

SUMMARY OUTLINE

White Oaks Black River

Total Acreage:	443.0 +/- acres
Description:	Turn-key, year-round outdoor recreation for duck hunting, deer hunting, and fishing
Duck Hunting:	<p>Impounded bottomland hardwoods</p> <ul style="list-style-type: none">• 4 established shooting holes• 2 shooting holes have water risers• 3 duck blinds• 2 zero-grade duck food plots with water risers• Boat access throughout beginning at cabin grounds <p>A field historically planted in rice serves as a waterfowl rest area</p>
Deer and Dove Hunting:	<p>Proven whitetail deer hunting with a history of trophy bucks</p> <p>5.0 +/- acre field dedicated for dove hunting</p>
Fishing:	<p>30 +/- acre reservoir</p> <ul style="list-style-type: none">• Lunker largemouth bass, crappie, and bream• Gravel boat ramp• Boat dock• Fish feeders
Lodging and Grounds:	<p>New 1,500 square-foot cabin</p> <ul style="list-style-type: none">• Fully furnished• 3 bedrooms, 2 bathrooms, living area, kitchen, utility room, and boot room• Steel storage container• Boat shed
Water Resources & Systems:	10-inch electric-turbine well and underground pipe system leading to four risers within the GTR
Location:	<p>Northeast Arkansas in Clay County</p> <ul style="list-style-type: none">• Corning, AR 10 miles• Poplar Bluff, MO 35 miles• Paragould, AR 35 miles• Jonesboro, AR 55 miles• Memphis, TN 120 miles• Little Rock, AR 180 miles• St. Louis, MO 215 miles
Access:	AR State Highway 62 and a private, all-weather, gated road
Mineral Rights:	All mineral rights owned by the Seller, if any, shall transfer
Offering Price:	\$4,400,000.00