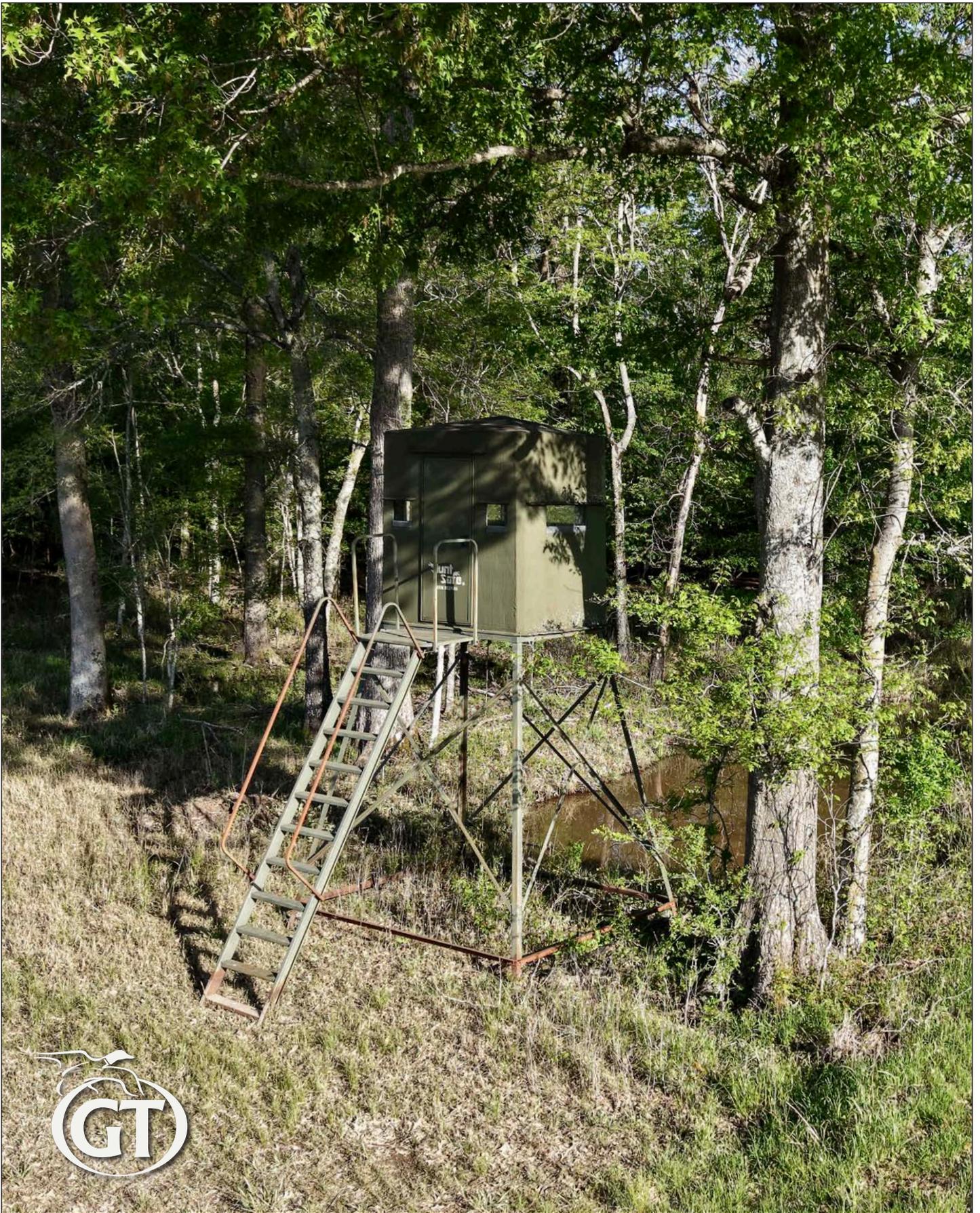
Chuck Myers
PARTNER + AGENT
LAND + RECREATIONAL PROPERTIES

901.830.5836 (M)
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chuck@myerscobbrealtors.com









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THE MAIN LODGE

Offering 4,000 square feet and fully furnished, this state-of-the-art hunting lodge is spectacular. The lodge contains a beautiful great room with a native Arkansas stone fireplace and surrounding leather seating. An antlered chandelier lights the vaulted ceiling and a room that is full of custom taxidermy and sporting art. A full-service professional kitchen serves a dining area that seats 14 comfortably. The custom bar is complete with a forged copper bar top with consistent bar stools crafted by Stone County Ironworks. The entire great room and kitchen are floored in beautiful walnut hardwood flooring.

- 6 private bedrooms with full baths tiled in Arkansas stone
 - 1 chef's bedroom with full bath
 - Full service commercial-style kitchen
 - Custom Bar
 - Half bathroom
 - Outside porch and Grilling Porch
 - Pantry and Cooler Room
 - Laundry Room

THE EAST LODGE

Designed by renowned sporting property architect John Harrison Jones, this newly finished lodge was completed in November of 2012. This lodge features custom woodwork in every room. A huge native Arkansas stone fireplace centers the great room and as well as the outside deck. This 5,500 square foot lodge has the finest amenities you can imagine. The custom bar features an Arkansas forged copper top in addition to wonderful taxidermy and the centerpiece custom bronze "The Greentree"! A large flat screen television centers the fireplace and an antlered chandelier is the center of the ceiling finished in beautiful Arkansas Eastern Red Cedar.

- 6 private bedrooms and bath suites
- 2 upstairs bunk style areas with oversize bathroom
- Half bathroom downstairs
- Full wraparound outside deck/sitting porch
- Custom Bar
- Oversize Laundry Room









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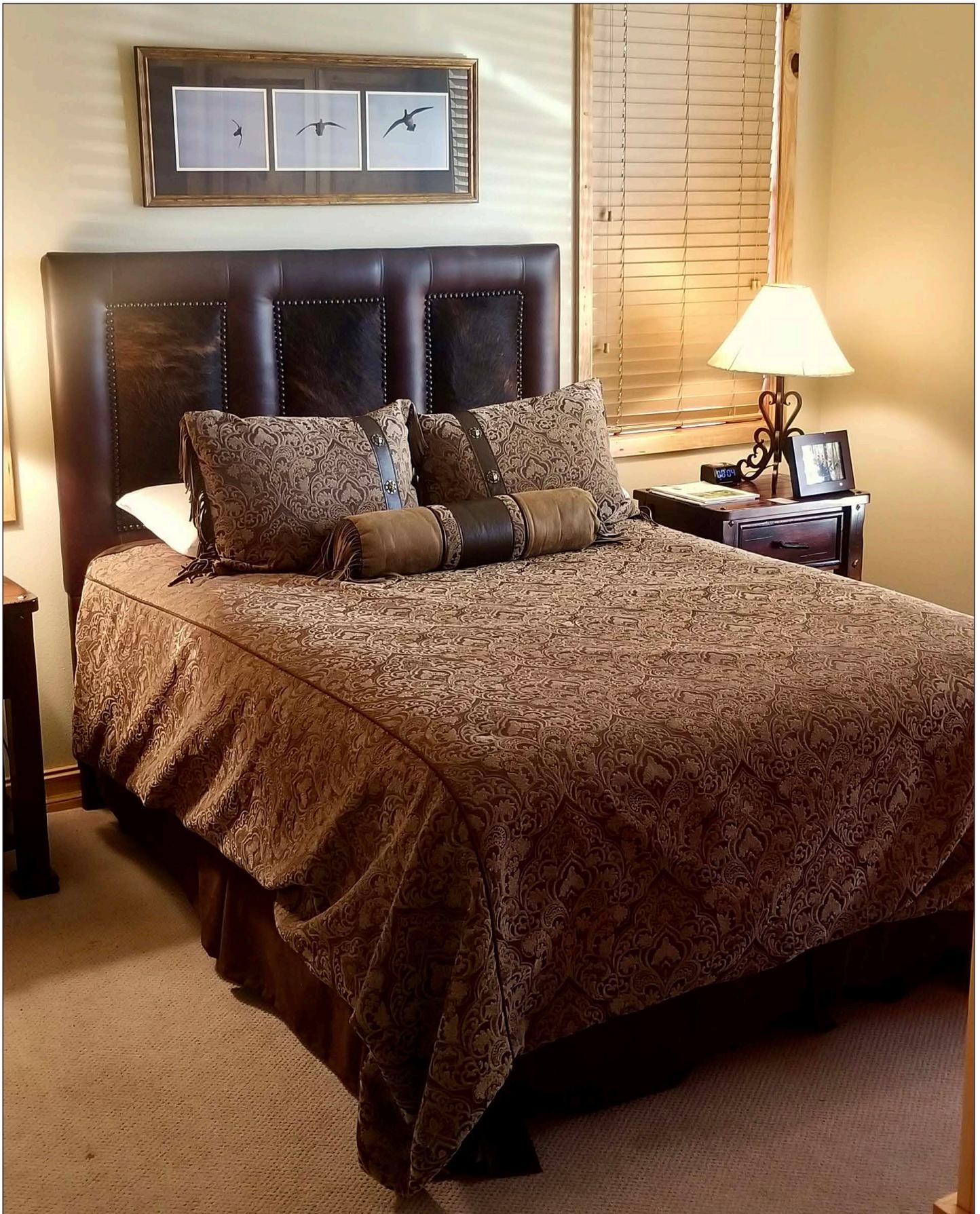
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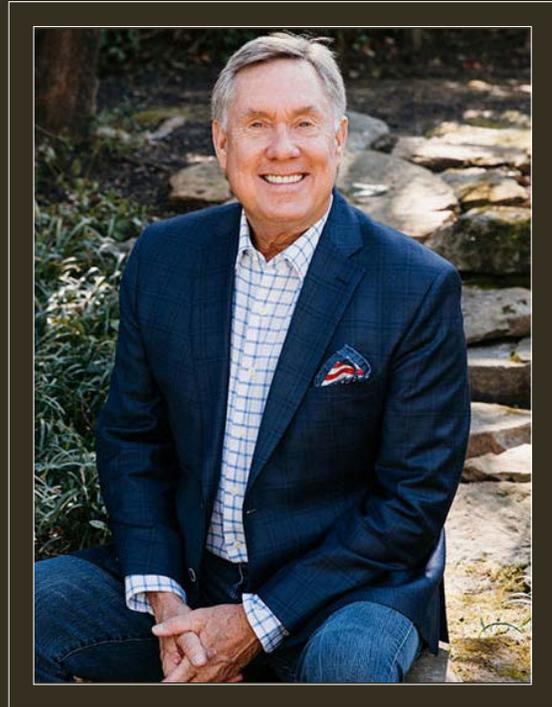
Chuck Myers

Chuck Myers is a Partner and Agent with Myers Cobb Realtors, licensed in Arkansas, Mississippi, and Tennessee. After an Agribusiness career as an industry National Sales and Marketing Manager, Chuck entered the real estate market, developing and managing legacy hunting clubs in North America.

Chuck has a proven history of marketing and selling equity in premium hunting properties. He also has many notable real estate sales of premier hunting clubs. Chuck has a 30 year market reputation of assisting clients and partners with the acquisition, development, management, and selling of exclusive recreational estates. Chuck has a comprehensive archive of hunting and farmland involvement achievements. A limited list includes Greenbriar, River Oaks, Wolf Farm, Paradise, Deer Creek, and Delta Duck Farms.

Over the years, Chuck has developed an extensive range of relationships with qualified land investors and professionals within the agriculture and outdoor real estate business. He is a seasoned land specialist and has transacted millions of dollars in Mid-South land sales. A knowledge of land and a passion for the outdoors, Chuck identifies with the client, is direct, and enjoys the agent-client transactional relationship.

He and his wife, Jerri, have three children, seven grandchildren, and currently reside in Memphis, Tennessee.



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REALTORS

WWW.MYERSCOBBREALTORS.COM

Chuck Myers

PARTNER + AGENT
LAND + RECREATIONAL PROPERTIES

901.830.5836 (M)
chuck@myerscobbrealtors.com

6075 Poplar Ave. Suite 727
Memphis, TN 38119

901-552-4036 (O)
info@myerscobbrealtors.com

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