



# SUNSHINE CLUB

An Agricultural and Recreational Investment Opportunity

**1,639± Contiguous Acres | \$25,500,000.00**

Arkansas County, Arkansas



**AGRICULTURE | RECREATION | TIMBERLAND**

Traditional Brokerage + Sealed Bids + Consulting

LICENSED IN ARKANSAS, LOUISIANA, MISSISSIPPI, AND TENNESSEE



# SUNSHINE CLUB

## QUICK FACTS

### Acreage

1,639± total acres

- 832± planted, tillable acres
- 520± acres of green timber reservoirs
- 160± acres of woods and slough (central portion)
- 78± acres of fallow fields, roads, ditches, etc.
- 23± acres of woods along the bayou
- 20± acre gadwall hole
- 6± acre lodge site

### Location

Stuttgart, Arkansas

### Access

Randolph Lane

### Recreation

Excellent proven green timber duck hunting and outstanding deer hunting

### Notable Features

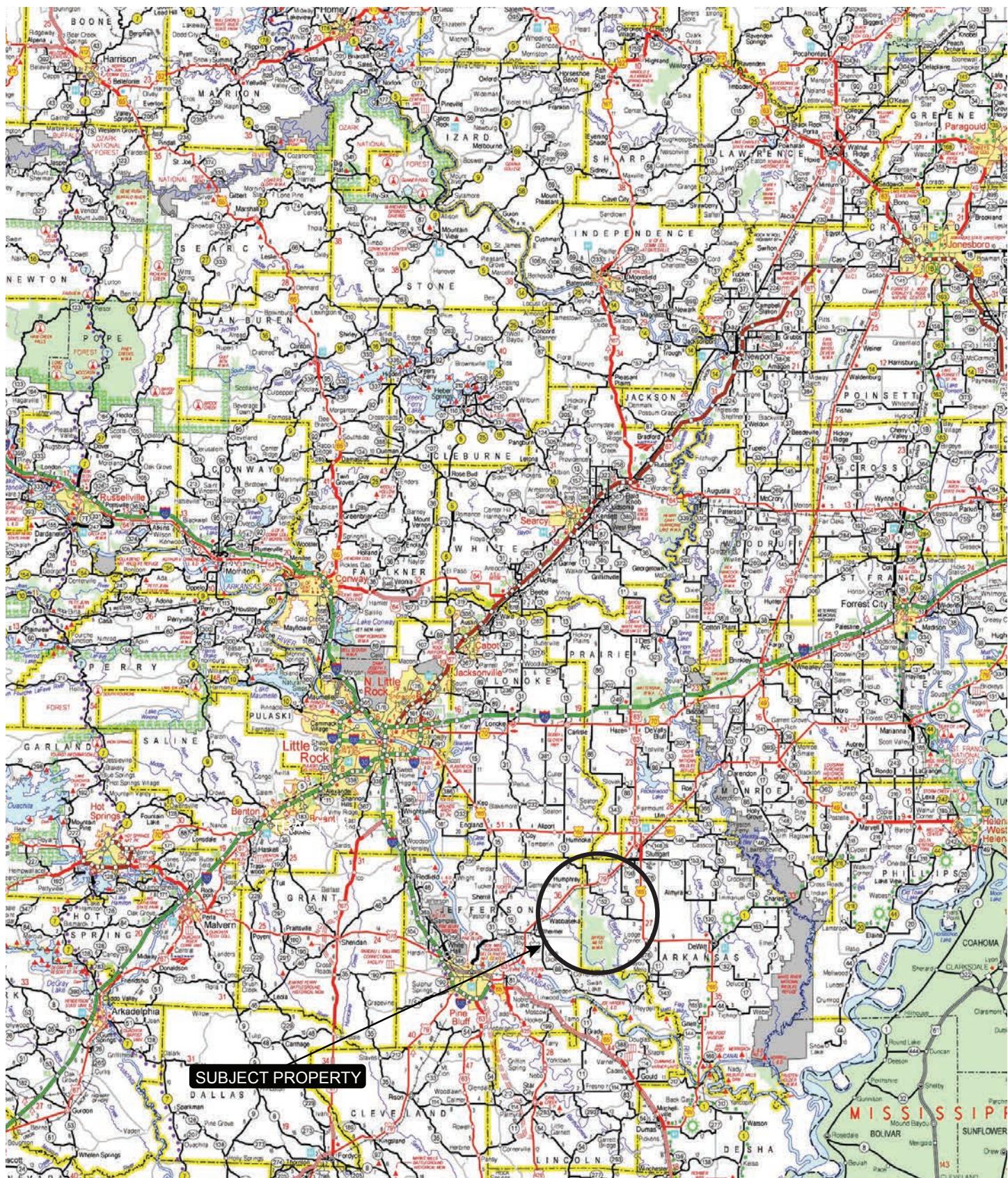
- 8,947± square foot lodge, heated and cooled
- 1,159± square foot shop
- Green timber hunting
- Irrigated tillable acreage with 264 acres± leveled to a zero grade

### Offering Price

\$25,500,000.00



# VICINITY MAP



# PROPERTY DESCRIPTION

## SUNSHINE CLUB

The Sunshine Club is approximately  $1,639\pm$  acres located in Arkansas County, Arkansas offering a very rare opportunity to acquire historically proven impounded green timber and complementary agricultural acreage near the duck capital of the world, Stuttgart, Arkansas. The property is one large contiguous block that features  $520\pm$  acres of impounded green timber with the famous Bayou Meto forming the northern boundary with just under 6,000 feet of frontage along the bayou. Location, along with decades of successful hunting history, is what makes Sunshine a truly once-in-a-lifetime opportunity, with the world-renowned Big Ditch corridor to the north, several of the most famous waterfowl hunting clubs in the country to the south, and the Bayou Meto Wildlife Management Area just  $3\pm$  miles to the west. There are three main impoundments that are utilized for hunting each with their own boat house and two shooting holes. There are two other impoundments that are predominately used for just resting wintering mallards on the property. All of the impoundments can be artificially flooded by a relift in Bayou Meto that is supplemented by a well located on the northeastern portion of the property, and one on the western side of the impoundments.

The farm has a total of  $832\pm$  planted tillable acres that are strategically on the north, west, and east side of the impoundments allowing a landowner to plant extensive duck food if one desired. All of the tillable acreage is irrigated by 6 wells and 3 relifts, and  $264\pm$  acres have been leveled to a zero grade. On





the northern portion of the property are four operable grain bins and an older shop. The farm is rented to a local producer on a cash rent for the 2026 crop year.

In the center portion of the property there are  $180\pm$  acres that offer a variety of habitat including woods, reservoir, sloughs, and a leveled fishpond that provide additional resting habitat for wintering waterfowl that are all in close proximity to the green timber impoundments. In addition to excellent duck hunting, the property features outstanding whitetail deer hunting.

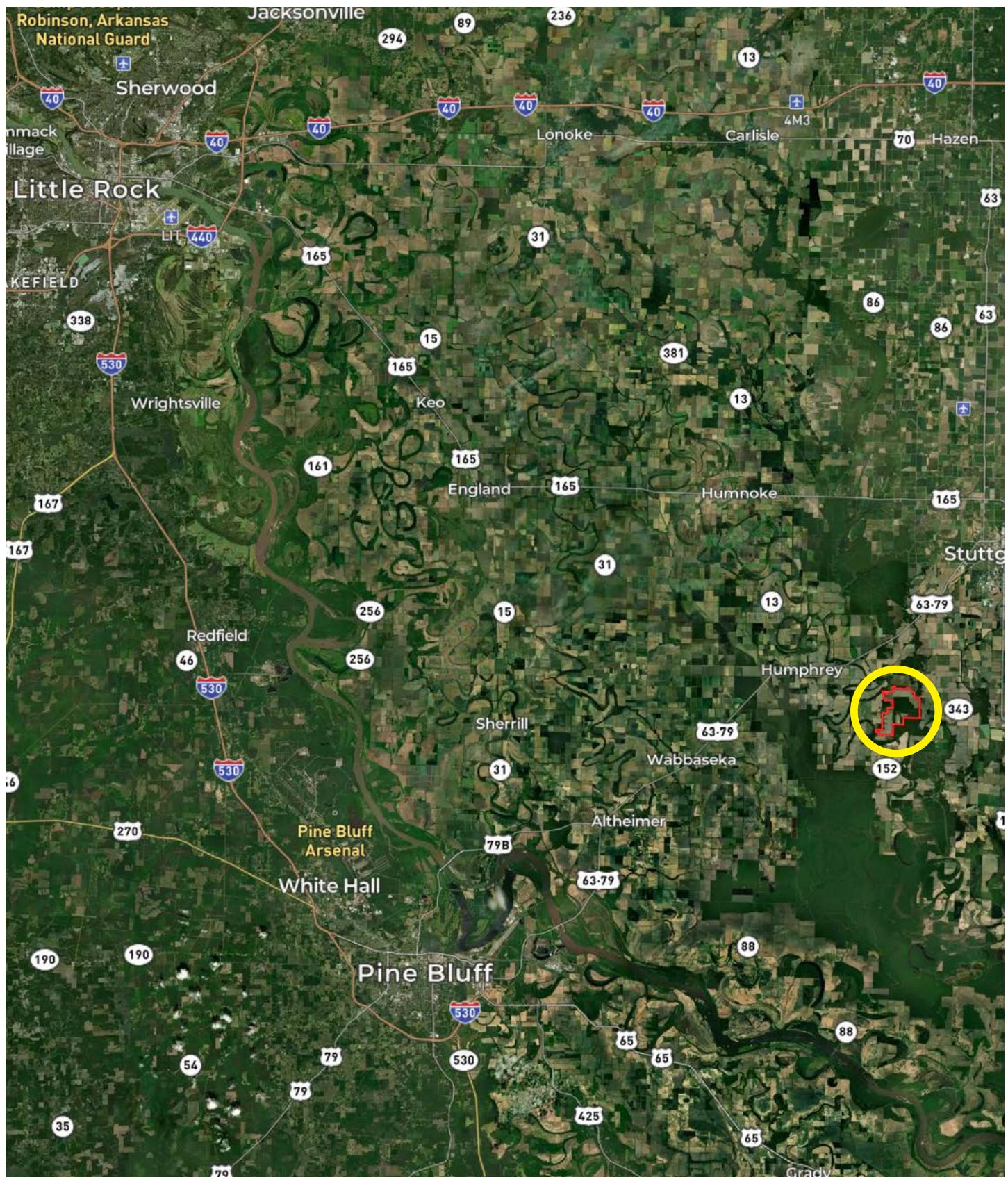
This legacy property is completed by the stunning  $8,947\pm$  heated and cooled square foot lodge that is privately tucked away in the center portion of the property. Built for entertainment and hosting, no detail was left unnoticed when the lodge was constructed in approximately 2004. The two-story lodge offers an open concept floor plan and features vaulted ceilings in the great room, a large fireplace, a wet bar, and a formal dining room. The kitchen features granite countertops with commercial grade appliances that allow one to cook and host large groups. In addition to the formal dining room, there is a large sun room that features two large dining tables that provide incredible views of the rest field located just south of the lodge. Each story features five bedrooms with four guest rooms along the hallway that are capped with a master suite. There are two full bathrooms on each floor that are tied into

the four guest rooms via Jack and Jill style. The master suites are very large and each has its own full bathroom and fireplace. The mud room features twelve individual lockers and is located near the exit of the lodge, offering a convenient pass-through for hunters to utilize as they arrive and depart each hunt.

To store all of the hunting equipment there is a well-thought-out shop located just to the west of the lodge that features two roll-up doors as well as a lean-to that provides cover for the dog runs. The Sunshine Club has excellent, gated access from Randolph Lane.



# LOCATION MAP









# FARM INFORMATION

## Tillable Acreage

832± tillable acres

## Crop Rotation

Rice, soybean, corn

## Irrigation

See irrigation map.

## Farm Contract

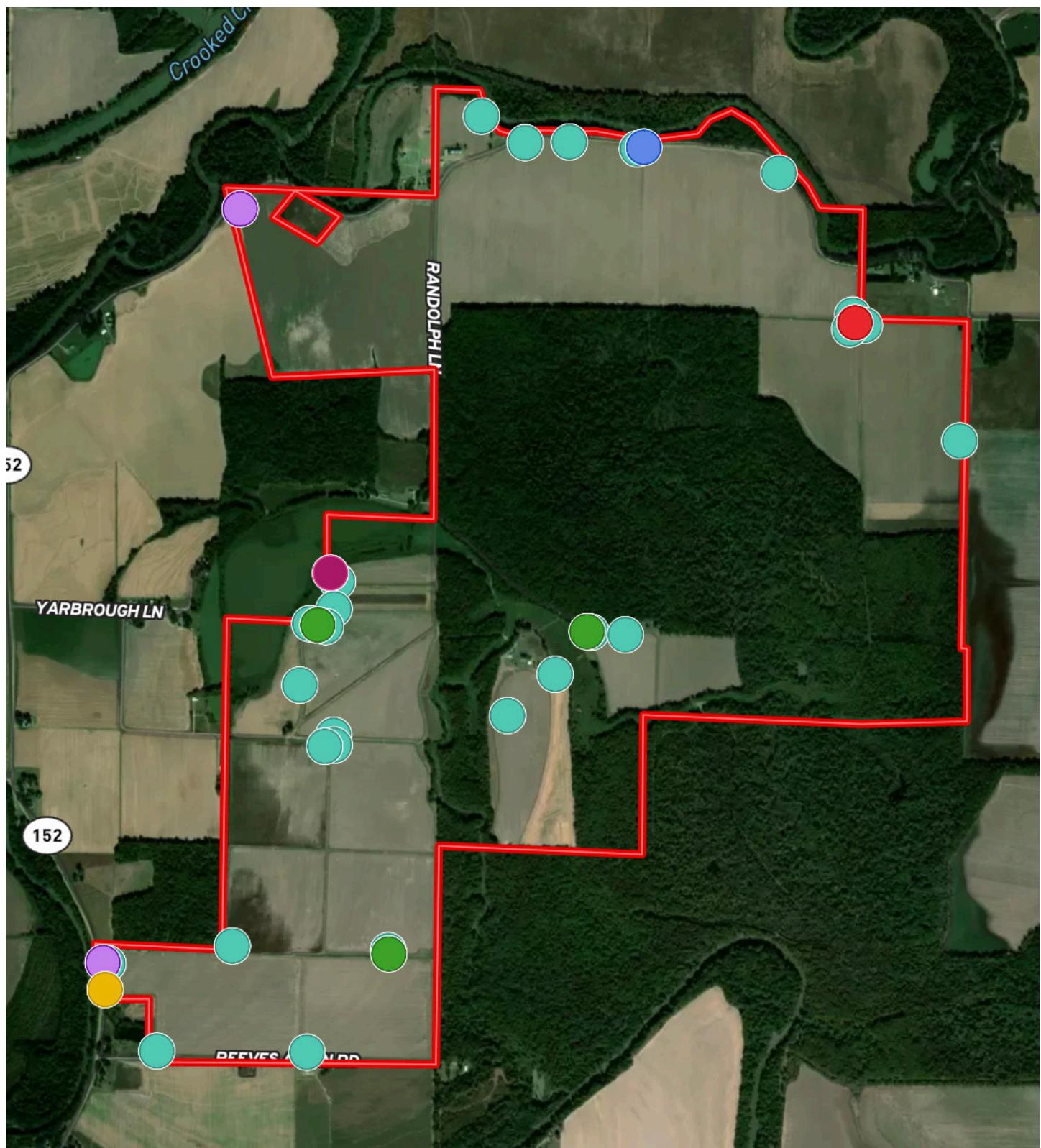
The tillable acreage is leased for the 2026 growing season on a cash rent.

## Farm Bases

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



# IRRIGATION MAP



8" Portable Diesel Turbine   6" Portable Diesel Turbine   8" Diesel Turbine Well   8" Electric Turbine Well   12" Electric Turbine Well   20" Electric Turbine Relift   Riser   Boundary

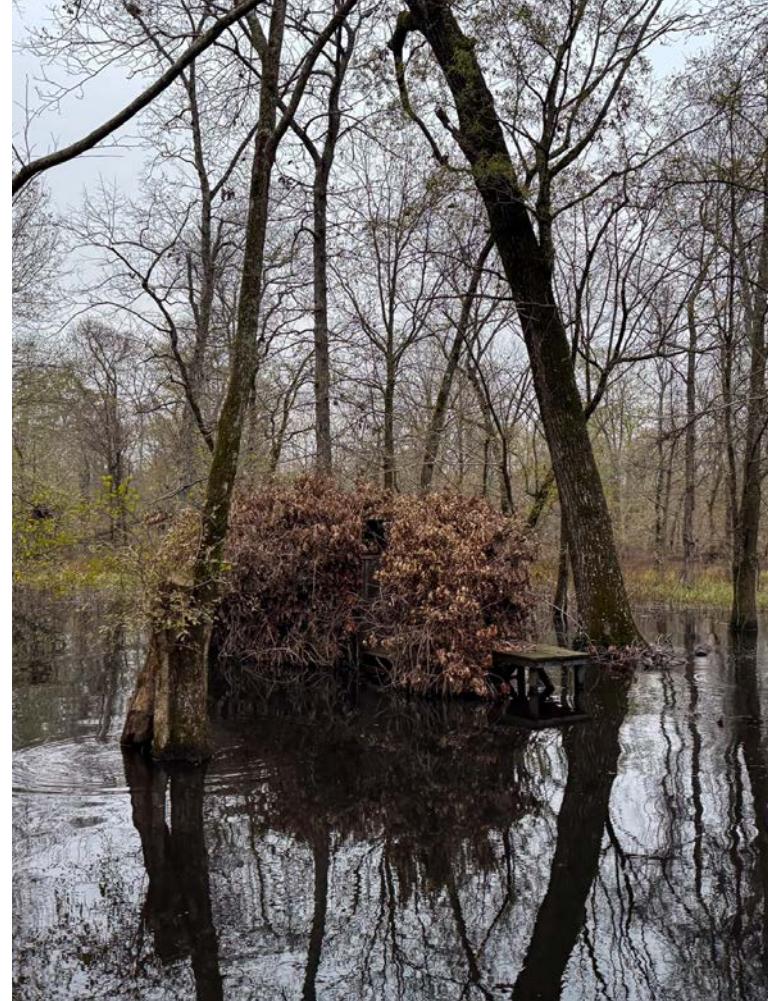
# LOCATION & ACCESS

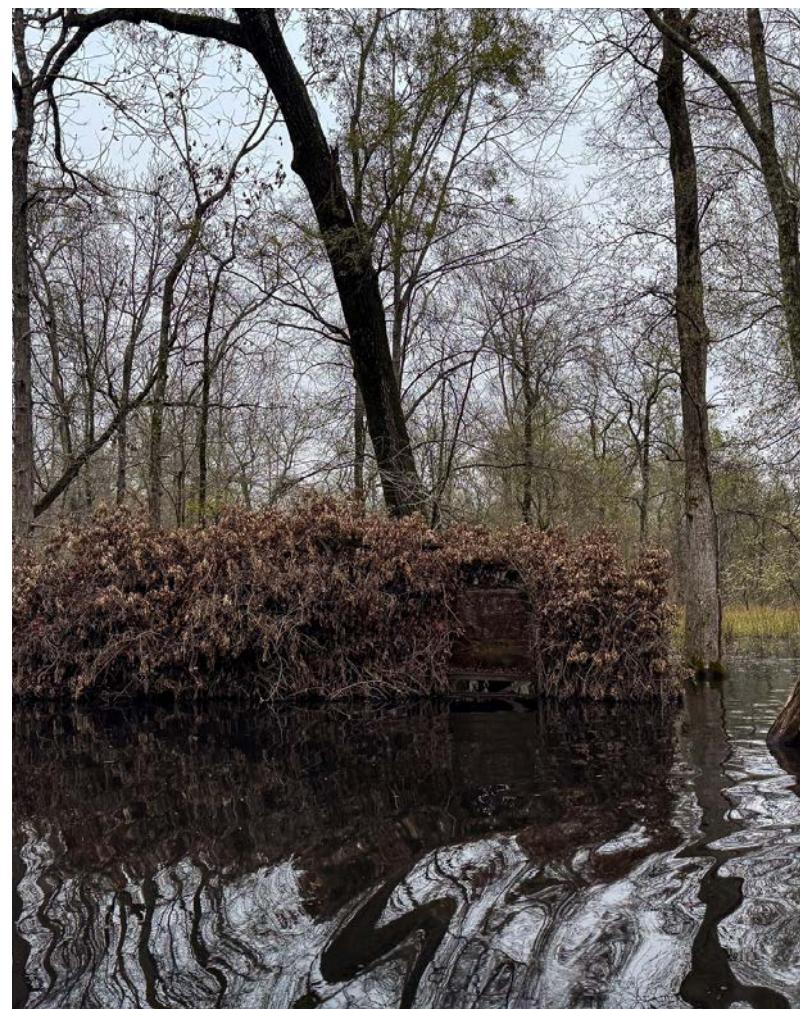
Stuttgart, Arkansas County, Arkansas  
Eastern Central Region of Arkansas

## Mileage Chart

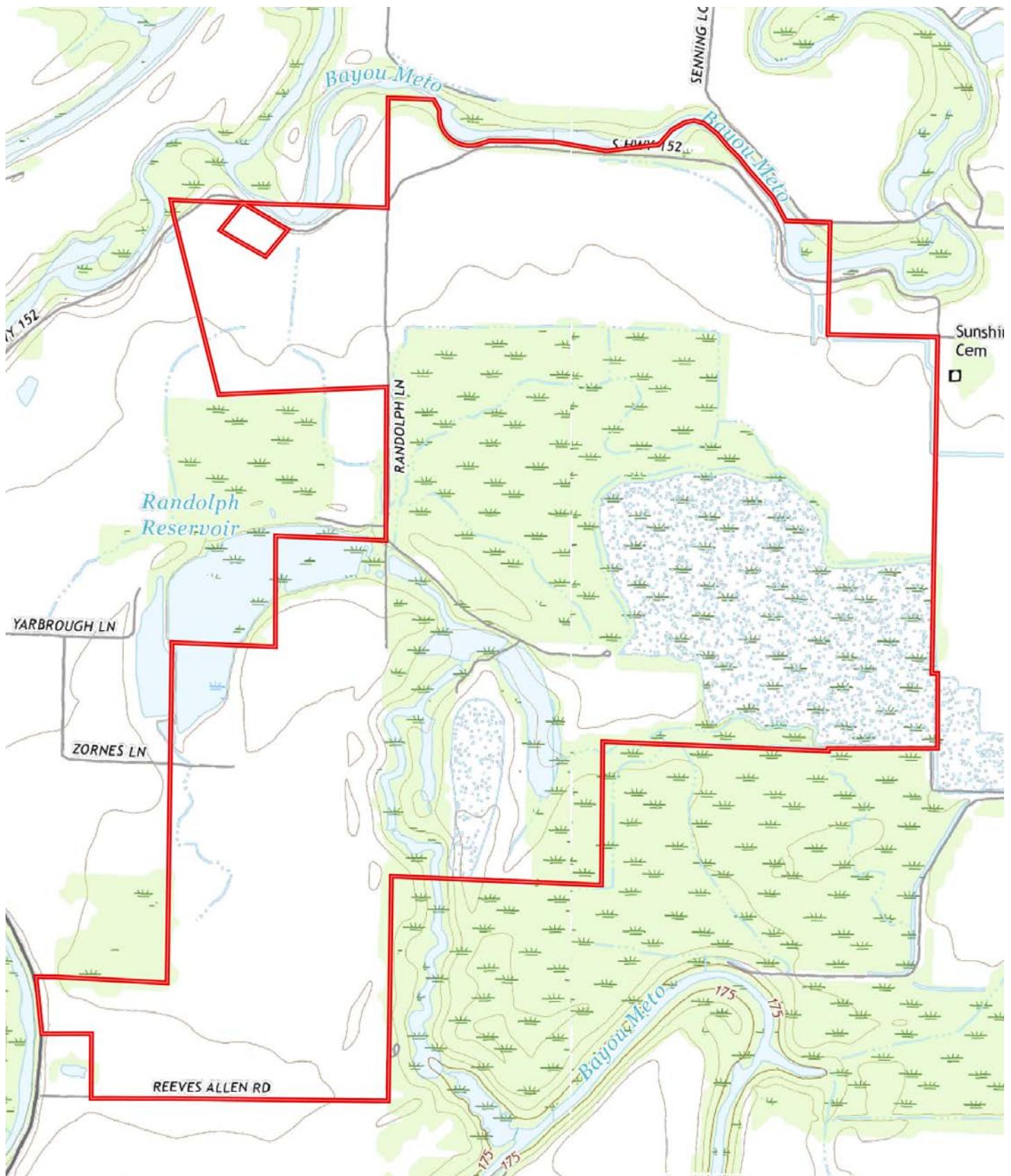
Pine Bluff, AR	36 Miles
Little Rock, AR	55 Miles
Lake Village, AR	101 Miles
Memphis, TN	109 Miles
Greenville, MS	122 Miles

The property has excellent access from Randolph Lane.





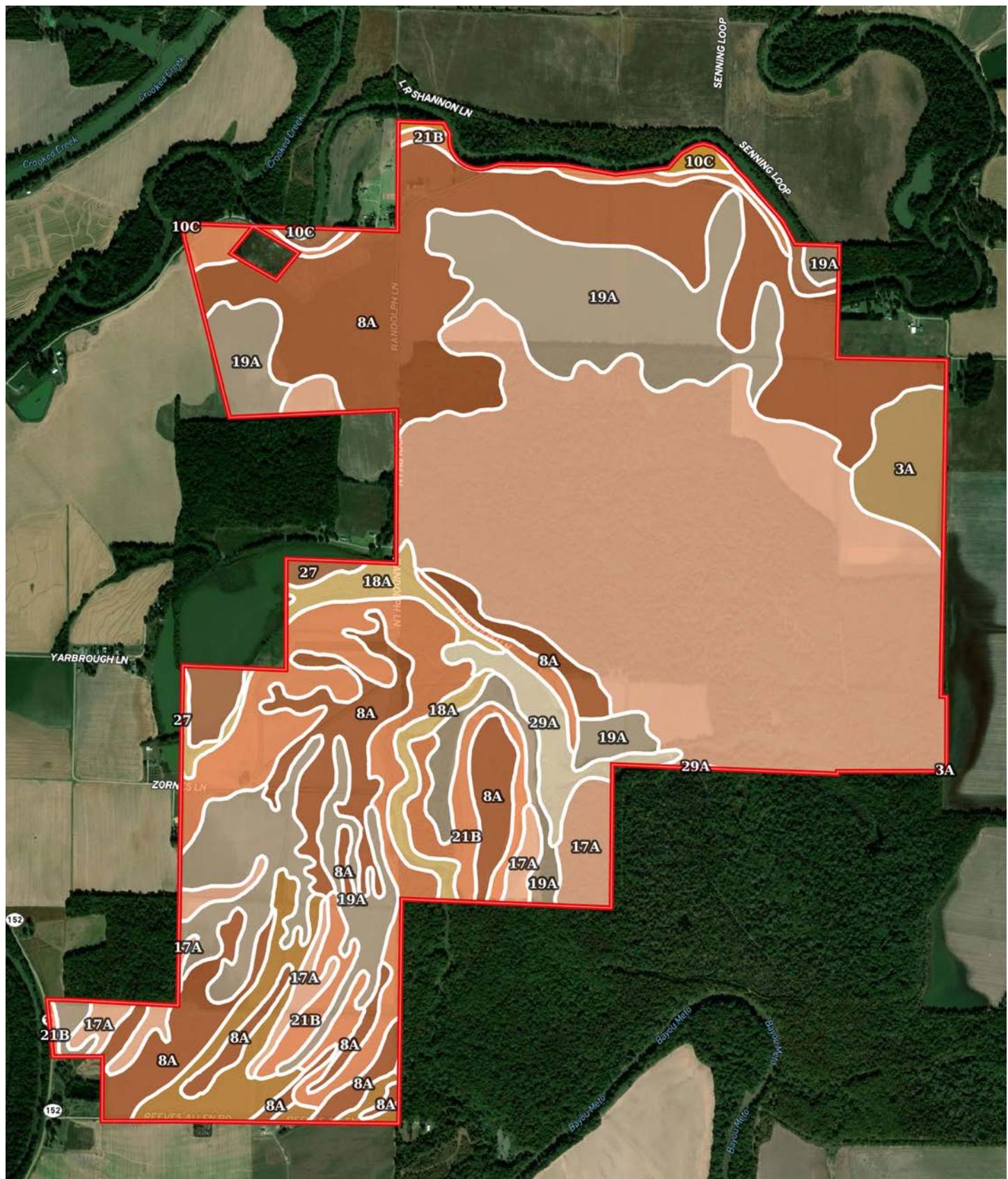
# TOPOGRAPHY MAP







# SOIL MAP





# NOTABLE FEATURES

## Main Lodge

- 8,947± square feet, heated and cooled
- 10 bedrooms / 7 bathrooms
  - Four guest rooms capped with a master suite on each floor.
- Great room with vaulted ceilings, fireplace, and wet bar
- Open concept floor plan connecting the formal dining room and kitchen
- Full kitchen with commercial grade appliances
- Mud room with twelve (12) individual lockers
- Sun room that provides additional dining area with views of rest field
- Full size laundry room
- Screened-in porch with fireplace
- New, professional grade pickleball court

## Shop

- 1,159± square feet
- Two roll-up doors
- Concrete floors
- Work benches
- Lean-to that provides area for dog kennels





# RESOURCES & PRICE

## Mineral Rights

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

## Real Estate Taxes (estimated)

Parcel Number	Acreage	Est. Real Estate Tax
001-02399-000	99.98	\$1,995.03
001-02523-000	640	\$11,133.37
001-02514-002	111.51	\$1,121.48
001-02533-000	120	\$957.34
001-02540-000	28.42	\$35.67
001-02543-000	230.22	\$1,277.88
001-02551-000	369.09	\$3,652.20
001-02521-000	40	\$237.49
Total	1,639.22	\$20,410.46

## Offering Price

\$25,500,000.00

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

### Gar Lile

**501-920-7015 (m)**

[gllile@lilerealestate.com](mailto:gllile@lilerealestate.com)

### Gardner Lile

**501-658-9275 (m)**

[gardner@lilerealestate.com](mailto:gardner@lilerealestate.com)



# LODGE PICTURES



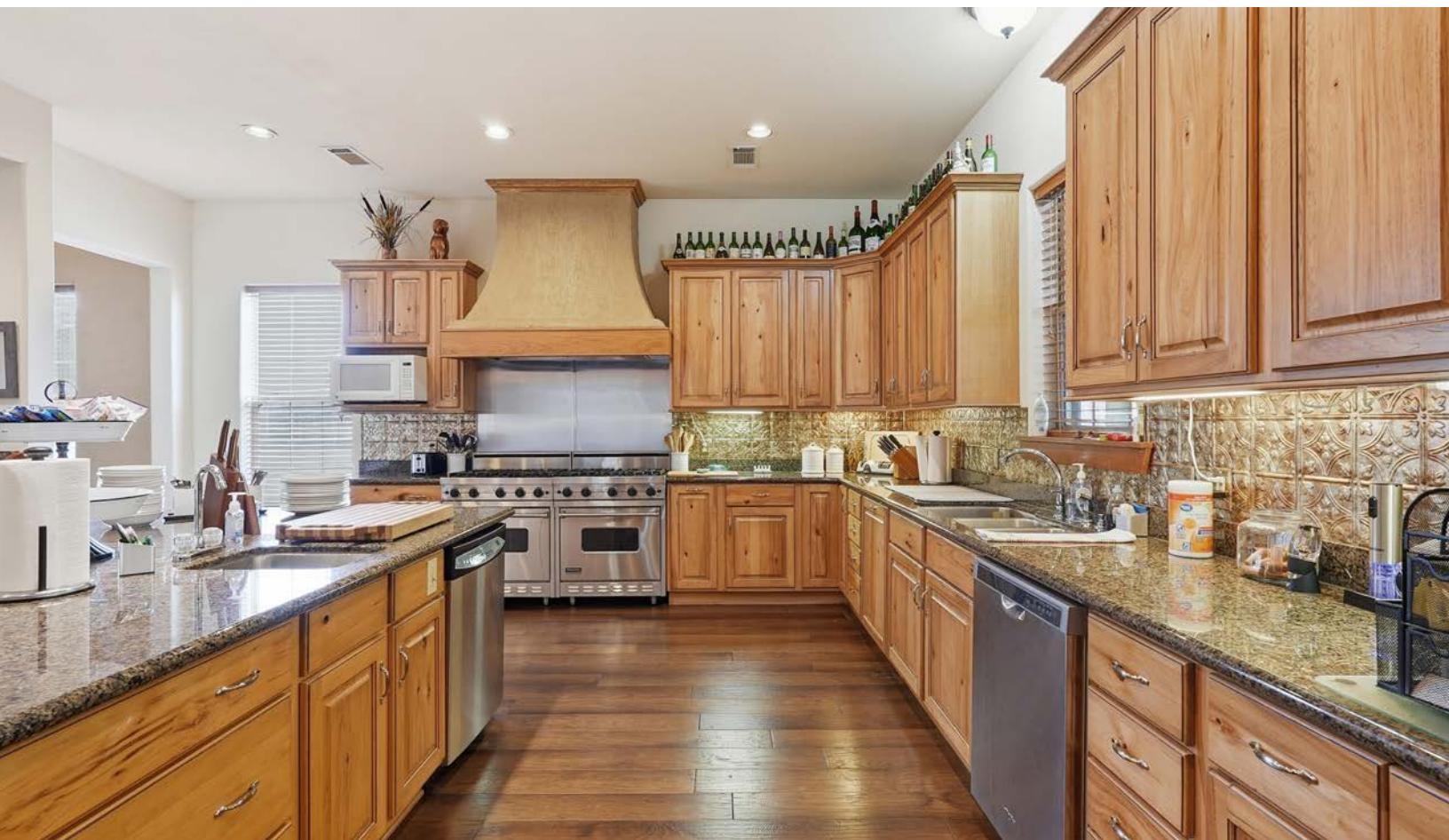












































# FARM SERVICE AGENCY

ARKANSAS  
ARKANSAS  
Form: FSA-156EZ  
See Page 2 for non-discriminatory Statements.



United States Department of Agriculture  
Farm Service Agency

## Abbreviated 156 Farm Record

FARM : 3384  
Prepared : 12/3/25 12:12 PM CST  
Crop Year : 2026

Operator Name : SUNSHINE AGRI CO LLC  
CRP Contract Number(s) : None  
Recon ID : 05-001-2013-15  
Transferred From : None  
ARCPCLC G/I/F Eligibility : Eligible

### Farm Land Data

Farmland	Cropland	DCP Cropland	WBP	EWP	WRP	GRP	Sugarcane	Farm Status	Number Of Tracts
132.31	120.47	120.47	0.00	0.00	0.00	0.00	0.0	Active	1
State Conservation	Other Conservation	Effective DCP Cropland		Double Cropped		CRP	MPL	DCP Ag.Rel. Activity	SOD
0.00	0.00	120.47		16.32		0.00	0.00	0.00	0.00

### Crop Election Choice

ARC Individual	ARC County	Price Loss Coverage
None	SOYBN	RICE-LGR

### DCP Crop Data

Crop Name	Base Acres	CCC-505 CRP Reduction Acres	PLC Yield	HIP
Soybeans	39.21	0.00	33	100
Rice-Long Grain	90.29	0.00	5898	
<b>TOTAL</b>	<b>129.50</b>	<b>0.00</b>		

### NOTES


Tract Number : 3124

Description :  
FSA Physical Location : ARKANSAS/ARKANSAS  
ANSI Physical Location : ARKANSAS/ARKANSAS  
BIA Unit Range Number :  
HEL Status : HEL determinations not completed for all fields on the tract  
Wetland Status : Tract contains a wetland or farmed wetland  
WL Violations : None  
Owners : APEX OIL CO INC  
Other Producers : None  
Recon ID : 05-001-2013-14

### Tract Land Data

Farm Land	Cropland	DCP Cropland	WBP	EWP	WRP	GRP	Sugarcane
132.31	120.47	120.47	0.00	0.00	0.00	0.00	0.0

# FARM SERVICE AGENCY

ARKANSAS	USDA	United States Department of Agriculture Farm Service Agency	FARM : 3384
ARKANSAS			Prepared : 12/3/25 12:12 PM CST
Form: FSA-156EZ			Crop Year : 2026
Abbreviated 156 Farm Record			

## Tract 3124 Continued ...

State Conservation	Other Conservation	Effective DCP Cropland	Double Cropped	CRP	MPL	DCP Ag. Rel Activity	SOD
0.00	0.00	120.47	16.32	0.00	0.00	0.00	0.00

## DCP Crop Data

Crop Name	Base Acres	CCC-505 CRP Reduction Acres	PLC Yield
Soybeans	39.21	0.00	33
Rice-Long Grain	90.29	0.00	5898
<b>TOTAL</b>	<b>129.50</b>	<b>0.00</b>	

## NOTES

In accordance with Federal civil rights law and U.S. Department of Agriculture (USDA) civil rights regulations and policies, the USDA, its Agencies, offices, and employees, and institutions participating in or administering USDA programs are prohibited from discriminating based on race, color, national origin, religion, sex, disability, age, marital status, family/parental status, income derived from a public assistance program, political beliefs, or reprisal or retaliation for prior civil rights activity, in any program or activity conducted or funded by USDA (not all bases apply to all programs). Remedies and complaint filing deadlines vary by program or incident.

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To file a program discrimination complaint, complete the USDA Program Discrimination Complaint Form, AD-3027, found online at [How to File a Program Discrimination Complaint](#) and at any USDA office or write a letter addressed to USDA and provide in the letter all of the information requested in the form. To request a copy of the complaint form, call (866) 632-9992. Submit your completed form or letter to USDA by: (1) Mail: U.S. Department of Agriculture Office of the Assistant Secretary for Civil Rights, 1400 Independence Avenue, SW Washington, D.C. 20250-9410; (2) Fax: (202) 690-7442; or (3) Email: [program.intake@usda.gov](mailto:program.intake@usda.gov). USDA is an equal opportunity provider, employer, and lender.

# FARM SERVICE AGENCY

ARKANSAS  
ARKANSAS



United States Department of Agriculture  
Farm Service Agency

Form: FSA-156EZ

## Abbreviated 156 Farm Record

See Page 2 for non-discriminatory Statements.

FARM : 1302

Prepared : 12/3/25 12:12 PM CST

Crop Year : 2026

Operator Name : SUNSHINE AGRI CO LLC  
CRP Contract Number(s) : None  
Recon ID : None  
Transferred From : None  
ARCPAC G/I/F Eligibility : Eligible

### Farm Land Data

Farmland	Cropland	DCP Cropland	WBP	EWP	WRP	GRP	Sugarcane	Farm Status	Number Of Tracts
1,152.39	432.80	432.80	0.00	0.00	0.00	0.00	0.0	Active	1
State Conservation	Other Conservation	Effective DCP Cropland		Double Cropped		CRP	MPL	DCP Ag.Rel. Activity	SOD
0.00	0.00	432.80		113.80		0.00	0.00	0.00	0.00

### Crop Election Choice

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

### DCP Crop Data

Crop Name	Base Acres	CCC-505 CRP Reduction Acres	PLC Yield	HIP
Wheat	115.30	0.00	61	
Soybeans	267.30	0.00	39	100
Rice-Long Grain	164.00	0.00	6619	
<b>TOTAL</b>	<b>546.60</b>	<b>0.00</b>		

### NOTES


Tract Number : 1464

Description : C-6,D-6  
FSA Physical Location : ARKANSAS/ARKANSAS  
ANSI Physical Location : ARKANSAS/ARKANSAS  
BIA Unit Range Number :  
HEL Status : NHEL: No agricultural commodity planted on undetermined fields  
Wetland Status : Tract contains a wetland or farmed wetland  
WL Violations : None  
Owners : APEX OIL CO INC  
Other Producers : None  
Recon ID : None

### Tract Land Data

Farm Land	Cropland	DCP Cropland	WBP	EWP	WRP	GRP	Sugarcane
1,152.39	432.80	432.80	0.00	0.00	0.00	0.00	0.0

# FARM SERVICE AGENCY

ARKANSAS  
ARKANSAS  
Form: FSA-156EZ



United States Department of Agriculture  
Farm Service Agency

Abbreviated 156 Farm Record

FARM : 1302  
Prepared : 12/3/25 12:12 PM CST  
Crop Year : 2026

## Tract 1464 Continued ...

State Conservation	Other Conservation	Effective DCP Cropland	Double Cropped	CRP	MPL	DCP Ag. Rel Activity	SOD
0.00	0.00	432.80	113.80	0.00	0.00	0.00	0.00

## DCP Crop Data

Crop Name	Base Acres	CCC-505 CRP Reduction Acres	PLC Yield
Wheat	115.30	0.00	61
Soybeans	267.30	0.00	39
Rice-Long Grain	164.00	0.00	6619
<b>TOTAL</b>	<b>546.60</b>	<b>0.00</b>	

## NOTES

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# FARM SERVICE AGENCY

ARKANSAS  
ARKANSAS  
Form: FSA-156EZ  
See Page 3 for non-discriminatory Statements.



United States Department of Agriculture  
Farm Service Agency

## Abbreviated 156 Farm Record

FARM : 2621  
Prepared : 12/3/25 12:12 PM CST  
Crop Year : 2026

Operator Name : SUNSHINE AGRI CO LLC  
CRP Contract Number(s) : None  
Recon ID : None  
Transferred From : None  
ARCPCLC G/I/F Eligibility : Eligible

### Farm Land Data

Farmland	Cropland	DCP Cropland	WBP	EWP	WRP	GRP	Sugarcane	Farm Status	Number Of Tracts
409.22	349.76	349.76	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	349.76		52.30		0.00	0.00	0.00	0.00

### Crop Election Choice

ARC Individual	ARC County	Price Loss Coverage
None	SOYBN	RICE-LGR

### DCP Crop Data

Crop Name	Base Acres	CCC-505 CRP Reduction Acres	PLC Yield	HIP
Soybeans	38.88	0.00	31	100
Rice-Long Grain	363.18	0.00	5103	
<b>TOTAL</b>	<b>402.06</b>	<b>0.00</b>		

### NOTES


Tract Number : 448

Description : C-7  
FSA Physical Location : ARKANSAS/ARKANSAS  
ANSI Physical Location : ARKANSAS/ARKANSAS  
BIA Unit Range Number :  
HEL Status : NHEL: No agricultural commodity planted on undetermined fields  
Wetland Status : Tract contains a wetland or farmed wetland  
WL Violations : None  
Owners : APEX OIL CO INC  
Other Producers : None  
Recon ID : None

### Tract Land Data

Farm Land	Cropland	DCP Cropland	WBP	EWP	WRP	GRP	Sugarcane
277.27	252.09	252.09	0.00	0.00	0.00	0.00	0.0

# FARM SERVICE AGENCY

ARKANSAS ARKANSAS Form: FSA-156EZ	 United States Department of Agriculture Farm Service Agency	FARM : 2621 Prepared : 12/3/25 12:12 PM CST Crop Year : 2026
Abbreviated 156 Farm Record		

## Tract 448 Continued ...

State Conservation	Other Conservation	Effective DCP Cropland	Double Cropped	CRP	MPL	DCP Ag. Rel Activity	SOD
0.00	0.00	252.09	38.50	0.00	0.00	0.00	0.00

### DCP Crop Data

Crop Name	Base Acres	CCC-505 CRP Reduction Acres	PLC Yield
Soybeans	28.08	0.00	31
Rice-Long Grain	262.51	0.00	5103
<b>TOTAL</b>	<b>290.59</b>	<b>0.00</b>	

### NOTES

## Tract Number : 1512

Description	:	C6
FSA Physical Location	:	ARKANSAS/ARKANSAS
ANSI Physical Location	:	ARKANSAS/ARKANSAS
BIA Unit Range Number	:	
HEL Status	:	NHEL: No agricultural commodity planted on undetermined fields
Wetland Status	:	Tract does not contain a wetland
WL Violations	:	None
Owners	:	APEX OIL CO INC
Other Producers	:	None
Recon ID	:	None

### Tract Land Data

Farm Land	Cropland	DCP Cropland	WBP	EWP	WRP	GRP	Sugarcane
131.95	97.67	97.67	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	97.67	13.80	0.00	0.00	0.00	0.00

### DCP Crop Data

Crop Name	Base Acres	CCC-505 CRP Reduction Acres	PLC Yield
Soybeans	10.80	0.00	31
Rice-Long Grain	100.67	0.00	5103
<b>TOTAL</b>	<b>111.47</b>	<b>0.00</b>	

### NOTES

# FARM SERVICE AGENCY



United States  
Department of  
Agriculture

Arkansas County, Arkansas



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# FARM SERVICE AGENCY



United States  
Department of  
Agriculture

Arkansas County, Arkansas

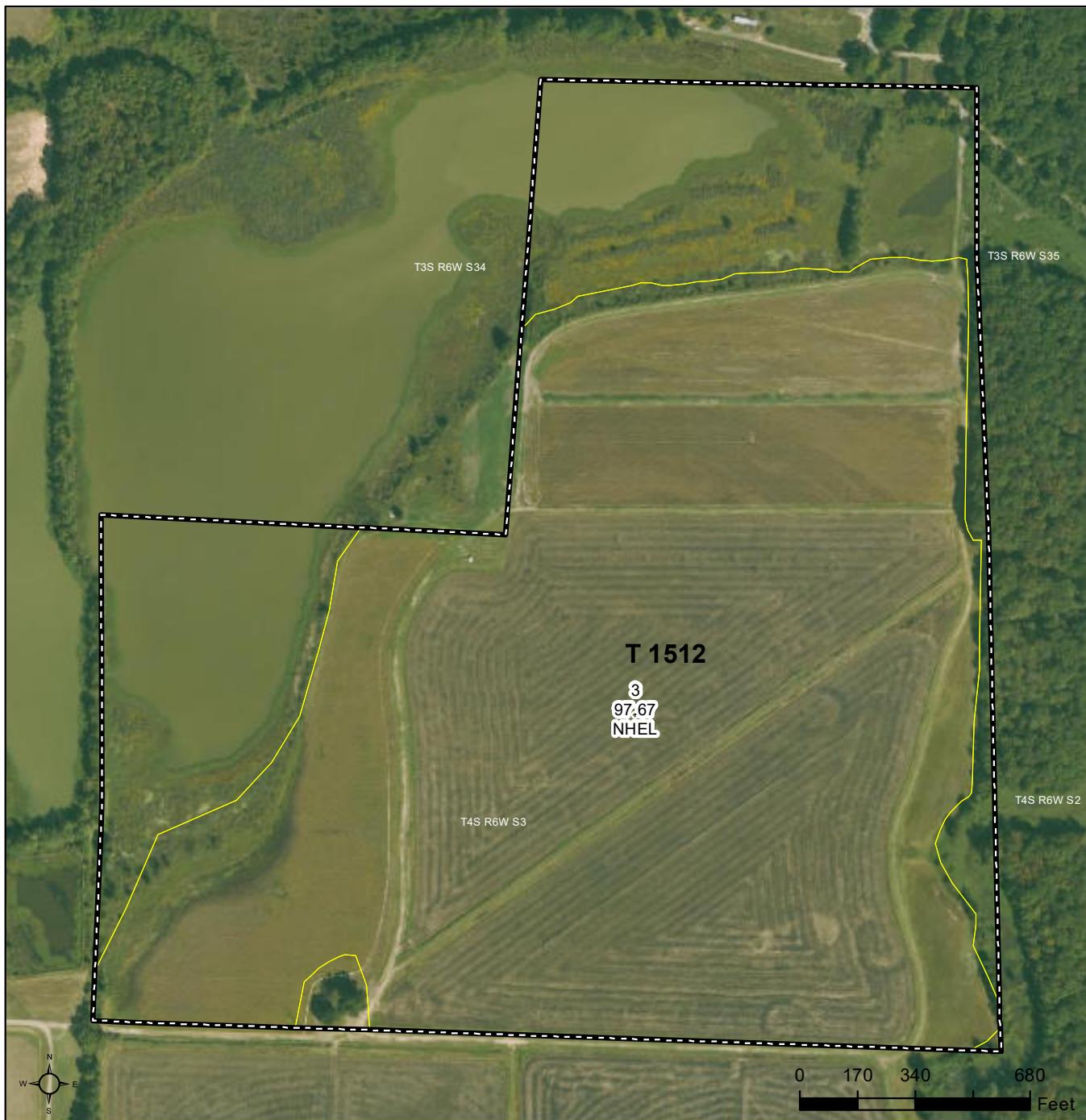


# FARM SERVICE AGENCY



United States  
Department of  
Agriculture

Arkansas 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 March 18, 2025

Farm 2621  
Tract 1512

Tract Cropland Total: 97.67 acres

# FARM SERVICE AGENCY



United States  
Department of  
Agriculture

Arkansas 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 March 18, 2025

**Farm 3384  
Tract 3124**

Tract Cropland Total: 120.47 acres

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Lile Real Estate is a dedicated team of professionals with an in-depth understanding and a network of qualified buyers within the Mid-South and across the country. For over 30 years, we've connected land sellers with buyers in Arkansas, Louisiana, Mississippi, and Tennessee.



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

**GAR LILE**

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**GARDNER LILE**

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[gardner@lilerealestate.com](mailto:gardner@lilerealestate.com)

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