

*Offered for Sale*

# **FOWL PLAY FARM & HUNT CLUB**

321.0 +/- Acres • Jackson County, Arkansas

*An outstanding farm operation and hunting property located in a celebrated duck hunting area.*

Excellent Duck Hunting and Farmland Investment

# **MYERS COBB**

---

**REALTORS**

ARKANSAS • MISSISSIPPI • TENNESSEE



# FOWL PLAY

## Farm AND Hunt Club

On Bayou DeView • Hickory Ridge, AR

**ATTENTION:** Myers Cobb Realtors is the Exclusive Agent for the property described herein. This property brochure and all information contained herein are believed to be correct; however, no guarantee is made as to its certainty. Prospective buyers are urged to inspect the property and perform independent due diligence. Myers Cobb Realtors and its agents assume no liability as to errors, omissions, or investment results. All information is approximate. Some images shown within this property brochure are used for representative purposes and may not have been taken on location at the subject property. A representative of Myers Cobb Realtors must be present to conduct a tour of the property. We respectfully request that interested parties contact us in advance to schedule a proper showing and not attempt to tour or trespass on the property on their own. Thank you for your cooperation.

## BROKER DESCRIPTION

### Fowl Play Farm & Hunt Club

Fowl Play Farm and Hunt Club is a rice and soybean farm with excellent duck hunting, lodging, and many other improvements. The property is located in eastern Jackson County, Arkansas, and consists of 321.0 +/- contiguous acres along Bayou DeView. Positioned in the fertile Northeast Arkansas Delta, the property is just three miles west of Hickory Ridge, Arkansas, and offers above average agricultural income and excellent duck hunting.

The farm is a fully-functioning agricultural operation with 81% in tillable farmland comprised of silty loam soil variations. The soil types provide a highly suitable medium for rice and soybean crops. The cropland is 100% irrigated by two electric wells, and water is efficiently delivered to crops via underground pipe and field risers. The majority of the land is level or has been formed to level grades, and excellent ditches and water control systems are in place to provide efficient drainage. A large enclosed shop with exterior covered equipment storage complements the agricultural operation for maintenance work, supplies, and equipment storage. The large shop also serves as an aircraft hanger with an expansive overhead door on the west side and a tall overhead door on the east side. Additionally, there is a 2,300' runway for ag-aviation and private aircraft use.

Historically the duck hunting on the farm has been outstanding, and deer and dove hunting is also available. Currently, duck hunting is conducted via two field pits; however, there are four ideal locations for new duck blind construction. There are 45.0 +/- acres in bottomland timber, which is located along Bayou DeView. Periodically this timber floods and can provide duck hunting when the conditions allow. Portions of the farm could be planted in duck foods, and crops left unharvested to enhance the duck habitat, and there is an ideal field that lends itself to establishing a dove field.

Complementing the farm and hunting outings is a 2,400 square-foot, rustic lodge structure with a beautiful property view. The lodge was built in 2005 and offers all utilities, three bedrooms, two bathrooms, a living area, a kitchen, a laundry room, and a gun and gear room. There is an upstairs loft, which provides an additional four beds for guests. The surrounding grounds of the lodge are expansive, with large, shady oak trees on the west side and a small shop and covered storage for ATVs, boats, supplies, and other storage on the east side. The land has excellent access from Arkansas Highway 42 via two private, all-weather roads, which are gated. The land also has a great interior road system allowing easy access throughout.

The investment-minded individual or group has multiple potential income streams from an annual farming cash rent or crop-share agreement with a local farmer. Other income may be derived from potentially leasing the lodge and hunting rights, the large shop and storage facility to a local farmer, or the airstrip and hanger facility for an ag-aviation operation.

Fowl Play Farm and Hunt Club is a rare opportunity for the farmland investor or waterfowl and conservation enthusiast to procure a high-grade, turn-key, legacy property. The property is offered for sale for \$2,400,000.00 by Chuck Myers of Myers Cobb Realtors; qualified buyers should contact Chuck at 901-830-5836 regarding questions or schedule a property tour.

**Chuck Myers**

PARTNER + AGENT

LAND + RECREATIONAL PROPERTIES

901.830.5836 (M)

901.481.6842 (O)

[chuck@myerscobbrealtors.com](mailto:chuck@myerscobbrealtors.com)

**MYERS COBB**

REALTORS

# SUMMARY OUTLINE

## Fowl Play Farm & Hunt Club

---

- Property Description:** Fowl Play Farm & Hunt Club is a turn-key, income-producing agricultural operation offering excellent lodging and facilities, with proven duck hunting history.
- Offering Price:** \$2,400,000.00 (\$7,476.00 per acre)
- Total Acreage:** 321.0 +/- contiguous acres
- 260.0 +/- acres in crop production land
  - 45.0 +/- acres in bottomland timber
  - 12.0 +/- acres in structures and improvement sites
  - 4.0 +/- acres in non-farmed land
- Special note: USDA reports 277.14 +/- acres in tillable farmland*
- Property Location:** Jackson County, Arkansas
- Hickory Ridge, AR - 3 miles
  - Wynne, AR - 27 miles
  - Jonesboro, AR - 38 miles
  - Memphis, AR - 75 miles
  - Little Rock, AR - 100 miles
- Property Access:** The property has excellent access from Arkansas Highway 42 via two private, all-weather roads, which are gated. The farm also has a great interior road system allowing easy access throughout.
- Agriculture Operation:** An established and efficient rice and soybean farming operation.
- \$50,000.00 annual cash rent (2021)
  - 100% irrigated via 2 electric wells with underground piping
  - Excellent ditch and water control systems for efficient drainage
  - Majority of the land is level and has been formed
  - Excellent equipment storage and shop facilities
  - 2,300' runway for ag-aviation and private aircraft
  - Fallow acreage that can be put back into crop production
- Prime Hunting Land:** The property located in a legendary waterfowl area and offers excellent opportunities for hunting ducks, deer, and dove.
- Outstanding duck hunting history on the property
  - Rice and soybean field duck hunting via 2 pit blinds
  - Periodic duck hunting via the timber along Bayou DeView when water permits
  - Deer hunting opportunities via the timber along Bayou DeView
  - Identified locations for 4 additional duck blinds
  - Possible development of timber for duck hunting
  - Areas for establishing duck food plots
  - Fallow acreage to establish a dove hunting field

# SUMMARY OUTLINE

## Fowl Play Farm & Hunt Club

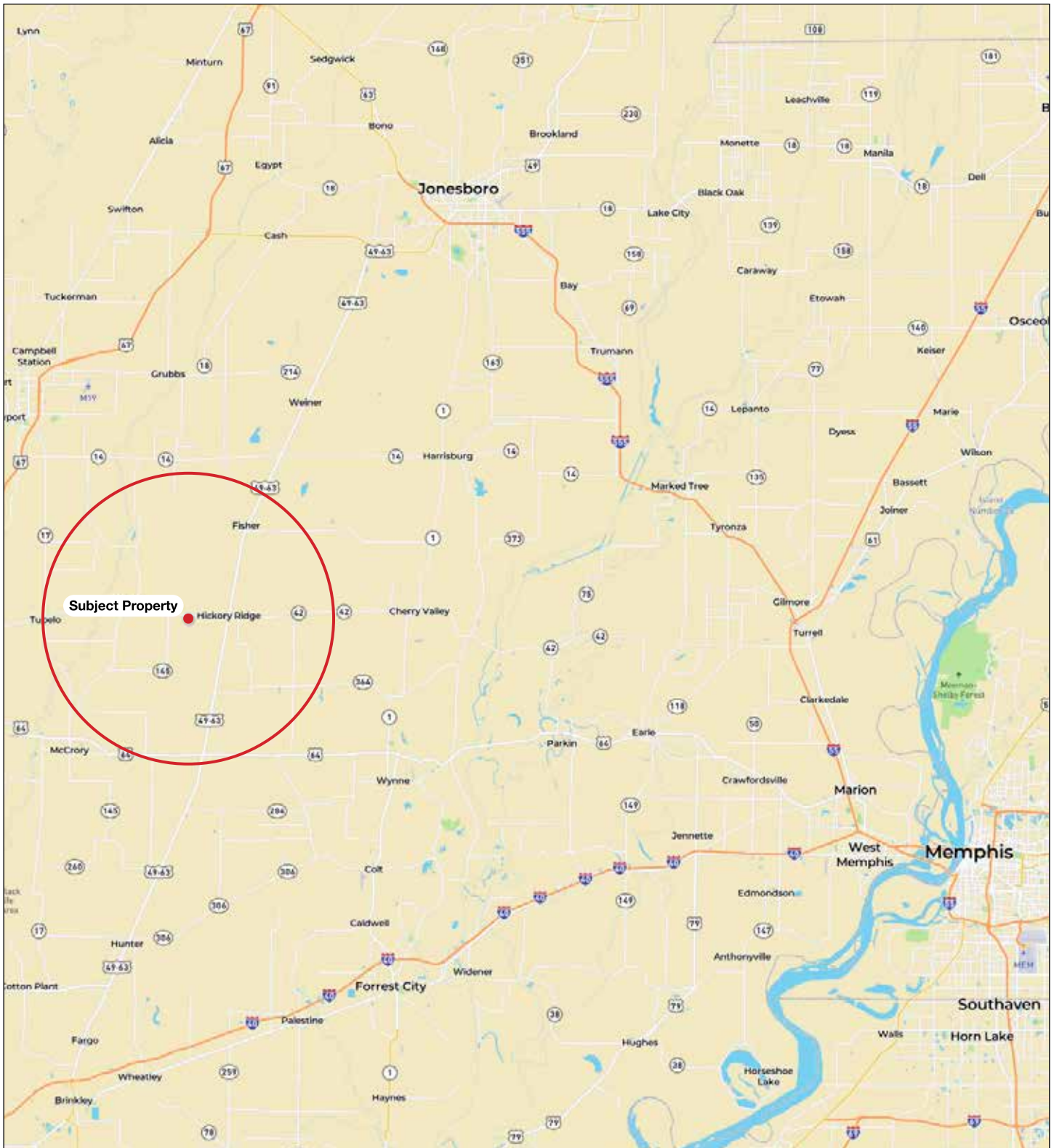
Rustic Sportsman's Lodge:	2,400 square-foot lodge structure with wonderful view of the property <ul style="list-style-type: none"><li>• Built in 2005</li><li>• All utilities in place</li><li>• 3 bedrooms with 2 bathrooms</li><li>• Upstairs loft offering 4 additional beds</li><li>• Kitchen, living area, laundry room, and gun and gear room</li><li>• Large grounds area surrounding lodge</li></ul>
Facilities:	90' x 60' (5,400 sqft.) fully enclosed, metal structure <ul style="list-style-type: none"><li>• 2 large overhead doors</li><li>• Concrete floor and all utilities</li><li>• Accommodates big equipment and aircraft</li><li>• Serves as a shop, equipment and supply storage, and aircraft hanger</li></ul> 90' x 100' (9,000 sqft.) covered, outdoor, metal structure <ul style="list-style-type: none"><li>• Large gravel area with easy access</li><li>• Accommodates big equipment and aircraft</li><li>• Serves as equipment, aircraft, and supply storage 321.0 +/- acres</li><li>• 260.0 +/- acres in crop production land</li></ul> Older wood and metal structure, located just east of the lodge <ul style="list-style-type: none"><li>• Serves as a shop and covered storage</li></ul>
Mineral Rights:	All mineral rights owned by the Seller, if any, shall transfer
Contact and Property Tours:	Chuck Myers of Myers Cobb Realtors; qualified buyers should contact Chuck at 901-830-5836 regarding questions or schedule a property tour.





# LOCATION - REGIONAL VIEW

## Northeast Arkansas



**MYERS COBB**

REALTORS

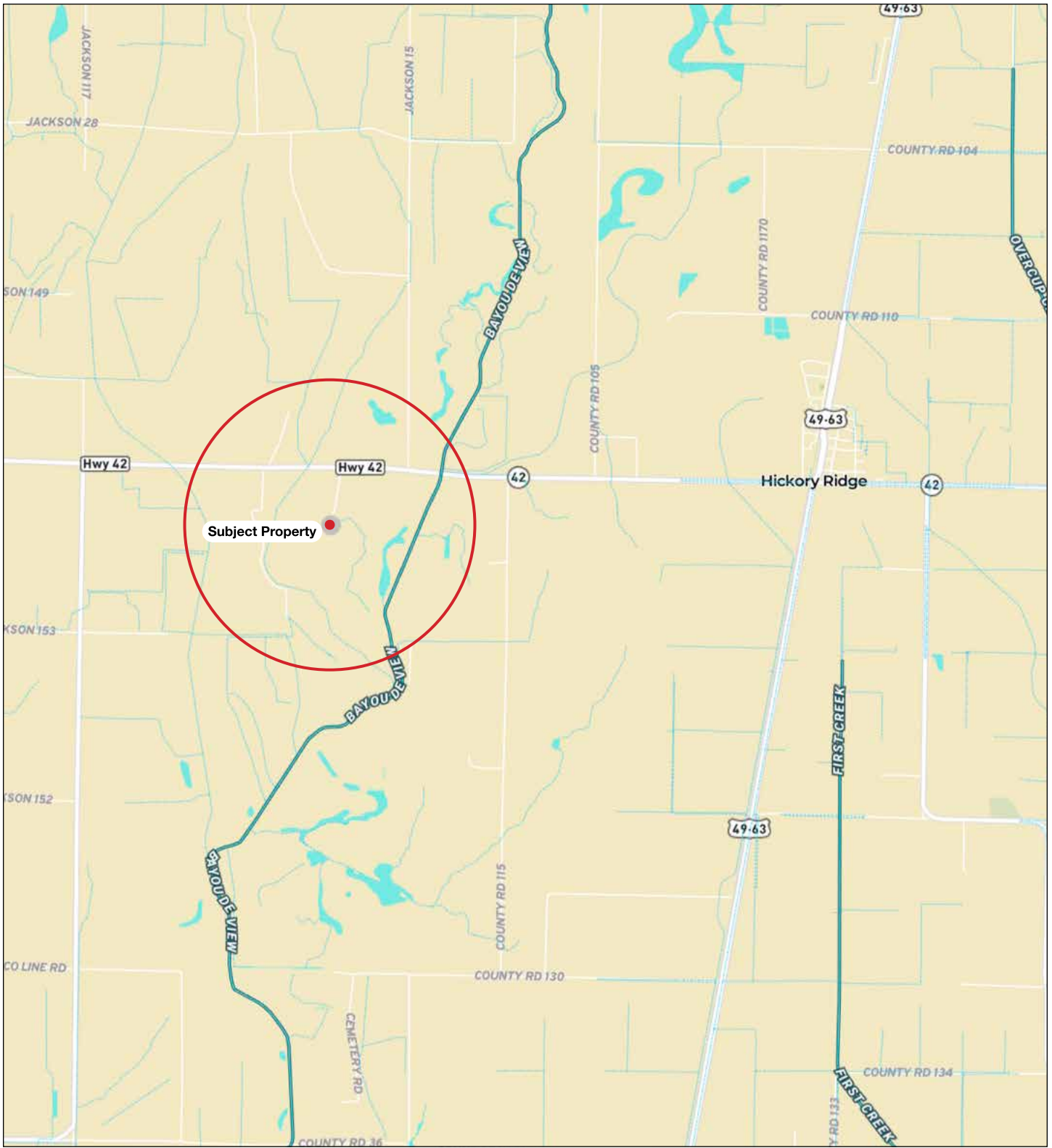
**Chuck Myers**

PARTNER + AGENT  
LAND + RECREATIONAL PROPERTIES

901.830.5836 (M)  
901.481.6842 (O)  
chuck@myerscobbrealtors.com

# LOCATION - LOCAL VIEW

East Jackson County, Arkansas





# SUBJECT PROPERTY

321.0 +/- Acres



MYERS COBB

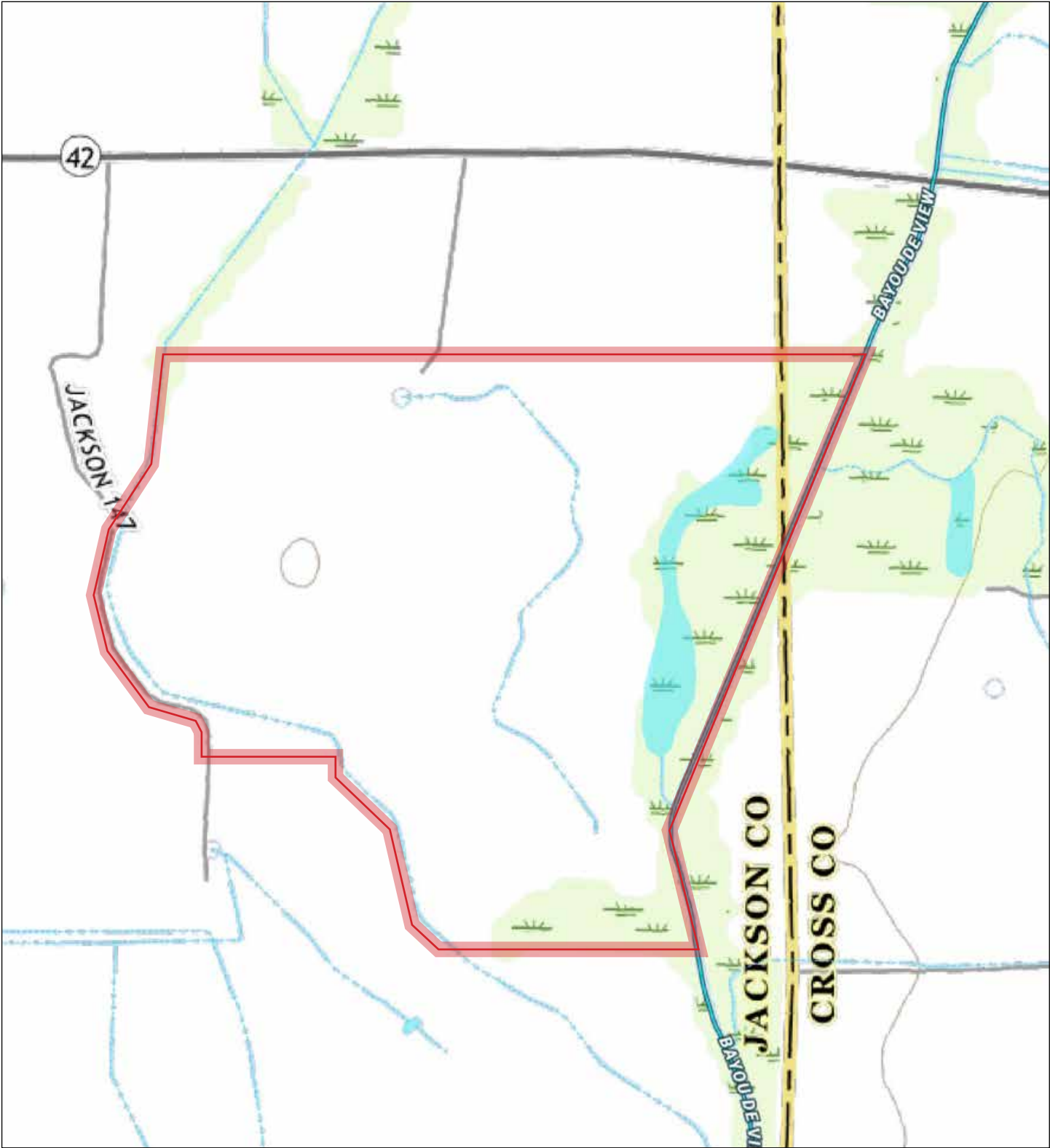
REALTORS

ARKANSAS • MISSISSIPPI • TENNESSEE



# SUBJECT TOPOGRAPHY

Elevation and Water Features



# US DEPARTMENT OF AGRICULTURE

## Farm Service Agency Map



United States  
Department of  
Agriculture

Jackson County, Arkansas



Common Land Unit Tract Boundary

- Non-Cropland
- Cropland

**Wetland Determination Identifiers**

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

Imagery Year: 2017

2019 Program Year

Map Created October 16, 2018

**Farm 4357**  
**Tract 4170**

Tract Cropland Total: 108.42 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).

**MYERS COBB**

REALTORS

**Chuck Myers**

PARTNER + AGENT

LAND + RECREATIONAL PROPERTIES

901.830.5836 (M)

901.481.6842 (O)

chuck@myerscobbrealtors.com



Map of Farm 3880 in Cross County, Arkansas  
USDA Cross County, Arkansas

Page 1 of 1



Common Land Unit  
Cropland Non-cropland CRP

2019 Crop Year

Farm 3880  
Tract 11013

Wetland Determination Identifiers

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



Tract 1 of 1

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).



# USDA SOIL DATA

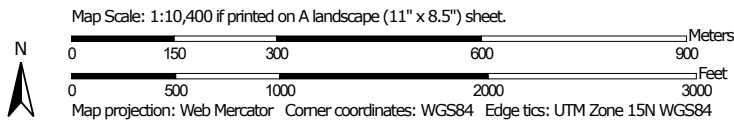
## Property Soil Map



### Map Unit Legend

Map Unit Symbol	Map Unit Name	Acres in AOI	Percent of AOI
An	Amagon silt loam, 0 to 1 percent slopes	7.6	2.3%
CrA	Crowley and Hillemann silt loams, 0 to 1 percent slopes	0.9	0.3%
W	Water	1.8	0.5%
<b>Subtotals for Soil Survey Area</b>		<b>10.3</b>	<b>3.1%</b>
<b>Totals for Area of Interest</b>		<b>331.6</b>	<b>100.0%</b>


Map Unit Symbol	Map Unit Name	Acres in AOI	Percent of AOI
Af	Amagon and Forestdale silt loams	69.0	20.8%
Co	Crowley silt loam	168.6	50.9%
DvA	Dundee silt loam, 0 to 1 percent slopes	1.6	0.5%
DvU	Dundee silt loam, undulating	61.7	18.6%
Fc	Foley-Cathoun complex, 0 to 1 percent slopes	16.5	5.0%
W	Water	3.9	1.2%
<b>Subtotals for Soil Survey Area</b>		<b>321.3</b>	<b>96.9%</b>
<b>Totals for Area of Interest</b>		<b>331.6</b>	<b>100.0%</b>




**Natural Resources Conservation Service**

### MAP LEGEND

#### Area of Interest (AOI)

 Area of Interest (AOI)




















#### Soils







 Soil Map Unit Polygons

 Soil Map Unit Lines


 Soil Map Unit Points

#### Special Point Features






-  Blowout
-  Borrow Pit
-  Clay Spot
-  Closed Depression
-  Gravel Pit
-  Gravelly Spot
-  Landfill
-  Lava Flow
-  Marsh or swamp
-  Mine or Quarry
-  Miscellaneous Water
-  Perennial Water
-  Rock Outcrop
-  Saline Spot
-  Sandy Spot
-  Severely Eroded Spot
-  Sinkhole
-  Slide or Slip
-  Sodic Spot

-  Spoil Area
-  Stony Spot
-  Very Stony Spot
-  Wet Spot
-  Other
-  Special Line Features


#### Water Features

 Streams and Canals

#### Transportation

-  Rails
-  Interstate Highways
-  US Routes
-  Major Roads
-  Local Roads

#### Background

 Aerial Photography

### MAP INFORMATION

The soil surveys that comprise your AOI were mapped at 1:20,000.

**Warning:** Soil Map may not be valid at this scale.

Enlargement of maps beyond the scale of mapping can cause misunderstanding of the detail of mapping and accuracy of soil line placement. The maps do not show the small areas of contrasting soils that could have been shown at a more detailed scale.

Please rely on the bar scale on each map sheet for map measurements.

Source of Map: Natural Resources Conservation Service

Web Soil Survey URL:

Coordinate System: Web Mercator (EPSG:3857)

Maps from the Web Soil Survey are based on the Web Mercator projection, which preserves direction and shape but distorts distance and area. A projection that preserves area, such as the Albers equal-area conic projection, should be used if more accurate calculations of distance or area are required.

This product is generated from the USDA-NRCS certified data as of the version date(s) listed below.

Soil Survey Area: Cross County, Arkansas

Survey Area Data: Version 21, Sep 13, 2021

Soil Survey Area: Jackson County, Arkansas

Survey Area Data: Version 18, Sep 13, 2021

Your area of interest (AOI) includes more than one soil survey area. These survey areas may have been mapped at different scales, with a different land use in mind, at different times, or at different levels of detail. This may result in map unit symbols, soil properties, and interpretations that do not completely agree across soil survey area boundaries.

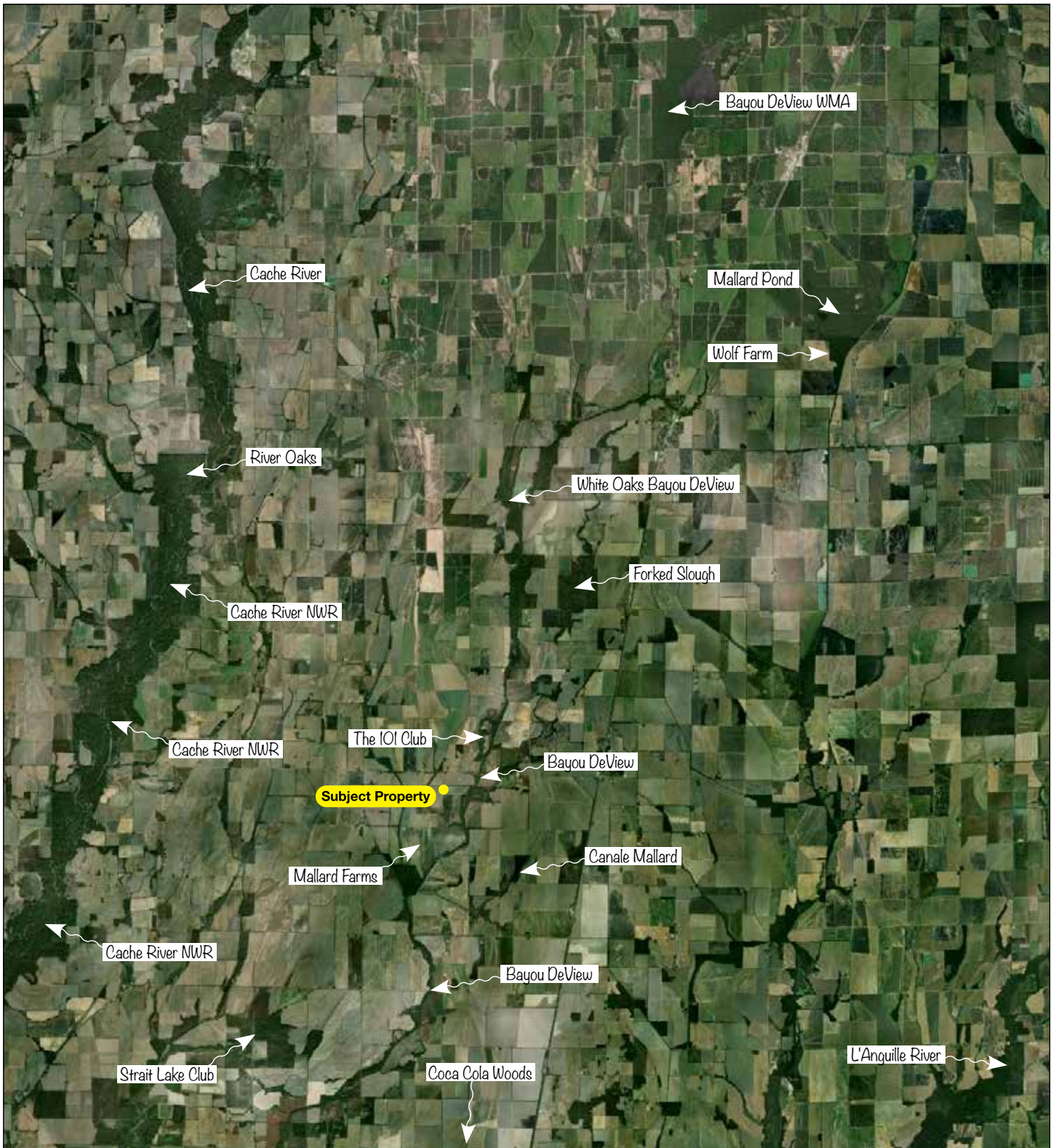
Soil map units are labeled (as space allows) for map scales 1:50,000 or larger.

Date(s) aerial images were photographed: Apr 15, 2020—Apr 21, 2020



# NOTABLE WATERFOWL HABITAT

## Private Properties, Flyways, and Refuges





# NOTABLE PROPERTY FEATURES

Key Details and Proposed Hunting Development





# PROPERTY VIEWS

Entry Road and Front of Lodge





**PROPERTY VIEWS**  
Front and West Side of Lodge





# PROPERTY VIEWS

East Side of Lodge and Surrounding Grounds



MYERS COBB

REALTORS

**Chuck Myers**

PARTNER + AGENT

LAND + RECREATIONAL PROPERTIES

901.830.5836 (M)

901.481.6842 (O)

[chuck@myerscobbrealtors.com](mailto:chuck@myerscobbrealtors.com)



**PROPERTY VIEWS**  
Surrounding Grounds of Lodge





# PROPERTY VIEWS

Aerial Lodge Perspective





# PROPERTY VIEWS

Small Shop and Supply Storage Facility





# PROPERTY VIEWS

Small Shop, Equipment, and Supply Storage



MYERS COBB

REALTORS

**Chuck Myers**

PARTNER + AGENT  
LAND + RECREATIONAL PROPERTIES

901.830.5836 (M)  
901.481.6842 (O)  
chuck@myerscobbrealtors.com



# PROPERTY VIEWS

Large Shop, Aircraft Hanger and/or Equipment, and Supply Storage





# PROPERTY VIEWS

Aircraft Hanger and/or Equipment and Supply Storage





# PROPERTY VIEWS

Inside and West Side of Large Shop Facility





# PROPERTY VIEWS

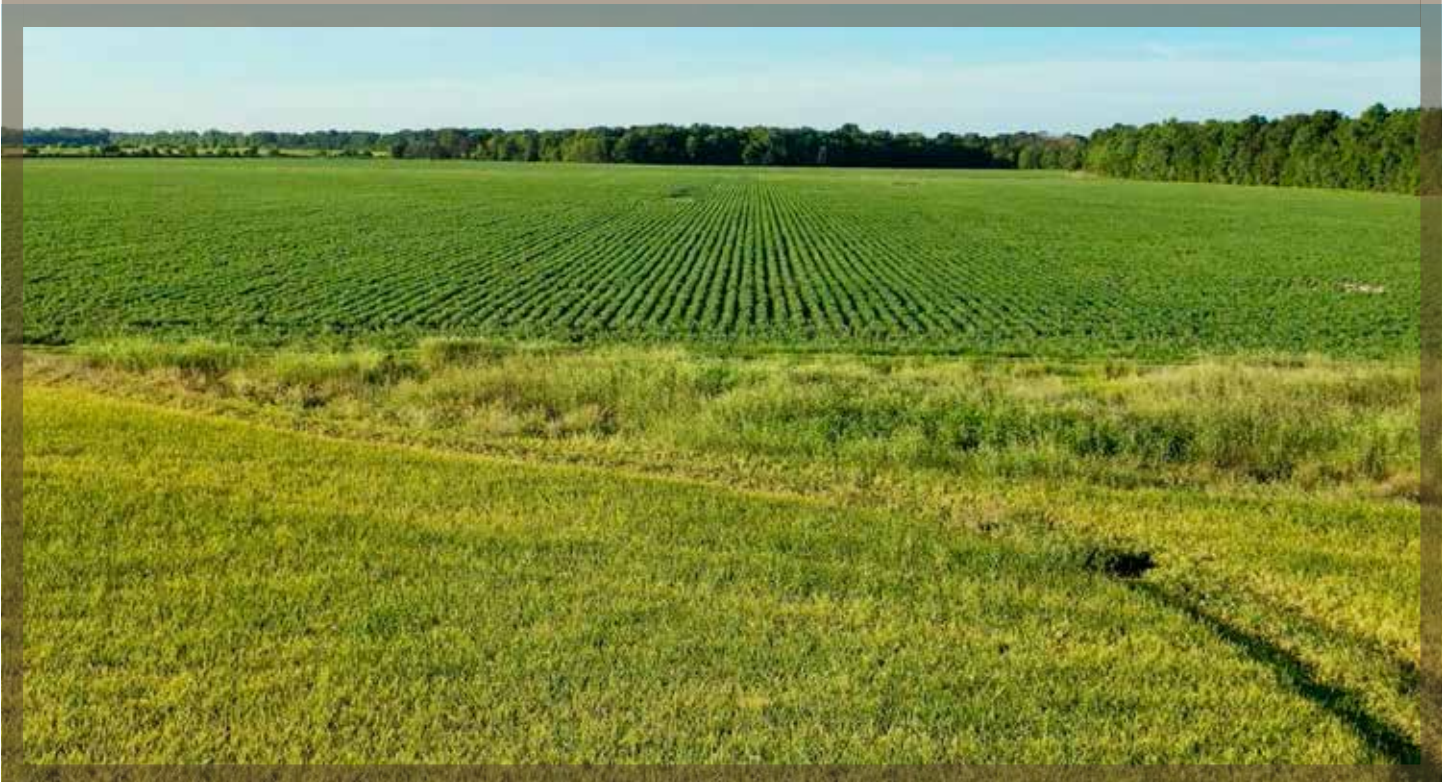
Aerial Perspectives of Farmland and Aircraft Runway





# PROPERTY VIEWS

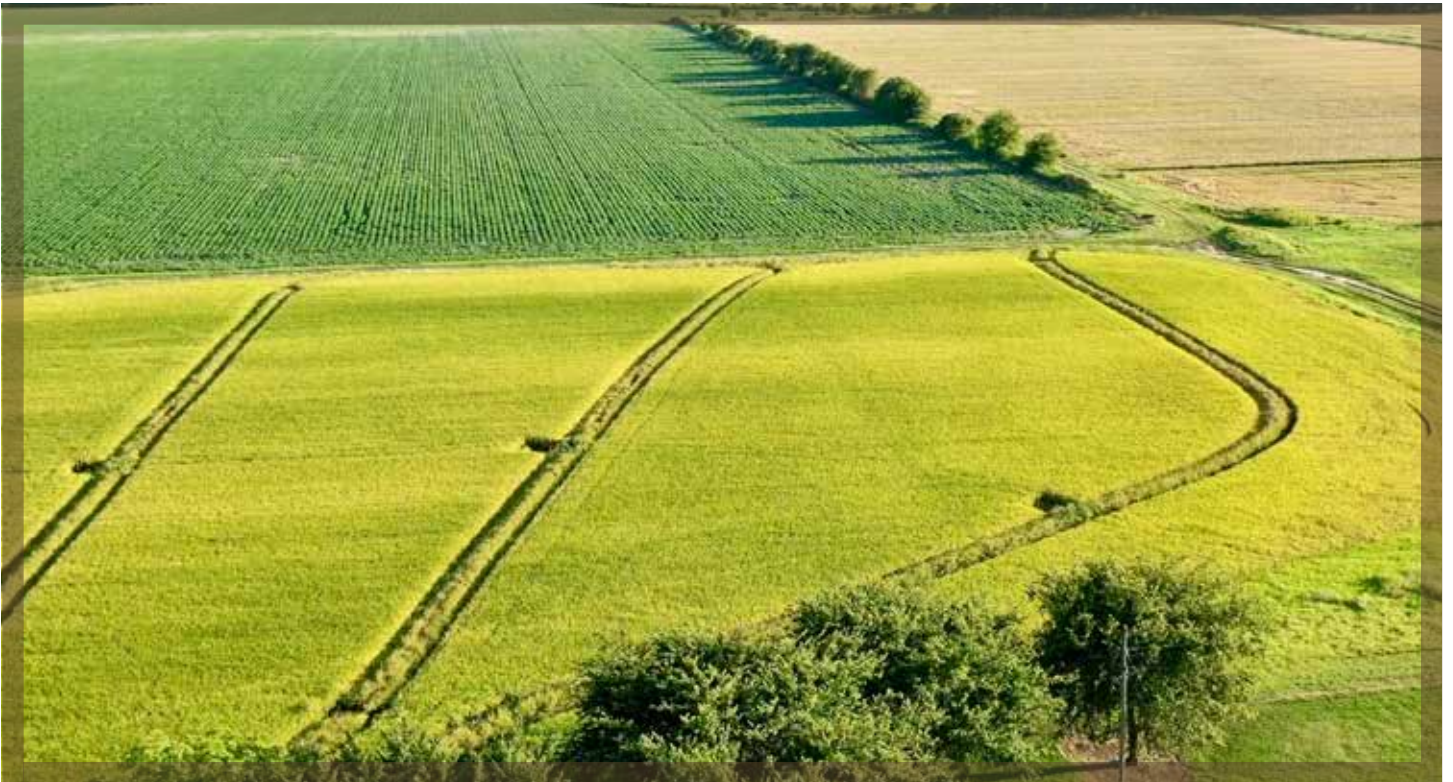
Aerial Perspectives of Farmland





# PROPERTY VIEWS

Aerial Perspectives of Farmland



MYERS COBB

REALTORS

ARKANSAS • MISSISSIPPI • TENNESSEE



# PROPERTY VIEWS

Aerial Perspectives of Farmland





# PROPERTY VIEWS

Aerial and Ground Perspective of Farmland





# PROPERTY VIEWS

Ground Perspective of Farmland





# PROPERTY VIEWS

Ground Perspective of Farmland





# PROPERTY VIEWS

Ground Perspective of Farmland





# PROPERTY VIEWS

Ground Perspective of Farmland





# PROPERTY VIEWS

Ground Perspective of Farmland





# PROPERTY VIEWS

Ground Perspective of Farmland



MYERS COBB

REALTORS

ARKANSAS • MISSISSIPPI • TENNESSEE



# PROPERTY VIEWS

Ground Perspective of Farmland





# PROPERTY VIEWS

Electric Powered Well 1





**PROPERTY VIEWS**  
Electric Powered Well 2





# PROPERTY VIEWS

## Irrigation Riser and Flash-Board Pipe





# PROPERTY VIEWS

Bayou DeView Levee and Road





# PROPERTY VIEWS

Bottomland Timber





# PROPERTY VIEWS

Quality of Primary Roads





## PROPERTY VIEWS

Various Duck Hunting Outings



MYERS COBB

REALTORS

ARKANSAS • MISSISSIPPI • TENNESSEE



# PROPERTY VIEWS

Various Duck Hunting Outings





# PROPERTY VIEWS

Various Duck Hunting Outings



MYERS COBB

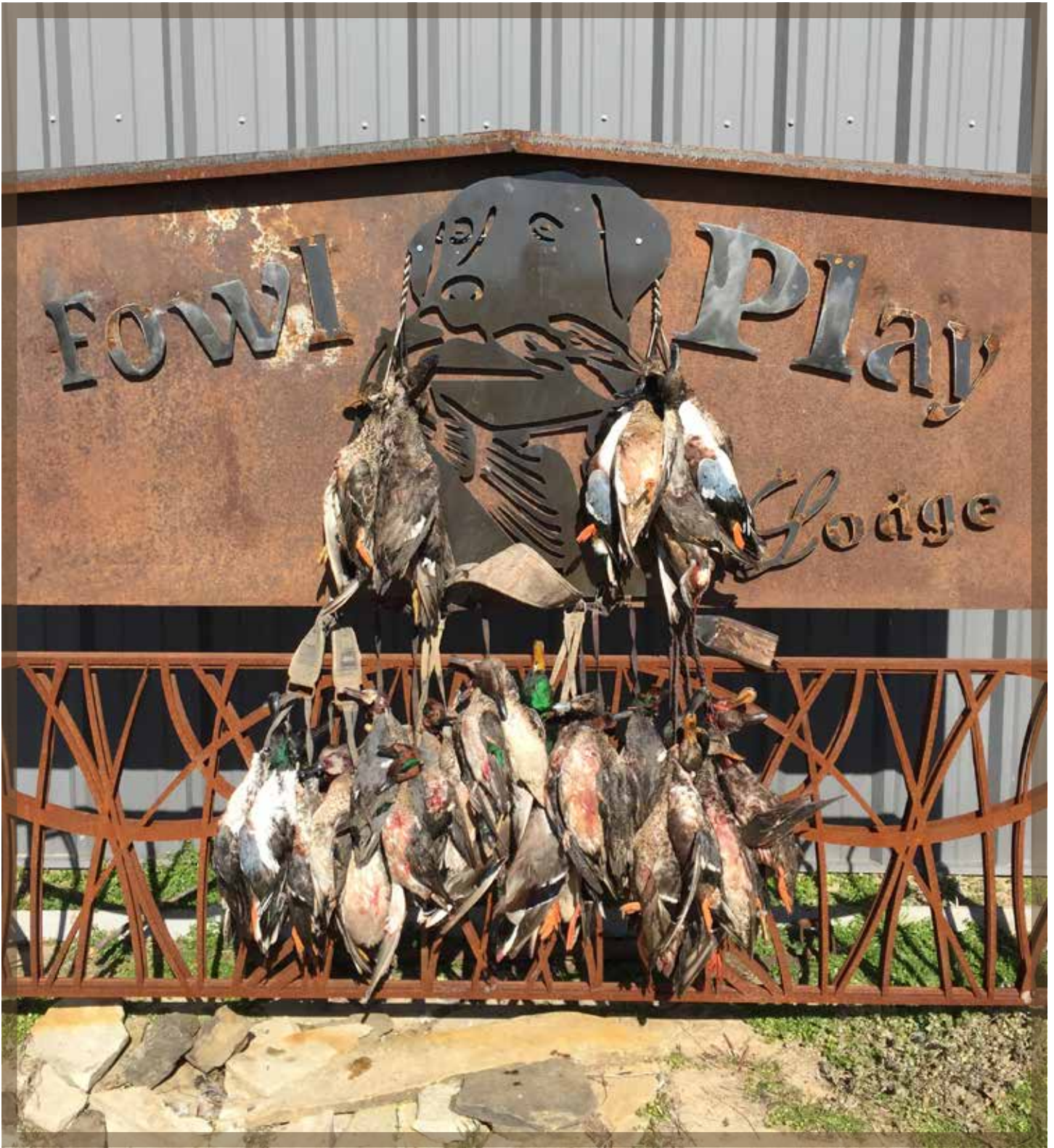
REALTORS

**Chuck Myers**

PARTNER + AGENT  
LAND + RECREATIONAL PROPERTIES

901.830.5836 (M)  
901.481.6842 (O)  
chuck@myerscobbrealtors.com







# PROPERTY VIEWS

Various Duck Hunting Outings



MYERS COBB

REALTORS

ARKANSAS • MISSISSIPPI • TENNESSEE



**PROPERTY VIEWS**  
Various Duck Hunting Outings





# Chuck Myers

Chuck Myers is a Partner and Agent with Myers Cobb Realtors, licensed in Arkansas, Mississippi, and Tennessee. After an Agribusiness career as an industry National Sales and Marketing Manager, Chuck entered the real estate market, developing and managing legacy hunting clubs in North America.

Chuck has a proven history of marketing and selling equity in premium hunting properties. He also has many notable real estate sales of premier hunting clubs. Chuck has a 27-year market reputation of assisting clients and partners with the acquisition, development, management, and selling of exclusive recreational estates. Chuck has a comprehensive archive of hunting and farmland involvement achievements. A limited list includes Greenbriar, River Oak, Wolf Farm, Paradis, and Deer Creek.

Over the years, Chuck has developed an extensive range of relationships with qualified land investors and professionals within the agriculture and outdoor real estate business. He is a seasoned land specialist and has transacted millions of dollars in Mid-South land sales. A knowledge of land and a passion for the outdoors, Chuck identifies with the client, is direct, and enjoys the agent-client transactional relationship.

He and his wife, Jerri, have three children, seven grandchildren, and currently reside in Memphis, Tennessee.



*Photo: Chuck Myers (left) with his son, Landon, in Arkansas on a morning green-timber duck hunt.*

## MYERS COBB

REALTORS

[WWW.MYERSCOBBREALTORS.COM](http://WWW.MYERSCOBBREALTORS.COM)

### Chuck Myers

PARTNER + AGENT  
LAND + RECREATIONAL PROPERTIES

901.830.5836 (M)  
[chuck@myerscobbrealtors.com](mailto:chuck@myerscobbrealtors.com)

6075 Poplar Ave. Suite 107  
Memphis, TN 38119

901-481-6842 (O)  
[info@myerscobbrealtors.com](mailto:info@myerscobbrealtors.com)

**ATTENTION:** Myers Cobb Realtors is the Exclusive Agent for the property described herein. This property brochure and all information contained herein are believed to be correct; however, no guarantee is made as to its certainty. Prospective buyers are urged to inspect the property and perform independent due diligence. Myers Cobb Realtors and its agents assume no liability as to errors, omissions, or investment results. All information is approximate. Some images shown within this property brochure are used for representative purposes and may not have been taken on location at the subject property. A representative of Myers Cobb Realtors must be present to conduct a tour of the property. We respectfully request that interested parties contact us in advance to schedule a proper showing and not attempt to tour or trespass on the property on their own. Thank you for your cooperation.









MOSSYOAK

# MYERS COBB

---

REALTORS

ARKANSAS • MISSISSIPPI • TENNESSEE