



# BRUMMITT OUTING PLACE

A Recreational and Agricultural Investment Opportunity

488± Total Acres | \$6,000,000.00

Lonoke County, Arkansas



AGRICULTURE | RECREATION | TIMBERLAND

Traditional Brokerage + Sealed Bids + Consulting

LICENSED IN ARKANSAS, LOUISIANA, MISSISSIPPI, AND TENNESSEE

# BRUMMITT OUTING PLACE

## QUICK FACTS

### Acreage

488± total acres

- 325± tillable acres
- 56± acres of green timber reservoir
- 44.5± acres in tail water pits, roads, ditches, etc.
- 39± acres in north reservoir
- 12.5± acres in wildlife food plots
- 11± acres in Conservation Reserve Program

### Location

Humnoke, Arkansas

### Access

Brummett Road

### Recreation

Proven waterfowl hunting, as well as deer hunting

### Notable Features

- 2,372± sq. ft. main lodge, heated & cooled
- Impounded green timber hunting
- Tillable acreage irrigated and precision leveled

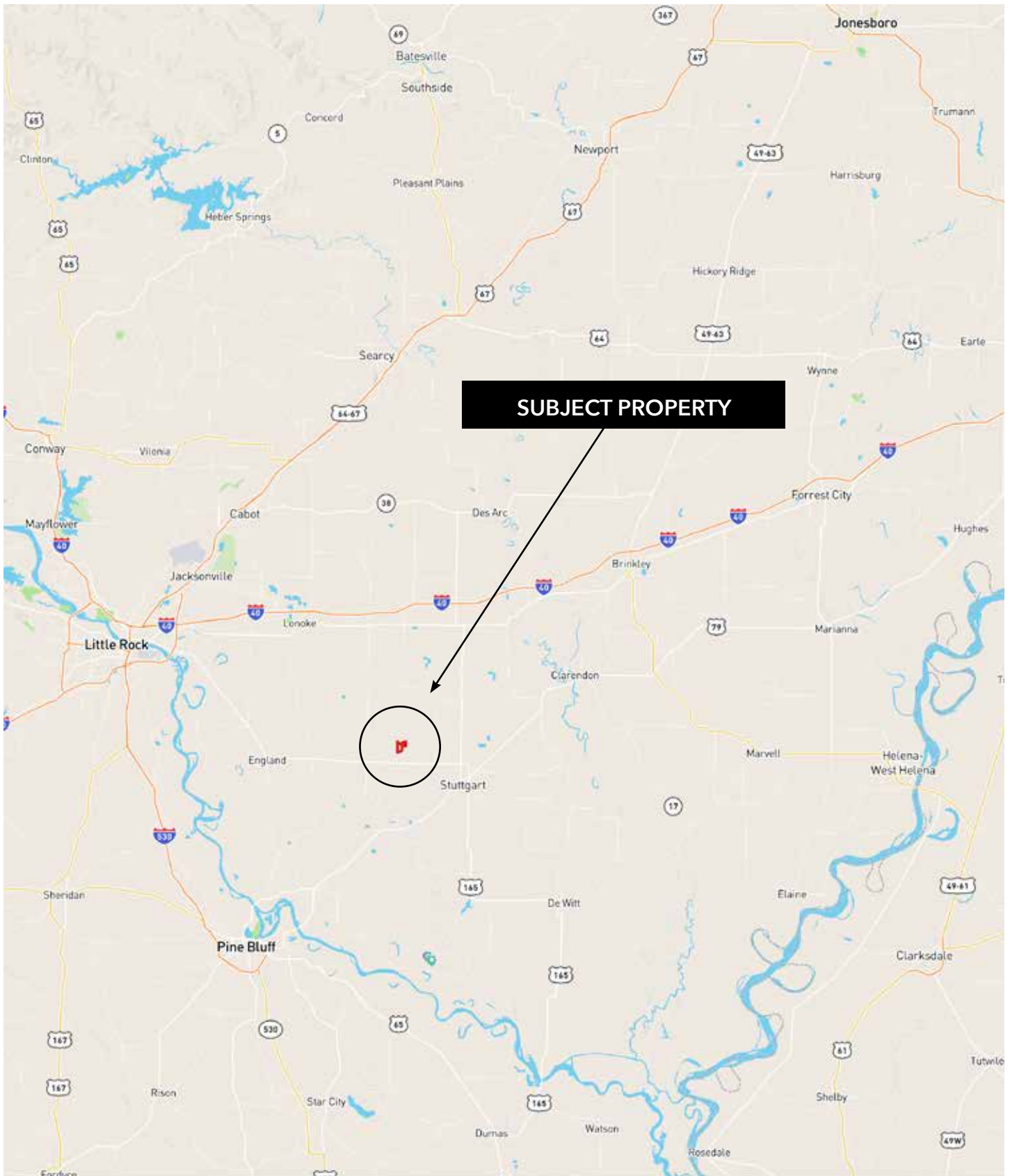
### Offering Price

\$6,000,000.00





# VICINITY MAP



# PROPERTY DESCRIPTION

## BRUMMITT OUTING PLACE

The Brummitt Outing Place is approximately 488± acres in Lonoke County, Arkansas offering a very rare opportunity to acquire historically proven and diverse waterfowl hunting property within the “Big Ditch” corridor. The offering features over 8,500 feet of frontage along Bayou Meto. The property borders other historic waterfowl hunting properties that include Hildebrand’s Reservoir, also known as Bam-Bam, Magnum 12, Feather Farms and ABF.

Waterfowl hunting is centered around approximately 56± acres of impounded green timber managed through two separate impoundments. In addition to the timber, the tract has a variety of habitat which is key to consistently holding and harvesting waterfowl. The Farm Service Agency reports a total of 325± tillable acres that are all irrigated and leveled to a zero grade, except for 86.79± acres which have been leveled with a fall. The irrigation infrastructure on the farm is extensive with three tail water recovery pits, three relifts and two wells. When the farm was leveled the goal was to maximize the use of surface water and recapture that water as it is drained which allows the farm to grow a strong percentage of rice each year. This is great for income and waterfowl. There is a 39± acre reservoir on the





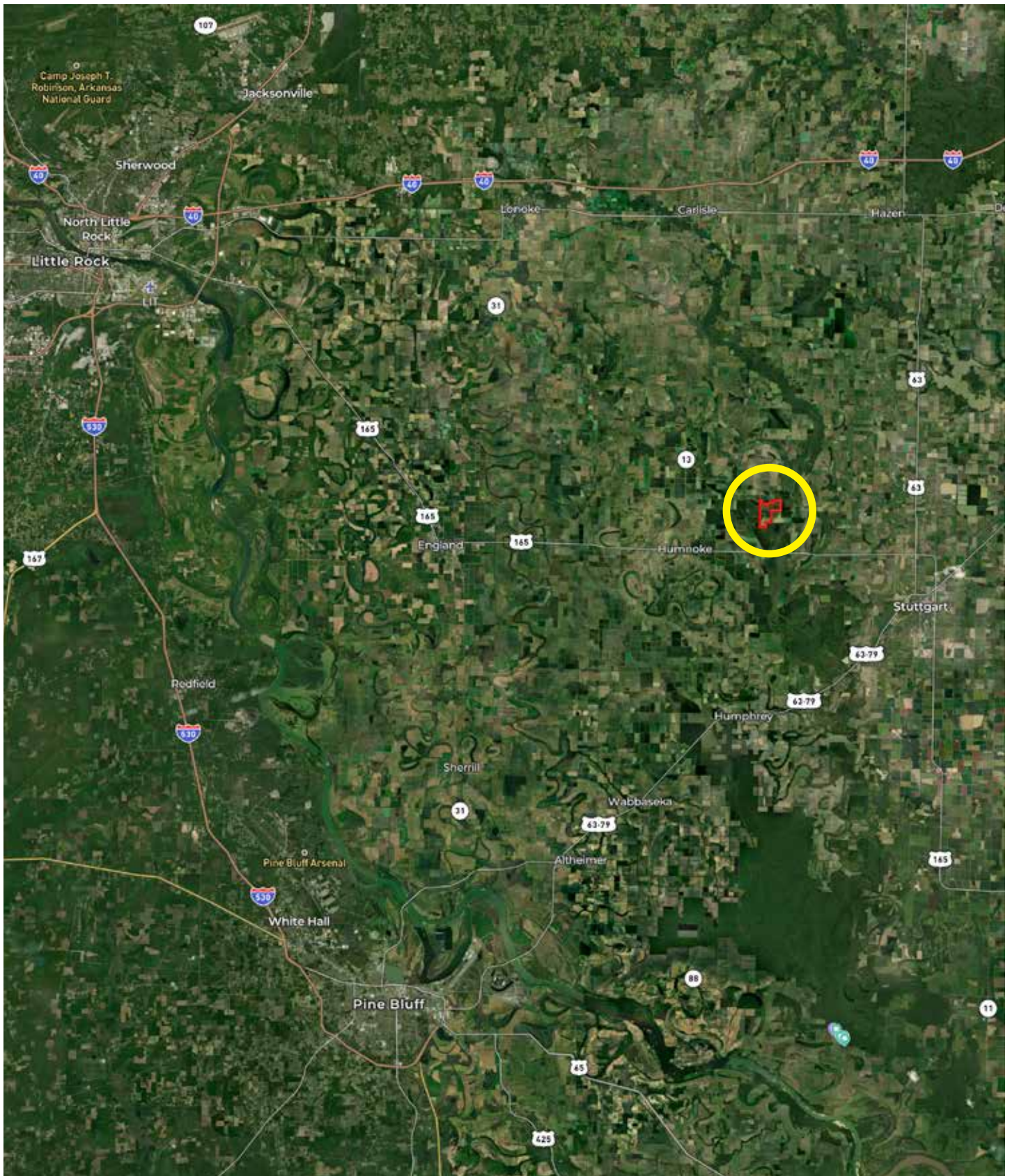
northwest portion of the farm that has been drained and converted to waterfowl habitat that complements the other 24± acres of dedicated waterfowl habitat across the farm.

The lodge was constructed and designed for entertaining family and friends, and features three bedrooms and four bathrooms. The first level features an open concept floor plan with a great room that flows into the full, modern kitchen. The great room's vaulted ceilings open up the space even more and allow for plenty of natural light to come in.

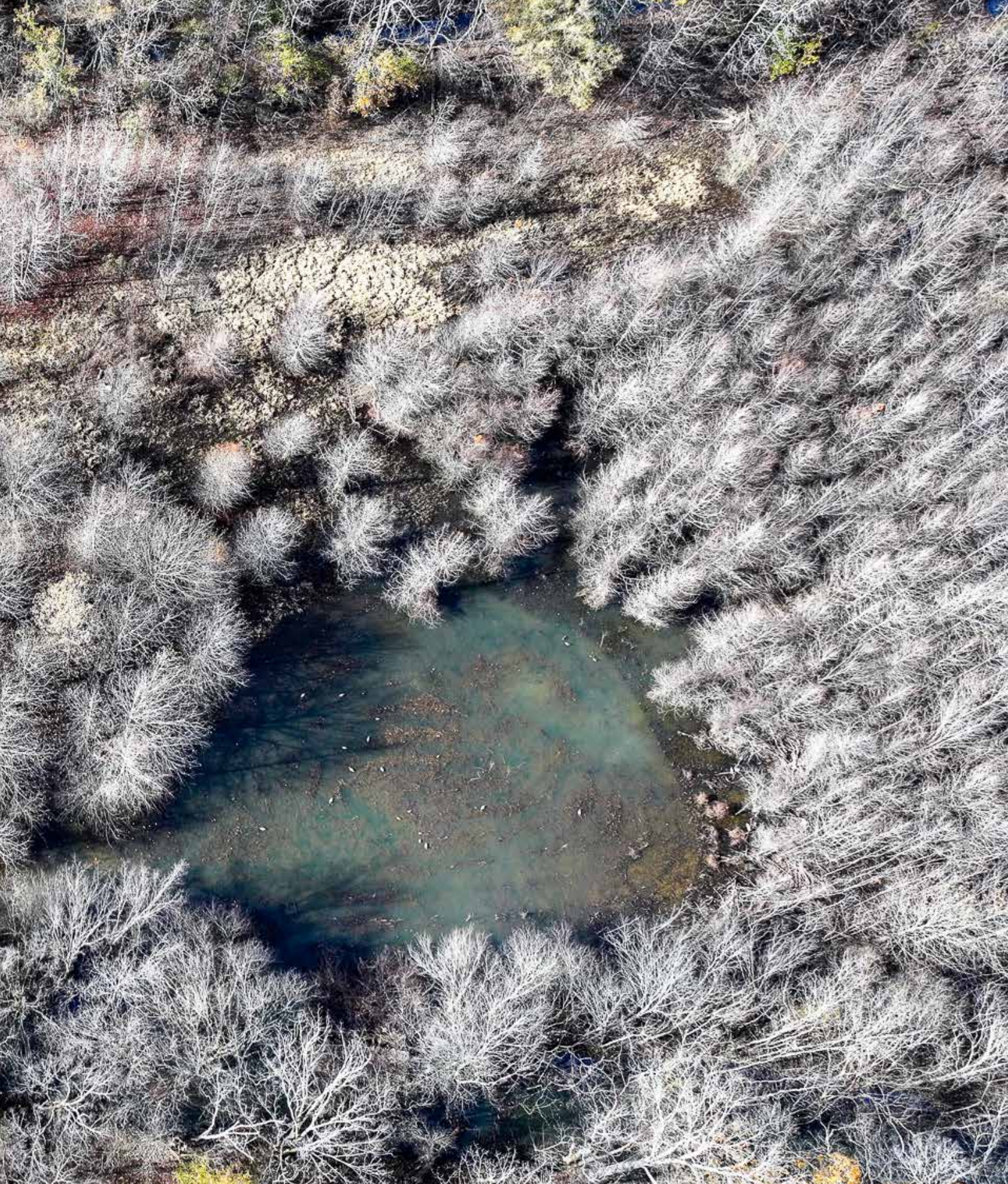
Another nice feature of the lodge is the tongue and groove walls and ceiling throughout, as well as the balcony on the second story that provides incredible views of the east side of the farm. The second level is loft style and holds the three bedrooms and three private, full bathrooms.

To top it off there is a hunting garage that provides ample space for storing hunting gear and has an electric roll up door that makes it very convenient to store a side-by-side.

# LOCATION MAP











# FARM INFORMATION

## **Tillable Acreage**

325± tillable acres

## **Crop Rotation**

Rice and soybeans

## **Irrigation**

Three tail water recovery pits, three relifts, and two wells

## **Farm Contract**

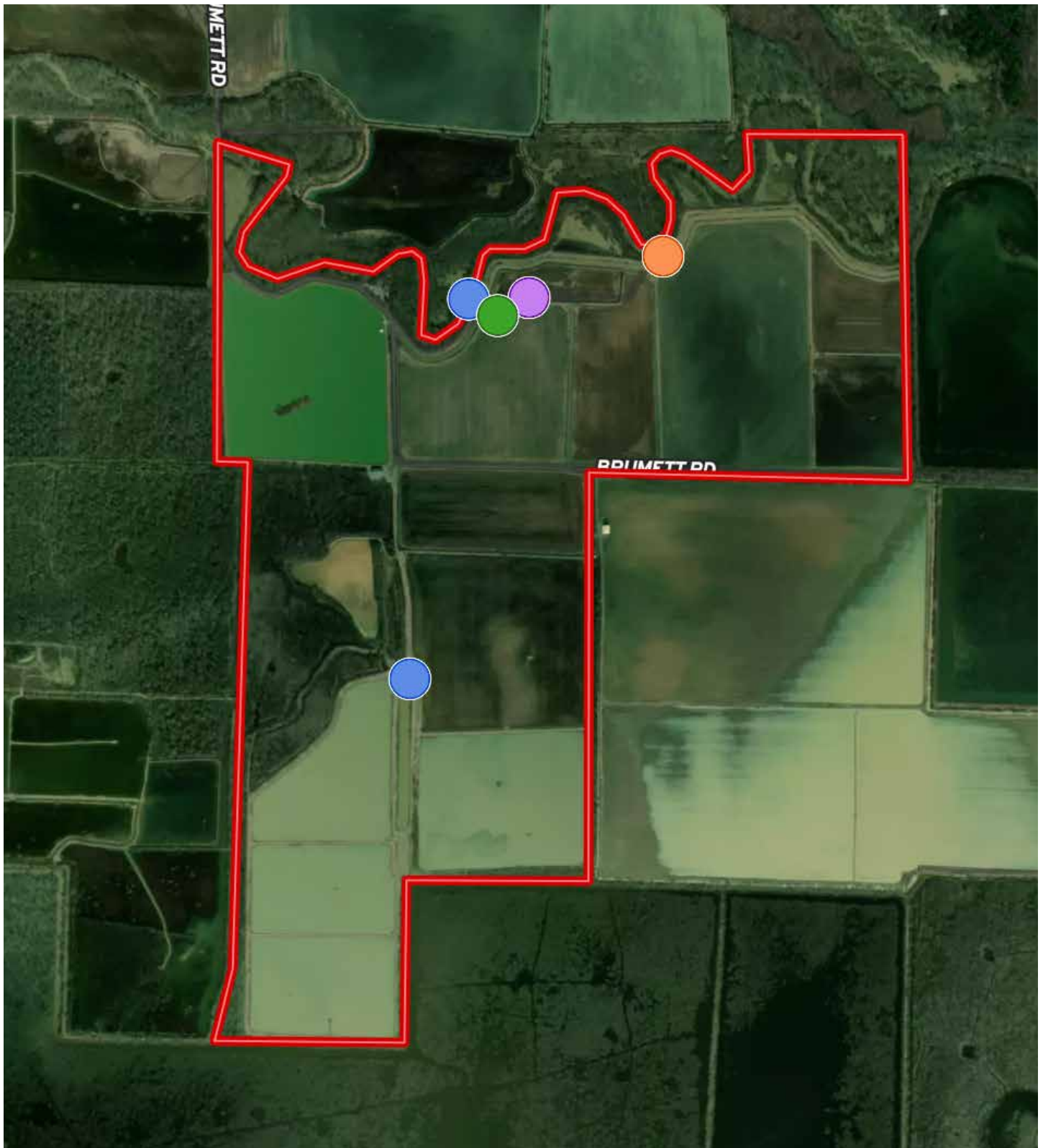
The tillable acreage is leased for the 2026 growing season on a 50 / 50 crop share.

## **Farm Bases**

Copies of the Farm Service Agency (FSA) 156EZ can be found in this brochure.



# IRRIGATION MAP







# LOCATION & ACCESS

Humnoke, Lonoke County, Arkansas  
Eastern Central Region of Arkansas

## Mileage Chart

|                  |           |
|------------------|-----------|
| Stuttgart, AR    | 14 Miles  |
| Pine Bluff, AR   | 36 Miles  |
| Little Rock, AR  | 40 Miles  |
| Lake Village, AR | 112 Miles |
| Memphis, TN      | 121 Miles |
| Jonesboro, AR    | 124 Miles |

The tract has good access from Brummett Road.



The map is a topographic representation of a wetland area. It features several roads: Johnson Lake Rd at the top, Geridge Rd running vertically on the left, and Brumett Rd running vertically in the center. A horizontal road, likely Brumett Rd, crosses the center. A winding waterway, Bayou Meto, flows through the upper portion of the map. A red boundary line is drawn across the map, enclosing a specific area that includes a small pond and some forested land. The map also shows various contour lines and symbols for trees and water bodies.



# NOTABLE FEATURES

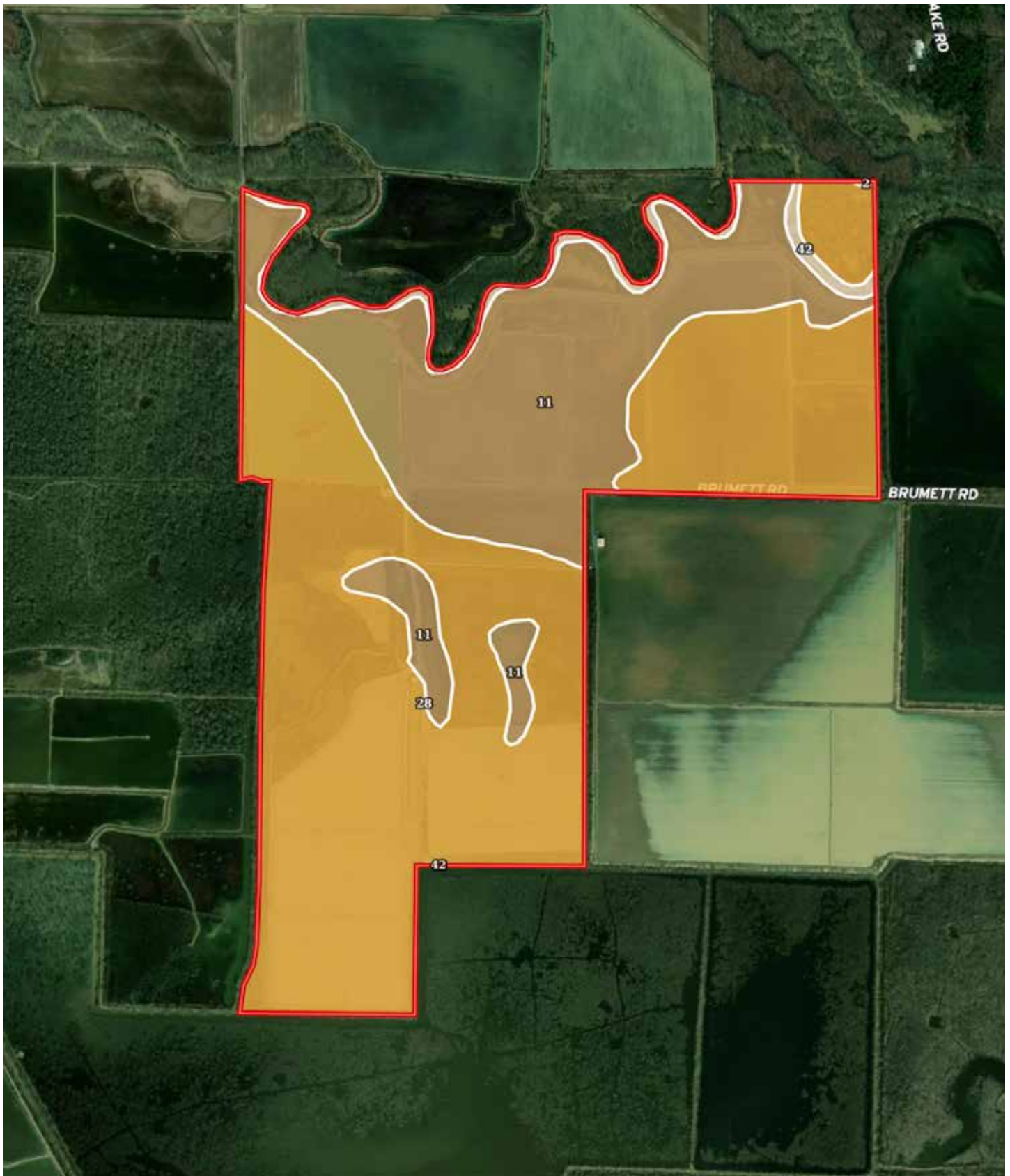
## Main Lodge

- 2,372± square feet, heated and cooled
- 400± square foot boot room / ATV parking
- Three bedroom / four bathroom
- Tongue and groove ceilings and wall
- Rock floors
- Large updated kitchen connected to great room
- Vaulted ceilings in great room
- Second story balcony that overlooks the east side of the farm
- Boot room with electric roll up door for storing hunting equipment
- Laundry room with storage





# SOIL MAP



# SOIL MAP KEY

| SOIL CODE | SOIL DESCRIPTION                                            | ACRES         | %     | CPI | NCCPI | CAP  |
|-----------|-------------------------------------------------------------|---------------|-------|-----|-------|------|
| 28        | Perry silty clay, 0 to 1 percent slopes, frequently flooded | 316.5         | 64.6  | 0   | 28    | 4w   |
| 11        | Hebert silt loam, 0 to 1 percent slopes                     | 161.5<br>6    | 32.97 | 0   | 86    | 2w   |
| 42        | Water                                                       | 11.78         | 2.4   | 0   | -     | 8    |
| 2         | Calhoun silt loam, 0 to 1 percent slopes                    | 0.12          | 0.02  | 0   | 62    | 3w   |
| TOTALS    |                                                             | 489.9<br>6(*) | 100%  | -   | 46.46 | 3.44 |

(\*) 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





# RESOURCES & PRICE

## Mineral Rights

All mineral rights owned by the Seller, if any, shall transfer to the Buyer.

## Offering Price

\$6,000,000.00

To learn more about the Brummitt Outing Place or to schedule a property tour, contact Gar Lile or Gardner Lile of Lile Real Estate, Inc.

## Gar Lile

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# LODGE PICTURES































# FARM SERVICE AGENCY

ARKANSAS  
LONOKE

Form: FSA-156EZ

See Page 3 for non-discriminatory Statements.



United States Department of Agriculture  
Farm Service Agency

## Abbreviated 156 Farm Record

FARM : 3523

Prepared : 12/15/25 8:58 AM CST

Crop Year : 2026

Operator Name : MARTIN UNDERWOOD FARMS  
CRP Contract Number(s) : None  
Recon ID : None  
Transferred From : None  
ARCPLC G/WF Eligibility : Eligible

### Farm Land Data

| Farmland           | Cropland           | DCP Cropland           | WBP            | EWP  | WRP  | GRP  | Sugarcane            | Farm Status | Number Of Tracts |
|--------------------|--------------------|------------------------|----------------|------|------|------|----------------------|-------------|------------------|
| 488.25             | 374.24             | 383.84                 | 0.00           | 0.00 | 0.00 | 0.00 | 0.0                  | Active      | 2                |
| State Conservation | Other Conservation | Effective DCP Cropland | Double Cropped |      | CRP  | MPL  | DCP Ag.Rel. Activity | SOD         |                  |
| 0.00               | 0.00               | 383.84                 | 11.60          |      | 0.00 | 0.00 | 9.60                 | 0.00        |                  |

### Crop Election Choice

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

### DCP Crop Data

| Crop Name         | Base Acres    | CCC-505 CRP Reduction Acres | PLC Yield | HIP |
|-------------------|---------------|-----------------------------|-----------|-----|
| Soybeans          | 56.19         | 0.00                        | 25        | 100 |
| Rice-Long Grain   | 228.83        | 0.00                        | 5578      |     |
| Rice-Medium Grain | 53.48         | 0.00                        | 4720      |     |
| <b>TOTAL</b>      | <b>338.50</b> | <b>0.00</b>                 |           |     |

### NOTES

Tract Number : 2381

Description : N18  
FSA Physical Location : ARKANSAS/LONOKE  
ANSI Physical Location : ARKANSAS/LONOKE  
BIA Unit Range Number :  
HEL Status : NHEL: No agricultural commodity planted on undetermined fields  
Wetland Status : Wetland determinations not complete  
WL Violations : None  
Owners : WALTER A HIXSON SR  
Other Producers : None  
Recon ID : None

### Tract Land Data

| Farm Land | Cropland | DCP Cropland | WBP  | EWP  | WRP  | GRP  | Sugarcane |
|-----------|----------|--------------|------|------|------|------|-----------|
| 135.45    | 88.29    | 88.29        | 0.00 | 0.00 | 0.00 | 0.00 | 0.0       |

# FARM SERVICE AGENCY

ARKANSAS  
LONOKE  
Form: FSA-156EZ



United States Department of Agriculture  
Farm Service Agency

## Abbreviated 156 Farm Record

FARM : 3523  
Prepared : 12/15/25 8:58 AM CST  
Crop Year : 2026

### Tract 2381 Continued ...

| State Conservation | Other Conservation | Effective DCP Cropland | Double Cropped | CRP  | MPL  | DCP Ag. Rel Activity | SOD  |
|--------------------|--------------------|------------------------|----------------|------|------|----------------------|------|
| 0.00               | 0.00               | 88.29                  | 2.40           | 0.00 | 0.00 | 0.00                 | 0.00 |

### DCP Crop Data

| Crop Name         | Base Acres | CCC-505 CRP Reduction Acres | PLC Yield |
|-------------------|------------|-----------------------------|-----------|
| Soybeans          | 11.98      | 0.00                        | 25        |
| Rice-Long Grain   | 48.79      | 0.00                        | 5578      |
| Rice-Medium Grain | 11.40      | 0.00                        | 4720      |

**TOTAL** 72.17 0.00

### NOTES

Tract Number : 3430

Description : O-18  
FSA Physical Location : ARKANSAS/LONOKE  
ANSI Physical Location : ARKANSAS/LONOKE  
BIA Unit Range Number :  
HEL Status : NHEL: No agricultural commodity planted on undetermined fields  
Wetland Status : Wetland determinations not complete  
WL Violations : None  
Owners : WALTER A HIXSON SR  
Other Producers : None  
Recon ID : None

### Tract Land Data

| Farm Land          | Cropland           | DCP Cropland           | WBP            | EWP  | WRP  | GRP                  | Sugarcane |
|--------------------|--------------------|------------------------|----------------|------|------|----------------------|-----------|
| 352.80             | 285.95             | 295.55                 | 0.00           | 0.00 | 0.00 | 0.00                 | 0.0       |
| State Conservation | Other Conservation | Effective DCP Cropland | Double Cropped | CRP  | MPL  | DCP Ag. Rel Activity | SOD       |
| 0.00               | 0.00               | 295.55                 | 9.20           | 0.00 | 0.00 | 9.60                 | 0.00      |

### DCP Crop Data

| Crop Name         | Base Acres | CCC-505 CRP Reduction Acres | PLC Yield |
|-------------------|------------|-----------------------------|-----------|
| Soybeans          | 44.21      | 0.00                        | 25        |
| Rice-Long Grain   | 180.04     | 0.00                        | 5578      |
| Rice-Medium Grain | 42.08      | 0.00                        | 4720      |

**TOTAL** 266.33 0.00

### NOTES

# FARM SERVICE AGENCY



United States  
Department of  
Agriculture

Lonoke County, Arkansas



## Common Land Unit

- Non-Cropland; Cropland
- Tract Boundary

## Wetland Determination Identifiers

- Restricted Use
- ▼ Limited Restrictions
- Exempt from Conservation
- Compliance Provisions

Imagery Year: 2023

2025 Program Year

Map Created December 20, 2024

Farm **3523**

Tract **3430**

Tract Cropland Total: 285.95 acres

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# FARM SERVICE AGENCY



United States  
Department of  
Agriculture

Lonoke County, Arkansas



## Common Land Unit

- Non-Cropland; Cropland
- Tract Boundary

## Wetland Determination Identifiers

- Restricted Use
- ▼ Limited Restrictions
- Exempt from Conservation Compliance Provisions

Imagery Year: 2023

2025 Program Year

Map Created December 20, 2024

Farm **3523**

Tract **2381**

Tract Cropland Total: 88.29 acres

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For more information or to  
schedule a property tour, contact:

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