



OFFERED FOR SALE

CALOTCHE BLACKWATER MEMBERSHIP

A Recreational Investment Opportunity

1,525± Acres • Prairie County, Arkansas

OFFERED BY



AGRICULTURE | RECREATION | TIMBERLAND

Traditional Brokerage + Sealed Bids + Consulting

LICENSED IN ARKANSAS, LOUISIANA, MISSISSIPPI, AND TENNESSEE

WILLE

REAL ESTATE

DISCLOSURE STATEMENT

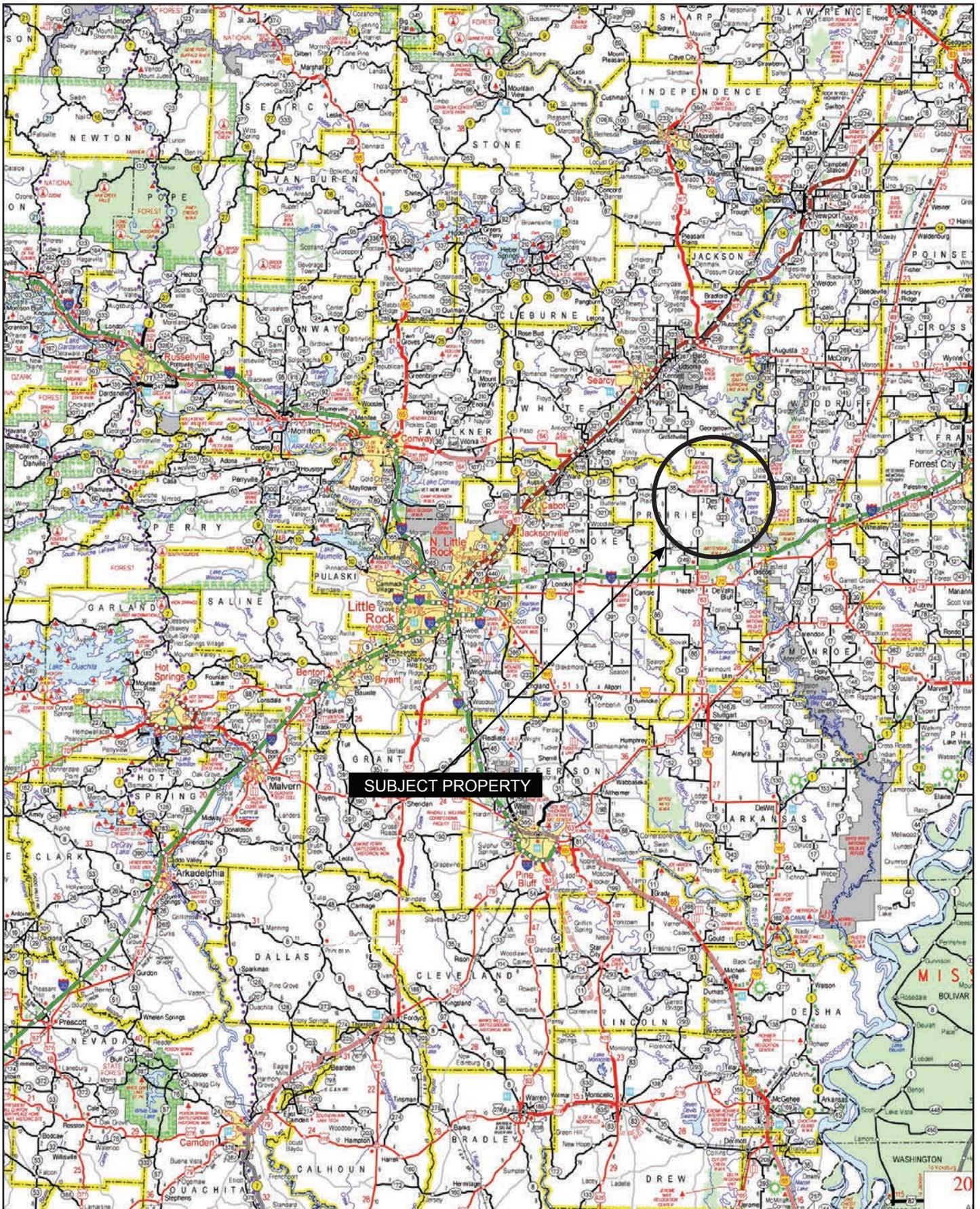
Notwithstanding any preprinted language to the contrary, this opinion is not an appraisal of the market value of the property. If an appraisal is desired, the services of a licensed or certified appraiser must be obtained. Pursuant to Ark. Code. Ann. § 17-42-110(d), a broker price opinion or market analysis issued by a real estate licensee shall not contain the terms "market value", "appraised value", or "appraisal".

Any reference in the report to a specific marketing time period is for illustrative purposes only and does not obligate the licensee or broker to sell the property within the stated timeframe or act as a representation or guarantee that the property will be sold within such timeframe.

Unless otherwise indicated, the broker price opinion assumes without investigation a fee simple title ownership interest without any reservation of minerals, subsurface rights, or otherwise.

This broker price opinion report is to be used solely for purposes allowed by state and federal law. If the report is to be used for any purpose not specifically allowed by state and federal law, legal counsel should be consulted.

VICINITY MAP



PROPERTY SUMMARY

Description:

Offered for sale is a rare opportunity to acquire membership into Calotche Blackwater Hunting Club, a well-established, family-friendly hunting club located in the historic White River bottoms. The offering is for a one-seventh (1/7) ownership of the club's land and facilities.

Calotche Blackwater consists of 1,525 +/- acres in Prairie County, Arkansas. The property is located inside the White River levee and bordered to the west by the White River, featuring over two miles of river frontage. Calotche Blackwater is a true year-round recreation club with turn-key amenities, ready for use immediately this hunting season.

The White River bottoms are well-known for high-quality waterfowl and whitetail deer hunting and Calotche Blackwater possesses excellent opportunities for both. The club also features Horseshoe Lake, an approximate 93-acre oxbow lake, offering additional duck hunting and fishing opportunities. In the northwest corner of the property, another approximate seven-acre oxbow lake, Alligator Lake, provides further duck hunting and fishing opportunities.

Deer stands are placed strategically throughout the property overlooking food plots. Additional deer hunting opportunities can be found throughout the network of trails in the hardwood bottoms around Horseshoe Lake.

Moist soil units (MSU) are located throughout the property, offering diverse duck hunting locations with habitat for holding ducks. Additionally, when the White River level reaches approximately 18 feet at the Des Arc gauge, water will fill other areas of the club property, presenting more opportunities within the hardwoods for highly-sought Arkansas green timber duck hunting.

No less than a few miles from the clubhouse, the Cache River National Wildlife Refuge can be accessed to further expand the waterfowl and whitetail hunting opportunities the club offers. The well-known 800 acre Plunkett Farm Waterfowl Sanctuary and the North Unit Waterfowl Sanctuary are located within a few miles of the property. Both are designated Farm Units where the USFWS leaves unharvested agriculture crops for waterfowl resting habitat.

Additionally, the White River can be accessed at Des Arc, unlocking further potential for fishing and boating recreation.

Calotche Blackwater includes an approximate 3,000 square foot lodge located on the protected side of the White River levee available for year-round use. The clubhouse features six full bedrooms, one large eight-bed bunkroom, and two and half bathrooms. The large and welcoming great room includes a kitchen area with amenities, a gas

PROPERTY SUMMARY

Description: burning fireplace, and a lengthy dining table. The clubhouse also features a mud room with lockers for each member and includes a washer, dryer, and cleaning station for any cleaning needs. The rear of the lodge features a fire pit and a covered porch for mingling after a hunt. Lastly, the clubhouse includes a game room with gaming activities for all to enjoy.

Located next to the clubhouse is an approximate 7,000 square foot storage shed. The enclosed area provides secure storage for any hunting or fishing equipment, utility vehicles, and boats. There is also a large, covered area not enclosed, which includes a game cleaning station with additional space for equipment storage.

This is a unique opportunity to acquire ownership in a hunting club that offers a great recreational investment located in a major waterfowl flyway and famous whitetail deer hunting corridor. Any questions concerning this offering, or to schedule a property tour should be directed to Robert Moery (501-516-5067) of Lile Real Estate, Inc.

Location: Des Arc, Arkansas; Prairie County

Mileage Chart

Des Arc, AR	7 Miles
Searcy, AR	37 Miles
Stuttgart, AR	38 Miles
Little Rock, AR	60 Miles
Jonesboro, AR	90 Miles
Memphis, TN	90 Miles

Acreage: 1,525± total acres

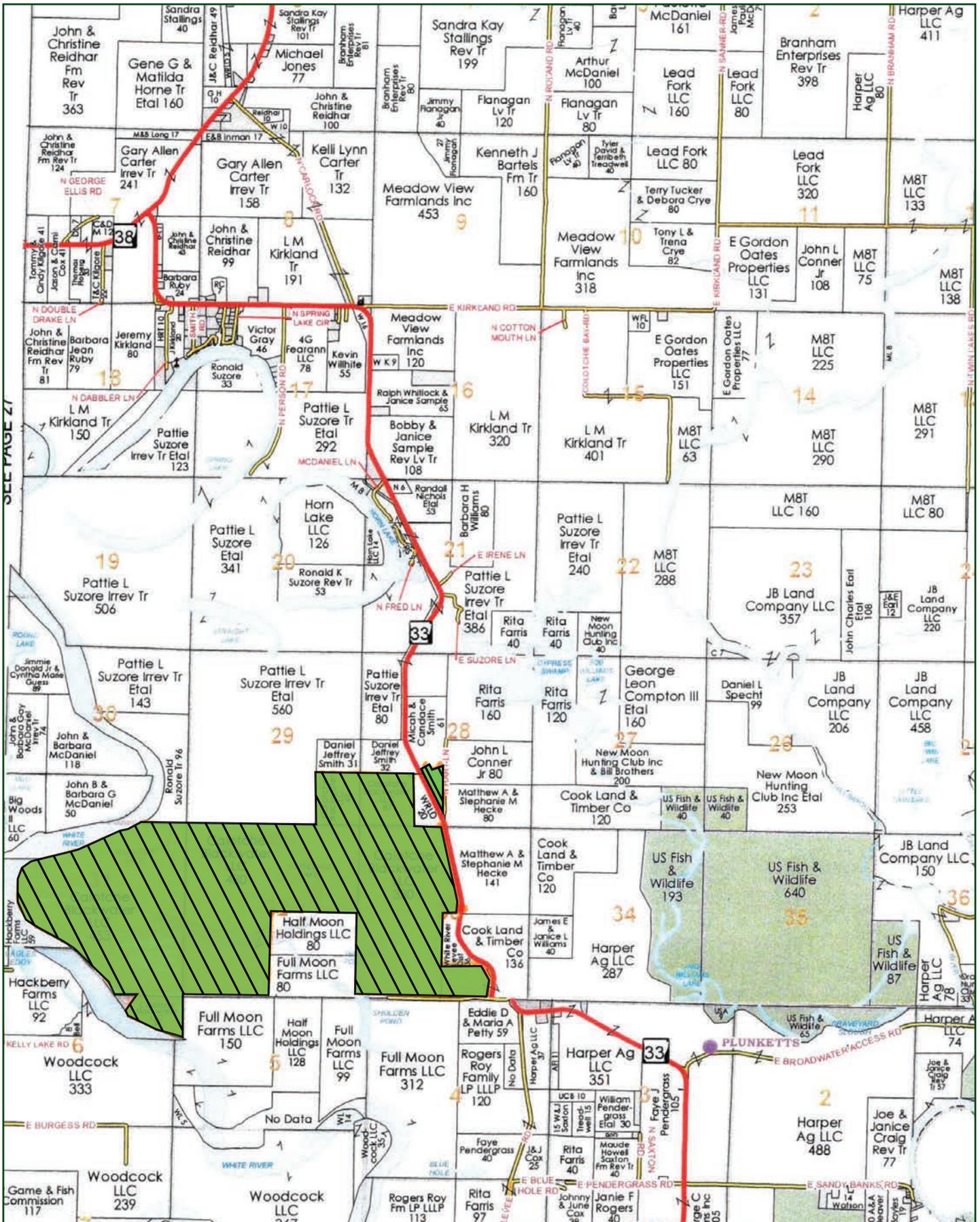
Access: Arkansas State Highway 33

Offering Price: \$700,000.00

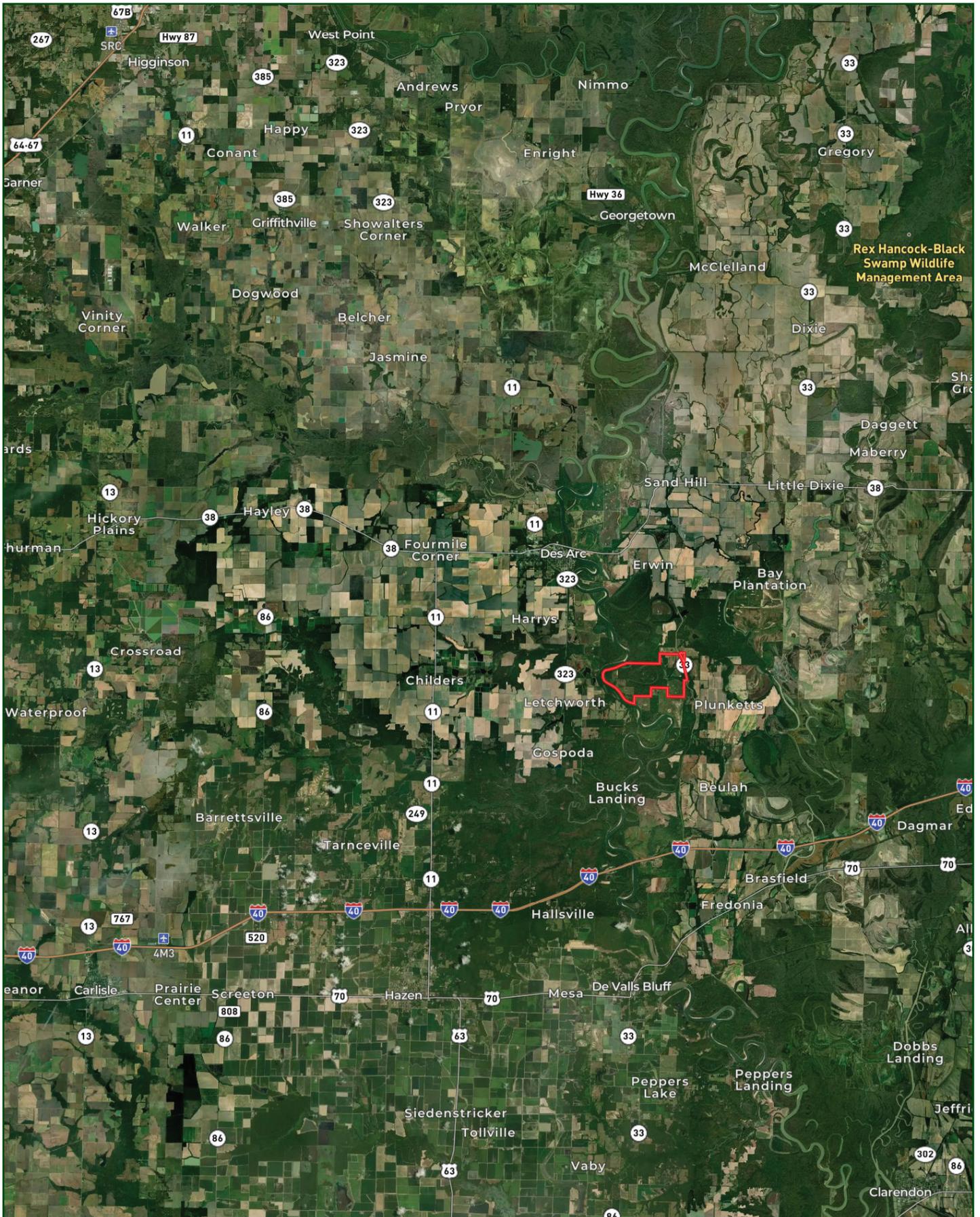
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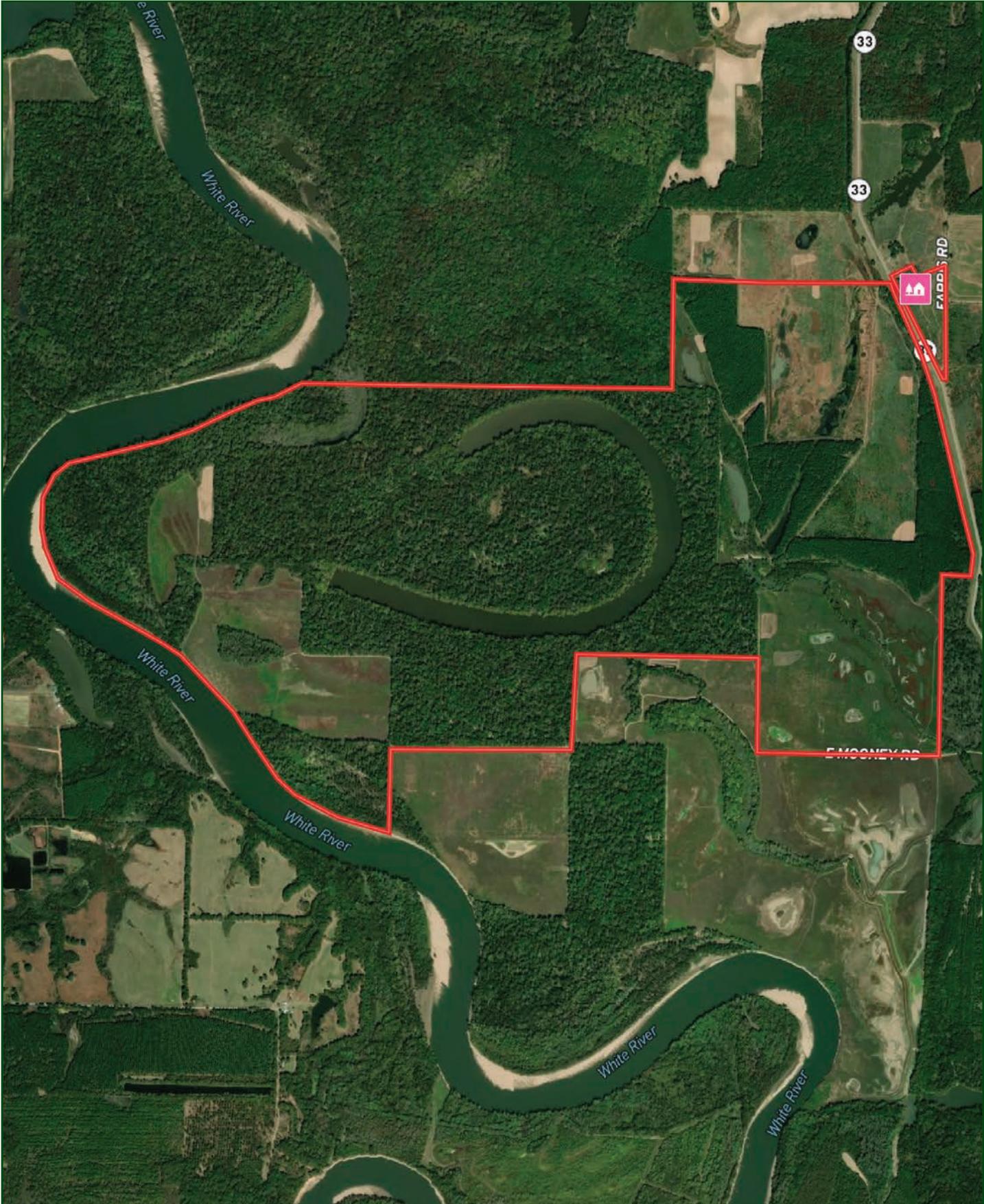
OWNERSHIP MAP



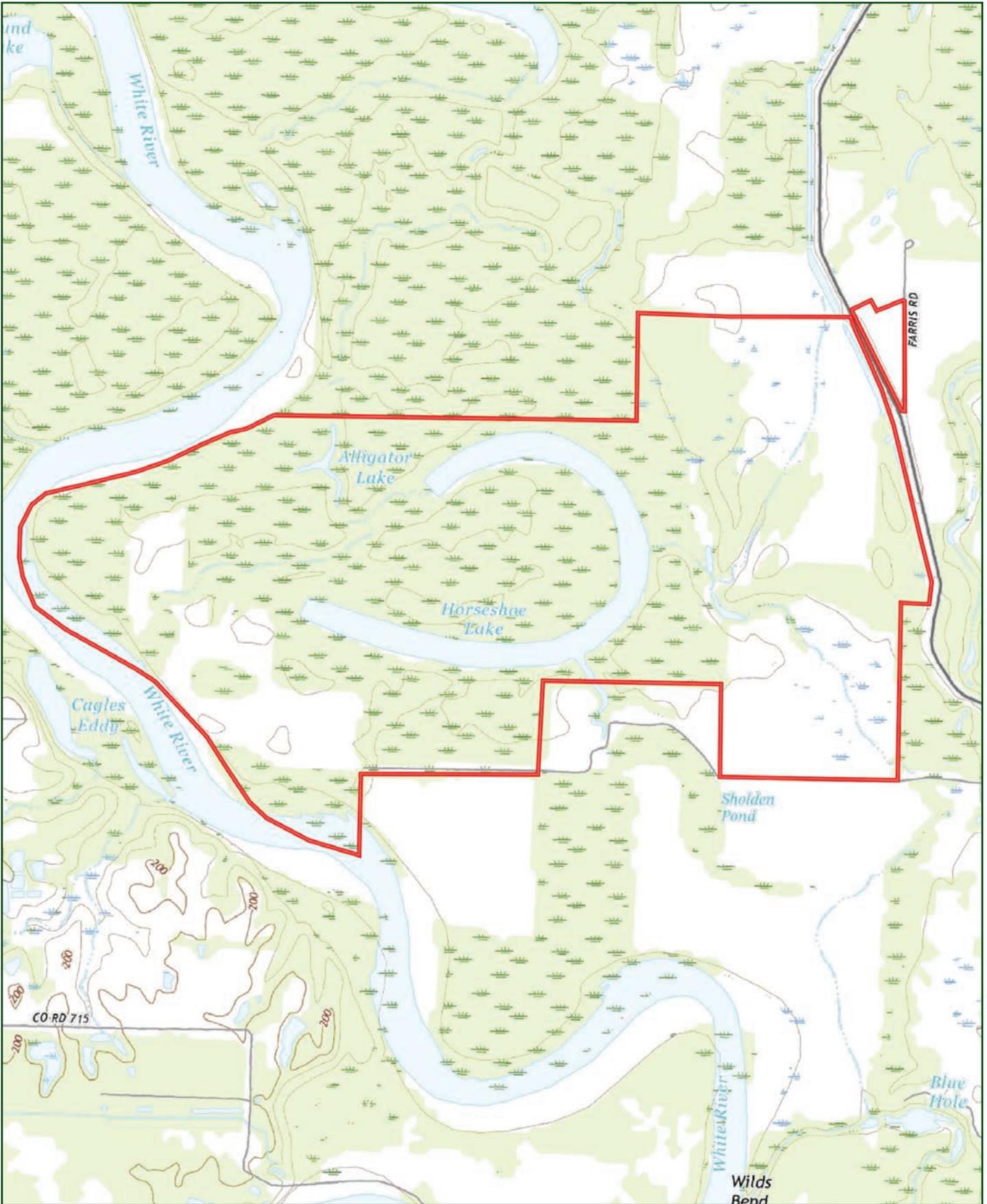
LOCATION MAP



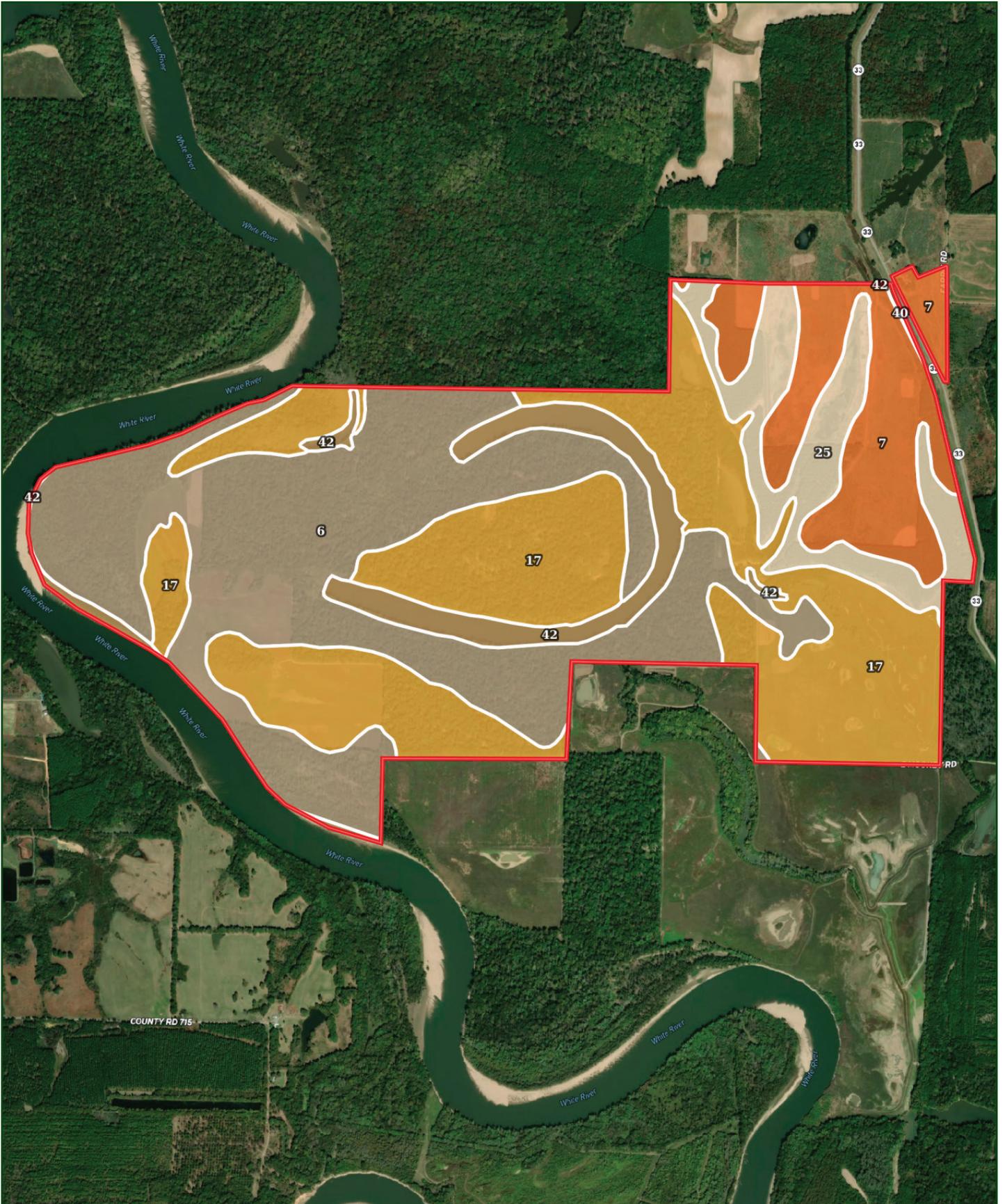
AERIAL MAP



TOPOGRAPHY MAP



SOIL MAP



SOIL MAP KEY

SOIL CODE	SOIL DESCRIPTION	ACRES	%	GPI	NCCPI	CAP
6	Commerce silt loam, frequently flooded	575.2 2	37.68	0	68	4w
17	Kobel silty clay loam, frequently flooded	547.2 4	35.85	0	33	4w
7	Dewitt silt loam, 0 to 1 percent slopes	179.4 9	11.76	0	67	3w
25	Muskogee silt loam, 3 to 8 percent slopes	130.7 8	8.57	0	70	3e
42	Water	92.39	6.05	0	-	8
40	Levees	1.47	0.1	0	-	7e
TOTALS		1526. 59(*)	100%	-	51.33	4.04

(*) Total acres may differ in the second decimal compared to the sum of each acreage soil. This is due to a round error because we only show the acres of each soil with two decimal.

Capability Legend

Increased Limitations and Hazards

Decreased Adaptability and Freedom of Choice Users

Land, Capability

	1	2	3	4	5	6	7	8
'Wild Life'	•	•	•	•	•	•	•	•
Forestry	•	•	•	•	•	•	•	
Limited	•	•	•	•	•	•	•	
Moderate	•	•	•	•	•	•		
Intense	•	•	•	•	•			
Limited	•	•	•	•				
Moderate	•	•	•					
Intense	•	•						
Very Intense	•							

Grazing Cultivation

(c) climatic limitations (e) susceptibility to erosion

(s) soil limitations within the rooting zone (w) excess of water



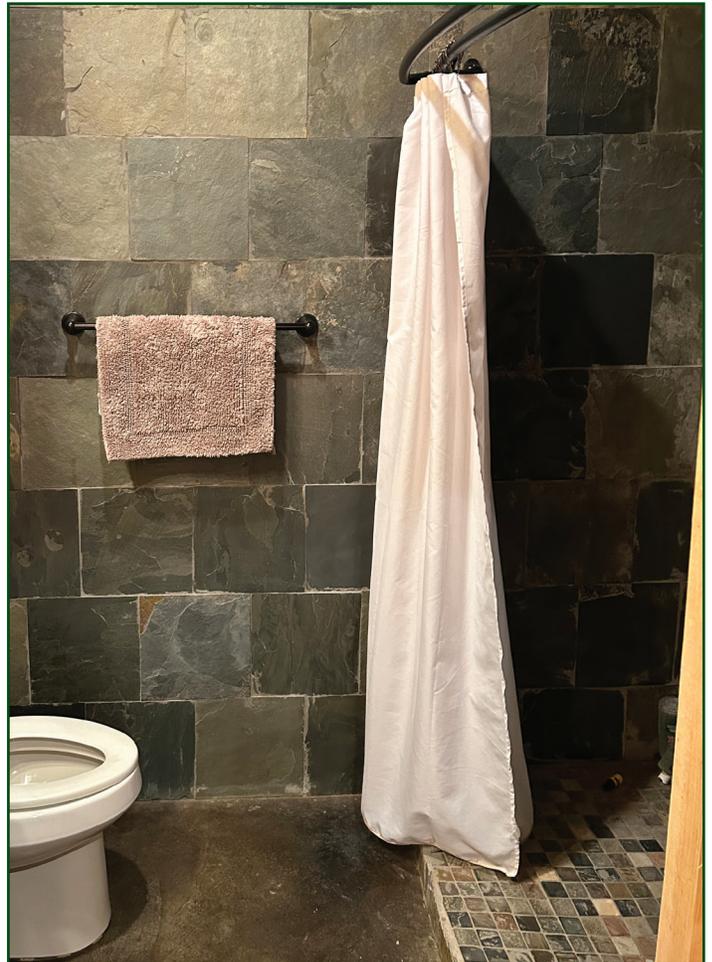
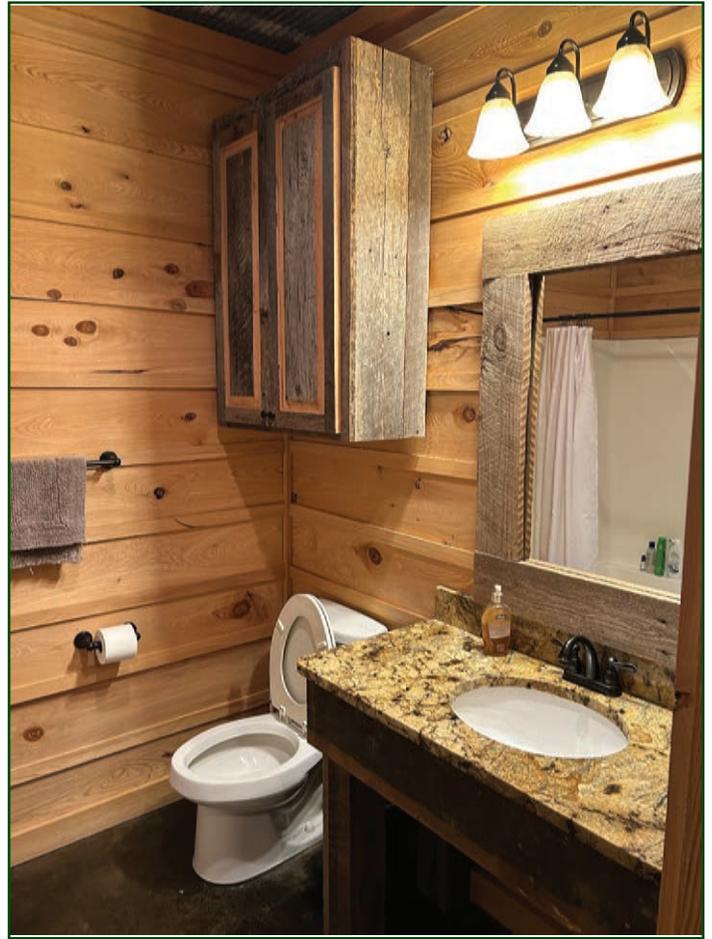






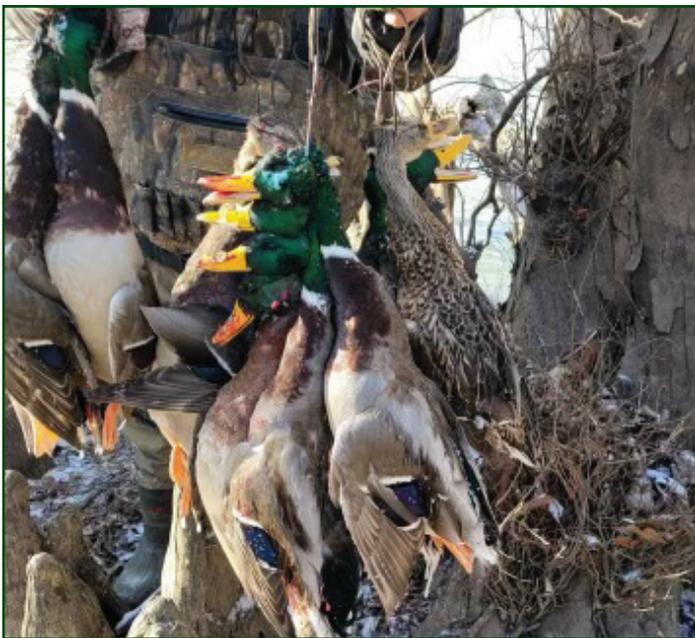
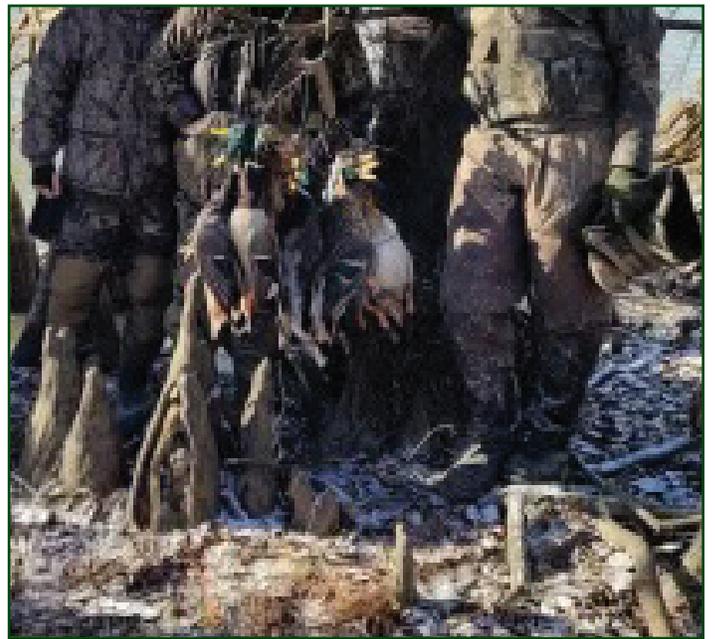








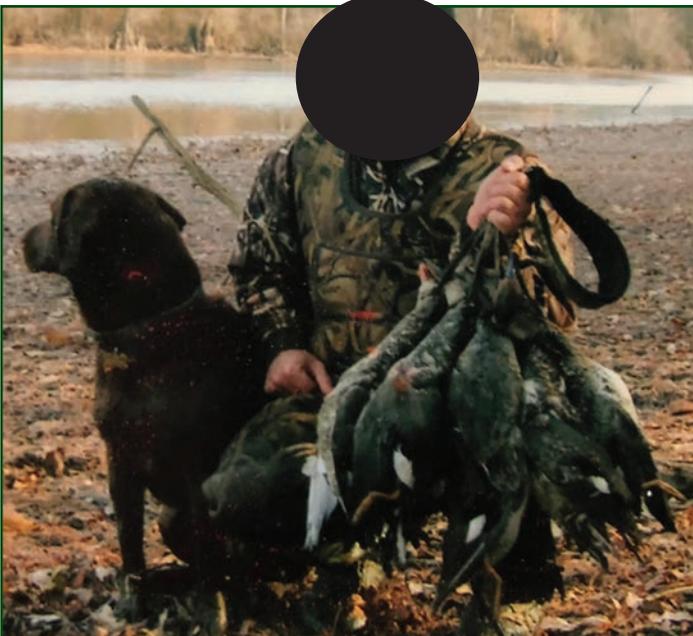






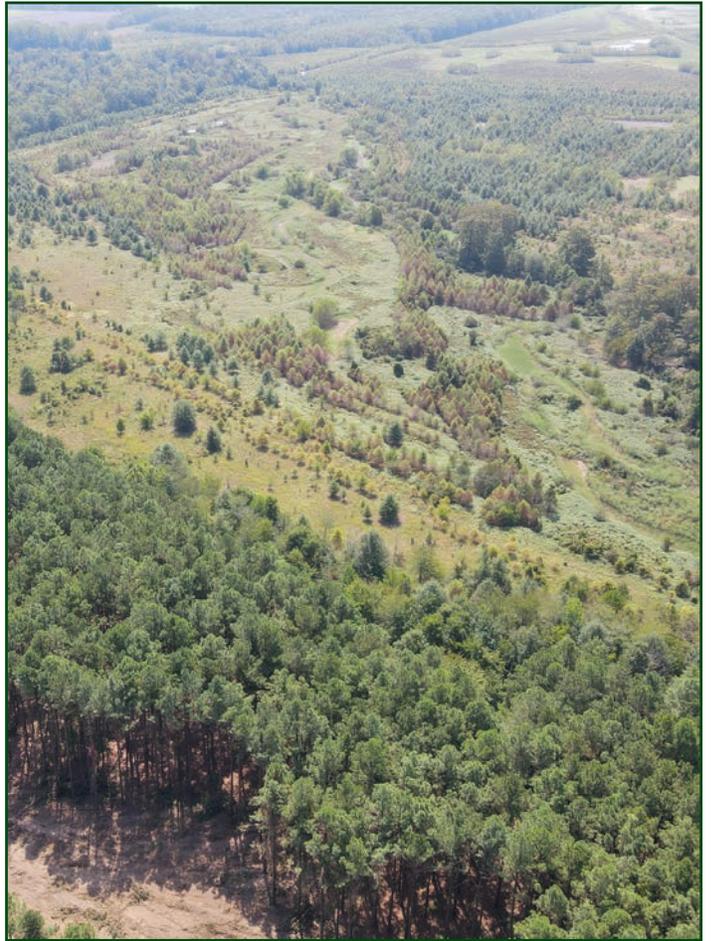
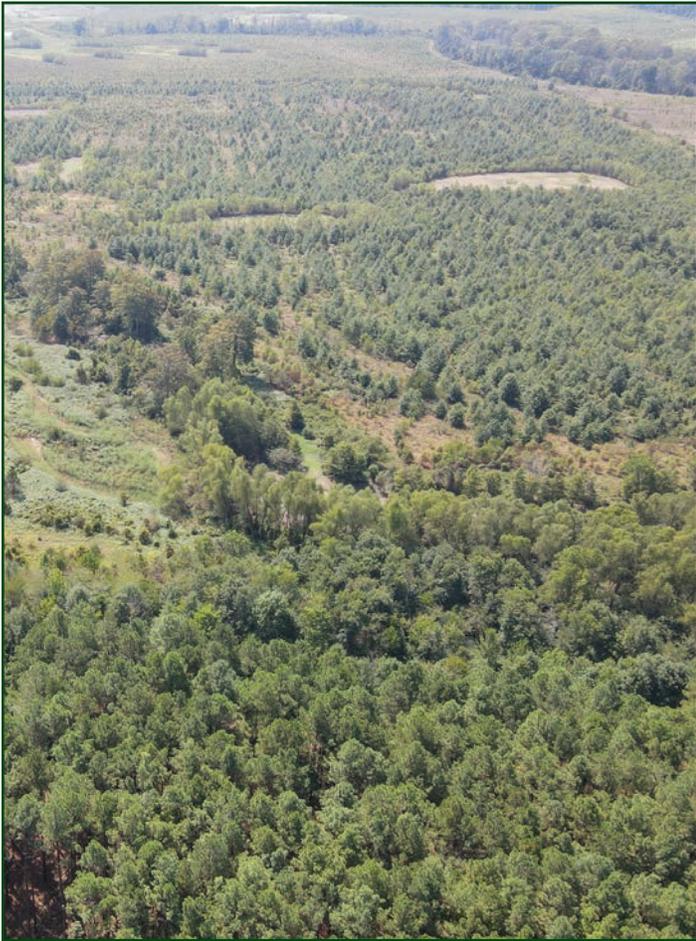














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