



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

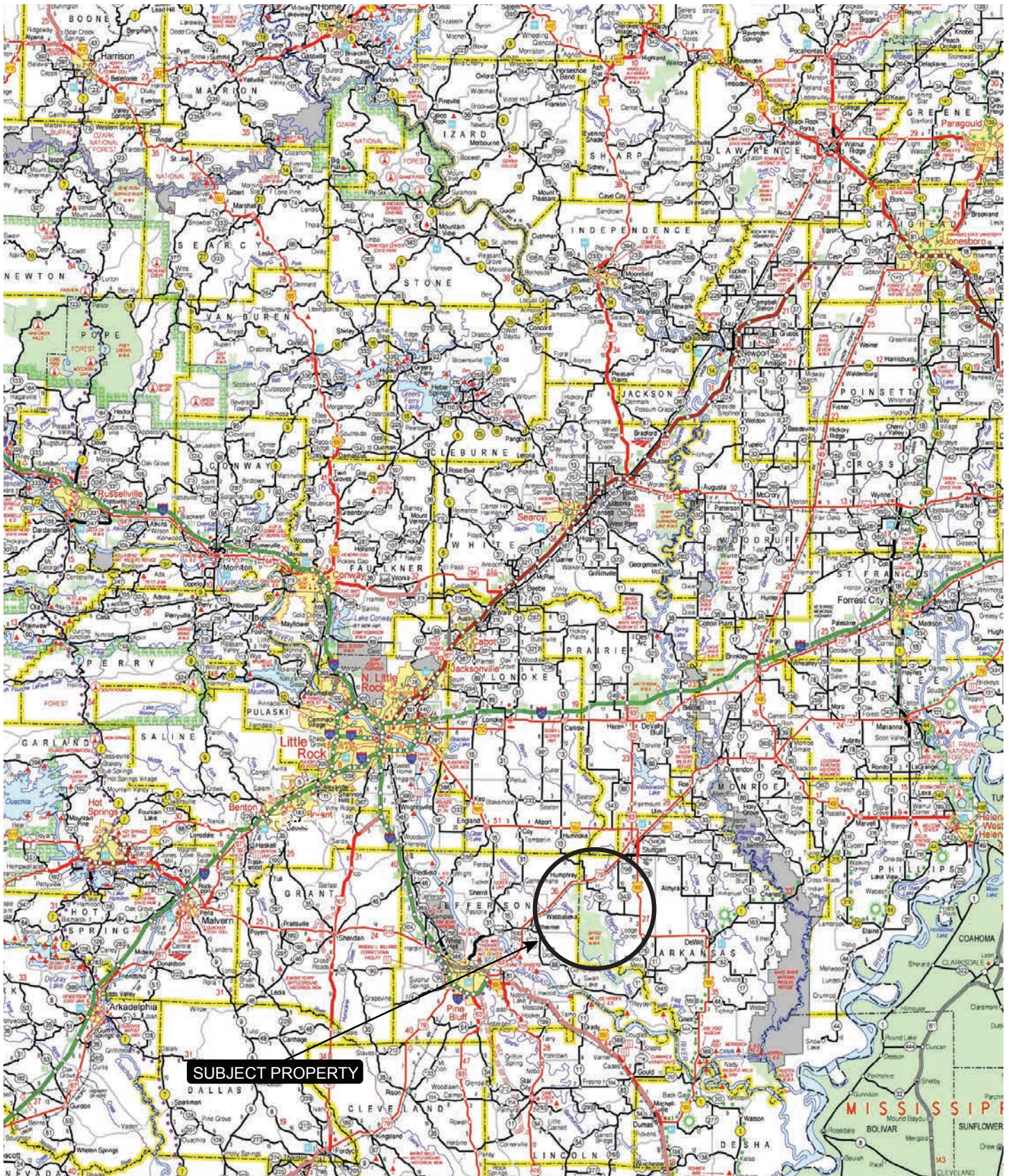
- 8,947± square foot lodge, heated and cooled
- 1,159± square foot shop
- Green timber hunting
- Irrigated tillable acreage with 264 acres± leveled to a zero grade

Offering Price

\$25,500,000.00



VICINITY MAP



PROPERTY DESCRIPTION

SUNSHINE CLUB

The Sunshine Club is approximately 1,639± 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± 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± 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 relief 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± 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± 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± 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.

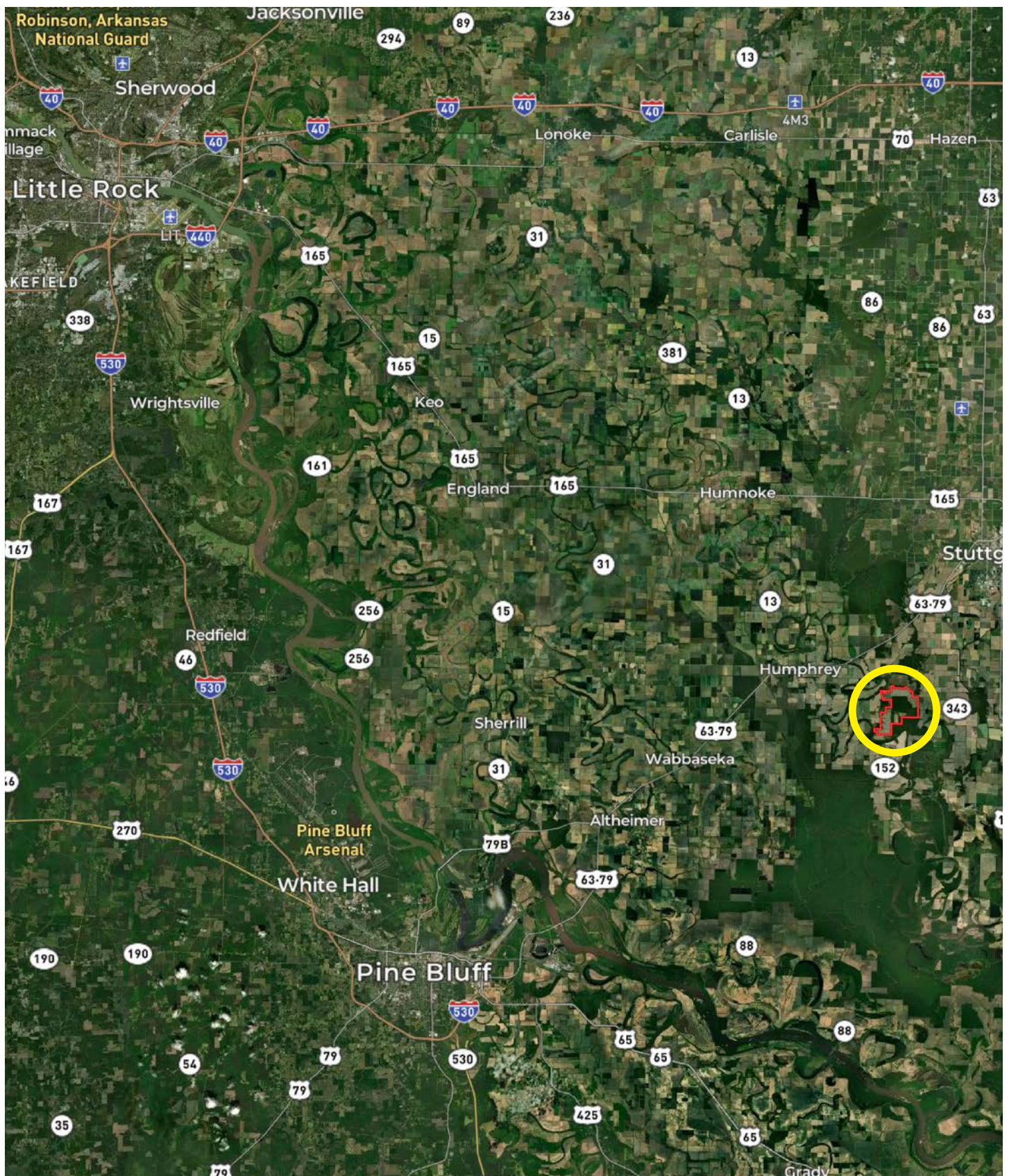
This legacy property is completed by the stunning 8,947± heated and cooled square foot lodge that is privately tucked away in the center portion of the property. Built for entertainment and hosting, no detail was left unnoticed when the lodge was constructed in approximately 2004. The two-story lodge 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

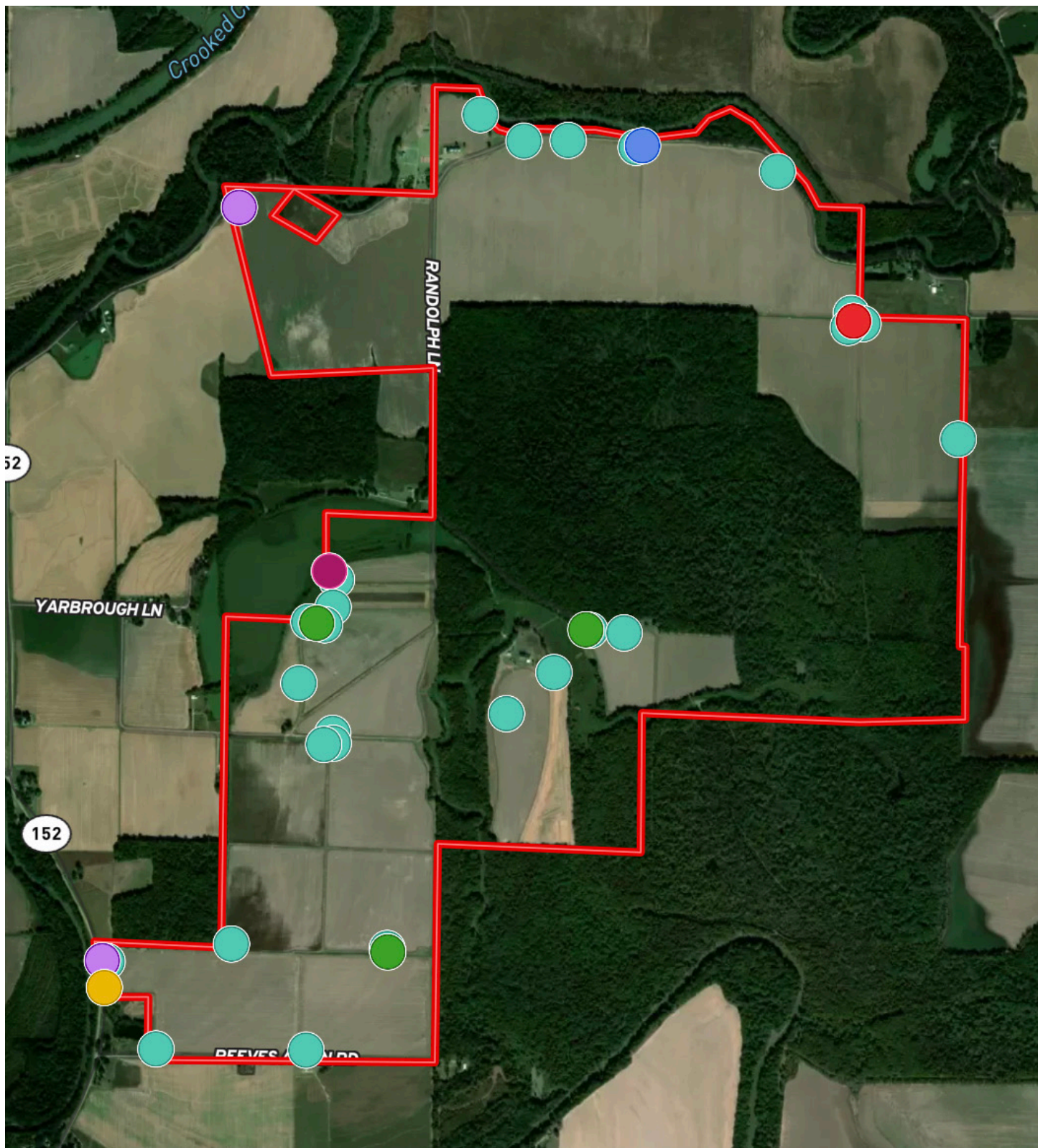
The tillable acreage is leased for the 2026 growing season on a cash rent.

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

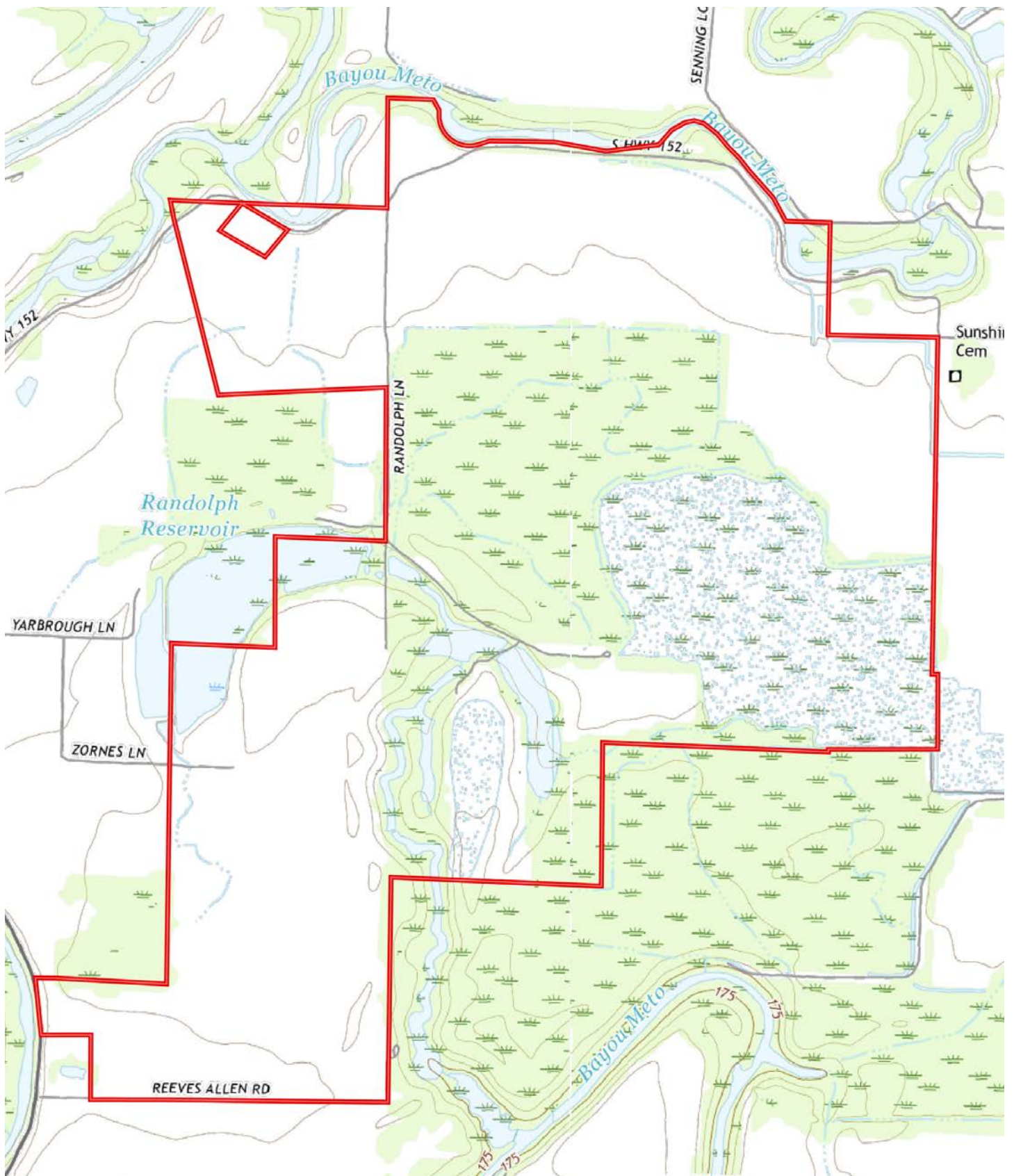
Pine Bluff, AR	36 Miles
Little Rock, AR	55 Miles
Lake Village, AR	101 Miles
Memphis, TN	109 Miles
Greenville, MS	122 Miles

The property has excellent access from
Randolph Lane.





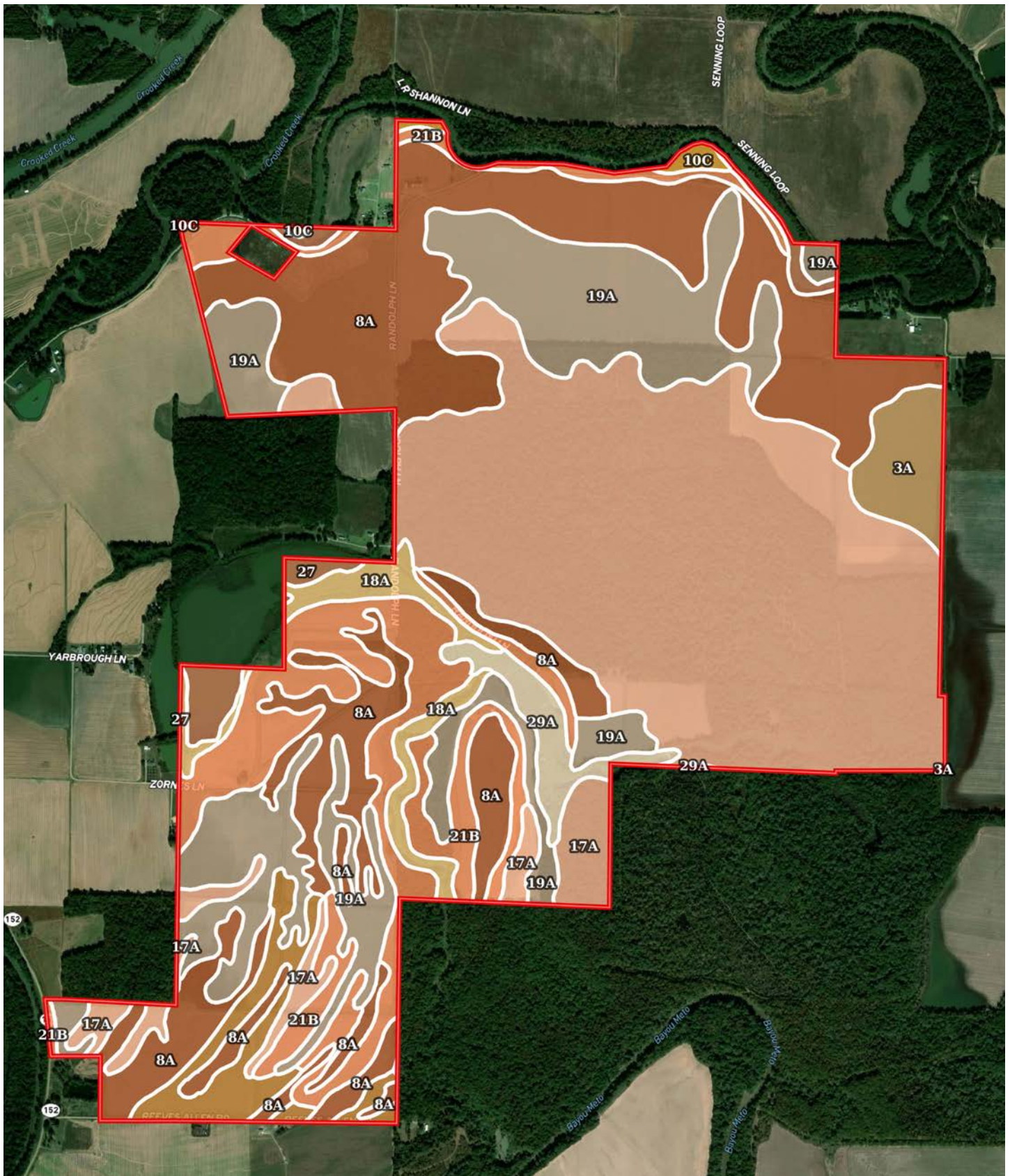
TOPOGRAPHY MAP







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.

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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

ARCPLC 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	
TOTAL	129.50	0.00		

NOTES

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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

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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

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
TOTAL	129.50	0.00	

NOTES

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Farm Service Agency

FARM : 1302

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

Crop Year : 2026

See Page 2 for non-discriminatory Statements.

Abbreviated 156 Farm Record

Operator Name : SUNSHINE AGRI CO LLC
CRP Contract Number(s) : None
Recon ID : None
Transferred From : None
ARCPLC G//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	
TOTAL	546.60	0.00		

NOTES

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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

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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

TOTAL **546.60** **0.00**

NOTES

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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

ARCPLC 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	
TOTAL	402.06	0.00		

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

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Form: FSA-156EZ



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

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
TOTAL	290.59	0.00	

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
TOTAL	111.47	0.00	

NOTES

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 **1302**

Tract **1464**

Tract Cropland Total: 432.80 acres

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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

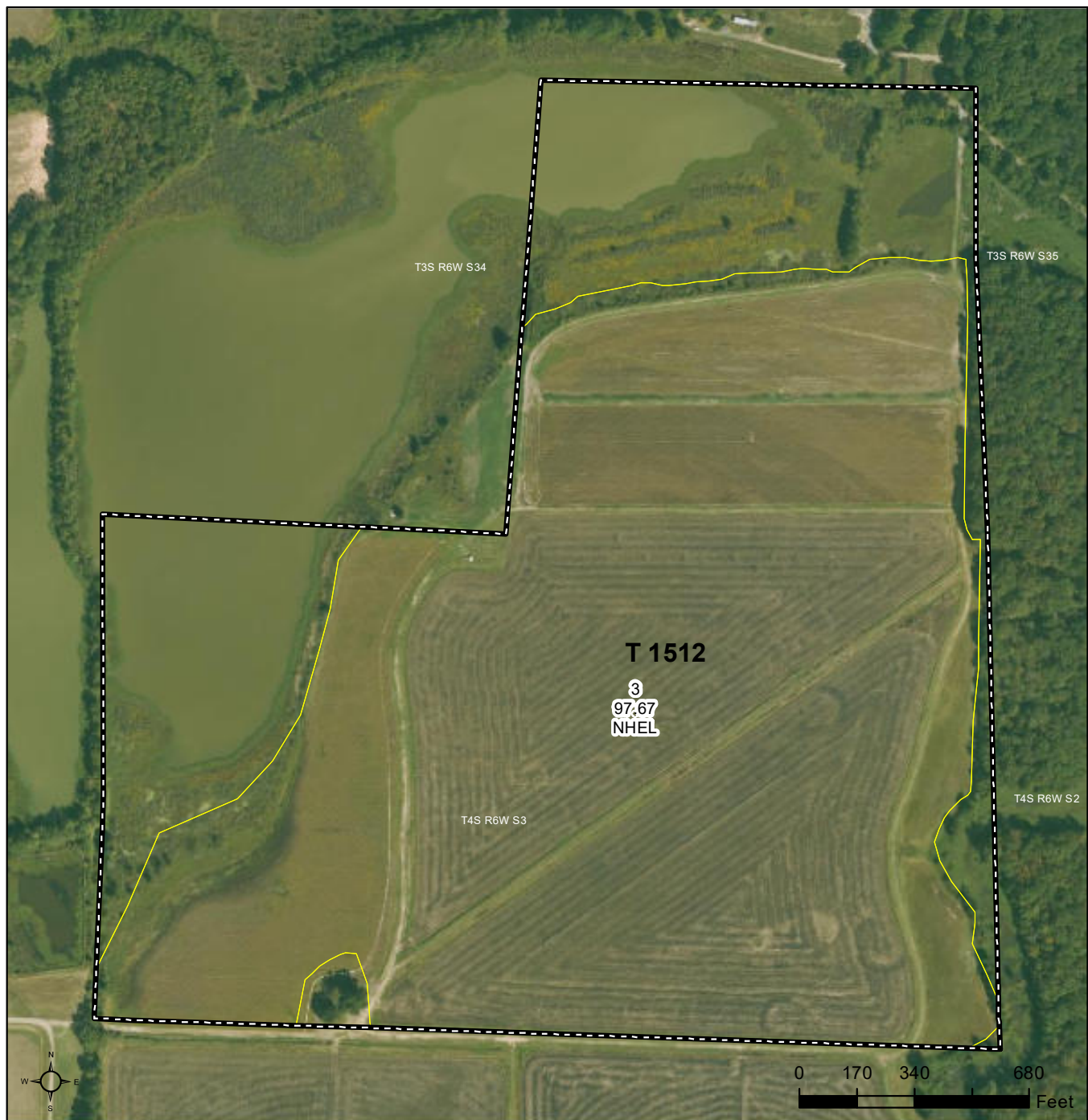
Tract 448

Tract Cropland Total: 252.09 acres

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

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