



# BRUMMITT OUTING PLACE

A Recreational Investment Opportunity

765± Total Acres | \$11,750,000.00

Lonoke County, Arkansas



**AGRICULTURE | RECREATION | TIMBERLAND**

Traditional Brokerage + Sealed Bids + Consulting

LICENSED IN ARKANSAS, LOUISIANA, MISSISSIPPI, AND TENNESSEE





# BRUMMITT OUTING PLACE

## QUICK FACTS

### Acreage

765± total acres

- 325± tillable acres
- 231± acres of green timber reservoir
- 75± acres in south reservoir
- 46.5± acres in tail water pits, roads, ditches, etc.
- 39± acres in north reservoir
- 25± acres in bottomland hardwoods
- 12.5± acres in wildlife food plots
- 11± acres in Conservation Reserve Program

### Location

Humnoke, Arkansas

### Access

Brown Water Road and Brummett Road

### Recreation

Proven waterfowl hunting, as well as deer hunting

### Notable Features

- 2,372± sq. ft. main lodge, heated & cooled
- 1,494± sq. ft. secondary camp
- Impounded green timber hunting
- Tillable acreage irrigated and leveled to a zero grade

### Offering Price

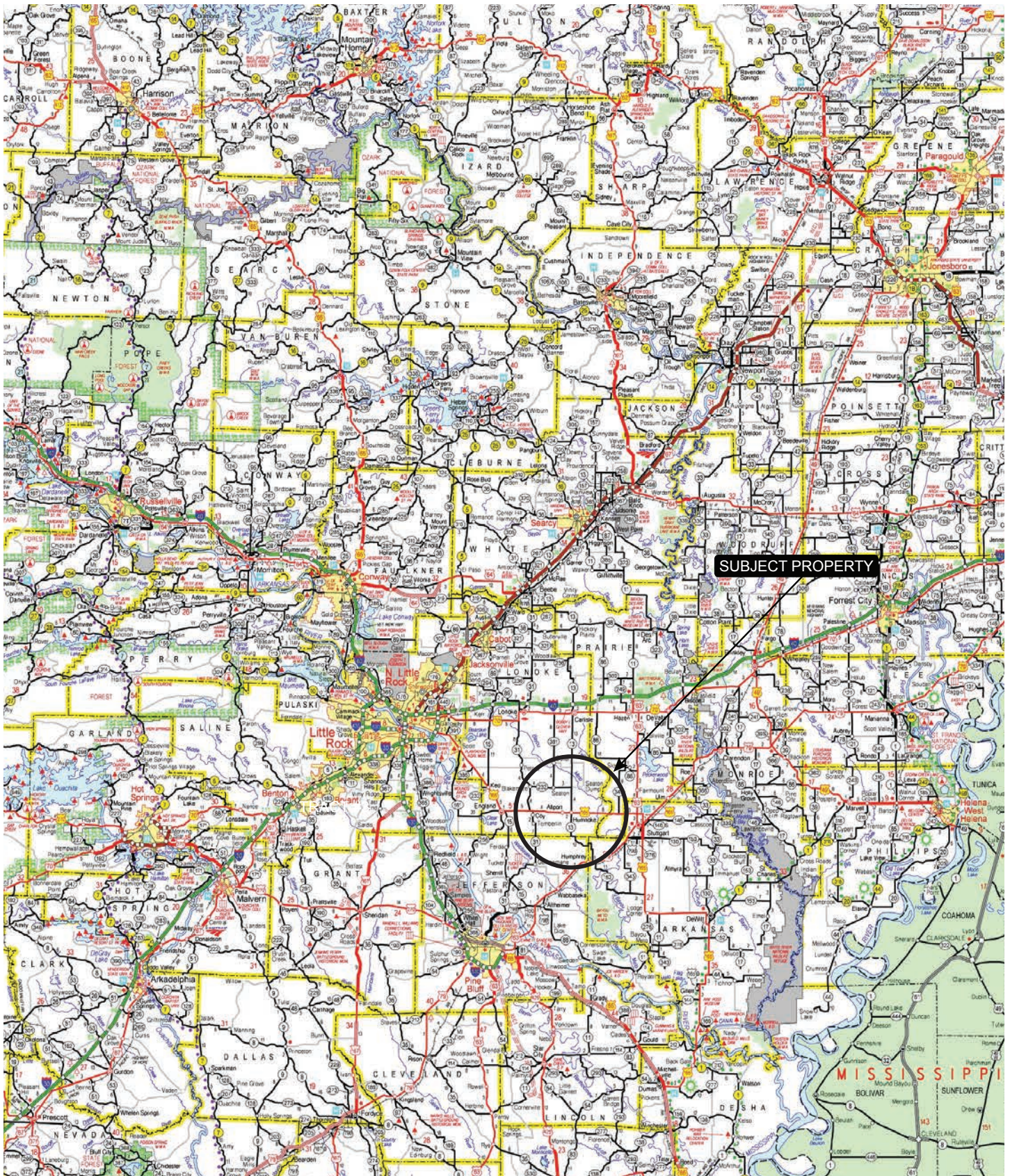
\$11,750,000.00







# VICINITY MAP





# PROPERTY DESCRIPTION

## BRUMMITT OUTING PLACE

The Brummitt Outing Place is approximately 765± 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 consists of two tracts in the Bayou Meto flyway with the south tract having frontage along “Big Ditch” and the north tract features over 8,500 feet of frontage along Bayou Meto. Both properties border other historic waterfowl hunting properties that include Hildebrand’s Reservoir, also known as Bam-Bam, Magnum 12, Poor Boy, and Dog Island.

Collectively the properties feature 231± acres of impounded green timber in three impoundments with the largest being 175± acres on the south tract. There is also a 75± acre reservoir on the north-east side of the south tract that helps anchor waterfowl near the green timber reservoir. This reservoir has recently been split into two units allowing the landowner to plant hot food in the south unit. There is a relift at the northeast corner of the reservoir that allows the landowner to pump water out of Big Ditch which can then be gravity flowed into the green timber reservoir. Additionally there is a relift at the southeast corner of the GTR that pumps water off the woods to speed up dewatering the property after season is over.





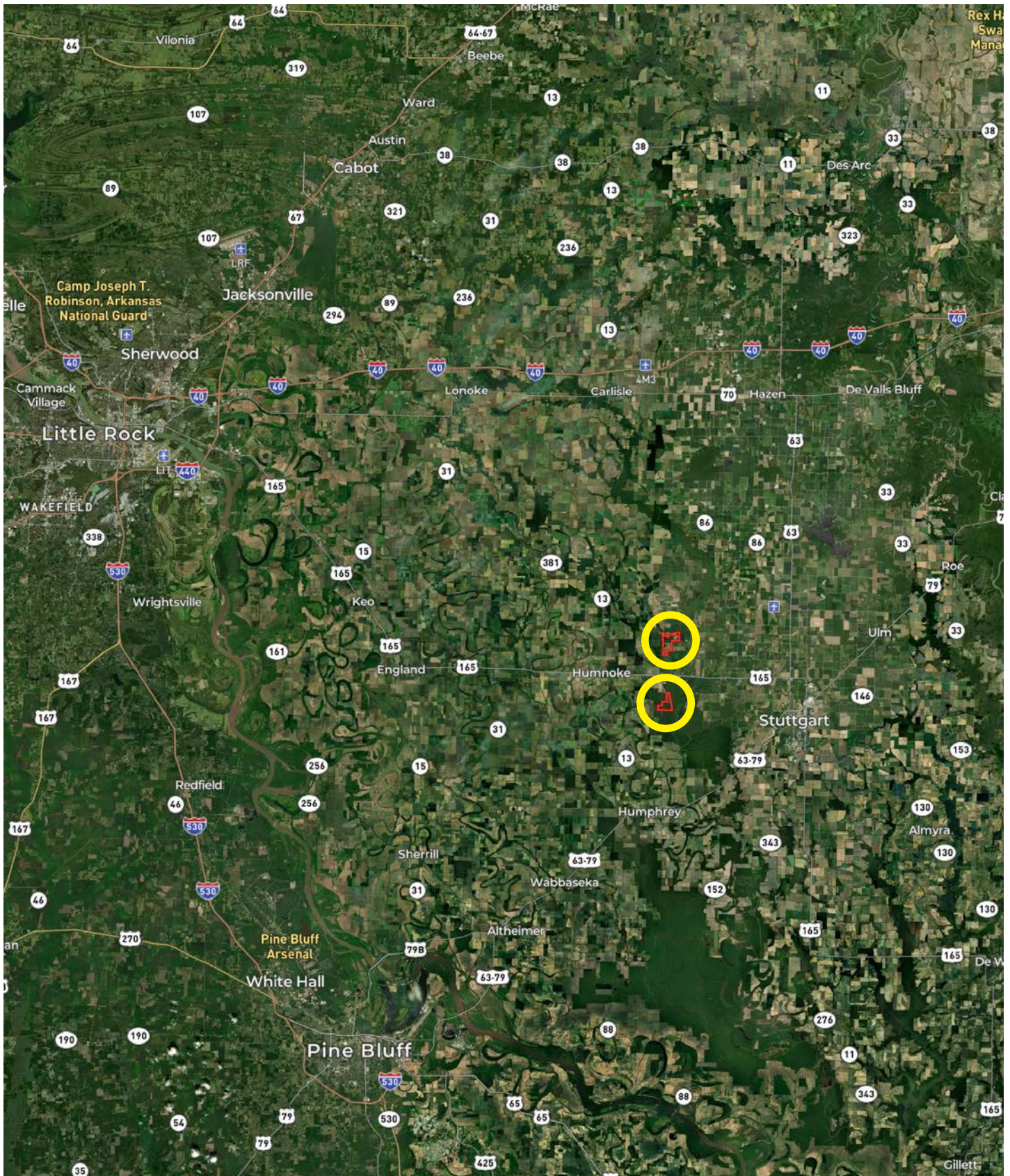


The northern tract has a variety of habitat which is key to consistently harvesting waterfowl. The Farm Service Agency reports a total of  $325\pm$  tillable acres that are all irrigated and leveled to a zero grade, except for  $33.41\pm$  acres. The irrigation infrastructure on the farm is extensive 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  $39\pm$  acre reservoir on the northwest portion of the farm that has been drained and converted to waterfowl habitat that complements the other  $24\pm$  acres of dedicated waterfowl habitat across the farm. There are also two green timber impoundments on the north tract with the largest being  $44\pm$  acres and is located on the west side of the farm next to Magnum 12.

The lodge on the north tract 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. The south tract's camp consists of  $1,494\pm$  square feet with two bedrooms and one bathroom and offers scenic views of waterfowl coming in to roost in the reservoir each evening.



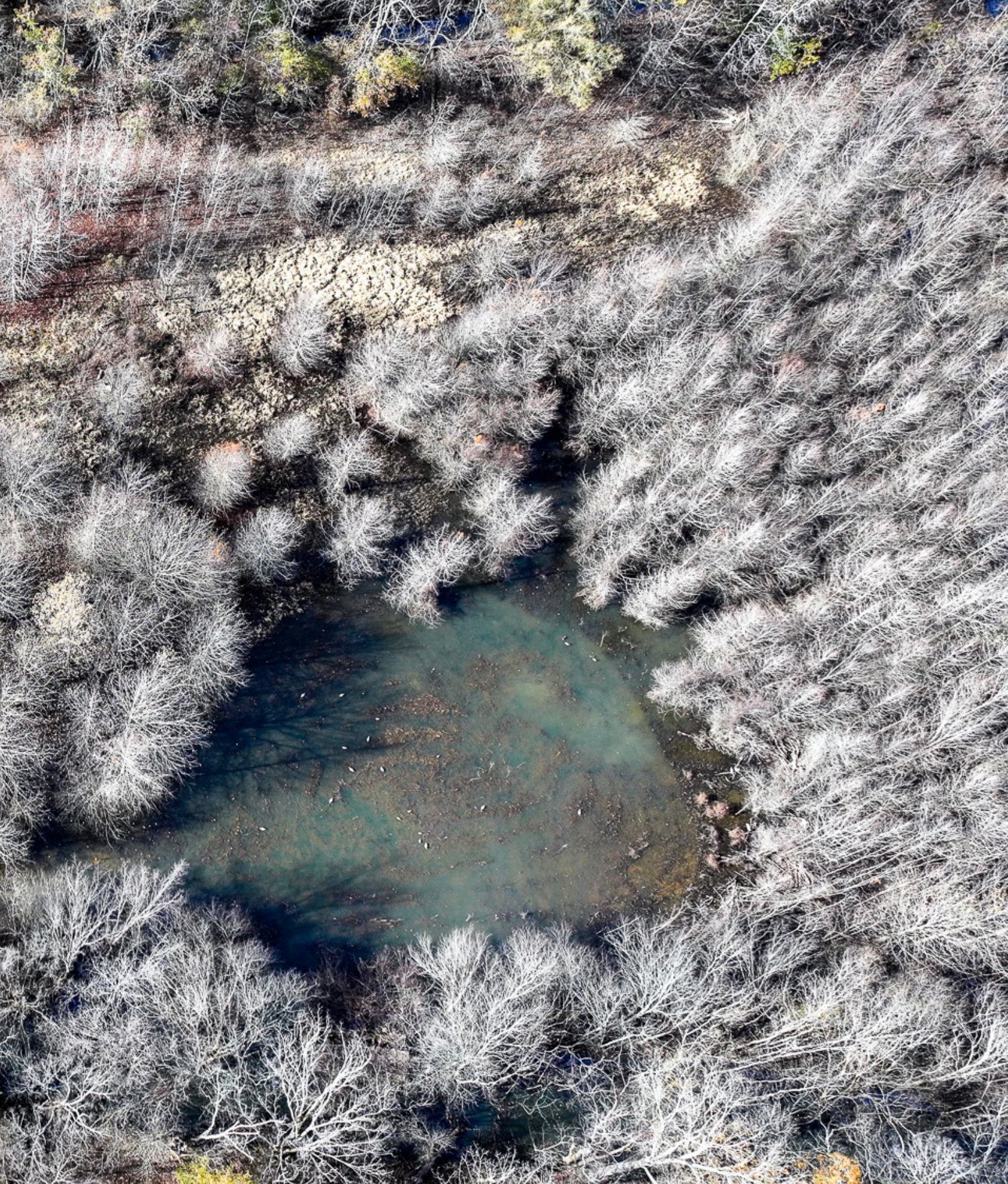
# LOCATION MAP





















# FARM INFORMATION

## **Tillable Acreage**

325± tillable acres

## **Crop Rotation**

Rice and soybeans

## **Irrigation**

- North tract: Three tail water recovery pits, three relifts, and two wells
- South tract: Two relifts and one well

## **Farm Contract**

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

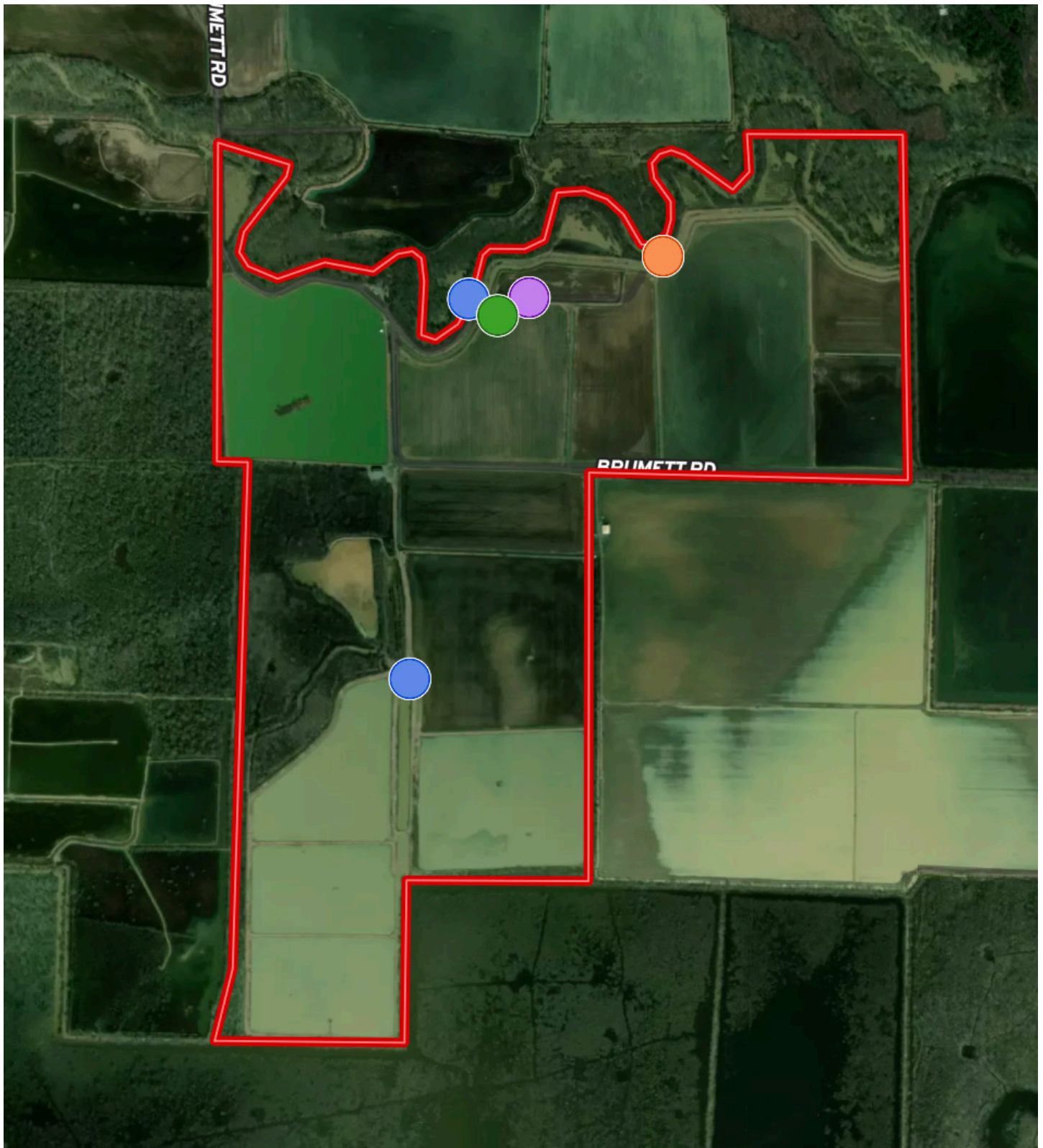
## **Farm Bases**

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





# IRRIGATION MAP



- 10 " Diesel Turbine Relift
- 6 " Electric Submersible
- 8 " Electric Turbine
- 12 " Diesel Turbine Relift
- 12 " Electric Turbine Relift
- 8 " Electric Submersible
- Boundary



## An aerial photograph of a wetland or marsh area. A red line traces a boundary that starts at a yellow dot in the upper right, goes left to a cyan dot, then follows a stepped path down and left to another yellow dot in the lower right. The area is surrounded by dark green vegetation and some lighter, possibly water-filled or bare ground patches. The text 'WATER RD' is visible in the upper left corner.













# LOCATION & ACCESS

Humnoke, Lonoke County, Arkansas  
Eastern Central Region of Arkansas

## Mileage Chart

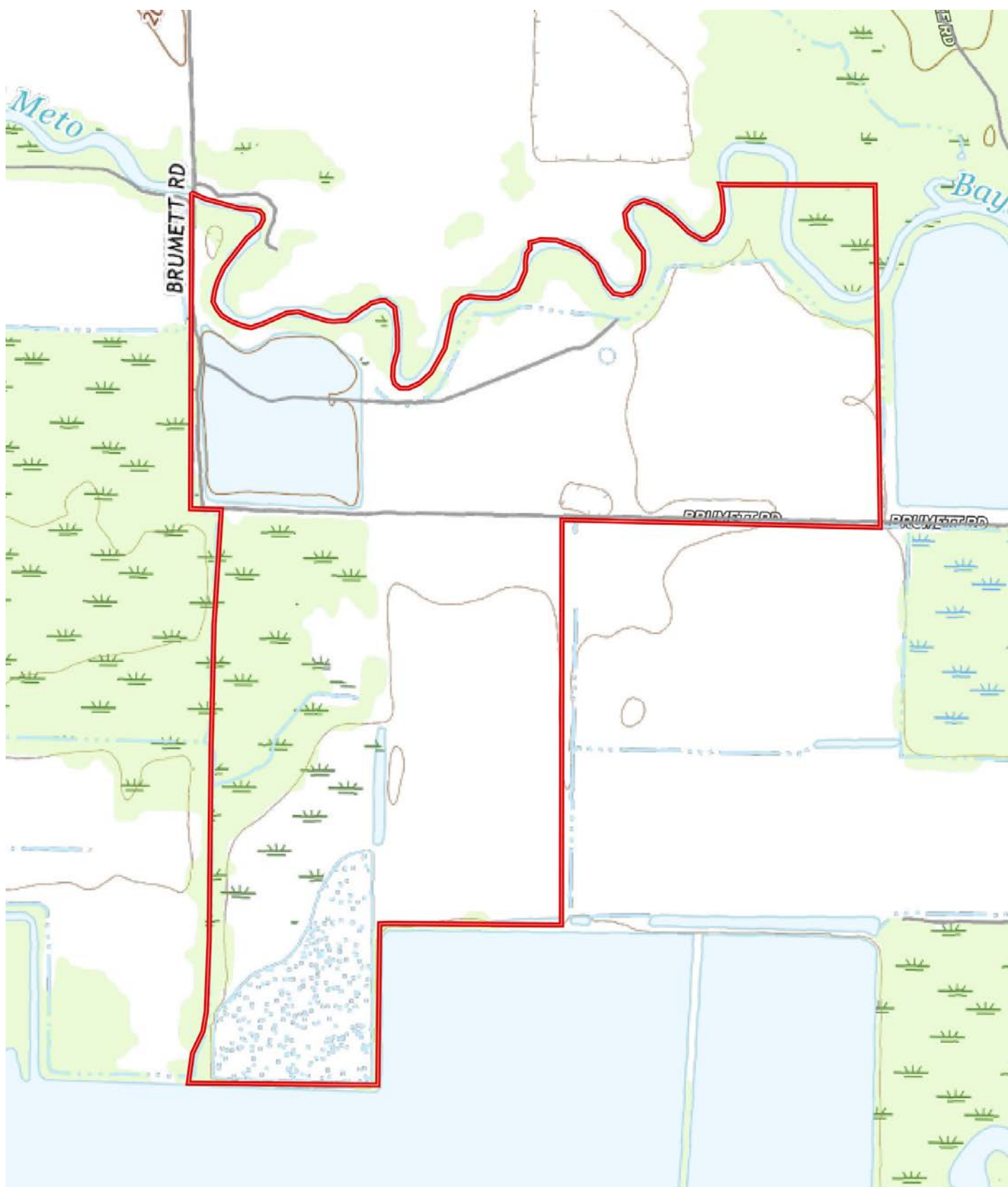
Stuttgart, AR	14 Miles
Pine Bluff, AR	36 Miles
Little Rock, AR	40 Miles
Lake Village, AR	112 Miles
Memphis, TN	121 Miles
Jonesboro, AR	124 Miles

The southern tract has good access from Brown Water Road, and the north tract has good access from Brummett Road both of which are graveled county-maintained roads.



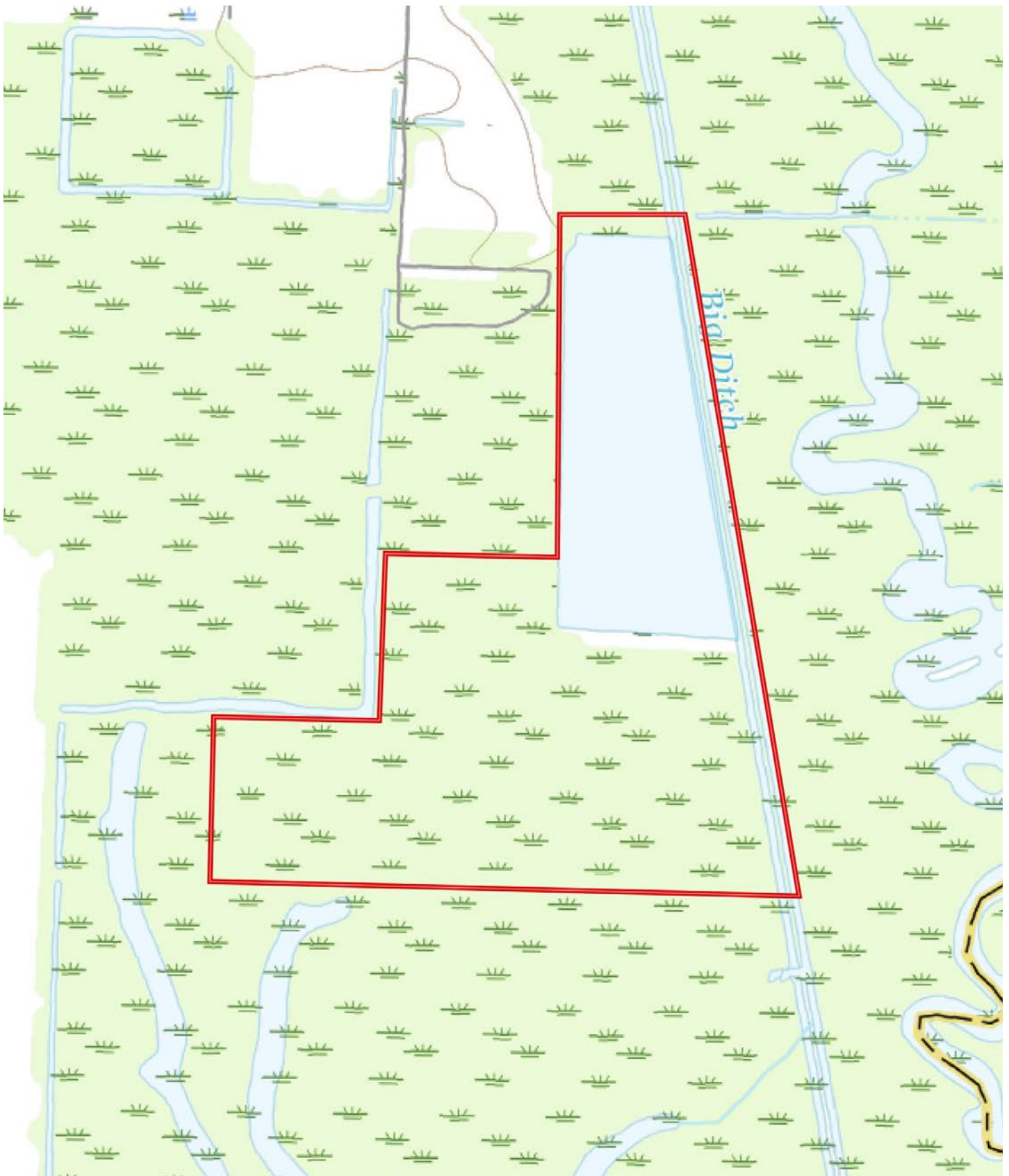


# TOPOGRAPHY MAP





# TOPOGRAPHY MAP

















# 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

## South Camp

- 1,494± square feet
- Two bedroom / one bathroom
- Kitchen with living room

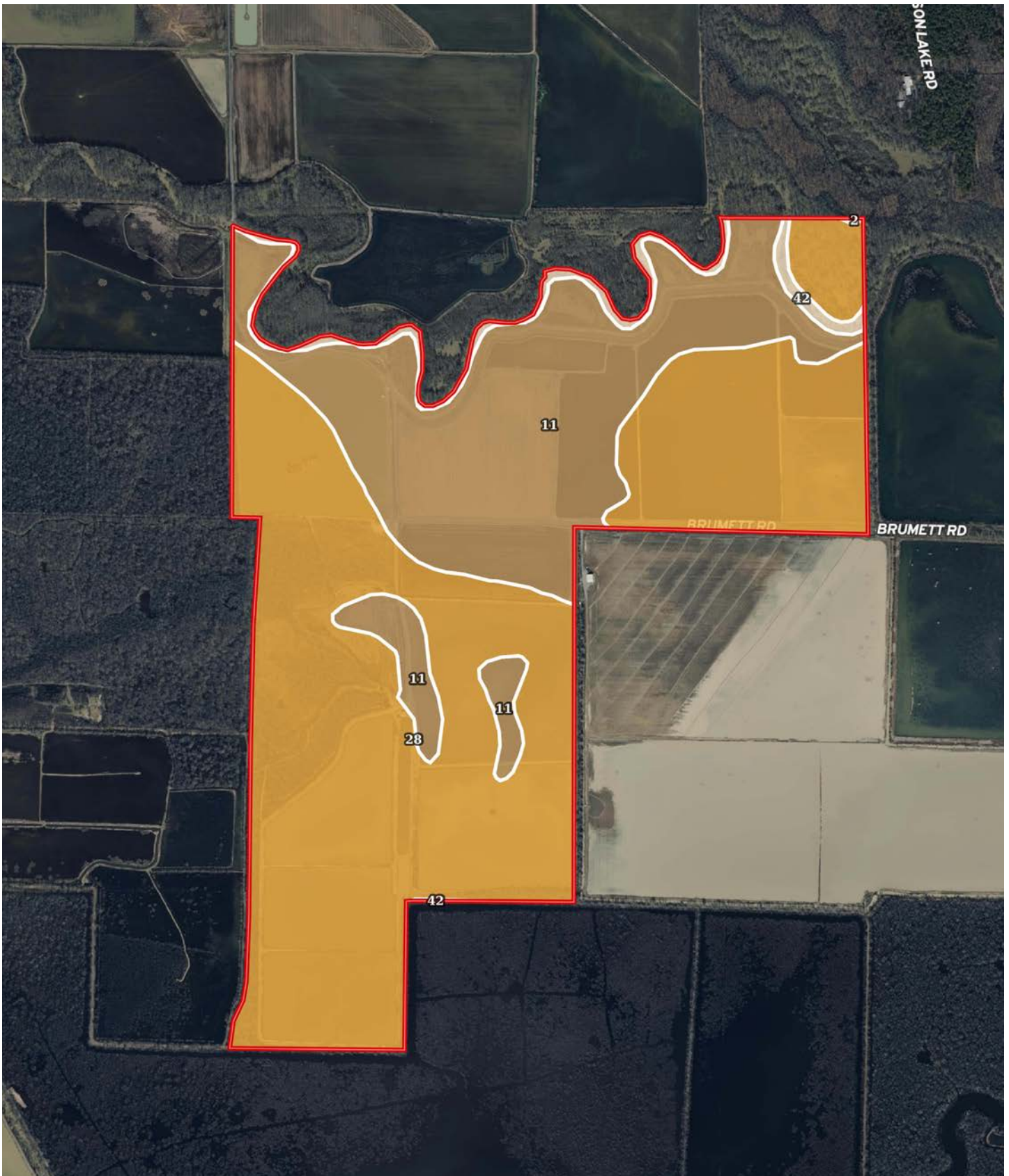








# SOIL MAP





# SOIL MAP





# SOIL MAP KEY

SOIL CODE	SOIL DESCRIPTION	ACRES	%	CPI	NCCPI	CAP
28	Perry silty clay, 0 to 1 percent slopes, frequently flooded	528.5 2	67.09	0	28	4w
11	Hebert silt loam, 0 to 1 percent slopes	161.5 6	20.51	0	86	2w
42	Water	96.84	12.29	0	-	8
21	Immanuel silt loam, 1 to 3 percent slopes	0.74	0.09	0	65	2e
2	Calhoun silt loam, 0 to 1 percent slopes	0.12	0.02	0	62	3w
TOTALS		787.7 8(*)	100%	-	36.49	4.08

(\*) 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

\$11,750,000.00

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







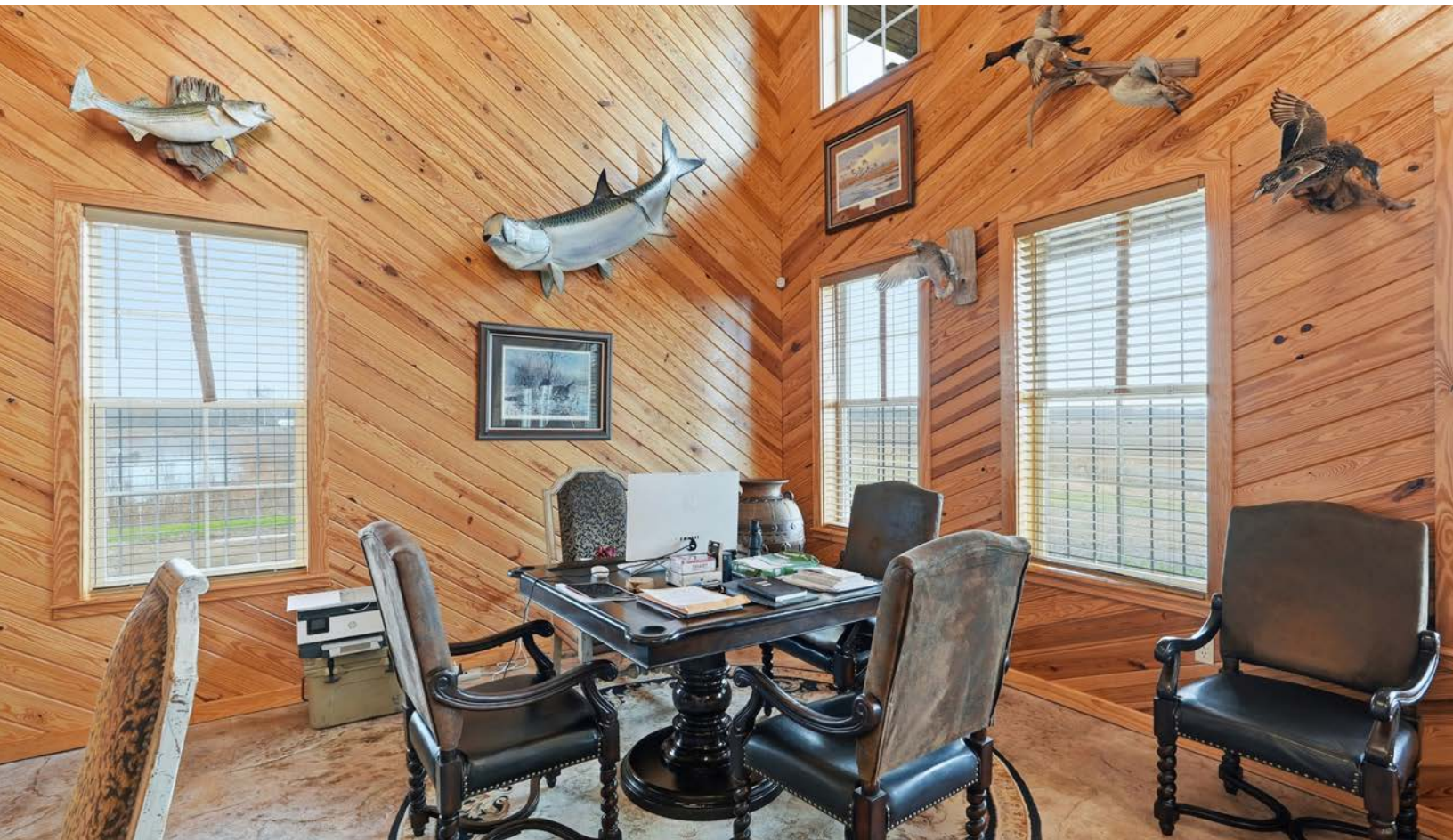


















































# FARM SERVICE AGENCY

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/I/F 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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