

Lone Cypress Farms

KFS 1103

- **1/4 Ownership of a 560 Acre Developed Duck and Deer Hunting Property**
- **2,700 Square Foot Fully Loaded Hunting Lodge**
- **Flooded Green Timber with Open Duck Holes**
- **Wildlife Food Plots and Fishing Pond**
- **Floodable Farmland and Duck Fields**
- **Located in the Heart of the Mississippi Flyway near other Well Known Hunting Clubs**

\$680,000.00

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Lone Cypress Farms, LLC is +/-560 acres, of high quality duck hunting and deer hunting property located in East Arkansas. The property has Green Tree Reservoirs, Flooded Timber, Open Duck Holes, Floodable Fields, Lakes and More. The property is located within the heart of the Mississippi Delta flyway and is adjacent to Banfield, a historically proven duck hunting property with green tree reservoirs and fields. The property is owned by four undivided 25% ownerships in the company, each with a fully owned lot for a cabin. The 3 other 25% ownerships consist of people with a shared objective: to enjoy outdoor recreation, relaxation, and hunting to its fullest. This offering includes one of the four 25% ownership interests in Lone Cypress Farms, LLC and 100% ownership of an exceptional 2,700 sq. ft., two-story cypress cabin. This cabin is located within the heart of the property strategically placed beside cabins owned by the other interests. This gives you the best of both worlds, the ability to socialize with the others in the camp or be completely private and to yourself.



LONE CYPRESS FARMS

DUCK & DEER HUNTING PROPERTY



Flocks of Mallards fall into one of the flooded fields surrounded by flooded green timber on Lone Cypress Farms.



A successful morning hunt with a limit of greenheads in the flooded oak timber.

Current benefits included but not limited to for each 25% share: 1) Up to 6 hunters in a duck hole any day during the season including the owner, 2) The ability for an owner to designate 2 others to hunt in his place and enjoy the same benefits and responsibilities as he does, 3) A rotating draw for first pick of a duck hole with only 3 other shares, 4) Up to 4 deer hunters per group any day during deer season during designated times and areas, 5) Squirrel hunting and dove hunts when the sunflowers cooperate, 6) Fishing in 2 ponds at the entrance to the property, 7) Use of farm equipment owned by Lone Cypress Farms for recreational upkeep including bush hogging, disk-ing, planting food plots, etc., 8) Equal access and enjoyment of the ownership as the other interests, 9) A mutual shared goal with the other owners to nurture the duck hunting and recreational value of the property, 10) Ownership in a recreational property that can be shared with family and friends for generations to come.



A good morning hunt for four after an enjoyable nights stay at the lodge. This property offers the full hunting experience.



Lone Cypress Farms has both flooded timber and floodable fields to offer the right hunting setup to match the conditions.

LONE CYPRESS FARMS

CYPRESS HUNTING LODGE



This roomy front porch provides endless relaxation and an entrance to the cabin through oversized glass french doors.



The large great-room provides a central location for family and friends with a stone fireplace and built in cabinets.

The cabin is a 2,700 sq. ft., two story, get away with cypress board and bat exterior walls and tongue and groove cypress interior walls. Outside the cabin you have a wrap around front porch, a screened in back porch, and an upstairs wooden balcony for enjoying the view. From the front porch the front entrance boasts 2 double pine French doors bringing you into a spacious downstairs great room with vaulted ceiling, a huge stone fireplace, built in one-of-a-kind Ducks Unlimited gun safe, and an open view of the kitchen and upstairs balcony. From the great room you have direct access to the kitchen and 2 bedrooms with an adjoining full bath. Enter from the side and you pass the half-bath and utility room. The kitchen includes stainless steel refrigerator, dish washer, and stove, metal hangers for pots and pans, and plenty of counter top space. A wooden stairway with cedar railing carries you upstairs to a spacious balcony and a huge bedroom-entertainment room complete with recessed mini refrigerator and bar. The upstairs has a full bath and additional storage space in a floored attic area. The open design of this cabin enhances closeness to family or friends, cozy relaxation, and enjoyable entertainment. The 2 downstairs bedrooms can sleep from 1 to 4 each and the upstairs bedroom can sleep from 4 to 8, depending on how many folks want to bunk in. All interior ceilings and walls are cypress. All floors are hickory except the upstairs entertainment room which is carpeted.



The upstairs room is a combination guest room and game room, with ability to sleep several as well as entertain.



The master bedroom has a rustic appeal with pecky cypress siding and a beautiful view to the back porch and beyond.

LONE CYPRESS FARMS

DUCK & DEER HUNTING PROPERTY



View from the front porch shows the Lone Cypress common area with the cabins of the other owners and a common use building.



Oak timber in the green tree reservoirs provides acorns for the ducks and flooded timber hunting experience for the owner.

The hunting cabin area is strategically located in the center of the property, and has been well planned to enhance the value of the ownership. A common storage and maintenance building owned by Lone Cypress Farms is easily accessible to all, and is used by each owner and guest for everything from repairing equipment, joining together before duck hunting, to dressing a deer. It includes a covered rack and walk-in meat cooler. There is always opportunity here for fellowship and lasting memories. The entire property has been developed for the full hunting experience. Duck holes in the green timber reservoir are systematically spread with 3 holes on the north end of the property and 3 holes on the south. 2 floodable fields provide the opportunity for field hunts, or you can set up in the flooded timber as duck hunting patterns change and ducks get shy. Old catfish ponds have recently been converted to crop production and can be flooded after the harvest. Lone Cypress Farms gives you the best diversity for duck hunting, all in one place. Each hole is inspected annually to determine if anything should be planted such as millet or other duck food. Each year after the duck season is over, corn is applied to the flooded areas to continue to nurture the imprint ducks to the property for future years.



1 of 2 of the floodable fields is located within the green timber reservoir and provides excellent field hunting on the property.



The duck holes in the timber are large enough to enable planting but small enough to predict where the ducks will fly in.

LONE CYPRESS FARMS

DUCK & DEER HUNTING PROPERTY



Much of the property is bordered by levees with deer stands that provide visibility of that big buck that is slipping through.



Old catfish ponds have been converted to floodable cropland and are expected to provide some great duck hunting.

From your cabin, you have an easy ATV ride to anywhere on the property. Levees give you access to all duck holes and several locations for deer hunting. The owners recently completed a 5 year capital improvement plan over the property to maximize duck hunting. This includes levees with pipe structures for holding water, wells with submersible pumps to retrieve water for flooding if Mother Nature does not cooperate, and a common building with light duty farm equipment for maintenance and storage. The ownership adheres to the DMAP program as described by the Arkansas Game and Fish Commission and has an 8 point buck deer rule in place. Wildlife food plots are maintained for deer hunting, offering this added benefit in the event duck hunting is slow.



Deer food plots are planted each year. Several locations have existing stands for rifle, muzzleloader, and bow hunting.



As you enter the property The Lone Cypress, namesake of the property, stands in the pond containing bass and other fish.

LONE CYPRESS FARMS

CYPRESS HUNTING LODGE AND 1/4 OWNERSHIP INTEREST IN +/-560 ACRE PROPERTY

Conditions of Sale:

The landowner reserves the right to accept or reject any offer or to reject all offers and to sell in the manner they determine will be most advantageous to them.

The three other owners in Lone Cypress Farms will be available upon request to meet the serious prospective buyer.

Inspections of the property and cabin by Buyer will be by appointment only

Offers submitted will remain valid for a minimum of 10 business days for seller's consideration and communication with the other owners. Upon acceptance of an offer a more formal Contract of Sale, with earnest money in the amount of 10% of purchase price, will be executed between the successful bidder and landowner within ten business days. A sample Contract of Sale may be provided in advance upon request. Terms are cash at closing. **Closing is expected to be held within forty-five days of offer acceptance.**

Only offers for a specific dollar amount will be accepted. Offer price is to purchase one of the four 25% ownership interests in Lone Cypress Farms, LLC and the associated full ownership of the 2,700 sq.ft. cypress cabin owned by the seller. The ownership and cabin are being sold in one combined sale, for a single sum. Advertised acreage is believed to be correct, but is not guaranteed. The attached tract maps are thought to be accurate but should not be considered as survey plats. Seller will not provide a survey.

Conveyance of the cabin will be by Warranty Deed. Conveyance of the 25 % ownership interest in Lone Cypress Farms, LLC, will be by Bill of Sale, transferring all rights of ownership in Lone Cypress Farms, LLC held by the seller to the buyer. Property conveyance is subject to all previous mineral conveyances, reservations and exceptions, to any valid rights-of-way, easements, leaseholds, and to any protective covenants or restrictions, which may have been recorded affecting the property, with title assured through seller-provided title insurance policy. Conveyances will be subject to the Operating Agreement in place for Lone Cypress Farms, LLC. No environmental inspection or representation has been or will be made by seller. Any mineral rights owned by the seller will be transferred to the buyer.

Seller will pay pro-rated property taxes (to date of closing), deed preparation, and one-half of deed stamps. Buyer will pay recording fees and one-half of deed stamps.

A local title company will conduct the closing with buyer and seller each paying one-half of fees associated with closing services.

Kingwood Forestry is the real estate firm acting as agent for the seller. The Seller is a licensed Arkansas Real Estate Agent and is actively employed by Kingwood Forestry Services, Inc. All information presented in this prospectus is believed to be accurate. Prospective buyers are advised to verify information presented in this sale notice.

Questions regarding this land sale should be directed to licensed sales agents Ben Ballard and Sam Denison or licensed broker John McAlpine of Kingwood Forestry Services at 870-367-8567.

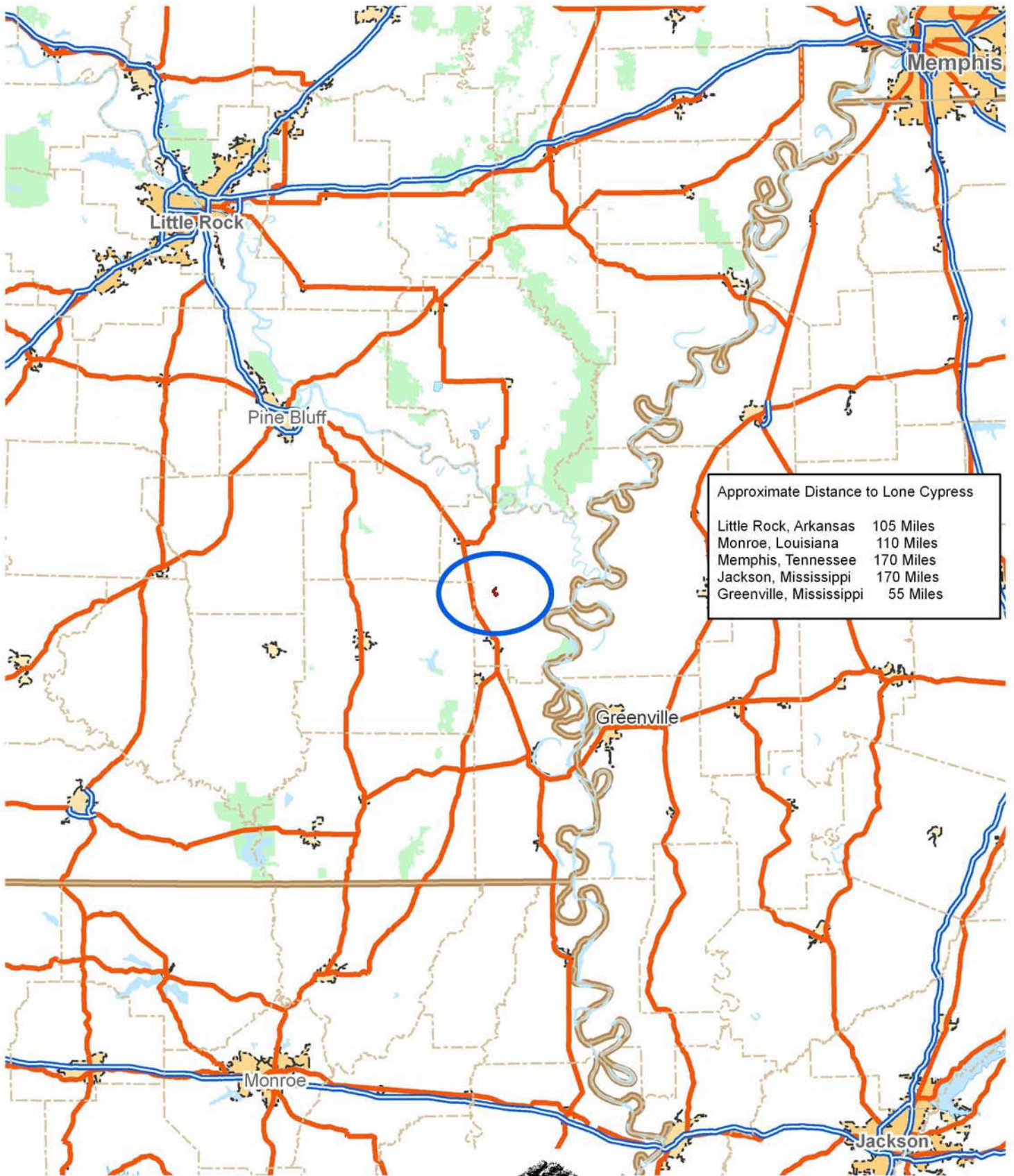
www.kingwoodforestry.com/realestate.htm

For more information, contact Ben Ballard 1-800-308-3831 or visit our website.

Kingwood Forestry Services, Inc. represents the interests of the Seller of this property. All information presented in this flyer is believed to be accurate. Buyers are responsible for verifying information on this tract for themselves.

Kingwood makes no representation for the Buyer.

**LONE CYPRESS FARMS
+/-560 Acres & Hunting Lodge
Desha County, Arkansas**



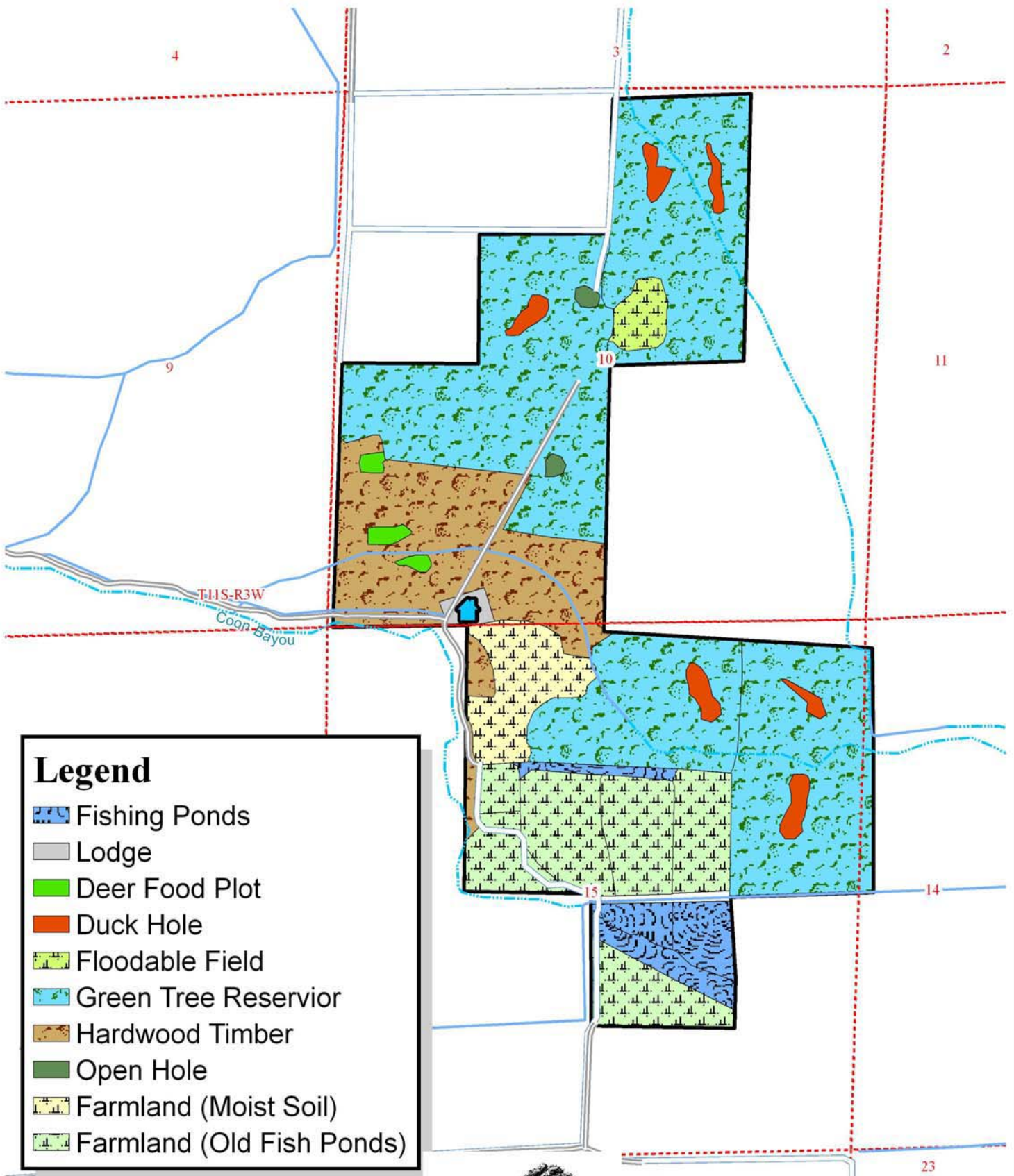
Approximate Distance to Lone Cypress

Little Rock, Arkansas	105 Miles
Monroe, Louisiana	110 Miles
Memphis, Tennessee	170 Miles
Jackson, Mississippi	170 Miles
Greenville, Mississippi	55 Miles

0 5 10 20
Miles



LONE CYPRESS FARMS +/-560 Acres & Hunting Lodge Desha County, Arkansas



Legend

-  Fishing Ponds
-  Lodge
-  Deer Food Plot
-  Duck Hole
-  Floodable Field
-  Green Tree Reservoir
-  Hardwood Timber
-  Open Hole
-  Farmland (Moist Soil)
-  Farmland (Old Fish Ponds)

0 0.125 0.25 0.5 Miles

