

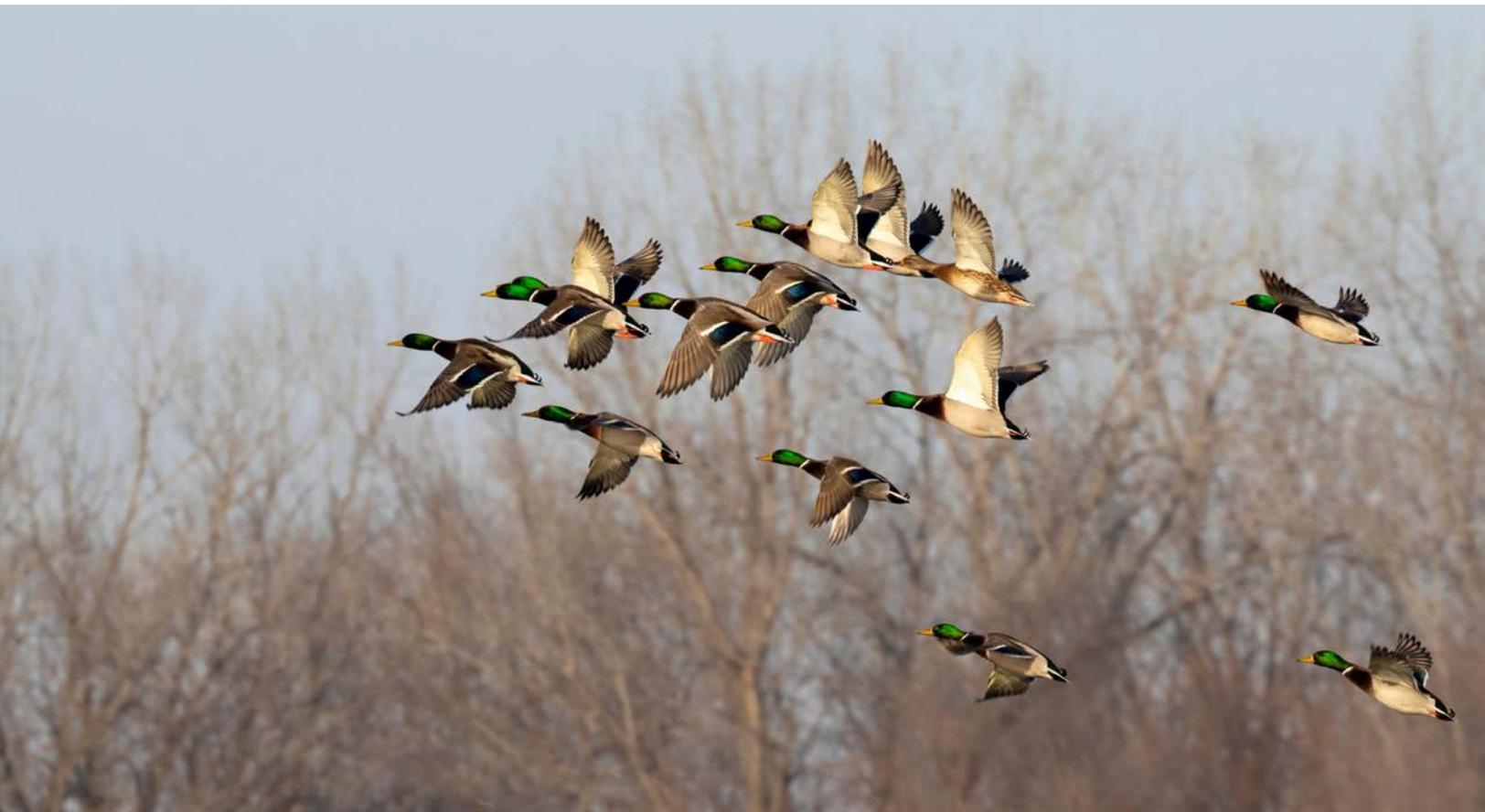


# WHITEHALL HUNT CLUB

An Agricultural and Recreational Investment Opportunity

480± Total Acres | \$6,700,000.00

Poinsett County, Arkansas



**AGRICULTURE | RECREATION | TIMBERLAND**

Traditional Brokerage + Sealed Bids + Consulting

LICENSED IN ARKANSAS, LOUISIANA, MISSISSIPPI, AND TENNESSEE



# WHITEHALL HUNT CLUB

## QUICK FACTS

### Acreage

480± total acres

### Location

Whitehall, Arkansas

### Access

Gated access from Spiegel Lane

### Crop Rotation

Rice and soybeans

### Irrigation

The tillable acres are fully irrigated and the impoundment can be artificially flooded.

### Recreation

Excellent duck hunting as well as outstanding fishing and deer hunting.

### Notable Features

- 5,724± square foot lodge
- 2,035± square foot metal building shop
- 318± tillable acres with two (2) pits
- 104± acre impoundment with three shooting holes and blinds

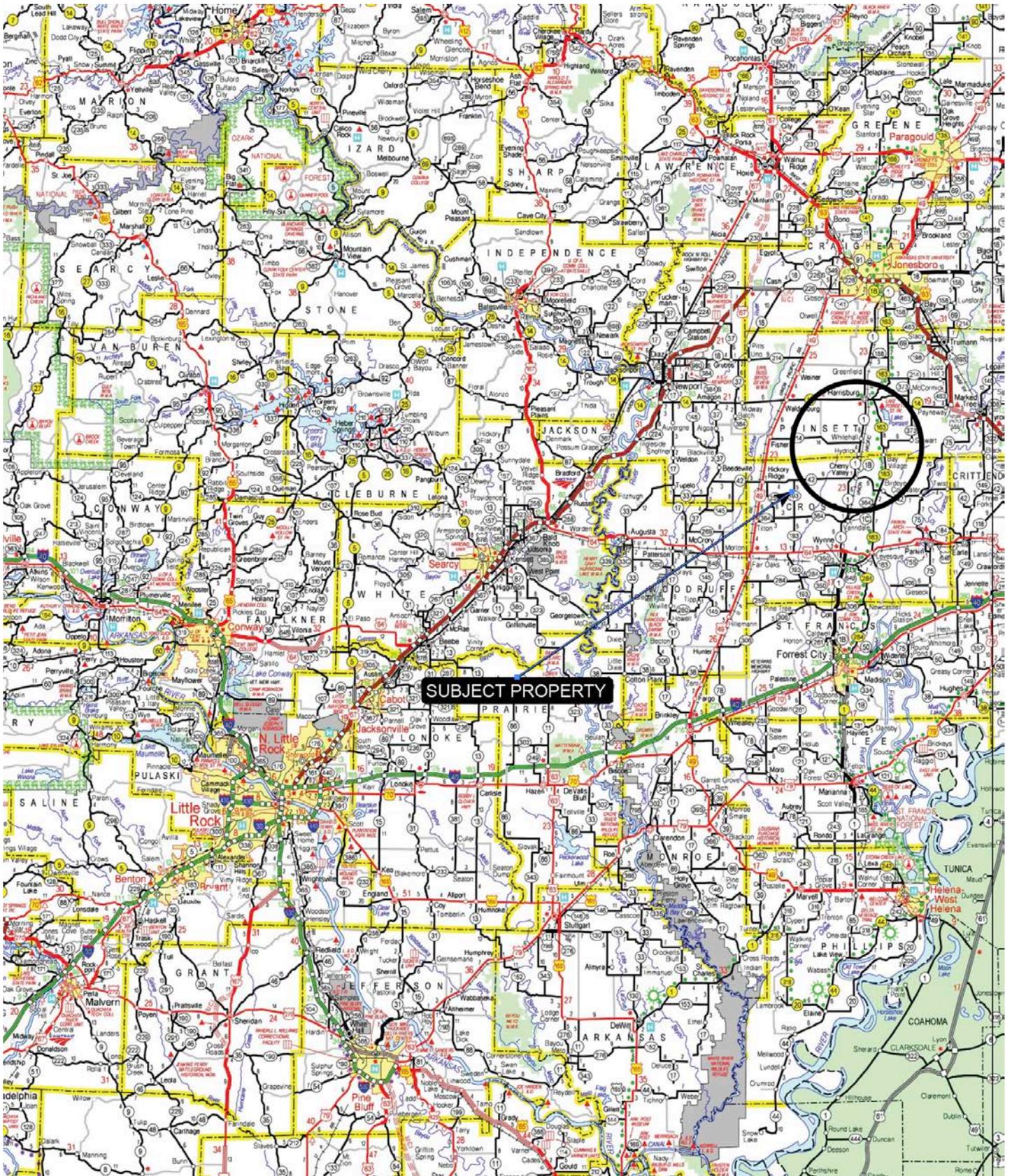
### Offering Price

\$6,700,000.00





# VICINITY MAP



**SUBJECT PROPERTY**

# PROPERTY DESCRIPTION

## WHITEHALL HUNT CLUB

The “Whitehall Hunt Club” offering is an exceptional opportunity to acquire a turn-key recreational investment property that is located only 8 miles south of the world-famous Claypool’s Reservoir in the renowned Wiener/Harrisburg area. The property consists of 480± total acres and the Farm Service Agency (FSA) reports a total of 318± cropland acres, all of which are irrigated by three (3) wells. In the past, this acreage has been in commercial agricultural production or managed as waterfowl habitat. A beautiful impoundment exists on the east side of the property with approximately 104± acres of cypress, buckbrush, and willows along the L’Anguille River. The impoundment can be artificially flooded from the re-lift that is on the river, or from the 8-inch diesel turbine well located on the west side of the impoundment. The ownership primarily hunts one large blind in the impoundment that holds up to fifteen people and features a crow’s nest. To facilitate hunting during periods of freeze ups, there are two (2) risers connected by underground pipe to the relift to keep the water open in the shooting hole. In addition to the main blind, there are two other blinds and several other hunting areas located within the impoundment. The fields on the west side of the property have had multiple improvements done which includes two pit blinds in place, offering additional hunting opportunity. The club has a long track record of success and historically harvests 350 to 750 ducks per season. There are deer hunting opportunities in the southern central portion of the property just east of the lodge. During the offseason, or on a warm afternoon during duck season one can enjoy fishing in the two ponds that have been stocked.



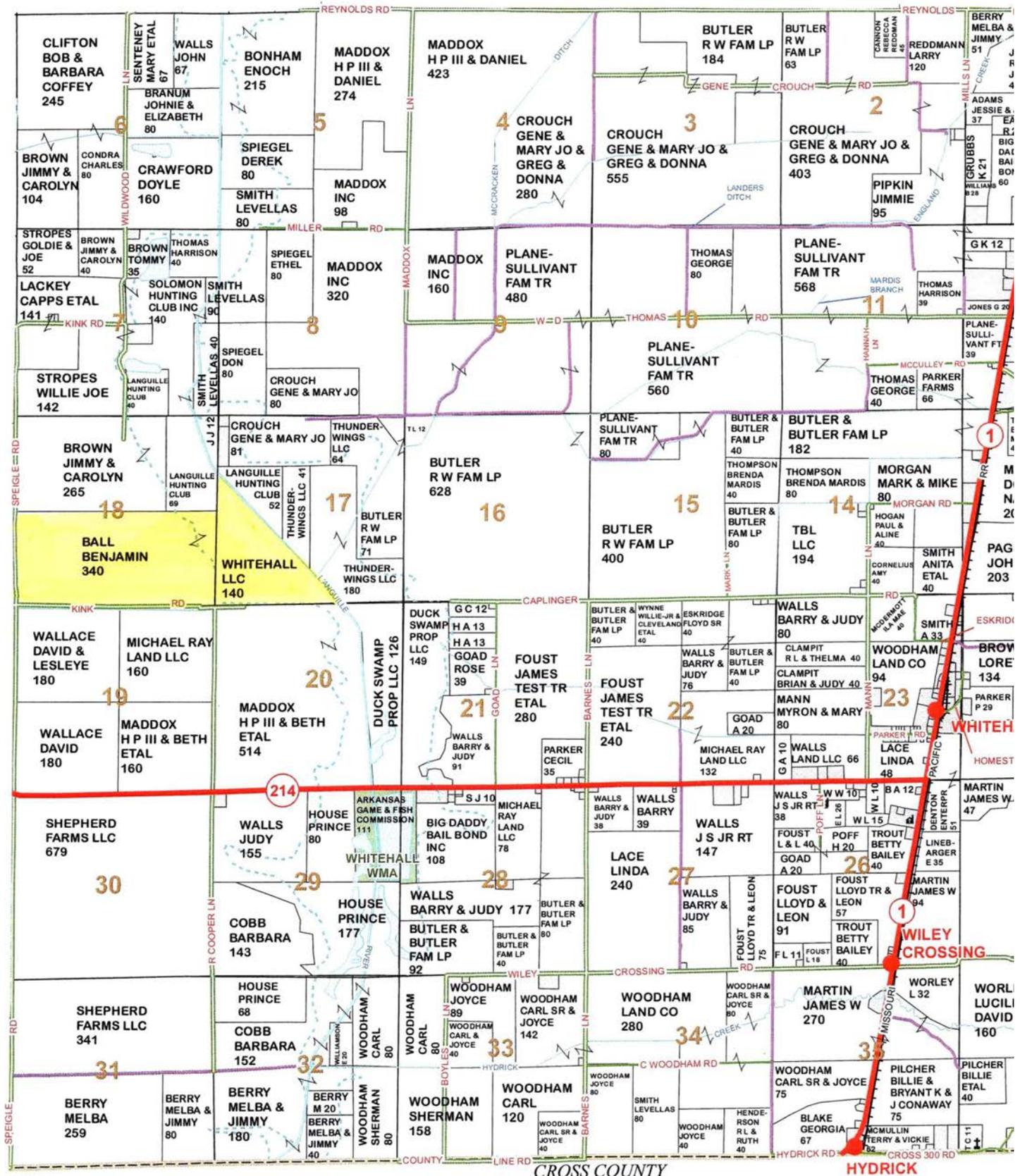


Completing this recreational property is the 5,724± square foot lodge. This lodge features four (4) large suites that have two (2) bedrooms with their own full bathroom; in addition, there is a master suite that has two (2) bedrooms and a full bathroom on the most eastern end of the lodge for additional privacy. For entertainment, the lodge has a large open concept living and dining area accompanied by an updated kitchen. The dining tables can seat up to 14 people, perfect for entertaining friends or clients. Just off the primary living area is a second entertainment space that offers a great area for a pool table, or ping pong table. Both living areas feature a rock wood burning fireplace. Attached to the second living area is an indoor brick wood burning grill with a built-in vent a hood system.

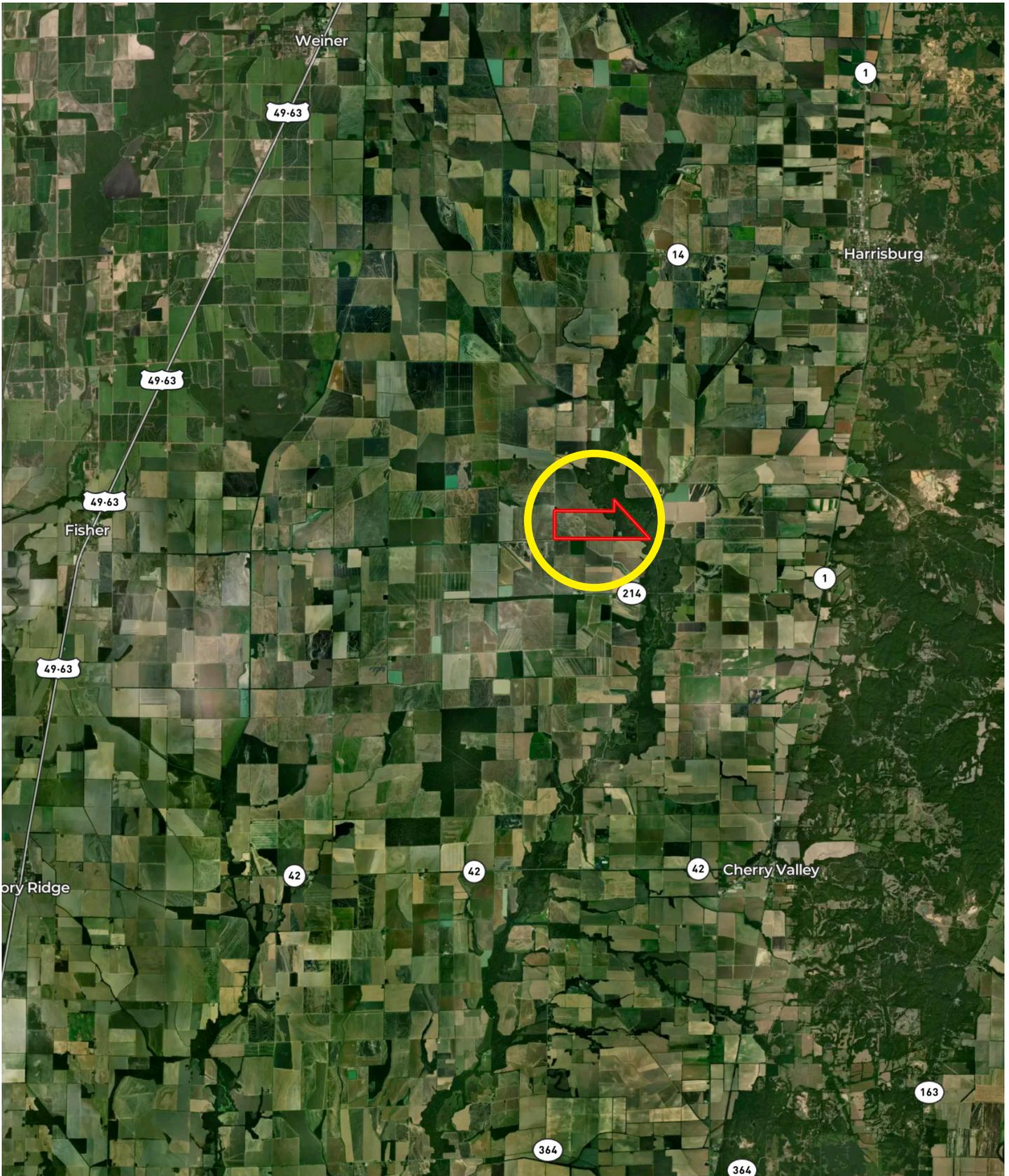
To store hunting equipment and the tractor, there is a 2,035± square foot metal shop building with one large roll up door located on the west side of the building. There are also three separated areas that have roll up doors that give members private areas to store their personal equipment.

This unique property has been built and developed to provide easy premier waterfowl hunting with only a short ranger ride to the boat dock followed by an effortless boat drive to one of the blinds. The improvements on the property make it ideal for hosting large groups of people, for a corporation looking to entertain guests, a group of friends that desire their own private recreational property, or a family get away. With this said, Whitehall Hunt Club is a rare opportunity to purchase a historically proven, turn key recreational property specifically developed for duck hunting. The property is offered for sale for \$6,700,000.00.

# OWNERSHIP MAP



# LOCATION MAP





# LOCATION & ACCESS

Whitehall, Arkansas; Poinsett County  
Northeast Region of Arkansas

## Mileage Chart

Little Rock, AR	119 Miles
Jonesboro, AR	31 Miles
Searcy, AR	72 Miles
Newport, AR	36 Miles
Memphis, TN	68 Miles
Weiner, AR	20 Miles

Gated access from Speigel Lane











# FARM INFORMATION

## Tillable Acreage

318± tillable acres

## Crop Rotation

Rice and soybeans

## Irrigation

- The tillable acres are irrigated by a 8" electric submersible well and two 8" diesel turbine wells. The impoundment

can be artificially flooded by an eight (8") diesel turbine well, ten (10") diesel turbine relief or gravity flowed from the river.

## Farm Contract

The farm is rented for the 2026 crop year.

## Farm Bases

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



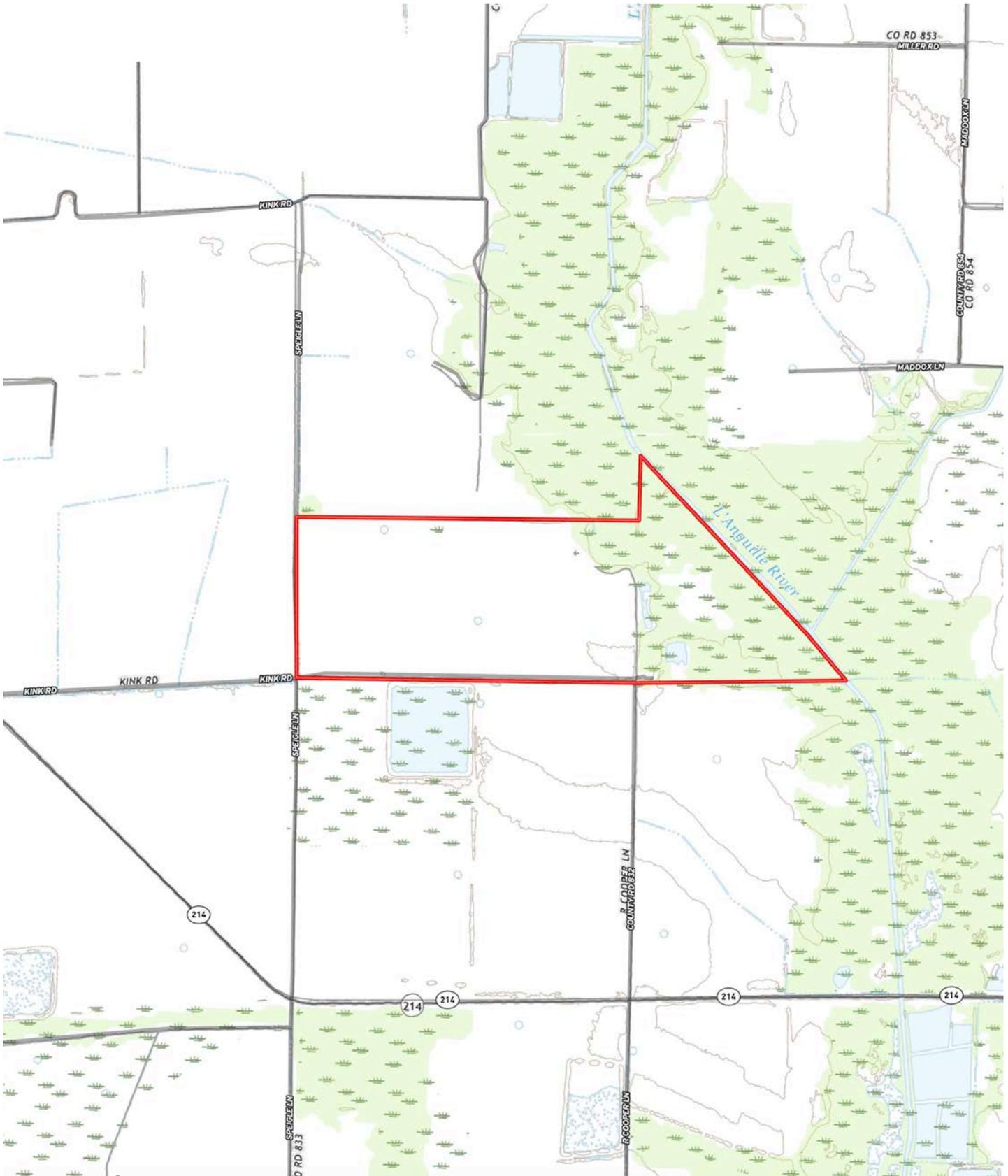
# IRRIGATION MAP



● 8" Diesel Turbine (3)   ● 10" Diesel Turbine Relift   ● 8" Electric Submersible



# TOPOGRAPHY MAP





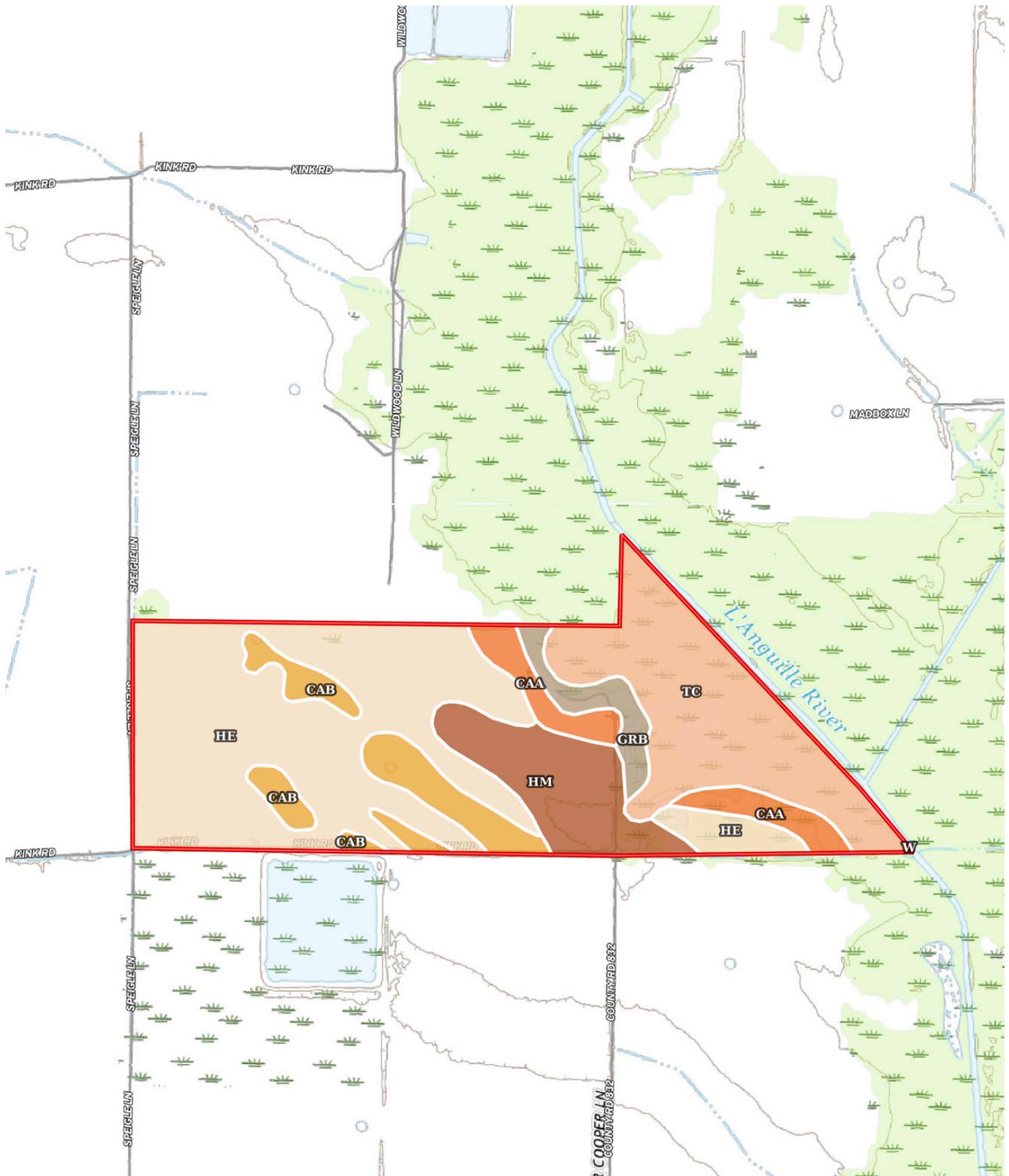
# NOTABLE FEATURES

- 5,724± square foot lodge
- 2,035± square foot metal building shop for storing hunting equipment
- 1-Gatortail console boat and motor
- Kubota Tractor and implements
- 2 slip fixed boat dock
- 3 duck blinds including one (1) blind that can hunt up to fifteen people and has a crow's nest
- 2 risers connected to underground pipe and the river relief to keep the main hunting hole open during a freeze
- Two (2) pit blinds
- Fishing available on two stocked ponds adjacent to the lodge





# SOIL MAP



# SOIL MAP KEY

SOIL CODE	SOIL DESCRIPTION	ACRES	%	CPI	NCCPI	CAP
He	Henry silt loam, 0 to 1 percent slopes	229.83	45.63	0	57	3w
Tc	Tichnor soils, frequently flooded	118.99	23.62	0	47	5w
Hm	Hillemann silt loam, 0 to 1 percent slopes	57.17	11.35	0	57	2w
CaB	Calloway silt loam, 1 to 3 percent slopes	47.25	9.38	0	57	2e
CaA	Calloway silt loam, 0 to 1 percent slopes	31.52	6.26	0	58	2w
GrB	Grenada silt loam, 1 to 3 percent slopes	18.73	3.72	0	63	2e
W	Water	0.22	0.04	0	-	-
TOTALS		503.71(*)	100%	-	54.9	3.17

(\*) 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.

## Real Estate Taxes (estimated)

\$9,364.00

## Offering Price

\$6,700,000.00

To learn more about the Whitehall Hunt Club or to schedule a property tour, contact Gar Lile, Gardner Lile or Collier Watkins at Lile Real Estate, Inc.

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# FARM SERVICE AGENCY



Cross 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 November 06, 2024

**Farm 4025**  
**Tract 11179**

Tract Cropland Total: 318.85 acres

United States Department of Agriculture (USDA) Farm Service Agency (FSA) maps are for FSA Program administration only. This map does not represent a legal survey or reflect actual ownership; rather it depicts the information provided directly from the producer and/or National Agricultural Imagery Program (NAIP) imagery. The producer accepts the data 'as is' and assumes all risks associated with its use. USDA-FSA assumes no responsibility for actual or consequential damage incurred as a result of any user's reliance on this data outside FSA Programs. Wetland identifiers do not represent the size, shape, or specific determination of the area. Refer to your original determination (CPA-026 and attached maps) for exact boundaries and determinations or contact USDA Natural Resources Conservation Service (NRCS).

# FARM SERVICE AGENCY

ARKANSAS

CROSS

Form: FSA-156EZ

See Page 2 for non-discriminatory Statements.



United States Department of Agriculture  
Farm Service Agency

## Abbreviated 156 Farm Record

FARM : 4025

Prepared : 2/25/26 12:58 PM CST

Crop Year : 2026

Operator Name : WHITEHALL WINGS LLC  
 CRP Contract Number(s) : None  
 Recon ID : None  
 Transferred From : 2021-05-111-0004808  
 ARCPLC G/WF Eligibility : Eligible

### Farm Land Data

Farmland	Cropland	DCP Cropland	WBP	EWP	WRP	GRP	Sugarcane	Farm Status	Number Of Tracts
345.81	318.85	318.85	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	318.85	0.00		0.00	0.00	0.00	0.00	

### Crop Election Choice

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

### DCP Crop Data

Crop Name	Base Acres	CCC-505 CRP Reduction Acres	PLC Yield	HIP
Wheat	134.20	0.00	38	
Soybeans	7.10	0.00	42	100
Rice-Medium Grain	176.90	0.00	7238	
<b>TOTAL</b>	<b>318.20</b>	<b>0.00</b>		

### NOTES

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Tract Number : 11179

Description : G9/2A  
 FSA Physical Location : ARKANSAS/POINSETT  
 ANSI Physical Location : ARKANSAS/POINSETT  
 BIA Unit Range Number :  
 CRP Contract Number(s) : None  
 HEL Status : NHEL: No agricultural commodity planted on undetermined fields  
 Wetland Status : Wetland determinations not complete  
 WL Violations : None  
 Owners : FREEDOM BUILDERS INC, WHITEHALL WINGS LLC  
 Other Producers : None  
 Recon ID : None

### Tract Land Data

Farm Land	Cropland	DCP Cropland	WBP	EWP	WRP	GRP	Sugarcane
345.81	318.85	318.85	0.00	0.00	0.00	0.00	0.0





**DISCLOSURE STATEMENT:** Lile Real Estate, Inc. is the listing agency for the owner of the property described within this offering brochure. A representative of Lile Real Estate, Inc. must be present to conduct a showing.

The management of Lile Real Estate, Inc. respectfully requests that interested parties contact us in advance to schedule a proper showing and do not attempt to tour or trespass on the property on their own. Thank you for your cooperation.

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# CONNECTING LAND BUYERS AND SELLERS SINCE 1993.

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.



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