OFFERED FOR SALE

BIG SLASH

An Agricultural and Recreational Investment Opportunity

1,650 (+/-) Acres • Monroe County, Arkansas

OFFERED BY

LILE REAL ESTATE INCORPORATED

AGRICULTURE | RECREATION | TIMBERLAND

Traditional Brokerage + Sealed Bids + Consulting

LICENSED IN ARKANSAS, LOUISIANA, MISSISSIPPI, TEXAS AND TENNESSEE

LILE
REAL ESTATE
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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.

Some images shown within this offering brochure are used for representative purposes and may not have been taken on location at the subject property.

This offering is subject to errors, omissions, change or withdrawal without notice. All information provided herein is intended as a general guideline and has been provided by sources deemed reliable, but the accuracy of which we cannot guarantee.

VICINITY MAP

PROPERTY SUMMARY

Description:

This is a rare and unique opportunity to acquire a proven, highly successful, and well-managed hunting and farming operation that is almost exclusively high fenced, located in the heart of the Arkansas Delta. Big Slash Hunting Club checks all of the boxes and stands alone in its offerings. This property has easy access to and throughout, and is located just 20 minutes from the town of Clarendon for groceries and other items. For your friends and clients that fly private, Big Slash is located minutes from the front gate of the Holly Grove Municipal Airport, which features a 50' wide by 4,469' long asphalt strip.

Big Slash offers a diverse waterfowl habitat including flooded green timber, tupelo and cypress brakes, wetland slashes and agricultural fields. Irrigation, levees and water control structures allow for water management. Numerous blinds are strategically placed to maximize hunting success and hunter accessibility. Years of focused and dedicated management has produced top-tier waterfowl harvest records that rival other top clubs in the state of Arkansas. Various species of waterfowl are recorded in detailed log books, but mallard harvest easily dominates the harvest percentage. Along with impressive waterfowl hunting, world-class deer hunting exists within the high-fenced property. Careful deer management has produced giant racks and heavy bodied "swamp" bucks. Deer in the Delta area in general are known for their size potential, but Big Slash deer take that reputation to another level.

Of the 1,650 +/- total acres, the property offers 950 +/- acres of farmland in cultivation. Irrigation exists on nearly 100% of the cultivatable ground offering consistency in crop production. Rice, corn and soybeans are in the rotation, with rice and corn especially supporting the waterfowl habitat post-harvest. Two (2) 40,000 +/- bushel grain bins are present on the property allowing the tenant flexibility with grain harvest and the landowner improved rent potential. Due to the property's ideal location near Holly Grove, Arkansas, the tenant does not have to travel far to deliver their grain with numerous delivery locations only a short drive away.

This property also boasts many improvements including a beautiful and well thought-out lodge. The eight (8) bedroom, five bathroom painted log cabin lodge was built with comfort and functionality in mind. Being that Big Slash Hunting Club is currently a family owned and operated commercial hunting operation, the layout and comfort of the lodge is ideal for small and large groups. In addition to the main lodge, a great room on the back of the lodge was added in recent years with its own kitchen, living area and fireplace. Outside of the lodge is a 288 square foot mudroom, a 1,200 square foot farm shop to keep all hunting equipment including ATV's/UTV's, and a large 6,000 square foot covered storage area for larger equipment. Primary furnishings convey; no wildlife mounts convey. A listing of the primary farm and wheel equipment conveying in the sale is provided herein.

PROPERTY SUMMARY

Location: Monroe County, Arkansas; East Central Region of Arkansas

Mileage Chart

Little Rock, AR	80 miles
Memphis, TN	95 miles
Jonesboro, AR	100 miles
Jackson, MS	220 miles

Acreage: 1,650 +/- acres (Farm Service Agency)
1581.54 +/- acres (Monroe County Tax Assessor)

Access: Highway 146

Farm Service Agency: Please see Farm Service Agency (FSA) 156EZ included within this brochure, which details crop bases and PLC yields.

Irrigation:
Six (6) 6" electric submersible wells
Five (5) 8" diesel turbine wells
Two (2) 10" electric turbine wells
One (1) 10" diesel turbine well
One (1) 6" diesel turbine well

Improvements: Lodge: 3,458 total square feet

- Main lodge: Outstanding 2,658 square feet painted finish log cabin with eight (8) bedrooms and five (5) bathrooms, full service kitchen, open living area, and floor-to-ceiling rock wood burning fireplace. Solid board pine floors, walls, ceilings, and beams; Viking commercial range and many more amenities make this lodge the comfort zone after you hunt.

- Recreation room: The "great room" for segregation of hunting groups; 800 square feet with stovetop and oven, open living area, and tall rock wood burning fireplace.

Detached mud room: 288 square feet, concrete floors, nine (9) stalls, refrigerator and freezer. Attached 350 square foot lean-to with three (3) bay sink for game cleaning and picnic table.

Farm shop: 600 square feet metal insulated shop, concrete floors, 600 square foot attached lean-to for parking ATV's/UTV's.

Covered storage: 6,000 square feet, steel, used for parking large equipment.

Holly Grove Airport: Asphalt strip, 50' x 4,469', attendant available

PROPERTY SUMMARY

Furniture, Fixtures & Equipment:

Make/Type	Model
John Deere Power Unit	4D80
John Deere Power Unit	4D80
John Deere Power Unit	4D80
John Deere Power Unit	4D80
John Deere Power Unit	276D
Power Unit	4t100
Case Power Unit	P85
Caterpillar Bulldozer	D3G
Caterpillar Backhoe	416C
Diesel Tank	10,000 gallons
Gas Tank	500 gallons
Argo 1	Conquest 8x8 Outfitter
Argo 2	Conquest 8x8 Outfitter
Yamaha Viking	Crew
Polaris Ranger	Crew 570cc
John Deere Mower	HX14
Frontier Scraper Blade	LR1184
John Deere Tractor	6115D

H310 Quick Attach Loader, Bucket, Fork for John Deere Tractor
John Deere 4 row planter

Real Estate Taxes: $11,100.00 (Est.)

Recreation: Excellent deer and duck hunting

Farm Lease: Cash rented for 2021, one year lease.

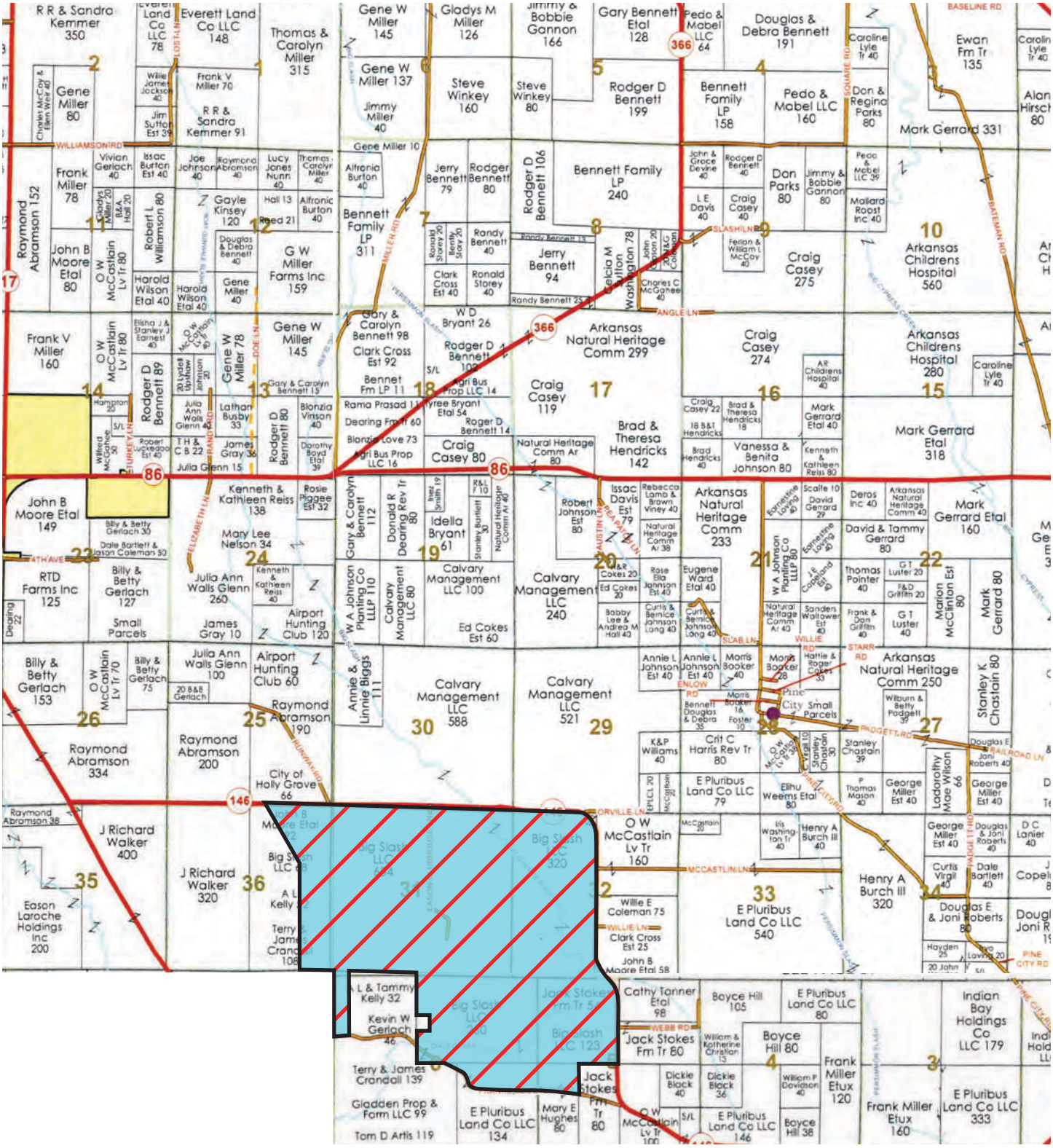
Farm Bases: Please see FSA 156 provided herein.

Mineral Rights: All mineral rights owned by the Seller, if any, shall transfer to the Buyer.

Offering Price: $11,100,000.00

Contact: Any questions concerning this offering, or to schedule a property tour should be directed to Gar Lile (mobile: 501-920-7015) or Trey Morris (mobile: 870-338-1385) of Lile Real Estate, Inc.

OWNERSHIP MAP I



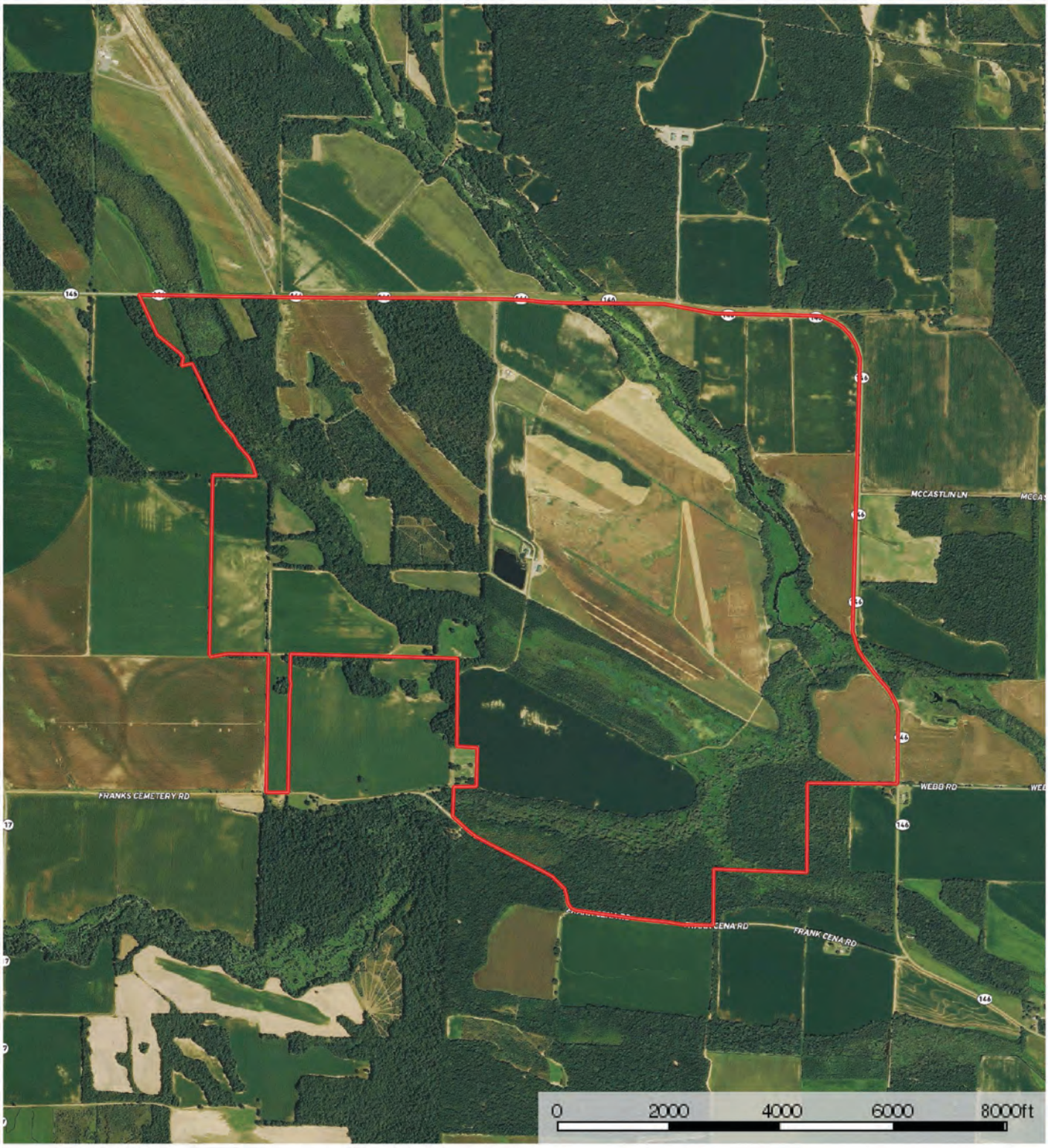
AERIAL MAP I

Boundary

Sindy Cruthis

The information contained herein was obtained from sources deemed to be reliable.
MapRight Services makes no warranties or guarantees as to the completeness or accuracy thereof.

AERIAL MAP II



Boundary

Sindy Cruthis

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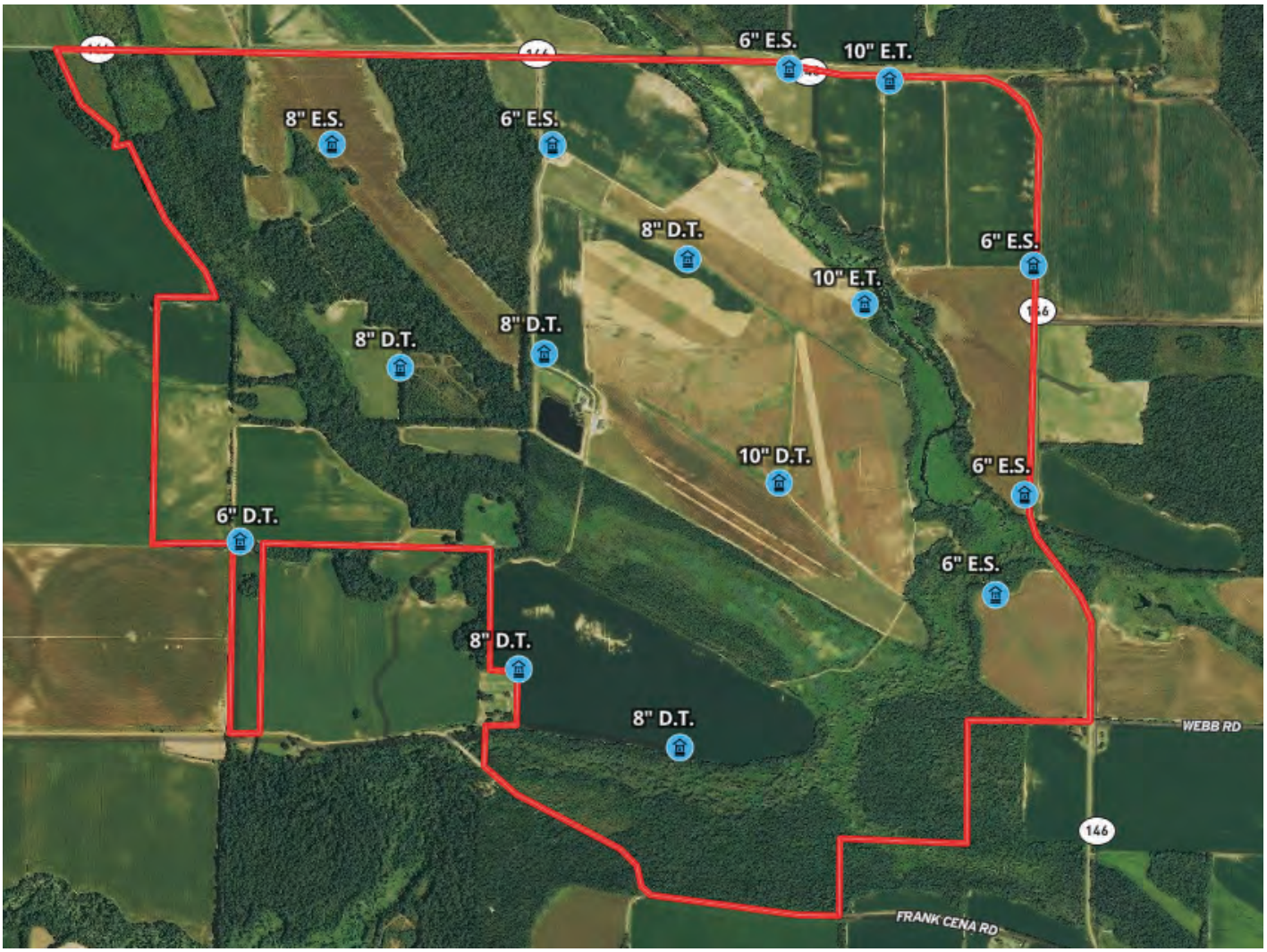
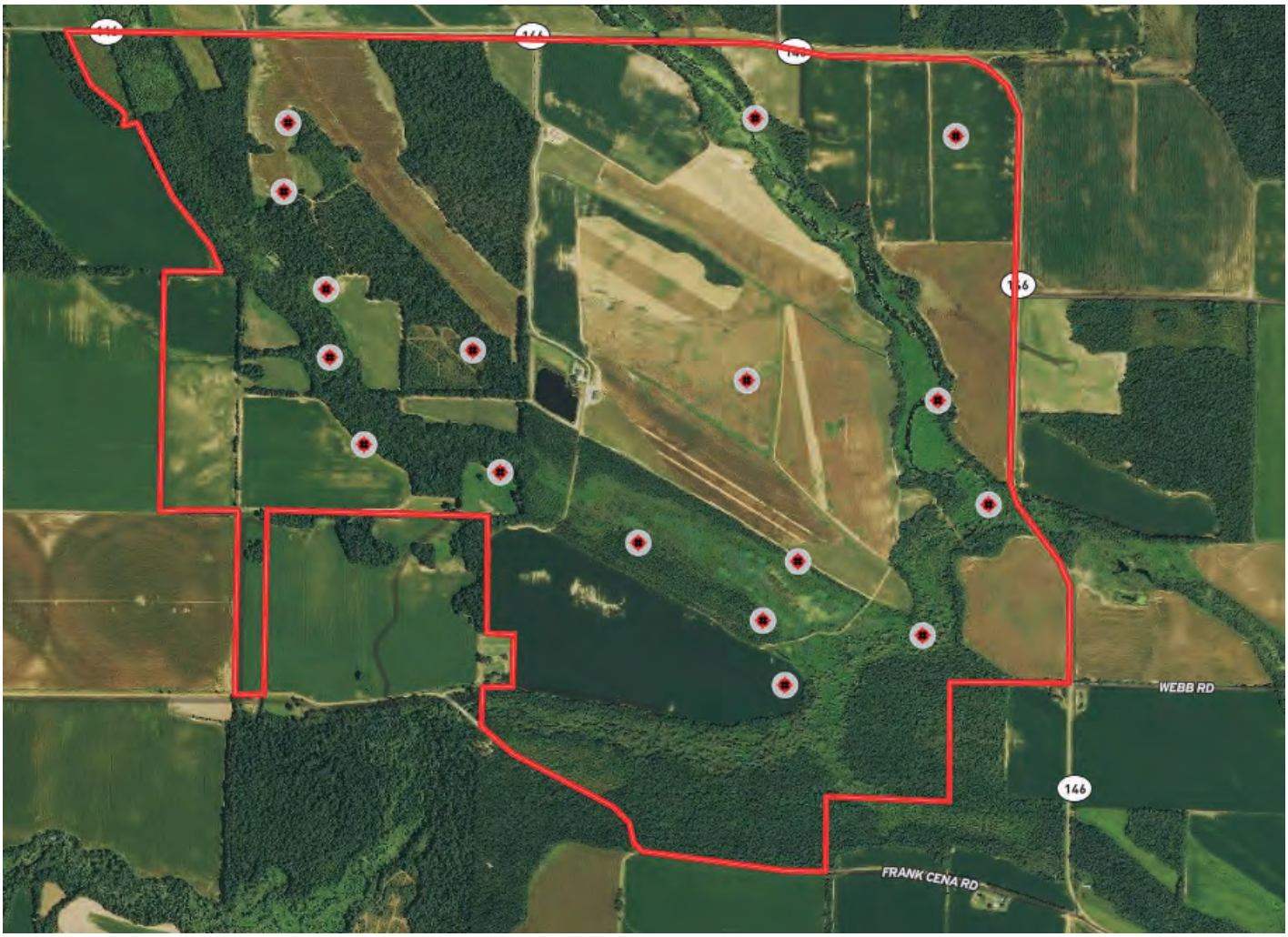
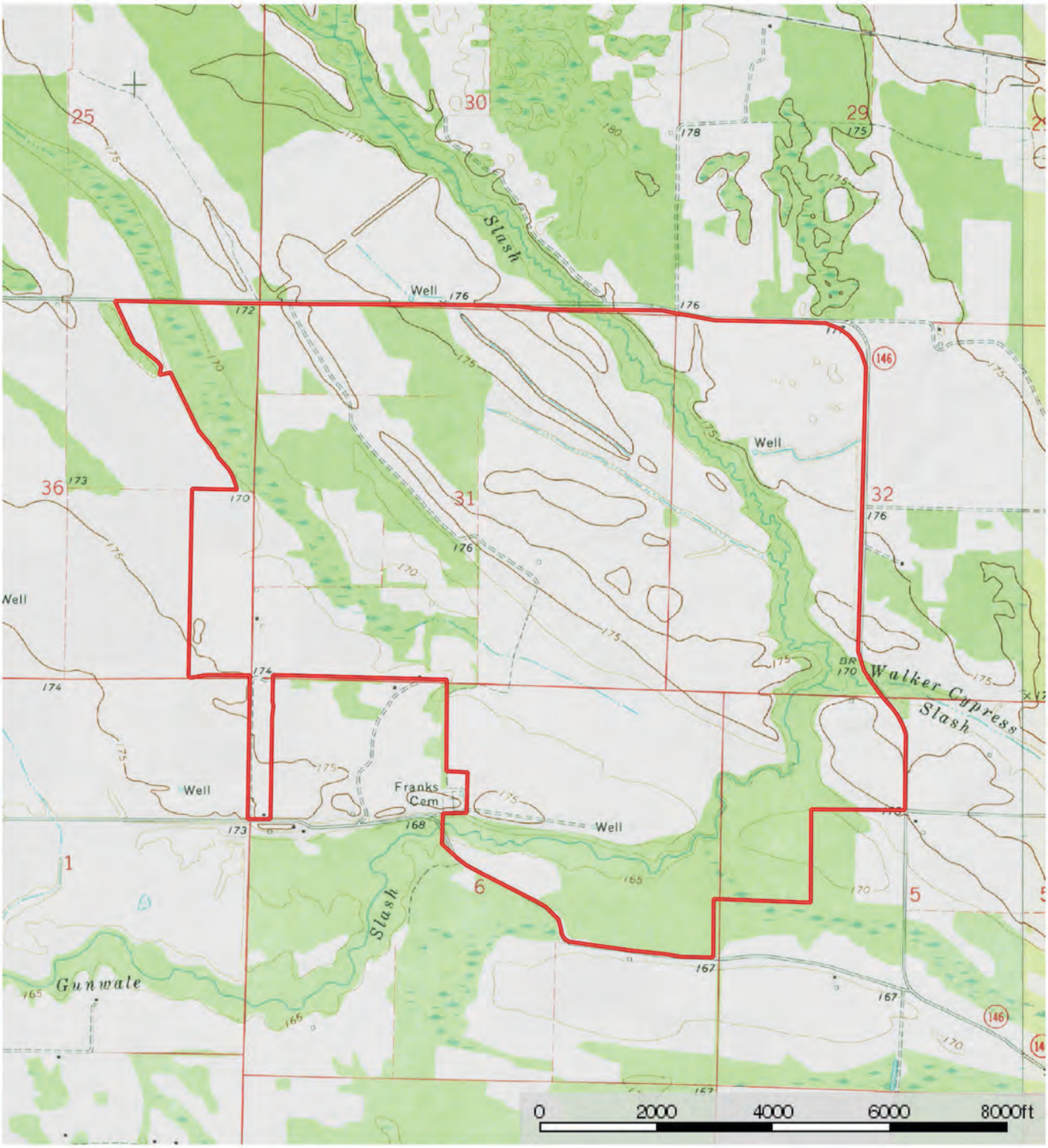
IRRIGATION MAP



BLIND LOCATIONS



TOPOGRAPHY MAP



Boundary

Sindy Cruthis

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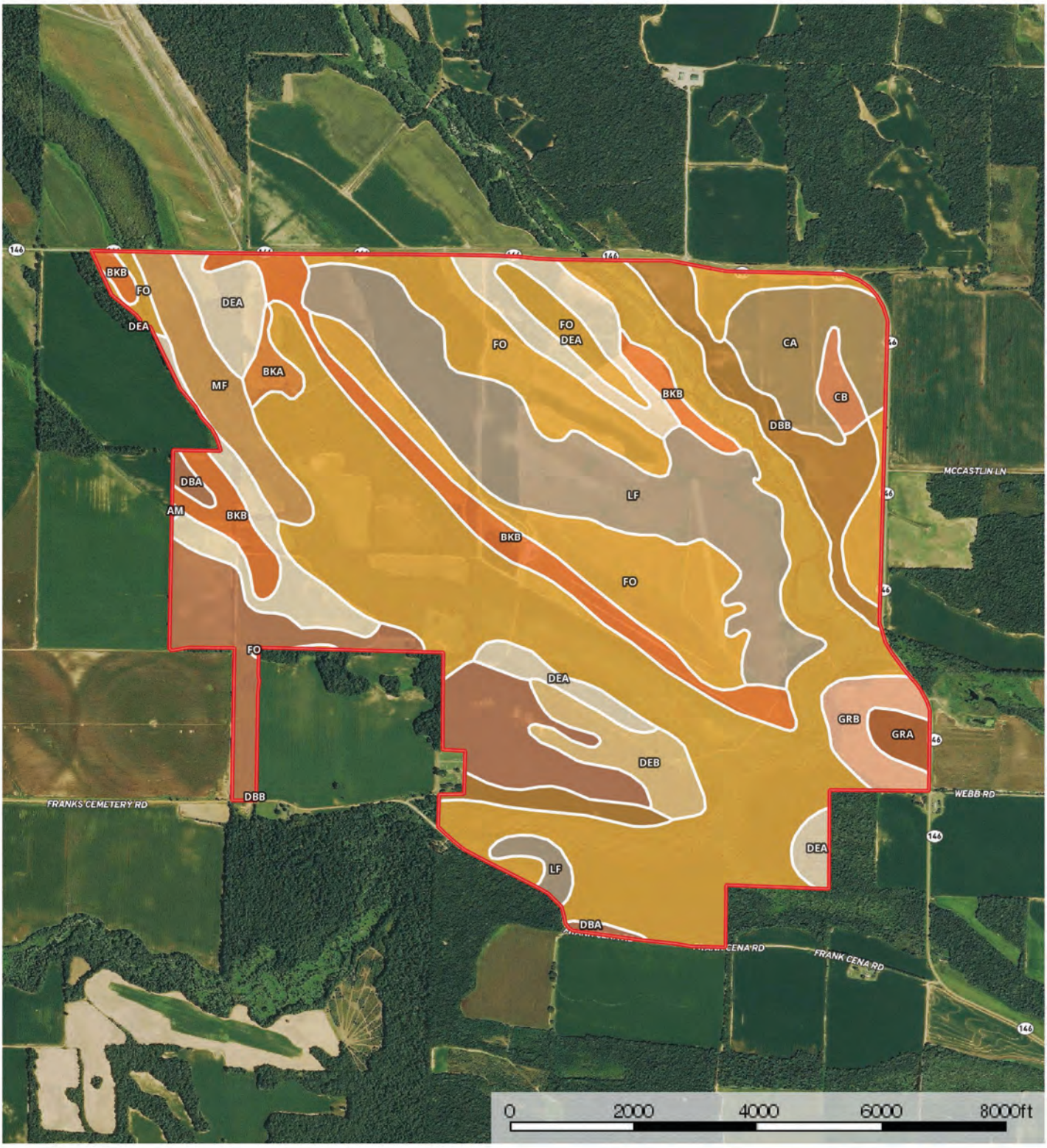
SOIL MAP



Boundary

Sindy Cruthis

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SOIL MAP KEY

SOIL CODE	SOIL DESCRIPTION	ACRES	%	CAP
Ca	Calhoun silt loam, 0 to 1 percent slopes	67.8	4.21	3w
BkB	Bosket fine sandy loam, gently undulating	106.7	6.63	2e
DeA	Dundee silt loam, 0 to 1 percent slopes	134.1	8.33	2w
Fo	Foley-Calhoun-Bonn complex	733.8	45.6	3w
GrA	Grenada silt loam, 0 to 1 percent slopes	11.7	0.73	2w
Lf	Lafe-Bonn complex	210.9	13.11	6s
GrB	Grenada silt loam, 1 to 3 percent slopes	30.6	1.9	2e
Cb	Calloway silt loam, 0 to 1 percent slopes	11.0	0.68	2w
DeB	Dundee silt loam, gently undulating	37.8	2.35	2w
DbB	Dubbs silt loam, 0 to 3 percent slopes	77.7	4.83	2e
DbA	Dubbs silt loam, 0 to 1 percent slopes	126.0	7.83	2e
BkA	Bosket fine sandy loam, 0 to 1 percent slopes	10.9	0.68	1
MF	Mhoon soils, frequently flooded	49.8	3.1	4w
Am	Amagon silt loam, 0 to 1 percent slopes	0.4	0.02	3w
TOTALS		1609.2	100%	3.08

BIG SLASH

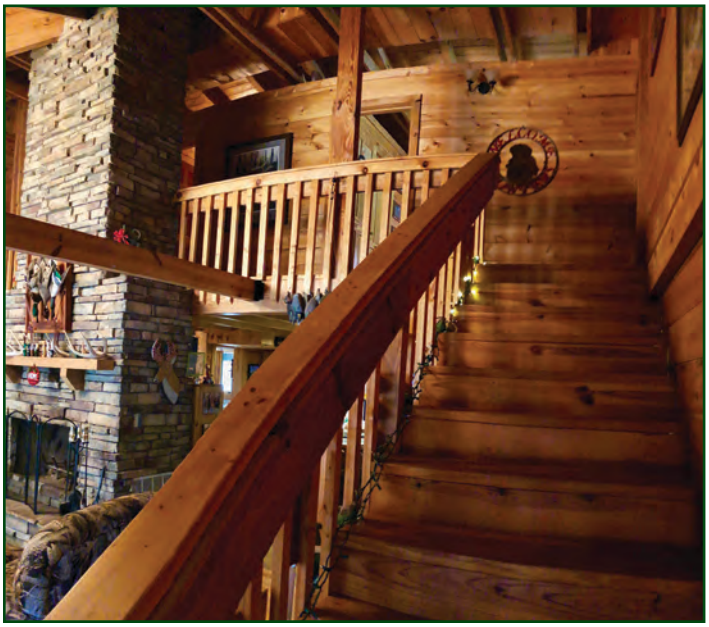
THE LODGE

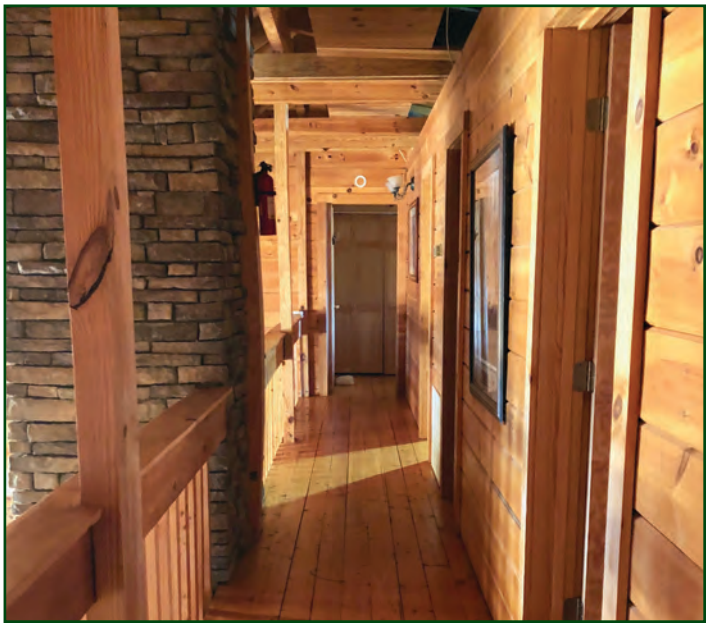
BIG SLASH
HUNTING CLUB

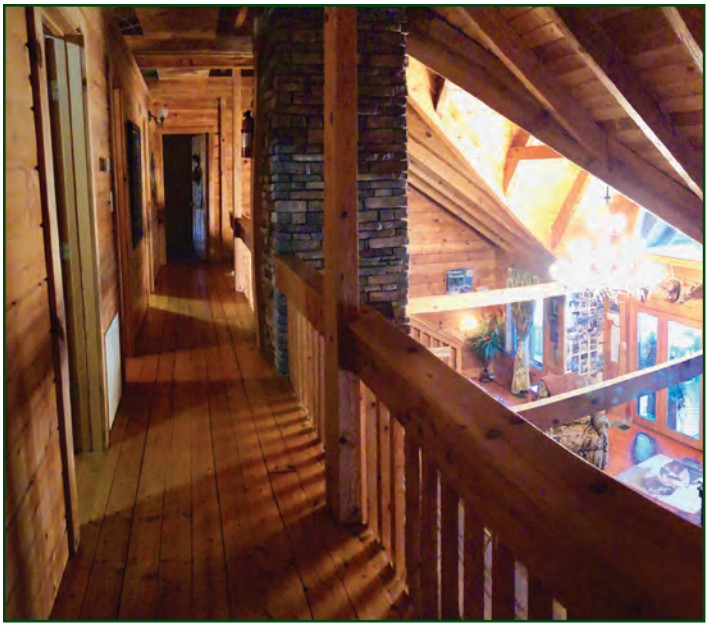
SLASH
HOPE

HOPE

PIG SLASH



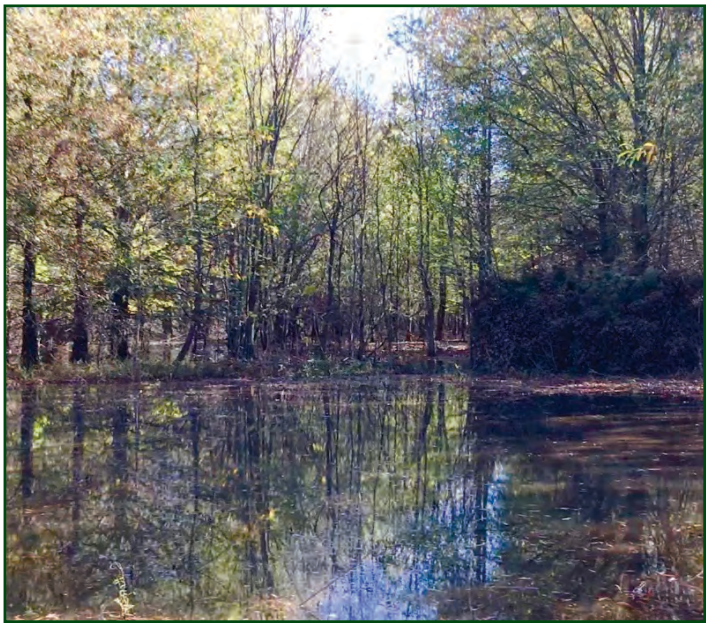




FIELD & STREAM

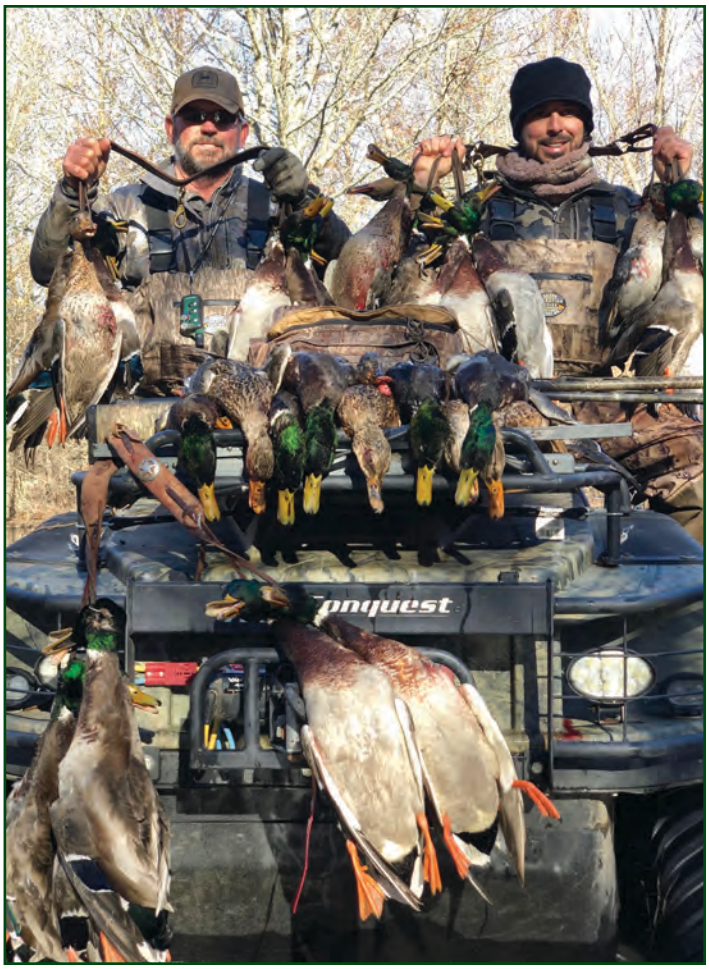
BIG SLASH

THE GROUNDS



BIG SLASH

THE GAME


polaris

FARM: 837

Arkansas | **U.S. Department of Agriculture** | **Prepared:** 11/24/20 2:28 PM

Monroe | **Farm Service Agency** | **Crop Year:** 2020

Report ID: FSA-156EZ | **Abbreviated 156 Farm Record** | **Page:** 1 of 2

DISCLAIMER: This is data extracted from the web farm database. Because of potential messaging failures in MIDAS, this data is not guaranteed to be an accurate and complete representation of data contained in the MIDAS system, which is the system of record for Farm Records.

Operator Name
JKT PARTNERSHIP

Farm Identifier

Farms Associated with Operator:
1321, 3288

ARC/PLC G/I/F Eligibility: Eligible

CRP Contract Number(s): None

Farmland	Cropland	DCP Cropland	WBP	WRP	EWP	CRP Cropland	GRP	Farm Status	Number of Tracts
67.04	64.11	64.11	0.0	0.0	0.0	0.0	0.0	Active	1

State Conservation	Other Conservation	Effective DCP Cropland	Double Cropped	MPL/FWP
0.0	0.0	64.11	16.0	0.0

ARC/PLC					
PLC	ARC-CO	ARC-IC	PLC-Default	ARC-CO-Default	ARC-IC-Default
WHEAT, CORN , SUP	SOYBN	NONE	NONE	NONE	NONE

Crop	Base Acreage	PLC Yield	CCC-505 CRP Reduction	HIP
WHEAT	3.94	50	0.00	
CORN	7.88	126	0.00	
SOYBEANS	7.88	43	0.00	100
SEED COTTON	44.88	1075	0.00	
UNA GENERIC	11.22	0	0.00	
Total Base Acres:	75.8			

Tract Number: 983 **Description** H16-2A

FSA Physical Location : Monroe, AR **ANSI Physical Location:** Monroe, AR

BIA Range Unit Number:

HEL Status: NHEL: no agricultural commodity planted on undetermined fields

Wetland Status: Tract contains a wetland or farmed wetland

WL Violations: None

Farmland	Cropland	DCP Cropland	WBP	WRP	EWP	CRP Cropland	GRP
67.04	64.11	64.11	0.0	0.0	0.0	0.0	0.0

State Conservation	Other Conservation	Effective DCP Cropland	Double Cropped	MPL/FWP
0.0	0.0	64.11	16.0	0.0

Crop	Base Acreage	PLC Yield	CCC-505 CRP Reduction
WHEAT	3.94	50	0.00

FARM: 837

Arkansas | **U.S. Department of Agriculture** | **Prepared:** 11/24/20 2:28 PM

Monroe | **Farm Service Agency** | **Crop Year:** 2020

Report ID: FSA-156EZ | **Abbreviated 156 Farm Record** | **Page:** 2 of 2

DISCLAIMER: This is data extracted from the web farm database. Because of potential messaging failures in MIDAS, this data is not guaranteed to be an accurate and complete representation of data contained in the MIDAS system, which is the system of record for Farm Records.

Crop	Base Acreage	PLC Yield	CCC-505 CRP Reduction
CORN	7.88	126	0.00
SOYBEANS	7.88	43	0.00
SEED COTTON	44.88	1075	0.00
UNA GENERIC	11.22	0	0.00
Total Base Acres:	75.8		

Owners: BIG SLASH LLC

Other Producers: GERLACH FARMING

FARM: 3288

Arkansas | **U.S. Department of Agriculture** | **Prepared:** 11/24/20 2:20 PM

Monroe | **Farm Service Agency** | **Crop Year:** 2020

Report ID: FSA-156EZ | **Abbreviated 156 Farm Record** | **Page:** 1 of 3

DISCLAIMER: This is data extracted from the web farm database. Because of potential messaging failures in MIDAS, this data is not guaranteed to be an accurate and complete representation of data contained in the MIDAS system, which is the system of record for Farm Records.

Operator Name	Farm Identifier	Recon Number
JKT PARTNERSHIP	T1SR2WS31,32,36 T2SR1WS 5,6	2012 - 4

Farms Associated with Operator:
837, 1321

ARC/PLC G/I/F Eligibility: Eligible

CRP Contract Number(s): None

Farmland	Cropland	DCP Cropland	WBP	WRP	EWP	CRP Cropland	GRP	Farm Status	Number of Tracts
1591.04	1025.7	1025.7	0.0	121.2	0.0	0.0	0.0	Active	2

State Conservation	Other Conservation	Effective DCP Cropland	Double Cropped	MPL/FWP
0.0	0.0	904.5	315.3	0.0

ARC/PLC

PLC	ARC-CO	ARC-IC	PLC-Default	ARC-CO-Default	ARC-IC-Default
WHEAT, CORN , SORGH RICE-LGR, RICE-MGR, SUP	SOYBN	NONE	NONE	NONE	NONE

Crop	Base Acreage	PLC Yield	CCC-505 CRP Reduction	HIP
WHEAT	199.5	50	0.00	
CORN	2.3	127	0.00	
GRAIN SORGHUM	3.6	49	0.00	
SOYBEANS	336.2	34	0.00	100
RICE-LONG GRAIN	201.0	5650	0.00	
RICE-MED GRAIN	19.1	3349	0.00	
SEED COTTON	232.88	1219	0.00	
UNA GENERIC	58.22	0	0.00	
Total Base Acres:	1052.8			

FARM: 3288

Arkansas | **U.S. Department of Agriculture** | **Prepared:** 11/24/20 2:20 PM

Monroe | **Farm Service Agency** | **Crop Year:** 2020

Report ID: FSA-156EZ | **Abbreviated 156 Farm Record** | **Page:** 2 of 3

DISCLAIMER: This is data extracted from the web farm database. Because of potential messaging failures in MIDAS, this data is not guaranteed to be an accurate and complete representation of data contained in the MIDAS system, which is the system of record for Farm Records.

Tract Number: 3282 **Description** T1S,R1W.Sec.32

FSA Physical Location : Monroe, AR **ANSI Physical Location:** Monroe, AR

BIA Range Unit Number:

HEL Status: HEL Determinations not complete

Wetland Status: Wetland determinations not complete

Recon Number
2009 - 35

WL Violations: None

Farmland	Cropland	DCP Cropland	WBP	WRP	EWP	CRP Cropland	GRP
18.65	0.0	0.0	0.0	0.0	0.0	0.0	0.0

State Conservation	Other Conservation	Effective DCP Cropland	Double Cropped	MPL/FWP
0.0	0.0	0.0	0.0	0.0

Owners: BIG SLASH LLC

Other Producers: None

Tract Number: 3454 **Description** T1SR1WS.31,32T2SR1WS.6

FSA Physical Location : Monroe, AR **ANSI Physical Location:** Monroe, AR

BIA Range Unit Number:

HEL Status: NHEL: no agricultural commodity planted on undetermined fields

Wetland Status: Wetland determinations not complete

Recon Number
2012 - 5

WL Violations: None

Farmland	Cropland	DCP Cropland	WBP	WRP	EWP	CRP Cropland	GRP
1572.39	1025.7	1025.7	0.0	121.2	0.0	0.0	0.0

State Conservation	Other Conservation	Effective DCP Cropland	Double Cropped	MPL/FWP
0.0	0.0	904.5	315.3	0.0

Crop	Base Acreage	PLC Yield	CCC-505 CRP Reduction
WHEAT	199.5	50	0.00
RICE-LONG GRAIN	201.0	5650	0.00
RICE-MED GRAIN	19.1	3349	0.00
CORN	2.3	127	0.00
GRAIN SORGHUM	3.6	49	0.00
SOYBEANS	336.2	34	0.00
SEED COTTON	232.88	1219	0.00
UNA GENERIC	58.22	0	0.00
Total Base Acres:	1052.8		

FARM: 3288

Arkansas | **U.S. Department of Agriculture** | **Prepared:** 11/24/20 2:20 PM

Monroe | **Farm Service Agency** | **Crop Year:** 2020

Report ID: FSA-156EZ | **Abbreviated 156 Farm Record** | **Page:** 3 of 3

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Owners: BIG SLASH LLC

Other Producers: None

NOTES

LILE
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INCORPORATED

The LandReport
2010-2019
AMERICA'S
BEST
BROKERAGES

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info@lilerealestate.com | www.lilerealestate.com

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