



OFFERED FOR SALE

CACHE DRAIN HUNTING CLUB

An exceptional recreational investment opportunity.

1,110.0 (+/-) total acres • Woodruff 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

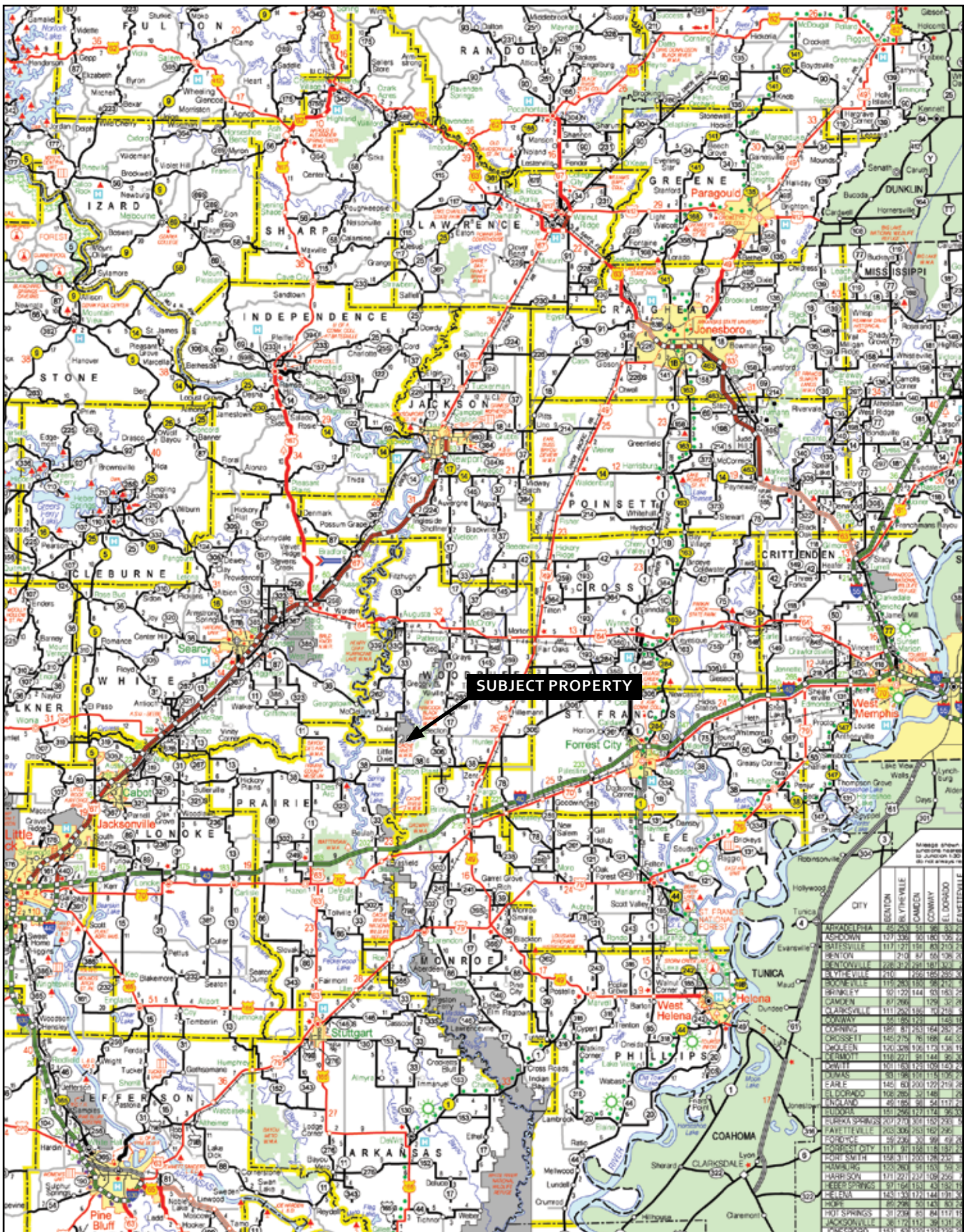
Lile Real Estate, Inc. is the listing agency for the owner of the property described within this offering brochure.

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 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.

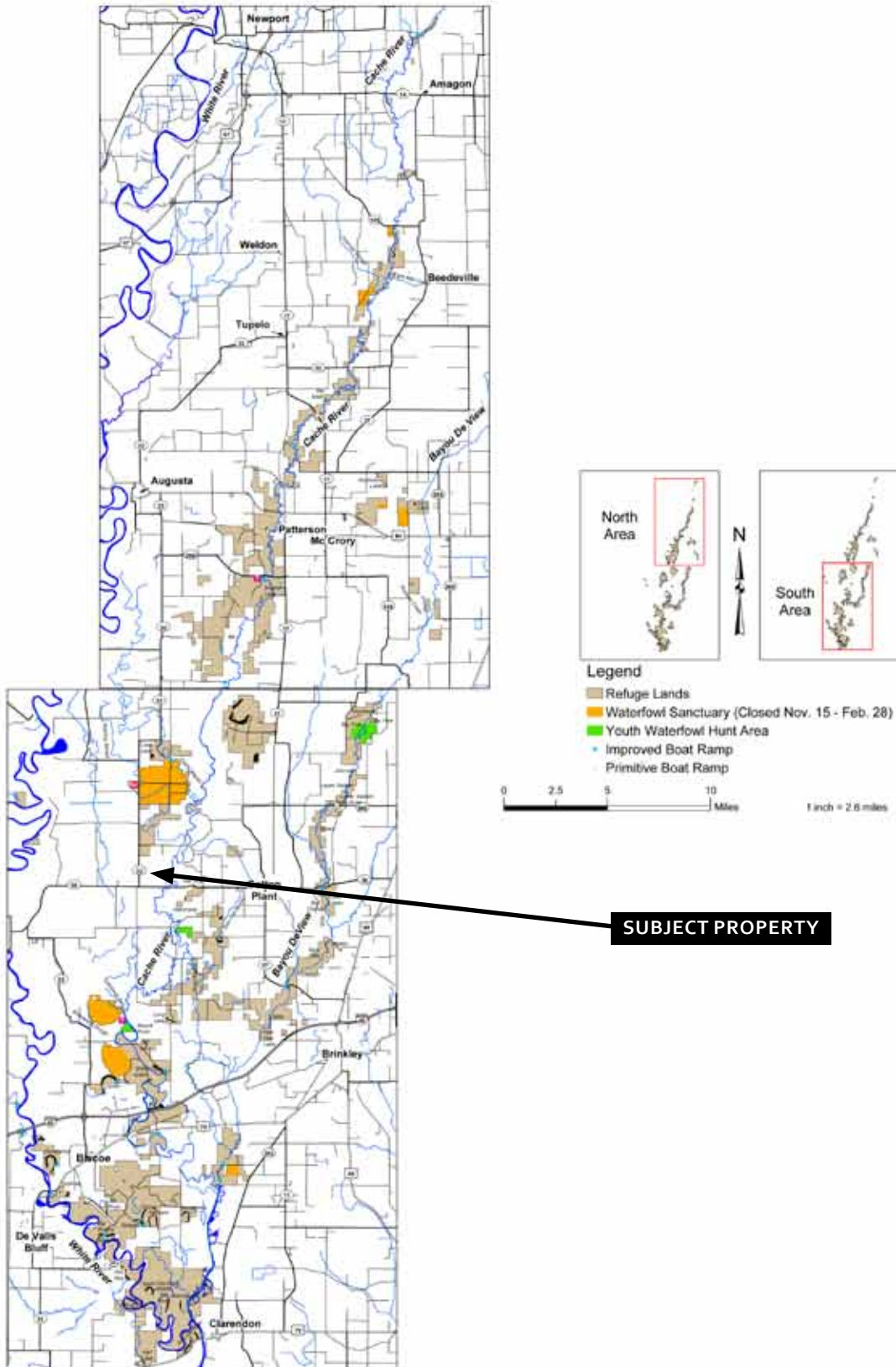
VICINITY MAP



VICINITY MAP - CACHE RIVER NWR

U.S. Fish & Wildlife Service

Cache River National Wildlife Refuge



PROPERTY DESCRIPTION

Cache Drain Hunting Club is one of Arkansas's premium outing places offering unsurpassed, green-timber mallard duck hunting, outstanding white-tailed deer hunting, and excellent fishing. The property is located in Woodruff County, Arkansas northeast of the town of DesArc and consists of 1,110 (+/-) total acres. The location is positioned right in the middle of one of the best waterfowl flyways in the Mississippi Delta. All one has to do is travel the roads and levees around this glorious property to understand the abundance of outdoor opportunities offered and its beauty during the autumn months.

The property offers an authentic venue for green-timber duck hunting via an impounded green-tree reservoir ("GTR") comprised of 610 (+/-) acres. The GTR consists of beautiful, hardwood timber, which is divided into four (4) units for artificial flooding. The GTR is flooded via a 125 horsepower, elevated relift positioned near the Cache River with a 24" pipe. When the river is low the property can be flooded by various wells strategically positioned throughout the property. However, typically the Cache River floods in the autumn and the GTR is engineered so that water from the Cache River can be gravity flowed into the impoundment, which eliminates the cost for pumping. The majority of the cross levees on the GTR have been graveled. Access to the shooting holes is primarily by ATV, however boat travel can be used departing from the Lodge for accessing Cell 1. Boats can be used for accessing shooting holes on other cells as well, specifically Cell 2 of the GTR. Any shooting hole on the GTR can be accessed within 10 minutes from the lodge.

186.97 (+/-) acres are irrigated, tillable farmland providing income and additional hunting opportunities and sanctuary for waterfowl. There are intermittent sloughs and woodlands outside of the GTR, which can flood naturally or be pumped artificially providing additional habitat and sanctuary for waterfowl. There are approximately 85 (+/-) acres of former cropland that is planted annually and managed as waterfowl food plots.

Impressive deer hunting exists on the property as well. Several nice bucks have been harvested through the years and one was just shy of obtaining Boone & Crockett status. Outside of the timber acreage are intermittent patches of woods and old fields providing outstanding habitat for deer.

The Cache River National Wildlife Refuge adjoins the property on the north and west providing additional sanctuary and hunting opportunities for waterfowl and deer. This added acreage is a great benefit to the property expanding the habitat around the private acreage and adding more wildlife supply to the property. The refuge ground on the west side has a successful stand of 10-12 year-old WRP hardwoods. Some of the refuge ground on the north side is agricultural ground, which portions of crops are left standing for wildlife. A private boat ramp/launch site is located on the Cache River on the eastern boundary of the property, which provides additional hunting and fishing opportunities.

Completing the year-round recreational opportunities the property has a 43 (+/-) acre fishing reservoir constructed and stocked roughly five (5) years ago offering great fishing for bass, crappie, catfish, and bream.

The cypress and cedar, two-level lodge is perfectly fitting for this grand property and provides comfortable and luxurious amenities with abundant space and storage. The lodge sleeps roughly 12-15 people offering four (4) large bedrooms, four (4) bathrooms, a large great room with big fireplace, a commercial kitchen, utility area, and gun safe. Utilities include municipal water, septic, electric, satellite TV, and an emergency generator. Detached from the lodge is a bunkhouse, which sleeps four (4) people with a small bathroom. There is a detached, heated boot room, a cooking shack with commercial kitchen equipment, and a boat house with covered dock. Additionally, there is a two (2) bedroom with two (2) bath caretaker residence, a large shop, and a dog kennel. The grounds around the lodge are rock and concrete providing ample area for parking and equipment.

Lile Real Estate, Inc. is the representing firm of the Seller. Any questions concerning this offering or to schedule a property tour should be directed to the following: Jeryl Jones (mobile: 870-672-1365) or Gar Lile (mobile: 501-920-7015 | office: 501-374-3411).

PROPERTY SUMMARY

Location: Little Dixie, Arkansas; Woodruff County; Northeast Region of Arkansas

Mileage Chart

DesArc, AR	9.5 miles
Brinkley, AR	18 miles
Augusta, AR	21 miles
Searcy, AR	40 miles
Stuttgart, AR	48 miles
Little Rock, AR	66 miles
Memphis, TN	88 miles

Access: Access is excellent via Arkansas Highway 33, Woodruff County Road 11, and a gated private gravel and concrete primary road ending at the lodge grounds. Interior woods and farm roads are in excellent condition providing unencumbered travel throughout the property.

Acreage: 1,110.0 (+/-) Total Acres (FSA Report: 1,131.9 acres)

Acreage Breakdown

610.0 (+/-) acres (54.5%) in impounded green-timber (GTR)

186.97 (+/-) acres (17%) in tillable production farmland

- (45 (+/-) acres have been formed to zero grade)

95.0 (+/-) acres (9%) in woodlands and sloughs

85.0 (+/-) acres (8%) in Duck Food Plots

45.0 (+/-) acres (4%) in old fields, food plots, and reforested land

43.0 (+/-) acres (4%) in fishing reservoir

14.8 (+/-) acres (1%) in Conservation Reserve Program (CRP)

Note: The CRP contract terminates in September 2014

6.0 (+/-) acres (.5%) in lodge and caretaker sites

24.0 (+/-) acres (2%) in roads, ditches, levees, and well/relift sites

Improvements: Two level, rustic, cedar/cypress lodge built in 1999

- 2,360 ^{sqft} heated/cooled (front porch: 510 ^{sqft} | back porch 320 ^{sqft})
- 4 large bedrooms and 4 bathrooms
- Large front and rear porches
- Great room with fireplace
- Commercial kitchen
- Utility area with gun safe
- 12-15 person sleeping capacity
- Electric, satellite TV, and septic
- Municipal water with filtration system (Woodruff County Rural Water)

Caretakers residence

- 1,200 ^{sqft} heated/cooled (car port: 325 ^{sqft} | storage/utility 320 ^{sqft} | porch 320 ^{sqft})
- 2 bedrooms and 2 bathrooms
- Carport and screened in porch
- Living room
- Kitchen and utility room
- Electric, satellite TV, and septic
- Water is supplied via a well and has a filtration system

Detached bunkhouse (4 beds and small bathroom)

Detached heated boot room

Detached cooking shack with commercial kitchen equipment

Detached boat house and covered dock

**Improvements
Continued:**

Emergency generator
50' x 30' insulated shop building with 10' lean-to on the east side
Dog kennel (accommodates 2 dogs)
A detailed list of additional assets, which will convey with the sale of the property shall be provided to a serious and qualified, prospective Buyer.

**Water Delivery/
Management:**

6 wells
3 relifts (some relifts are designated for pumping water off the GTR when needed)
Excellent levee system and water control structures

Recreation:

Outstanding green-timber and field duck hunting

- The property provides traditional green-timber duck hunting via a 610.0^(+/-) acre, impounded, green-tree reservoir ("GTR")
- The GTR is divided into four (4) units with a sophisticated levee and water supply/control system
- Access to the shooting holes is via boat and ATV
- There are eight (8) shooting holes, four (4) of which have constructed blinds (6 blinds total)
- Outside of the GTR are several grain fields and sloughs, which have served as rest areas for waterfowl (blinds located on the edges of these areas for hunting if desired)
- The property has a harvest history of 600-800 ducks per season and has been hunted roughly 20-30 days per year with mostly family and friends
- Private boat launch located on the east side of the property offering direct access to the Cache River offering additional hunting and fishing opportunities on the Cache River NWR

Impressive white-tailed deer hunting

- The woodland acreage and adjoining Cache River NWR supply world-class deer hunting on the property with many large bucks being harvested annually
- There are an estimated 8-10 deer stands located throughout the property

Excellent fishing

- The 43.0^(+/-) acre reservoir offers great fishing for largemouth bass as well as crappie, bream, and catfish.

Farm Lease: 75/25 crop share lease renewed on an annual basis

Real Estate Taxes: \$4,510.72

Mineral Rights: All owned by Seller (if any) shall transfer to Buyer without reservation.

Offering Price: \$11,100,000.00

Contact: Any questions concerning this offering or to schedule a property tour should be directed to Jeryl Jones (mobile: 870-672-1365) or Gar Lile (mobile: 501-920-7015 | office: 501-374-3411) of Lile Real Estate, Inc.

SERIOUS AND QUALIFIED PROSPECTS ONLY PLEASE.

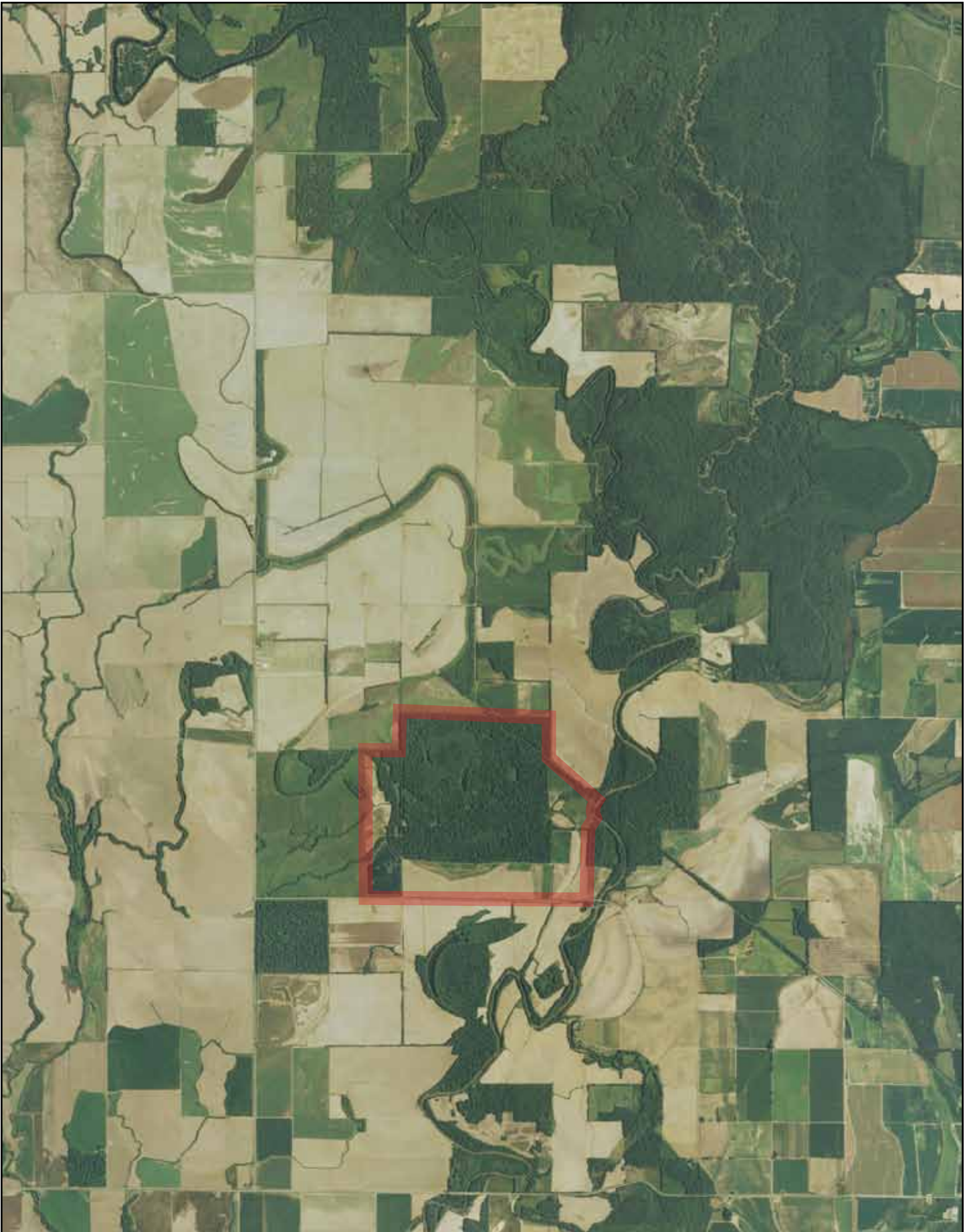
TOWNSHIP 5N • RANGE 3W

SEE PAGE 43

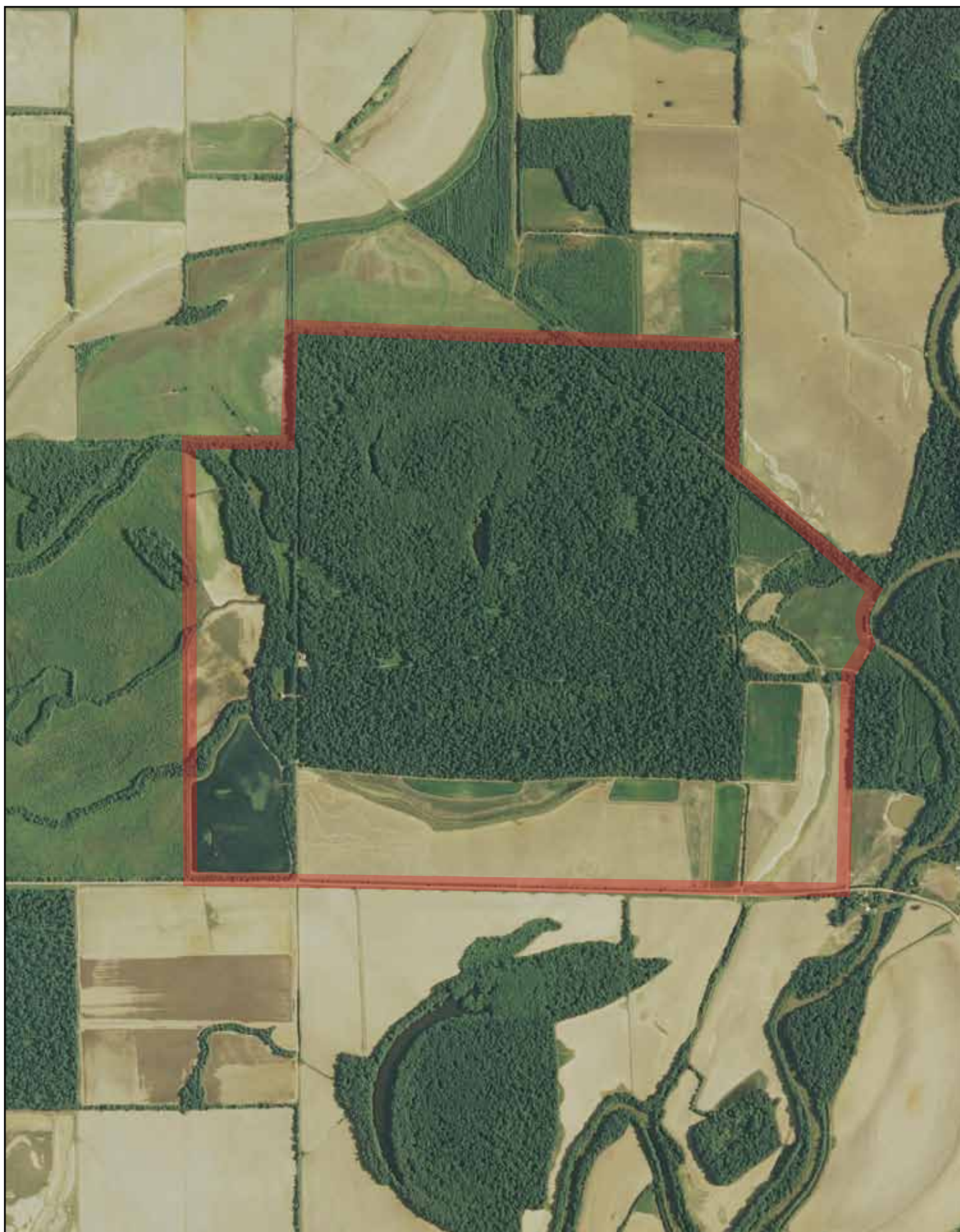
PRAIRIE COUNTY

SEE PAGES 27 & 51

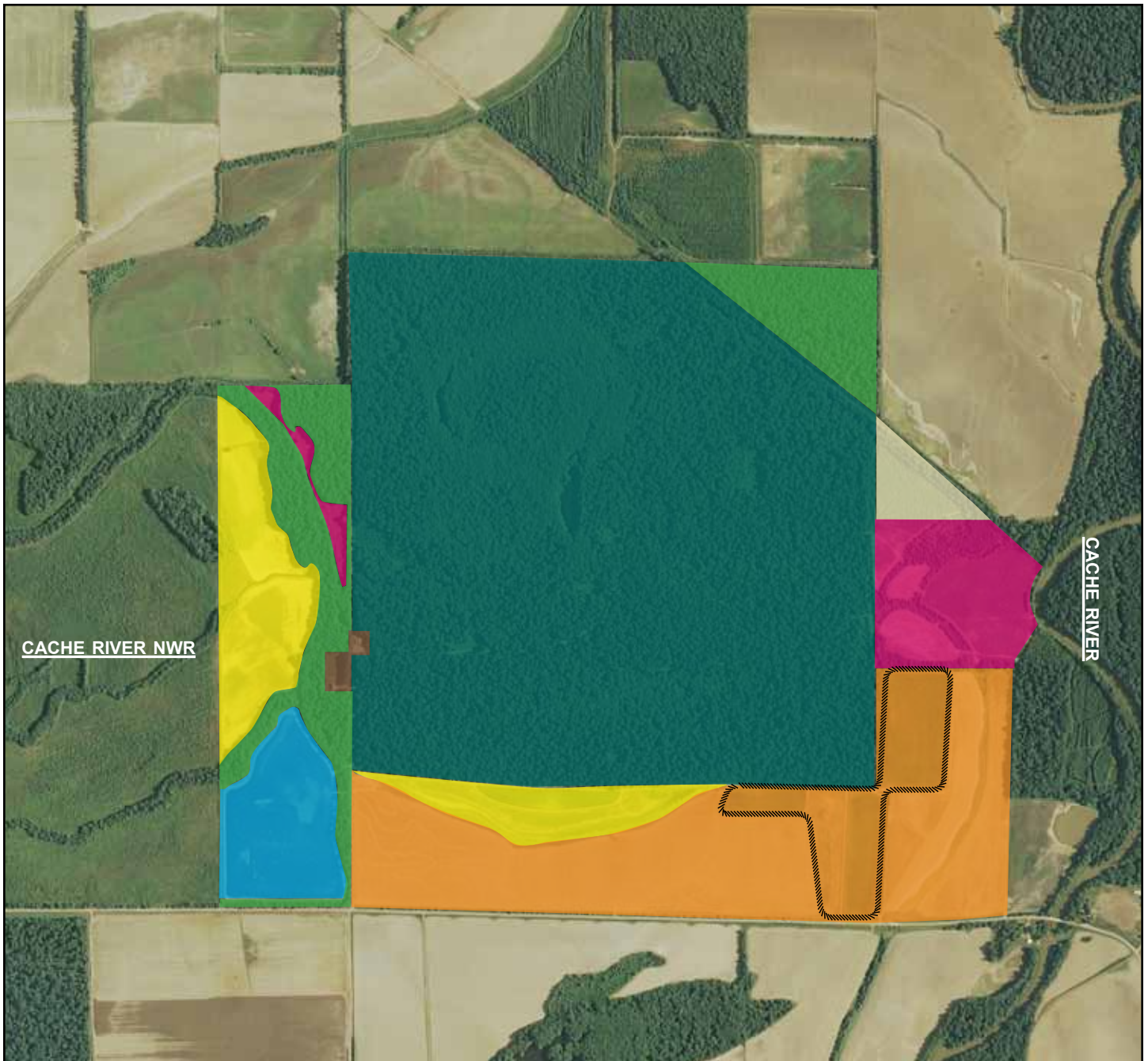
AERIAL MAP - AREA



AERIAL MAP - ZOOM

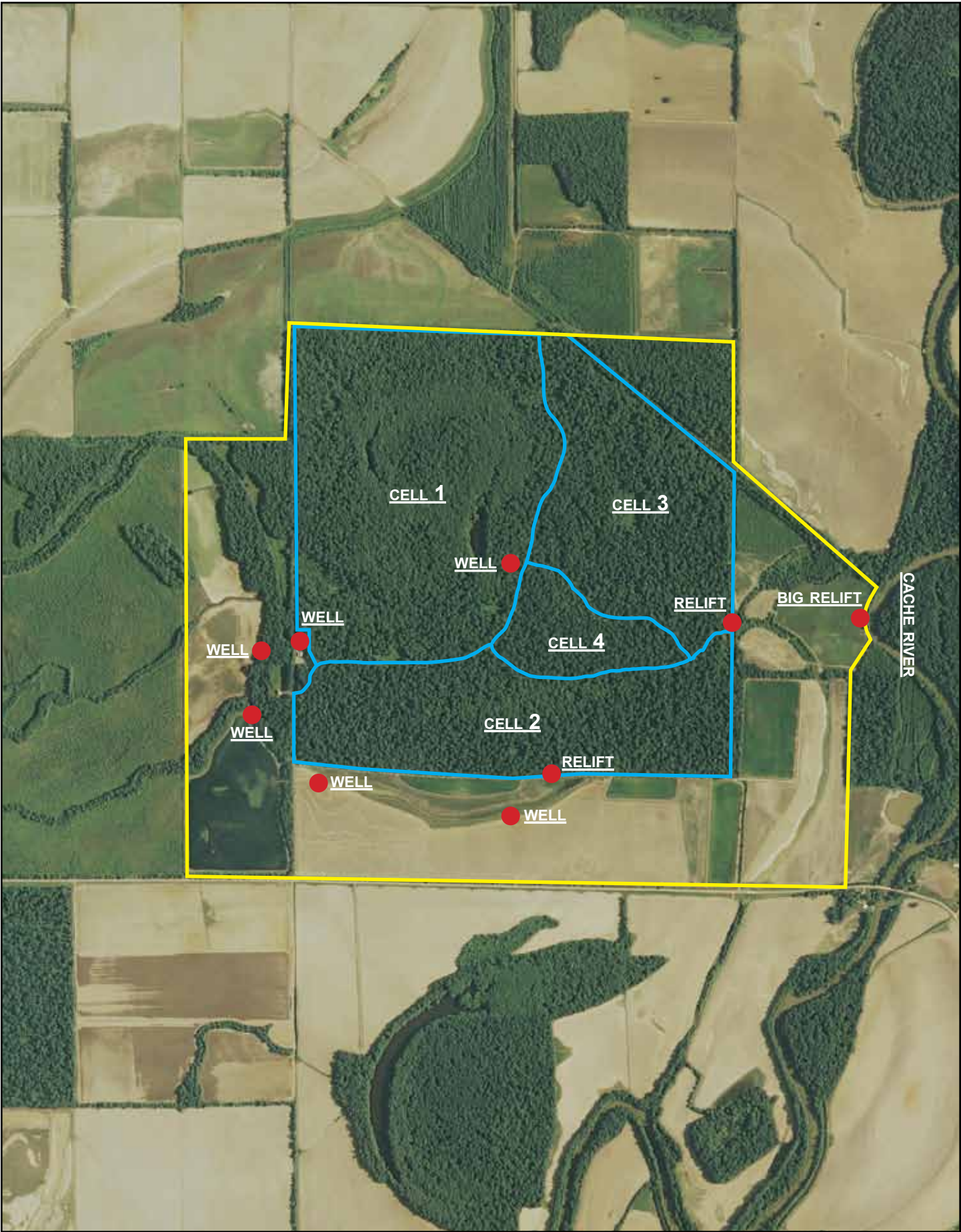


LAND USE MAP

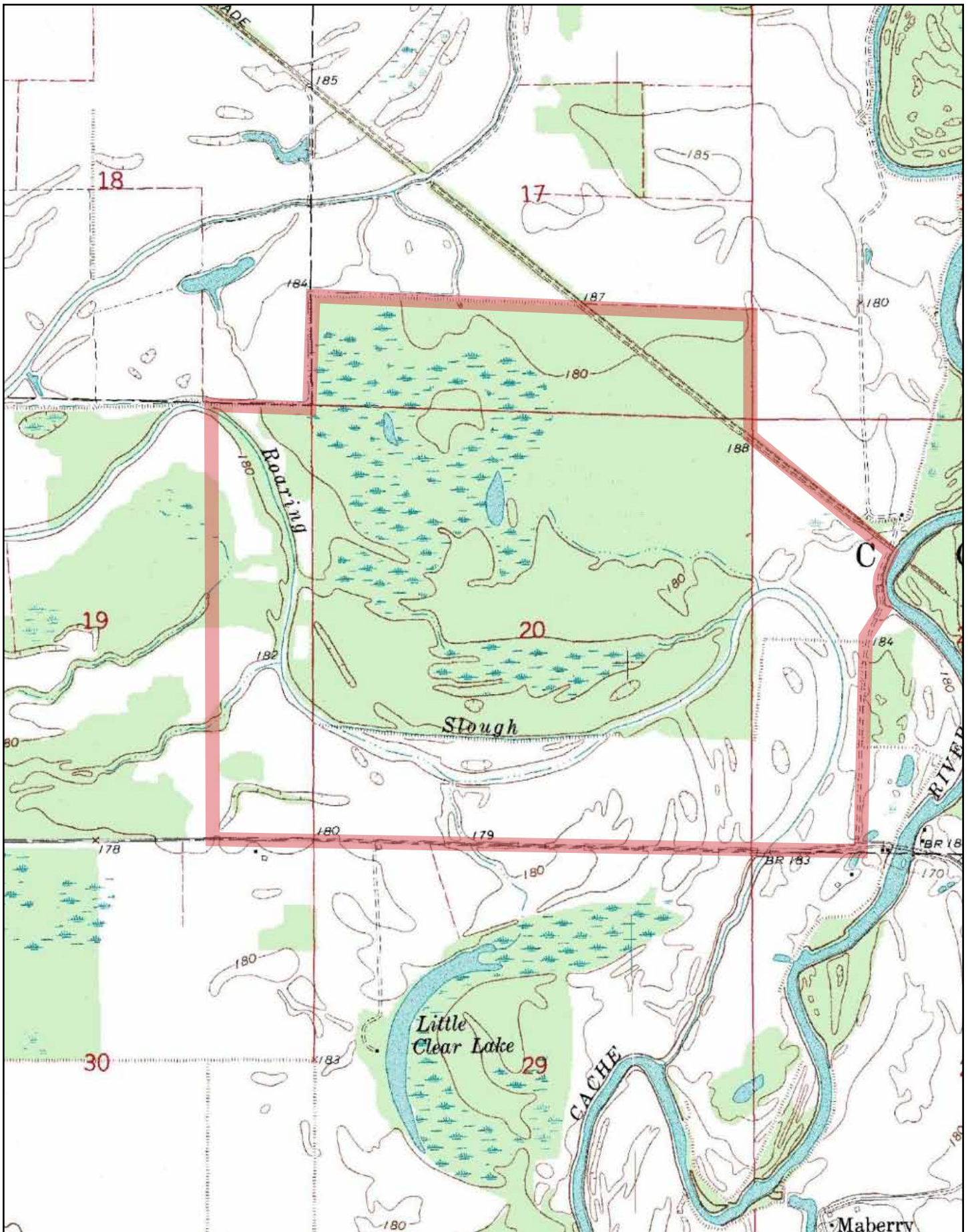


 Green-Tree Reservoir (GTR)	610.0 (+/-) acres
 Producing Farmland	186.97 (+/-) acres
 Zero Grade Farmland	40.0 (+/-) acres
 Duck Food Plots	85.0 (+/-) acres
 Conservation Reserve Program (CRP)	14.8 (+/-) acres
 Woodlands and Sloughs	95.0 (+/-) acres
 Old Fields, Food Plots, and Reforested Land	45.0 (+/-) acres
 Fishing Reservoir	43.0 (+/-) acres
 Lodge and Caretaker Sites	6.0 (+/-) acres
 Roads, Ditches, Levees, and Well/Relift Sites	24.0 (+/-) acres

WATER CONTROL SUMMARY



TOPOGRAPHIC MAP



FISHING RESERVOIR - ZOOM



LODGE GROUNDS - ZOOM

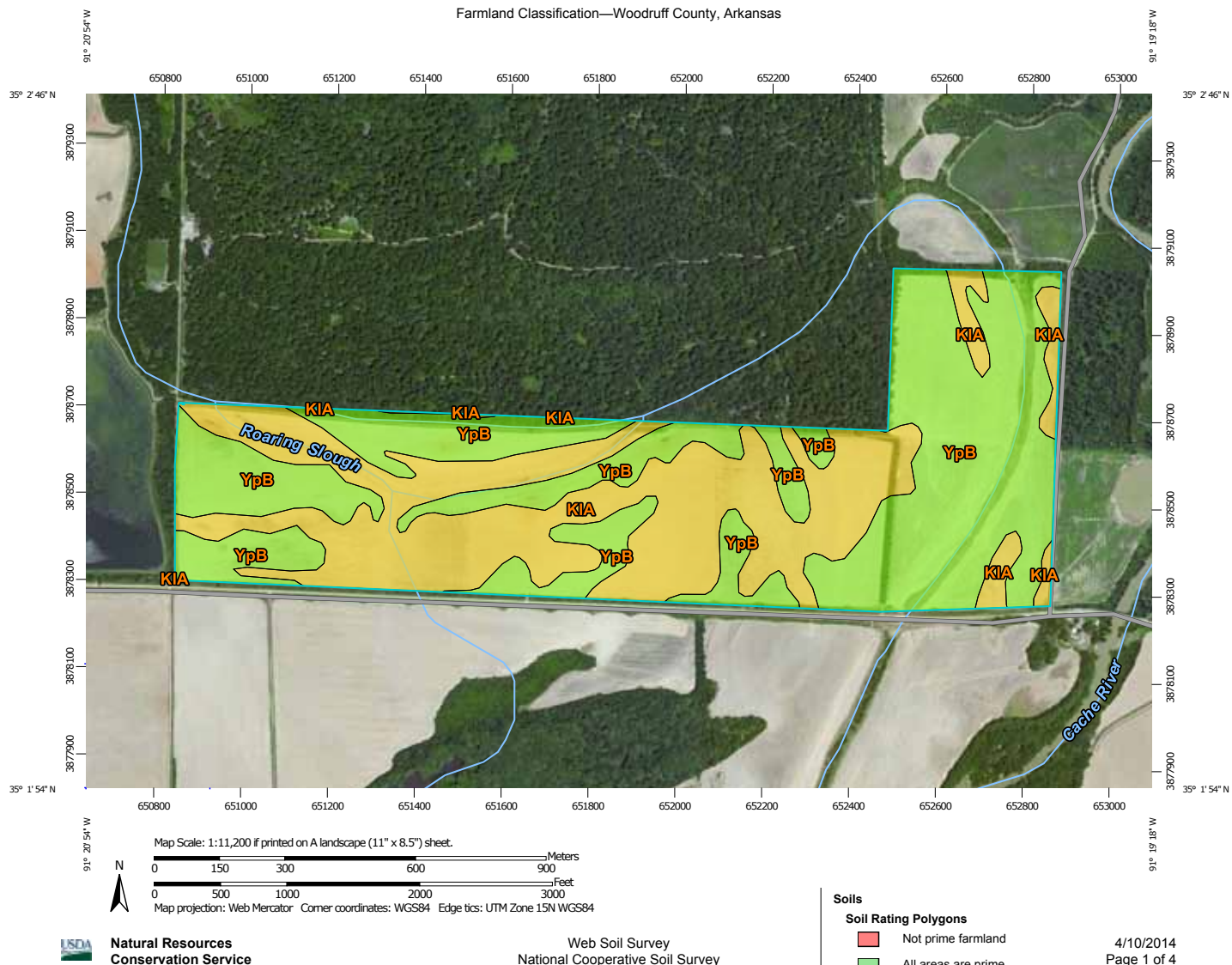




Farmland Classification

Farmland Classification— Summary by Map Unit — Woodruff County, Arkansas (AR147)				
Map unit symbol	Map unit name	Rating	Acres in AOI	Percent of AOI
KIA	Kobel silty clay loam, 0 to 1 percent slopes, frequently flooded	Prime farmland if drained and either protected from flooding or not frequently flooded during the growing season	103.5	42.9%
YpB	Yancopin silty clay loam, 0 to 3 percent slopes, frequently flooded	Prime farmland if protected from flooding or not frequently flooded during the growing season	137.8	57.1%
Totals for Area of Interest			241.3	100.0%

Farmland Classification—Woodruff County, Arkansas



Farmland Classification

Farmland Classification— Summary by Map Unit — Woodruff County, Arkansas (AR147)				
Map unit symbol	Map unit name	Rating	Acres in AOI	Percent of AOI
KIA	Kobel silty clay loam, 0 to 1 percent slopes, frequently flooded	Prime farmland if drained and either protected from flooding or not frequently flooded during the growing season	103.5	42.9%
YpB	Yancopin silty clay loam, 0 to 3 percent slopes, frequently flooded	Prime farmland if protected from flooding or not frequently flooded during the growing season	137.8	57.1%
Totals for Area of Interest			241.3	100.0%

This form is available electronically.

CRP-1
(03-26-04)

U.S. DEPARTMENT OF AGRICULTURE
Commodity Credit Corporation

CONSERVATION RESERVE PROGRAM CONTRACT

NOTE: The authority for collecting the following information is Pub. L. 107-171. This authority allows for the collection of information without prior OMB approval mandated by the Paperwork Reduction Act of 1995. The time required to complete this information collection is estimated to average 4 minutes per response, including the time for reviewing instructions, searching existing data sources, gathering and maintaining the data needed, and completing and reviewing the collection of information.

7. COUNTY OFFICE ADDRESS (Include Zip Code):

Woodruff County FSA Office
PO Box 519
Augusta, AR 72006-2450

TELEPHONE NUMBER (Include Area Code): (870) 347-2593

1. ST. & CO. CODE & ADMIN.
LOCATION

05-147-5

2. SIGN-UP NUMBER

18

3. CONTRACT NUMBER

200A

4. ACRES FOR ENROLLMENT

14.8

5. FARM NUMBER

006 2678

6. TRACT NUMBER(S)

422

(2857)

8. OFFER (Select one)

GENERAL

ENVIRONMENTAL PRIORITY

FROM:

(MM-DD-YYYY)

TO:

(MM-DD-YYYY)

01-10-2005

09-30-2014

THIS CONTRACT is entered into between the Commodity Credit Corporation (referred to as "CCC") and the undersigned owners, operators, or tenants (who may be referred to as "the Participant"). The Participant agrees to place the designated acreage into the Conservation Reserve Program ("CRP") or other use set by CCC for the stipulated contract period from the date the Contract is executed by the CCC. The Participant also agrees to implement on such designated acreage the Conservation Plan developed for such acreage and approved by the CCC and the Participant. Additionally, the Participant and CCC agree to comply with the terms and conditions contained in this Contract, including the Appendix to this Contract, entitled Appendix to CRP-1, Conservation Reserve Program Contract (referred to as "Appendix"). By signing below, the Participant acknowledges that a copy of the Appendix for the applicable sign-up period has been provided to such person. Such person also agrees to pay such liquidated damages in an amount specified in the Appendix if the Participant withdraws prior to CCC acceptance or rejection. The terms and conditions of this contract are contained in this Form CRP-1 and in the CRP-1 Appendix and any addendum thereto. BY SIGNING THIS CONTRACT PRODUCERS ACKNOWLEDGE RECEIPT OF THE FOLLOWING FORMS: CRP-1; CRP-1 Appendix and any addendum thereto; CRP-2 or CRP-2C, if applicable; and, if applicable, CRP-15.

10A. Rental Rate Per Acre

38.00

B. Annual Contract Payment

\$ 562.40

C. First Year Payment

\$

(Item 10C applicable only to continuous signup when the first year payment is prorated.)

11. Identification of CRP Land (See Page 2 for additional space)

A. Tract No.

B. Field No.

C. Practice No.

D. Acres

E. Total Estimated Cost-Share

422

7

CP-3A

12.3

0

422

78

CP-12

2.5

0

12. PARTICIPANTS

A(1). PARTICIPANT'S NAME AND ADDRESS (Zip Code):

Leland Tollett
6 Samoset Ct
Rogers, AR 72758-1463

(2) SHARE

100 %

(3) SOCIAL SECURITY NUMBER:

(4) SIGNATURE

DATE (MM-DD-YYYY)

(If more than three individuals are signing, continue on attachment.)

5-19-05

B(1). PARTICIPANT'S NAME AND ADDRESS (Zip Code):

(2) SHARE

%

(3) SOCIAL SECURITY NUMBER:

(4) SIGNATURE

DATE (MM-DD-YYYY)

(If more than three individuals are signing, continue on attachment.)

C(1). PARTICIPANT'S NAME AND ADDRESS (Zip Code):

(2) SHARE

%

(3) SOCIAL SECURITY NUMBER:

(4) SIGNATURE

DATE (MM-DD-YYYY)

(If more than three individuals are signing, continue on attachment.)

(If more than three individuals are signing, continue on attachment.)

13. CCC USE ONLY - Payments according to the shares are approved.

A. SIGNATURE OF CCC REPRESENTATIVE

B. DATE (MM-DD-YYYY)

Emely Cole

7-27-05

NOTE: The following statement is made in accordance with the Privacy Act of 1974 (5 USC 552a) and the Paperwork Reduction Act of 1995, as amended. The authority for requesting the following information is the Food Security Act of 1985, (Pub. L. 99-198), as amended and the Farm Security and Rural Investment Act of 2002 (Pub. L. 107-171) and regulations promulgated at 7 CFR Part 1410 and the Internal Revenue Code (26 USC 6109). The information requested is necessary for CCC to consider and process the offer to enter into a Conservation Reserve Program Contract, to assist in determining eligibility, and to determine the correct parties to the contract. Furnishing the requested information is voluntary. Failure to furnish the requested information will result in determination of ineligibility for certain program benefits and other financial assistance administered by USDA agency. This information may be provided to other agencies, IRS, Department of Justice, or other State and Federal Law enforcement agencies, and in response to a court magistrate or administrative tribunal. The provisions of criminal and civil fraud statutes, including 18 USC 286, 287, 371, 641, 651, 1001; 15 USC 714m; and 31 USC 3729, may be applicable to the information provided. RETURN THIS COMPLETED FORM TO YOUR COUNTY FSA OFFICE.

The U.S. Department of Agriculture (USDA) prohibits discrimination in all its programs and activities on the basis of race, color, national origin, gender, religion, age, disability, political beliefs, sexual orientation, and marital or family status. (Not all prohibited bases apply to all programs.) Persons with disabilities who require alternative means for communication of program information (Braille, large print, audiocassette, etc.) should contact USDA's TARGET Center at (202) 720-2600 (voice and TDD). To file a complaint of discrimination, write USDA, Director, Office of Civil Rights, Room 326, Whitten Building, 1400 Independence Avenue, SW, Washington, D. C. 20250-9410 or call (202) 720-5964 (voice or TDD). USDA is an equal opportunity provider and employer.

☐ Original - County Office Copy

☐ Owner's Copy

☐ Operator's Copy







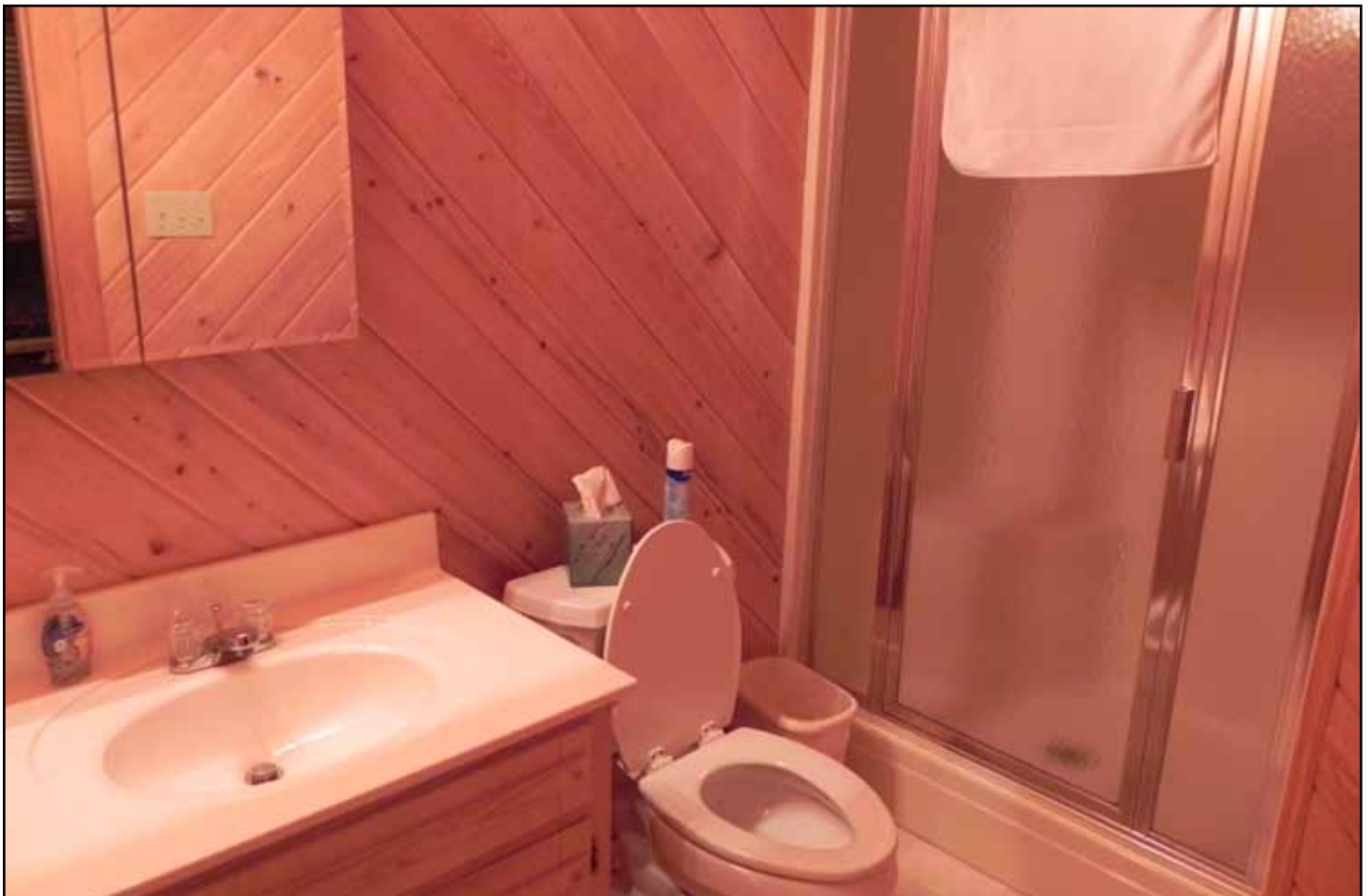


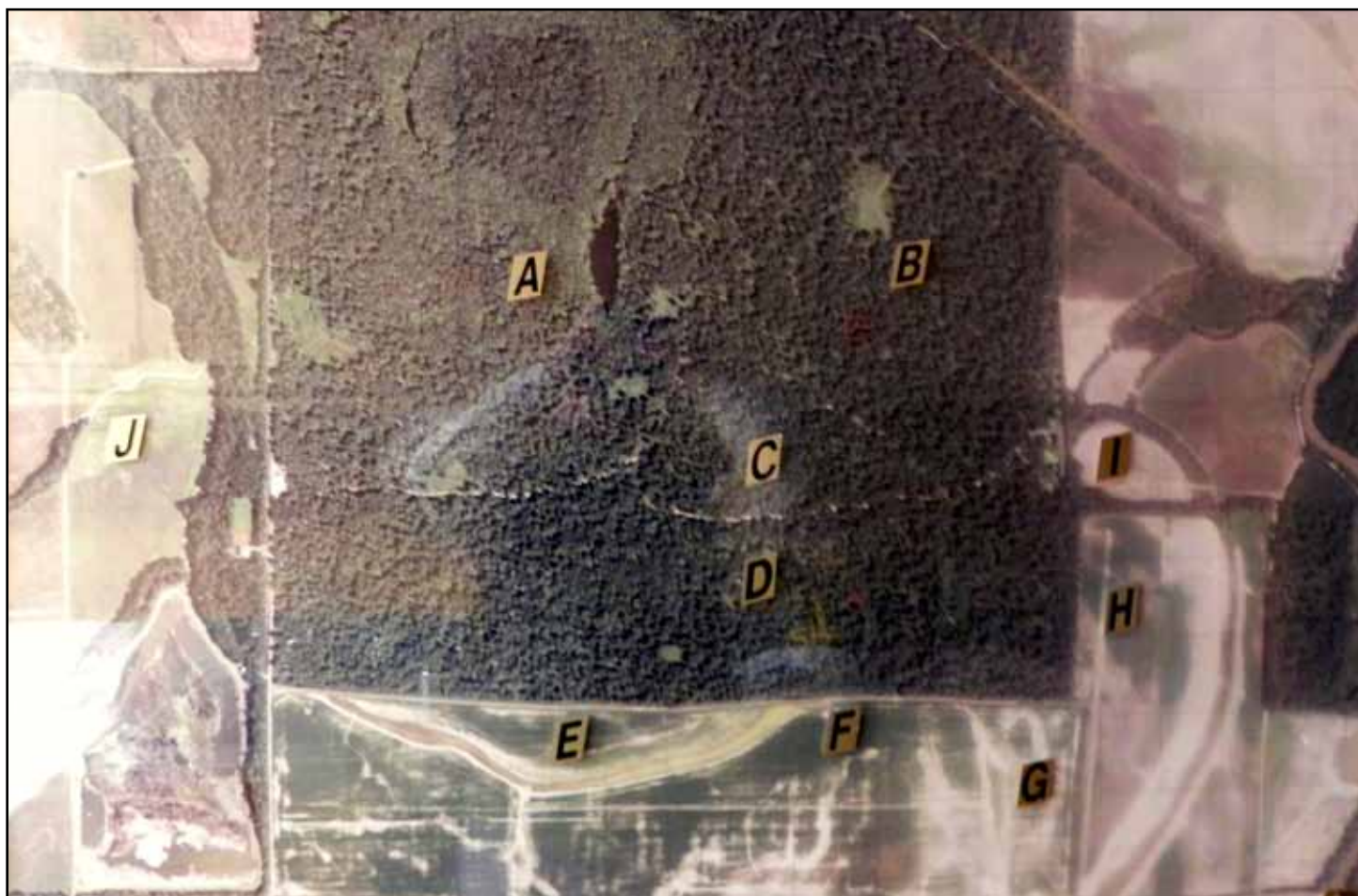




















































NOTES

[illegible]



LILE REAL ESTATE, INC.

Arkansas - Corporate Office
401 Autumn Road
Little Rock, AR 72211
501.374.3411 501.374.0609 (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

L I C E N S E D I N A R K A N S A S , L O U I S I A N A , M I S S I S S I P P I , T E N N E S S E E A N D T E X A S