



Available for Acquisition

DELTA DUCK FARMS

703.4 +/- Acres • Monroe County, Arkansas

An extraordinary Arkansas Delta outing place on the Big Piney Creek.

MYERS COBB

REALTORS

ARKANSAS • MISSISSIPPI • TENNESSEE



Few sporting properties compare to Delta Duck Farms, located in Monroe County, Arkansas. Private and secluded, the land consists of 703.44 +/- acres resting east of the White and Cache Rivers, near the towns of Clarendon and Brinkley. The property offers bountiful duck, deer, and dove hunting, fishing, cultivated farmland, and extraordinary accommodations.

Words can't describe the nostalgic charm and old-world craftsmanship of the Lodge, Fish Camp, and Barn at Delta Duck Farms. These structures are truly remarkable, stirring thoughts and emotions of halcyon days from a simpler time. It took almost three years, with 150 men working on-site at times to complete the



project. The builder used materials such as hand-hewn, reclaimed timbers from Ohio, walls from old textile mills in North Carolina, and floors from an 1840 general store in Mississippi. The doors are made of chestnut wood from virgin forests documented between 1840-1860 before the blight. Over 130 custom-built furniture pieces are distributed throughout the buildings, along with rare vintage hunting art, photos, and memorabilia.

The Big Piney Creek carves through the landholding providing a natural highway for thousands of ducks during the autumn and winter. Just south of the property is the storied Piney Creek Hunt Club, which is 600+ acres of flooded green-timber and has existed for over 70 years. The land offers eight duck-hunting locations, and the property has great deer and dove hunting. A stocked fishing lake offers angling opportunities for bass, crappie, and catfish. The western side of the land is cultivated farmland producing rice, soybeans, wheat, and milo.



Total Acreage

703.44 +/- Total Contiguous Acres

- 10.0 +/- acres: Central Grounds (Lodge, Fish Camp, Barn, and surrounding acreage)
- 325.0 +/- acres: Low elevation acres allocated for duck hunting
 - 220.0 +/- acres: Fields suitable for duck food cultivation (impounded and/or water controlled)
 - 75.0 +/- acres: Scrub-shrub wetland (willow trees, buttonwillow, and smartweed vegetation)
 - 30.0 +/- acres: Mature bottomland hardwood timber
- 175.0 +/- acres: High elevation acres allocated for deer and dove hunting
 - 100.0 +/- acres: Fields suitable for deer and dove food plots
 - 60.0 +/- acres: Reforested young hardwood timber
 - 15.0 +/- acres: Mature mixed hardwoods and pine timber
- 25.0 +/- acres: Fishing Lake (stocked with bass, crappie, bream, and catfish)
- 155.0 +/- acres: Tillable Farmland (suitable for continued crop cultivation or reforestation)
- 13.4 +/- acres: Operational Improvements (levees, canals, ditches, roads, and well sites)

Location and Access

Monroe County, Arkansas (East Arkansas)

- Clarendon, AR: 20 +/- mile
- Brinkley, AR: 24 +/- miles
- Stuttgart, AR: 36 +/- miles
- Little Rock: 82 +/- miles
- Memphis, TN: 88 +/- miles

Primary Access (via State Highway 238 or US Highway 79 and county maintained roads)

- From State Hwy. 238 > Lee County Rd. 907 South > Lee County Rd. 902 > Lee County Rd. 911 > property
- From US Hwy. 79 > Lee County Rd. 907 North > Lee County Rd. 902 > Lee County Rd. 911 > property

Secondary Access (via county maintained roads and farm roads)

- Northwest Corner: Stoops Lane
- Southwest Corner: Hildebrand Road and farm road
- Southeast Corner: Lee County Rd. 911

Interior Access: The property has an excellent road system, which allows travel throughout from the Central Grounds via UTV, SUV, or truck.

Structural Improvements (Central Grounds - Lodge, Barn, Fish Camp, and primary access)

The Lodge (Main House and Field House)

- 14,400 total square-foot, custom, two-level building comprised of two structures connected by a breezeway
- Constructed of reclaimed timber in 2009-2012 by Antique Woods of Louisiana (www.antiquewoodsla.com)
- Turn-key and move-in ready, fully furnished and decorated, with all necessary appliances and equipment
- 130 pieces of custom-made furniture, vintage sporting art, and outdoor memorabilia throughout
- The Main House is two-levels comprised of 12,800 square-feet (heated and cooled)

Great Room

- Large open living area flowing into the dining and kitchen area
- Access to outdoor entertainment and cooking patio on the south and large porch on the west
- Massive, 35-foot, indoor-outdoor, stone fireplace (offers outdoor patio enjoyment as well)

Chuck Myers

PARTNER + AGENT

LAND + RECREATIONAL PROPERTIES

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PROPERTY OUTLINE

Delta Duck Farms • 703 +/- Acres

- Giant wood beams, towering ceiling, with elk antler chandeliers
- Barroom with icemaker, large wine chiller, built-in storage cabinets, and other features
- Big screen television mounted over fireplace

Kitchen

- Large and open gourmet kitchen area with island bar and private pantry
- All appliances such as Wolf® double oven with 6 burners and grill, Wolf® microwave, commercial double-door refrigerator, icemaker, deep triple sink, and 2 dishwashers
- Built-in cabinets with plenty of storage space
- Pantry quipped with large deep freezer, and has plenty of storage area and shelf space

Bedrooms (accommodations for 24 people)

- Large hall off the entryway leads to all lower level bedrooms
- 1 grand master-suite located on the lower level with stone fireplace, full bath (dual vanity, tub, and large shower), and access to porch overlooking the property to the west
- 1 master-suite located on the lower level with full bath (tub and shower), and access to porch overlooking the property to the west
- 2 private oversized bedrooms (1 bed in each room) located on the lower level with full baths
- 2 oversized bedrooms (2 beds in each room) located on the lower level with full baths
- 1 large “cowboy-style” bunkroom (8 bunkbeds sleeps 16 people) located on the upper level with 2 full private bathrooms

Porches, Outdoor Patio, and West Lawn

- A large main porch off the great room overlooks the property to the west offering views of ducks working the land along with beautiful sunsets
- There are 2 additional porches on the west side of the Lodge accessed off bedrooms
- Outdoor stone patio offers big screen television, large gas grill, sink, and cooking appliances
- Main stone fireplace from the great room extends to the outdoor patio for use
- On the west side of the lodge is an expansive sodded lawn with sprinkler system for irrigation

Second Level Features

- Beautiful stairway off the entryway leads up to the second level
- Offers a large entertainment area with pool table, shuffle-board, bar tables, and big screen television
- Large bunkroom that sleeps 16 people
- 2 full private bathrooms

Other Features

- A fully equipped office is located just off the great room for conducting business
- A half-bathroom is located off the great room near the office

The Field House is a detached, one-level building comprised of 1,600 square-feet (heated and cooled)

- Connected to the Main House by a covered breezeway
- Offers a shop for maintaining guns and gear, making various repairs, and storage
- There is a hunt-prep area with lockers to accommodate 12 hunters
- The hunt-prep area has large doors located on the north for dropping off supplies
- A massive walk-in gun vault equipped with a dehumidifier can safely store more than 50 long-guns
- There is an attached storage area, which can store UTVs and ATVs, extra ammunition, and general hunting and fishing related gear and supplies

The Barn (storage facility, maintenance shop, and guide headquarters)

- 1,620 total square-foot, custom, two-level building (heated and cooled)
- Constructed of reclaimed timber in 2009-2012 by Antique Woods of Louisiana (www.antiquewoodsla.com)
- Turn-key and move-in ready with all equipment, appliances, furnishings, and decor
- Offers a kitchen, bunkroom, bar area, tool storage, loft storage, big overhead door, and outside fire pit
- Special note, this uncommon and special space offers a unique character - it's a great place to process game after the hunt, work on equipment, or just hang out and enjoy the open-air and scenery around the fire pit

The Fish Camp (cabin with boardwalk and boat house)

- 600 total square-foot, custom building (heated and cooled)
- The Fish Camp rests on the edge of the 25-acre Fishing Lake and offers a great place to store fishing rods and gear, swap stories, or just relax and hang out on the lake with friends and family
- Covered fish cleaning station and connected to a boardwalk leading to a covered boat slip
- There is a rock fireplace, antique potbelly stove, vintage decor, and custom furnishings
- The Fish House is constructed of reclaimed, hand-hewed, green-cypress and the design was inspired and replicated from a fishing cabin located at Blackberry Farm in Tennessee (www.blackberryfarm.com)

Primary Access (east property boundary)

- Beautiful wood fencing runs the east boundary of the property leading to the main entrance
- An impressive custom, automated gate made of stone and wood matches the character of
- An all-weather, rock road leads to the Central Grounds through a manicured lawn with oak and cypress trees

Landholding (Hunting Land, Fishing Lake, and Farmland)

Hunting Land (duck, deer, and dove hunting)

- 325.0 +/- acres in fields, scrub-shrub wetlands, and mature bottomland hardwoods offer great duck hunting
 - The property is positioned on the Big Piney Creek, which is a notable duck flyway east of the White River
 - Majority of the land is suitable for cultivating duck foods (millet, corn, milo, and moist-soil vegetation)
 - Excellent water sources via 4 electric wells, 2 electric relifts, and the Big Piney Creek
 - Water controlled structures are in place and there is an outstanding levee and road system
 - 8 hunting locations offering 5 duck pits and 3 duck blinds
 - Big Piney Creek offers an excellent location for hunting on frozen days due to depth and current
 - Piney Creek Ducks, a storied, 600-acre, green-timber, private duck club is located a half mile south of the property (see video: <https://www.youtube.com/watch?v=HUyZwTvtBdE>)
 - Many landowners hold water in fields and sloughs along Big Piney Creek for duck hunting providing additional habitat to hold ducks in the general area
 - Property can be further developed to enhance the duck hunting opportunities
- 175.0 +/- acres in fields, mature oak and pine timberland, and young reforested hardwood trees
 - The property has a reputation for trophy white-tailed deer, which is typical for the Arkansas Delta
 - Deer frequent the property traveling to and from the many large and small timber tracts along Big Piney Creek and the surrounding area
 - There are 2 big box stands (1 on the south and 1 on the north) and a ladder-stand (on the west)
 - 2 fields are dedicated for dove and deer food plots
 - If desired the higher elevation farmland on the west could be reforested to offer additional deer habitat for the future

PROPERTY OUTLINE

Delta Duck Farms • 703 +/- Acres

Fishing Lake

- 25.0 +/- acres in custom-built fishing lake
 - Stocked with bass, crappie, bream, and catfish
 - Cypress, cattails, islands, and deep and shallow water offer a unique fishing experience
 - 2 electric wells provide additional water when needed

Farmland

- 155.0 +/- acres in tillable Farmland suitable for continued crop cultivation or reforestation
- All of the cultivated acres are located on the west side of Big Piney Creek
- 2 electric wells and 1 electric relift connected to 3 risers supply ample water for irrigation
- Excellent levees, canals, ditches, and access roads
- Farmed by Keith Wilkerson on a 80/20 cropshare

Property Soil Classification

11.4% Class II, 49.6% Class III, 12.6% Class IV, Class VI 26.3%

Irrigation Systems

- 6 electric submersible wells (2 submersible 4-inch, 1 submersible 6-inch, 3 submersible 8-inch)
- 2 electric relifts (16-inch)
- 6 field risers

Equipment

A full list of equipment to be conveyed will be provided to a serious buyer by request

Mineral Rights

All Seller-owned mineral rights will convey to Buyer without reservation - Seller owns 50% of the whole

Real Estate Taxes

\$6,119.47 (source: Monroe County tax card)

Offering Price

\$7,800,000.00 (\$11,088.00 per acre)

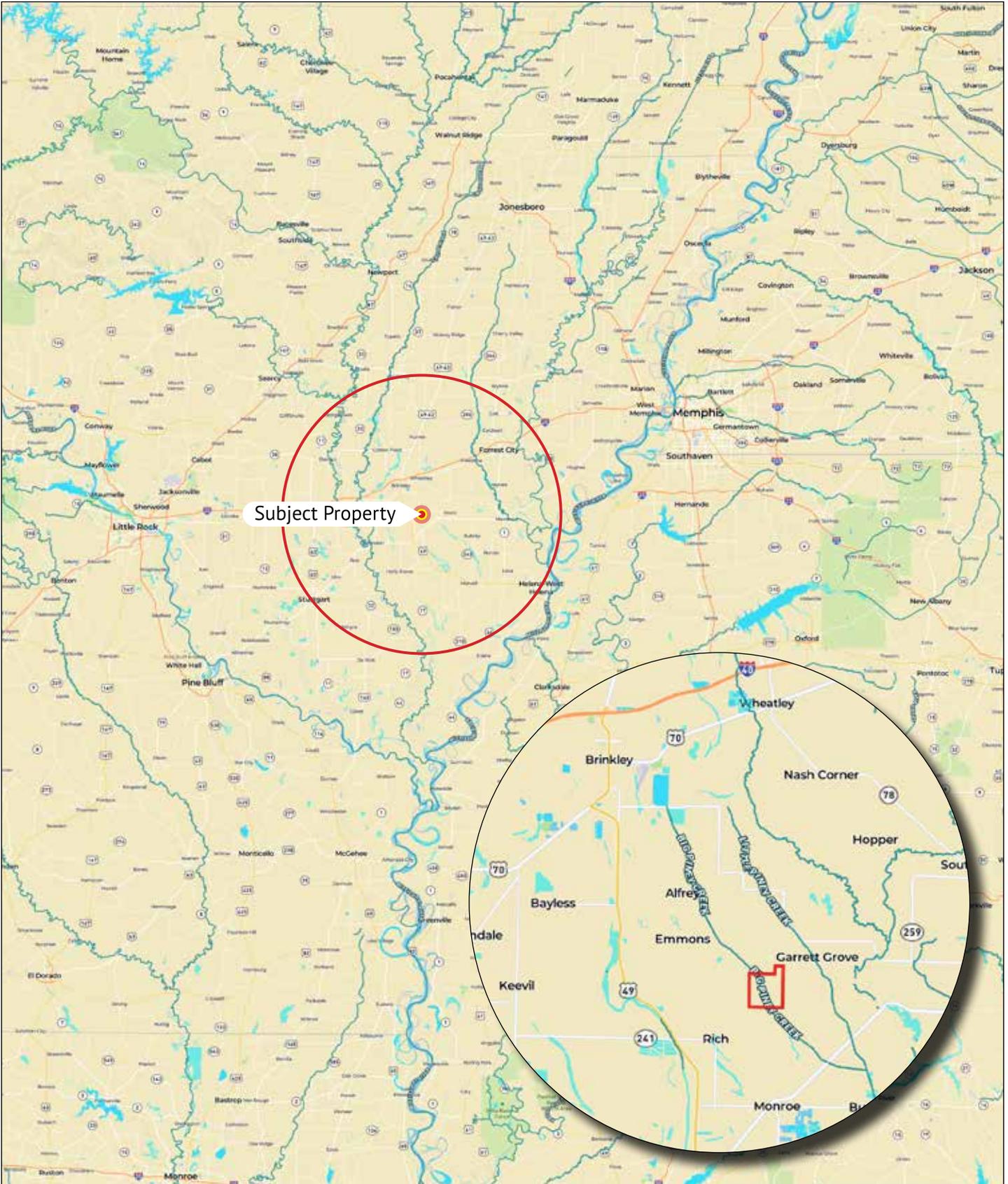
Contact

Chuck Myers of Myers Cobb Realtors; qualified buyers should contact Chuck at **901-830-5836** regarding questions or schedule a property tour.

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PROPERTY LOCATION

East Arkansas Delta Region - Monroe County



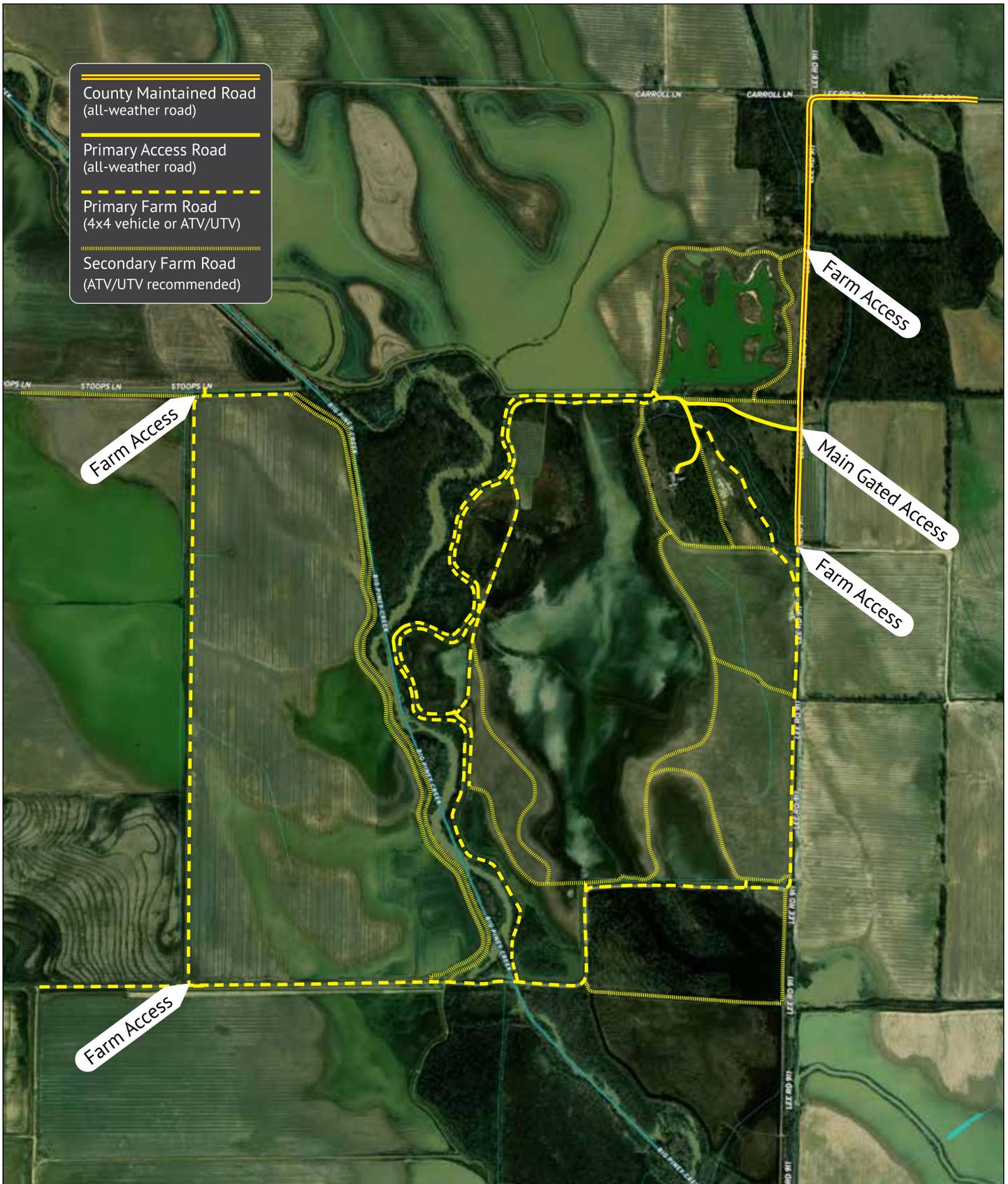
SUBJECT PROPERTY

Aerial View • 703.4 +/- Acres



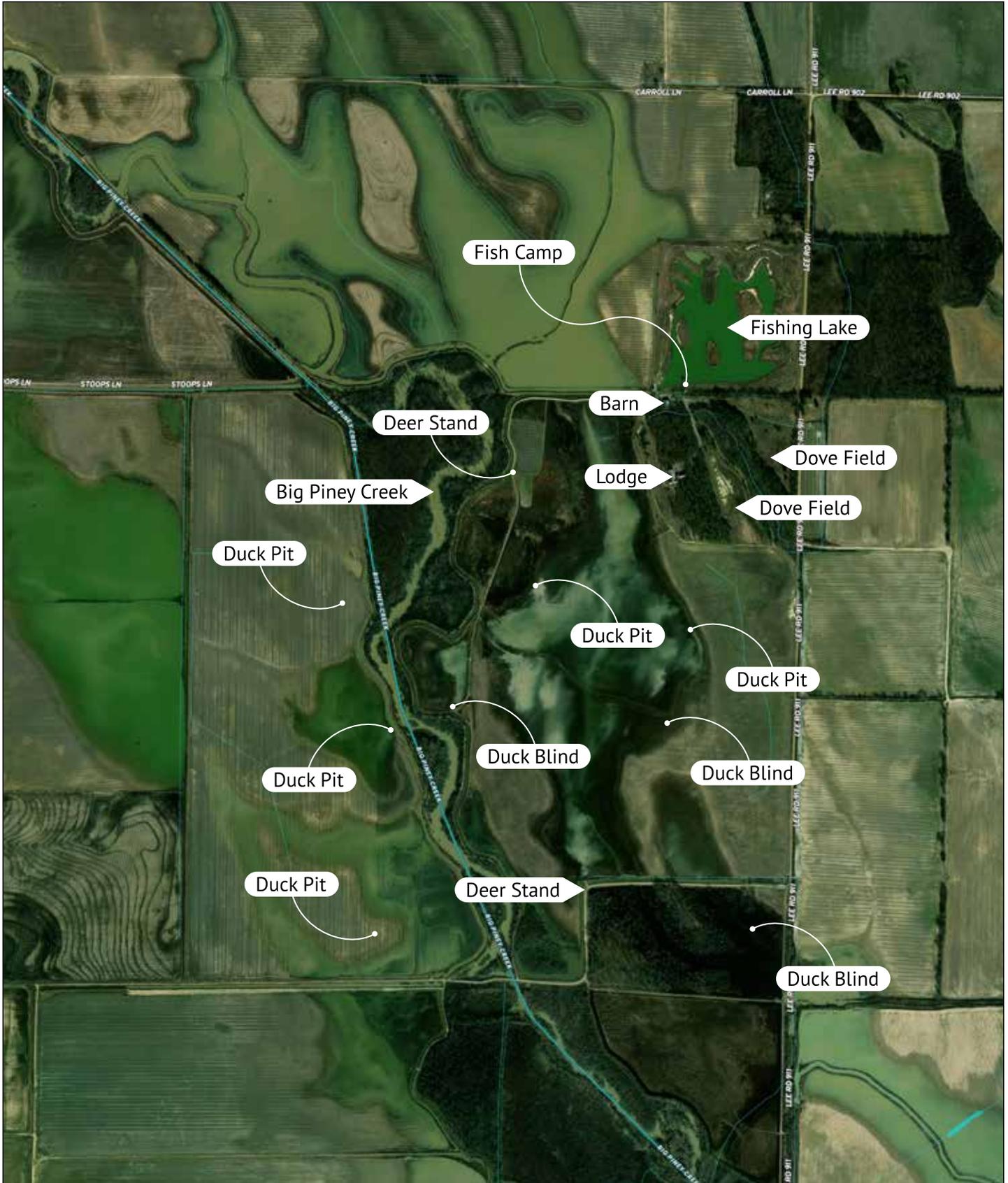
PROPERTY DETAILS

Access and Road Systems



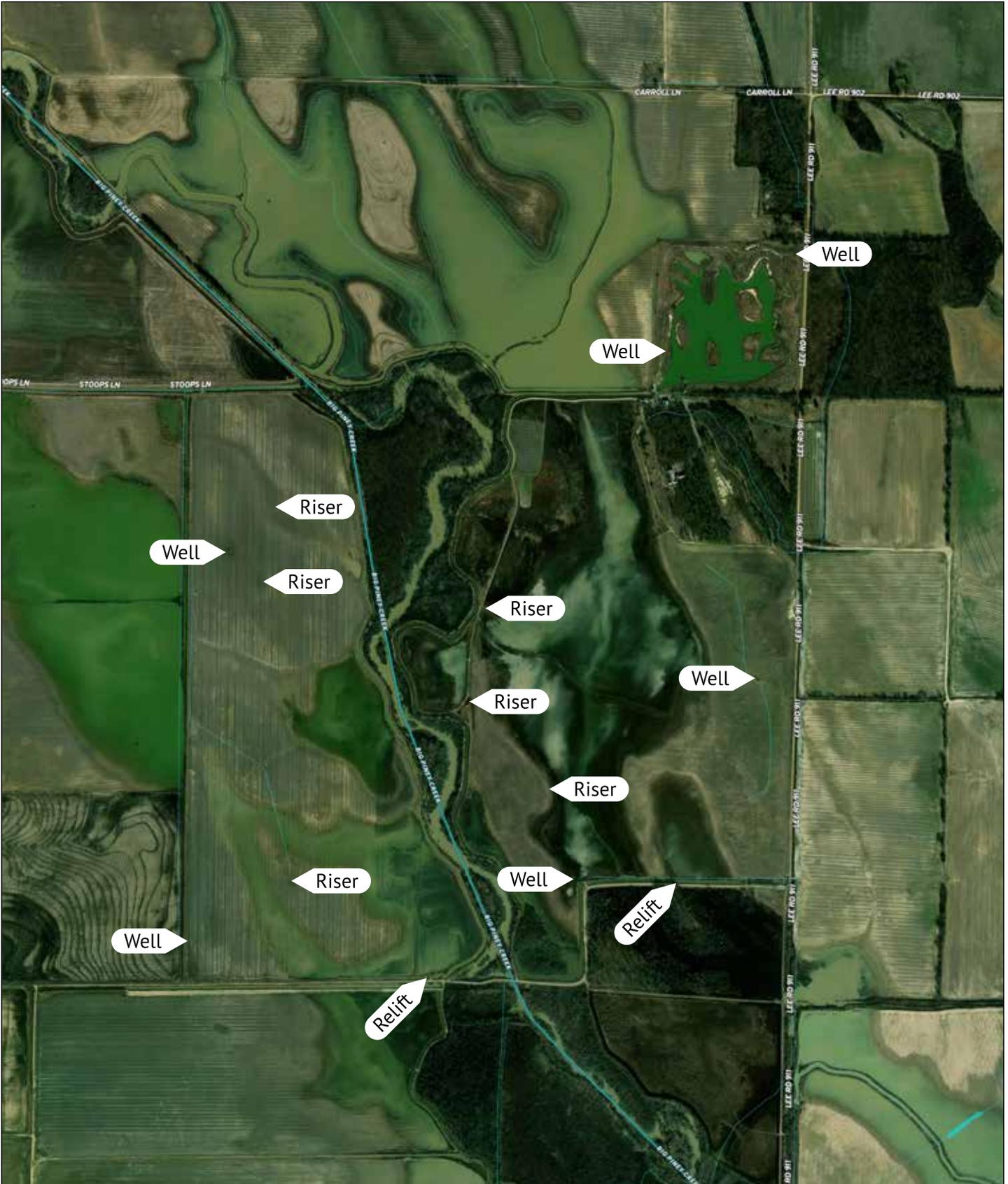
PROPERTY DETAILS

Building Structures and Recreational Improvements



PROPERTY DETAILS

Irrigation Systems

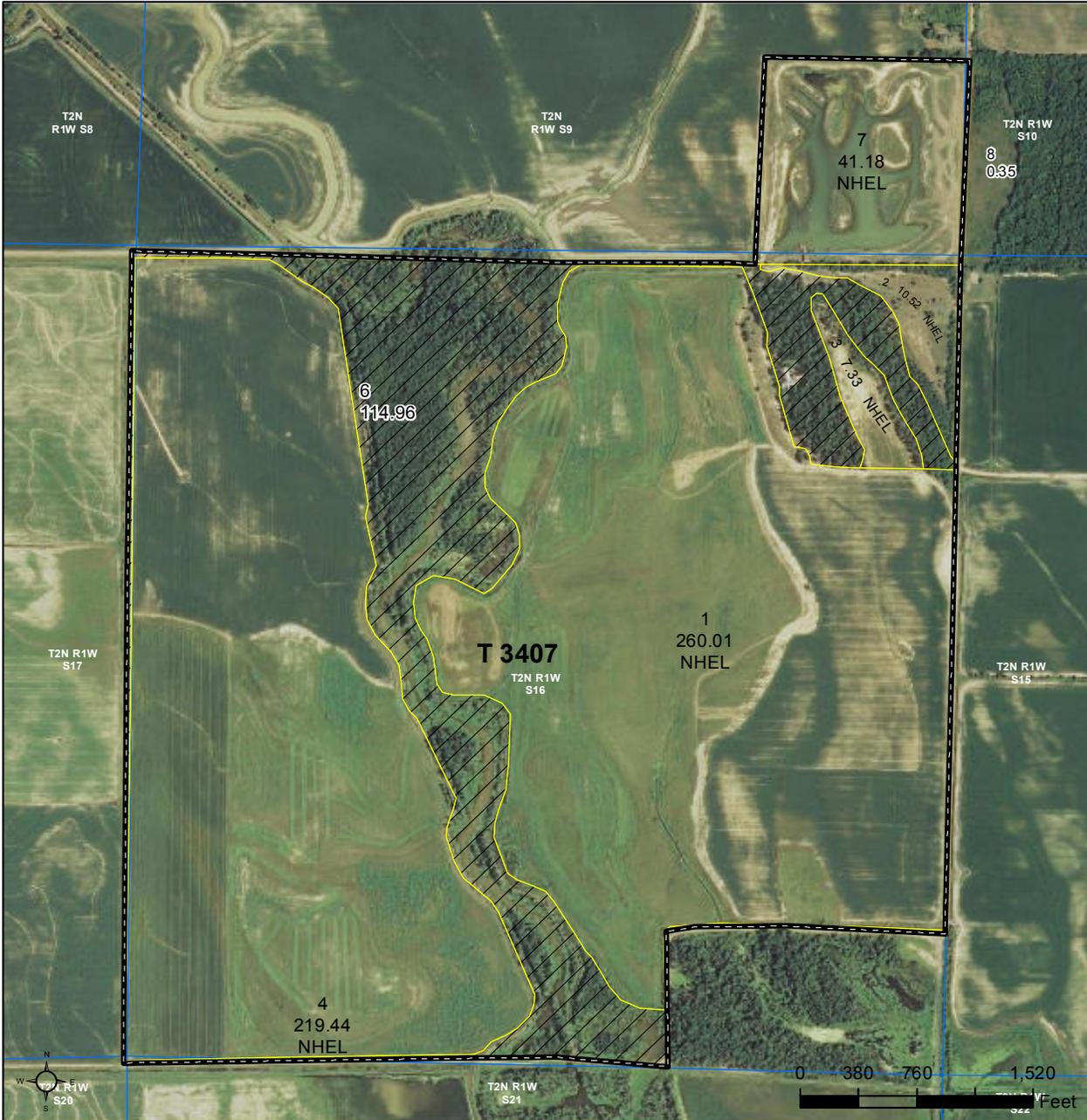


USDA FARM RECORD

Farmland Map



Monroe County, Arkansas



Common Land Unit Tract Boundary
 Non-Cropland PLSS
 Cropland

Wetland Determination Identifiers
 Restricted Use
 Limited Restrictions
 Exempt from Conservation Compliance Provisions

Imagery Year: 2015

Tract Cropland Total: 538.48 acres

2016 Program Year
 Map Created January 17, 2016

Farm **3245**
 Tract **3407**

United States Department of Agriculture (USDA) Farm Service Agency (FSA) maps are for FSA Program administration only. This map does not represent a legal survey or reflect actual ownership; rather it depicts the information provided directly from the producer and/or National Agricultural Imagery Program (NAIP) imagery. The producer accepts the data 'as is' and assumes all risks associated with its use. USDA-FSA assumes no responsibility for actual or consequential damage incurred as a result of any user's reliance on this data outside FSA Programs. Wetland identifiers do not represent the size, shape, or specific determination of the area. Refer to your original determination (CPA-026 and attached maps) for exact boundaries and determinations or contact USDA Natural Resources Conservation Service (NRCS).



United States
Department of
Agriculture

Monroe County, Arkansas



Common Land Unit PLSS

Non-Cropland

Tract Boundary

Wetland Determination Identifiers

Restricted Use

Limited Restrictions

Exempt from Conservation Compliance Provisions

Imagery Year: 2015

Tract Cropland Total: 0.00 acres

2016 Program Year

Map Created January 16, 2016

Farm **3245**

Tract **1309**

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USDA FARM RECORD

Form: FSA-156EZ

ARKANSAS MONROE Form: FSA-156EZ <i>See Page 2 for non-discriminatory Statements.</i>	United States Department of Agriculture Farm Service Agency	FARM : 3245 Prepared : Jul 6, 2016 Crop Year : 2016
Abbreviated 156 Farm Record		

Operator Name :
Farms Associated with Operator :
CRP Contract Number(s) : None

Farm Land Data

Farmland	Cropland	DCP Cropland	WBP	WRP	CRP	GRP	Sugarcane	Farm Status	Number Of Tracts
694.29	538.48	538.48	0.00	0.00	0.00	0.00	0.00	Active	2
State Conservation	Other Conservation	Effective DCP Cropland	Double Cropped	MPL	FAV/WR History	Acre Election	EWP	DCP Ag. Related Activity	
0.00	0.00	538.48	5.30	0.00	No	No	0.00	0.00	

Crop Election Choice

ARC Individual	ARC County	Price Loss Coverage
None	WHEAT, SOYBN, RICE-MGR	RICE-LGR

DCP Crop Data

Crop Name	Base Acres	CCC-505 CRP Reduction Acres	CTAP Yield	PLC Yield	HIP
Wheat	9.50	0.00	0	40	
Soybeans	241.40	0.00	0	27	
Rice-Long Grain	233.70	0.00	0	5437	
Rice-Medium Grain	22.20	0.00	0	5436	
TOTAL	506.80	0.00			

NOTES

Tract Number : 1309
Description : J8,1B FAV/WR History : No
BIA Unit Range Number :
HEL Status : HEL determinations not completed for all fields on the tract
Wetland Status : Wetland determinations not complete
WL Violations : None
Owners : DELTA DUCK FARMS LLC
Other Producers :

Tract Land Data

Farm Land	Cropland	DCP Cropland	WBP	WRP	CRP	GRP	Sugarcane
40.50	0.00	0.00	0.00	0.00	0.00	0.00	0.00
State Conservation	Other Conservation	Effective DCP Cropland	Double Cropped	MPL	EWP	DCP Ag. Related Activity	
0.00	0.00	0.00	0.00	0.00	0.00	0.00	

DCP Crop Data

Crop Name	Base Acres	CCC-505 CRP Reduction Acres	CTAP Yield	PLC Yield

NOTES

ARKANSAS
MONROE
Form: FSA-156EZ



United States Department of Agriculture
Farm Service Agency

FARM : 3245
Prepared : Jul 6, 2016
Crop Year : 2016

Abbreviated 156 Farm Record

Tract Number : 3407
Description : T2N,R1W,Sec. 9 & Sec.16
BIA Unit Range Number :
HEL Status : NHEL: No agricultural commodity planted on undetermined fields
Wetland Status : Wetland determinations not complete
WL Violations : None
Owners : DELTA DUCK FARMS LLC
Other Producers :

FAV/WR History : No

Tract Land Data

Farm Land	Cropland	DCP Cropland	WBP	WRP	CRP	GRP	Sugarcane
653.79	538.48	538.48	0.00	0.00	0.00	0.00	0.00

State Conservation	Other Conservation	Effective DCP Cropland	Double Cropped	MPL	EWP	DCP Ag. Related Activity
0.00	0.00	538.48	5.30	0.00	0.00	0.00

DCP Crop Data

Crop Name	Base Acres	CCC-505 CRP Reduction Acres	CTAP Yield	PLC Yield
Wheat	9.50	0.00	0	40
Soybeans	241.40	0.00	0	27
Rice-Long Grain	233.70	0.00	0	5437
Rice-Medium Grain	22.20	0.00	0	5436
TOTAL	506.80	0.00		

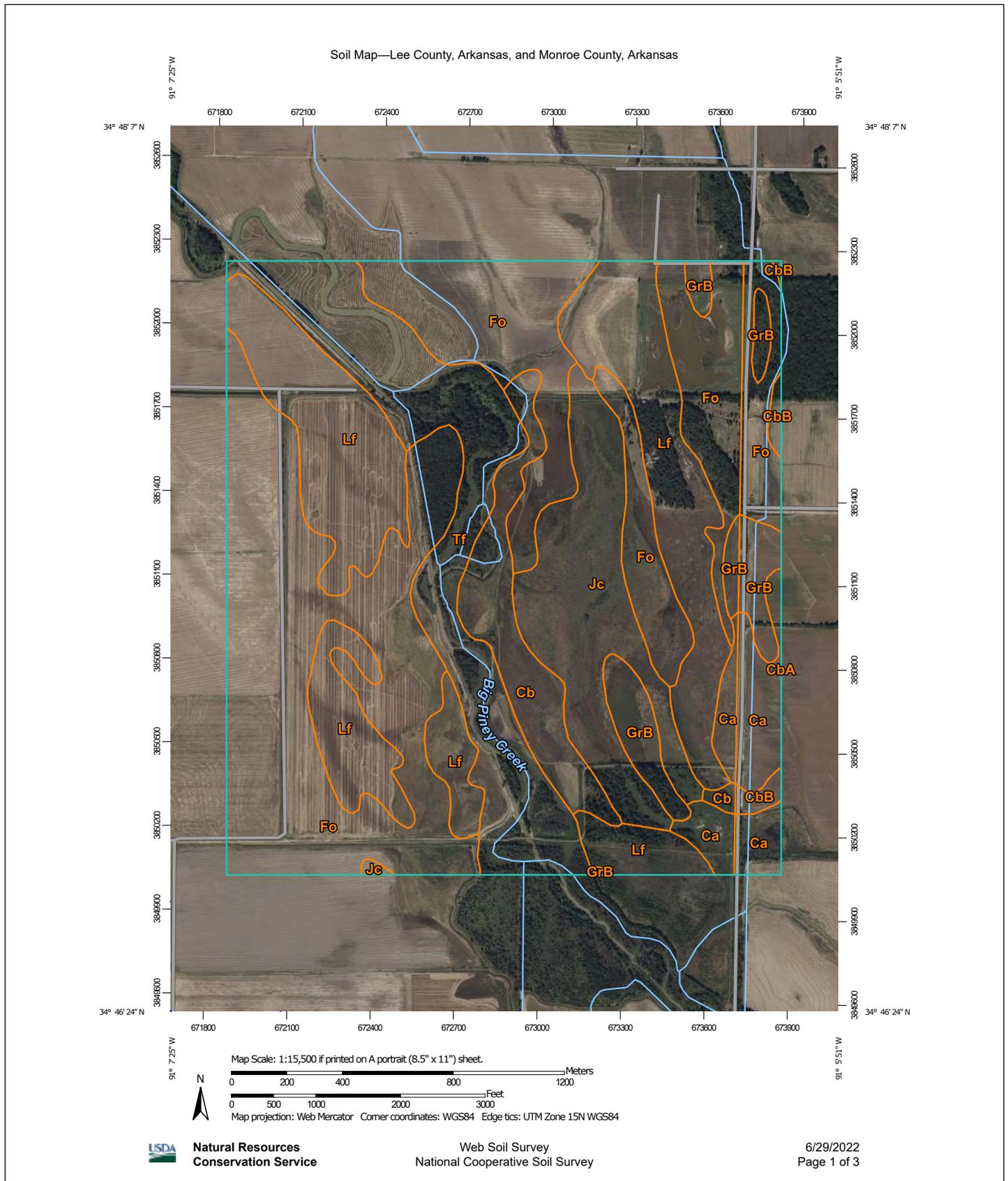
NOTES

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NRCS SOIL SURVEY DATA

Property Soil Class Map



NRCS SOIL SURVEY DATA

Property Soil Class

Soil Map—Lee County, Arkansas, and Monroe County, Arkansas

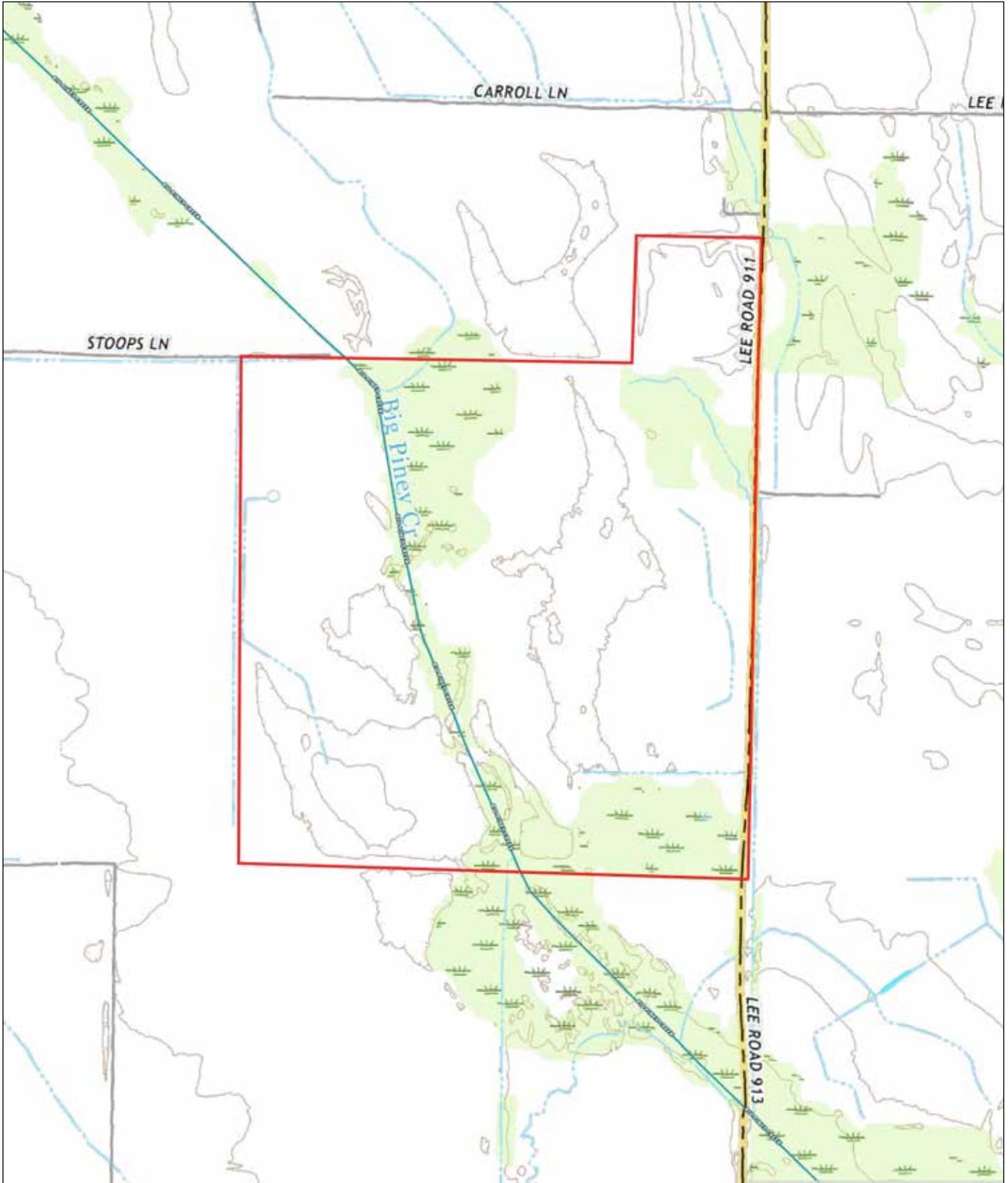
Map Unit Legend

Map Unit Symbol	Map Unit Name	Acres in AOI	Percent of AOI
Ca	Calhoun silt loam	32.6	3.0%
CbA	Calloway silt loam, 0 to 1 percent slopes	0.0	0.0%
CbB	Calloway silt loam, 1 to 3 percent slopes	6.8	0.6%
Fo	Foley-Bonn complex	25.8	2.4%
GrB	Grenada silt loam, 1 to 3 percent slopes	17.7	1.6%
Subtotals for Soil Survey Area		82.9	7.6%
Totals for Area of Interest		1,087.7	100.0%

Map Unit Symbol	Map Unit Name	Acres in AOI	Percent of AOI
Ca	Calhoun silt loam, 0 to 1 percent slopes	17.1	1.6%
Cb	Calloway silt loam, 0 to 1 percent slopes	58.3	5.4%
Fo	Foley-Calhoun-Bonn complex	403.6	37.1%
GrB	Grenada silt loam, 1 to 3 percent slopes	25.6	2.4%
Jc	Jackport silty clay loam, 0 to 1 percent slopes	108.2	9.9%
Lf	Lafe-Bonn complex	243.2	22.4%
Tf	Tichnor soils, frequently flooded	148.8	13.7%
Subtotals for Soil Survey Area		1,004.8	92.4%
Totals for Area of Interest		1,087.7	100.0%

AREA TOPOGRAPHY

Elevation and Water Features



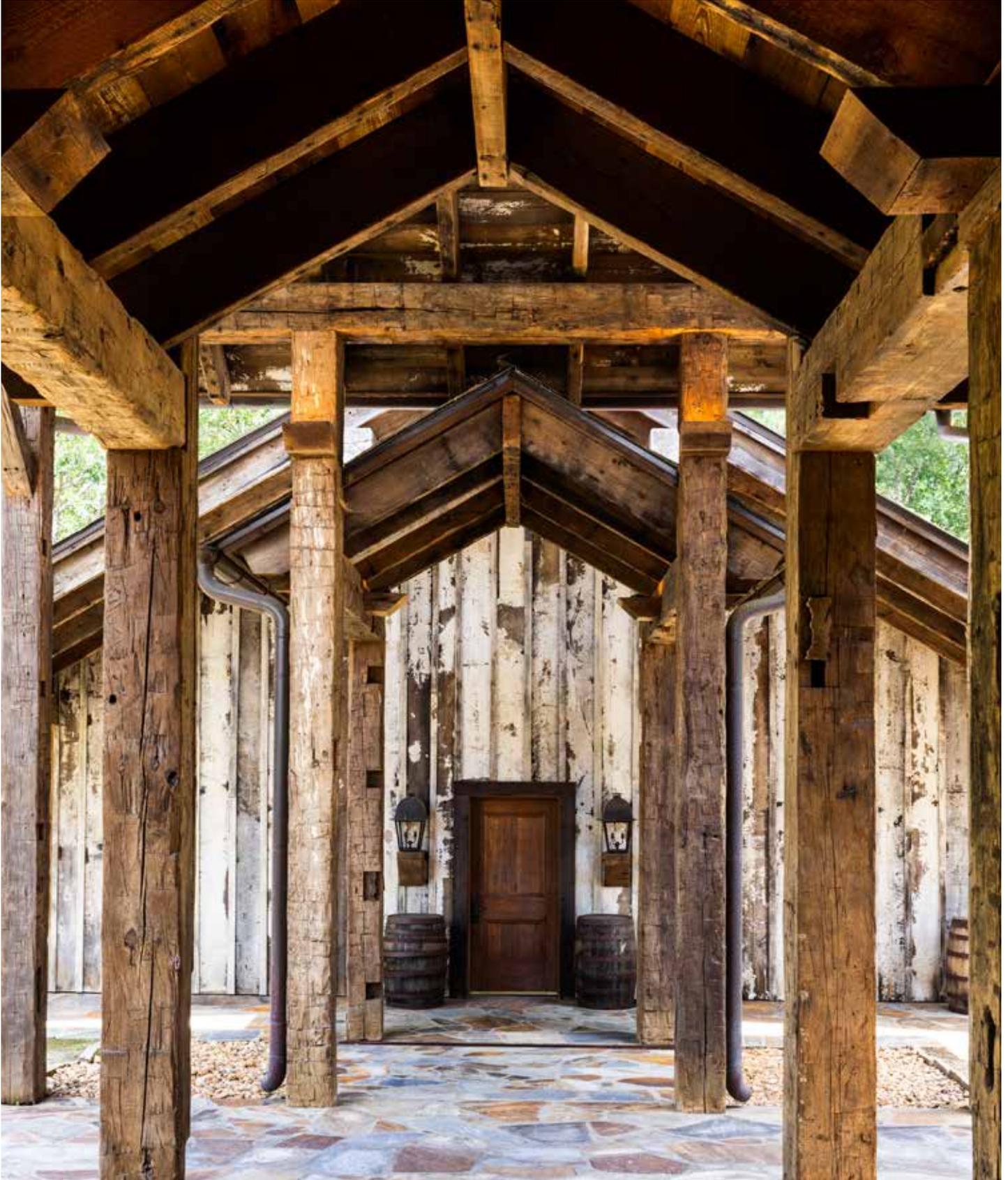


LODGE • FISH CAMP • BARN
DELTA DUCK FARMS



THE LODGE

Breezeway Connecting Main House to Field House



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THE LODGE

West and East Views



THE LODGE

East View



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THE LODGE

East and South Views



THE LODGE
Main House Porch



THE LODGE

Main House Outdoor Patio



THE LODGE

Main House Bedroom Porch and Front Entry



THE LODGE
Main House Front Entry



THE LODGE
Main House Foyer



THE LODGE

Main House Office



THE LODGE

Main House Great Room



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THE LODGE

Main House Great Room





THE LODGE

Main House Great Room



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THE LODGE

Main House Great Room Fireplace



THE LODGE
Main House Serving Barroom



THE LODGE

Main House Dining Area



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THE LODGE

Main House Dining Area



THE LODGE

Main House Gourmet Kitchen

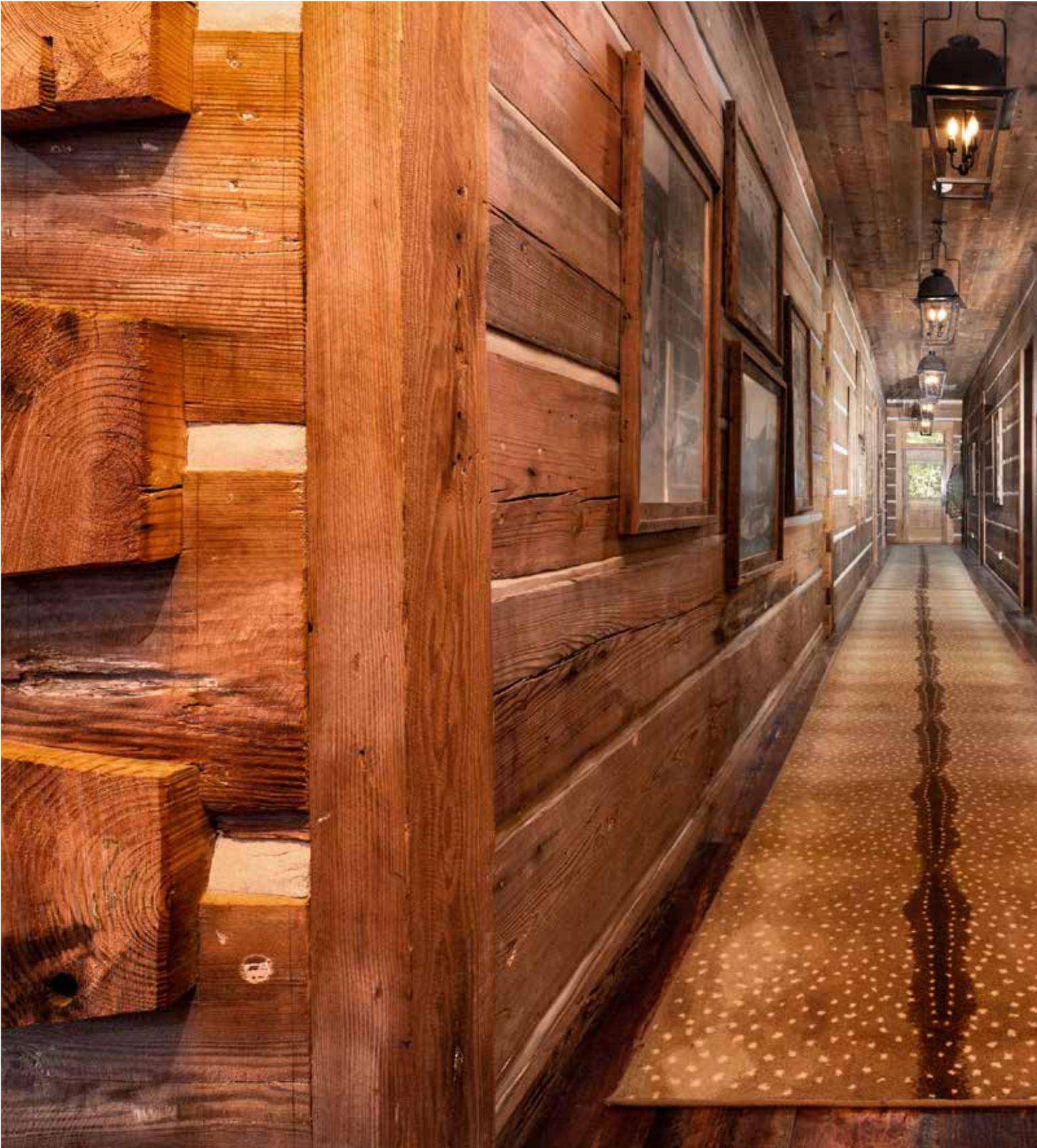


THE LODGE
Main House Gourmet Kitchen



THE LODGE

Main House Bedroom Hallway





THE LODGE

Main House Mastersuite Bedroom





THE LODGE

Main House Mastersuite Bedroom and Bathroom



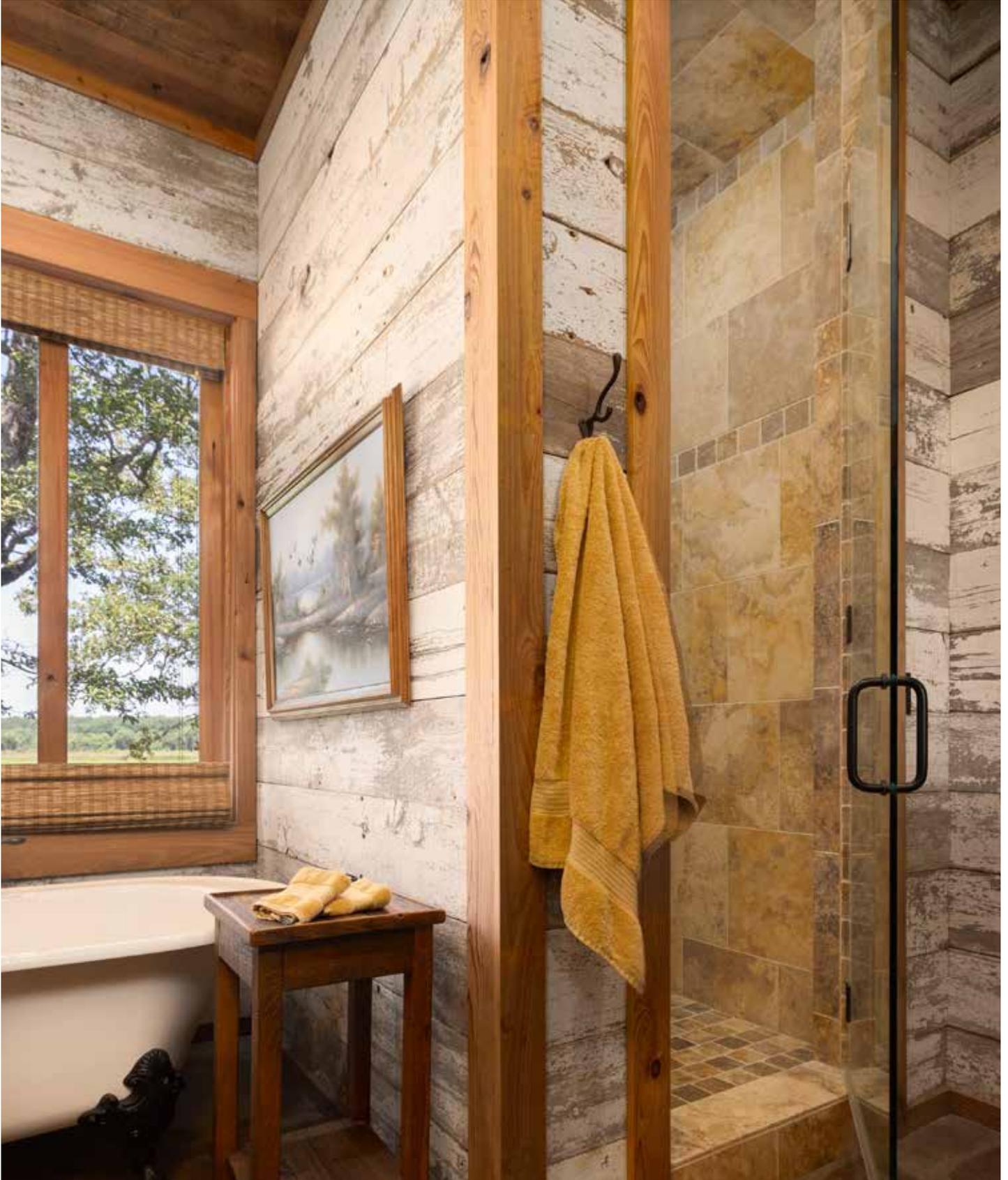
THE LODGE

Main House Mastersuite Bathroom



THE LODGE

Main House Mastersuite Bathroom



THE LODGE
Main House Mastersuite Bathroom



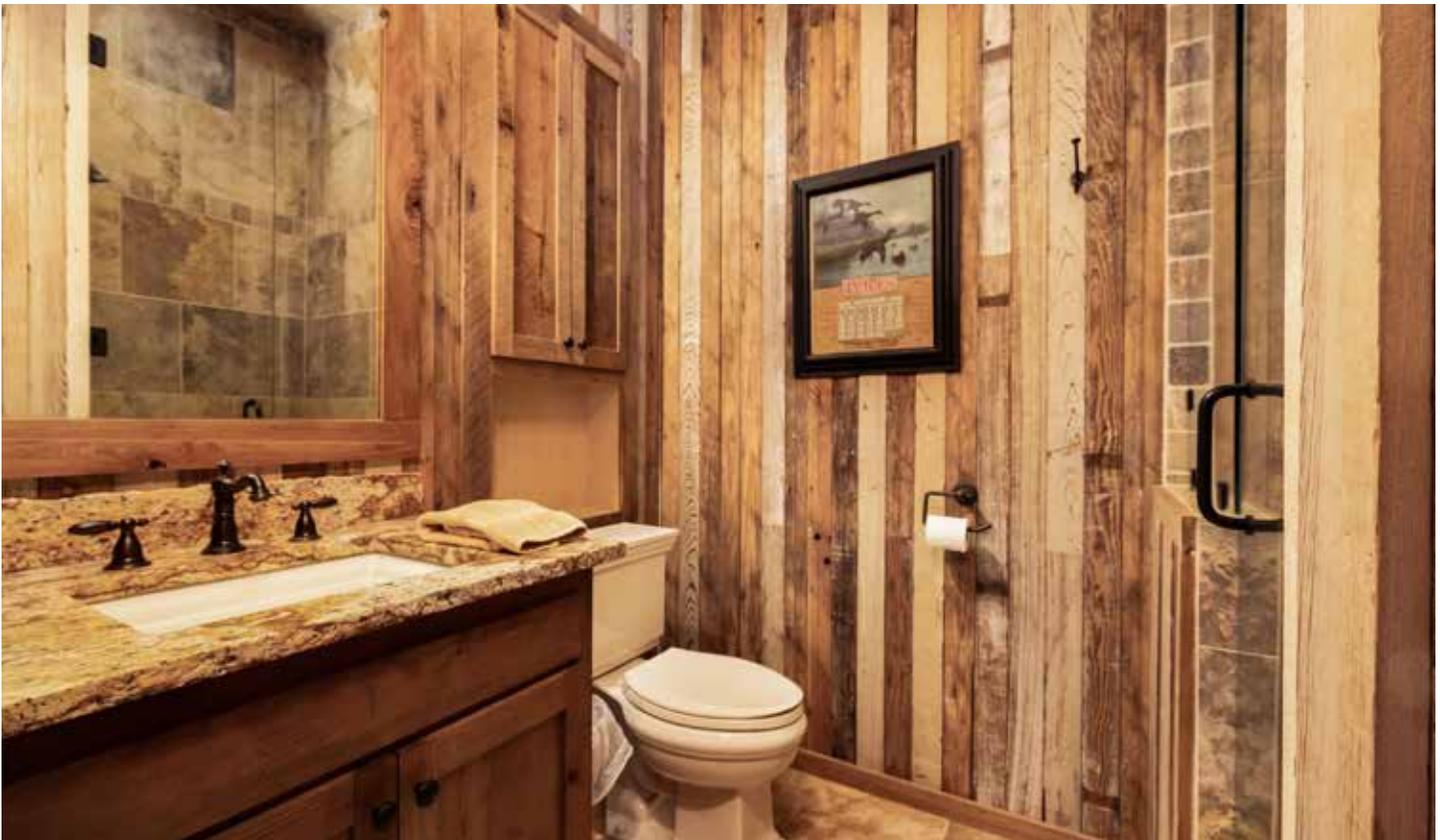
THE LODGE

Main House Mastersuite Closet



THE LODGE

Main House Guest Bedroom

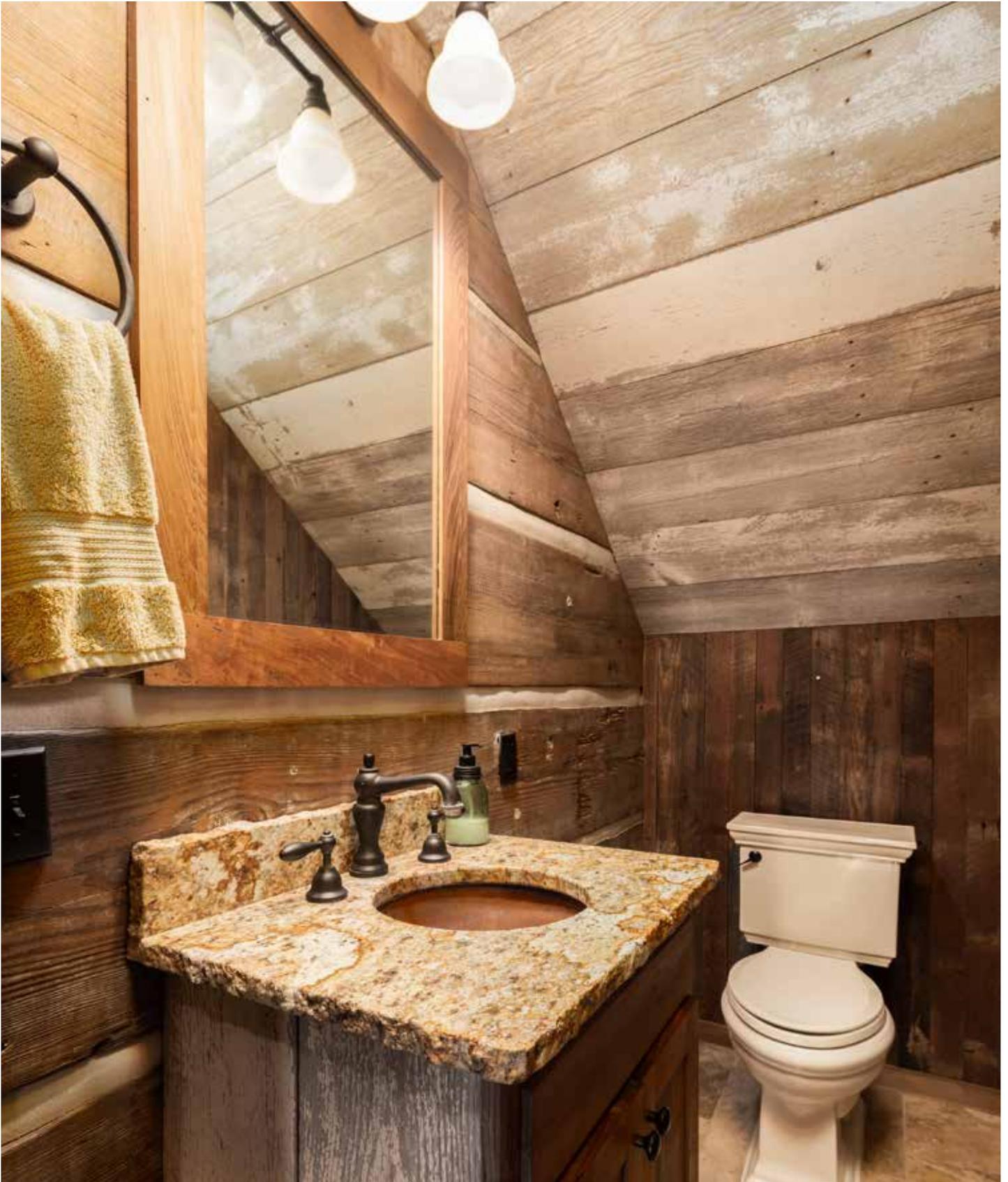


THE LODGE

Main House Guest Bedroom



THE LODGE
Main House Hall Bathroom



THE LODGE

Main House Guest Bedroom



THE LODGE

Main House Guest Bathroom

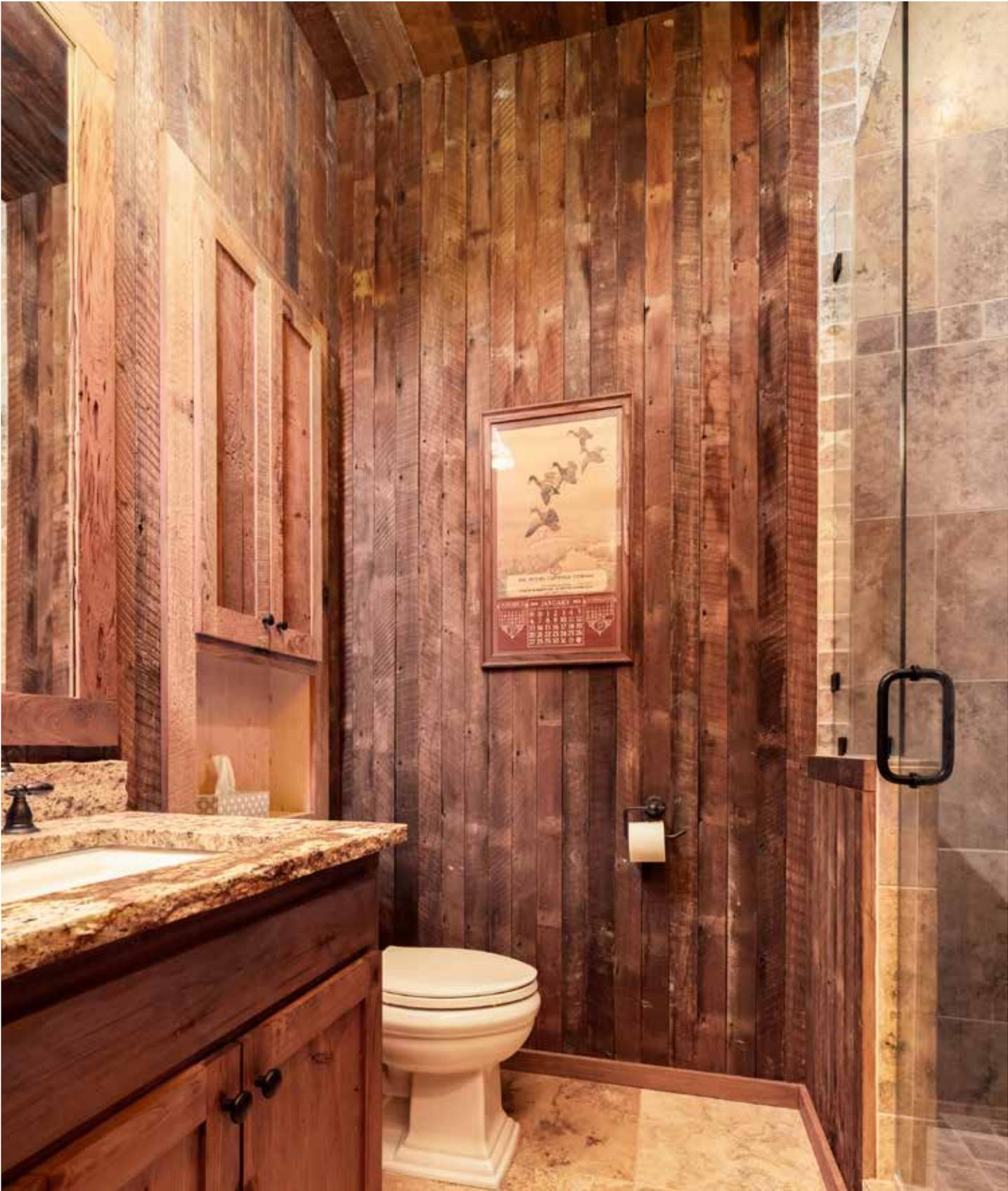


THE LODGE

Main House Guest Bedroom



THE LODGE
Main House Guest Bathroom



THE LODGE

Main House Guest Bedroom



THE LODGE
Main House Guest Bathroom



THE LODGE

Main House Staircase and Second Level Game Room



THE LODGE

Main House Second Level Game Room and Bathroom



THE LODGE

Main House Second Level Bunkroom



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THE LODGE
Field House

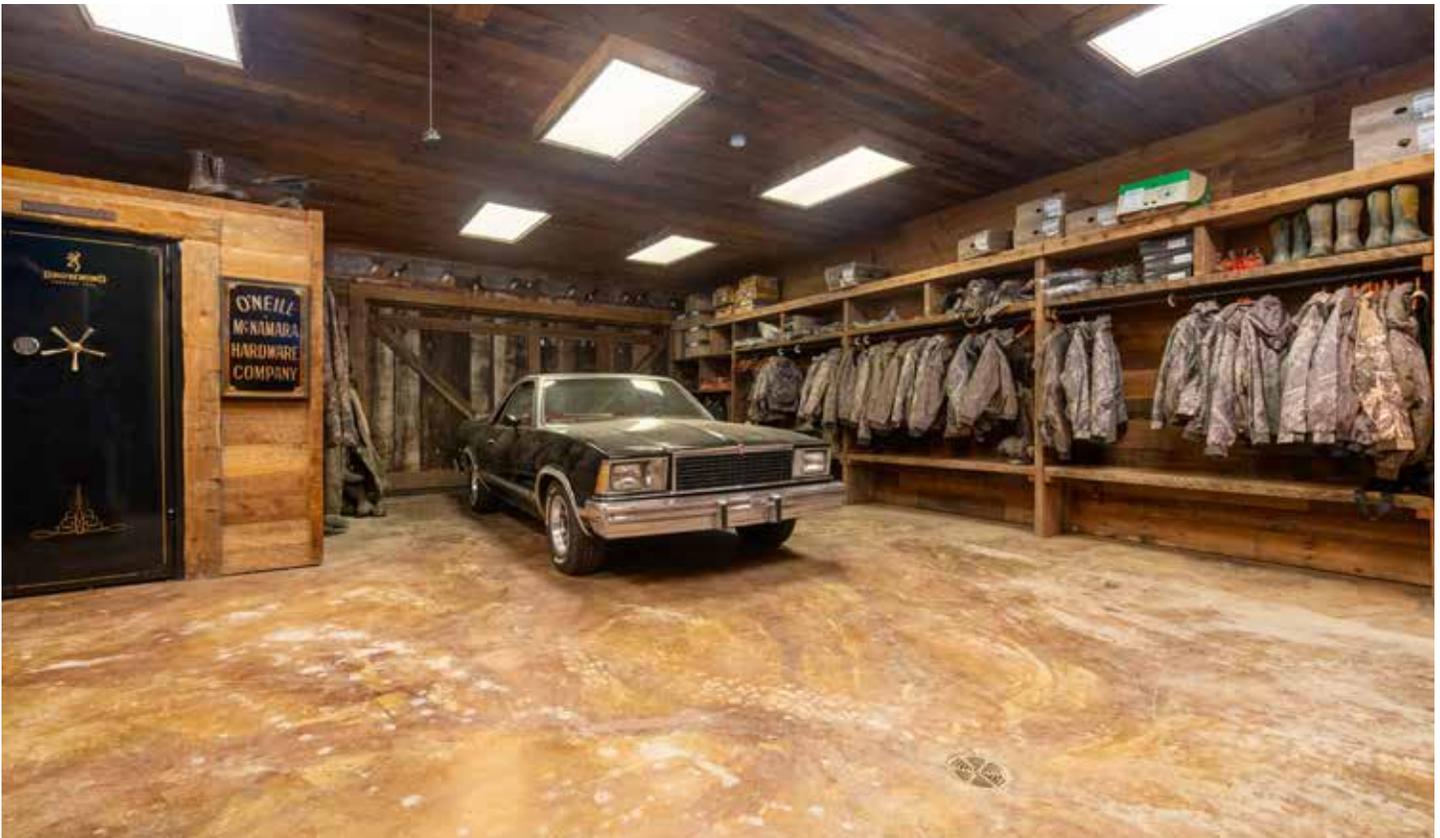


THE LODGE
Field House

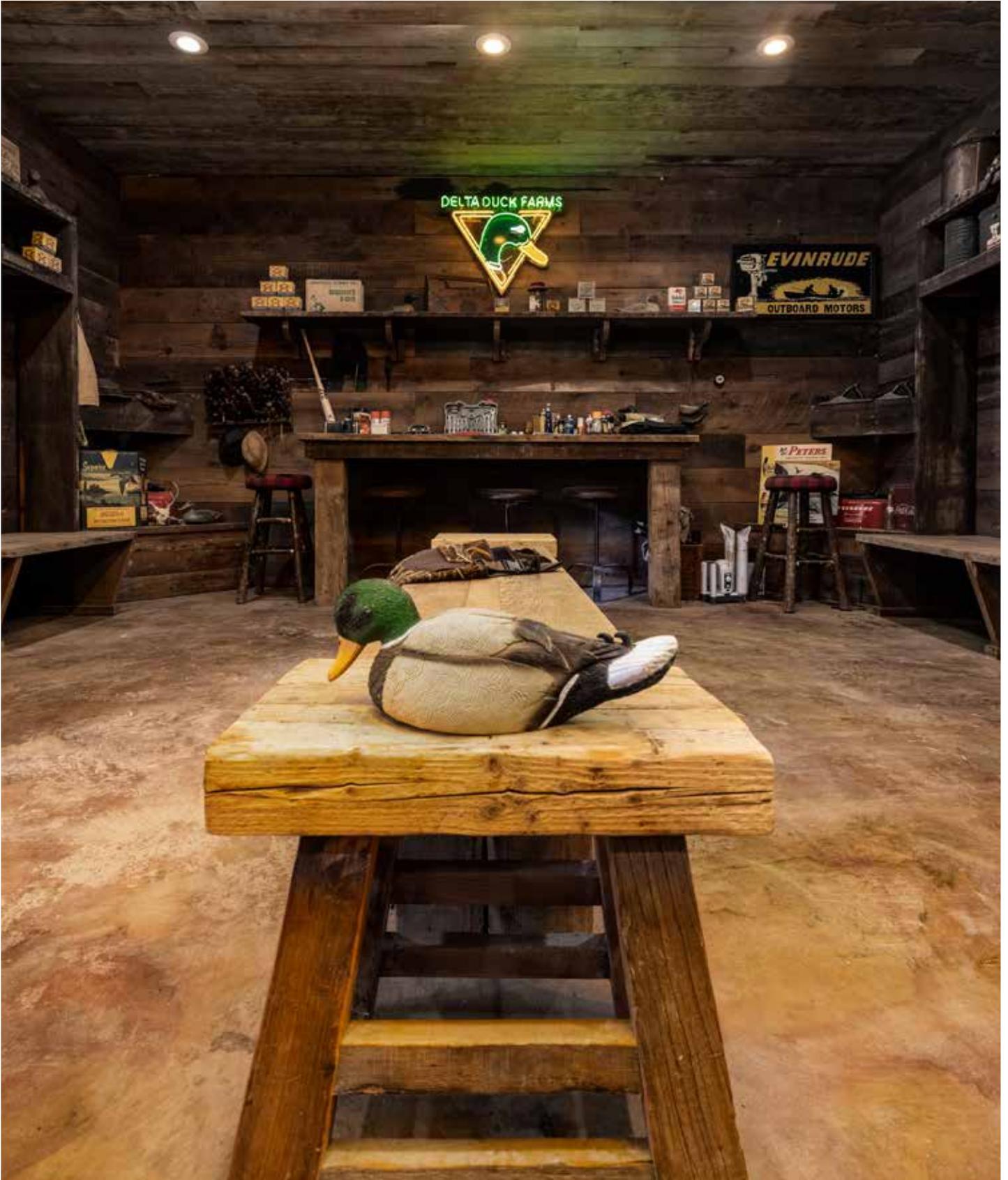


THE LODGE

Field House



THE LODGE
Field House



THE FISH CAMP

Front Entryway





THE FISH CAMP

North Side View and Boardwalk



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Chuck Myers
PARTNER + AGENT
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THE FISH CAMP

Living Area



THE FISH CAMP

Antique Potbelly Stove



THE FISH CAMP

Boardwalk and Boat House



THE BARN

Exterior and Interior Views





HUNTING LAND • FISHING LAKE • FARMLAND
DELTA DUCK FARMS



THE LANDHOLDING

Northeast Property View





THE LANDHOLDING

Southwest Property View



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THE LANDHOLDING

North Property View





THE LANDHOLDING

Southeast Property View



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THE LANDHOLDING

Fishing Lake



THE LANDHOLDING

Fishing Lake



THE LANDHOLDING

Hunting Grounds



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THE LANDHOLDING

Hunting Grounds



THE LANDHOLDING

Hunting Grounds



THE LANDHOLDING

Hunting Grounds



THE LANDHOLDING

Hunting Grounds



THE LANDHOLDING

Hunting Grounds



THE LANDHOLDING

Primary Road Leading to Gated Entry



THE LANDHOLDING

Entry Gate and Road to the Central Grounds



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 28-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 Oaks, 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.

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Chuck Myers

PARTNER + AGENT
LAND + RECREATIONAL PROPERTIES

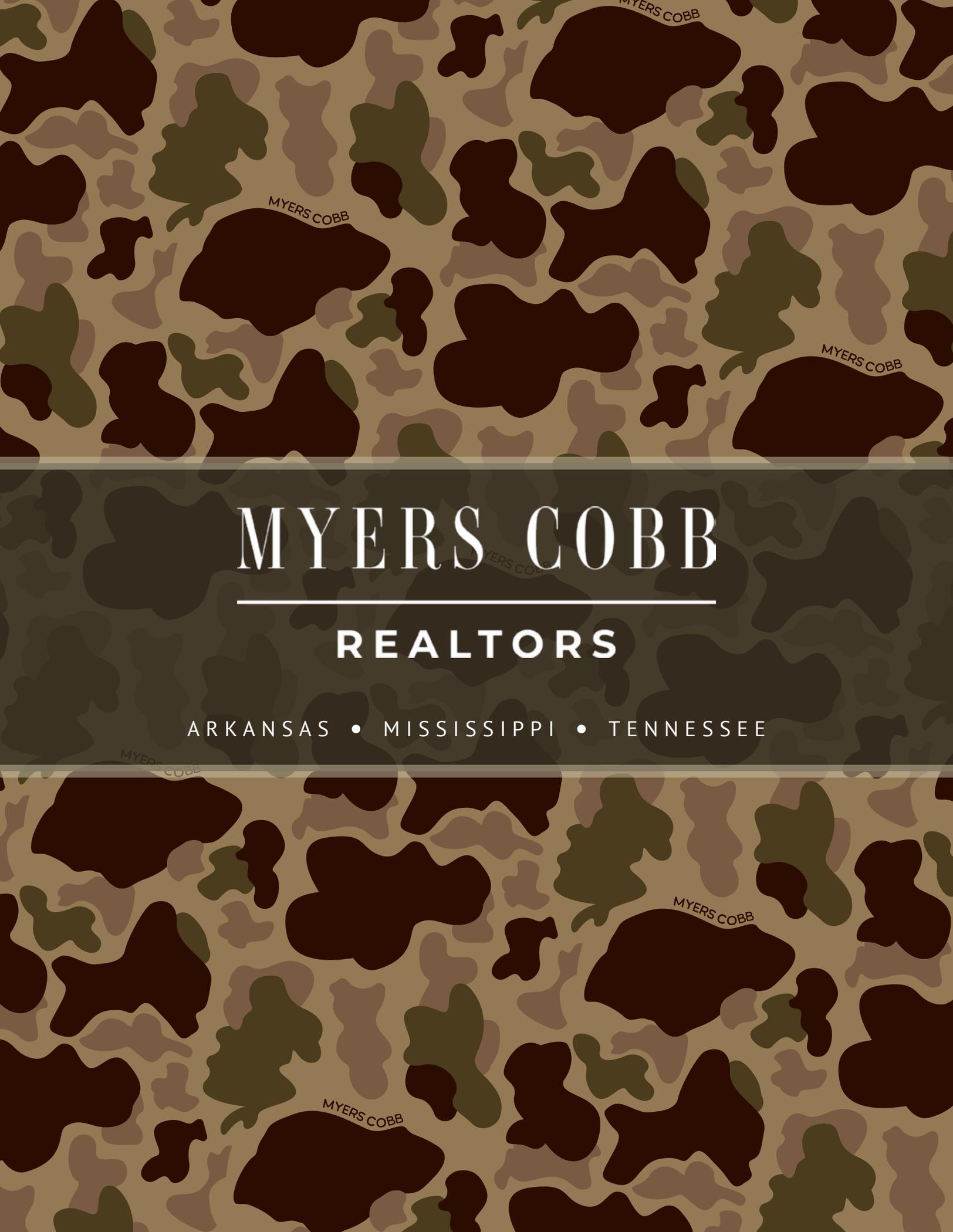
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