

Section 16 Hunting Club

760.0 +/- Acres ♦ Monroe County, AR

AVAILABLE FOR ACQUISITION: *Section 16 Hunting Club is a legendary green timber duck hunting property adjacent to Wingmead with the confluence of Lost Island Bayou and Bayou LaGrue at the heart of the land. Along with the great duck hunting, the property boasts exceptional hunting for trophy whitetail bucks, and has an ideal location for the construction of a secluded hunting lodge.*



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Section 16 Hunting Club

PROPERTY SUMMARY

Founded in the 1940s, Section 16 Hunting Club (Section 16) is an unparalleled duck hunting property where adventures begin and memories are made. Located in Monroe County, Arkansas, near Roe, the land is one of the Arkansas Grand Prairie's time-honored sporting landscapes. The ground is a story of water, timber, ducks, conservation, and wingshooting sportsmen.

Lost Island Bayou winds its way into the property from the southwest corner, flowing north and northeast for a full mile, where it meets Bayou LaGrue. Here, at the confluence of these waters, lies the heart of Section 16's 760 acres, which has drawn both mallard ducks and avid duck hunters for over eight decades. Countless fall and winter mornings have been spent in the flooded timber of Section 16 working ducks into the numerous shooting holes with names like Hot Spot, Brook's Hole, Johnson's Hole, Turner, and Buck's Hole (given for the legendary Nash Buckingham himself, who once hunted these hallowed grounds).

Adjacent to Wingmead, established in 1937 by Edgar Monsanto Queeny and long recognized as one of the nation's legendary duck-hunting properties, Section 16 sits within 3.5 miles southeast of Peckerwood Lake, while the White River National Wildlife Refuge is only five miles to the east. The surrounding rice fields, natural wetlands, and managed hunting properties complete a landscape that serves as a magnet for ducks traveling the Mississippi Flyway to winter between the areas of Stuttgart, DeValls Bluff, and Clarendon.

The property is deep country and divides itself naturally between two worlds. In the flood pool, 410 acres of mighty oaks provide the acorns and shelter that draw mallards by the thousands annually. When waters rise in the autumn and winter, these woods transform into a flooded green-timber cathedral where 750 to 1,000 ducks are bagged each season. Above the flood line, another 280 acres of mature hardwoods provide refuge and high-grade habitat for trophy whitetail deer, many bucks with antlers exceeding 180 inches.

Under conservation easement protection, Section 16 represents more than just 760 acres of premium hunting ground—it's a piece of Arkansas hunting and conservation legacy, and an investment in an exceptional tract of land that is in short supply. Section 16 is a place where the ducks go, where the sound of whistling wings quickens the pulse, and where new chapters of sporting life are written with each passing season.

Offered for sale at \$11,993,000.00, qualified and serious parties should contact Chuck Myers at 901-830-5836 regarding questions or schedule a property tour.

ATTENTION: Myers Cobb Realtors is the Exclusive Agent for 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. Some images shown within this property offering brochure are used for representative purposes and may not have been taken on location at the subject property. A Land Agent 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 do not attempt to tour or trespass on the property. Thank you for your interest and cooperation.



PROPERTY SUMMARY

Acreage and Description

760.0 +/- Total Contiguous Acres (470.0 +/- acres floodable for duck hunting)

- Mature Bottomland Hardwood Timber (flood pool) 410.0 +/- Acres (54%)
- Mature Hardwood Timber (out of flood pool) 280.0 +/- Acres (37%)
- Food Plots (duck rest area) 35.0 +/- Areas (5%)
- Scrub-Shrub Wetland (duck rest area) 25.0 +/- Acres (3%)
- Natural Field (potential lodge site) 10.0 +/- Areas (1%)

Location

- County: Monroe
- Address: County Road 114, Roe, AR 72134
- Coordinates: 34.60900° N, 91.42995° W
- Cities/Towns:
 - Clarendon, AR: 10 +/- miles Little Rock, AR: 60 +/- miles
 - Stuttgart, AR: 12 +/- miles Memphis, TN: 100 +/- miles

Access

The property has excellent access directly north off U.S. Highway 79 via Monroe County Road 114 (an all-weather road), which ends at the private gate of the property. An interior all-weather road begins at the property gate and travels one half mile ending at a main parking area. 8.0 +/- miles of interior roads and trails begin at the parking area allowing access throughout the property to hunting locations and to conduct management activities. Lost Island Bayou, Bayou LaGrue, and a network of roads, trails, ditches, and sloughs allow easy navigation by boat to all prime duck hunting locations. Several maintained established roads provide great accessed via ATV/UTV throughout the timberland, which is out of the flood pool to many established deer hunting locations.

Landscape Description

Section 16 Hunting Club is a recreational duck and deer hunting property defined by mature hardwood timber with the confluence of Lost Island Bayou and Bayou LaGrue at its heart. Bayou LaGrue enters the property on the north and meanders south and southeast for two miles bisecting the landscape. Lost Island Bayou enters the land on the southwest corner and flows north and northeast for one mile where it merges with Bayou LaGrue. 62% of the land is considered lowland and floods at various depths when Bayou LaGrue and Lost Island Bayou rise. 690.0 +/- acres is beautiful mature timberland consisting of a variety of high-quality, acorn-producing oaks. Water-control infrastructure had been installed to hold water on 410.0 +/- acres of the bottomland woods for green-timber duck hunting during the fall and winter. 280.0 +/- acres of timber are out of the flood pool and managed for trophy whitetail deer hunting. 60.0 +/- acres are set aside as waterfowl sanctuary (35.0 +/- acres in two duck food plots and 25.0 +/- in two scrub-shrub wetland areas) and 10.0 +/- acres are in a natural field, which offers an ideal site for the construction of a hunting lodge. The property has numerous established and well-maintained duck and deer hunting locations. All of the land is under a conservation easement.

Improvements

- Water Control: 3.0 +/- miles of levees, 130-foot concrete spillway, wench-powered primary pipe on Bayou LaGrue and numerous screw-pipes, ditches and weirs throughout
- Interior Roads and Trails: 8.0 +/- miles of maintained roads and trails, which allow travel by ATV/UTV and maintenance equipment depending on water conditions

Improvements (continued)

- Navigable Ditches: 5.0 +/- miles of Bayou LaGrue, Lost Island Bayou, ditches, and trails accessible by boat allowing access to duck hunting locations
- Structures: Storage and warming building, 4-stall floating and covered boat house
- Other: Private access gate, parking area, and boat launch site

Hunting Opportunities

Dating back to the 1940s, Section 16 Hunting Club (also known as Section 16, 16 Club, and Pin-Oak Club) is one of Arkansas' time-honored sporting properties that evokes the nostalgia of Arkansas Grand Prairie duck hunting. The property offers exceptional green timber duck hunting with harvest numbers ranging between 750 and 1,000 birds bagged annually.

Wingmead, long recognized as one of the nation's foremost duck-hunting properties, was established in 1937 by Edgar Monsanto Queeny and is adjacent to the property on the west and northwest. Peckerwood Lake is 3.5 miles to the northwest, and the White River National Wildlife Refuge is roughly 5 miles east. Within proximity are thousands of acres of rice fields, natural wetlands, and notable hunting properties, such as Lost Island, which provide added contributions to holding ducks in the immediate area.

The confluence of Lost Island Bayou and Bayou LaGrue is at the heart of the landscape. Large groups of mallards follow Lost Island Bayou and Bayou LaGrue from Peckerwood Lake and Wingmead, and move from the land's sanctuary areas and adjacent habitat, to spend the day feeding and resting in the property's timber flats. Hot Spot, Brook's Hole, Bob's Corner, Johnson's Hole, Turner Holes, Birch Holes, Jack's Elbow, and Buck's Hole (named after the legendary duck hunter Nash Buckingham, who hunted the property) offer handsome and appropriately sized timber shooting holes. Numerous other timber holes and locations throughout the property provide additional duck hunting experiences. The acreage has established sanctuaries positioned on the southwest and northeast, providing plentiful duck food sources and resting habitat.

Along with outstanding duck hunting, the property offers some of the finest trophy whitetail deer hunting in the immediate area. The higher grounds become an essential refuge for deer during the fall and winter periods. Several bucks exceeding 180 inches have been taken, with the potential for even more impressive trophies. Numerous deer hunting locations have been established throughout the landscape.

In addition, there are two ideal locations on the southeast for constructing a hunting lodge.

Real Estate Taxes

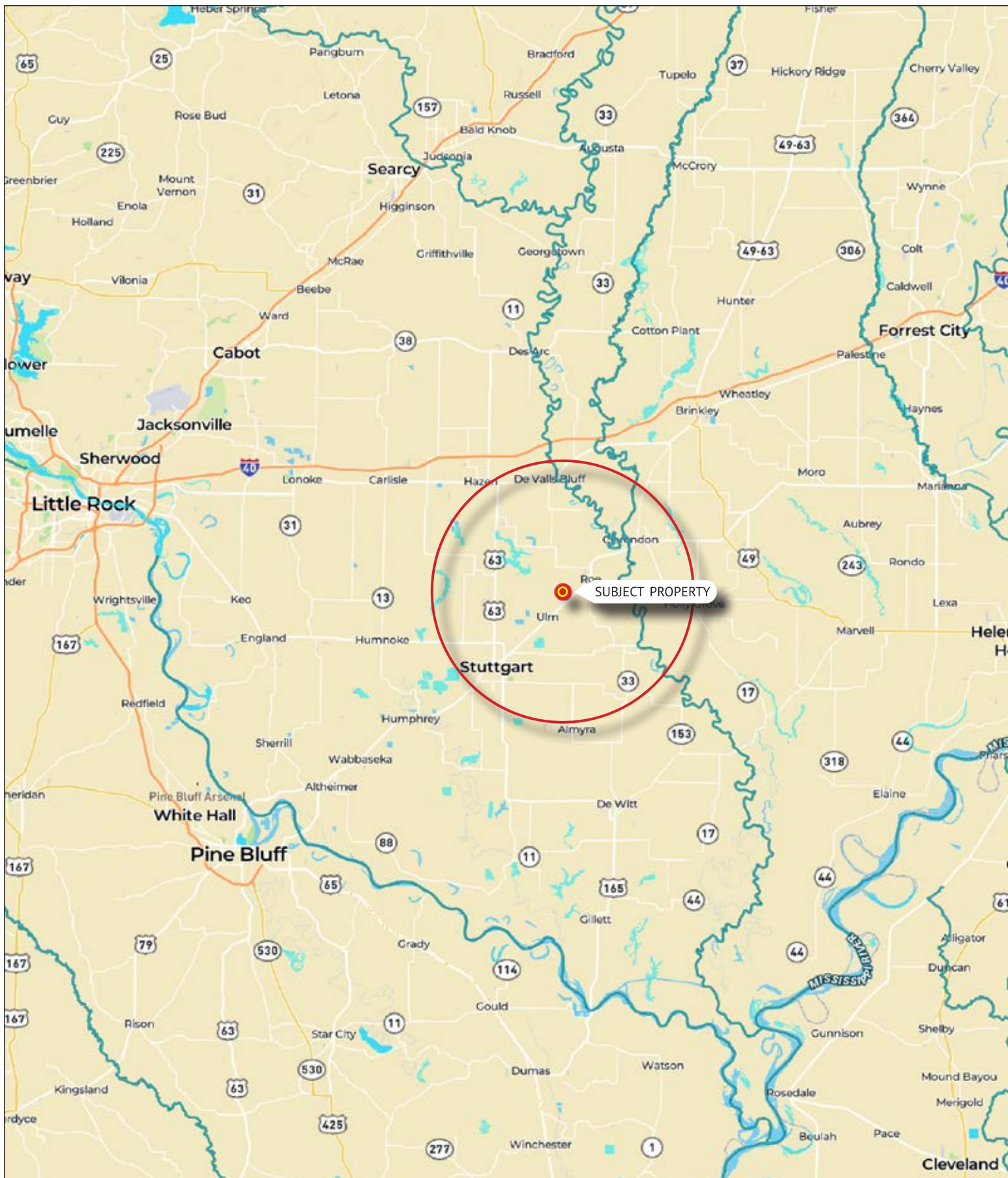
- \$966.82 estimated property tax (source: Monroe County Assessor - 2024)
Account Number: 5665
Parcel ID: 0001-04950-000 | 640.0 acres | \$676.27
Parcel ID: 0001-04938-000 | 120.0 acres | \$290.55

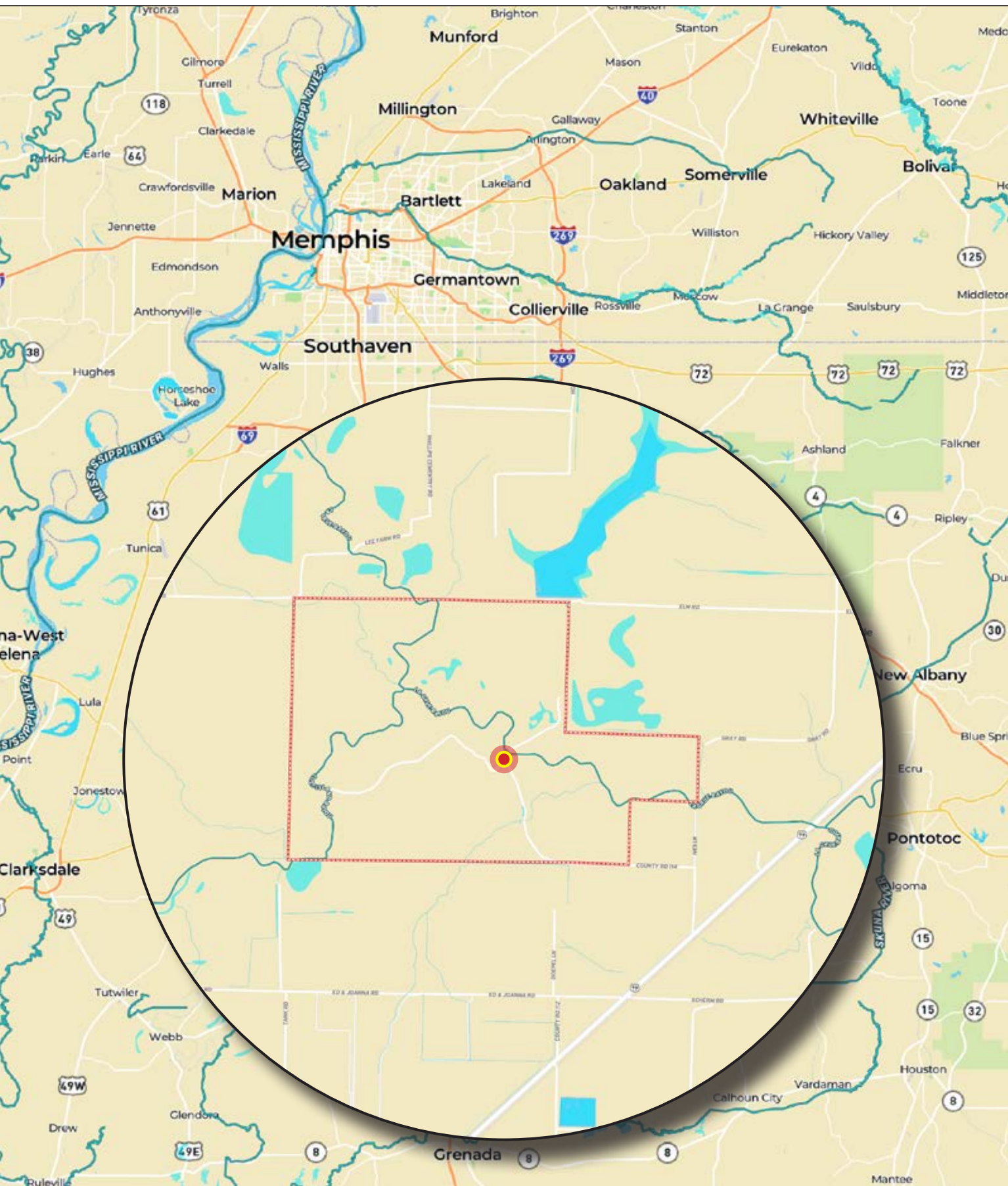
Offering Price

\$11,993,000.00 (\$15,780.00 per acre)

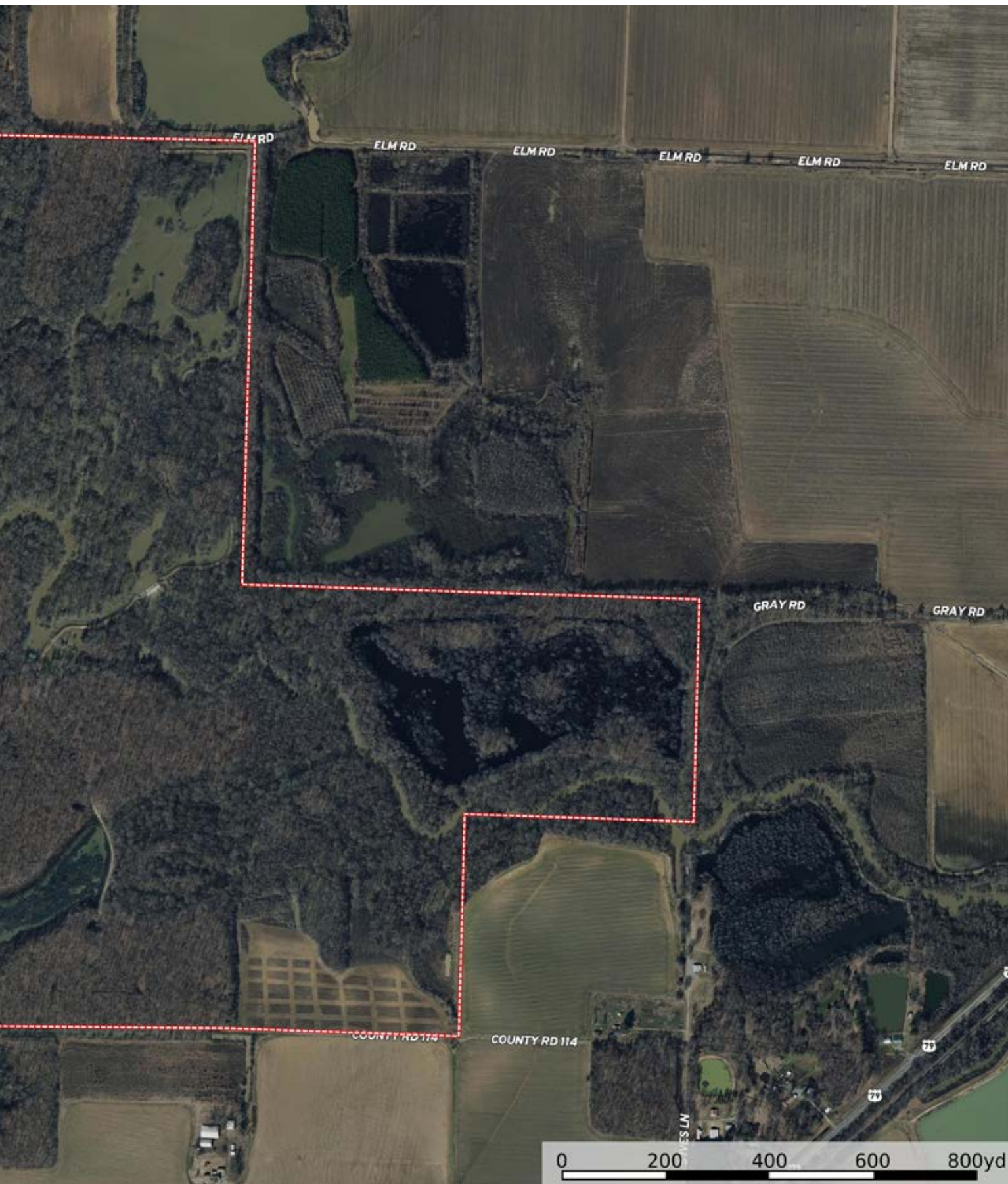
Contact

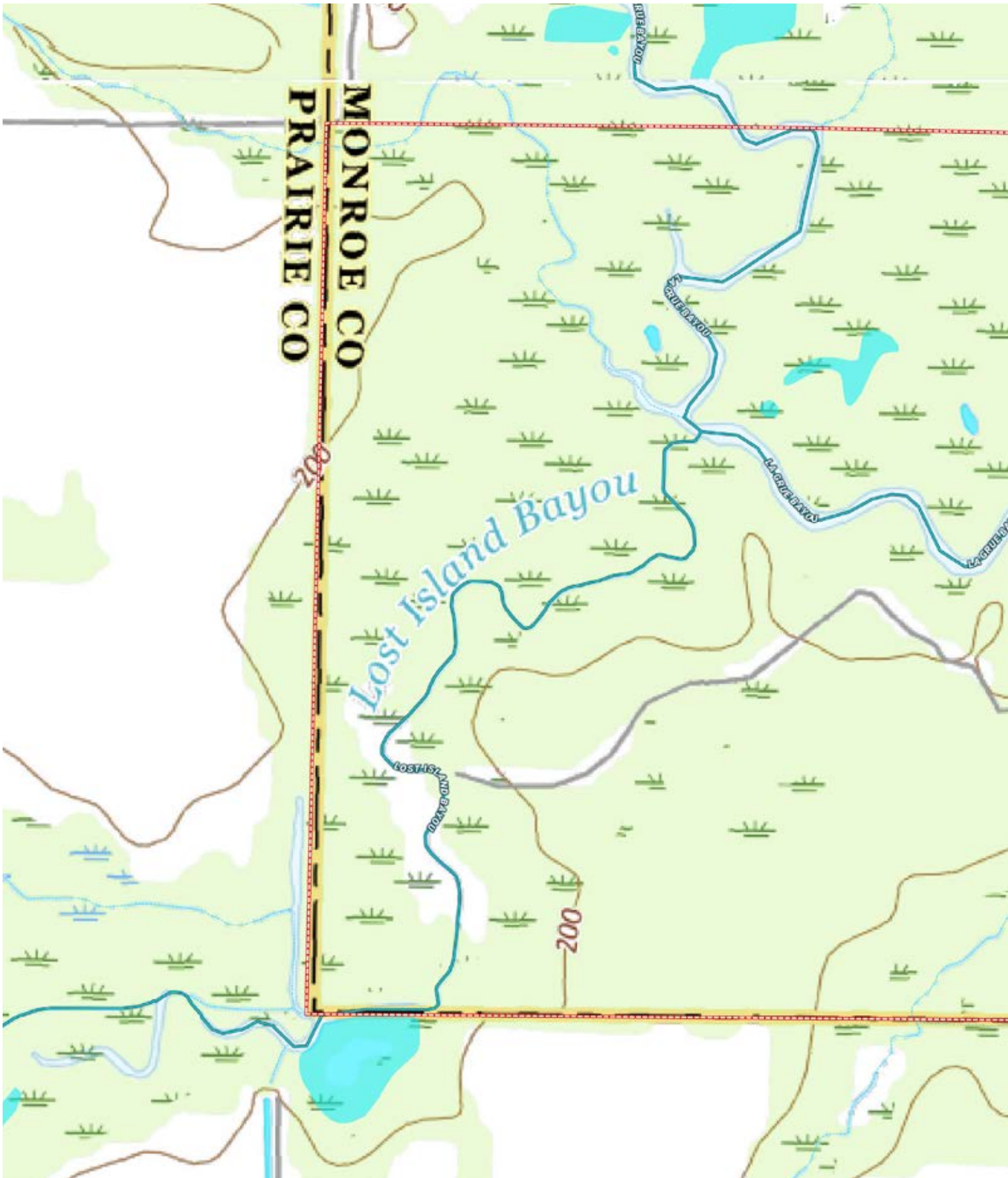
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Wingmead

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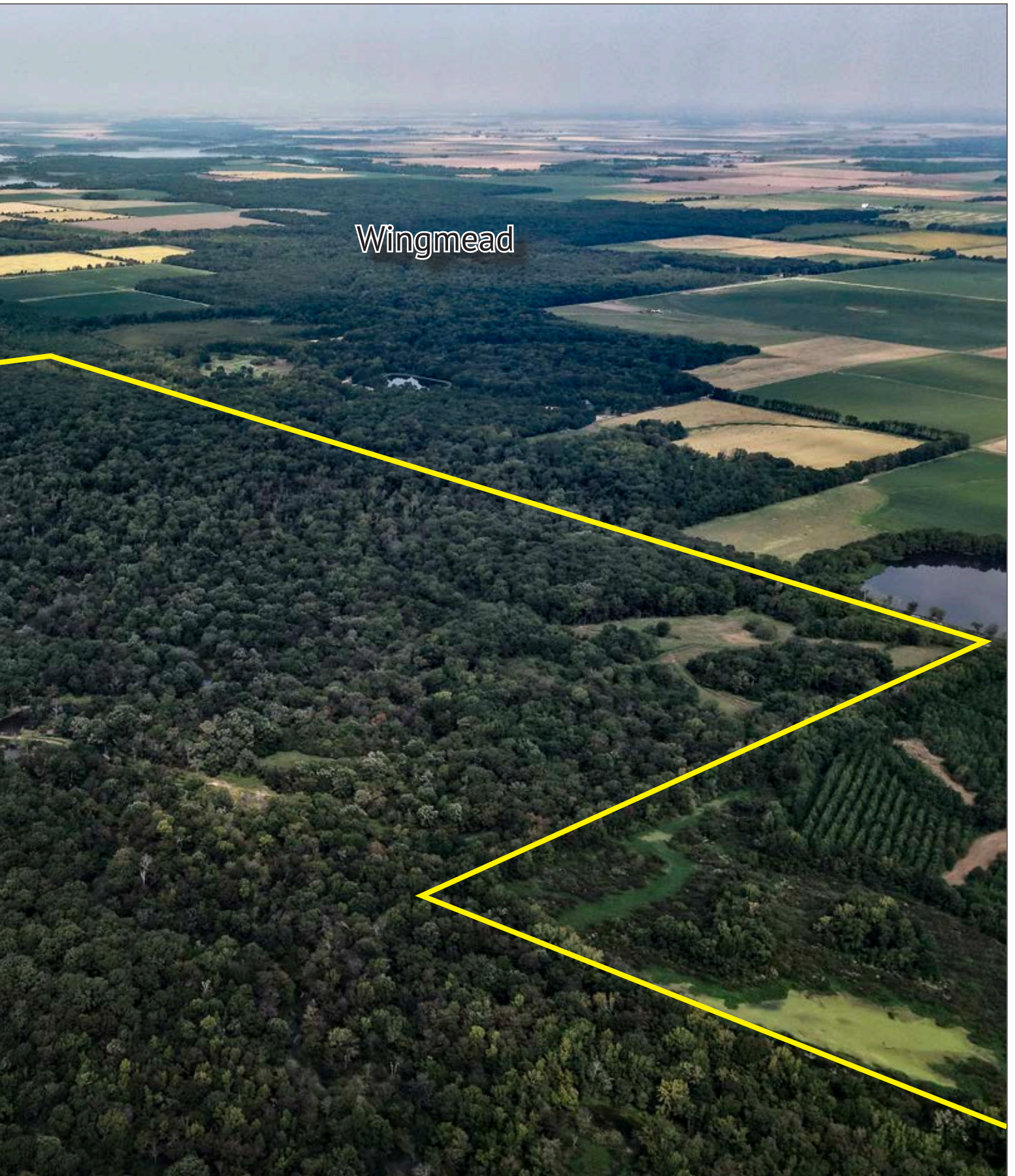
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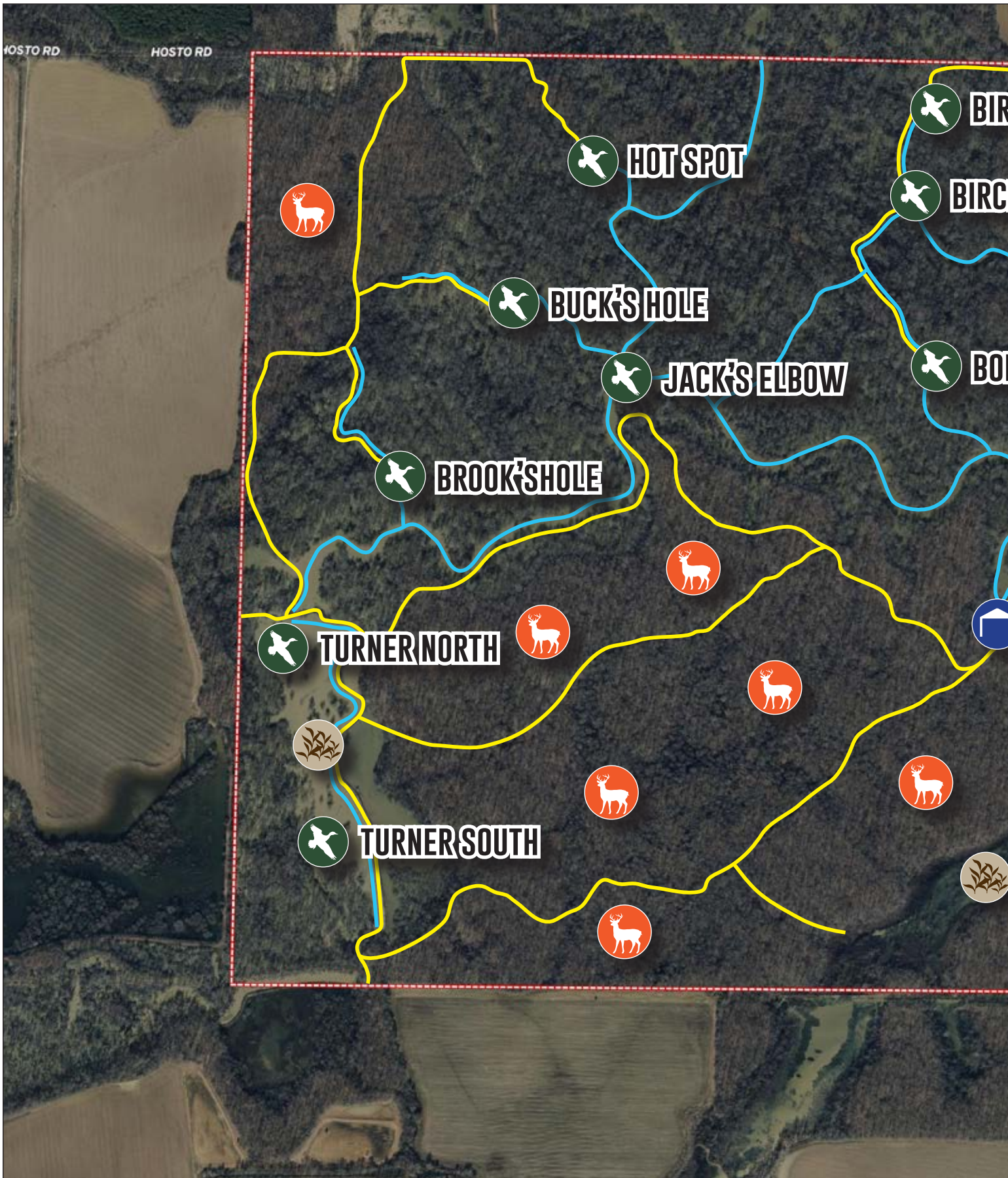
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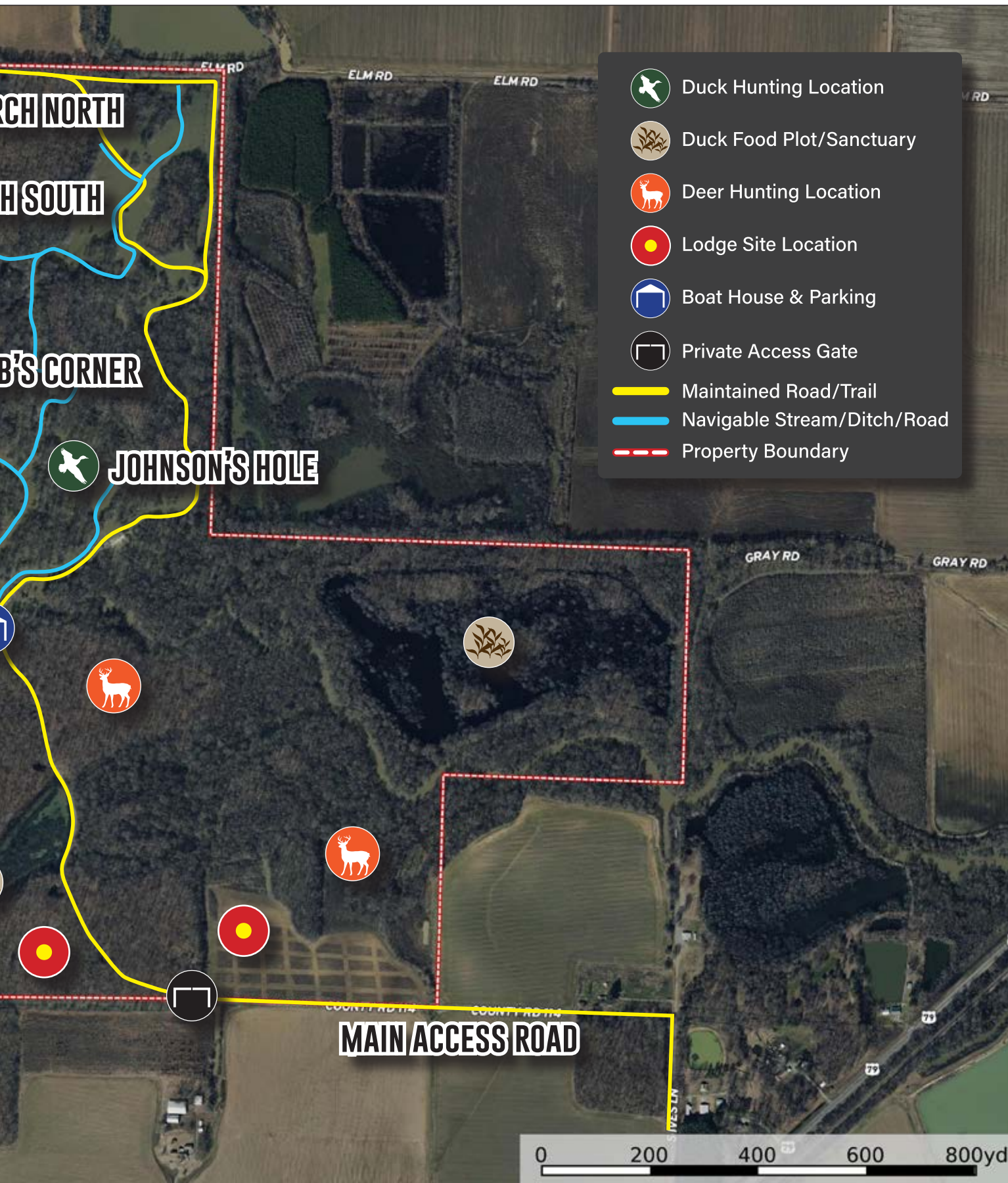
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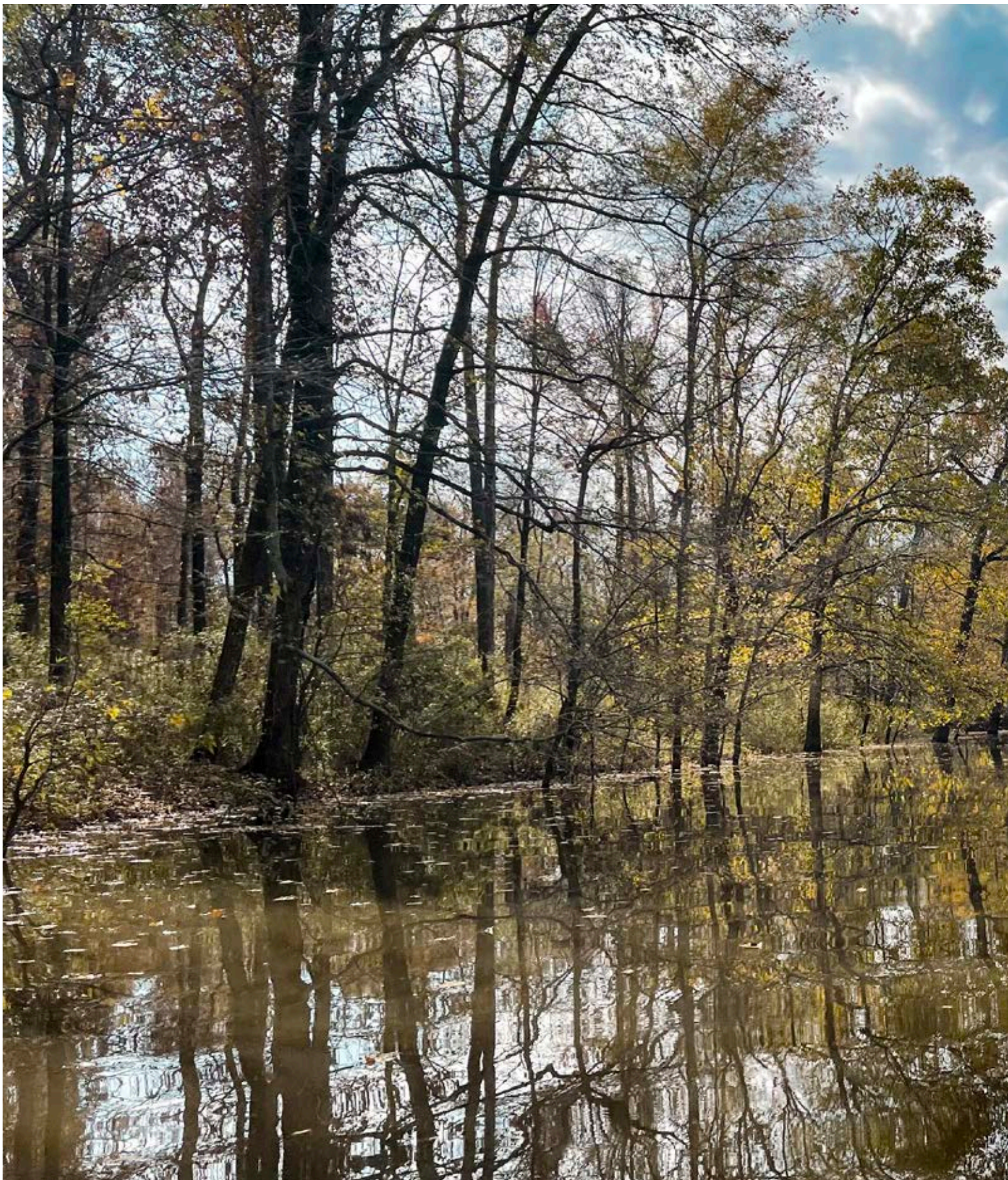
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Wingmead







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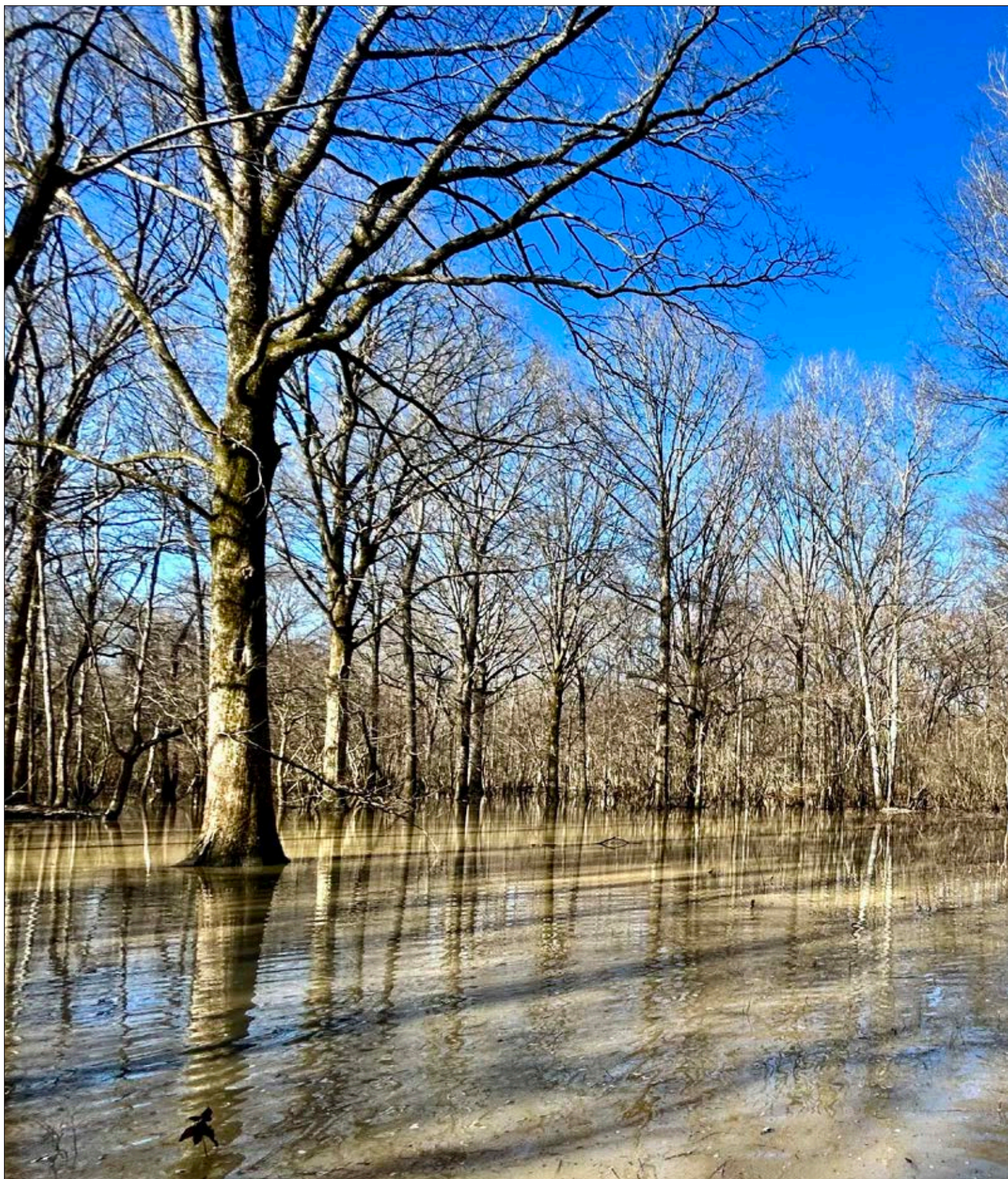
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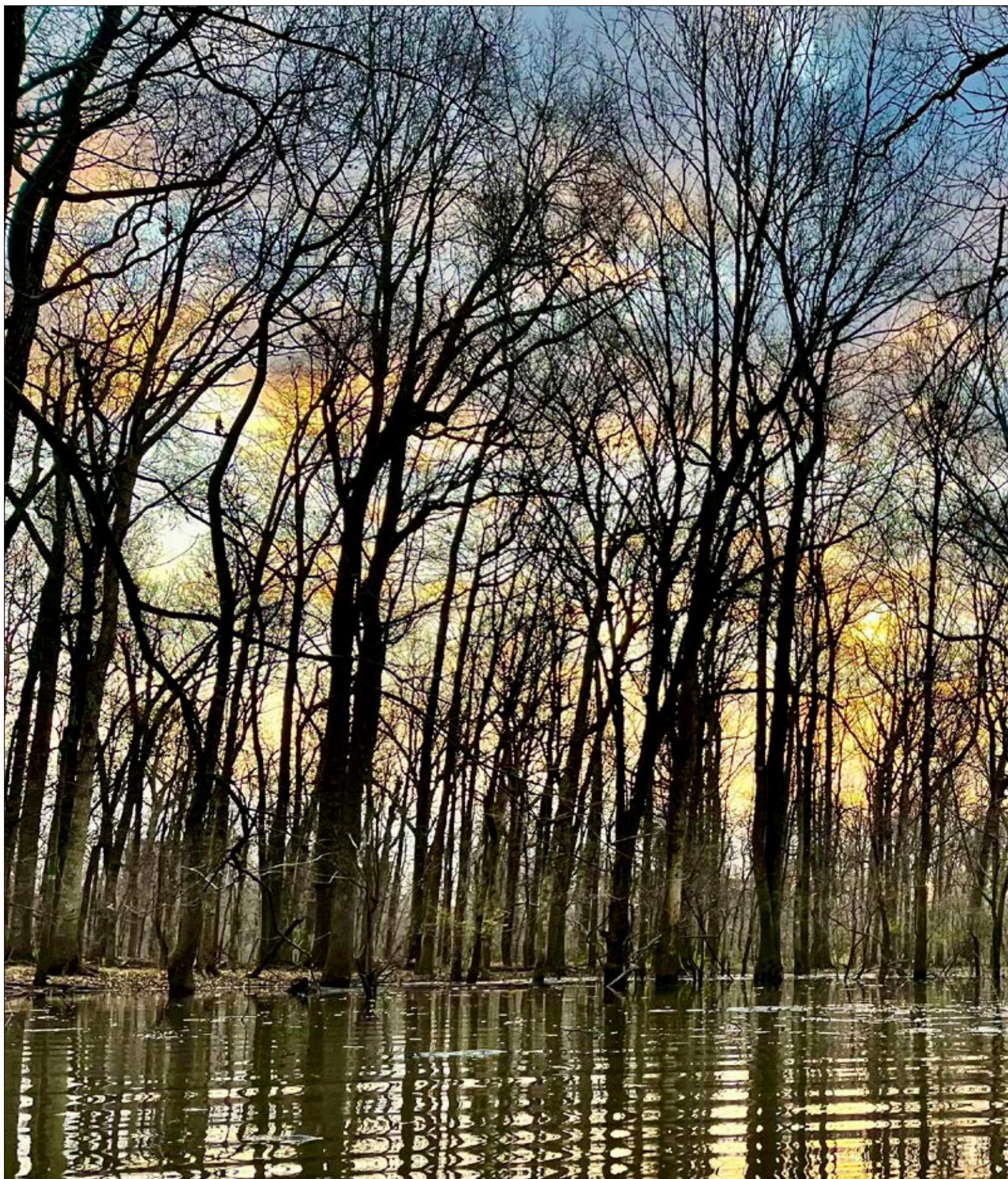




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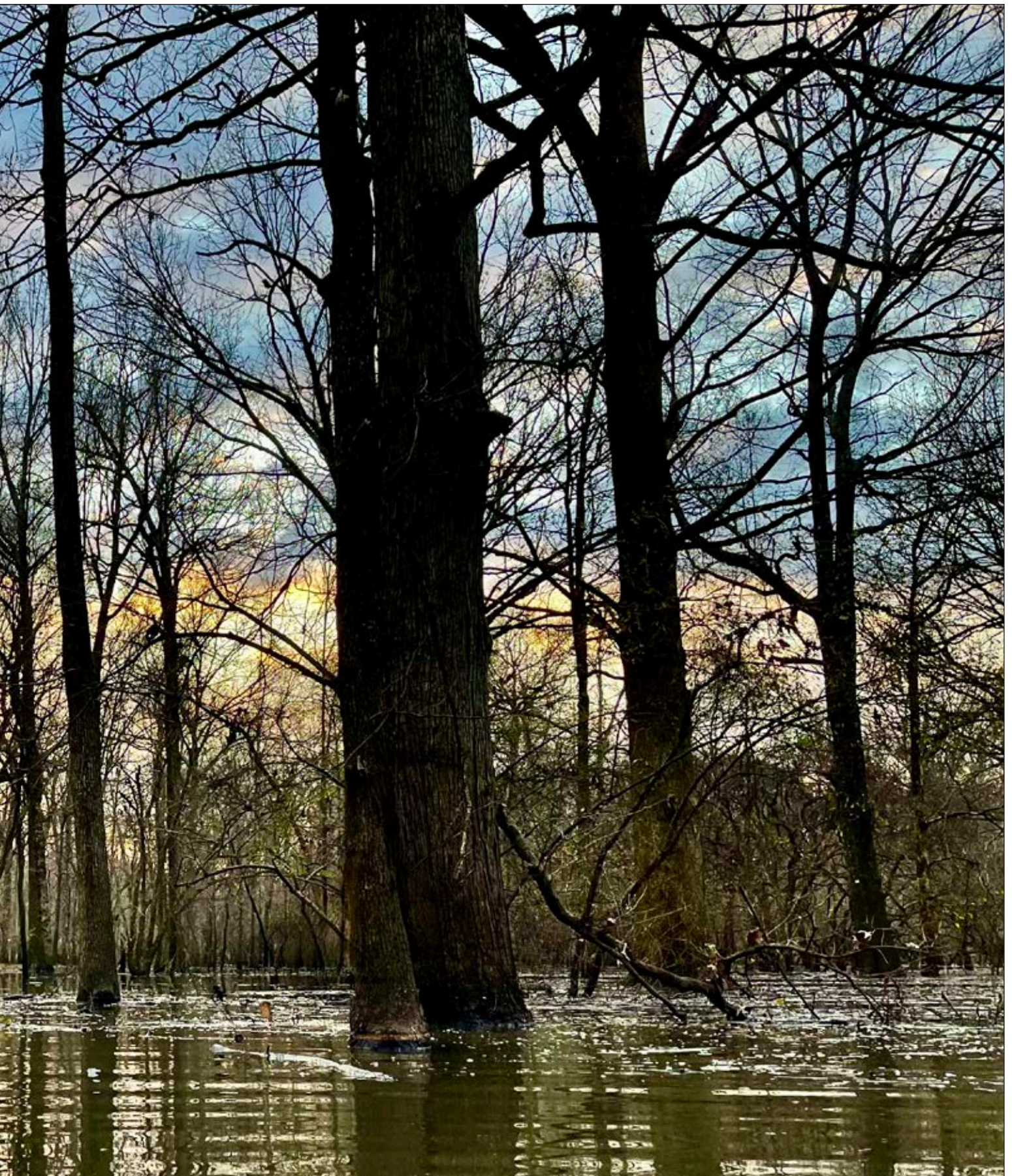


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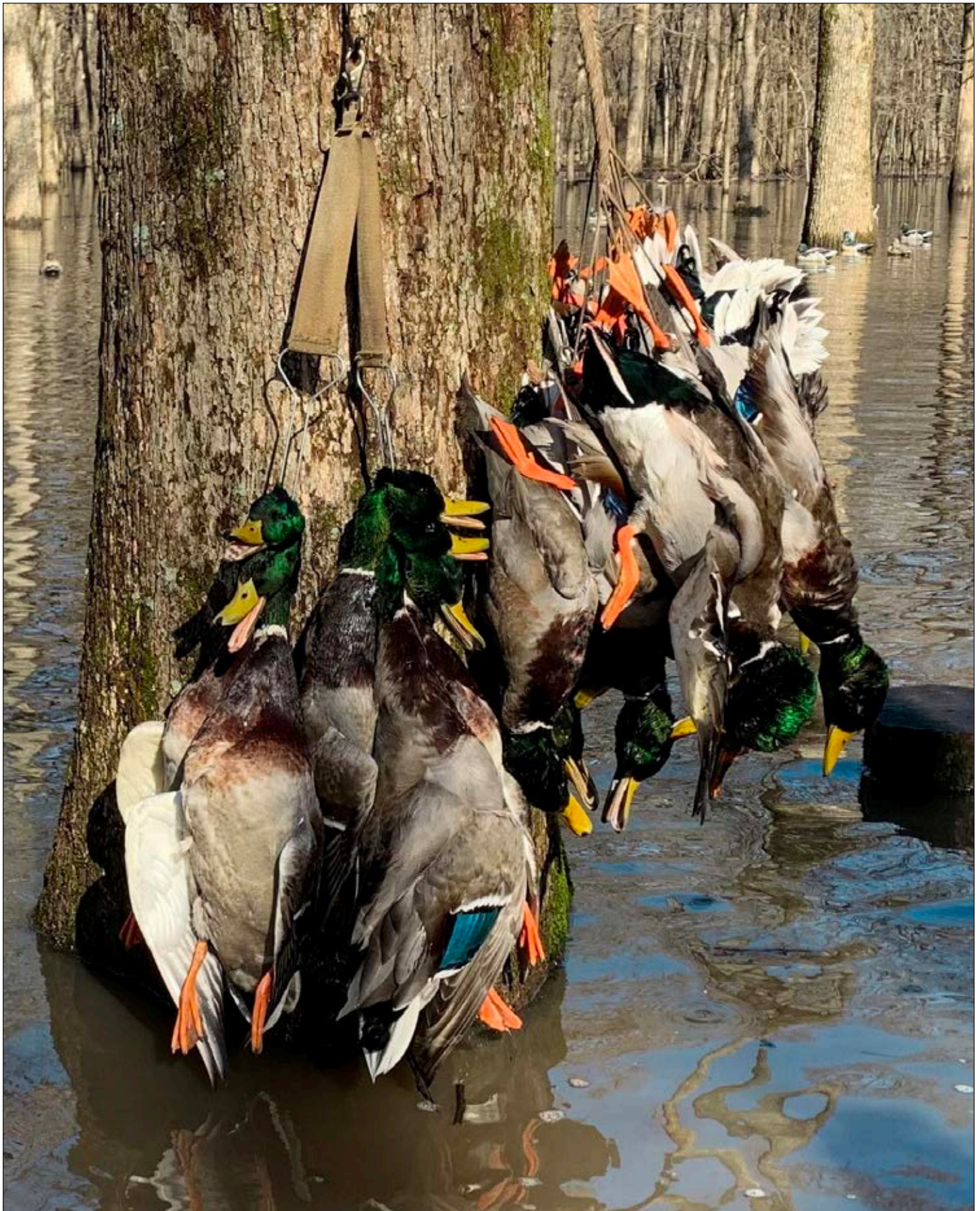




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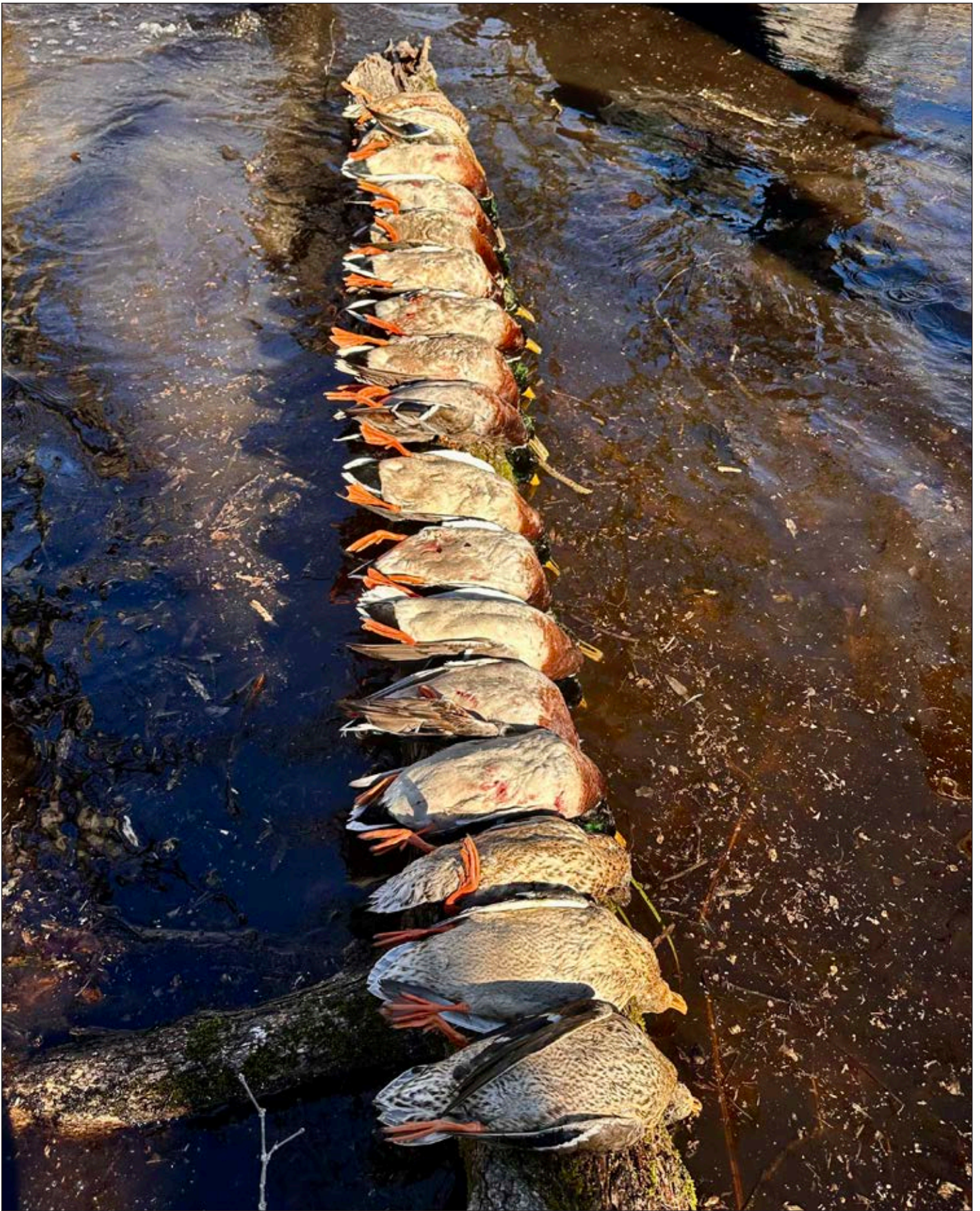


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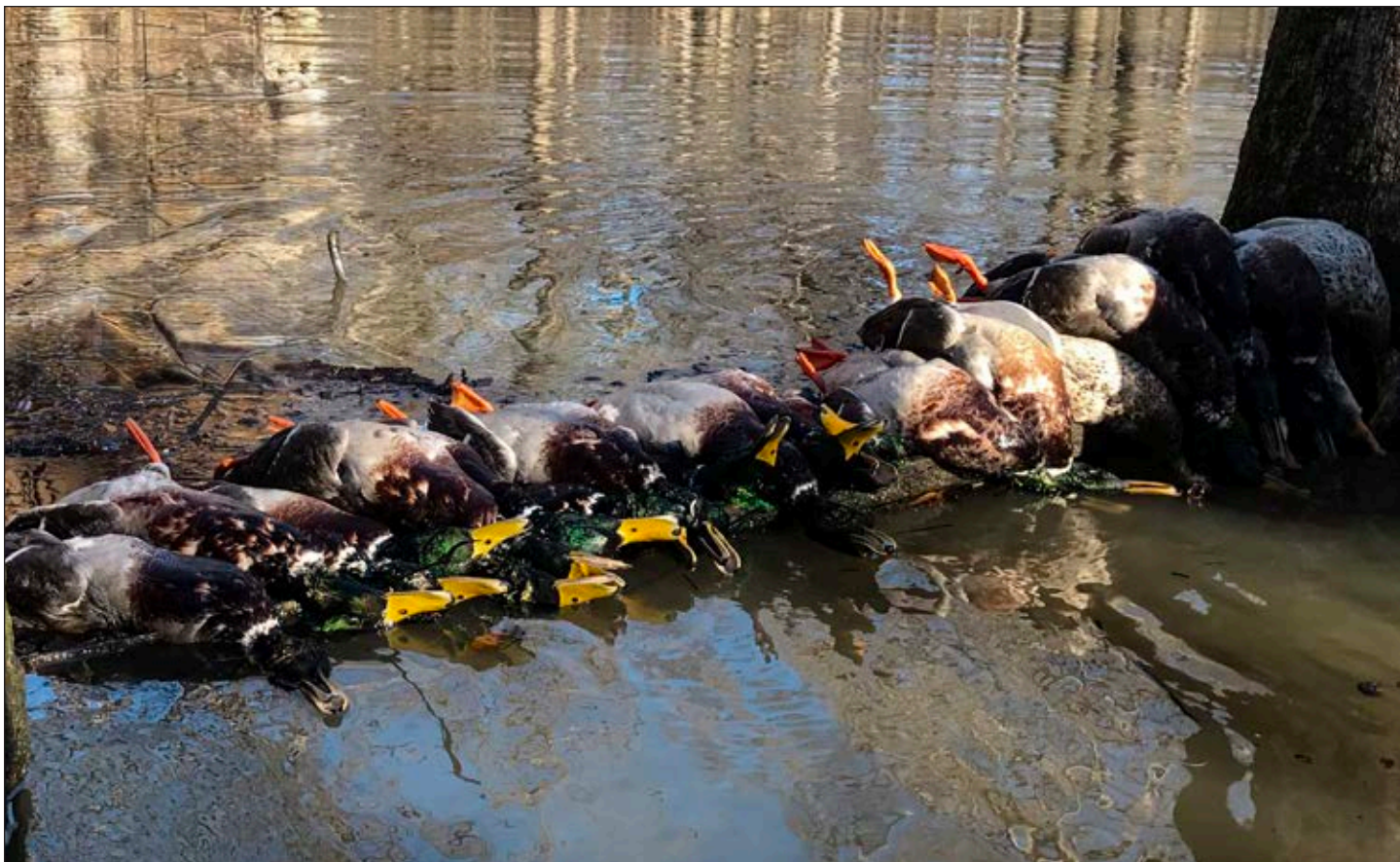
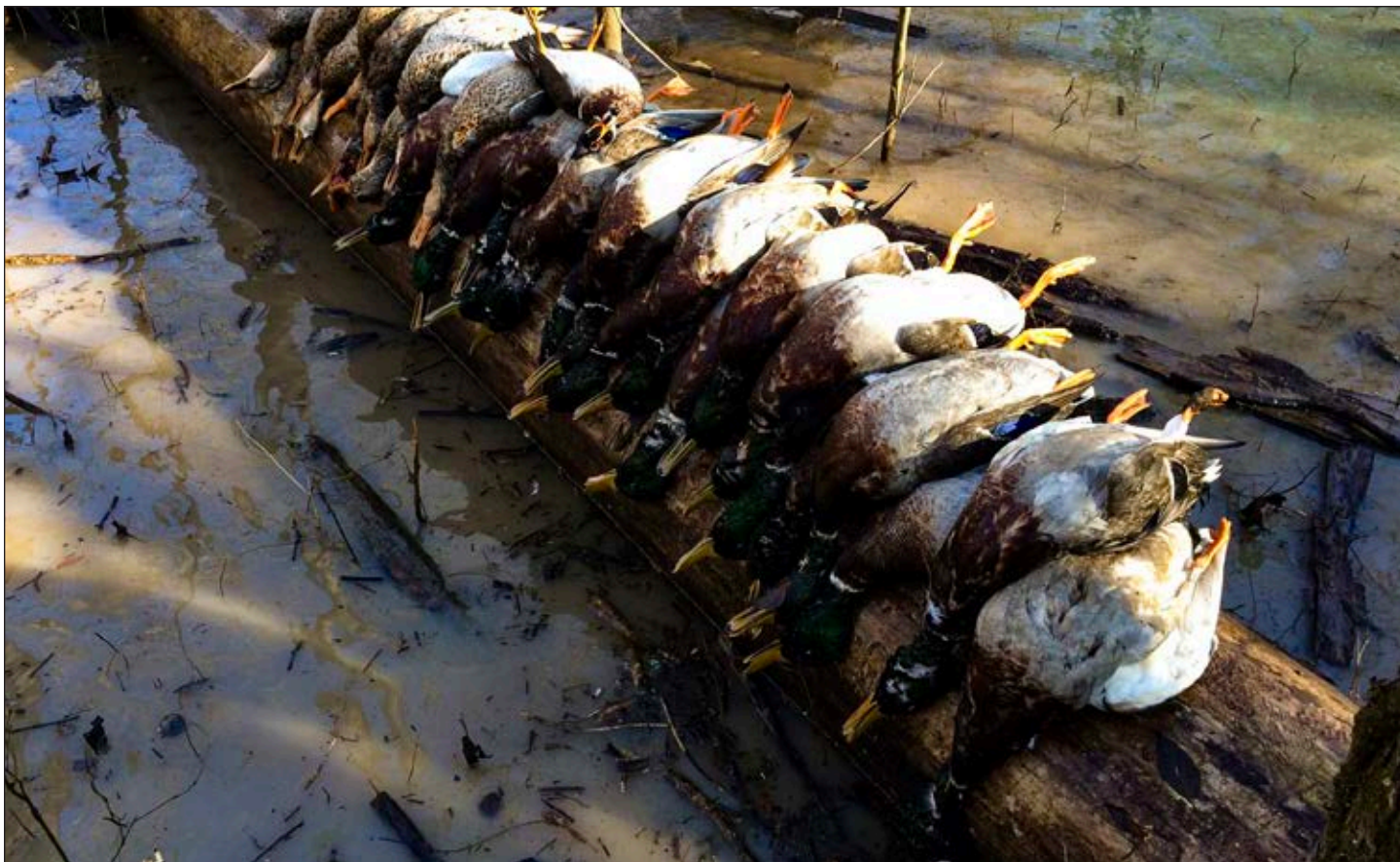
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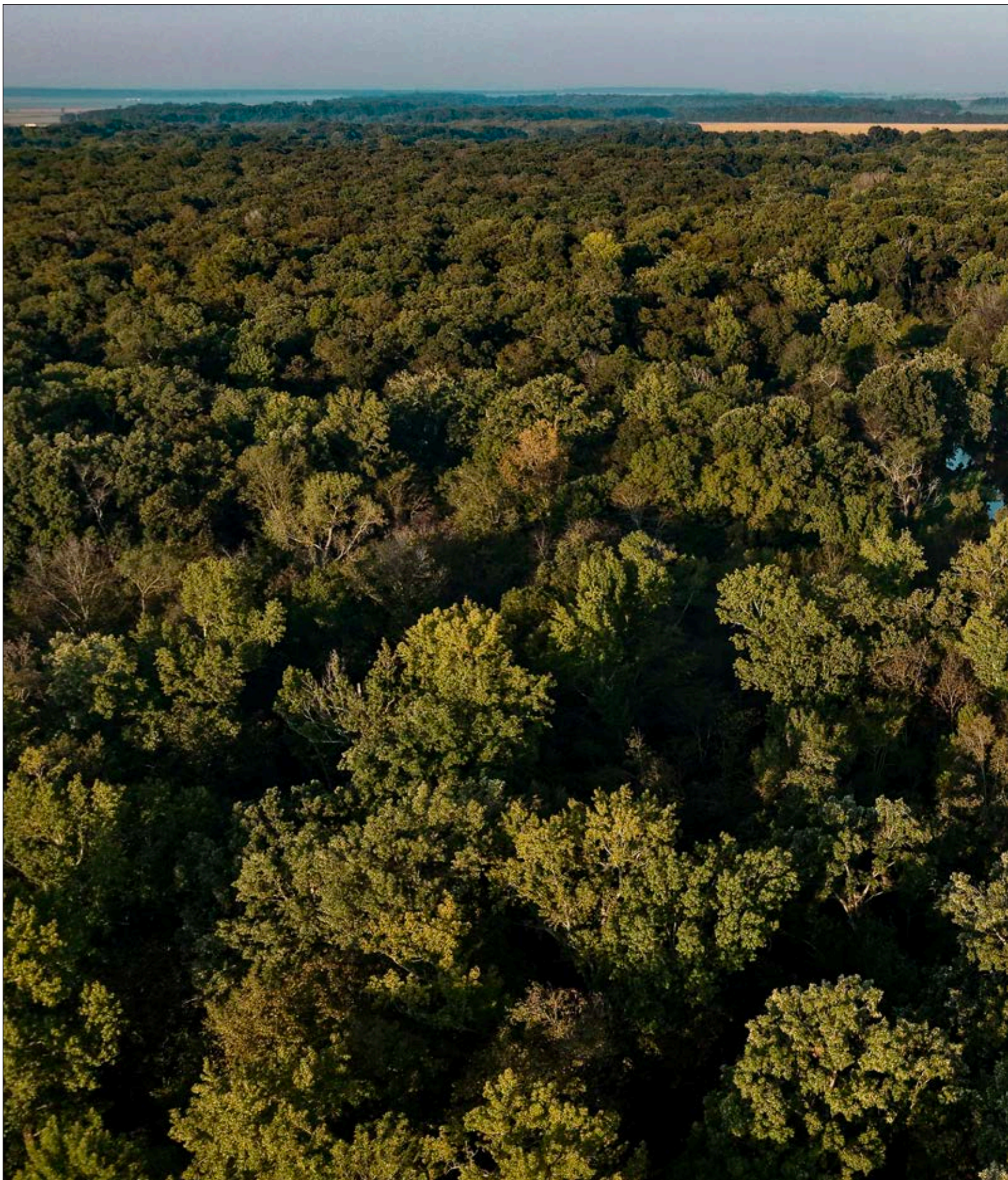
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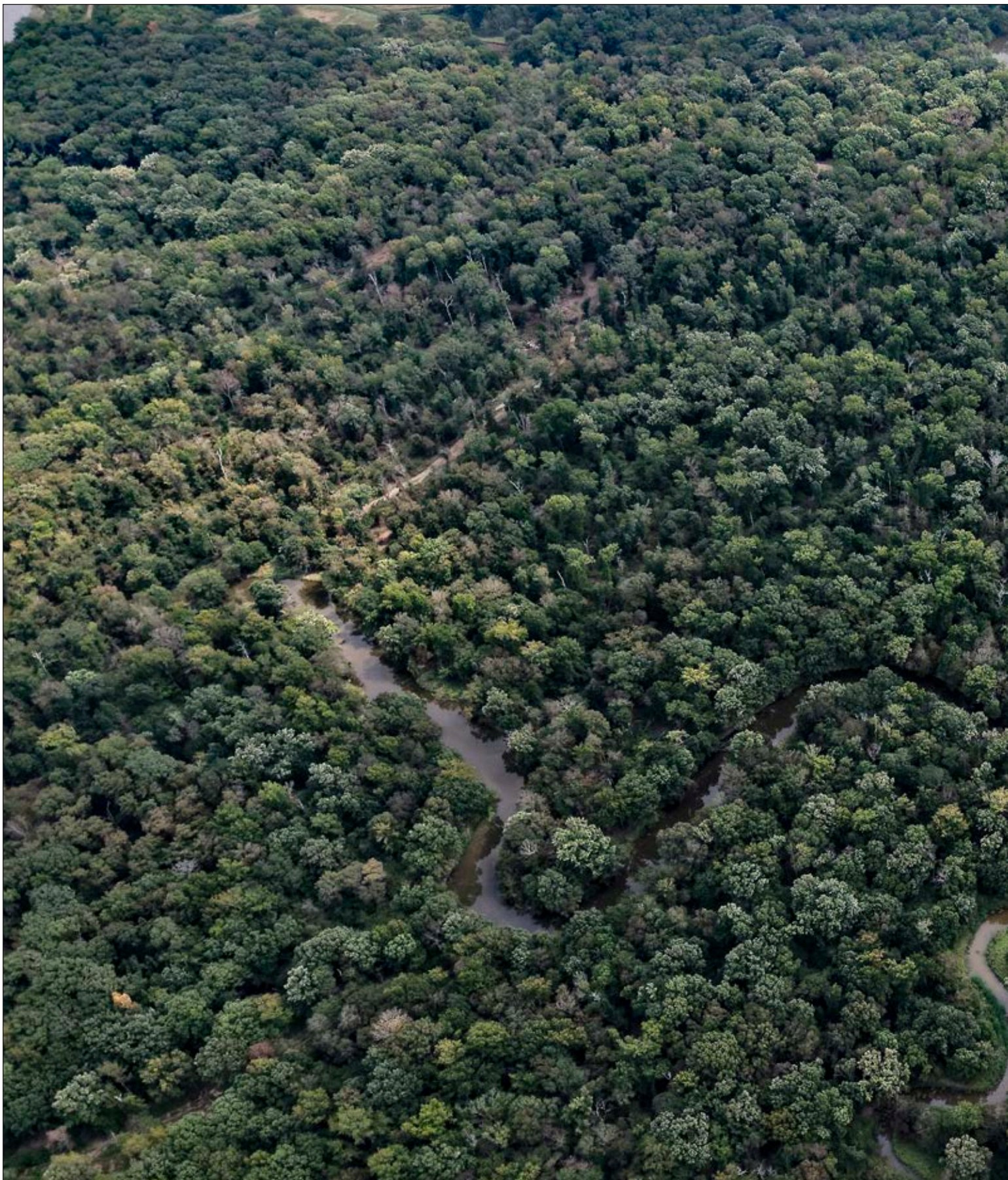




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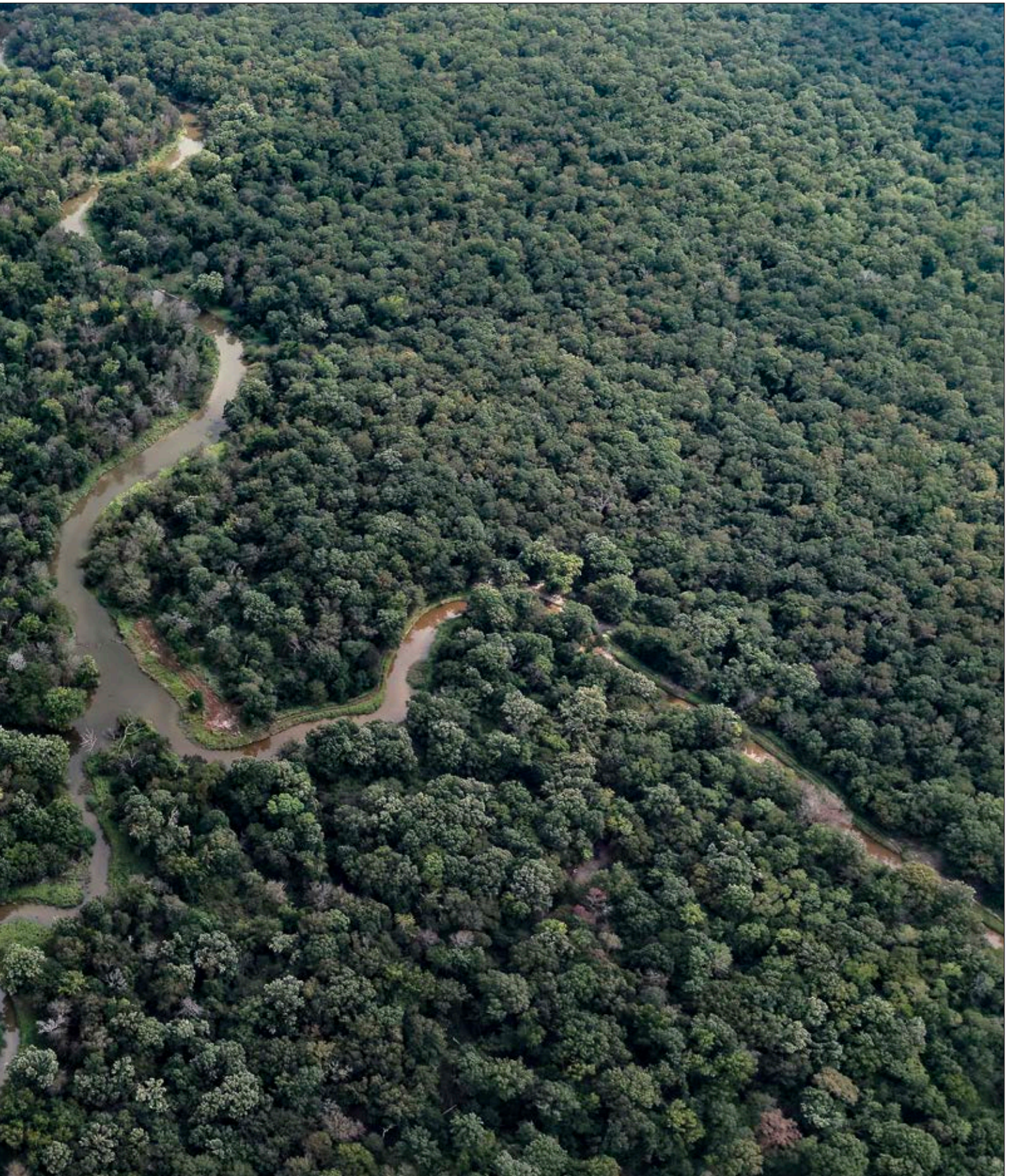
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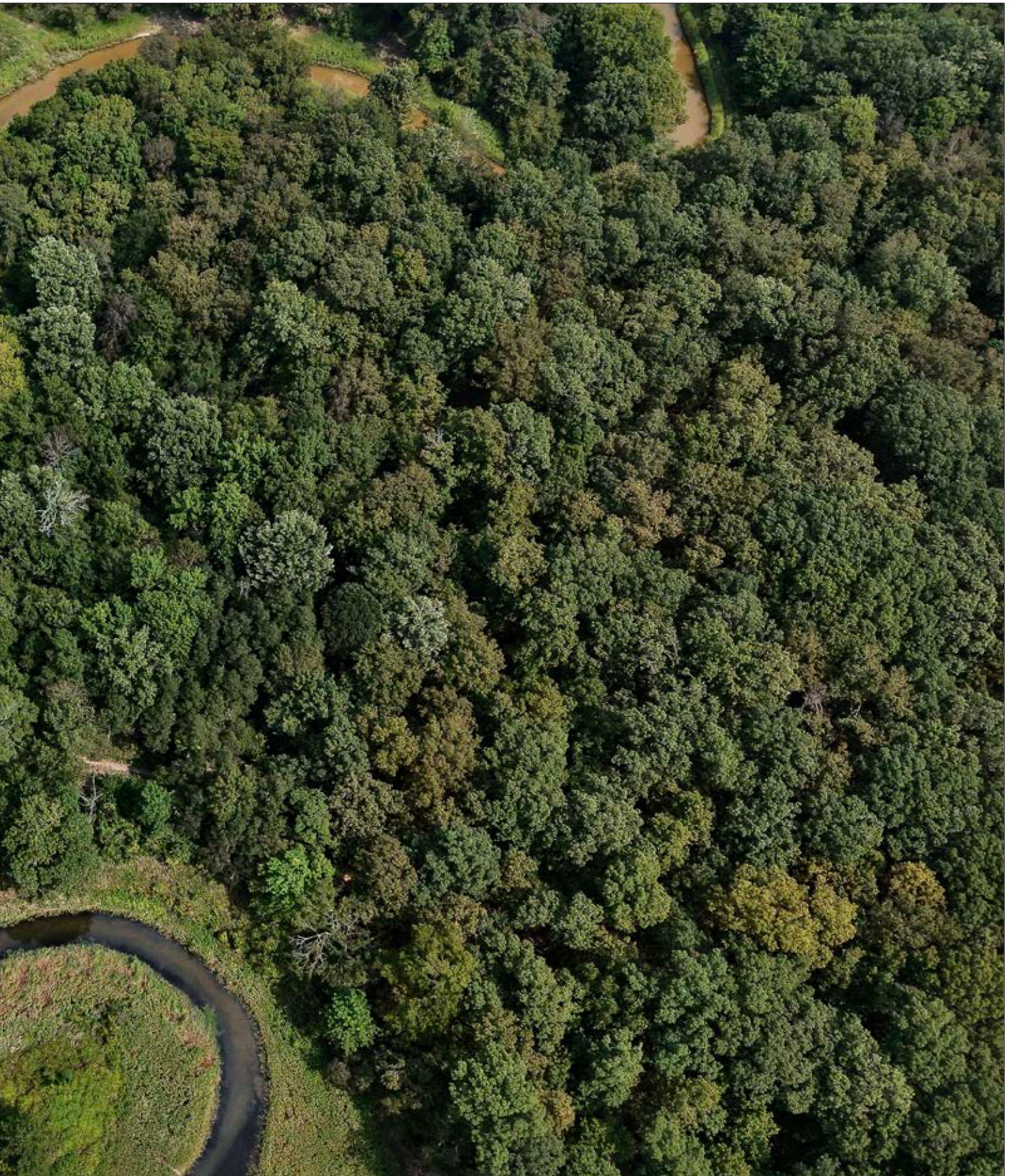
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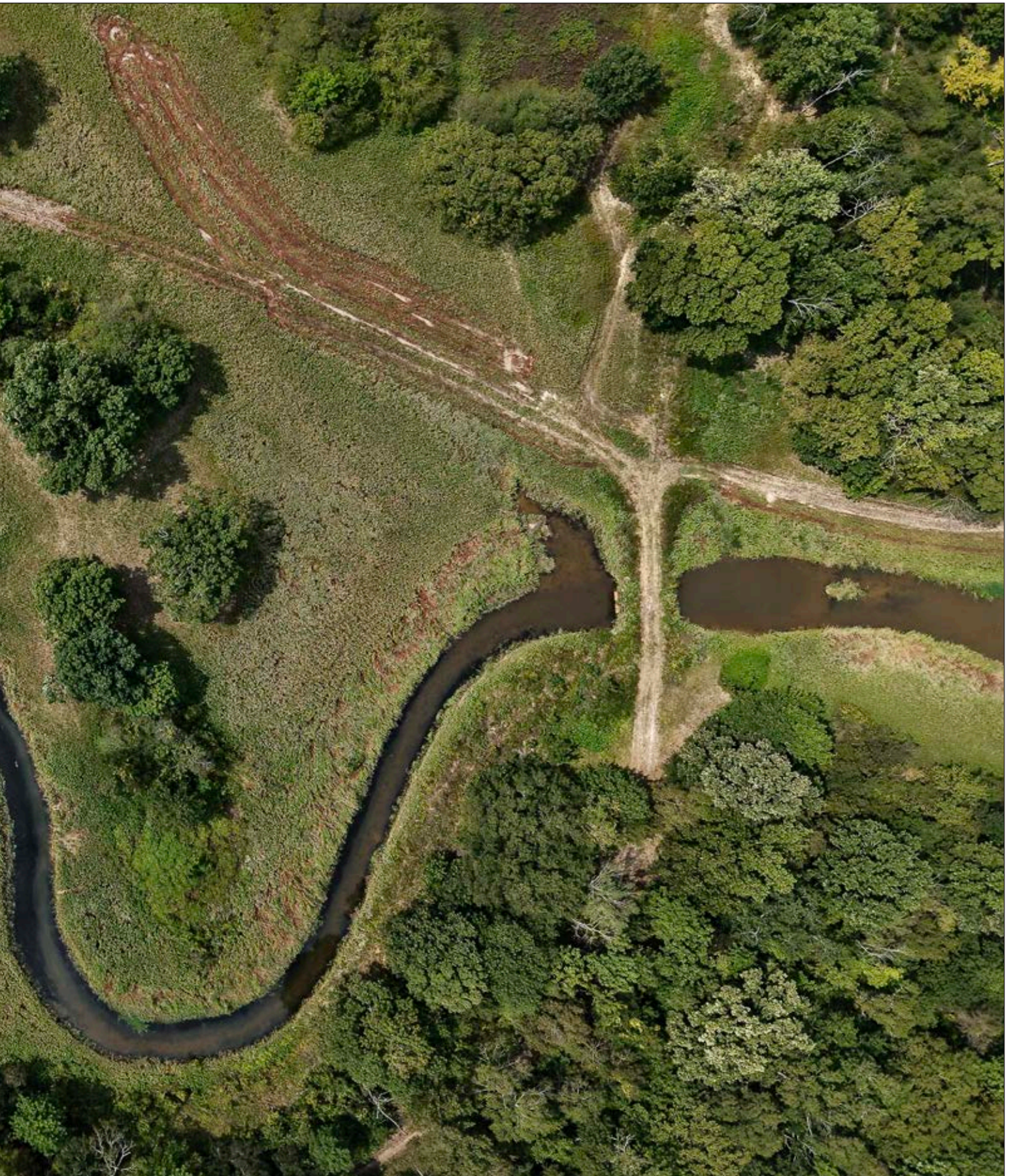
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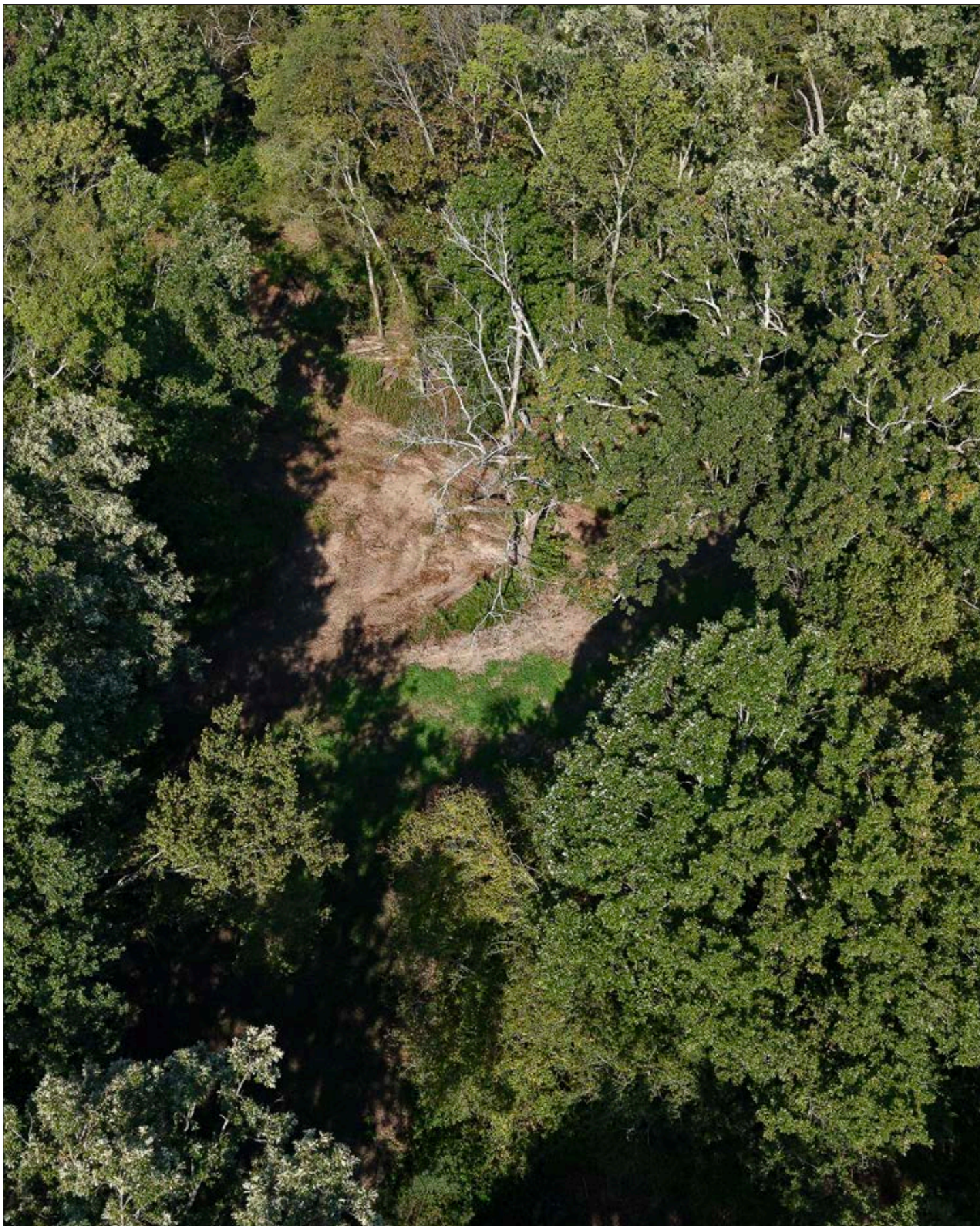
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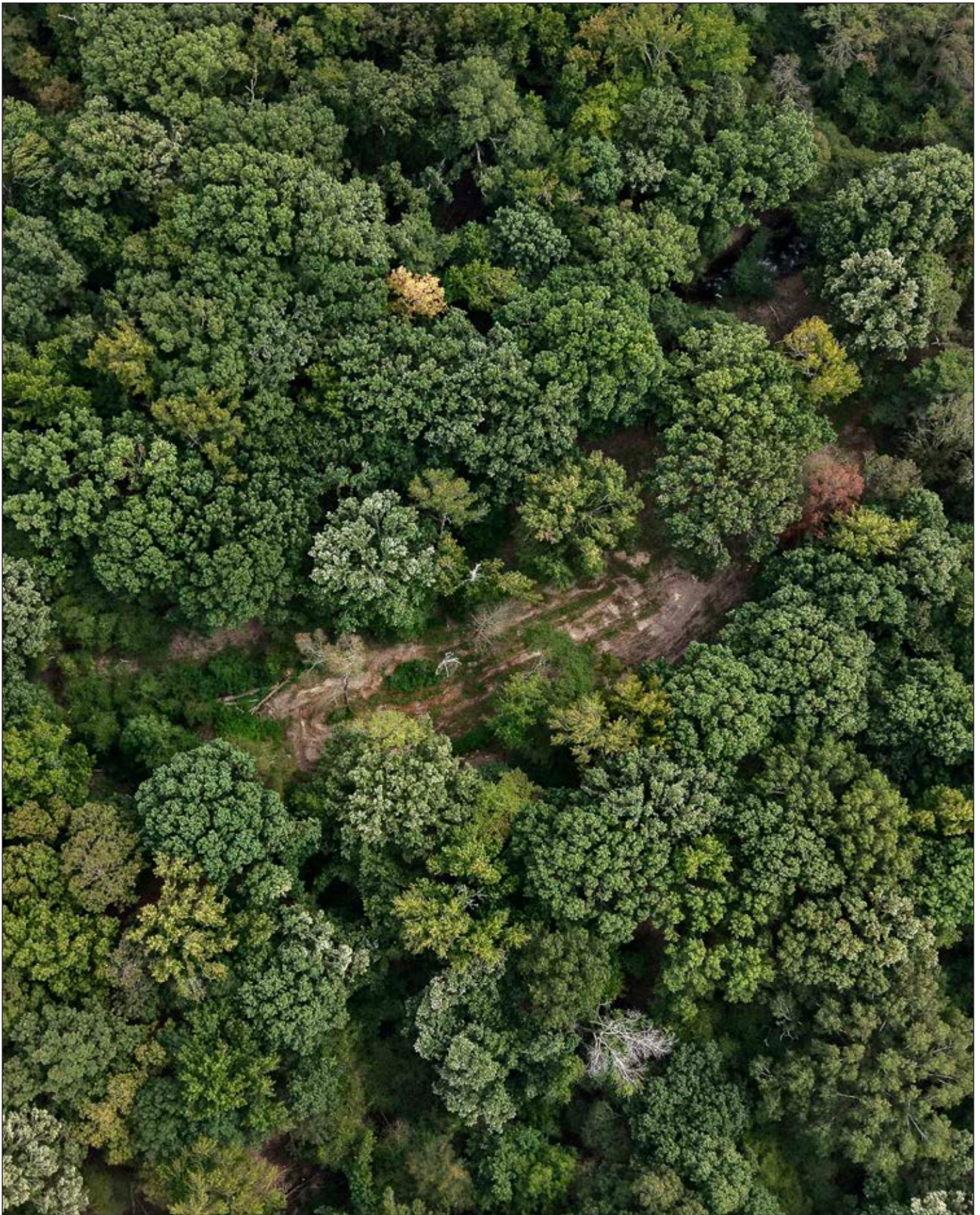
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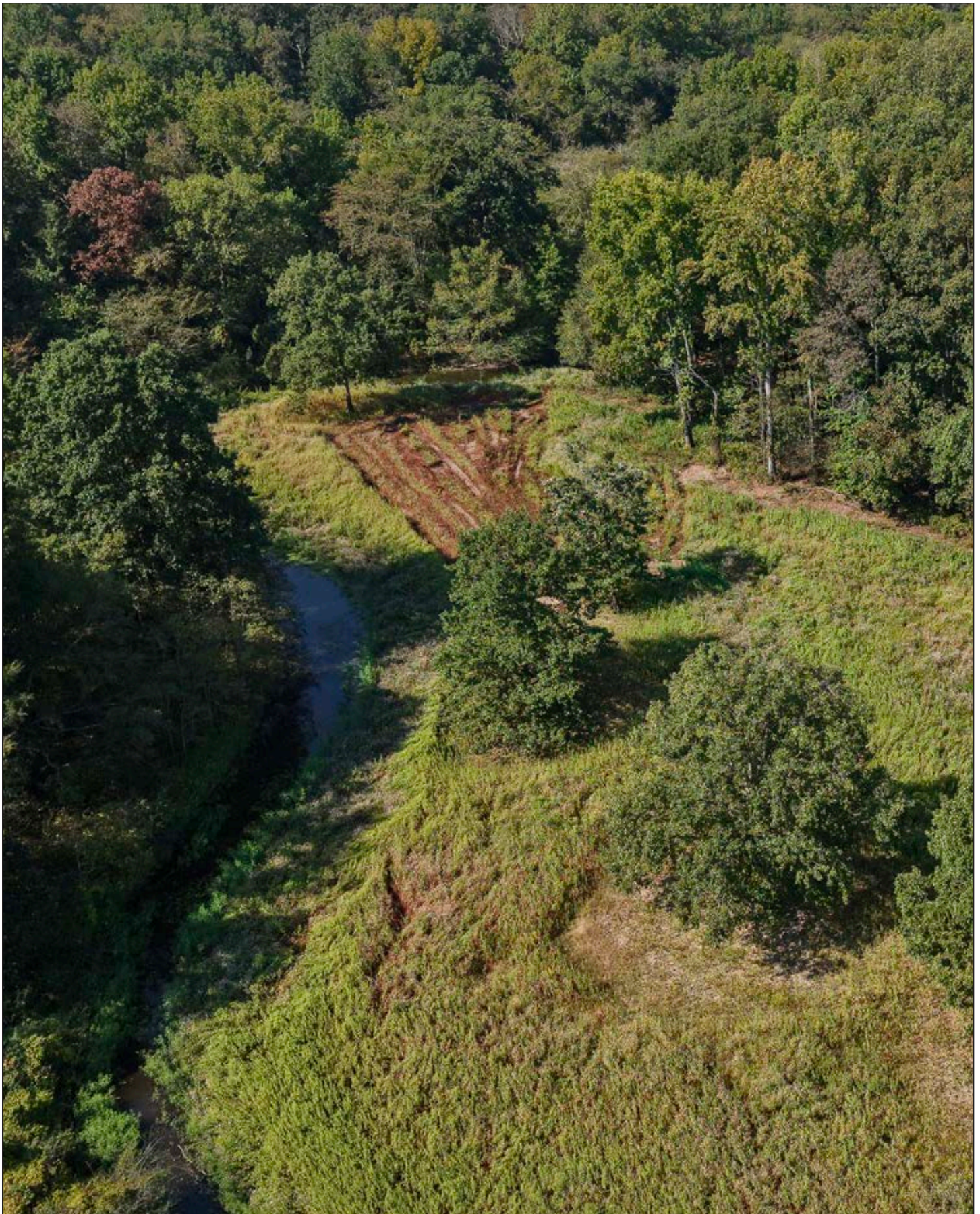
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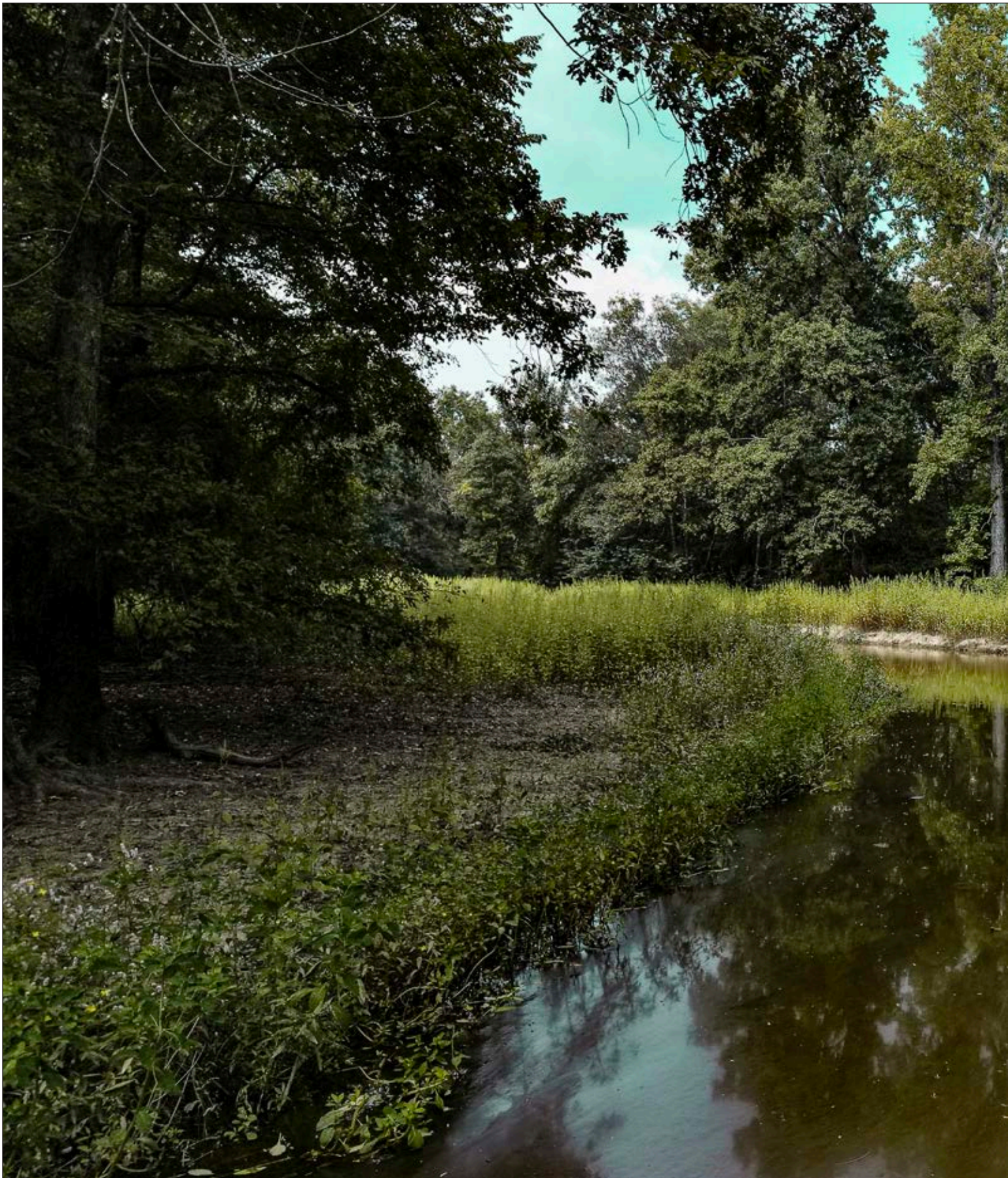
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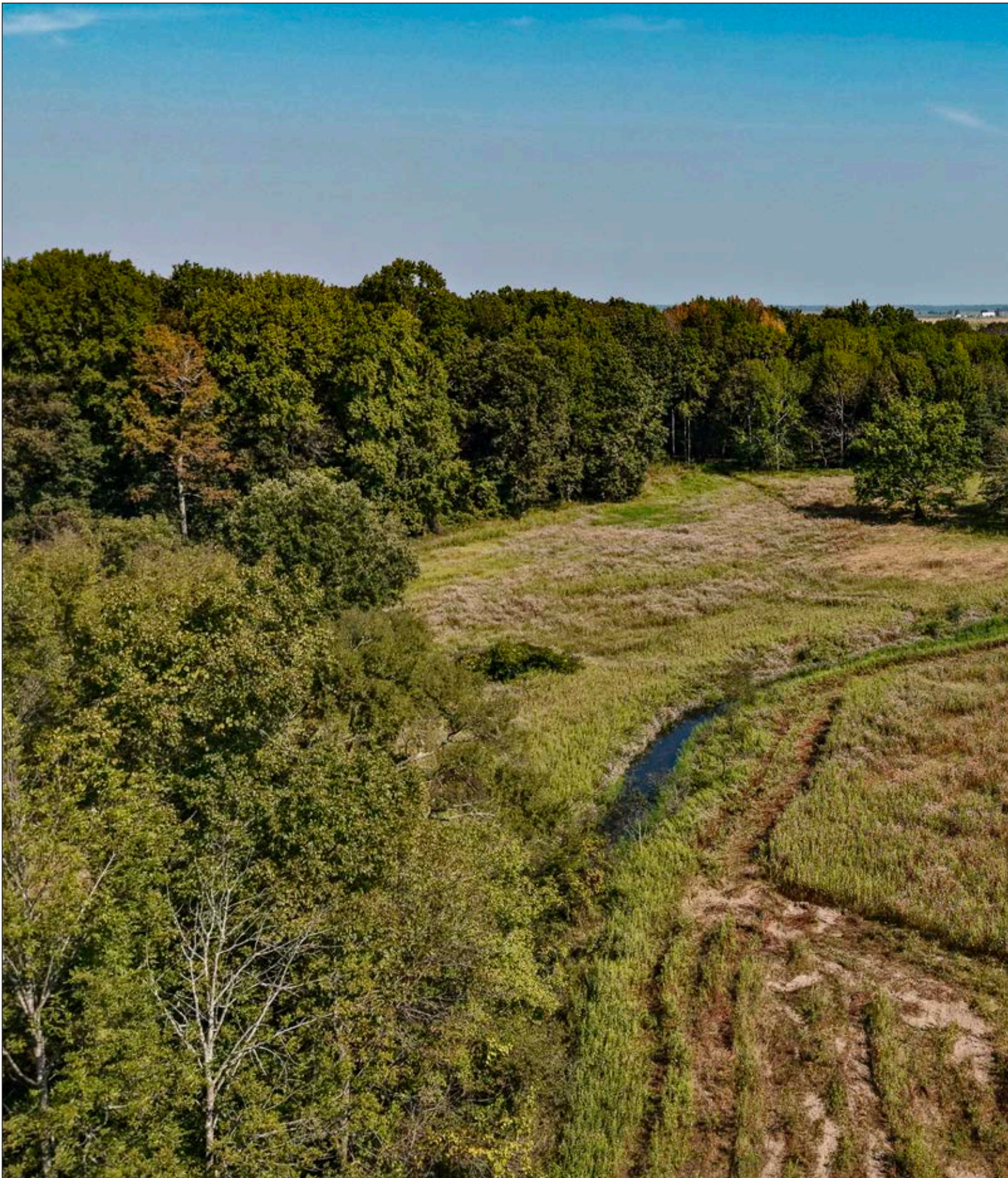




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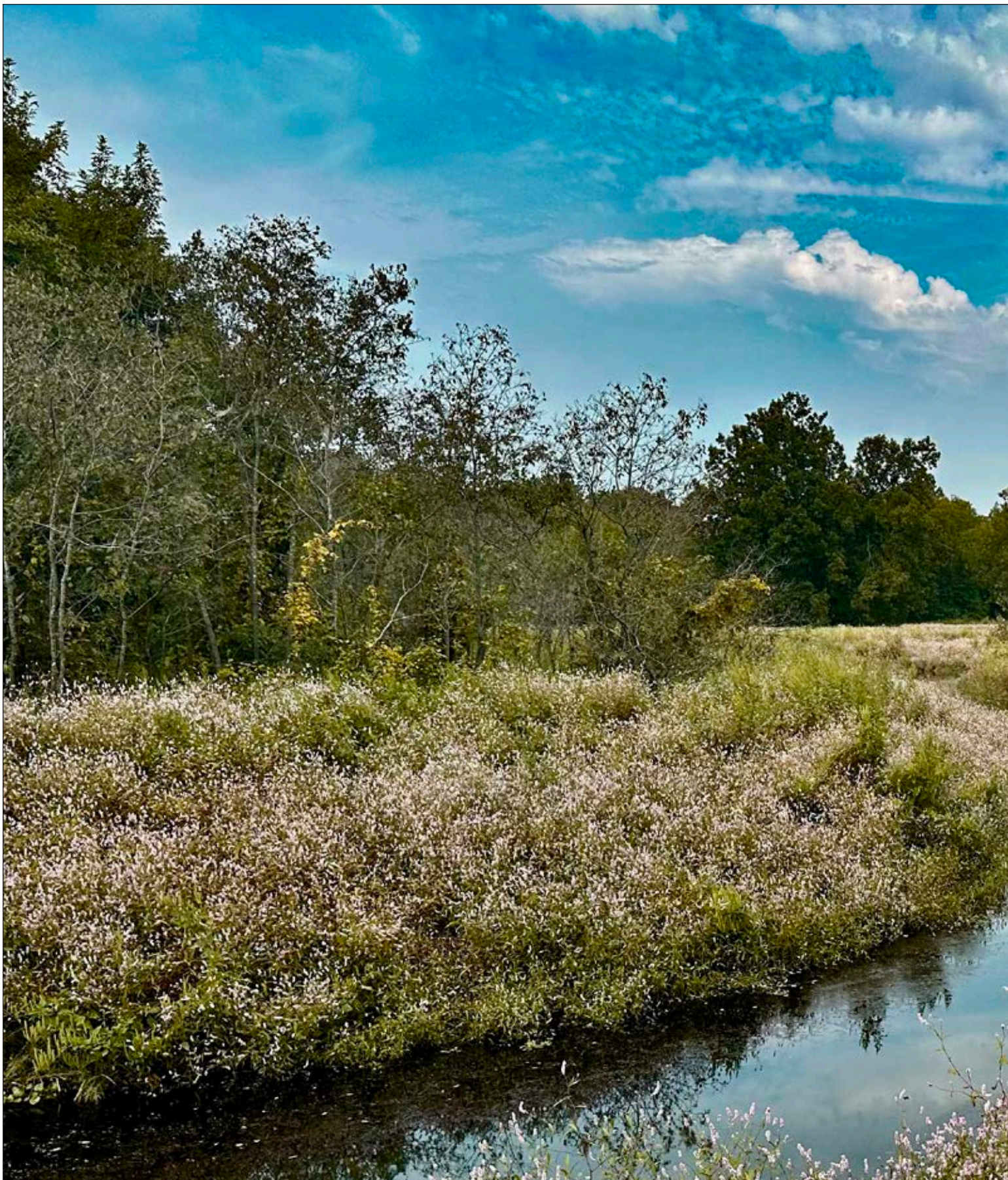
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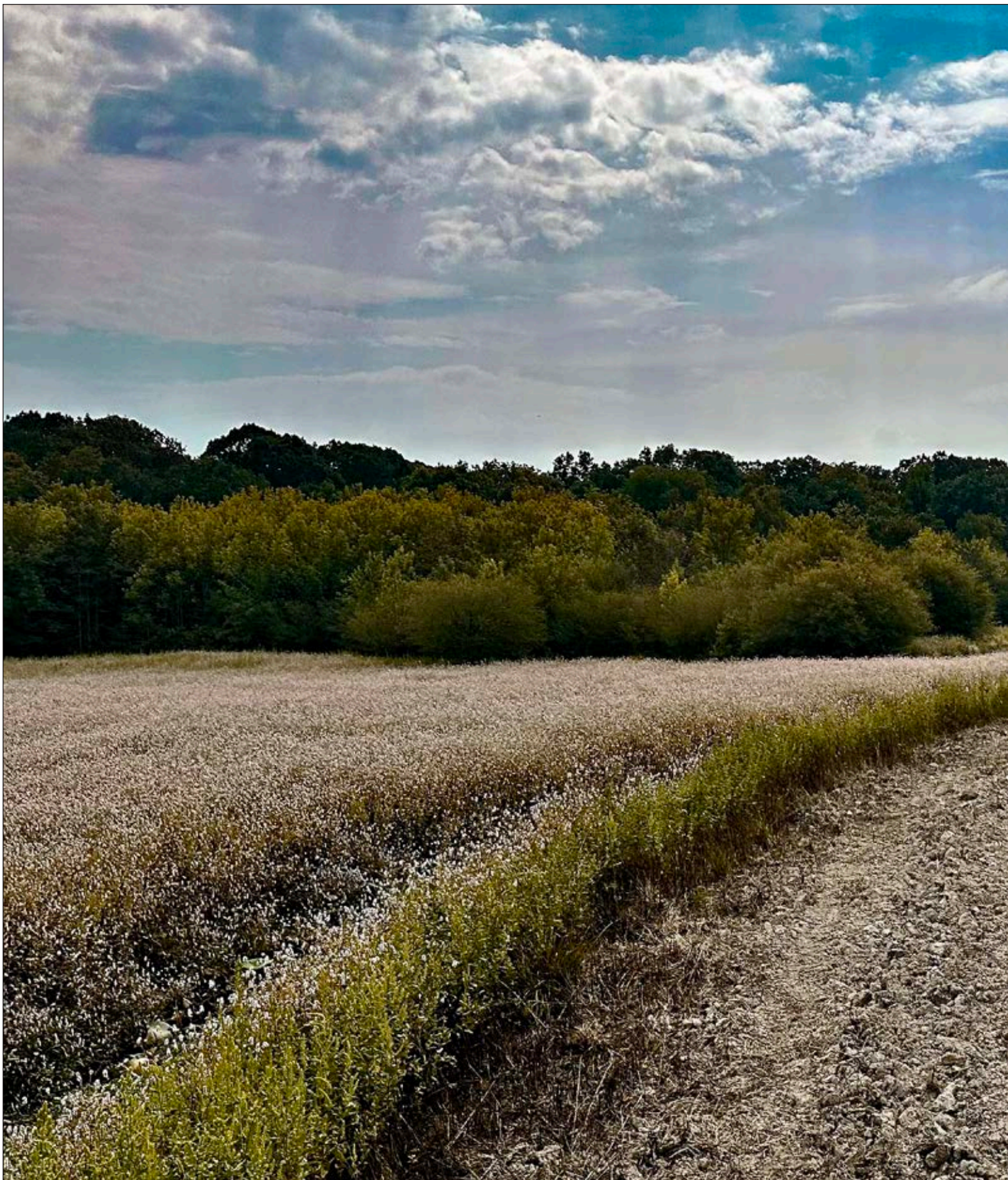




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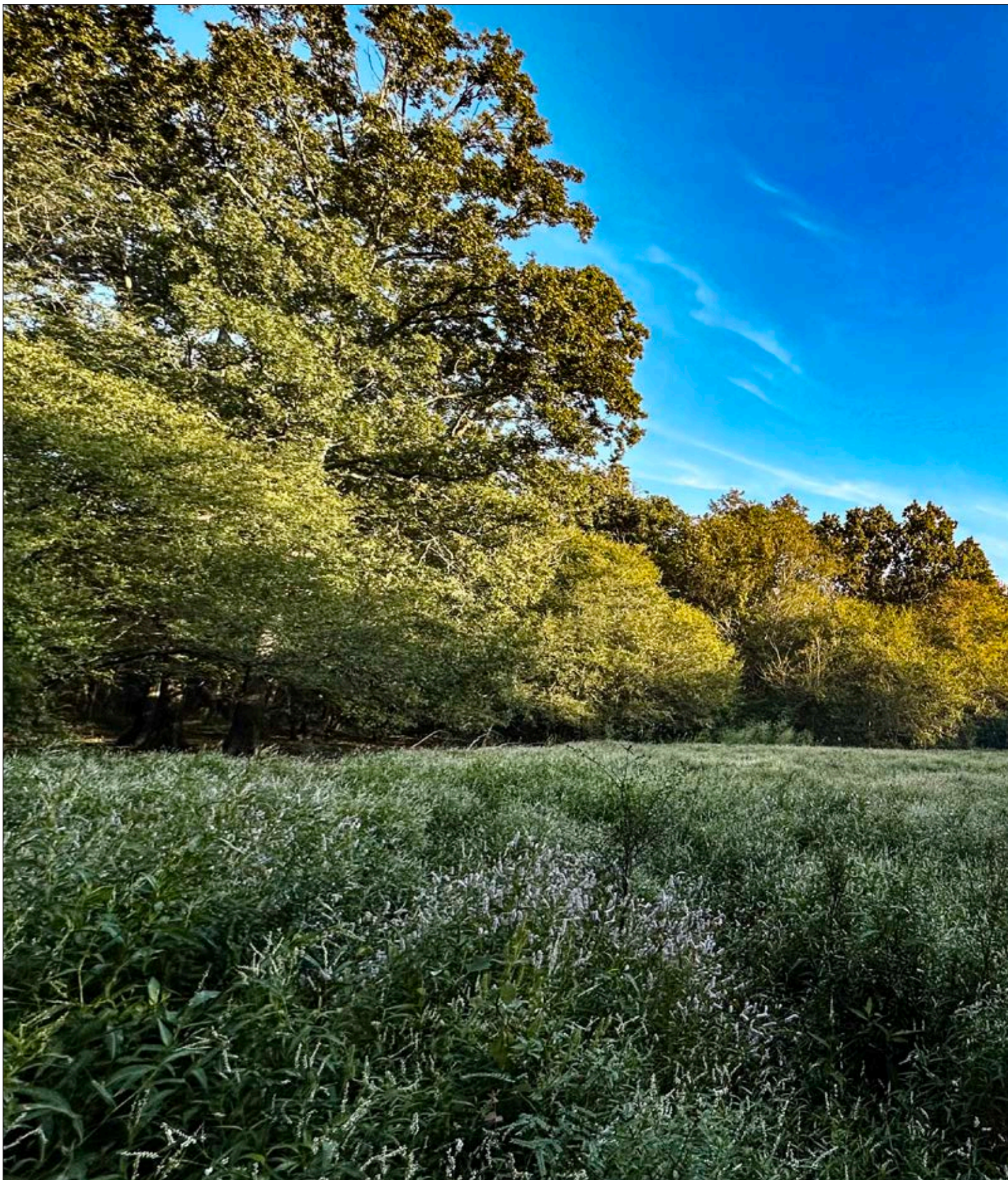
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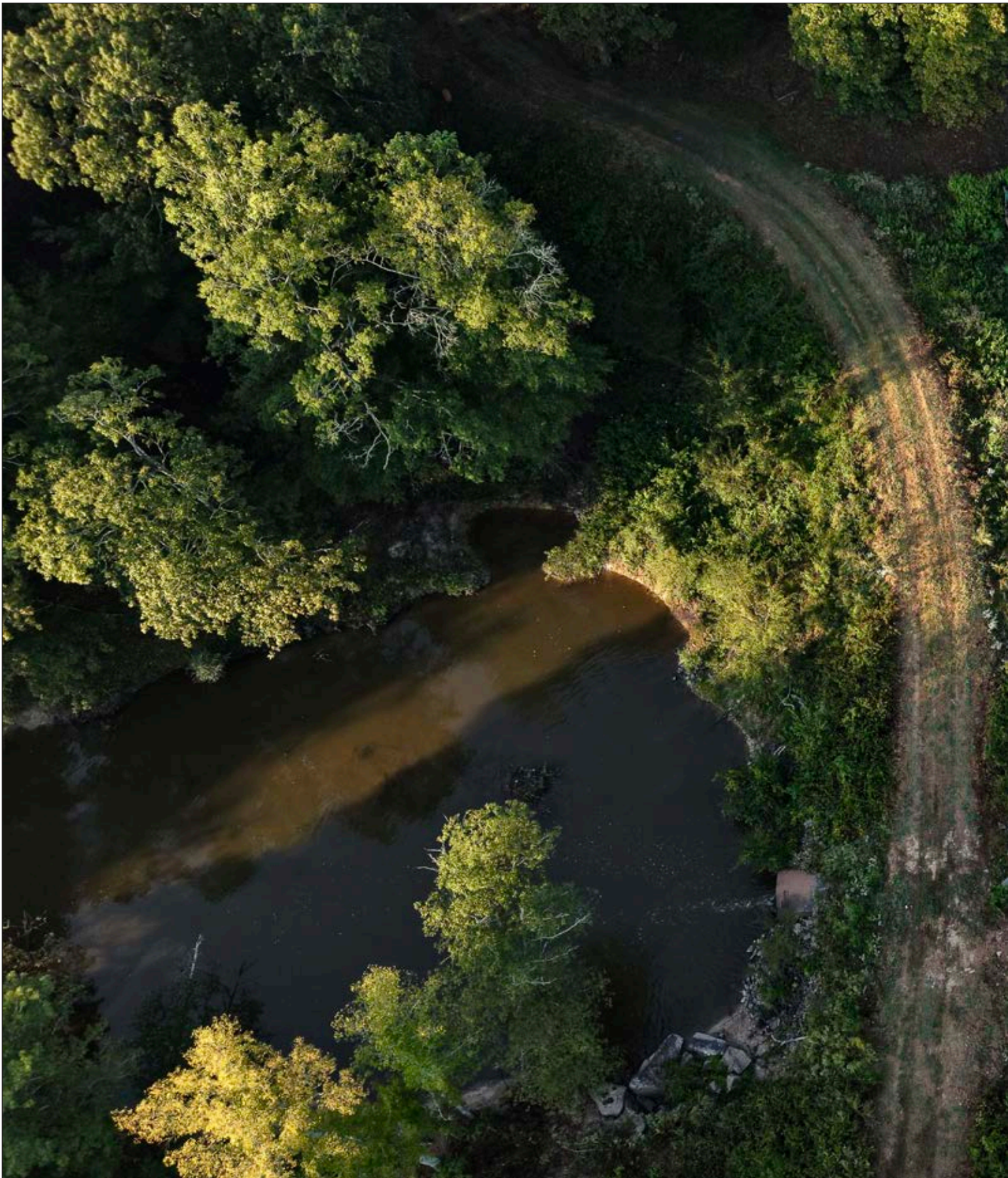




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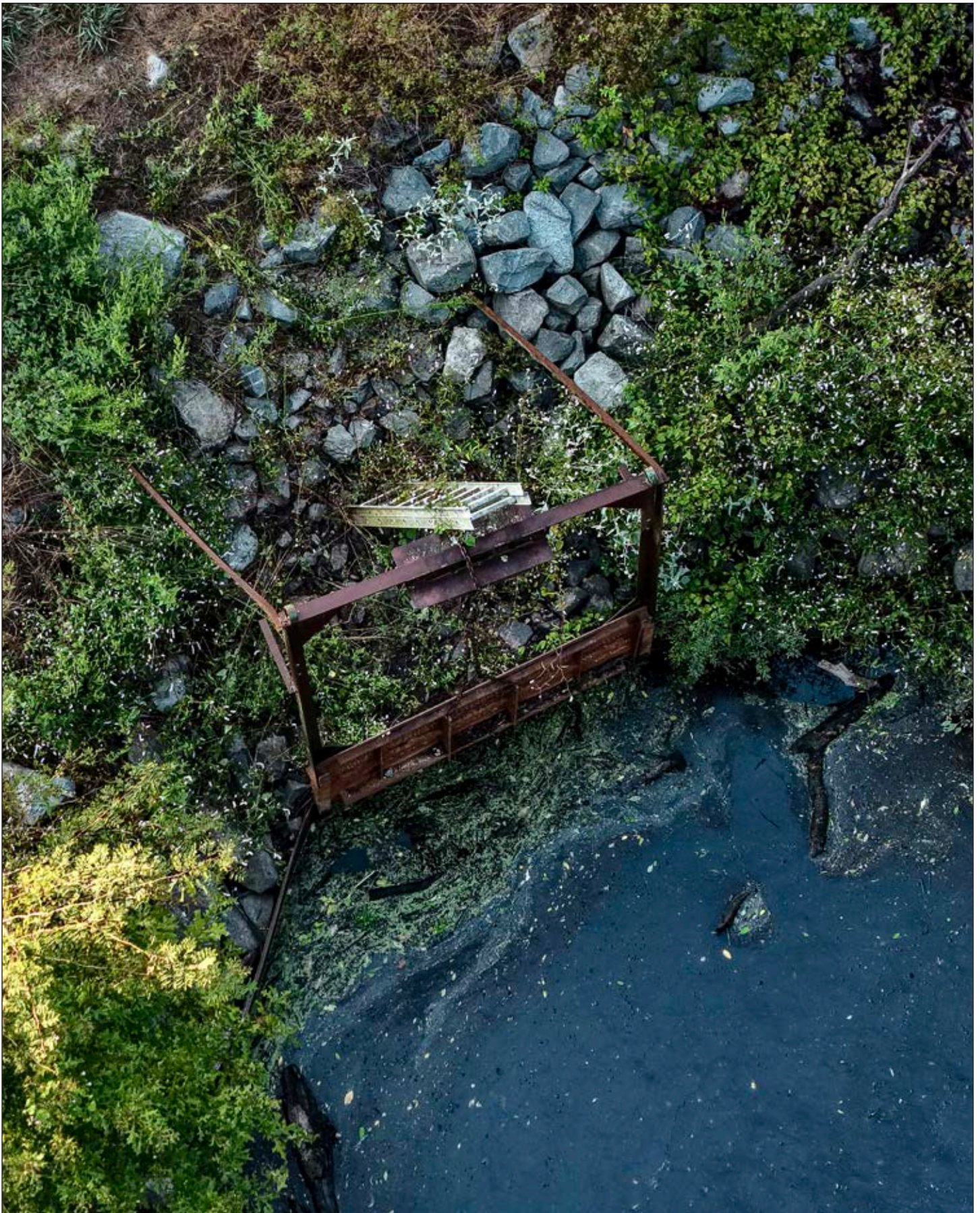
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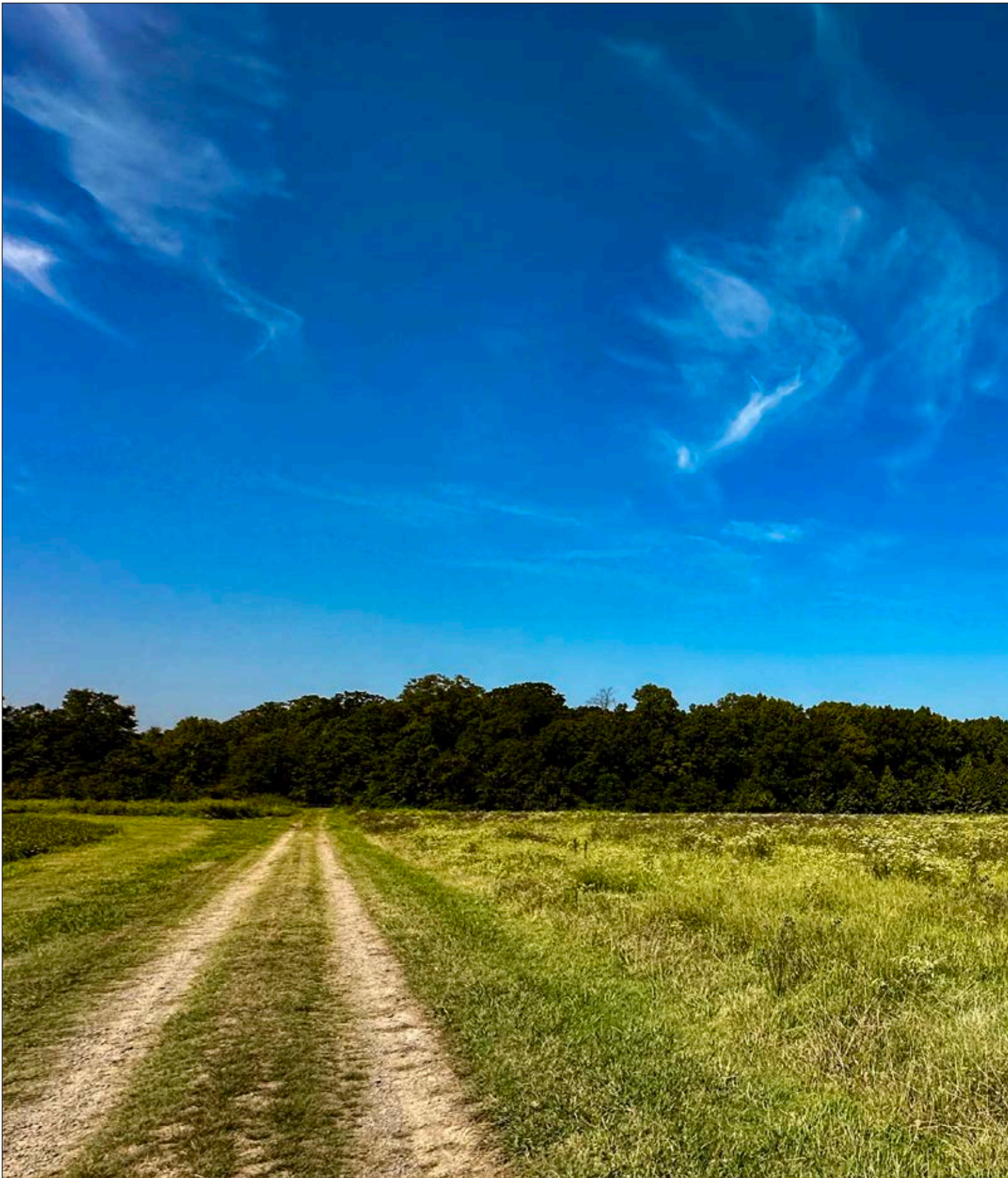




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Chuck Myers

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 30 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, Greentree, Paradise, Deer Creek, Delta Duck Farms, Duck Ridge, Muddy Water, 3 Mile Refuge, St. Francis Willow Farm, Greenhead Acres, and Harvey Farms.

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.



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