



JEFFERSON BEND HUNTING CLUB MEMBERSHIP

A Recreational Investment Opportunity

2,300± Total Acres | \$1,050,000.00

Desha County, Arkansas



AGRICULTURE | RECREATION | TIMBERLAND

Traditional Brokerage + Sealed Bids + Consulting

LICENSED IN ARKANSAS, LOUISIANA, MISSISSIPPI, AND TENNESSEE



JEFFERSON BEND HUNTING CLUB MEMBERSHIP

QUICK FACTS

Acreage

2,300± total acres

Location

Watson, Arkansas

Recreation

Waterfowl, deer, turkey, and fishing

Access

Private road access

Soils

Class V: 87%

Water: 7%

Borrow Pits: 6%

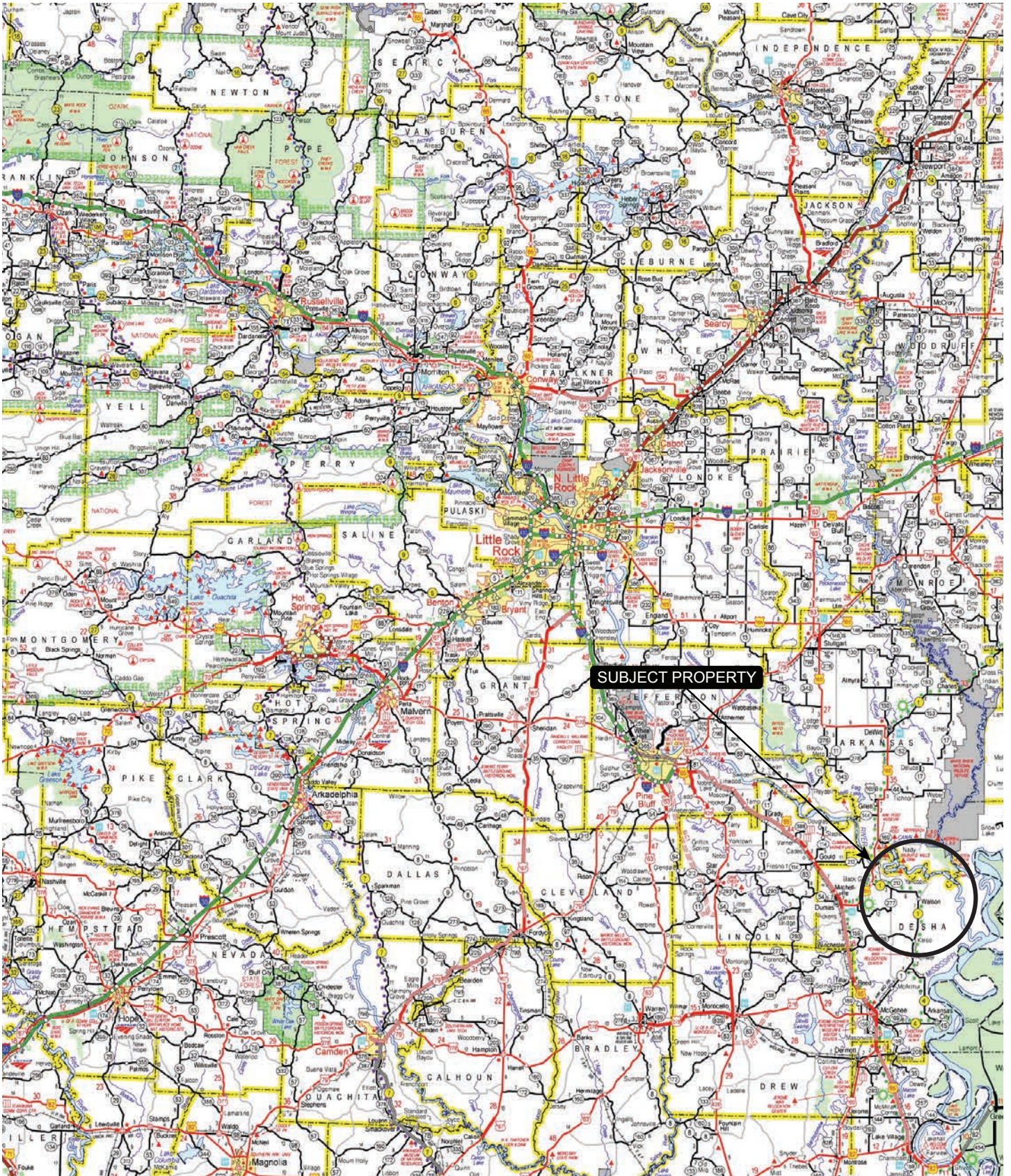
Offering Price

\$1,050,000.00





VICINITY MAP





PROPERTY DESCRIPTION

JEFFERSON BEND HUNTING CLUB MEMBERSHIP

Offered for sale is a rare opportunity to acquire membership into the Jefferson Bend Hunting Club – a well-established, family-friendly hunting club located in the historic Arkansas River bottoms. The offering is for a one-ninth (1/9) ownership of the club’s land and the member’s cabin.

The Jefferson Bend Hunting Club consists of approximately 2,300± acres located in Desha County, Arkansas east of the community of Watson. Recreational opportunities abound on the property with waterfowl hunting in Little Jefferson Lake, several sloughs, and on the island once the Arkansas River floods. The property boasts over 14,000 feet of frontage on the Arkansas River which provides fishing and boating opportunities. Additional fishing opportunities can be found in Little Jefferson Lake and Minnie Anderson.

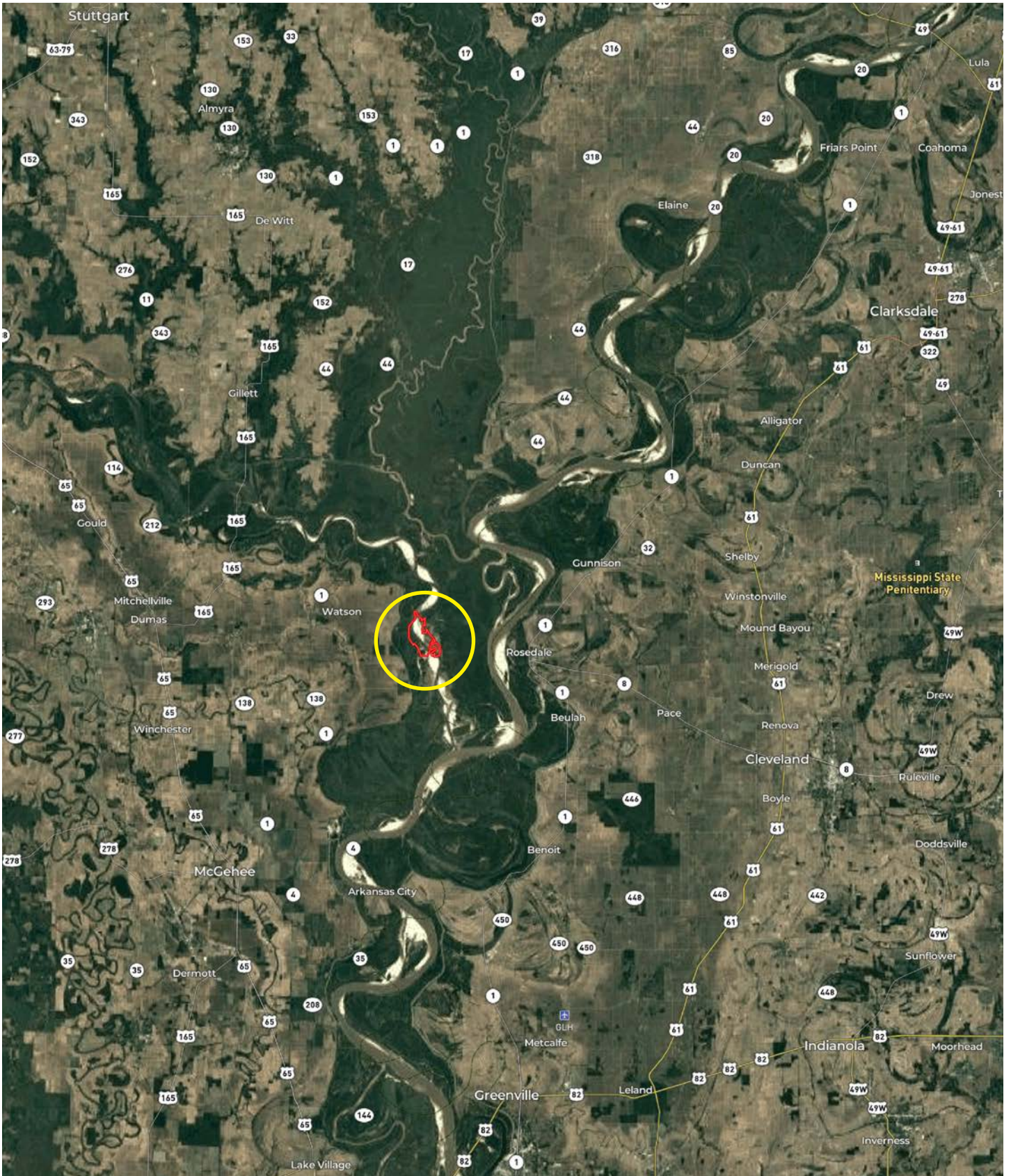
The strongest recreational opportunities are the whitetail deer and turkey hunting that currently

exists on the property. The deer hunting potential is so strong due to the genetics in the Arkansas River bottoms. Additionally the neighboring properties and other famous clubs to the north intensively manage their property for both deer and turkey hunting which has a positive impact on this property. The membership has developed the property’s road system and food plots since their acquisition and will only continue to enhance the property in the future. Each member has two (2) dedicated food plots and permanent stand locations and members are allowed to freely bow hunt, so long as they are respectful of other member’s permanent stand locations.

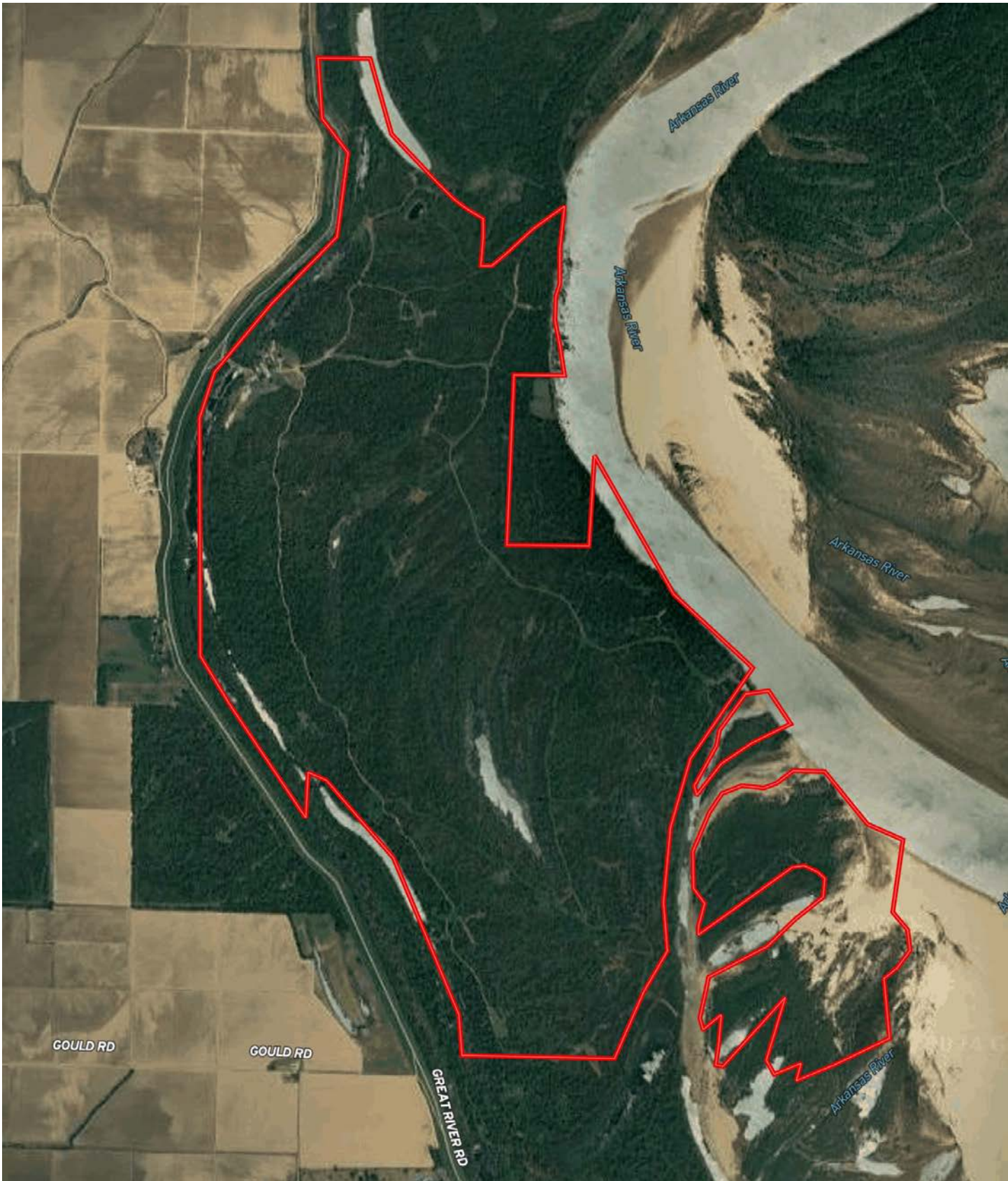
Lastly, the membership has a cozy quaint cabin that is two (2) bedrooms with one (1) full bathroom in addition to a living room and kitchen. There is covered storage on both sides of the cabin as well as two (2) containers that the seller will convey.



LOCATION MAP



AERIAL MAP









LOCATION & ACCESS

Watson, Desha County, Arkansas
Southeastern Region of Arkansas

Mileage Chart

Dumas, AR	37 Miles
DeWitt, AR	46 Miles
Pine Bluff, AR	66 Miles
Greenville, MS	74 Miles

The property has good access from a private road that runs from the Arkansas River Levee.



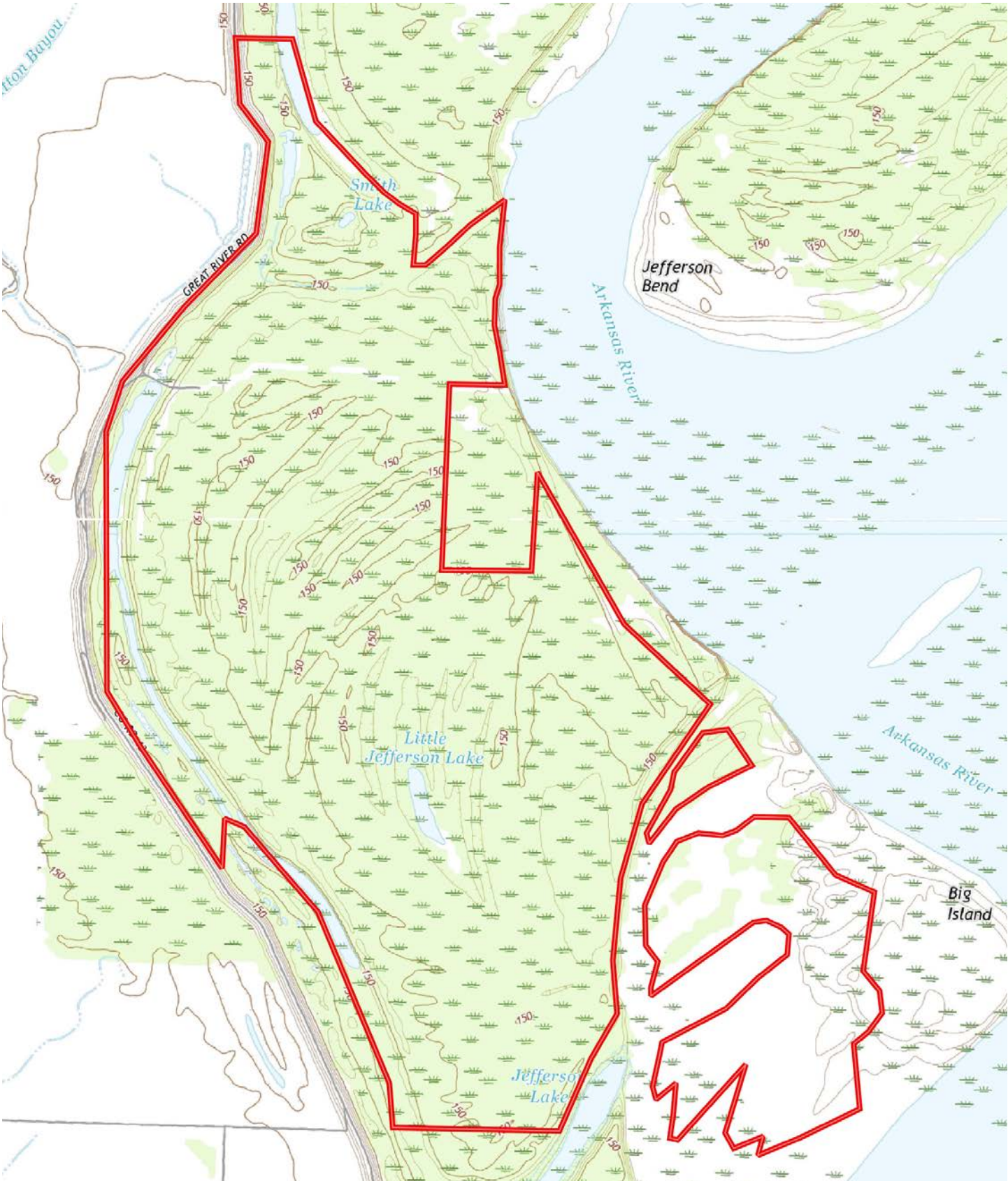








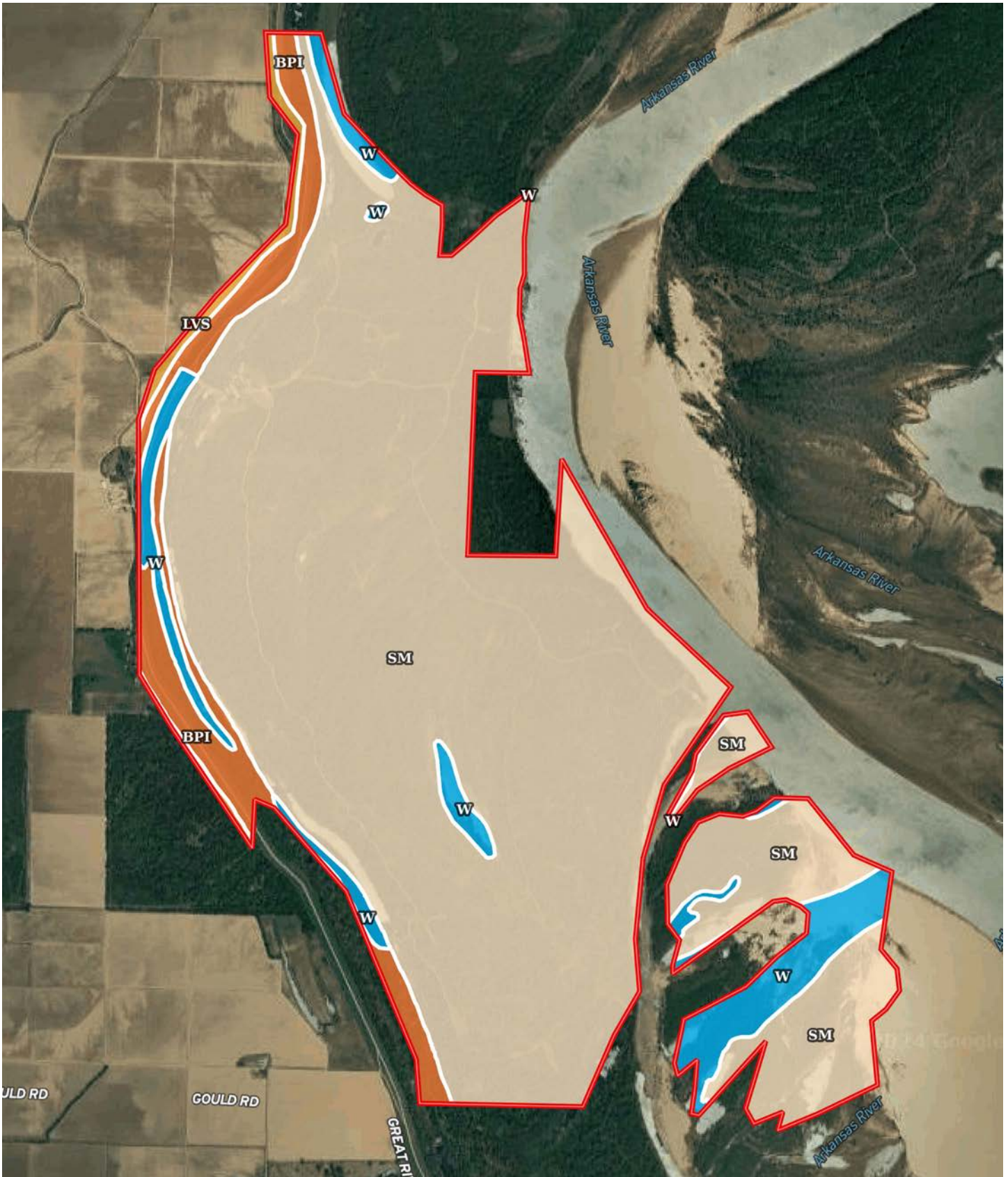
TOPOGRAPHY MAP







SOIL MAP



SOIL MAP KEY

SOIL CODE	SOIL DESCRIPTION	ACRES	%	CPI	NCCPI	CAP
Sm	Sharkey-Commerce-Coushatta association, frequently flooded	1810.98	85.2	0	48	5w
W	Water	149.62	7.04	0	-	-
BPI	Pits, borrow	139.0	6.54	0	-	-
LVS	Levee	26.06	1.23	0	-	-
TOTALS		2125.66(*)	100%	-	40.89	5.0

(*) 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

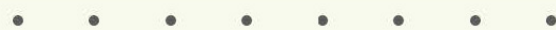
Increased Limitations and Hazards

Decreased Adaptability and Freedom of Choice Users

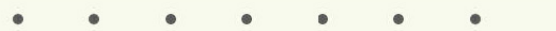
Land, Capability



'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.

Estimated Taxes

\$2,500.00

Offering Price

\$1,050,000.00

To learn more about the Jefferson Bend Hunting Club membership opportunity or to schedule a property tour, contact Gardner Lile or Brandon Stafford of Lile Real Estate, Inc.

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

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