



*Available For Purchase*

## **THE 101 CLUB**

206.0 +/- Acres • Cross County, Arkansas

*A turn-key hunting property in the heart of duck country on the Bayou DeView flyway!*

Excellent Duck Hunting • Sportsman's Lodge • Farmland Investment

# MYERS COBB

---

REALTORS

ARKANSAS • MISSISSIPPI • TENNESSEE





Cross 104

Bayou DeView

Cross 101

The 101 Club is a secluded, private, gated sporting retreat offering excellent hunting and lodging with annual income-producing farmland. The property consists of 206.0 +/- contiguous acres, which is professionally developed to provide the sportsman a turn-key outing place foremost for duck hunting; however, dove and deer hunting opportunities are also available.

The property is located in Cross County, just west of Hickory Ridge, Arkansas. The land is easily accessed via Highway 42 and off County Road 101. The property is a quick 30-minute drive from Jonesboro, Arkansas, and Memphis is only 75 miles away. The land is positioned in the heart of Northeast Arkansas duck hunting country and has an excellent duck hunting history. The property rests on Bayou DeView, a legendary waterfowl flyway, and is only five miles east of the Cache River. Many renowned and productive duck hunting properties adjoin or are within proximity to the land.

The acreage is well-designed for duck hunting with large, planted waterfowl food plots and strategically placed blinds. There are two duck blinds, one which is built into a permanent levee and the other is positioned into a tree line overlooking a food plot. However, there are several locations where two or more large, comfortable duck blinds can be built. Hunting is also done along the various tree lines throughout the property.

The current owners have invested in many improvements to make the land efficient for agriculture and recreational use. In 2017 six miles of three-phase power were installed to support two new electric wells for irrigation and water for duck hunting. The internal road system has been revised and updated, the levee on Bayou DeView has been rebuilt, and water control structures have been installed for regulating seasonal water depth for duck hunting.

A new 2,500 square-foot lodge was constructed in 2017 with all necessary utilities on gated spacious grounds. The lodge is fully furnished with particular attention to details and amenities. The structure offers five bedrooms and four baths, spacious nine-foot ceilings throughout, a den and wood-burning fireplace, a full bar, a custom kitchen with stainless steel appliances, a mudroom, and a large exterior covered deck overlooking the property. The lodge has an excellent, separate heated and cooled secure facility, which serves as a gun room with lockers, gear storage, gun safe, and storage for tools, supplies, ATVs, boat storage, and more.

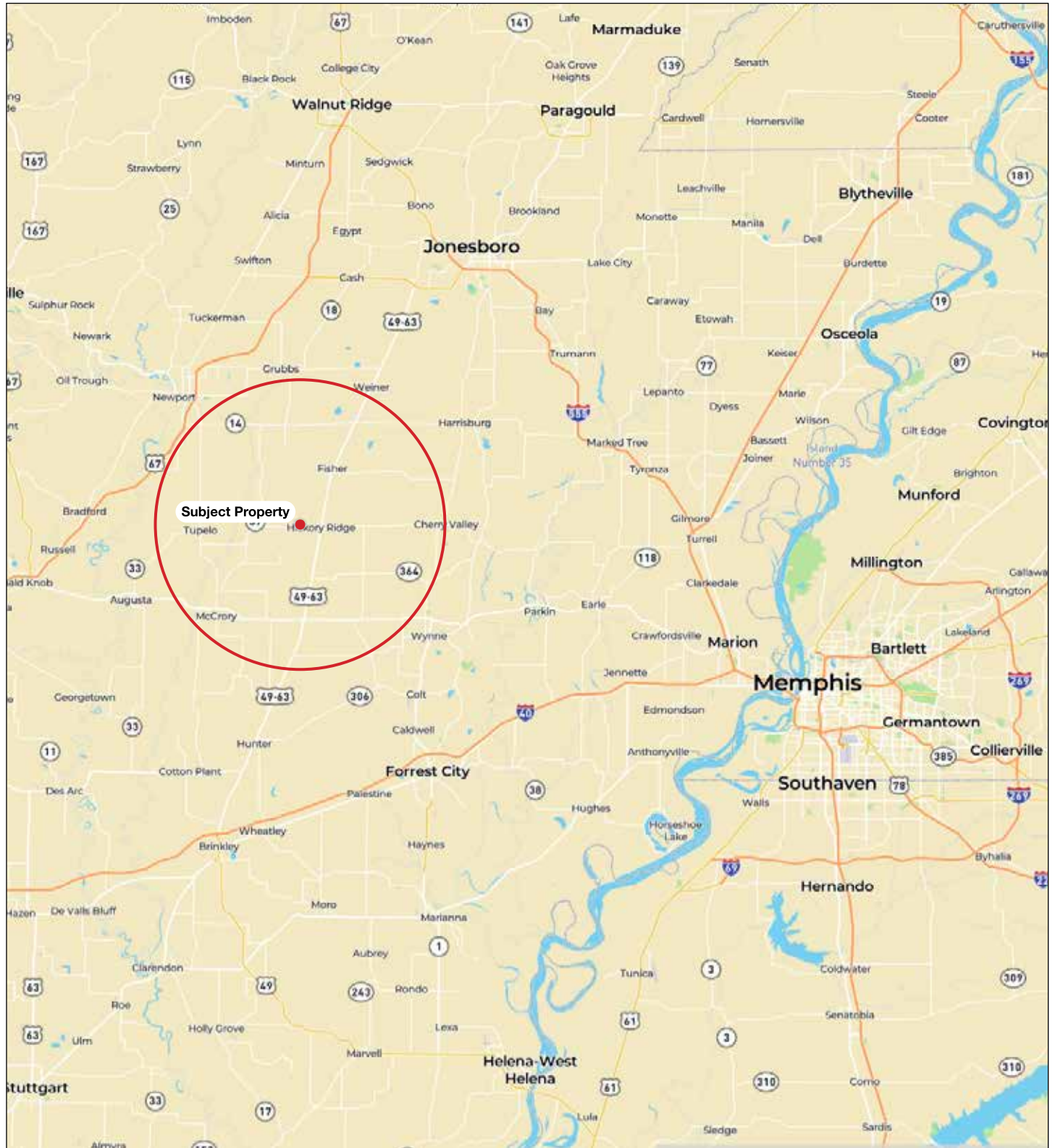
This premium sporting property is offered for purchase for \$1,450,000.00. Chuck Myers of Myers Cobb Realtors is a licensed real estate agent in Arkansas, and an owner of The 101 Club. Qualified buyers should contact him at 901-830-5836 regarding questions or schedule a property tour.

**ATTENTION:** Chuck Myers of Myers Cobb Realtors is an owner of 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 and 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.



# LOCATION - REGIONAL VIEW

Northeast Arkansas



MYERS COBB

REALTORS

Chuck Myers

PARTNER + AGENT

LAND + RECREATIONAL PROPERTIES

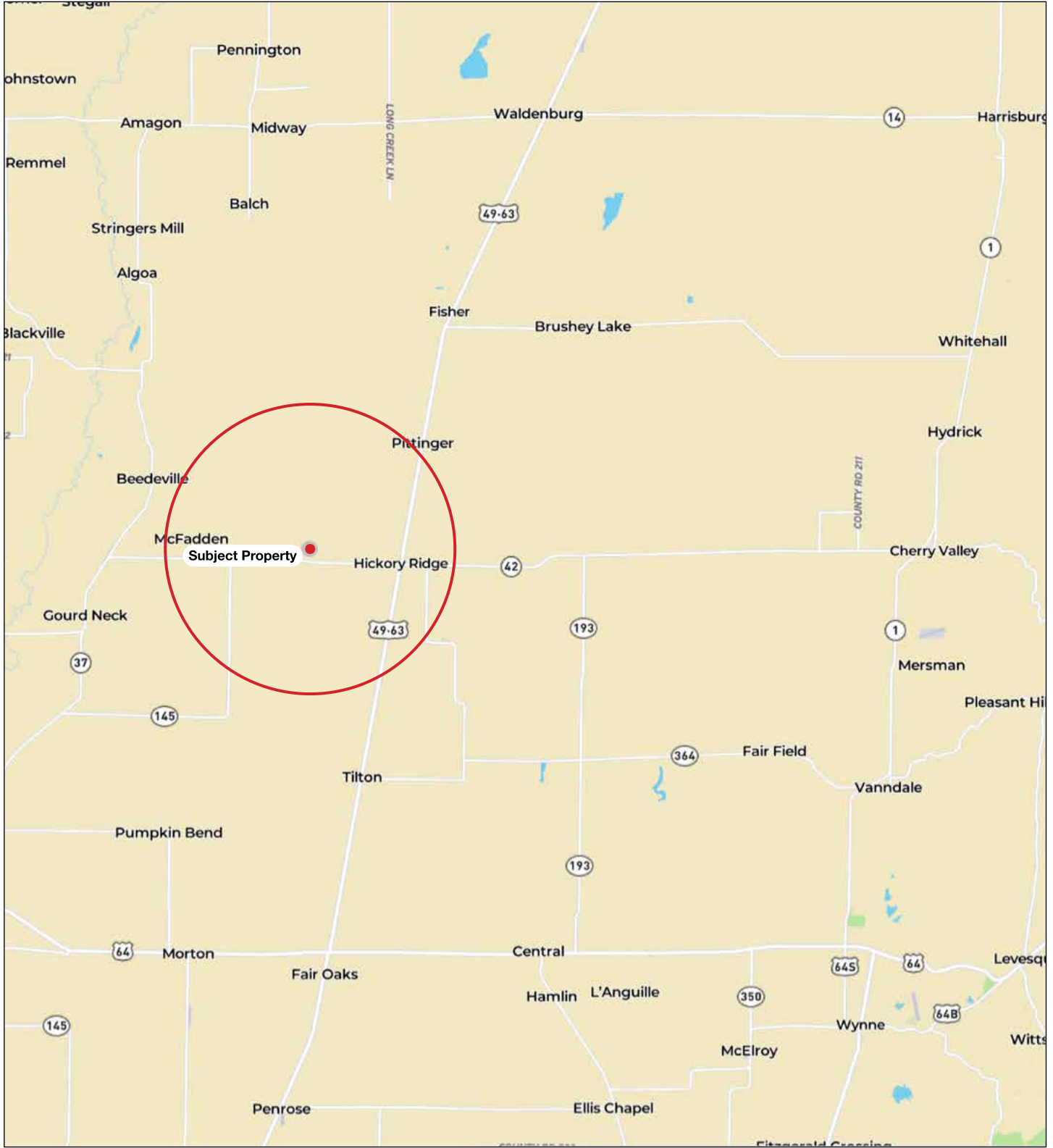
901.830.5836 (M)

901.481.6842 (O)

[chuck@myerscobbrealtors.com](mailto:chuck@myerscobbrealtors.com)

# LOCATION - LOCAL VIEW

Cross County, Arkansas





## SUBJECT PROPERTY

206.0 +/- Acres



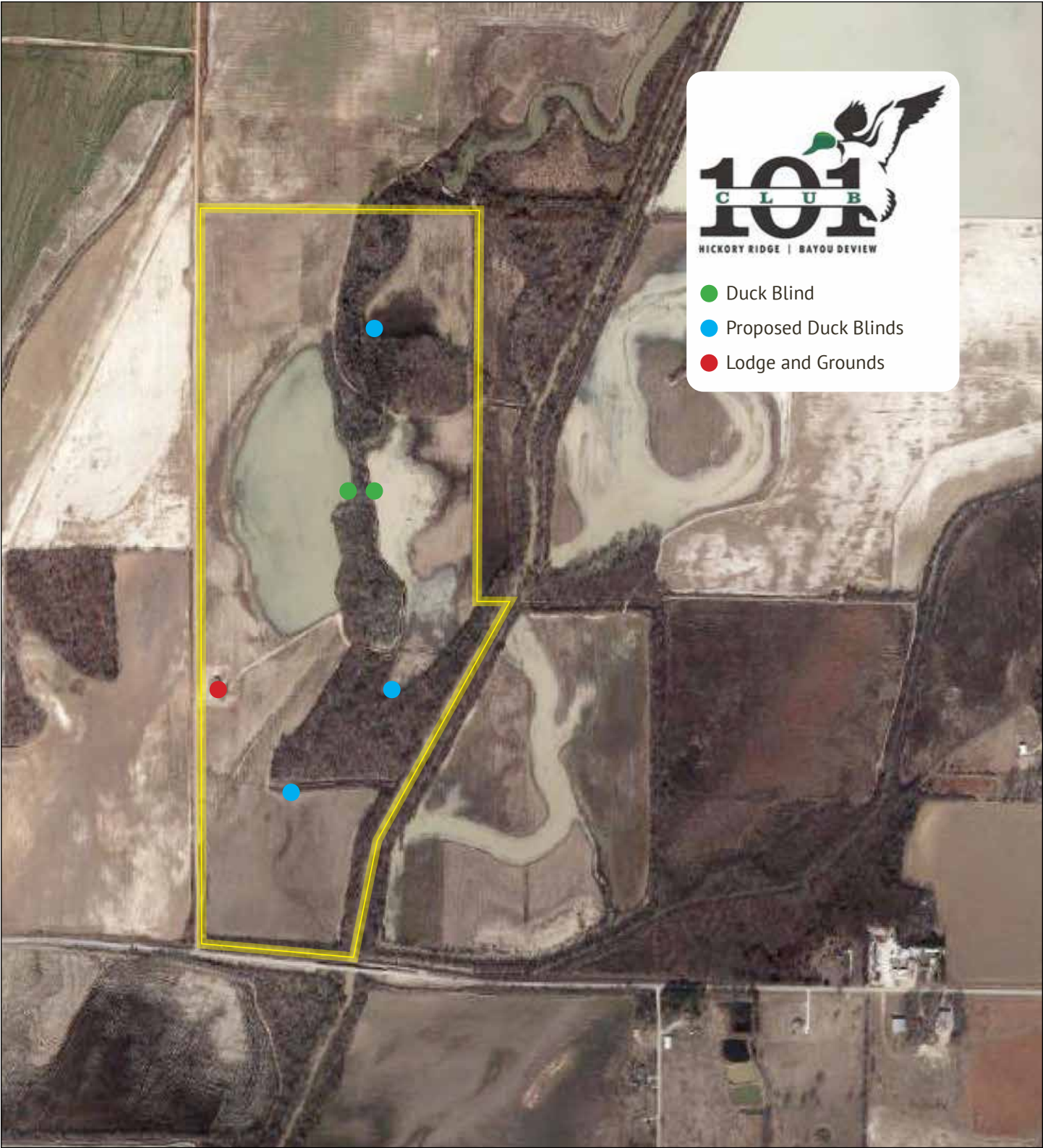
MYERS COBB

REALTORS

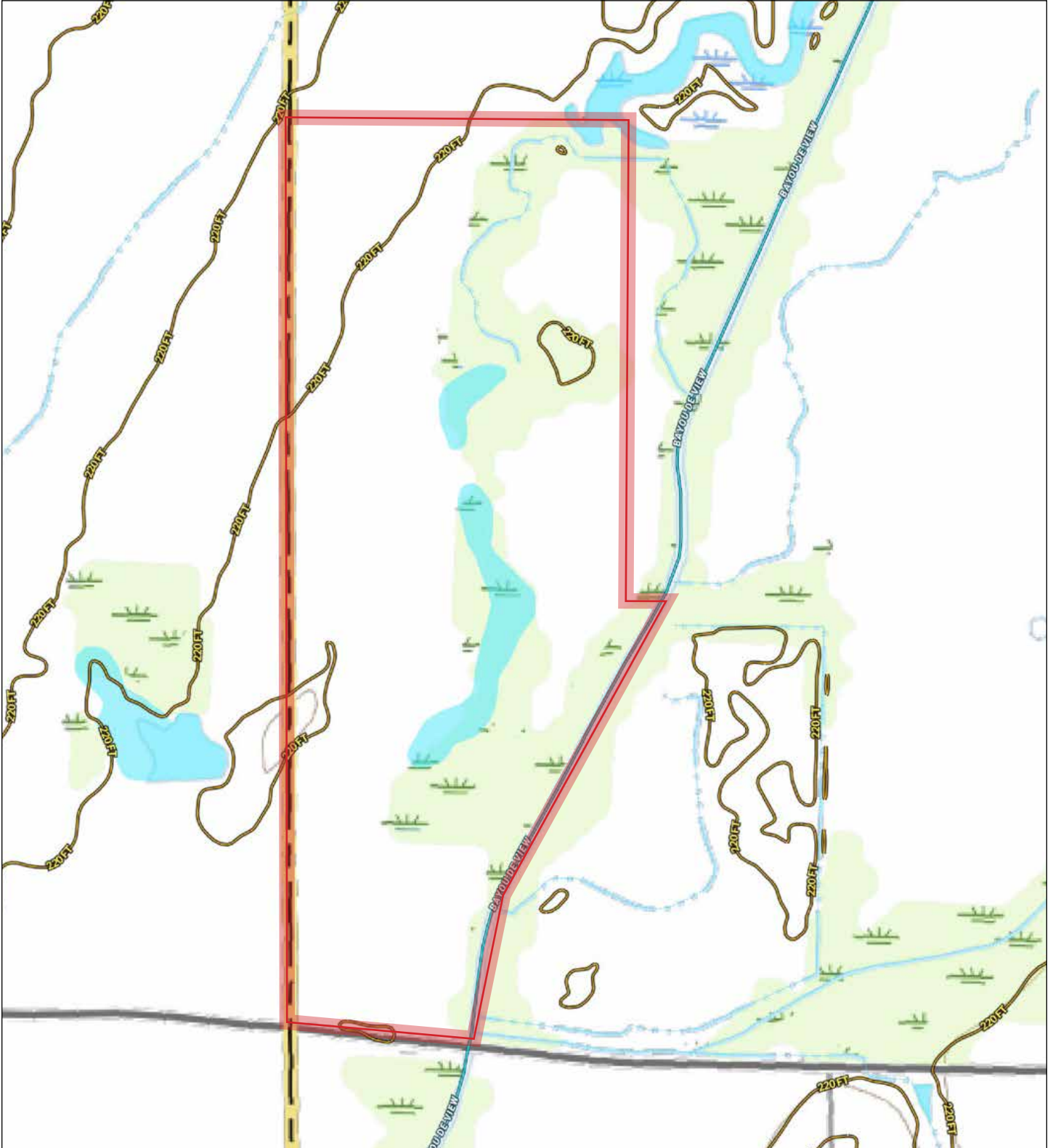
ARKANSAS • MISSISSIPPI • TENNESSEE



**SUBJECT PROPERTY**  
Lodge and Hunting Locations



## Elevation and Water Features







*Property Views*



## PROPERTY VIEWS

Lodge and Grounds



MYERS COBB

REALTORS

ARKANSAS • MISSISSIPPI • TENNESSEE



## PROPERTY VIEWS

Lodge and Grounds





## PROPERTY VIEWS

Lodge and Grounds



MYERS COBB

REALTORS

**Chuck Myers**

PARTNER + AGENT

LAND + RECREATIONAL PROPERTIES

901.830.5836 (M)

901.481.6842 (O)

[chuck@myerscobbrealtors.com](mailto:chuck@myerscobbrealtors.com)



## PROPERTY VIEWS

Lodge and Grounds





## PROPERTY VIEWS

Lodge and Grounds



MYERS COBB

REALTORS

ARKANSAS • MISSISSIPPI • TENNESSEE



## PROPERTY VIEWS

Lodge Interior



## PROPERTY VIEWS

### Lodge Interior



MYERS COBB

REALTORS

**Chuck Myers**

PARTNER + AGENT

LAND + RECREATIONAL PROPERTIES

901.830.5836 (M)

901.481.6842 (O)

[chuck@myerscobbrealtors.com](mailto:chuck@myerscobbrealtors.com)



## PROPERTY VIEWS

Lodge Interior





## PROPERTY VIEWS

### Lodge Interior



MYERS COBB

REALTORS

ARKANSAS • MISSISSIPPI • TENNESSEE



# PROPERTY VIEWS

Lodge Interior





## PROPERTY VIEWS

Lodge Interior



MYERS COBB

REALTORS

**Chuck Myers**

PARTNER + AGENT

LAND + RECREATIONAL PROPERTIES

901.830.5836 (M)

901.481.6842 (O)

[chuck@myerscobbrealtors.com](mailto:chuck@myerscobbrealtors.com)







## PROPERTY VIEWS

Lodge Interior



MYERS COBB

REALTORS

ARKANSAS • MISSISSIPPI • TENNESSEE







## PROPERTY VIEWS

Lodge Interior



**MYERS COBB**  
REALTORS

**Chuck Myers**  
PARTNER + AGENT  
LAND + RECREATIONAL PROPERTIES

901.830.5836 (M)  
901.481.6842 (O)  
[chuck@myerscobbrealtors.com](mailto:chuck@myerscobbrealtors.com)



## PROPERTY VIEWS

Lodge Parking Area





## PROPERTY VIEWS

### Exterior Equipment Storage Facility



Located just steps outside the main lodge is a 8' wide x 40' long x 8.5' tall (320 square-feet) steel shipping container, which has been converted into an excellent secure storage facility. 15' of the container serves as a heated and cooled gun room with lockers, gear storage, and a gun safe. The remaining 25' provides a secure storage room for tools, supplies, ATVs, boat storage, and more.



## PROPERTY VIEWS

Interior of Equipment Storage Facility





## PROPERTY VIEWS

Aerial Images of the Land



MYERS COBB

REALTORS

**Chuck Myers**

PARTNER + AGENT

LAND + RECREATIONAL PROPERTIES

901.830.5836 (M)

901.481.6842 (O)

[chuck@myerscobbrealtors.com](mailto:chuck@myerscobbrealtors.com)



## PROPERTY VIEWS

Aerial Images of the Land





## PROPERTY VIEWS

Aerial Images of the Land



MYERS COBB

REALTORS

ARKANSAS • MISSISSIPPI • TENNESSEE



## PROPERTY VIEWS

Cultivated Milo and Soybean Crops





## PROPERTY VIEWS

Duck Hunting Locations and Food Plots



**MYERS COBB**  
REALTORS

**Chuck Myers**  
PARTNER + AGENT  
LAND + RECREATIONAL PROPERTIES

901.830.5836 (M)  
901.481.6842 (O)  
[chuck@myerscobbrealtors.com](mailto:chuck@myerscobbrealtors.com)



## PROPERTY VIEWS

Duck Hunting Locations and Food Plots





## PROPERTY VIEWS

Duck Hunting Locations and Food Plots



MYERS COBB

REALTORS

ARKANSAS • MISSISSIPPI • TENNESSEE



## PROPERTY VIEWS

Duck Hunting Locations and Food Plots





## PROPERTY VIEWS

NEW Steel-Constructed Levee Blind



MYERS COBB

REALTORS

**Chuck Myers**

PARTNER + AGENT

LAND + RECREATIONAL PROPERTIES

901.830.5836 (M)

901.481.6842 (O)

[chuck@myerscobbrealtors.com](mailto:chuck@myerscobbrealtors.com)



## PROPERTY VIEWS

### NEW Steel-Constructed Levee Blind and Improved Road





## PROPERTY VIEWS

Improved Roads and Levees



MYERS COBB

REALTORS

ARKANSAS • MISSISSIPPI • TENNESSEE



## PROPERTY VIEWS

NEW Electric Power Unit, Well, and Water Control Structure





## PROPERTY VIEWS

NEW Water Control Structure, and Bayou DeView Levee Rebuild



**MYERS COBB**  
REALTORS

**Chuck Myers**  
PARTNER + AGENT  
LAND + RECREATIONAL PROPERTIES

901.830.5836 (M)  
901.481.6842 (O)  
[chuck@myerscobbrealtors.com](mailto:chuck@myerscobbrealtors.com)



## PROPERTY VIEWS

NEW Water Control Structure, and Bayou DeView Levee Rebuild





# 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 27-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 Oak, 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.



*Photo: Chuck Myers (left) with his son, Landon, in Arkansas on a morning green-timber duck hunt.*

## MYERS COBB

REALTORS

[WWW.MYERSCOBBREALTORS.COM](http://WWW.MYERSCOBBREALTORS.COM)

### Chuck Myers

PARTNER + AGENT  
LAND + RECREATIONAL PROPERTIES

901.830.5836 (M)  
[chuck@myerscobbrealtors.com](mailto:chuck@myerscobbrealtors.com)

6075 Poplar Ave. Suite 107  
Memphis, TN 38119

901-481-6842 (O)  
[info@myerscobbrealtors.com](mailto:info@myerscobbrealtors.com)

**ATTENTION:** Chuck Myers of Myers Cobb Realtors is an owner of 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 and 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.









MOSSY OAK

# MYERS COBB

---

REALTORS

ARKANSAS • MISSISSIPPI • TENNESSEE