

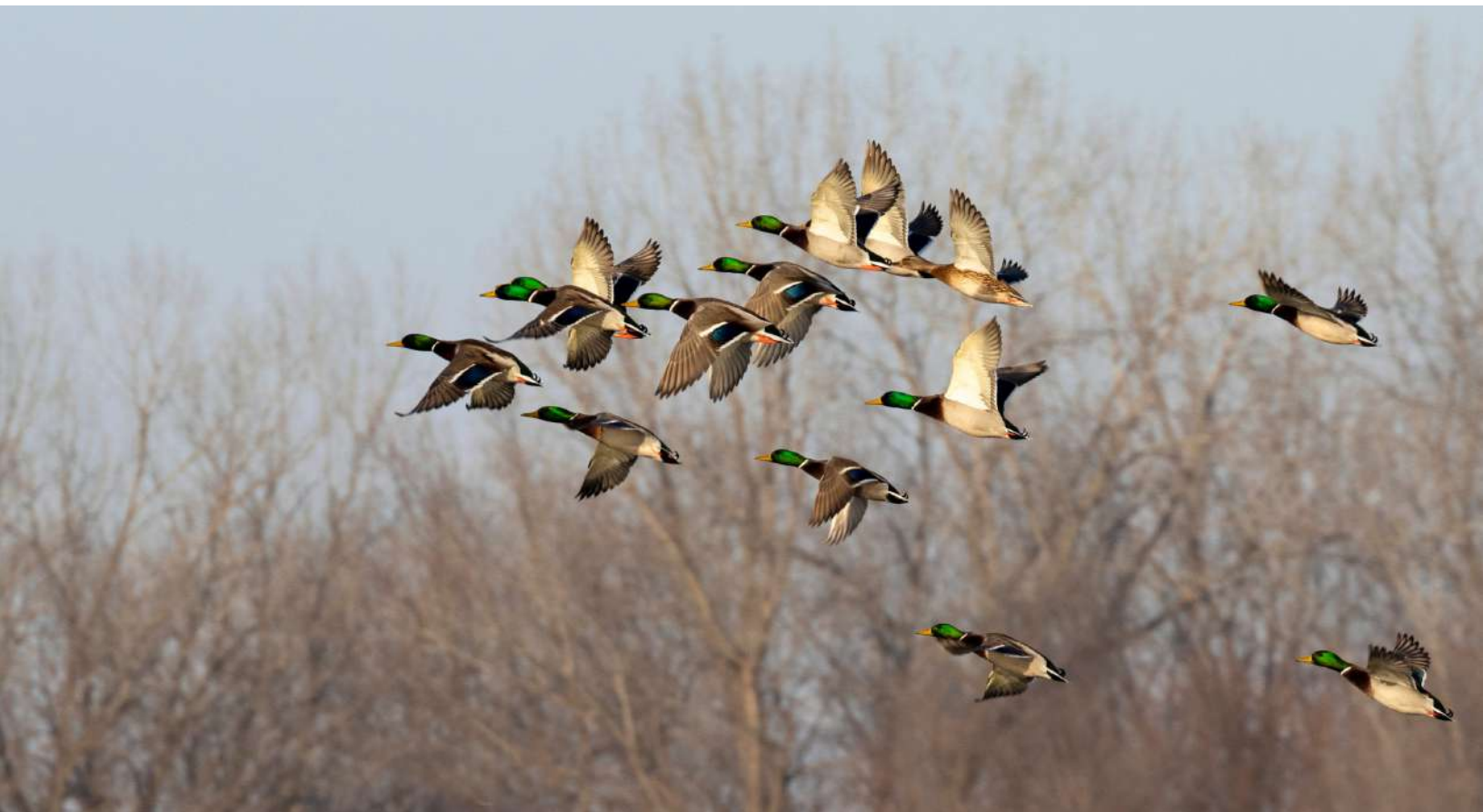


BAYOU METO HUNT CLUB MEMBERSHIP

A Recreational Investment Opportunity

1,300± Total Acres | \$6,400,000.00

Arkansas, Lonoke, and Prairie Counties, Arkansas



AGRICULTURE | RECREATION | TIMBERLAND

Traditional Brokerage + Sealed Bids + Consulting

LICENSED IN ARKANSAS, LOUISIANA, MISSISSIPPI, AND TENNESSEE



BAYOU METO HUNT CLUB

QUICK FACTS

Acres

1,300± total acres

- 975± acres of impounded green timber
- 150± acres in bayou
- 88± acre buckbrush reservoir
- 52± acres formerly in Conservation Reserve Program
- 32± acres in food plot

Location

Arkansas, Lonoke, and Prairie Counties, Arkansas

Access

Harvill Lane

Irrigation

Five (5) relifts and five (5) wells

Recreation

Excellent waterfowl hunting in addition to outstanding deer hunting & fishing.

Notable Features

- Two equity shares available
- 4,353± square foot main lodge
- Classic impounded green timber duck hunting

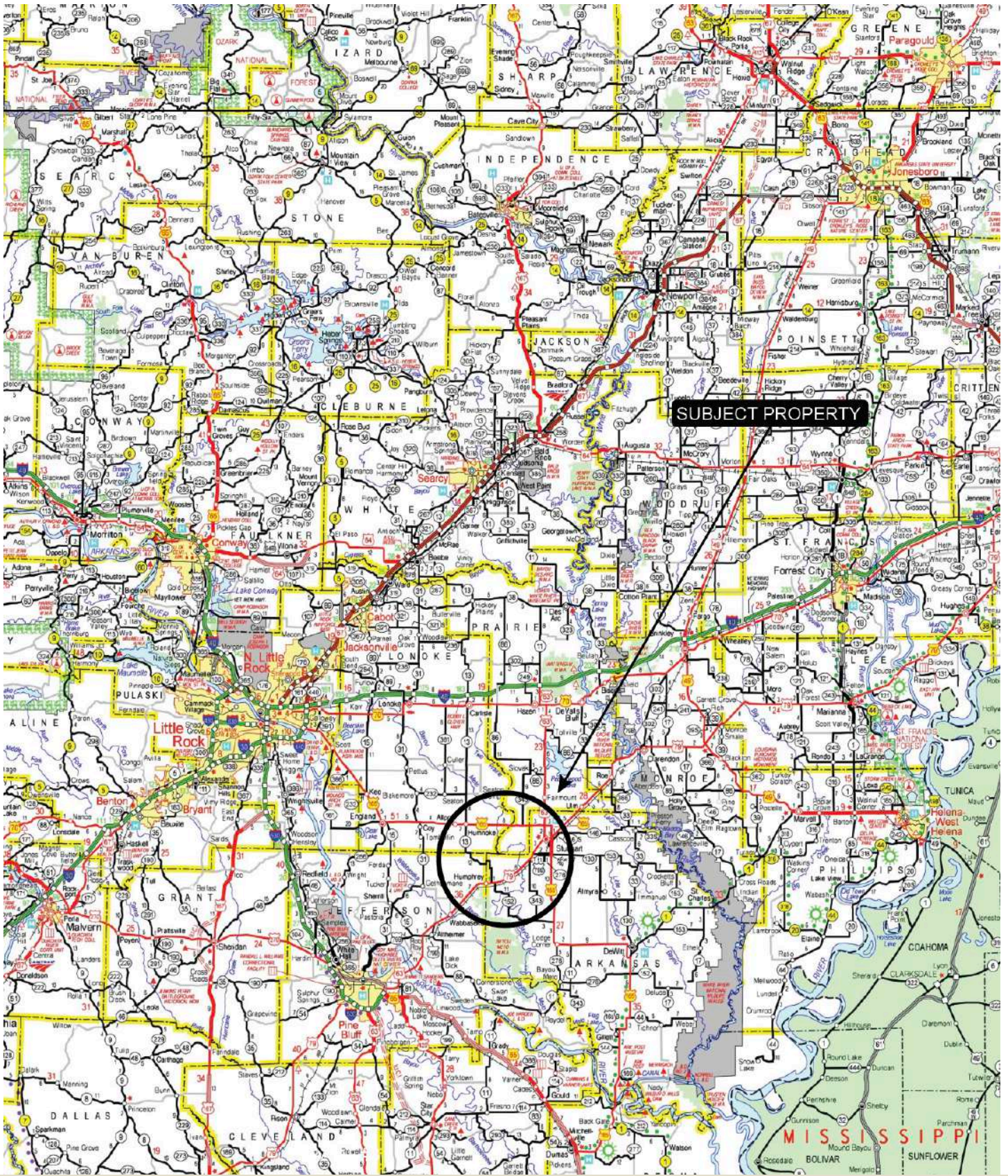
Offering Price

\$6,400,000.00





VICINITY MAP



PROPERTY DESCRIPTION

BAYOU METO HUNT CLUB

Offered for sale are two (2) shares in the renowned Bayou Meto Hunt Club, along with an exceptional lodge designed for hosting family and friends while enjoying one of Arkansas's most storied waterfowl destinations.

Bayou Meto Hunt Club encompasses approximately 1,300± acres located in Arkansas, Lonoke, and Prairie Counties, Arkansas, at the confluence of Big Ditch and Bayou Meto. This offering presents an extremely rare opportunity to acquire membership in one of the most successful and established hunting clubs within the Big Ditch corridor.

The property is a large contiguous tract featuring 975± acres of impounded green timber, with the famed Bayou Meto running through the heart of the property and Big Ditch forming the north and east boundaries. The club lies among some of the most celebrated green timber waterfowl clubs in the country, including Screaming Wings, Bull Sprig, Wild Wings, and several others that define the legacy of Arkansas flooded timber hunting.





Bayou Meto Hunt Club has enjoyed decades of consistent success thanks to thoughtful habitat management and reliable water control. Intentional rest areas within the impoundments, healthy timber supported by excellent drainage to Crooked Creek, and dependable water infrastructure all contribute to the club's reputation. The woods can be flooded prior to season using five re-lifts and five wells, providing more than adequate capacity to manage water levels.

The club offers eight primary shooting holes, all easily accessed from the covered boat house via a short ride.

In addition to the rest areas within the timber, the property includes an 88± acre buckbrush reservoir on the southwest side of the impoundment that serves as a major roost for wintering waterfowl. Additional resting habitat includes a 32± acre food plot and 52± acres of former Conservation Reserve Program (CRP) ground, both of which can also be artificially flooded.

Beyond waterfowl hunting, the club provides excellent whitetail deer hunting and outstanding fishing in Bayou Meto. During the offseason, the bayou is maintained at a consistent level that supports fishing without holding water in the green timber.

Completing this remarkable offering is a beautiful 4,353± square foot heated and cooled lodge situated along the south side of the reservoir. The lodge provides sweeping views across the reservoir and neighboring farmland to the east and southeast—areas that regularly hold large numbers of wintering waterfowl, creating spectacular views throughout the season.

Constructed in 2005, the lodge features pecky cypress throughout and was thoughtfully designed to

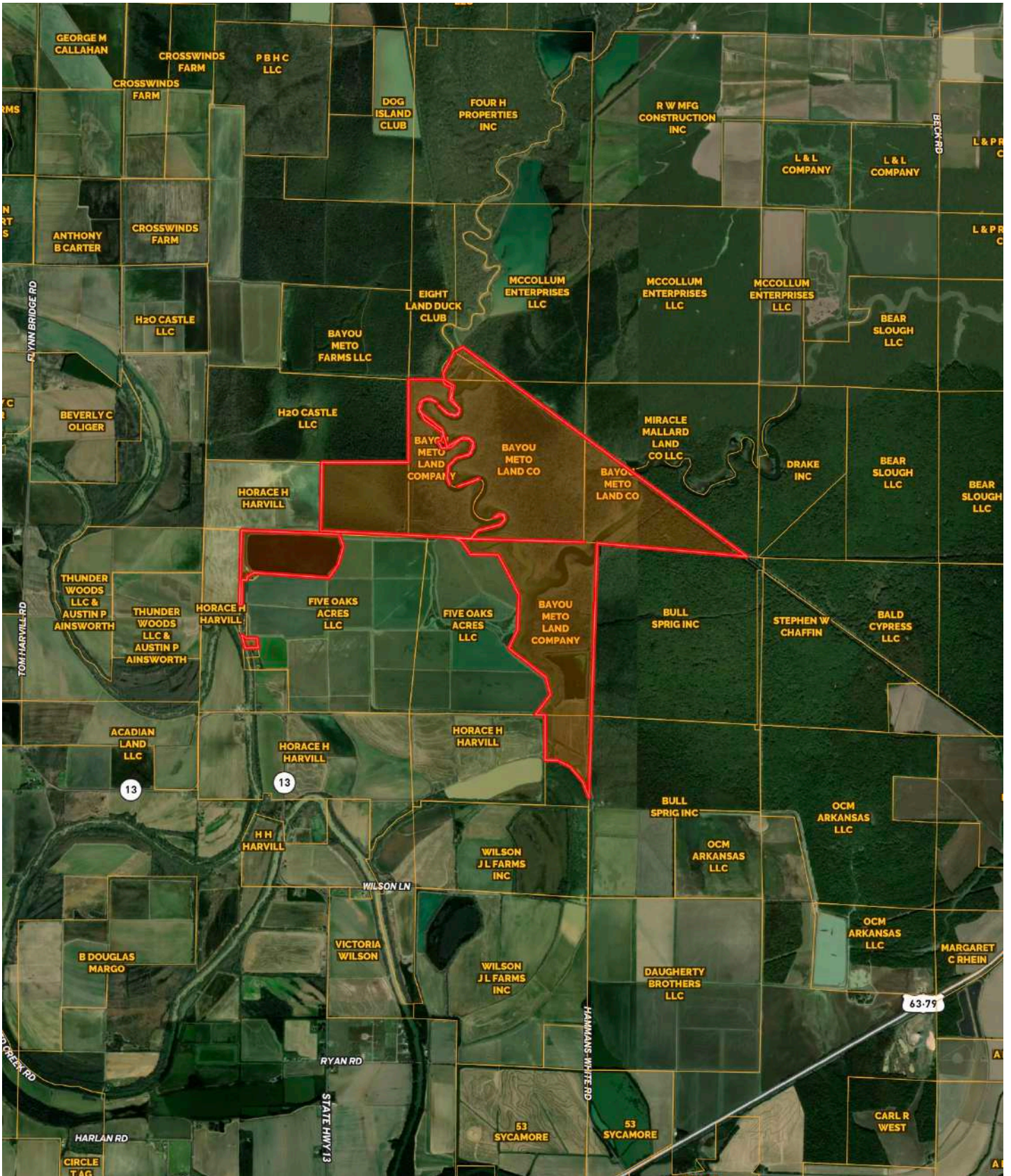
comfortably host family and guests. The two-story layout includes a vaulted living room with a stone fireplace and wet bar, seamlessly connected to a modern kitchen and dining area. The kitchen is appointed with butcher block countertops and commercial-grade appliances.

The main hallway leads to two spacious master suites, each with private en-suite bathrooms featuring updated tile showers. Beyond the master suites are four guest bedrooms, arranged as two sets of Jack-and-Jill style rooms, each sharing a full bathroom.

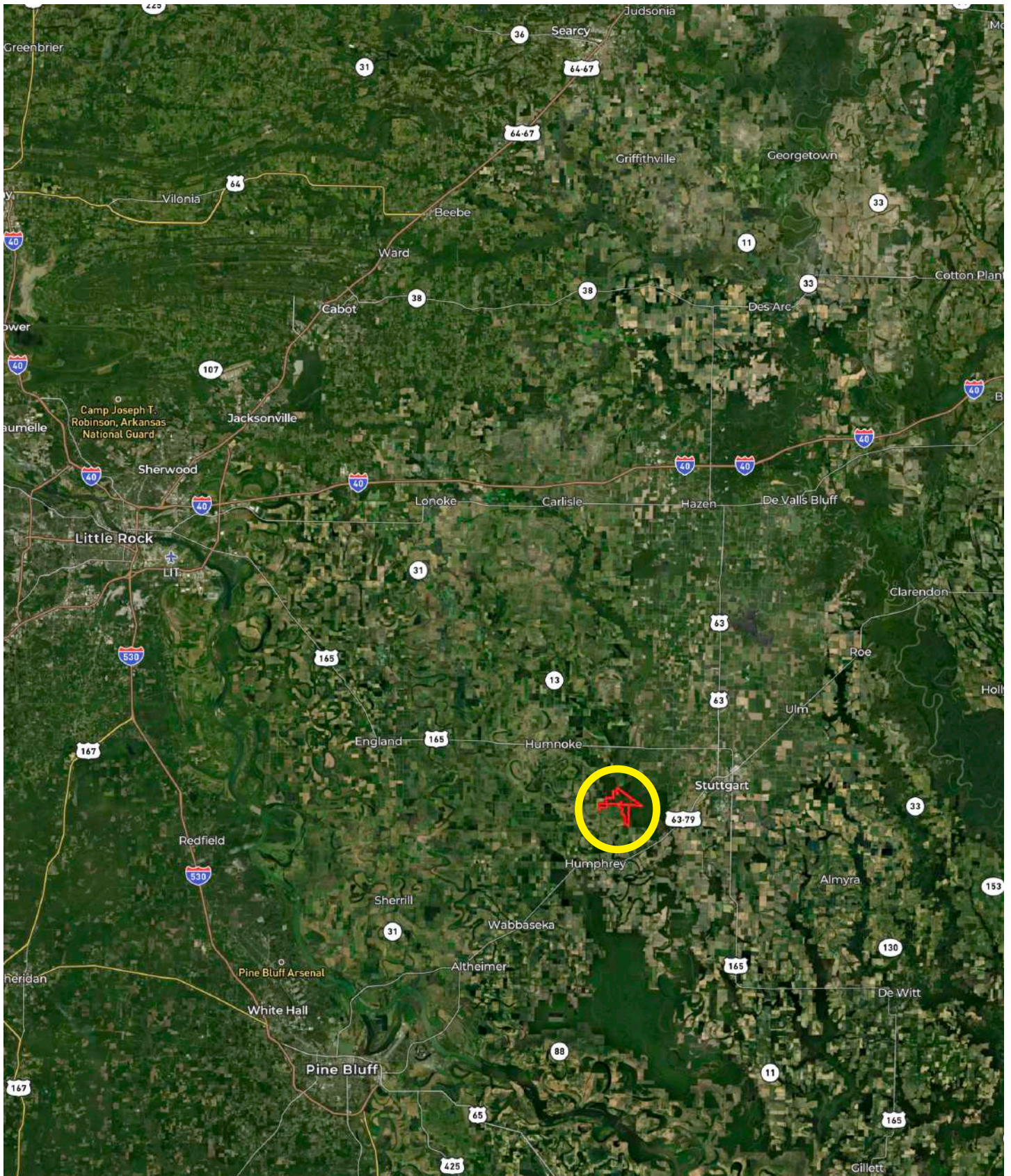
Just off the living room is a full mudroom with its own exterior entrance, providing a convenient space for storing waders, hunting gear, and equipment.



OWNERSHIP MAP



LOCATION MAP





LOCATION & ACCESS

Arkansas/Lonoke/Prairie Counties, Arkansas
Southeastern Region of Arkansas

Mileage Chart

Stuttgart, AR	14 Miles
Pine Bluff, AR	31 Miles
Little Rock, AR	46 Miles
Lake Village, AR	104 Miles
Memphis, TN	131 Miles
Jonesboro, AR	127 Miles

Access is excellent from Harvill Lane.

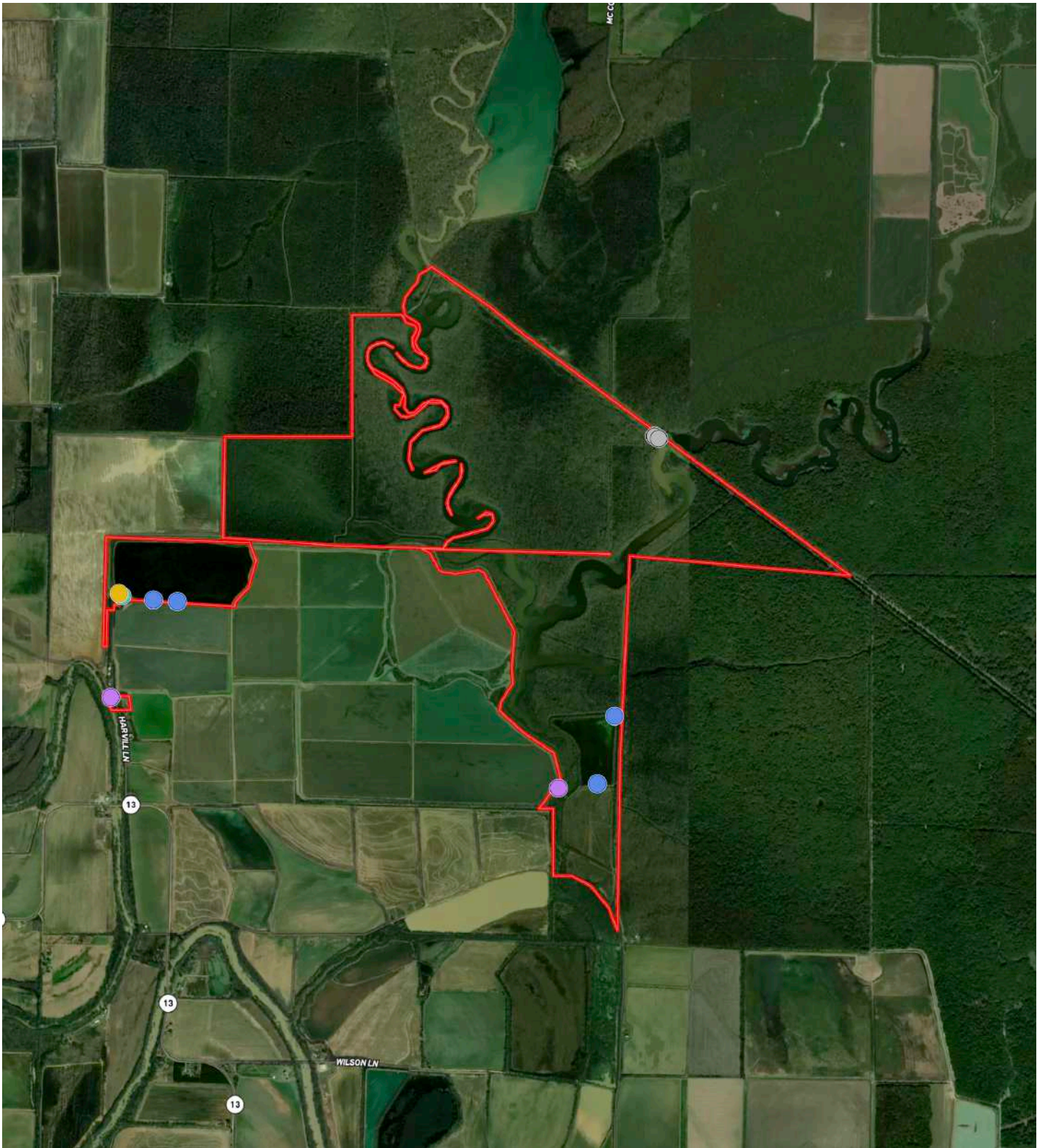








IRRIGATION MAP



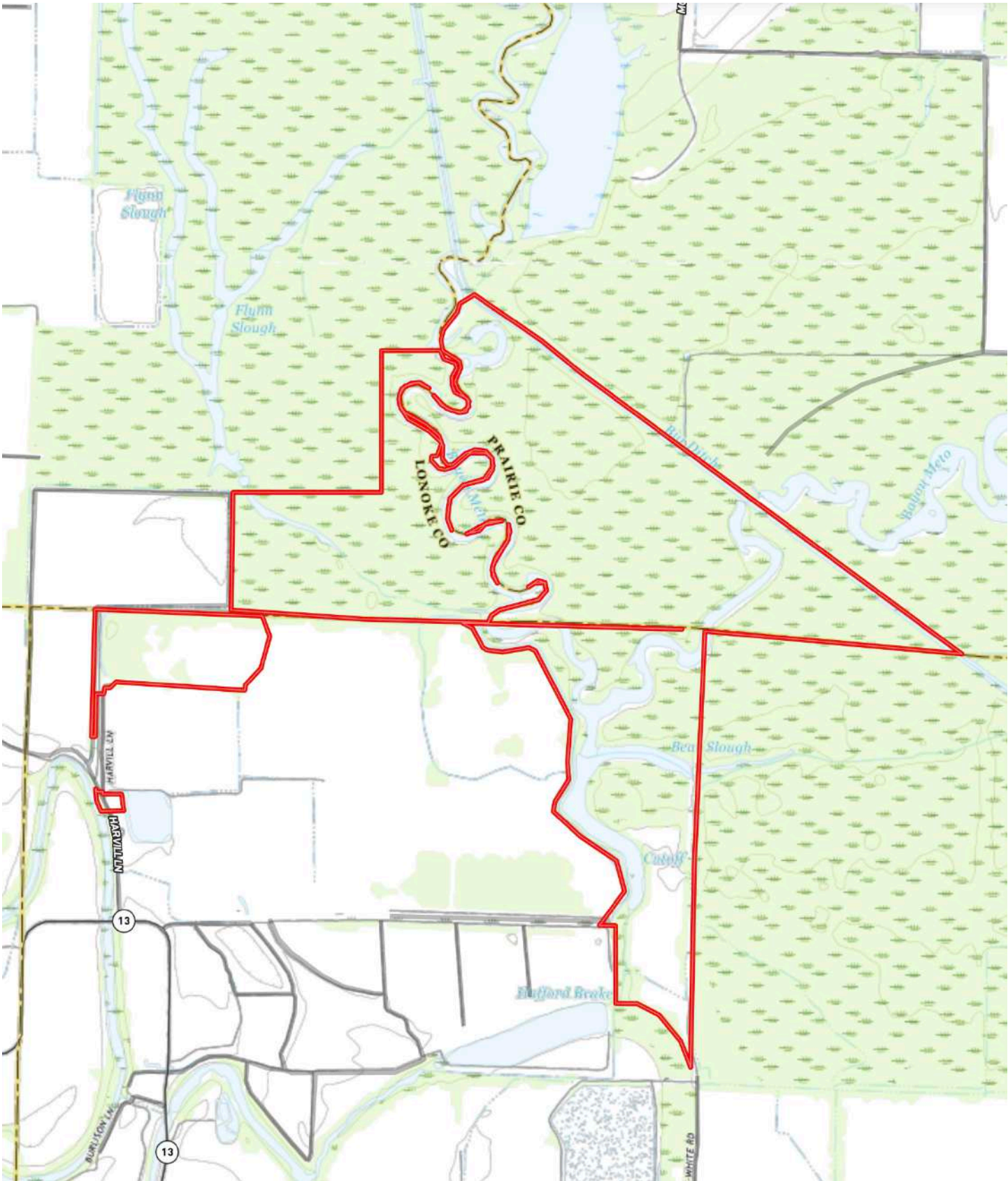
- 8" Electrical Turbine
- 20" Electrical Turbine Relift
- 6" Electrical Turbine
- 16" Electrical Turbine Relift
- Relifts







TOPOGRAPHY MAP









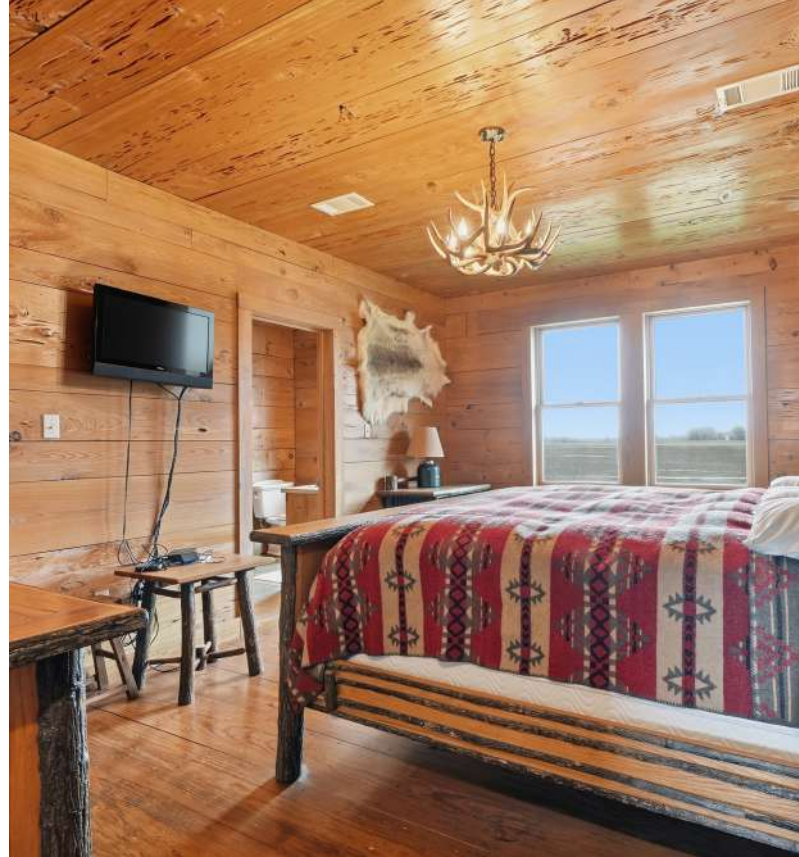




NOTABLE FEATURES

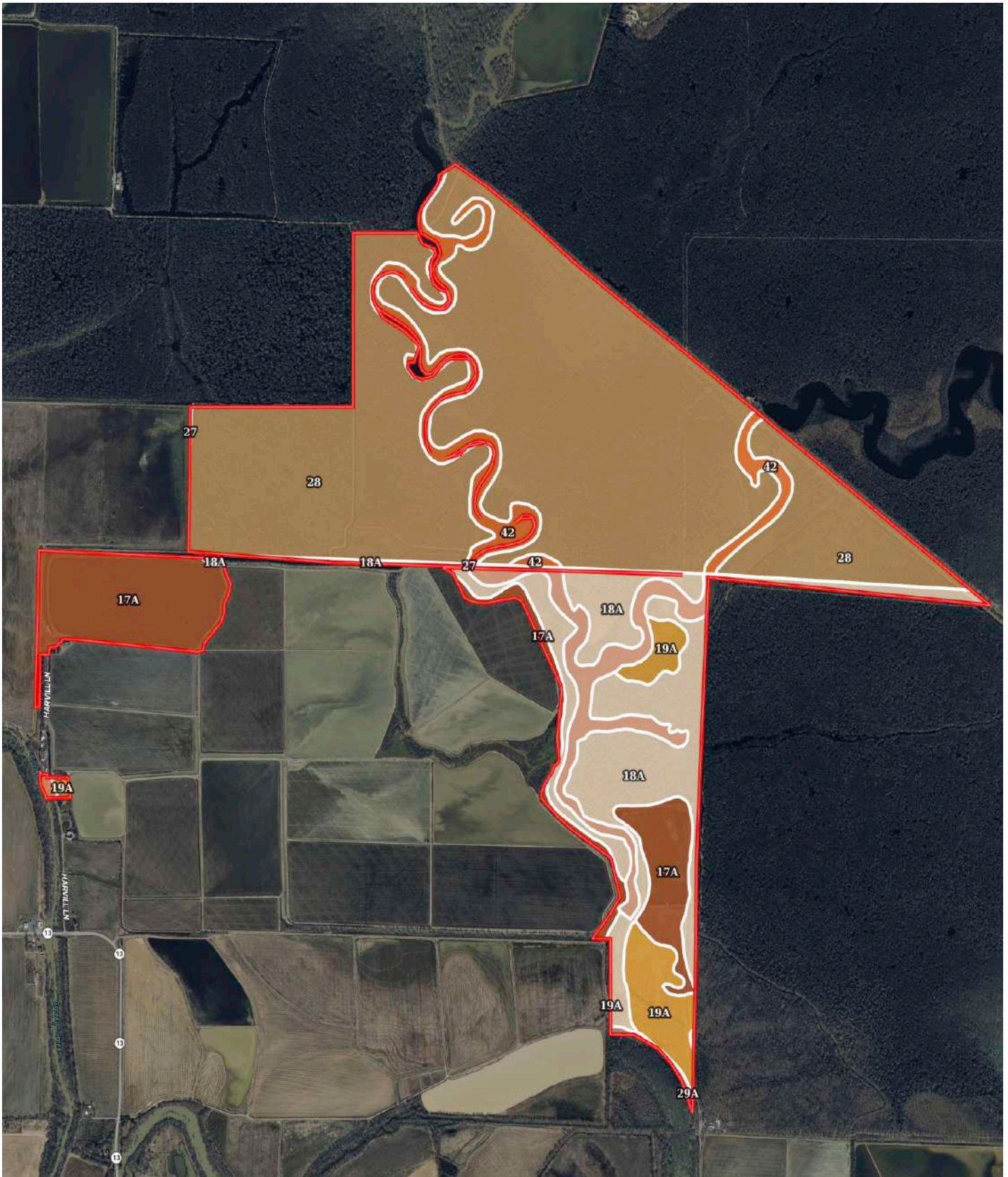
- Main Lodge - 4,353 +/- heated and cooled square feet
- 6 BR / 4.5 BA
- Two master suites with their own private bathroom.
- Four guest bedrooms that are setup jack and jill style.
- Living room with vaulted ceilings, fireplace, and wet bar
- Full kitchen with commercial grade appliances
- Dining area with full dining table just off kitchen
- Full loft that provides additional sleeping area or living space
- Mud room to store hunting gear
- Full size laundry room
- Large deck that provides incredible views of the reservoir and neighboring farm







SOIL MAP



SOIL MAP KEY

SOIL CODE	SOIL DESCRIPTION	ACRES	%	CPI	NCCPI	CAP
28	Perry silty clay, 0 to 1 percent slopes, frequently flooded	794.1 3	60.58	0	28	4w
18A	Perry clay, 0 to 1 percent slopes, frequently flooded	186.8 2	14.25	0	38	5w
17A	Perry clay, 0 to 1 percent slopes	145.8 2	11.12	0	48	3w
42	Water	71.54	5.46	0	-	8
27	Water	58.71	4.48	0	-	8
19A	Portland clay, 0 to 1 percent slopes	49.75	3.8	0	56	3w
29A	Yorktown silty clay, 0 to 1 percent slopes, frequently flooded, frequently ponded	2.59	0.2	0	10	7w
21B	Rilla silt loam, 1 to 3 percent slopes	1.48	0.11	0	86	2e
TOTALS		1310. 84(*)	100%	-	29.96	4.39

(*) 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.

Conveyance

Bayou Meto Land Co. is a C-corporation, and the transfer of the two (2) memberships will occur through a stock transfer. The lodge is held in a separate LLC on a tract adjacent to the Bayou Meto Land Co. property and will convey fee title.

Offering Price

\$6,400,000.00

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

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

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