



JOHNSON LAKE HUNTING CLUB

An Agricultural and Recreational Investment Opportunity

415± Total Acres | \$7,200,000.00

Lonoke and Prairie Counties, Arkansas



AGRICULTURE | RECREATION | TIMBERLAND

Traditional Brokerage + Sealed Bids + Consulting

LICENSED IN ARKANSAS, LOUISIANA, MISSISSIPPI, AND TENNESSEE



JOHNSON LAKE HUNTING CLUB

QUICK FACTS

Acreage

415± total acres

- 77± acres of tillage acreage
- 84± acres of overflow woods along Johnson Lake
- 77± acres of GTR
- 53± acres of slough/overflow foods
- 17± acres in pines, upland woods, house site, roads, ditches, etc.
- 15± acres of Johnson Lake

Location

Humnoke, Arkansas

Access

Johnson Lake Road

Irrigation

- 12" Electric Turbine Relift
- 6" Electric Submersible

Recreation

Proven duck and deer hunting, fishing

Notable Features

- 3,948± SF lodge
- 2,260± SF garage
- 2,480± SF shop
- 930± SF indoor/outdoor living space

Offering Price

\$7,200,000.00





VICINITY MAP



PROPERTY DESCRIPTION

JOHNSON LAKE HUNTING CLUB

Johnson Lake Hunting Club consists of 415± acres situated in Lonoke and Prairie County, Arkansas. Located north of Humnoke in the northern end of the "Big Ditch" corridor, this property is situated in direct proximity of the most famous waterfowl hunting properties in the country.

The property offers a diverse mix of habitats, allowing excellent duck and deer hunting opportunities all season long. Located in the central portion of the property is 77± acres of impounded green timber that offers multiple shooting holes and a large blind. The impoundment features a 12-inch electric turbine relift from Johnson Lake that can be used to artificially flood the impoundment or pump it off. A slough located west of the camp provides additional duck hunting opportunities in addition to the overflow woods along Johnson Lake which provide great green timber hunting when the levels of the bayou allow. The lake itself offers duck hunting opportunities from the comfort of a large, elevated blind with a cooking area that is easily accessible, no matter the water levels.

Approximately 77± tillable acres on the west side of the property have been leveled to a zero grade and are irrigated by a 6 inch electric submersible well. This acreage has historically been in commer-



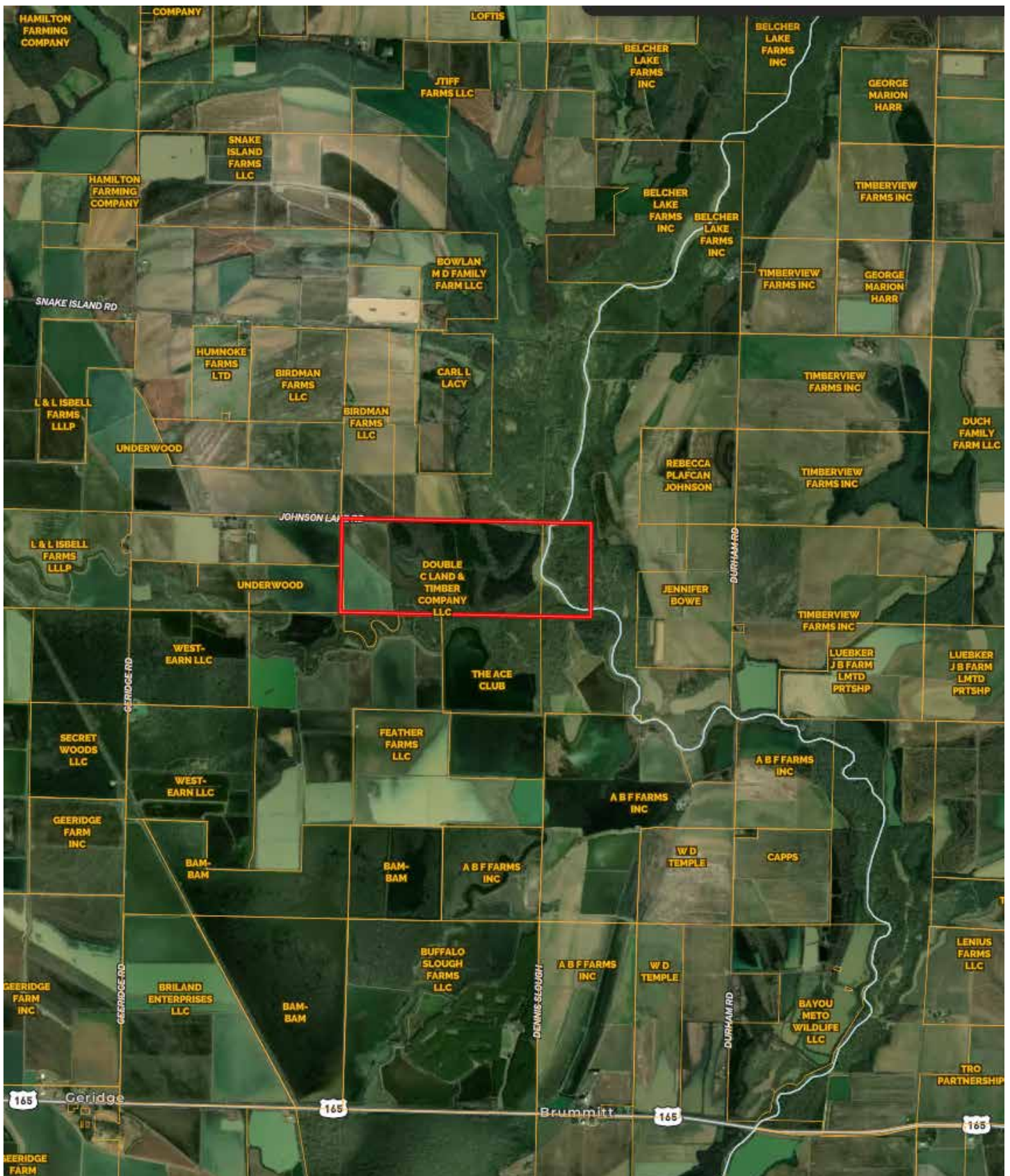


cial agricultural production and offers field hunting opportunities but would be excellent to convert to full time waterfowl food and habitat. Numerous deer stands throughout the property offer excellent whitetail deer hunting and Johnson Lake is known locally to offer great fishing.

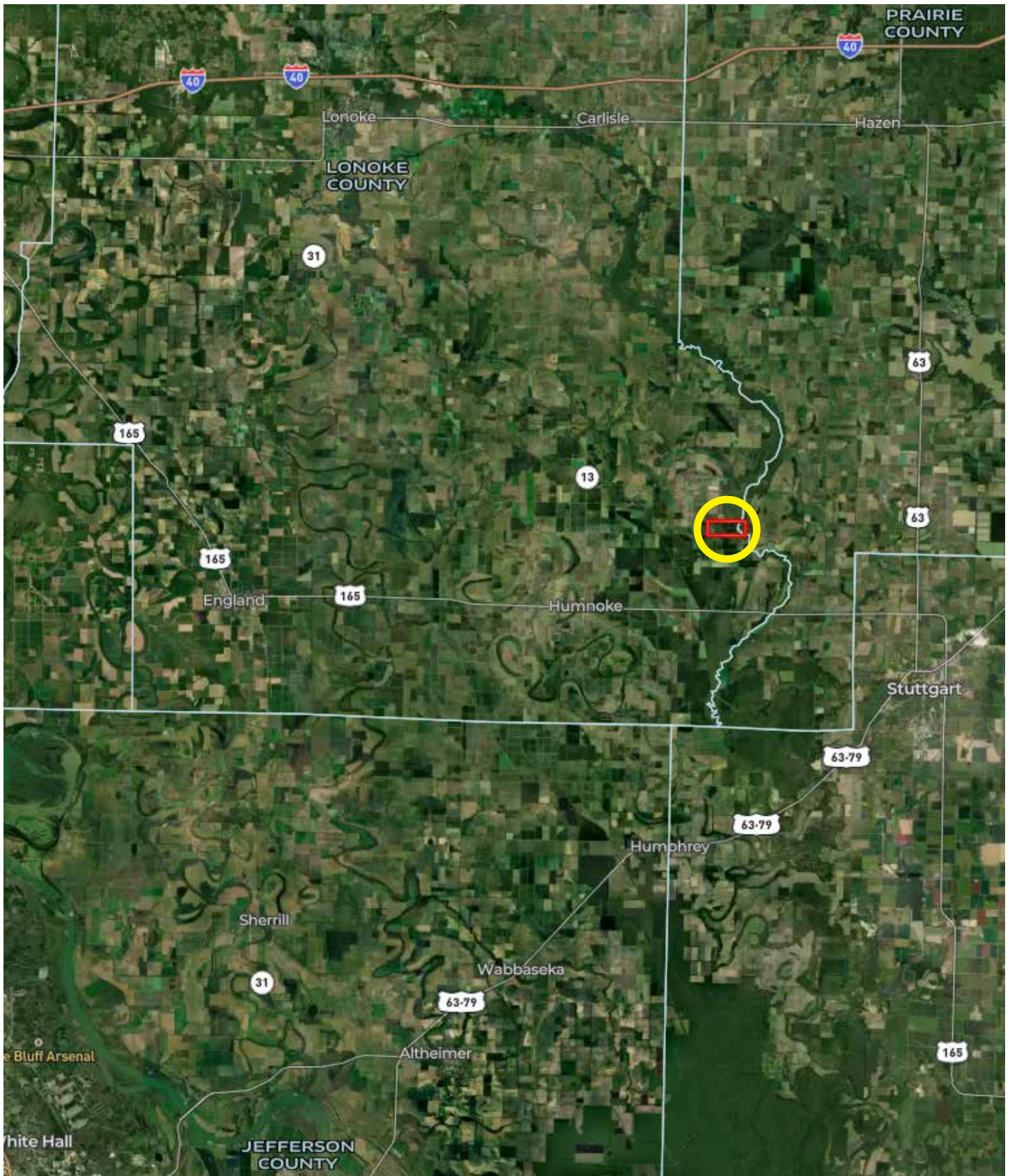
The centrally located lodge features 3,948± square feet with seven (7) bedrooms and four (4) full bathrooms, as well as a full kitchen and dining space. The living room offers a beautiful stone fireplace perfect for entertaining guests when the weather forces everyone inside. For nicer weather, an outdoor covered patio is in place on the west side of the camp with a game cleaning station and an outdoor stone fireplace. On the south side of the lodge is an indoor/ outdoor living space equipped with two roll up doors and a wood burning stove making another excellent entertainment space. This area, being situated between the lodge and garage also doubles as a great mud room to ready for a hunt. The 2,260± square foot attached garage and 2,480± square foot shop provide ample storage for all your hunt and fishing gear.

This property's location in an area known for success as well as being less than an hour drive from downtown Little Rock makes it an excellent candidate for a family retreat or a corporate lodge.

OWNERSHIP MAP



LOCATION MAP





LOCATION & ACCESS

Humnoke, Lonoke & Prairie Counties, Arkansas
Southeastern Region of Arkansas

Mileage Chart

- Humnoke, AR 10 Miles
- Stuttgart, AR 16 Miles
- Little Rock, AR 46 Miles

Access is considered excellent via Johnson Lake Road multiple private gates. An internal road system that is largely graveled provides good access to blinds and stands from the lodge.





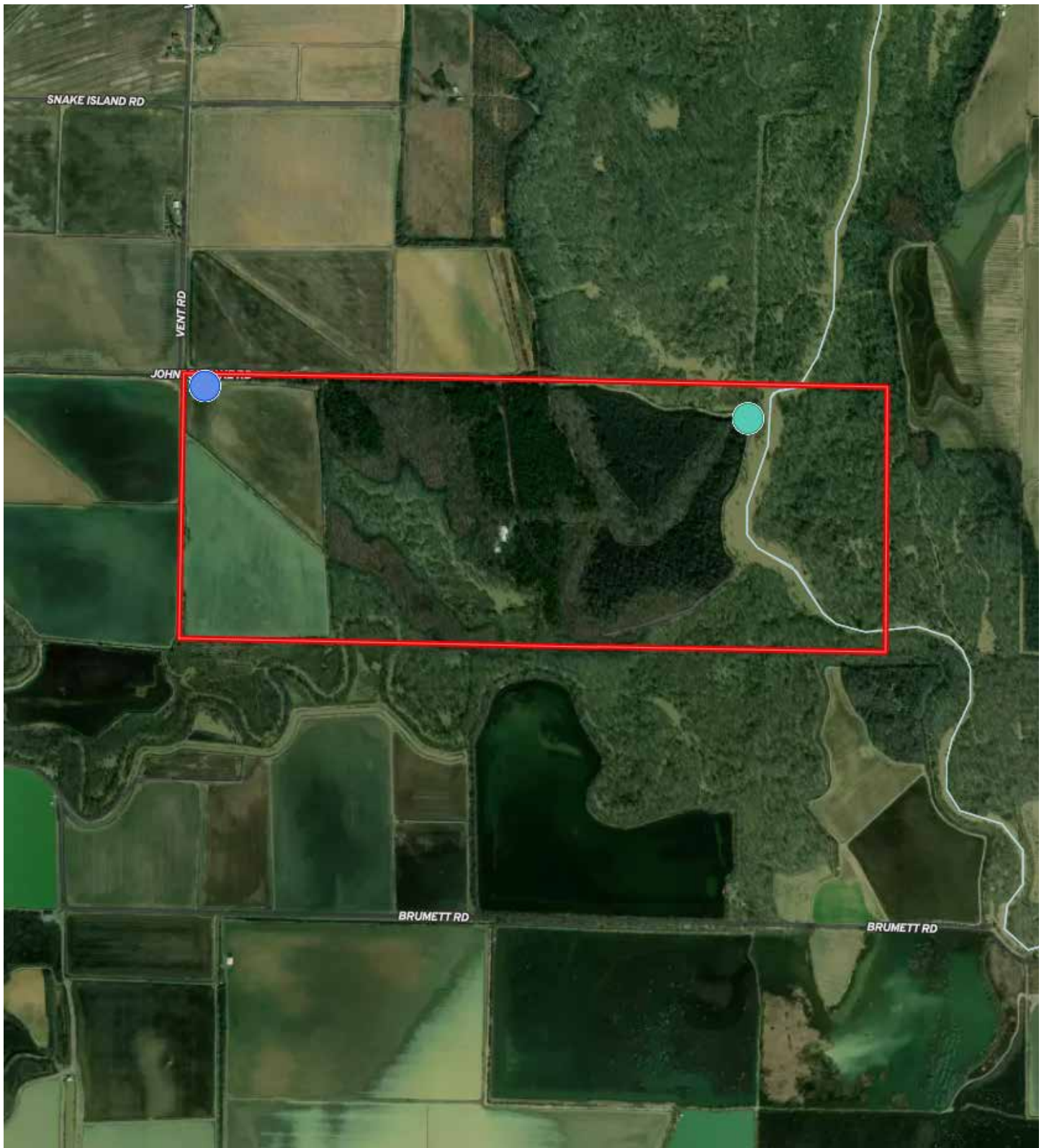








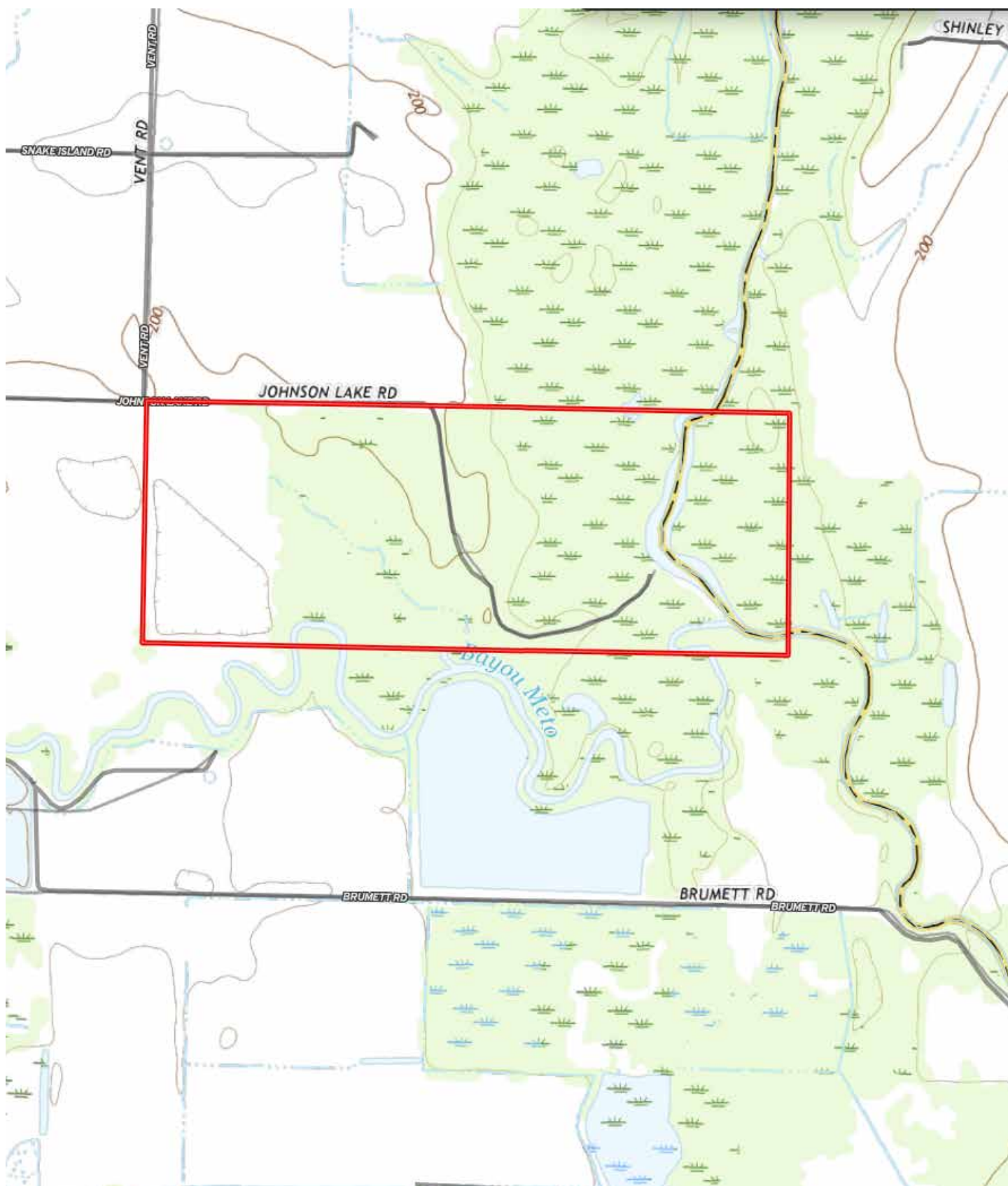
IRRIGATION MAP



● 6" Electric Submersible ● 12" Electric Turbine Relift



TOPOGRAPHY MAP









NOTABLE FEATURES

- Duck hunting in a variety of habitats ranging from impounded green timber, Johnson Lake, slough, overflow woods, and agricultural fields. Excellent deer hunting opportunities exist on the property as well as fishing in Johnson Lake.
- 3,948 +/- SF lodge
 - 7 Bedrooms
 - 4 Bathrooms
 - Full kitchen
 - Living room with stone fireplace
- 2,260 +/- SF garage
- 2,480 +/- SF shop
- 930 +/- SF indoor/outdoor living space
- 1- Six (6) inch electric submersible well
- 1- Twelve (12) inch electric turbine pump on/off relift





SOIL MAP



SOIL MAP KEY

SOIL CODE	SOIL DESCRIPTION	ACRES	%	CPI	NCCPI	CAP
28	Perry silty clay, 0 to 1 percent slopes, frequently flooded	232.83	56.13	0	28	4w
3	Calloway silt loam, 0 to 1 percent slopes	75.82	18.28	0	58	2w
2	Calhoun silt loam, 0 to 1 percent slopes	65.1	15.7	0	62	3w
42	Water	14.8	3.57	0	-	8
16	Kobel silty clay loam, 0 to 1 percent slopes	12.23	2.95	0	55	3w
21	Immanuel silt loam, 1 to 3 percent slopes	11.73	2.83	0	65	2e
11	Hebert silt loam, 0 to 1 percent slopes	2.26	0.54	0	86	2w
TOTALS		414.77(*)	100%	-	39.98	3.52

(*) 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)

\$2,934.00

Offering Price

\$7,200,000.00

To learn more about the Johnson Lake Hunting Club or to schedule a property tour, contact Gardner Lile or Collier Watkins of Lile Real Estate, Inc.

Gardner Lile

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gardner@lilerealestate.com

Collier Watkins

501-837-4868 (m)

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NOTABLE NEIGHBORING DUCK CLUBS















FARM SERVICE AGENCY



United States
Department of
Agriculture

Lonoke County, Arkansas



Tract Boundary
PLSS Noncropland
 Cropland

2025 Imagery

2026 Program Year

Map Created 05/19/2026

Wetland Determination Identifiers

- Restricted Use
- Limited Restrictions
- Exempt from Conservation
- Compliance Provisions

Tract Cropland Total: 76.80 acres

Farm 3981

Tract 3230

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FARM SERVICE AGENCY

ARKANSAS
LONOKE

Form: FSA-156EZ

See Page 5 for non-discriminatory Statements.



United States Department of Agriculture
Farm Service Agency

Abbreviated 156 Farm Record

FARM : 3981

Prepared : 8/18/26 12:53 PM CST

Crop Year : 2026

Operator Name : GENERATION FARMS
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
492.31	102.94	164.74	0.00	0.00	0.00	0.00	0.0	Active	5
State Conservation	Other Conservation	Effective DCP Cropland	Double Cropped			CRP	MPL	DCP Ag.Rel. Activity	SOD
0.00	0.00	164.74	0.00			0.00	0.00	61.80	0.00

Crop Election Choice

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

DCP Crop Data

Crop Name	Base Acres	CCC-505 CRP Reduction Acres	PLC Yield	HIP
Rice-Long Grain	108.60	0.00	5407	
TOTAL	108.60	0.00		

NOTES

Tract Number : 2351

Description : O-18
FSA Physical Location : ARKANSAS/LONOKE
ANSI Physical Location : ARKANSAS/LONOKE
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 : DOUBLE C LAND & TIMBER LLC
Other Producers : None
Recon ID : None

Tract Land Data

Farm Land	Cropland	DCP Cropland	WBP	EWP	WRP	GRP	Sugarcane
54.59	19.91	36.21	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 : 3981

Prepared : 8/18/26 12:53 PM CST

Crop Year : 2026

Tract 2351 Continued ...

State Conservation	Other Conservation	Effective DCP Cropland	Double Cropped	CRP	MPL	DCP Ag. Rel Activity	SOD
0.00	0.00	36.21	0.00	0.00	0.00	16.30	0.00

DCP Crop Data

Crop Name	Base Acres	CCC-505 CRP Reduction Acres	PLC Yield
Rice-Long Grain	14.56	0.00	5407
TOTAL	14.56	0.00	

NOTES

Tract Number : 3230

Description : O17
FSA Physical Location : ARKANSAS/LONOKE
ANSI Physical Location : ARKANSAS/LONOKE
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 : DOUBLE C LAND & TIMBER LLC
Other Producers : None
Recon ID : None

Tract Land Data

Farm Land	Cropland	DCP Cropland	WBP	EWP	WRP	GRP	Sugarcane
84.45	76.80	76.80	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	76.80	0.00	0.00	0.00	0.00	0.00

DCP Crop Data

Crop Name	Base Acres	CCC-505 CRP Reduction Acres	PLC Yield
Rice-Long Grain	56.19	0.00	5407
TOTAL	56.19	0.00	

NOTES

FARM SERVICE AGENCY

ARKANSAS
LONOKE
Form: FSA-156EZ



United States Department of Agriculture
Farm Service Agency

Abbreviated 156 Farm Record

FARM : 3981

Prepared : 8/18/26 12:53 PM CST

Crop Year : 2026

Tract Number : 3429

Description : O-18
FSA Physical Location : ARKANSAS/LONOKE
ANSI Physical Location : ARKANSAS/LONOKE
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 : DOUBLE C LAND & TIMBER LLC
Other Producers : None
Recon ID : None

Tract Land Data

Farm Land	Cropland	DCP Cropland	WBP	EWP	WRP	GRP	Sugarcane
31.46	6.23	6.23	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	6.23	0.00	0.00	0.00	0.00	0.00

DCP Crop Data

Crop Name	Base Acres	CCC-505 CRP Reduction Acres	PLC Yield
Rice-Long Grain	4.56	0.00	5407
TOTAL	4.56	0.00	

NOTES

Tract Number : 4923

Description :
FSA Physical Location : ARKANSAS/LONOKE
ANSI Physical Location : ARKANSAS/LONOKE
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 : DOUBLE C LAND & TIMBER LLC
Other Producers : None
Recon ID : 05-085-2019-37

Tract Land Data

Farm Land	Cropland	DCP Cropland	WBP	EWP	WRP	GRP	Sugarcane
273.14	0.00	45.50	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 : 3981
Prepared : 8/18/26 12:53 PM CST
Crop Year : 2026

Tract 4923 Continued ...

State Conservation	Other Conservation	Effective DCP Cropland	Double Cropped	CRP	MPL	DCP Ag. Rel Activity	SOD
0.00	0.00	45.50	0.00	0.00	0.00	45.50	0.00

DCP Crop Data

Crop Name	Base Acres	CCC-505 CRP Reduction Acres	PLC Yield
Rice-Long Grain	33.29	0.00	5407

TOTAL 33.29 0.00

NOTES

Tract Number : 4924

Description :
FSA Physical Location : ARKANSAS/PRAIRIE
ANSI Physical Location : ARKANSAS/PRAIRIE
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 : DOUBLE C LAND & TIMBER LLC
Other Producers : None
Recon ID : 05-085-2019-37

Tract Land Data

Farm Land	Cropland	DCP Cropland	WBP	EWP	WRP	GRP	Sugarcane
48.67	0.00	0.00	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	0.00	0.00	0.00	0.00	0.00	0.00

DCP Crop Data

Crop Name	Base Acres	CCC-505 CRP Reduction Acres	PLC Yield
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NOTES

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LONOKE

Form: FSA-156EZ



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Abbreviated 156 Farm Record

FARM : 3981

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schedule a property tour, contact:

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