

Flight Lane Reserve

NEW ACREAGE & PRICE

700.0 +/- Acres • Woodruff & Jackson Counties, AR

AVAILABLE FOR ACQUISITION: *Flight Lane Reserve is an outstanding and proven duck hunting property. The land rests on Bayou DeView and has been restored to ideal waterfowl habitat by Ducks Unlimited biologists and habitat engineers. The property offers 18 diverse hunting locations from fields, flooded green-timber, and an old Bayou DeView channel. The land offers excellent whitetail deer hunting as well.*



MYERS COBB

REALTORS

ARKANSAS • MISSISSIPPI • TENNESSEE

Flight Lane Reserve

PROPERTY SUMMARY

Flight Lane Reserve is an opportunity to acquire an outstanding turn-key and proven duck hunting property in one of the best waterfowl wintering areas in Arkansas. The property is in Woodruff and Poinsett Counties and comprises 700.0 +/- total acres. The land provides a diverse duck hunting environment, from shallow, moist-soil vegetation fields, sloughs, and potholes to treelines, bottomland green-timber along Bayou DeView, and the old bayou channel oxbow. The property is a quintessential Arkansas duck hunting environment, with prairie land reminiscent of a David Maass northern marsh painting. The hunting land is very secluded and positioned directly on the legendary Bayou DeView duck flyway (hence the name Flight Lane Reserve).

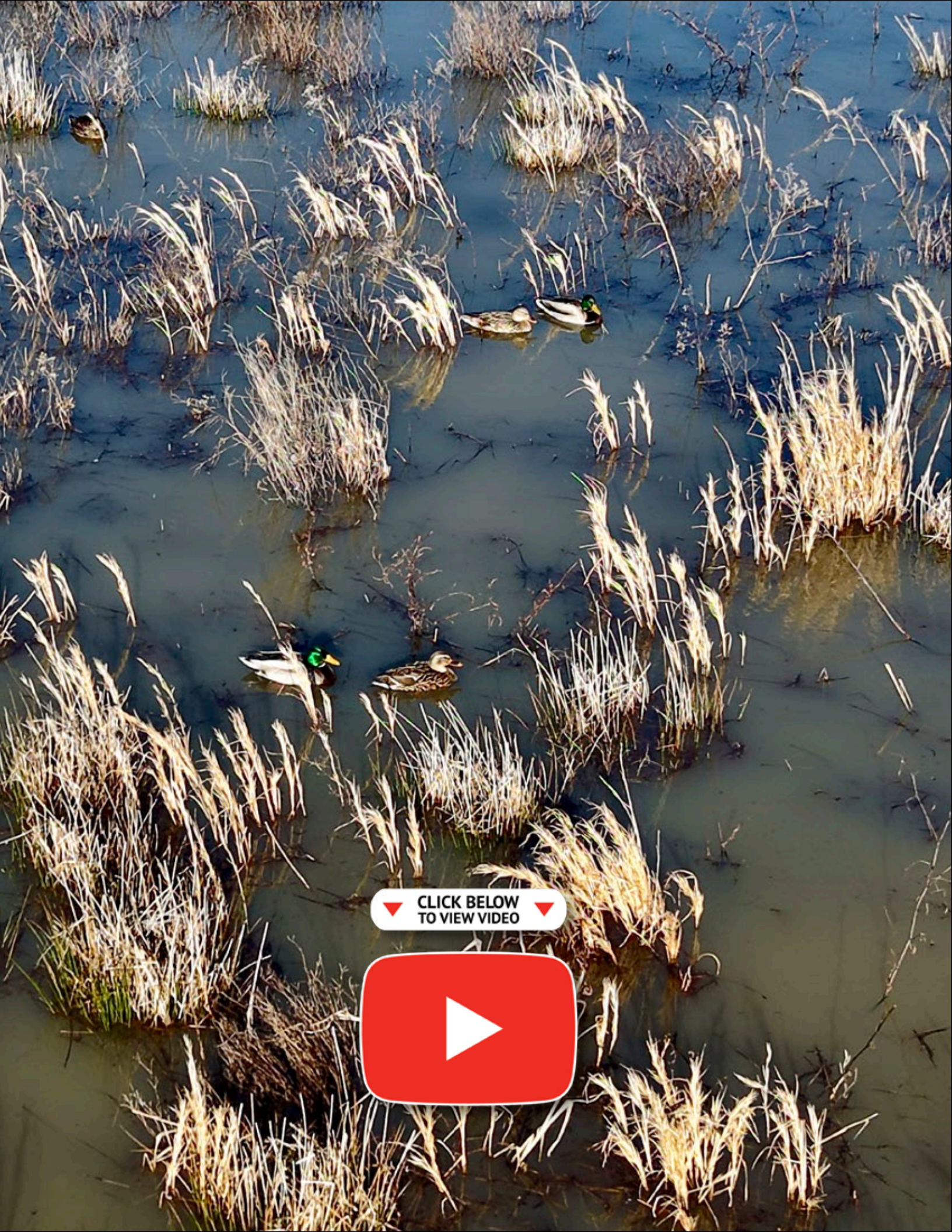
The Cache River is just a few miles to the west, and legendary duck hunting properties such as Strait Lake, the Coco-Cola Woods, and several others are nearby. Thousands of acres of adjacent land are managed for waterfowl in the autumn and winter, which contributes to holding large concentrations of ducks in the immediate area. Corn, millet, and milo could be planted in several locations to establish exceptional feeding areas for ducks.

In 2018, the property was enrolled in the USDA Natural Resources Conservation Service (NRCS) Wetlands Reserve Easement (WRE) wetlands restoration program. Ducks Unlimited managed the WRE restoration project, which included the development of eight moist-soil units, major levee construction, and water-control improvements. Over 64,000 trees were planted in areas to restore the natural forest. The property and adjacent land are considered a substantial area of focus for The Nature Conservancy in Arkansas in their effort to restore the Bayou DeView basin to its natural state.

More often than not, Bayou DeView supplies sufficient water to flood the land for duck hunting. The water control systems are designed so that when Bayou DeView swells, the pipes can be opened to allow water to flow onto the hunting land. When the water reaches a certain level, the pipes can be closed, trapping the water. The water control pipes have spillways, which maintain the water at a level best for ducks and hunting. The duck hunting land can also be artificially flooded via an electric well tied to underground piping, which delivers water to four risers.

The property has private gated access and an excellent road and levee system for travel throughout. All major points of interest are easily accessible via a four-wheel drive vehicle or ATV/UTV, depending on conditions. There are many hunting locations, which are also accessible by boat.

Flight Lane Reserve is an outstanding duck hunting property, which must be seen to appreciate. The landholding is offered for sale at the price of \$4,600,000.00. Qualified buyers should contact Chuck Myers of Myers Cobb Realtors at 501-830-5836 with questions or to schedule a property tour.



▼ CLICK BELOW ▼
TO VIEW VIDEO



PROPERTY DETAILS AND FEATURES

Acreage – Flight Lane Reserve consists of three tracts totalling 700.0 +/- acres

Tract 1 (North Tract): 418.83 +/- acres

- 84.0 +/- acres Developed moist-soil units
- 265.0 +/- acres Reforested land planted in beneficial trees for wildlife
- 52.0 +/- acres Bottomland hardwoods and natural vegetation associated with Bayou DeView
- 17.83 +/- acres Levees, ditches, roads, well sites, natural vegetation

Tract 2 (South Tract): 281.17 +/- acres

- 195.3 +/- acres Developed moist-soil units
- 50.0 +/- acres Bottomland hardwoods and woody vegetation associated with Bayou DeView
- 35.87 +/- acres Levees, ditches, roads, well sites, natural vegetation

Location – The property is located just northeast of McCrory, Arkansas in Woodruff and Poinsett Counties.

Coordinates: 35.33900° N, 91.05654° W

- McCrory, AR: 12 +/- miles
- Searcy, AR: 46 +/- miles
- Memphis, TN: 70 +/- miles
- Wynne, AR: 26 +/- miles
- Jonesboro, AR: 44 +/- miles
- Little Rock, AR: 92 +/- miles

Directions – Tract 1 and 2: Starting from McCrory, AR, travel north on AR Highway 17 for 2 miles, then turn right (east) onto AR Highway 269 and travel .5 miles, then turn left (north) onto AR Highway 37 and travel northeast for 4.5 miles, then turn right (east) onto AR Highway 145 and travel 4.5 miles to County Road 36 and continue to travel east for 1 mile to the subject property. Starting from Hickory Ridge, AR, travel south on U.S. Highway 49 for 4 miles, then turn right (west) onto County Road 132 and travel 1.5 miles, take a slight right turn onto County Road 36, and travel 1.25 miles to the subject property. Starting from Fair Oaks, AR, travel north on U.S. Highway 49 for 6 miles, then turn left (west) onto County Road 132 and travel 1.5 miles, take a slight right turn onto County Road 36, and travel 1.25 miles to the subject property. The property has private gated access and an excellent road/levee system for travel throughout.

Access – The property has an excellent road and levee system, providing excellent access throughout. All major points of interest are easily accessible via 4-wheel drive vehicles, depending on conditions. It is advisable to use an ATV or UTV when conditions are wet. In addition, there are areas accessible by boat.

The Landscape – Bayou DeView flows southerly along the east boundary of both tracts. All of the property is considered wetlands, consisting of moist-soil vegetated fields, potholes, natural sloughs, and bottomland timber associated with Bayou DeView.

Ducks Unlimited Restoration Project – In 2018, the property was enrolled in the USDA Natural Resources Conservation Service (NRCS) Wetlands Reserve Easement (WRE) program. The mission of the WRE program is to restore critical habitats to their natural state for migratory waterfowl and other wildlife. Ducks Unlimited coordinated the WRE restoration project for the NRCS on the property. The project included developing 8 moist-soil units totaling 201 +/- acres and planting 64,000 trees. These trees included bald cypress, cherry bark oak, nuttall oak, shumard oak, swamp chestnut oak, water oak, willow oak, pecan, persimmon, and sugarberry. In addition to the wetland habitat development and reforestation, significant levee construction and water-control structural improvements were performed.

Hunting Opportunities – The property has a proven history of offering outstanding duck hunting at 18 established locations. The land is right on the Bayou DeView flyway, and the Cache River is just a few miles west. Notorious duck hunting clubs and other managed waterfowl properties are near the hunting land. The property provides a diverse hunting habitat from shallow natural fields, sloughs, and treelines to flooded green-timber timber associated with Bayou DeView, small open short-tree pockets, and a portion of the original Bayou DeView channel. The property could be significantly enhanced by planting duck food crops such as corn, millet, and milo. The land offers excellent deer hunting along the corridor of Bayou DeView and the upland acreage located on Tract 2.

Water Resources – An electric well is located on Tract 2 just off County Road 36, behind a main access gate. The well is tied to underground piping, which delivers water to 4 risers (1 on Tract 1 and 3 on Tract 2). The property has levees and water control systems for proper water management. Bayou DeView is the primary water source for flooding the land for duck hunting. More often than not, Bayou DeView water levels are sufficient, and water control systems are such that when Bayou DeView rises, pipes can be opened to allow water to flow onto the property. When the water reaches a certain level, the pipes can be closed, trapping the water at a specific level. The water control pipes have spillways, which keep the water at a level best for ducks and hunting.

Mineral Rights – All mineral rights (if any) shall transfer to the Buyer

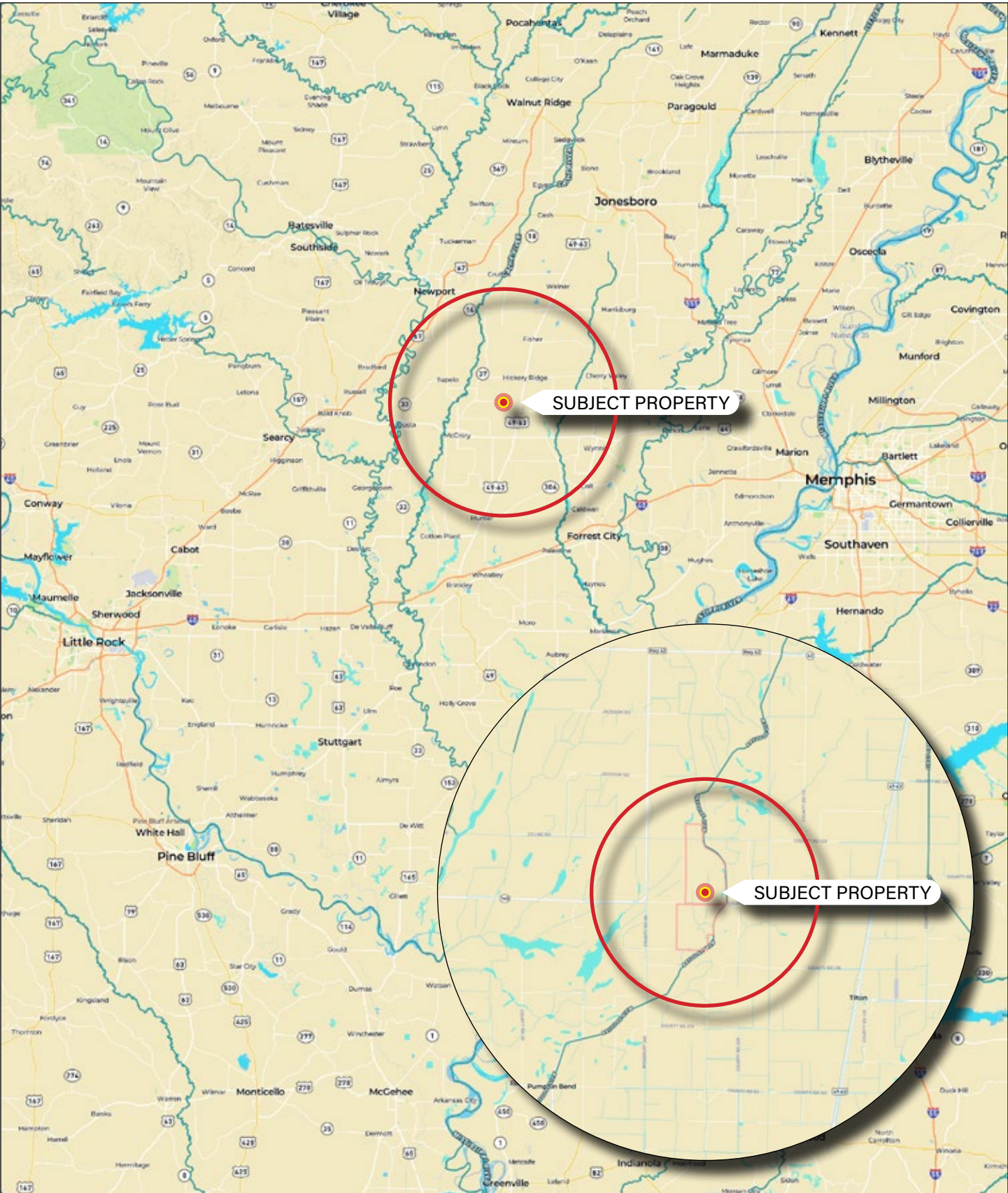
Real Estate Taxes – \$720.93 estimated (source: Woodruff and Poinsett County Assessors)

Offering Price – \$4,600,000.00 (\$6,571.00 per acre)

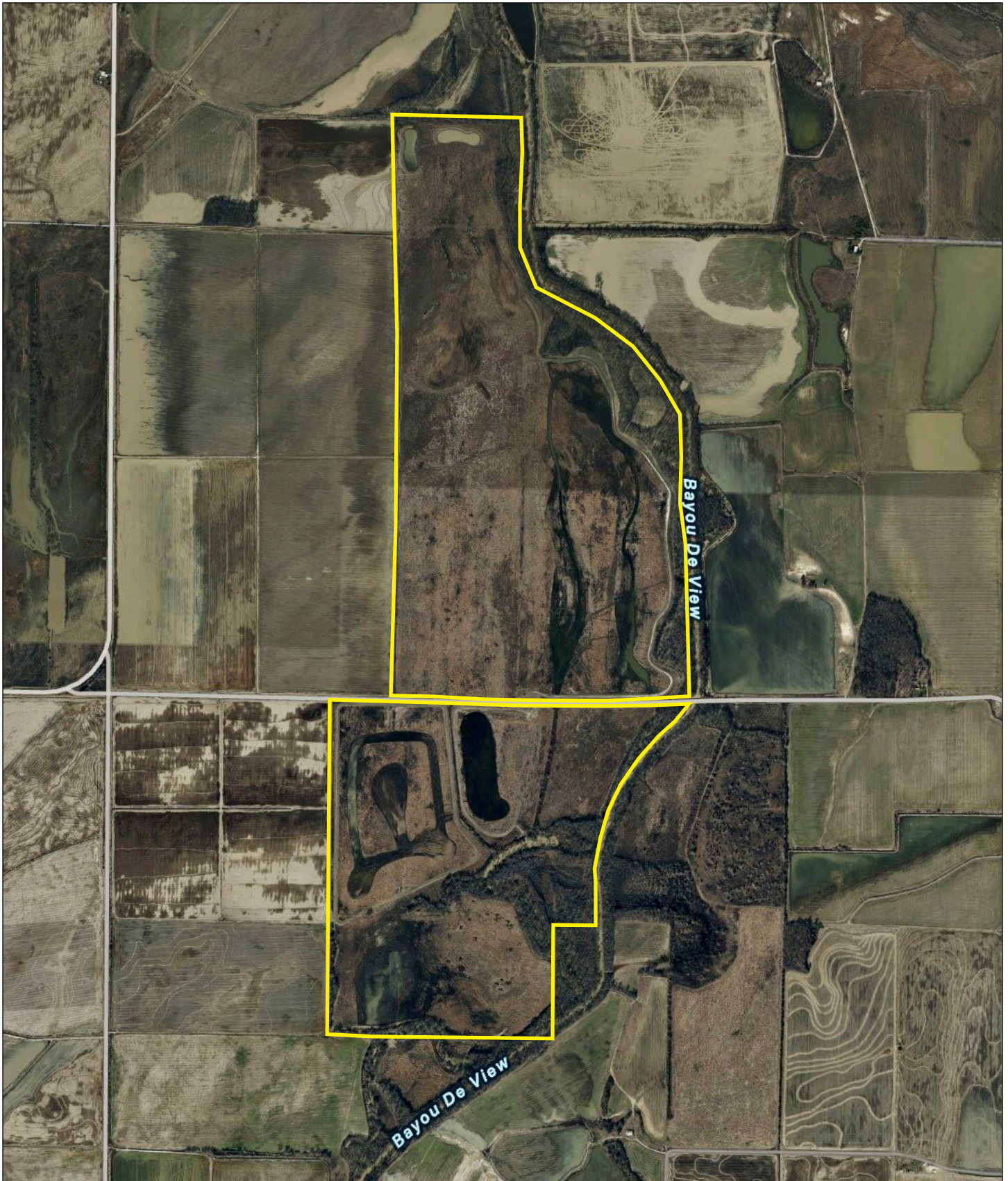
Contact – Qualified buyers should contact Chuck Myers of Myers Cobb Realtors at 501-830-5836 regarding questions or scheduling a property tour.

ATTENTION: Myers Cobb Realtors is the Exclusive Agent for the property described herein. This property brochure and all information contained herein are believed to be correct; however, no guarantee is made as to its certainty. Prospective buyers are urged to inspect the property and perform independent due diligence. Myers Cobb Realtors and its agents assume no liability as to errors, omissions, or investment results. All information is approximate. Some images shown within this property brochure are used for representative purposes and may not have been taken on location at the subject property. A representative of Myers Cobb Realtors must be present to conduct a tour of the property. We respectfully request that interested parties contact us in advance to schedule a proper showing and not attempt to tour or trespass on the property on their own. Thank you for your cooperation.

PROPERTY LOCATION



PROPERTY SATELLITE VIEW



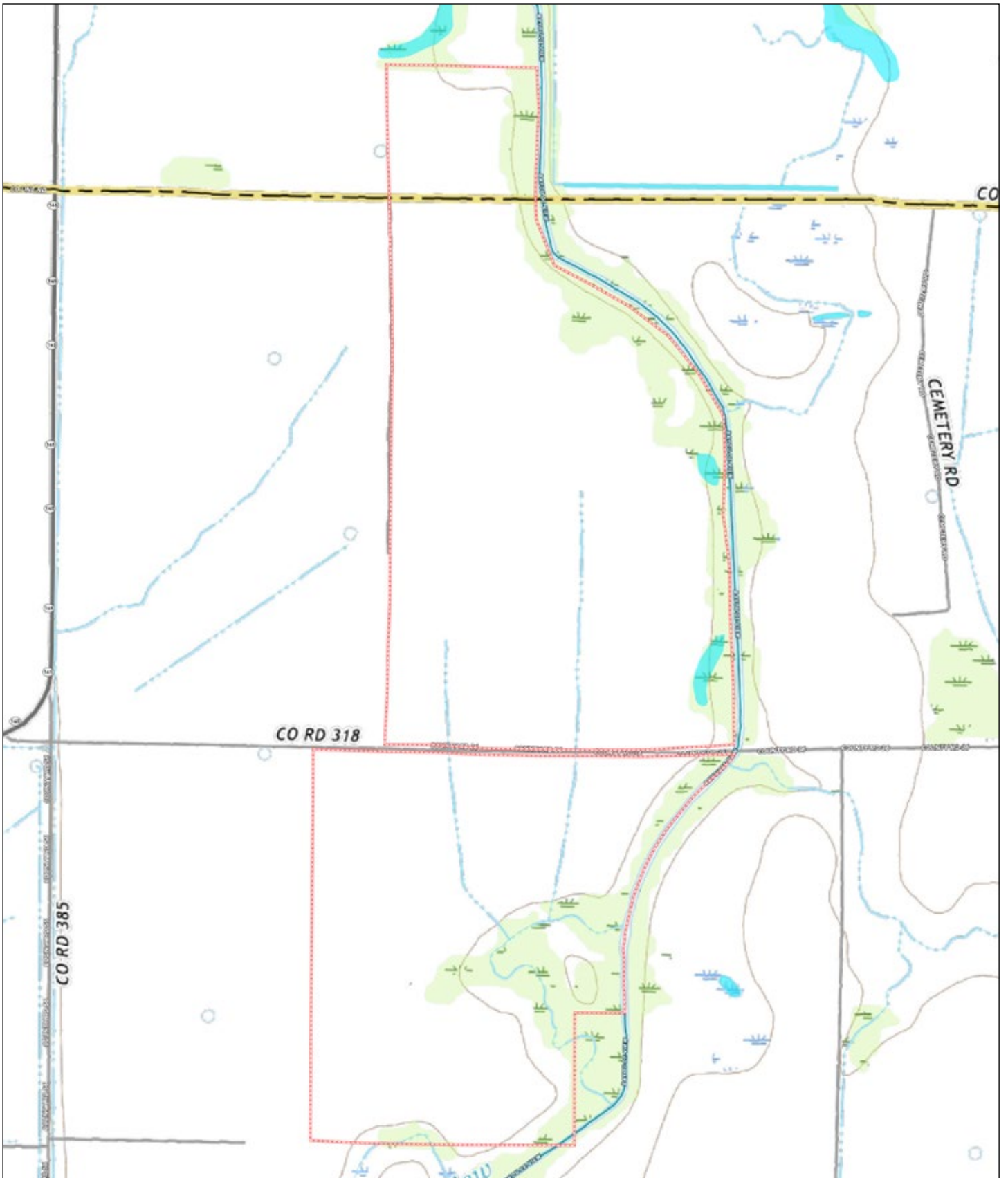
FLIGHT LANE RESERVE
WOODRUFF AND POINSETT COUNTIES, ARKANSAS

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TRACTS 1 & 2 LAND MAP



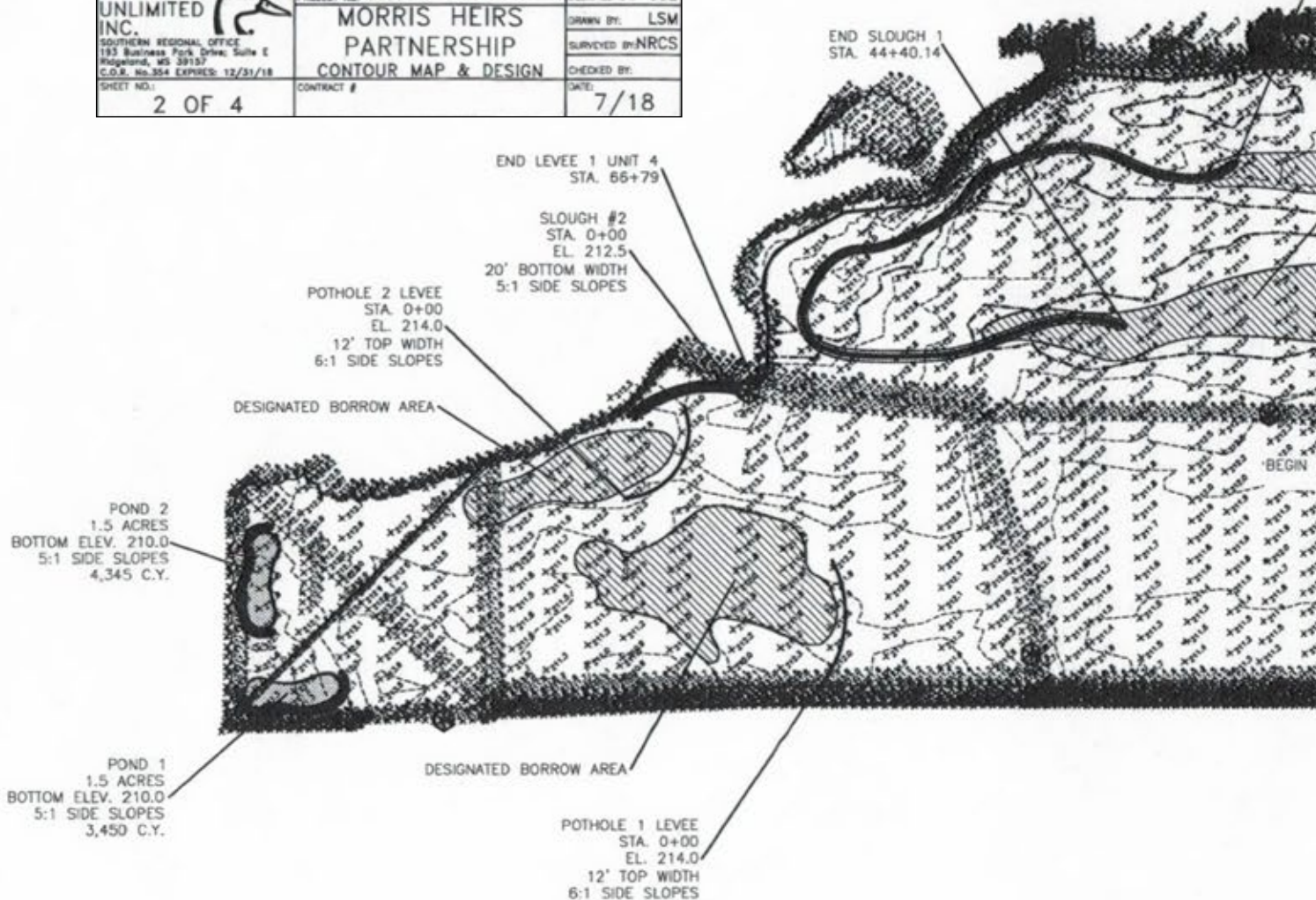
TRACTS 1 & 2 TOPOGRAPHY MAP



DUCKS UNLIMITED WRE PROJECT: TRACTS 1 & 2

NOTICE: THIS DOCUMENT IS RELEASED FOR THE PURPOSE OF INTERIM REVIEW UNDER THE AUTHORITY OF JOHN C. LIEB, P.E. 13927, ON JULY 17, 2018. IT IS NOT TO BE USED FOR CONSTRUCTION, BIDDING, OR PERMIT PURPOSES.		
DUCKS UNLIMITED INC. SOUTHERN REGIONAL OFFICE 193 Business Park Drive, Suite E Hugeland, MS 39157 C.O.R. No. 354 EXPIRES: 12/31/18 SHEET NO.: 2 OF 4	PROJECT NO. DU-AR-91-1 MORRIS HEIRS PARTNERSHIP CONTOUR MAP & DESIGN CONTRACT #	DESIGNED BY: JCL DRAWN BY: LSM SURVEYED BY: NRCS CHECKED BY: DATE: 7/18

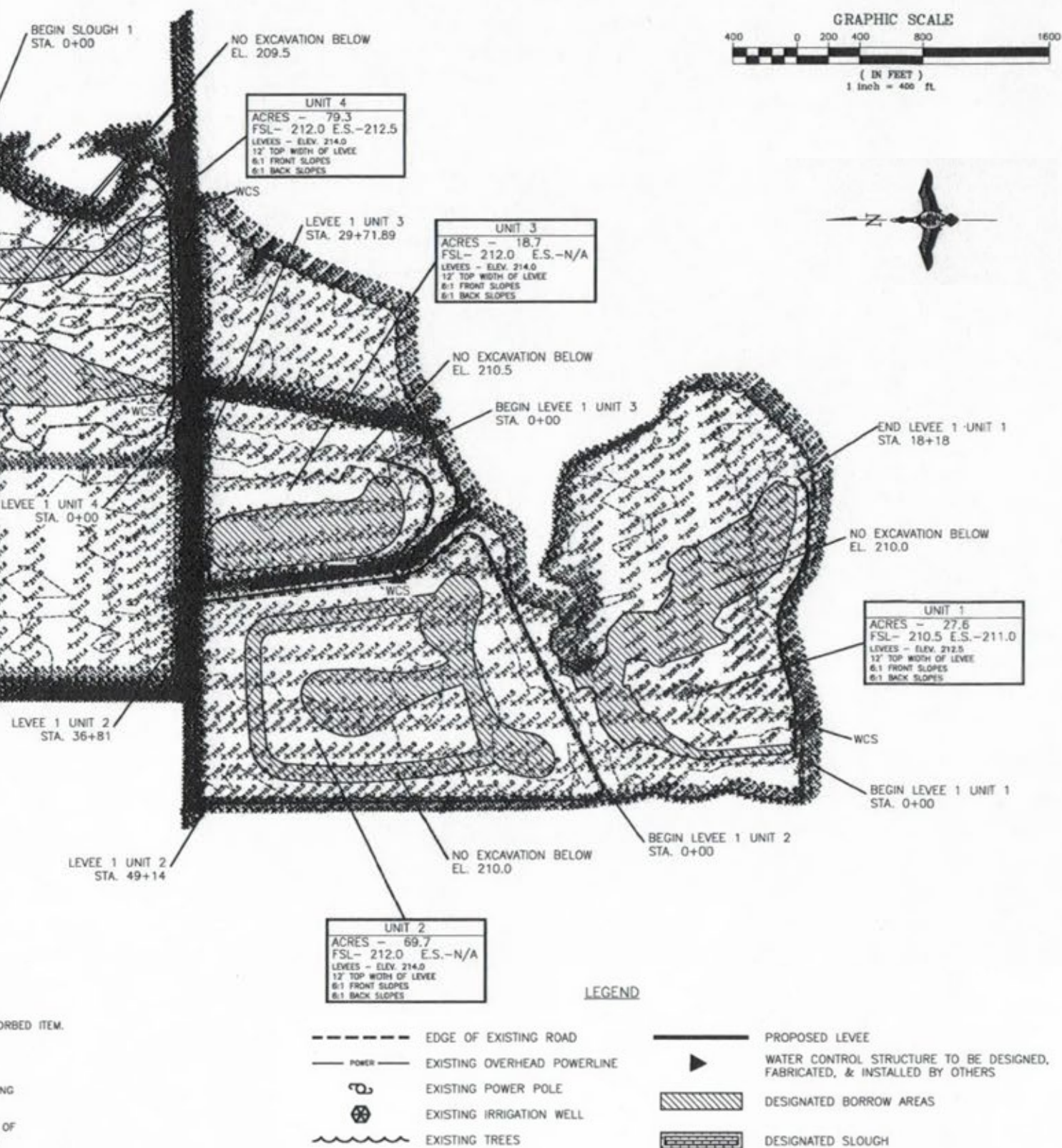
NOTE:
EXCAVATE SLOUGH 1 TO ALLOW
POSITIVE DRAINAGE THROUGH
DESIGNATED BORROW AREAS INTO WCS



NOTE:
ALL WCS TO BE FURNISHED BY OTHERS.

GENERAL NOTES:

- 1) HORIZONTAL & VERTICAL CONTROL ESTABLISHED BY NRCS. SURVEY DATA PROVIDED BY NRCS TO DUCKS UNLIMITED INC. DUCKS UNLIMITED INC. DOES NOT WARRANTY OR GUARANTEE ACCURACY HEREIN.
- 2) ALL DIKES TO BE RAISED BY 5% OF THE AVERAGE FILL HEIGHT PER 100' STATION TO ALLOW FOR SETTLEMENT. THIS IS AN ABSOLUTE (FINISHED GRADE SHOWN ON EMBANKMENT VOLUME TABLE REFLECTS OF 5% OVERBUILD REQUIREMENT).
- 3) 0.3' ALLOWANCE FOR STRIPPING IS INCLUDED IN YARDAGE CALCULATIONS OF FILL MATERIAL.
- 4) IT IS THE CONTRACTOR'S RESPONSIBILITY TO CALL THE NATIONAL 811 "CALL BEFORE YOU DIG" NUMBER TO VERIFY ANY CONFLICTING UTILITIES PRIOR TO BEGINNING ANY WORK.
- 5) THE ENGINEER PREPARING THESE PLANS WILL NOT BE RESPONSIBLE FOR, OR LIABLE FOR, UNAUTHORIZED CHANGES TO OR USES OF THESE PLANS. ALL CHANGES TO THE PLANS MUST BE IN WRITING AND MUST BE APPROVED BY THE PREPARER OF THESE PLANS.
- 6) ALL BORROW AREAS WILL BE REMOVED 100' MINIMUM FROM TOE OF CONSTRUCTED LEVEE SLOPE.



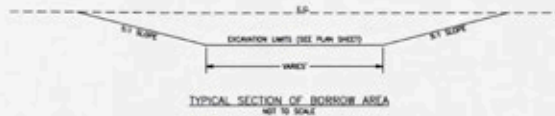
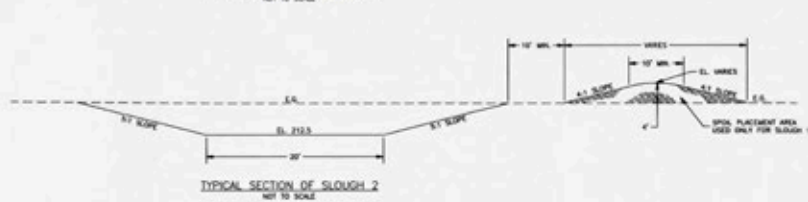
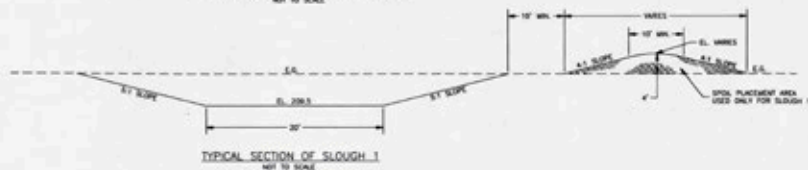
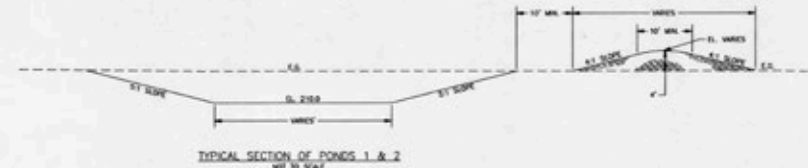
TRACTS 1 & 2 LEVEE SPECIFICATIONS

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		Group 1: Non-secure State							
Eq.	LS	Mean	SD	Min	Max	Mean	SD	Min	Max
P1.1	P1.1	5.00	1.00	3.00	6.00	5.00	1.00	3.00	6.00
P1.2	P1.2	5.00	1.00	3.00	6.00	5.00	1.00	3.00	6.00
P1.3	P1.3	5.00	1.00	3.00	6.00	5.00	1.00	3.00	6.00
P1.4	P1.4	5.00	1.00	3.00	6.00	5.00	1.00	3.00	6.00
P1.5	P1.5	5.00	1.00	3.00	6.00	5.00	1.00	3.00	6.00
P1.6	P1.6	5.00	1.00	3.00	6.00	5.00	1.00	3.00	6.00
P1.7	P1.7	5.00	1.00	3.00	6.00	5.00	1.00	3.00	6.00
P1.8	P1.8	5.00	1.00	3.00	6.00	5.00	1.00	3.00	6.00
P1.9	P1.9	5.00	1.00	3.00	6.00	5.00	1.00	3.00	6.00
P1.10	P1.10	5.00	1.00	3.00	6.00	5.00	1.00	3.00	6.00
P1.11	P1.11	5.00	1.00	3.00	6.00	5.00	1.00	3.00	6.00
P1.12	P1.12	5.00	1.00	3.00	6.00	5.00	1.00	3.00	6.00
P1.13	P1.13	5.00	1.00	3.00	6.00	5.00	1.00	3.00	6.00
P1.14	P1.14	5.00	1.00	3.00	6.00	5.00	1.00	3.00	6.00
P1.15	P1.15	5.00	1.00	3.00	6.00	5.00	1.00	3.00	6.00
P1.16	P1.16	5.00	1.00	3.00	6.00	5.00	1.00	3.00	6.00
P1.17	P1.17	5.00	1.00	3.00	6.00	5.00	1.00	3.00	6.00
P1.18	P1.18	5.00	1.00	3.00	6.00	5.00	1.00	3.00	6.00
P1.19	P1.19	5.00	1.00	3.00	6.00	5.00	1.00	3.00	6.00
P1.20	P1.20	5.00	1.00	3.00	6.00	5.00	1.00	3.00	6.00

PROJECT TOTAL QUANTITIES	
LEAFS (estimated)	70,000 C.Y.
STUBS (estimated)	13,300 C.Y.
POLE 1 (estimated)	3,400 C.Y.
POLE 2 (estimated)	4,500 C.Y.
STEELING & MULTICUT	25.8 ACRES

* SEEDING & MOWING TOTAL INCLUDES 3.3 ACRES REQUIRED FOR SPOT MOWING.



Age	Sex	Mean	SD	Mean	SD	Mean	SD	Mean	SD	Mean	SD
2;0-2;5	F	10.0	1.0	10.0	1.0	10.0	1.0	10.0	1.0	10.0	1.0
2;0-2;5	M	10.0	1.0	10.0	1.0	10.0	1.0	10.0	1.0	10.0	1.0
2;6-2;11	F	10.0	1.0	10.0	1.0	10.0	1.0	10.0	1.0	10.0	1.0
2;6-2;11	M	10.0	1.0	10.0	1.0	10.0	1.0	10.0	1.0	10.0	1.0
3;0-3;5	F	10.0	1.0	10.0	1.0	10.0	1.0	10.0	1.0	10.0	1.0
3;0-3;5	M	10.0	1.0	10.0	1.0	10.0	1.0	10.0	1.0	10.0	1.0
3;6-3;11	F	10.0	1.0	10.0	1.0	10.0	1.0	10.0	1.0	10.0	1.0
3;6-3;11	M	10.0	1.0	10.0	1.0	10.0	1.0	10.0	1.0	10.0	1.0
4;0-4;5	F	10.0	1.0	10.0	1.0	10.0	1.0	10.0	1.0	10.0	1.0
4;0-4;5	M	10.0	1.0	10.0	1.0	10.0	1.0	10.0	1.0	10.0	1.0
4;6-4;11	F	10.0	1.0	10.0	1.0	10.0	1.0	10.0	1.0	10.0	1.0
4;6-4;11	M	10.0	1.0	10.0	1.0	10.0	1.0	10.0	1.0	10.0	1.0
5;0-5;5	F	10.0	1.0	10.0	1.0	10.0	1.0	10.0	1.0	10.0	1.0
5;0-5;5	M	10.0	1.0	10.0	1.0	10.0	1.0	10.0	1.0	10.0	1.0
5;6-5;11	F	10.0	1.0	10.0	1.0	10.0	1.0	10.0	1.0	10.0	1.0
5;6-5;11	M	10.0	1.0	10.0	1.0	10.0	1.0	10.0	1.0	10.0	1.0
6;0-6;5	F	10.0	1.0	10.0	1.0	10.0	1.0	10.0	1.0	10.0	1.0
6;0-6;5	M	10.0	1.0	10.0	1.0	10.0	1.0	10.0	1.0	10.0	1.0
6;6-6;11	F	10.0	1.0	10.0	1.0	10.0	1.0	10.0	1.0	10.0	1.0
6;6-6;11	M	10.0	1.0	10.0	1.0	10.0	1.0	10.0	1.0	10.0	1.0
7;0-7;5	F	10.0	1.0	10.0	1.0	10.0	1.0	10.0	1.0	10.0	1.0
7;0-7;5	M	10.0	1.0	10.0	1.0	10.0	1.0	10.0	1.0	10.0	1.0
7;6-7;11	F	10.0	1.0	10.0	1.0	10.0	1.0	10.0	1.0	10.0	1.0
7;6-7;11	M	10.0	1.0	10.0	1.0	10.0	1.0	10.0	1.0	10.0	1.0
8;0-8;5	F	10.0	1.0	10.0	1.0	10.0	1.0	10.0	1.0	10.0	1.0
8;0-8;5	M	10.0	1.0	10.0	1.0	10.0	1.0	10.0	1.0	10.0	1.0
8;6-8;11	F	10.0	1.0	10.0	1.0	10.0	1.0	10.0	1.0	10.0	1.0
8;6-8;11	M	10.0	1.0	10.0	1.0	10.0	1.0	10.0	1.0	10.0	1.0
9;0-9;5	F	10.0	1.0	10.0	1.0	10.0	1.0	10.0	1.0	10.0	1.0
9;0-9;5	M	10.0	1.0	10.0	1.0	10.0	1.0	10.0	1.0	10.0	1.0
9;6-9;11	F	10.0	1.0	10.0	1.0	10.0	1.0	10.0	1.0	10.0	1.0
9;6-9;11	M	10.0	1.0	10.0	1.0	10.0	1.0	10.0	1.0	10.0	1.0
10;0-10;5	F	10.0	1.0	10.0	1.0	10.0	1.0	10.0	1.0	10.0	1.0
10;0-10;5	M	10.0	1.0	10.0	1.0	10.0	1.0	10.0	1.0	10.0	1.0
10;6-10;11	F	10.0	1.0	10.0	1.0	10.0	1.0	10.0	1.0	10.0	1.0
10;6-10;11	M	10.0	1.0	10.0	1.0	10.0	1.0	10.0	1.0	10.0	1.0

NOTE: MEAN AND STANDARD DEVIATION ARE IN PARENTHESES.

Table 1. Mean and standard deviation of the 1000 trials for each subject.											
Run	Stim	Stim duration (s)	Stim onset (s)	Stim offset (s)	Stim duration (s)	Stim onset (s)	Stim offset (s)	Stim duration (s)	Stim onset (s)	Stim offset (s)	Stim duration (s)
Run 1	100.0	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00
Run 2	100.0	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00
Run 3	100.0	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00
Run 4	100.0	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00
Run 5	100.0	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00
Run 6	100.0	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00
Run 7	100.0	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00
Run 8	100.0	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00
Run 9	100.0	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00
Run 10	100.0	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00
Run 11	100.0	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00
Run 12	100.0	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00
Run 13	100.0	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00
Run 14	100.0	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00
Run 15	100.0	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00
Run 16	100.0	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00
Run 17	100.0	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00
Run 18	100.0	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00
Run 19	100.0	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00
Run 20	100.0	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00
Run 21	100.0	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00
Run 22	100.0	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00
Run 23	100.0	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00
Run 24	100.0	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00
Run 25	100.0	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00
Run 26	100.0	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00
Run 27	100.0	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00
Run 28	100.0	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00
Run 29	100.0	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00
Run 30	100.0	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00
Run 31	100.0	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00
Run 32	100.0	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00
Run 33	100.0	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00
Run 34	100.0	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00

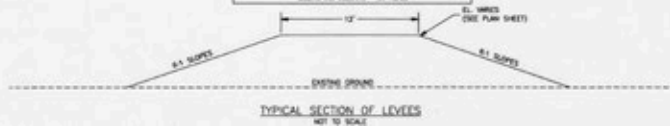
STIMULUS AND MEASUREMENT = 0.17 NOTES

[illegible]

Table 1. List of 100 Income Tax Returns										
File #	Age	Income	Spouse	Dependents	Charitable	State	Local	Federal	Other	Total
101	25	10,000	0	0	0	0	0	0	0	10,000
102	26	15,000	0	0	0	0	0	0	0	15,000
103	27	20,000	0	0	0	0	0	0	0	20,000
104	28	25,000	0	0	0	0	0	0	0	25,000
105	29	30,000	0	0	0	0	0	0	0	30,000
106	30	35,000	0	0	0	0	0	0	0	35,000
107	31	40,000	0	0	0	0	0	0	0	40,000
108	32	45,000	0	0	0	0	0	0	0	45,000
109	33	50,000	0	0	0	0	0	0	0	50,000
110	34	55,000	0	0	0	0	0	0	0	55,000
111	35	60,000	0	0	0	0	0	0	0	60,000
112	36	65,000	0	0	0	0	0	0	0	65,000
113	37	70,000	0	0	0	0	0	0	0	70,000
114	38	75,000	0	0	0	0	0	0	0	75,000
115	39	80,000	0	0	0	0	0	0	0	80,000
116	40	85,000	0	0	0	0	0	0	0	85,000
117	41	90,000	0	0	0	0	0	0	0	90,000
118	42	95,000	0	0	0	0	0	0	0	95,000
119	43	100,000	0	0	0	0	0	0	0	100,000
120	44	105,000	0	0	0	0	0	0	0	105,000
121	45	110,000	0	0	0	0	0	0	0	110,000
122	46	115,000	0	0	0	0	0	0	0	115,000
123	47	120,000	0	0	0	0	0	0	0	120,000
124	48	125,000	0	0	0	0	0	0	0	125,000
125	49	130,000	0	0	0	0	0	0	0	130,000
126	50	135,000	0	0	0	0	0	0	0	135,000
127	51	140,000	0	0	0	0	0	0	0	140,000
128	52	145,000	0	0	0	0	0	0	0	145,000
129	53	150,000	0	0	0	0	0	0	0	150,000
130	54	155,000	0	0	0	0	0	0	0	155,000
131	55	160,000	0	0	0	0	0	0	0	160,000
132	56	165,000	0	0	0	0	0	0	0	165,000
133	57	170,000	0	0	0	0	0	0	0	170,000
134	58	175,000	0	0	0	0	0	0	0	175,000
135	59	180,000	0	0	0	0	0	0	0	180,000
136	60	185,000	0	0	0	0	0	0	0	185,000
137	61	190,000	0	0	0	0	0	0	0	190,000
138	62	195,000	0	0	0	0	0	0	0	195,000
139	63	200,000	0	0	0	0	0	0	0	200,000
140	64	205,000	0	0	0	0	0	0	0	205,000
141	65	210,000	0	0	0	0	0	0	0	210,000
142	66	215,000	0	0	0	0	0	0	0	215,000
143	67	220,000	0	0	0	0	0	0	0	220,000
144	68	225,000	0	0	0	0	0	0	0	225,000
145	69	230,000	0	0	0	0	0	0	0	230,000
146	70	235,000	0	0	0	0	0	0	0	235,000
147	71	240,000	0	0	0	0	0	0	0	240,000
148	72	245,000	0	0	0	0	0	0	0	245,000
149	73	250,000	0	0	0	0	0	0	0	250,000
150	74	255,000	0	0	0	0	0	0	0	255,000
151	75	260,000	0	0	0	0	0	0	0	260,000
152	76	265,000	0	0	0	0	0	0	0	265,000
153	77	270,000	0	0	0	0	0	0	0	270,000
154	78	275,000	0	0	0	0	0	0	0	275,000
155	79	280,000	0	0	0	0	0	0	0	280,000
156	80	285,000	0	0	0	0	0	0	0	285,000
157	81	290,000	0	0	0	0	0	0	0	290,000
158	82	295,000	0	0	0	0	0	0	0	295,000
159	83	300,000	0	0	0	0	0	0	0	300,000
160	84	305,000	0	0	0	0	0	0	0	305,000
161	85	310,000	0	0	0	0	0	0	0	310,000
162	86	315,000	0	0	0	0	0	0	0	315,000
163	87	320,000	0	0	0	0	0	0	0	320,000
164	88	325,000	0	0	0	0	0	0	0	325,000
165	89	330,000	0	0	0	0	0	0	0	330,000
166	90	335,000	0	0	0	0	0	0	0	335,000
167	91	340,000	0	0	0	0	0	0	0	340,000
168	92	345,000	0	0	0	0	0	0	0	345,000
169	93	350,000	0	0	0	0	0	0	0	350,000
170	94	355,000	0	0	0	0	0	0	0	355,000
171	95	360,000	0	0	0	0	0	0	0	360,000
172	96	365,000	0	0	0	0	0	0	0	365,000
173	97	370,000	0	0	0	0	0	0	0	370,000
174	98	375,000	0	0	0	0	0	0	0	375,000
175	99	380,000	0	0	0	0	0	0	0	380,000
176	100	385,000	0	0	0	0	0	0	0	385,000

[illegible][illegible]

THIS SHEET TOTAL QUANTITIES	
LOOSE EMBARKMENT	10,680 C.Y.
SH(1046) & WA(1046)	33.3 ACRES



TRACTS 1 & 2 LEVEE SPECIFICATIONS

Slough 1 Total Volume Table								
F.G.	E.G.	Station	Cut Area	Fill Area	Cut Vol	Fill Vol	Cum Cut Vol	Cum Fill Vol
211.5	211.5	0+00	0.00	0.00	0.00	0.00	0.00	0.00
209.5	211.5	5+20	58.12	0.00	21.80	0.00	21.80	0.00
209.5	211.5	1+00	57.83	0.00	173.45	0.00	195.25	0.00
209.5	211.6	2+00	62.47	0.00	223.12	0.00	418.47	0.00
209.5	211.5	3+00	58.44	0.00	204.08	0.00	642.55	0.00
209.5	211.4	4+00	57.86	0.00	213.80	0.00	856.46	0.00
209.5	211.6	5+00	63.76	0.00	233.66	0.00	1090.12	0.00
209.5	211.7	6+00	66.77	0.00	247.27	0.00	1337.39	0.00
209.5	211.6	7+00	70.71	0.00	265.11	0.00	1582.50	0.00
209.5	211.9	8+00	75.63	0.00	271.21	0.00	1853.71	0.00
209.5	212.1	9+00	63.53	0.00	295.53	0.00	2153.84	0.00
209.5	212.0	10+00	60.41	0.00	303.53	0.00	2457.37	0.00
209.5	212.1	11+00	63.72	0.00	304.05	0.00	2761.42	0.00
209.5	212.1	12+00	61.63	0.00	305.14	0.00	3066.56	0.00
209.5	211.6	13+00	62.45	0.00	265.76	0.00	3332.32	0.00
209.5	211.2	14+00	53.35	0.00	214.21	0.00	3546.53	0.00
209.5	212.2	15+00	60.56	0.00	265.24	0.00	3811.77	0.00
209.5	212.2	16+00	66.61	0.00	337.26	0.00	4149.03	0.00
209.5	211.8	17+00	70.67	0.00	300.22	0.00	4449.25	0.00
209.5	211.4	18+00	54.86	0.00	232.62	0.00	4681.87	0.00
209.5	211.1	19+00	46.42	0.00	185.68	0.00	4867.55	0.00
209.5	210.9	20+00	36.23	0.00	154.98	0.00	5022.54	0.00
209.5	211.0	21+00	40.45	0.00	145.89	0.00	5168.44	0.00
209.5	211.1	22+00	44.76	0.00	167.64	0.00	5336.08	0.00
209.5	211.2	23+00	49.04	0.00	173.83	0.00	5509.92	0.00
209.5	211.1	24+00	45.66	0.00	174.32	0.00	5684.24	0.00
209.5	211.4	25+00	54.39	0.00	185.98	0.00	5869.02	0.00
209.5	211.5	26+00	61.29	0.00	214.08	0.00	6083.10	0.00
209.5	211.8	27+00	74.33	0.00	251.43	0.00	6334.53	0.00
209.5	212.0	28+00	61.46	0.00	286.37	0.00	6620.90	0.00
209.5	212.3	29+00	66.95	0.00	320.28	0.00	6941.17	0.00
209.5	212.5	30+00	107.29	0.00	378.38	0.00	7319.55	0.00
209.5	212.7	31+00	113.57	0.00	406.04	0.00	7725.60	0.00
209.5	212.8	32+00	118.71	0.00	432.61	0.00	8158.21	0.00
209.5	212.6	33+00	111.13	0.00	427.46	0.00	8585.67	0.00
209.5	212.4	34+00	100.68	0.00	393.61	0.00	8979.28	0.00
209.5	212.2	35+00	92.86	0.00	357.28	0.00	9336.56	0.00
209.5	212.1	36+00	85.05	0.00	327.63	0.00	9664.19	0.00
209.5	211.9	37+00	76.75	0.00	303.31	0.00	9967.50	0.00
209.5	211.9	38+00	77.11	0.00	298.63	0.00	10266.13	0.00
209.5	211.9	39+00	76.45	0.00	298.08	0.00	10564.21	0.00
209.5	211.9	40+00	77.88	0.00	288.52	0.00	10852.73	0.00
209.5	211.9	41+00	75.94	0.00	284.88	0.00	11137.61	0.00
209.5	211.9	42+00	75.88	0.00	281.32	0.00	11418.93	0.00
209.5	211.9	43+00	75.62	0.00	280.51	0.00	11699.44	0.00
209.5	211.8	44+00	72.88	0.00	274.73	0.00	11974.17	0.00
209.5	211.8	44+17.14	72.88	0.00	48.19	0.00	12022.36	0.00
211.8	211.8	44+40.14	0.14	0.00	31.01	0.00	12053.37	0.00
EXCAVATION MATERIAL TO BE USED IN EMBANKMENT UNIT 4								

Slough 2 Total Volume Table								
F.G.	E.G.	Station	Cut Area	Fill Area	Cut Vol	Fill Vol	Cum Cut Vol	Cum Fill Vol
212.5	213.1	0+00	14.83	0.00	0.00	0.00	0.00	0.00
212.5	213.2	0+50	18.62	0.00	26.14	0.00	26.14	0.00
212.5	213.3	1+00	18.52	0.00	30.55	0.00	61.70	0.00
212.5	213.4	1+50	21.46	0.00	37.23	0.00	98.93	0.00
212.5	213.3	2+00	17.81	0.00	36.56	0.00	135.49	0.00
212.5	213.0	2+50	11.82	0.00	27.23	0.00	162.72	0.00
212.5	212.9	3+00	6.79	0.00	18.81	0.00	181.53	0.00
212.5	213.0	3+50	11.50	0.00	16.70	0.00	202.23	0.00
212.5	213.1	4+00	12.64	0.00	22.53	0.00	224.76	0.00
212.5	213.1	4+50	13.04	0.00	23.96	0.00	248.72	0.00
212.5	213.0	5+00	10.00	0.00	21.36	0.00	270.07	0.00
212.5	212.8	5+50	6.79	0.00	15.56	0.00	285.63	0.00
212.5	212.8	5+71.94	5.26	0.00	4.91	0.00	290.54	0.00
SEEDING AND MULCHING = 0.3 ACRES								

PROJECT TOTAL QUANTITIES	
LEVEE EMBANKMENT	70,060 C.Y.
SLOUGH EXCAVATION	12,327 C.Y.
POND 1 EXCAVATION	3,450 C.Y.
POND 2 EXCAVATION	4,345 C.Y.
SEEDING & MULCHING*	25.6 ACRES

* SEEDING & MULCHING TOTAL INCLUDES 3.3 ACRES REQUIRED FOR SPOIL MOUNDS.

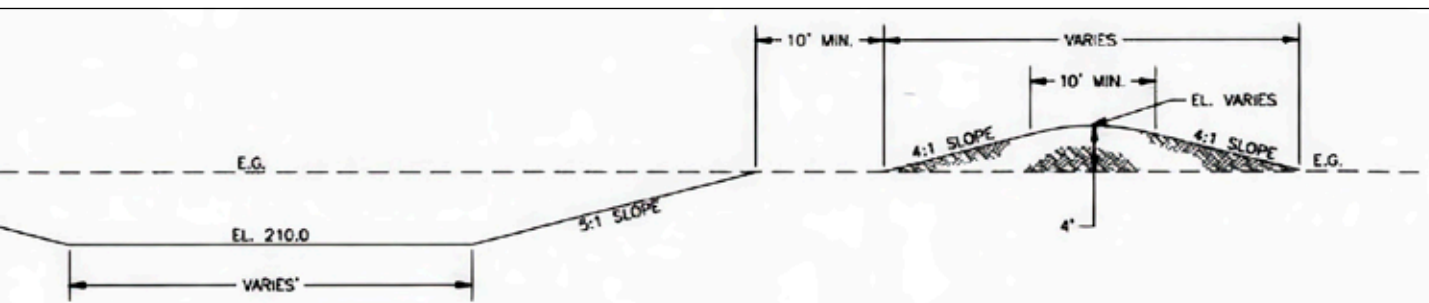
5:1 SLOPE

5:1 SLOPE

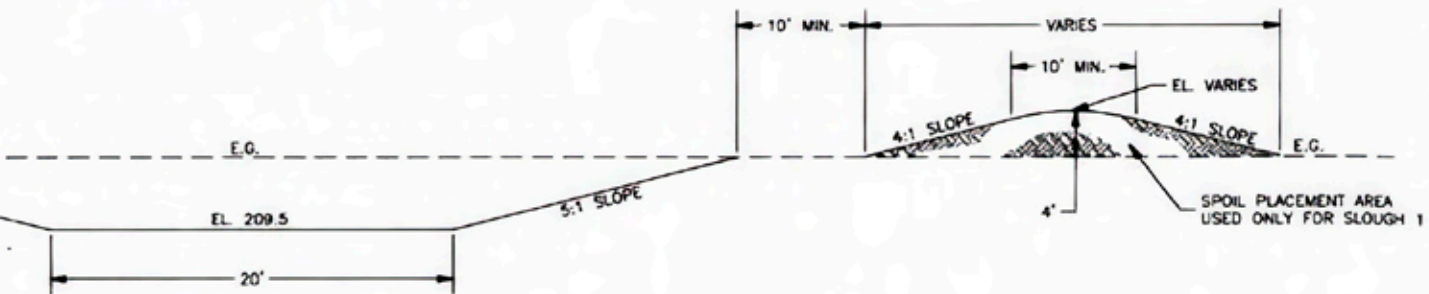
5:1 SLOPE

5:1 SLOPE

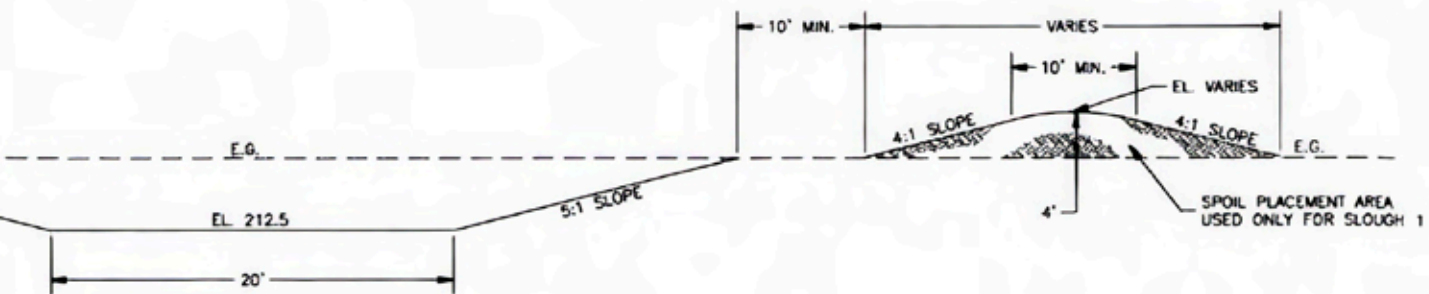
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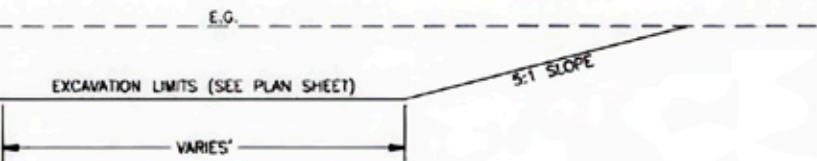
TYPICAL SECTION OF PONDS 1 & 2
NOT TO SCALE



TYPICAL SECTION OF SLOUGH 1
NOT TO SCALE



TYPICAL SECTION OF SLOUGH 2
NOT TO SCALE



TYPICAL SECTION OF BORROW AREA
NOT TO SCALE

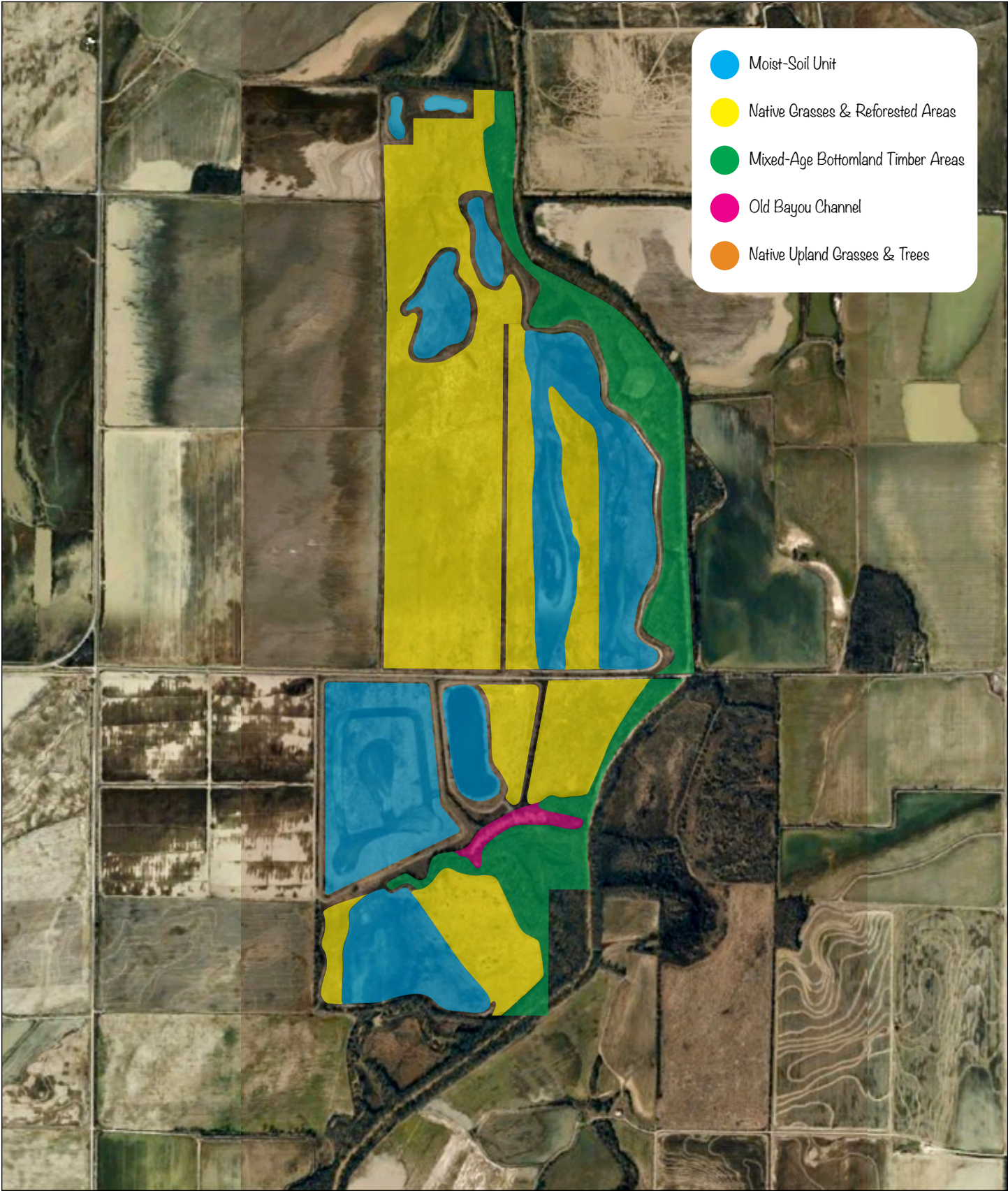
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IT IS NOT TO BE USED FOR CONSTRUCTION,
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DUCKS
UNLIMITED
INC.
SOUTHERN REGIONAL OFFICE
1355 Business Park Drive, Suite E
Birmingham, AL 35215
C.C.R. No. 354 (EXPIRES: 12/31/18)
SHEET NO. 4 OF 4

PROJECT NO. DU-AR-91-1
MORRIS HEIRS
PARTNERSHIP
QUANTITIES & DETAILS

DESIGNED BY: JCL
DRAWN BY: LSM
SURVEYED BY:
CHECKED BY:
DATE: 7/18

TRACTS 1 & 2 HABITAT MAP



TRACTS 1 & 2 WATER & ROAD SYSTEMS



TRACTS 1 & 2 DUCK HUNTING LOCATIONS





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901.552.4036 (O)

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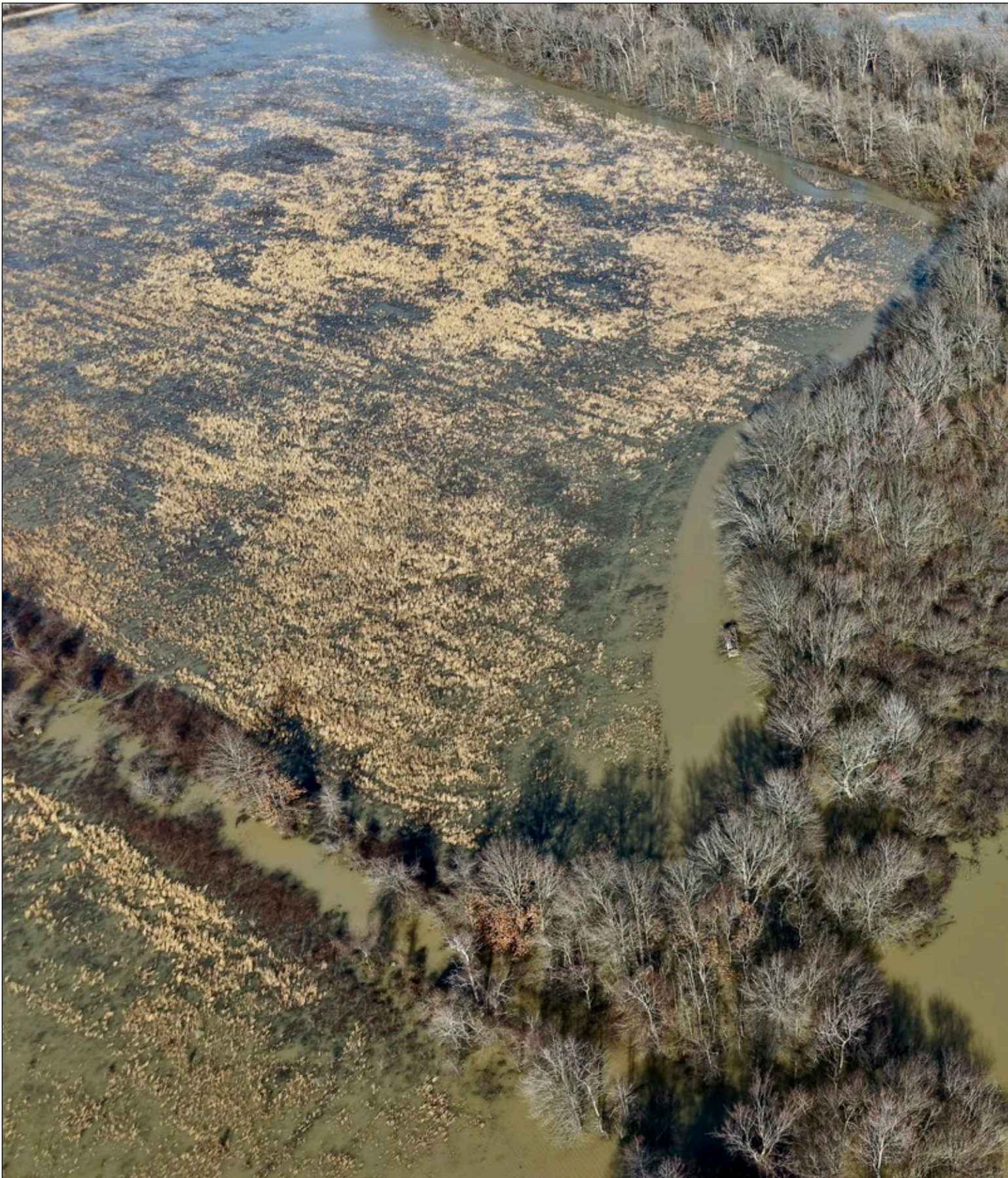
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Chuck Myers

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, Greentree Hunting Club, Wolf Farm, Paradise, and Deer Creek.

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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