



OFFERED FOR SALE

FLYWAY FARM

A Recreational and Agricultural Investment Opportunity

186.8 (+/-) Total Acres • Crittenden and Cross Counties, 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

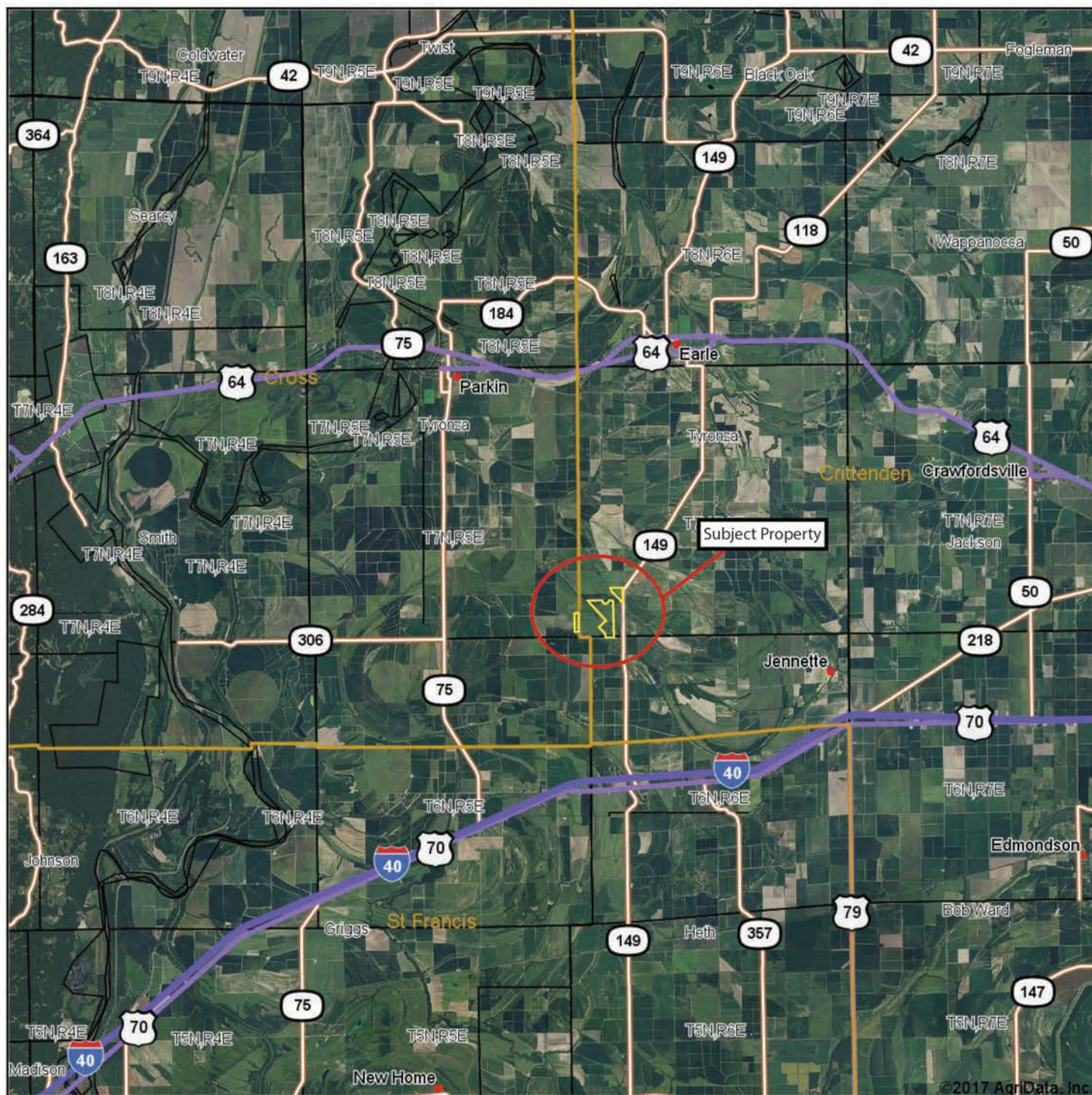
Lile Real Estate, Inc. is the listing agency for the owner of the property described within this offering brochure.

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



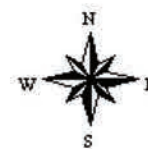
Maps Provided By:



map center: 35° 12' 23.36, -90° 30' 58.47

0mi 3.5mi 7mi

25-7N-5E
Cross County
Arkansas



4/11/2017

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

PROPERTY SUMMARY

Description:

The “Flyway Farm” offering is an exceptional opportunity to acquire partial interest (75%) in a turn-key recreational investment opportunity that is located only 30 miles from downtown Memphis. The ownership has averaged approximately 695 +/- ducks per season over the last seven seasons primarily on owned land. The total fee owned property is 186.8 +/- acres, of which 93.4 +/- acres are enrolled in the Conservation Reserve Program that has an annual payment of \$7,461.98, and provides great deer and duck habitat. There is a 20.0 +/- acre tract in agricultural production on the west side that is irrigated by a six (6) inch electric well, that is also precision leveled. The southern field of the west tract has a well-hidden pit that has risers on both sides to keep water open during freeze ups. The property also has a block of approximately 28.00 +/- acres of woods that are impounded and that can be artificially flooded from an adjoining landowner’s well. The eastern precision leveled field and impounded acreage enrolled in the Conservation Reserve Program directly east of the lodge has a concealed pit. Both areas can be irrigated by an eight (8) inch electric well that is near the lodge, and there are also risers on both sides of that pit that keep water open during freeze ups. The ownership has historically maintained dove fields in the 3.0 +/- acre camp field, and in a portion of the northeastern tract. A 3.5 +/- acre fishing pond is located just east of the lodge as well. A unique feature of this ownership is that in addition to hunting the lands they own, they also have the hunting rights to 200 +/- more acres that border the ownership which endures for the next fourteen years, these hunting rights will convey to the new owner. This property has been developed intensely for waterfowl hunting, with trees planted, irrigation strategically placed, and food planted annually in different areas for waterfowl.

Completing this recreational property is a 5 bedroom, 2 bathroom painted cypress lodge that is approximately 3,170 +/- square foot, constructed in 2001, and ideally situated on a knoll overlooking the hunting habitat. Portions of the lodge have been added on since original construction. There is an excellent boot room that has individual lockers and french drains that make it very easy to keep the area clean. The lodge also features a large wooden deck, complemented by a propane heater, off the rear entry that overlooks the east field and one of the impounded CRP tracts that offer great views of ducks coming in to roost for the evening. Next to the lodge rests a heated barn with a matching exterior that provides ample room for storing hunting equipment.

This is a unique opportunity for one to three individuals to acquire 75% interest in the existing ownership entity of this historically proven, turn key recreational property specifically developed for duck and deer hunting with ease of access and close proximity to Memphis and Little Rock. This partial interest of 75% is offered for sale for \$725,000.00. 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: Earle, Arkansas; Crittenden and Cross Counties; Northeast Region of Arkansas

Mileage Chart

Memphis	30 miles
Jonesboro	60 miles
Little Rock	115 miles

Acreage: 186.8 +/- acres – fee ownership
200.0 +/- acres – leasehold interest

Improvements: 3,170 +/- square foot painted cypress lodge.
1,240 +/- square foot heated barn for storing hunting equipment
1 - Six (6) inch electric well
1 - Eight (8) inch electric well
3 - Duck pit blinds
Dozens of decoys

Access: Access is via an easement through the ownership to the west and south off of Dixie Road. The deeded easement road is graveled.

Real Estate Taxes:	County	Parcel Number	S-T-R	Acreage	Est. Taxes
	Crittenden	100407100000	31-07-06	30.27	\$30.00
	Crittenden	100412100000	31-07-06	136.51	\$2,313.00
	Cross	001-04681-010	36-07-05	20.00	\$111.00
	Total			186.78	\$2,454.00

CRP Info:	Contract	Expiration	Acreage	Rental Rate	Annual Payment
	61A	9/30/18	27.5	\$82.60	\$2,271.50
	62A	9/30/18	49.1	\$77.45	\$3,802.80
	60B	9/30/18	3.0	\$82.60	\$247.80
	60A	9/30/18	13.8	\$82.60	\$1,139.88
	Total		93.4		\$7,461.98

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 averaging approximately 695 +/- ducks over the last seven seasons with the majority being killed on lands owned by Flyway Farms. Deer and dove hunting opportunities exist as well.

PROPERTY SUMMARY

Harvest Data:

Season	Number of Ducks
2010-2011	683
2011-2012	720
2012-2013	688
2013-2014	849
2014-2015	814
2015-2016	639
2016-2017	474
7 Year Avg.	695.3

*Please note that some of the ducks were killed on other lands besides the leasehold lands and fee ownership. Detailed records that include location, weather, and type of duck can be provided upon request.

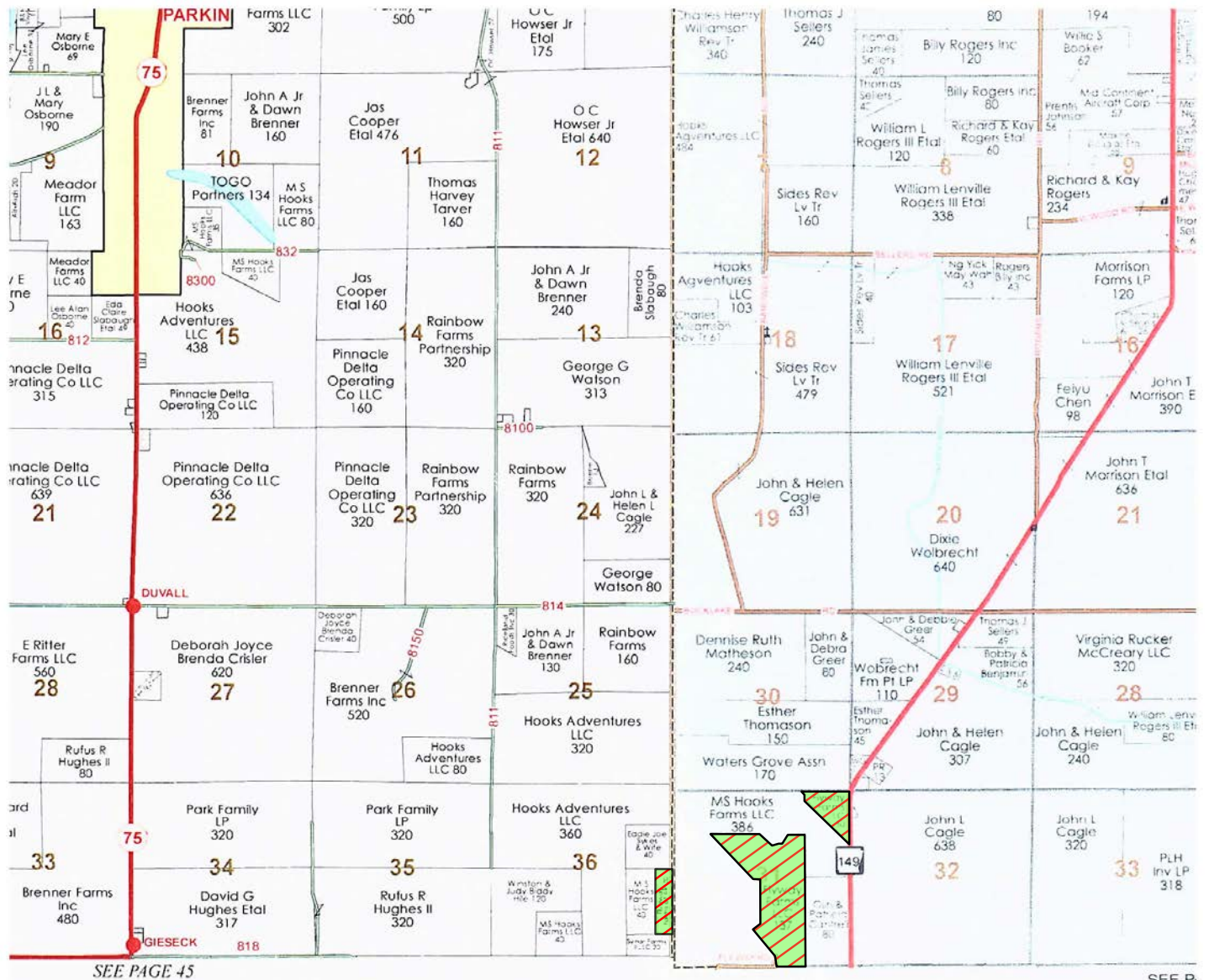
Offering Price:

\$725,000.00 (75% ownership interest)

Contact:

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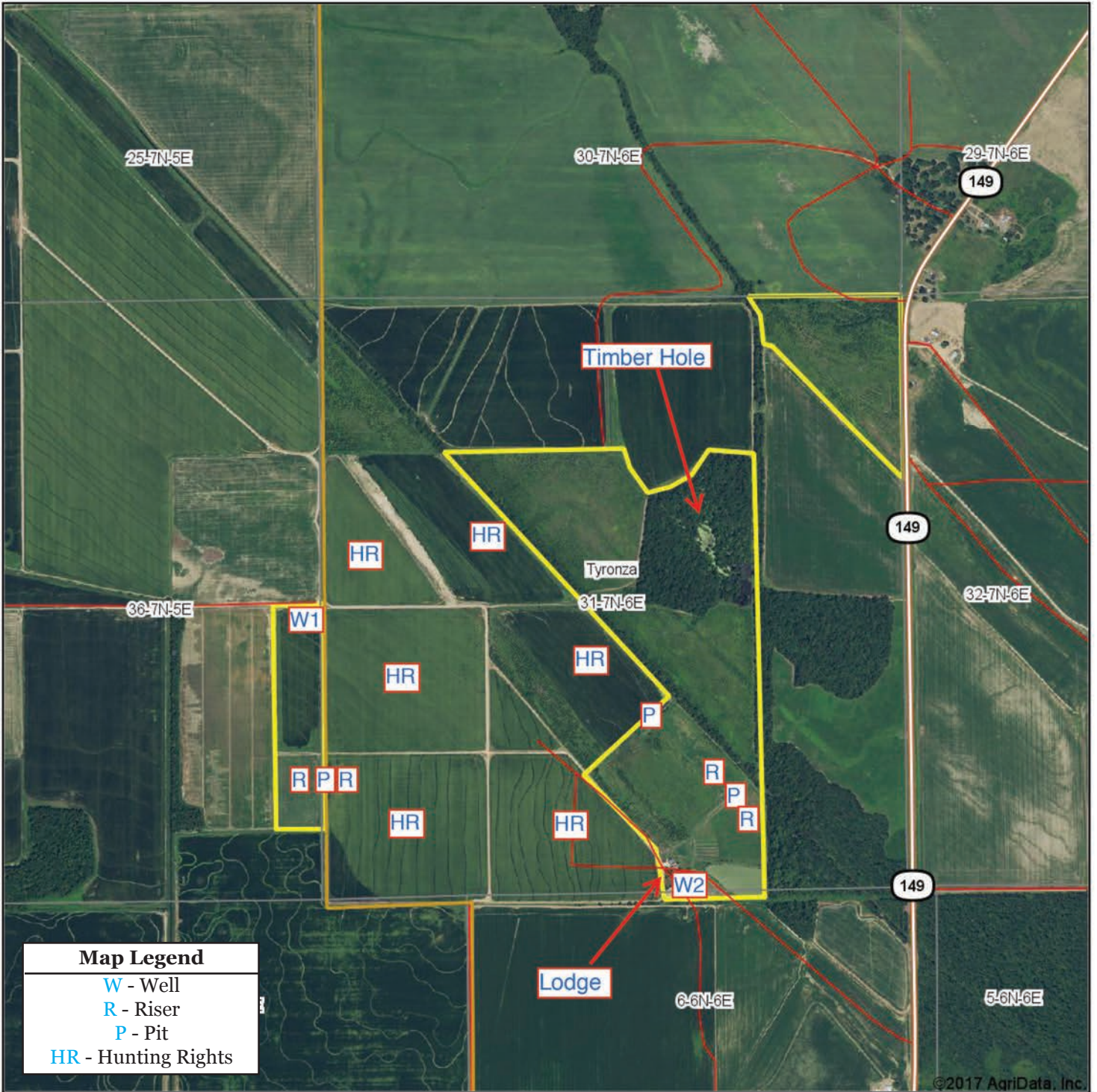
OWNERSHIP MAP



SEE PAGE 45

SEE P₁

AERIAL MAP



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Maps Provided By:



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CUSTOMIZED ONLINE MAPPING

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map center: 35° 11' 14.43, -90° 29' 58.99

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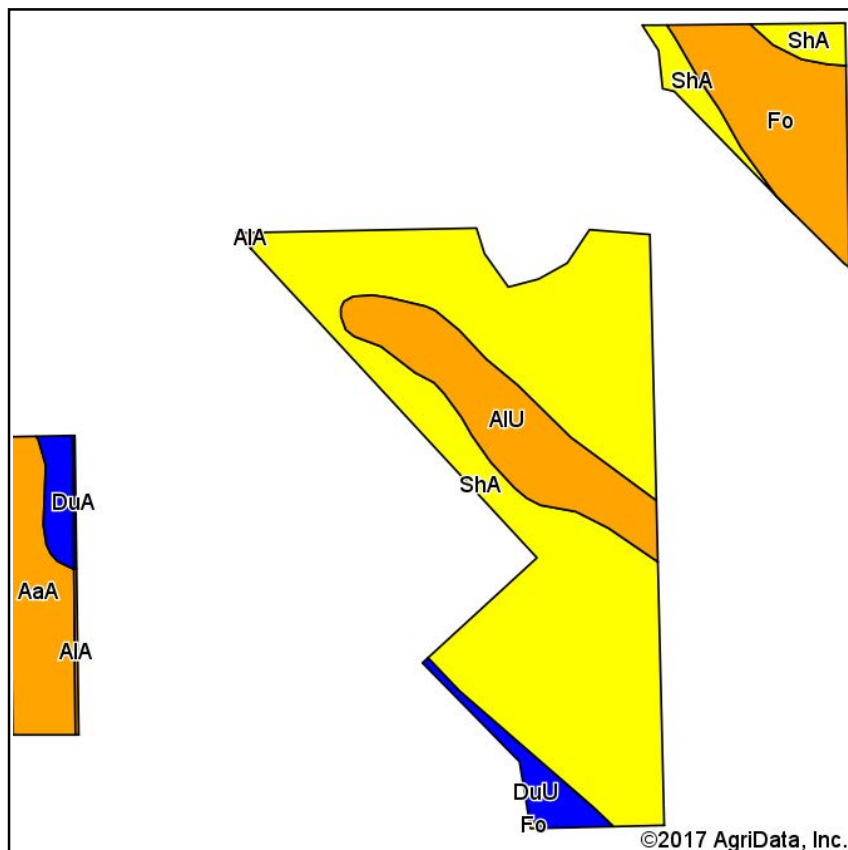
31-7N-6E
Crittenden County
Arkansas



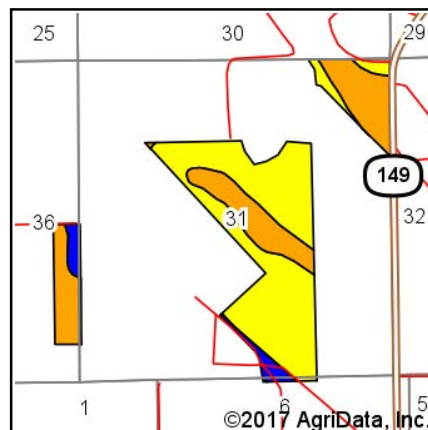
4/11/2017

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

SOIL MAP



Soils data provided by USDA and NRCS.



State: **Arkansas**
County: **Crittenden**
Location: **31-7N-6E**
Township: **Tyronza**

Date: **4/11/2017**



Maps Provided By:



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Area Symbol: AR035, Soil Area Version: 15

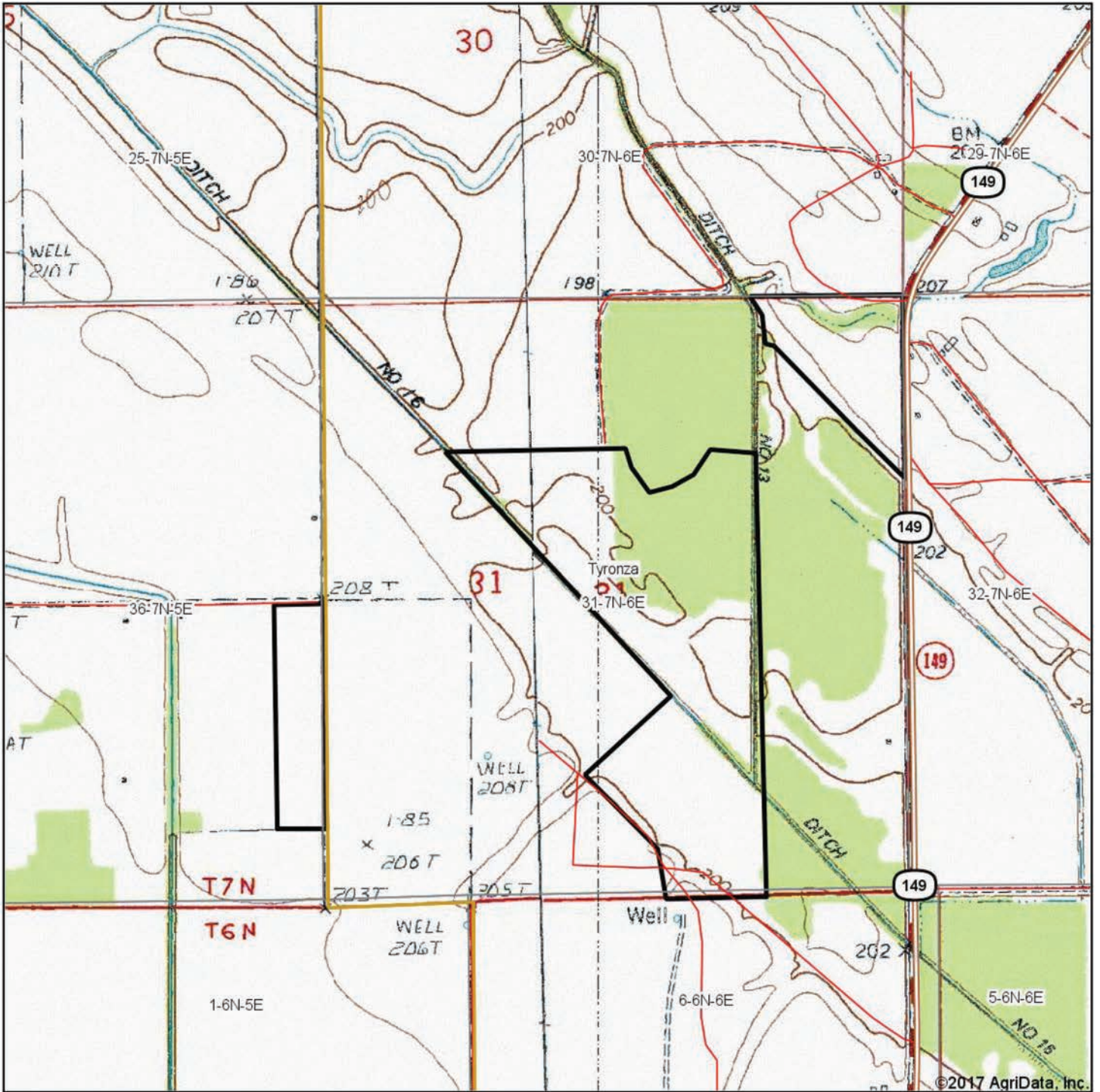
Area Symbol: AR037, Soil Area Version: 16

Code	Soil Description	Acres	Percent of field	Non-Irr Class Legend	Non-Irr Class *c	Common bermudagrass	Corn	Cotton lint	Improved bermudagrass	Rice Irrigated	Soybeans	Tall fescue	Wheat Irrigated	Wheat
ShA	Sharkey silty clay, 0 to 1 percent slopes, protected	109.88	60.9%		IVw	6.5		650	10	130	40	9		45
AIU	Alligator silty clay, gently undulating	23.34	12.9%		IIIw	7.5		600		130	35	9	45	
Fo	Forestdale silty clay loam	22.06	12.2%		IIIw	6.5	50	600		130	35	9		40
AaA	Alligator clay, 0 to 1 percent slopes, rarely flooded, west	15.54	8.6%		IIIw	7.5		600		130	35	9	45	
DuU	Dundee silt loam, gently undulating	4.96	2.7%		IIw		85	750	9		40	9		45
DuA	Dundee silt loam, 0 to 1 percent slopes	3.70	2.0%		IIw		85	750	9		40	9		45
AlA	Alligator silty clay, 0 to 1 percent slopes	0.71	0.4%		IIIw	7.5		600		130	35	9	45	
DuA	Dundee silt loam, 0 to 1 percent slopes	0.32	0.2%		IIw		85	750	9		40	9		45
Weighted Average						6.4	10.3	637.9	6.5	123.5	38.3	9	9.9	34.5

*c: Using Capabilities Class Dominant Condition Aggregation Method

Soils data provided by USDA and NRCS.

TOPOGRAPHY MAP



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CUSTOMIZED ONLINE MAPPING

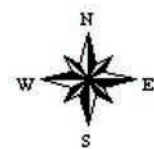
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31-7N-6E
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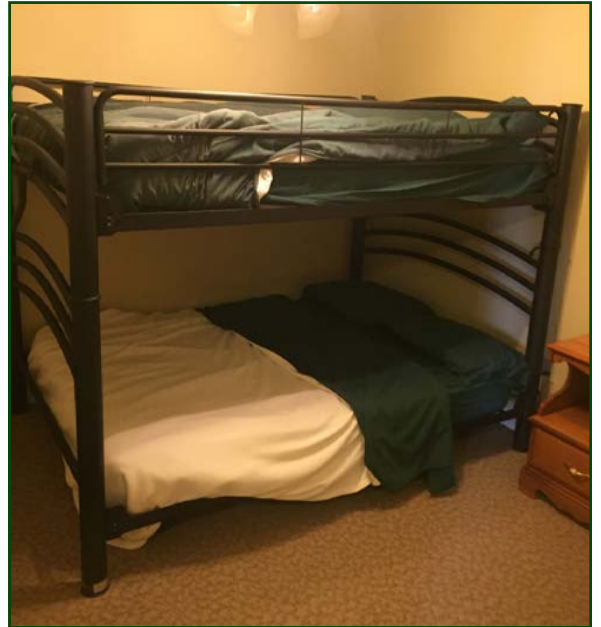
Field borders provided by Farm Service Agency as of 5/21/2008.



















NOTES



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